

ID	Photo	Description	Recommendation	Severity	Location	Category	Contractor Price
1	3352	Landing above Unit 1 has dry rot on 6ea 1x6x12' T&G decking.	Pull 6ea 1x6x12' T&G decking and replace with new 1x6x12' T&G	2 - Important, Repair Soon	Unit 1	Dry Rot	
2	3560	Stairwell roof beams at stairwell roof between unit 1 & 2 has two 4x12x12' beams with dry rot.	Lag two 4x12x12' beams to the existing two beams. At the concrete footing, shoot treated wood into the concrete footing with bolted shot bolts and attach new lagged beam to the treated wood on the footing. Flashing is needed a minimum of 3' up the lower end of the beam near the footing to protect from irrigation sprinklers.	2 - Important, Repair Soon	Stairwell Between Unit 1 & 2	Dry Rot	
3	3561	Inner stair roof beam that ties to deck beam is missing structural nuts. The bolts are stripped, between unit 1 & 2.	Pull old bolts as the threads are stripped and put new bolts in, then install new nuts to tie deck beam to inner stair roof beam.	2 - Important, Repair Soon	Stairwell Between Unit 1 & 2	Structural	
4	3569	Stairwell roof beam right of unit 2 at metal posts: Dry rot at supporting 2x4, (between beam and two metal posts) and 1x4 outer fascia (about 2').	Remove supporting 2x4, (two posts) and 1x4 outer fascia (about 2') and replace with new 2x4 at metal posts, and 1x4 fascia.	2 - Important, Repair Soon	Between Unit 2 & 2	Dry Rot	
5	3578	At the inner roof stair beam right of unit 2, a 5' section of 2x4 fascia needs replacement due to dry rot.	Pull and replace 5' section of 2x4 fascia	2 - Important, Repair Soon	Unit 2	Dry Rot	
6	3586	Near unit 2, the stair roof, at ridge, a plywood gussett needs replacig due to dry rot.	Pull light fixture bak, replace try rot with plywood gusset, and reattach light fixture.	2 - Important, Repair Soon	Unit 2	Dry Rot	
7	3596	At the outer roof beam stairwell (Closest to the walkway) between unit 3 & 2 there is a beam that is heavily dry rotted at the attachment of the footing. The beam also does not completely reach the footing. (Beam and footing are misaligned approximately 2')	Cutthe existing beam back over the new footing locatin, pour / extend the footing back approximately two feet to adequately meet the existing beam, install a treated material base to the new footing, and attach the existing beam to the new extended footing.	2 - Important, Repair Soon	Unit 2 Stairwell	Dry Rot	
8	3601	On the two 4x12x12' roof beams closest to the building on the east side of the unit 2 stairwell, there is dry rot up about 6 feet. It has not yet rotted clear through, and is still a solid member at this point.	Marry/lag a 4x12x12' beam to each of the two existing beams, shoot a treated 2x8 footing into the existing concrete footing,	2 - Important, Repair Soon	Unit 2 Stairwell	Dry Rot	

ID	Photo	Description	Recommendation	Severity	Location	Category	Contractor Price
9	3611	At the deck above unit 3, a 6x10x16' beam (from post to post) at the metal corner post is completely dry rotted at each of the metal posts. This is a structural issue as the dry rot is severe and may constitute a priority safety issue.	Shore up the deck, pull the entire 6x10x16' beam, and replace with new 6x10x16' beam.	3 - Urgent, Repair Immediately	Unit 3	Dry Rot	
10	3618	Broken concrete curb at column near unit 3	Pour new concrete corner or glue for cosmetic repair.	1 - Optional, Consider Repair	Unit 3	Dry Rot	
11	3604	The deck area above Unit 2 1x6x12' T&G section is rotted (3 boards)	Replace 3 1x6x12' T&G deck boards.	2 - Important, Repair Soon	Unit 2	Concrete	
12	3622	At deck above units 2 & 3, there is a 1x6x12' section of T&G that has dry rot. The beam at this location cosmetically looks bad, and perhaps needs paint, but there is no dry rot.	Replace 1x6x12' section of T&G.	2 - Important, Repair Soon	Unit 3	Dry Rot	
13	3623	There is a trip hazard on the concrete walkway between units 2 and 3 that appears to be caused by nearby tree roots.	Remove section and repour new section of walkway.	2 - Important, Repair Soon	Unit 2 Walkway	Concrete	
14	3630	At unit 3 near the front door, a corner structural post is missing at the end of the beam. There is evidence of the beam sagging on the second floor due to the weight on the beam.	Pour a small footing and install metal post in the landscape area below the beam. Cut back and replace the beam with a longer beam to set on the new post. This will support the weight on the corner.	3 - Urgent, Repair Immediately	Unit 3	Dry Rot	
15	3633	By unit #4 stairwell upper deck, a post that is a 6x6x8' has dry rot. Also a 1x6x12' piece of T&G decking needs replacement due to dryrot.	Cut 6x6x8' post out and replace with new 6x6x8' post. Remove 1x6x12' piece of T&G decking and replace with new 1x6x12' piece of T&G decking.	2 - Important, Repair Soon	Unit #4	Dry Rot	
16	3634	Over the stairwell near unit 6 upstairs, a beam that spans at least 16' before being supported is sagging at least 1.5" at the center. This is a structural issue.	A post, likely 4x6 (to match similar wood posts cosmetically) should be installed from the beam to the ground to support the beam at the center. Pour a footing to support the new new post.	3 - Urgent, Repair Immediately	Unit 6 Stairwell	Structural	
17	3642	At unit 6, roof fascia above the stairwell. 1x10x6' fascia needs replacing due to dry rot. The gutter needs tightening up.	Replace 1x10x6' fascia with new piece and tighten up gutter.	2 - Important, Repair Soon	Unit 6	Dry Rot	

Line Item Price Form

Fairway 2 Sorted by ID#

ID	Photo	Description	Recommendation	Severity	Location	Category	Contractor Price
18	3645	Upper deck between units 7 & 8, a 6x6 post is starting to dry rot. The beams below this post appear to be okay.	Shore up beams and replace post with new 6x6 post.	2 - Important, Repair Soon	Unit 7	Dry Rot	
19	3652	In front of unit 8 a 6x6 post with a light on it has dry rot.	Shore up decking and beams, detach light and railing, and 6x6 post, and install new 6x6 post, and then reattach light and railing.	2 - Important, Repair Soon	Unit 8	Dry Rot	
20	3655	Many of the rail legs will need to be examined and tightened up. At least 10-12 loose rail legs were observed on the deck.	Examine rail legs on upper decking and tighten where needed.	2 - Important, Repair Soon	7401 2nd floor deck	Railing	
21	3661	At the gable roof overhang on the east side of unit 8, the roof overhang sags over 1.5". 20' of 1x10 fascia is warped at	Jack up sagging section and install a 2x6 outrigger nailed to a 2x4 to provide structural support. Also, replace approximately 20' of 1x10	2 - Important, Repair Soon		Structural	
22	3665	The upper northeast barge rafter tail has 2' of dry rot near unit 8.	Cut and replace the 2' end of the barge rafter tail.	2 - Important, Repair Soon	Unit 8	Dry Rot	
23	3669	At the upper northeast end near unit 8, the entire barge rafter fascia 1x10x20' is in poor condition, with some dry rot and warping, and should be replaced.	Pull the 1x10x20' barge rafter fascia and replace with new 1x10x20' fascia.	2 - Important, Repair Soon	Unit 8	Dry Rot	
24	3670	Upper northeast corner near unit 8, a 2' section of gutter has been dented, possibly being hit by a tree. Does not appear to be a functional issue.	Possibly bend gutter back into shape, or replace damaged and bent section. Budget to replace eventually	1 - Optional, Consider Repair	Unit 8	Roof	
25	3672	Northeast side, unit 8, homeowner appears to have new vinyl window installed. Window could use weatherproofing or caulking above the window. Also the entire wall could use paint.	Caulk the seam above the new window. Paint wall as needed.	1 - Optional, Consider Repair	Unit 8	Weatherproofing	
26	3674	NE corner of 8. T1-11 siding could use paint to prevent future dry rot.	Paint T1-11 siding as needed.	1 - Optional, Consider Repair	Unit 8	Paint	
27	3675	Vinyl windows at unit 8 gable end could use caulking, sealing and painting in this area to prevent weather related issues and water intrusion.	Seal around windows and paint as needed.	1 - Optional, Consider Repair	Unit 8	Weatherproofing	

ID	Photo	Description	Recommendation	Severity	Location	Category	Contractor Price
28	3679	Above the window on Unit 8 gable end, it appears that a woodpecker or bird has been accessing the roof or creating a hole in the gable end.	Seal area or install steel mesh or steel wool as needed.	1 - Optional, Consider Repair	Unit 8	Pest Control	
29	3681	At the back of unit 7 on the balcony, a woodpecker or bird has created a hole.	Patch or install mesh to prevent further bird access.	1 - Optional, Consider Repair	Unit 7, Rear	Pest Control	
30	3684	Across the entire back (north) side, the 1x6 T&G overhangs could use paint to prevent weather related issues.	Paint under overhangs on back side as needed.	1 - Optional, Consider Repair	7401 Back Side Overhangs	Paint	
31	3685	Behind unit 6, the cable box is missing a cover, near the planter.	Install new outdoor cover for cable box (single gang)	1 - Optional, Consider Repair	Unit 6	Utility	
32	3686	There is a gap in the top of the T&G siding above the sliding door at unit 2 that could use weatherproofing.	Caulk the gap in the T&G siding.	1 - Optional, Consider Repair	Unit 2	Weatherproofing	
33	3687	Behind unit 1 at the T&G siding, where the siding meets the stucco, the gap should be sealed.	Caulk and seal the gap at the union of the T&G siding and the stucco. Audio visual cable may need to be moved to access area.	1 - Optional, Consider Repair	Unit 1	Weatherproofing	
34	3688	Above unit 5 (unit 1), there is a pipe sticking out of the roof section above the gutter, and the gutter has stains near the pipe. Investigate the purpose of the pipe (remove if needed) and clean gutter.	Clean gutter and remove pipe if needed.	1 - Optional, Consider Repair	Unit 1	Roof	
35	3692	Above unit 5, at the gable, a fascia board has pulled away from the edge and needs to be re-nailed to the barge rafter.	Reattach the fascia board to the barge rafter.	1 - Optional, Consider Repair	Unit 5	Roof	
36	3696	Comp roof flashing has pulled up and come loose at various overhangs on the back (north side) of the building. Example is flashing between unit 5 & 6.	Reattach flashing with nails, as needed.	1 - Optional, Consider Repair	7401 Back Side Overhangs	Roof	
37	3702	Parking structure #7 stall wall end needs replacement. it is damaged. 1x8x8' and 1x6x8' T&G	Remove 1x8x8' and 1x6x8' T&G, and replace with new 1x8x8' and 1x6x8' T&G	1 - Optional, Consider Repair	7401 Parking Overhang	Wood Damage	

ID	Photo	Description	Recommendation	Severity	Location	Category	Contractor Price
38	3718	At all 7401 parking structure steel partitions, existing lag screws are not the correct kind of screws. Metal end caps have rust/corrosion. Additionally, the end caps are low, 6'1", and present a danger of hitting head.	Re-anchor end caps with new proper lags. Consider painting metal end caps, possibly a safety orange, or the same color. A bumper may also be installed at the end caps.	1 - Optional, Consider Repair	7401 Parking Structure		
39	3723	Carpet is significantly worn and weatherproofing near the edges has deteriorated. The wear of the carpet and weatherproofing may be contributing to dry rot particularly at anchor locations for upstairs railing.	Consider removing all upstairs carpet once decking and dry rot repairs are complete and installing a new weatherproofing system and new carpeting or new form of concrete decking. Approx 500 LF of flooring. Approx 4,000SF total x \$4.00PSF allowance for budget purposes. Consider all flooring options prior to making and reserve or assessment adjustments.	2 - Important, Repair Soon	7401 2nd floor carpet	Outdoor Carpet	
40	3733	Bolts holding the railings into the deck are loose.	Tighten all deck railing bolts to decking.	2 - Important, Repair Soon	7401 2nd Floor Railing		
41	3745	The gutters at the west end of 7435 are pulling away from the fascia, and are full of debris.	Clean gutters and reattach to fascia.	2 - Important, Repair Soon	7435, West Side	Roof	
42	3758	At the west end of 7435, the lower roof starter board has dry rot. The board 1x8 ship lap. (Not a T&G). The roofing has 3 layers of comp shingles and is in bad condition.	Suggest is to reroof the west side roof overhang section. Tear lower roofing off, remove 1x8 ship lap with dry rot, replace and reinstall new comp shingles to code. Stop the reroof at end of hip. Area is approximately 1 square of roofing.	2 - Important, Repair Soon	7435 West Side Roof	Roof	
43	3759	Above unit 9 entry, deck beam has surface dry rot at the end.	Clean out dry rot, dry, and refill with waterproof wood compound.	2 - Important, Repair Soon	Unit 9	Dry Rot	
47	4715	In front of unit 10, a stairwell gable beam has a 4x6 upper roof post bearing on a beam. The 4x6 is rotten.	Shore up the upper roof. Pull loose the downspout, remove the existing 4x6 post and replace with a new 4x6 post	2 - Important, Repair Soon	Unit 10	Dry Rot	
48	4731	At unit 10 on the starwell, at the rear gable beam, at the footing, there is dryrot at the end of the beam. It is rotten about 1" on the end of the beam.	Shore up the beam, cut the end of the beam, add a 2x4 treated wood mud cell to the footing and reattach the beam. Also reattach the strap.	2 - Important, Repair Soon	Unit 10 starwell	Dry Rot	

ID	Photo	Description	Recommendation	Severity	Location	Category	Contractor Price
49	4735	Unit 10 front stairwell gable beam, there is a 1x2x16' piece of trim on both sides of the beam that has dry rot. Also the sheet metal cap has buckled in places because of the type of screws used and screw placement.	Remove 1x2x16' trim and replace with new piece of 1x2x16' trim. Reattach metal trim with correct screws.	2 - Important, Repair Soon	Unit 10 stairwell	Dry Rot	
50	4742	Above the front door by unit 11 there is surface dry rot on the 6x8 beam. Also, there is approximately 5' of 1x2 trim that has dry rot.	The beam can be cleaned out and wood putty be applied to the areas of surface dry rot. May wish to add 2x8 sub-blocks on either side of the beam to attach to the existing sub fascia. Remove 1x2x5' trim and replace with new 1x2x5' trim.	2 - Important, Repair Soon	Unit 11	Dry Rot	
51	4740	At both sides of the gable stairwell roof, there is no flashing at the fascia/roof union.	At both sides of the gable stairwell roof, add roof to wall flashing (possibly step shingles) approximately 18" at the locations where the shingles meet the fascia.	2 - Important, Repair Soon	Unit 10	Dry Rot	
56	4763	Left of unit 13, three 2x6x8' T&G decking boards have dry rot.	Pull 3 2x6x8' T&G decking boards and replace.	2 - Important, Repair Soon	Unit 13	Dry Rot	
57	4764	At unit 13, the downspout is supported by a 2x4 piece that has heavy dry rot.	Replace 2x4 support with new 2x4 redwood support. Consider taking the 2x4 all the way up the downspout approximately 12' for additional support.	2 - Important, Repair Soon	Unit 13	Dry Rot	
60	4769	Between unit 13 and 14, three 2x6x16' T&G deck boards have dry rot.	Pull three 2x6x16' T&G deck boards and replace with new 2x6x16' section.	2 - Important, Repair Soon	Unit 14	Dry Rot	
62	4777	At the Unit 14 stairwell, the back gable roof beam has a 4x6x10' post extending to the upper roof. The post is rotten.	Shore up deck, pull rotten 4x6x10' post, and replace with 4x6x10' new post.	2 - Important, Repair Soon	Unit 14 Stairwell	Dry Rot	
63	4780	To the west of unit 15, at the top of the stairs, the railing is lagged to the floor. However, the lags miss the beam.	Pull the lags, install a small block next of the beams, and then reattach and secure the rail lag bolts to the block.	2 - Important, Repair Soon	Unit 15	Railing	
64	4778	To the east of unit 14, between the stairs and unit 14, there are three 2x6x8' T&G deck boards with dry rot.	Pull the three deck boards and replace with three 2x6x8' T&G deck boards.	2 - Important, Repair Soon	Unit 14	Dry Rot	

ID	Photo	Description	Recommendation	Severity	Location	Category	Contractor Price
67	4783	Wall to roof flashing has not been installed at a 2' section at the west side of unit 15, on the stairwell roof. It is only caulked.	Add roof to wall flashing (possibly step shingles) at the 2' section where the shingles meet the fascia.	2 - Important, Repair Soon	Unit 15 stairwell	Roof	
68	4786	Between unit 15 and 16, two 2x6x8' T&G decking boards have dry rot.	Pull 2x6x8' T&G decking boards and replace with new 2x6x8' T&G decking boards.	2 - Important, Repair Soon	Unit 15	Dry Rot	
70	4807	At the east side of unit 16, four 2x6x8' T&G deck boards above the bathroom window has dry rot. The 6x8 joist beam has surface dry rot.	Pull the four 2x6x8' deck boards and replace with 2x6x8' T&G decking. Clean the surface rot on the 2x8 joist beam and patch with wood putty.	2 - Important, Repair Soon	Unit 16	Dry Rot	
71	4810	At the east side of unit 16, the 1x10 gable barge fascia is warped and has 48' of varying degrees of dry rot.	Remove the 1x10 gable barge fascia and replace with 48' of 1x10 fascia or appropriate protection. This area receives direct sun and rain with little shielding	2 - Important, Repair Soon	Unit 16	Dry Rot	
72	4841	At the NE side upper roof over unit 16, the 1x10x32' barge fascia is warped.	Pull 1x10x32' fascia and replace with 1x10x32' of new fascia on the barge.	2 - Important, Repair Soon	Unit 16	Dry Rot	
73	4843	In the back yard of unit 15 near unit 14, the roof to wall flashing has come loose.	Reattach the roof to wall flashing. While repairing this loose flashing, check and repair all other lower roof flashing.	2 - Important, Repair Soon	Unit 15	Roof	
74	4848	The "undershot" of the backyard upper roof at unit 13 (under the barge overhang) has a bird or bat hole.	Block off bird or bat hole for pest control.	1 - Optional, Consider Repair	Unit 13	Pest Control	
75	4836	At the ridge of the barge of the upper roof at units 14, 11, and 9, the design of the barge is poor. A significant portion of the step shingles are exposed and the weatherproofing design is ineffective, and is cosmetically displeasing.	Suggest tying together the barge with a gusset, and caulking for weatherproofing. Gusset would be made of 5/8" resawn plywood.	1 - Optional, Consider Repair	Units 14, 11, 9	Roof	
76	4858	At the upper roof for unit 11, pest control is needed as a bird hole is evident. Mesh has been installed but may be more cosmetically displeasing than matching wood trim.	Rip a 2x10' down to size to plug bird hole, with a 4' length. Also, block the front off with sheet metal, mesh, or wood as necessary.	1 - Optional, Consider Repair	Unit 11	Pest Control	
77	4861	The top of the siding at the back door of unit 11 needs weatherproofing. The windows need weatherproofing as well.	Caulk the top of the siding and caulk the windows with appropriate sealant.	1 - Optional, Consider Repair	Unit 11	Weatherproofing	

ID	Photo	Description	Recommendation	Severity	Location	Category	Contractor Price
78	4863	A bird hole is evident at the the back side of unit 9 under the roof.	Block off bird hole with trim, sheet metal, or netting as possible.	1 - Optional, Consider Repair	Unit 9	Pest Control	
79	4866	At unit 9, on the back (north) side facing the golf course, near the corner of the wall, there are two holes in the stucco wall that appear to have been made during the installation of the TV cable.	Use appropriate polyurethane sealant to patch holes for weatherproofing.	1 - Optional, Consider Repair	Unit 9	Weatherproofing	
80	4867	At the west side of unit 18, at the 3' pop out, on the upper roof at the hip, there is surface dry rot.	Clean out the dry rot, prepare the surface, and caulk or fill with putty.	2 - Important, Repair Soon	Unit 18	Dry Rot	
81	4870	At unit 18, near the front door, the 1x10 fascia on the upper roof needs to be tightened up and re-nailed. It is wavy.	Fasten the fascia with nails or screws as needed.	2 - Important, Repair Soon	Unit 18	Trim	
82	4871	Between unit 18 and 19, the stairwell gable 1x10x8' fascia at the upper roof west gable needs replacing as it is warped and has some dry rot.	Replace 1x10x8' fascia with new 1x10x8' fascia.	2 - Important, Repair Soon	Unit 18	Dry Rot	
83	4872	At the stairwell at unit 19, the stairwell roof is not built to code regarding the proper head height clearance.	Cut roof back 6" to have 80" minimum head clearance per code.	2 - Important, Repair Soon	Unit 19 Stairwell	Roof	
84	4873	At the stairwell at unit 19, the 1x10x8' gable fascia of the the center of the lower stairwell roof needs to be replaced due to dry rot. It also needs to be flashed properly where the fascia hits the stairwell riridge. Currently it is just caulked.	Replace 1x10x8' fascia with new 1x10x8' fascia. Install appropriate roof (metal flashing/step shingles) to wall flashing at the roof to stairwell ridge connection point.	2 - Important, Repair Soon	Unit 19 Stairwell	Roof	
85	4875	At the upper roof on the west side of unit 19, at the 3' pop out, there is dry rot on the 1x10x4' fascia. Additionally, the pop out section is sagging and may need additional structural support.	Remove gutter, remove and replace the 1x10x4' fascia with new 1x10x4' fascia. replace guttter and caulk joint. Structural support is recommended here a well. Put in 2x2 or 2" round metal post over the deck by pulling the fascia and jacking up the hip. Install the post and reinstall the fascia. The same proceedure is recommended a the opposite end near unit 22. (Item 4887)	3 - Urgent, Repair Immediately	Unit 19	Structural	

ID	Photo	Description	Recommendation	Severity	Location	Category	Contractor Price
86	4887	At the west side of unit 22, the upper roof sags 6" in a 30" run. This is a structural issue.	Structural support is necessary. Put in 2x2 or 2" round metal post over the post below on the deck by pulling the fascia 20' and jacking up the hip. Install post and reinstall the fascia. The same procedure is recommended at the opposite end near unit 19 (item 4875.)	3 - Urgent, Repair Immediately	Unit 22	Structural	
87	4890	At the stairwell roof at unit 22, on the gable end of the upper roof, the 1x10x8' of fascia has dry rot.	Pull 1x10x8' fascia and install new 1x10x8' fascia.	2 - Important, Repair Soon	Unit 22	Dry Rot	
88	4892	At the stairwell near unit 23, the head clearance height is not to code.	Cut back roof 6" so that head height matches the minimum clearance of 80"	2 - Important, Repair Soon	Unit 23	Roof	
89	4893	At the stairwell near unit 23, at the center of the stairwell roof, the 1x10x8' upper roof gable end fascia has dry rot and needs to be replaced. Also, where the fascia hits the stairwell roof, it needs to be flashed properly with roof to wall flashing.	Replace 1x10x8' fascia with new 1x10x8' fascia. Install appropriate roof (metal flashing/step shingles) to wall flashing at the roof to stairwell ridge connection point.	2 - Important, Repair Soon	Unit 23	Roof	
90	4900	At the east side of unit 23, the upper roof is sagging 4" at the hip. Structural repairs are needed.	Pull gutter. Pull the 1x10x24' fascia. Jack up the hip. Install strong back fascia (Strong back installation involves cutting back the rafter tails and installing a 2x6 sub fascia.) Reattach 1x10x24' fascia and reattach gutter.	3 - Urgent, Repair Immediately	Unit 23	Structural	
91	4916	At the east side of the 7435 parking structure at the gutter, the 1x8x8' fascia there is dry rot. The dry rot appears to be caused by a leaking gutter seam.	Remove gutter. Remove and replace 1x8x8' fascia. Replace fascia. Repair gutter seam by cleaning, prepping, and caulking gutter seam with appropriate polyurethane gutter sealant.	2 - Important, Repair Soon	7435 Parking Structure	Dry Rot	
92	4917	The east side wall of the parking structure has three pieces of 1x8x8' V-Rustic siding that has dry rot,	Remove and replace three 1x8x8' pieces of V-Rustic siding.	2 - Important, Repair Soon	7435 Parking Structure	Dry Rot	
93	4919	The 3rd stall on the east side of the parking structure has 1x12x8' fascia with dry rot.	Remove and replace 1x12x8' fascia.	2 - Important, Repair Soon	7435 Parking Structure	Dry Rot	
94	4920	At the westernmost two stalls on the east side of the parking structure, there is dry rot in 1x12x20' of fascia.	Remove and replace 1x12x20' of fascia.	2 - Important, Repair Soon	7435 Parking Structure	Dry Rot	

ID	Photo	Description	Recommendation	Severity	Location	Category	Contractor Price
95	4924	In the corner of the 8th stall on the east end of the west side of the parking structure, a 1x12x4' section of fascia has dry rot.	Remove and replace 1x12x4' of fascia.	2 - Important, Repair Soon	7435 Parking Structure	Dry Rot	
96	4922	At the east side of the western end of the parking structure, the 8th stall from the west end has dry rot in 1x12x10' of fascia.	Remove and replace 1x12x10' of fascia.	2 - Important, Repair Soon	7435 Parking Structure	Dry Rot	
97	4925	At the westmost stall on the western parking structure, a 1x12x8' section of fascia has dry rot.	Remove and replace 1x12x8' section of fascia.	2 - Important, Repair Soon	7435 Parking Structure	Dry Rot	
98	4774	At the stairwell at unit 14, both gable beams have dry rot, particularly at the ends.	Cut the beams at the footing, and install a 2x4 mud sill on the footing. Reattach the gable beams to the new mud sill.	2 - Important, Repair Soon	Unit 14	Dry Rot	
99	4906	The back deck posts at unit 24, on the east side have dry rot on the ends. Also, the rear post has dry rot and needs to be replaced.	Shore up the rear beam, pull the post, and install a new post. Cut the corbels (beams) back to approximately 1.5" from the end of the posts to cut off the dry rot at the end of the posts. If this is not successful in cutting off all dry rot, then cut and replace beams and flash the corbels (beams) with channel flashing. Channel flashing will prevent future dry rot as the top of these beams are exposed to weather and rain.	2 - Important, Repair Soon	Unit 24	Dry Rot	

ID	Photo	Description	Recommendation	Severity	Location	Category	Contractor Price
100		BULK FACIA REPAIR	<p>Remove and replace missing fascia on the 7-100 Building (not roof line fascia) including 3/8inch top fascia and 2x12 subfascia, and replace with 2x12 fascia including the sides of each building. Total fascia is approx. 550 lineal feet. Do not install 3/8" top fascia over new 2x12 fascia. The scope of work is to install new 2x12 Kiln Dried Spruce for the complete lineal footage. Tie fascia into existing flashing at second level floor. In some instances tongue in groove decking and joists may need to be removed, replaced, or modified as a part of this scope of work. Included costs of all repairs in clouding tongue and groove decking, joist modification and replacement as necessary in your pricing. CHANGE ORDERS WILL NOT BE ISSUED FOR ANY PART OF THE SCOPE MISSED DURING YOUR</p>	2 - Important, Repair Soon			
TOTAL PRICE							

FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	1	Photo Reference Number	3352
Category	Dry Rot	Location	Unit 1
Severity	2 - Important, Repair Soon		

Description

Landing above Unit 1 has dry rot on 6ea 1x6x12' T&G decking.

Recommendation

Pull 6ea 1x6x12' T&G decking and replace with new 1x6x12' T&G

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	2	Photo Reference Number	3560
Category	Dry Rot	Location	Stairwell Between Unit 1 & 2
Severity	2 - Important, Repair Soon		

Description

Stairwell roof beams at stairwell roof between unit 1 & 2 has two 4x12x12' beams with dry rot.

Recommendation

Lag two 4x12x12' beams to the existing two beams. At the concrete footing, shoot treated wood into the concrete footing with shot bolts and attach new lagged beam to the treated wood on the footing. Flashing is needed a minimum of 3' up the lower end of the beam near the footing to protect from irrigation sprinklers.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	3	Photo Reference Number	3561
Category	Structural	Location	Stairwell Between Unit 1 & 2
Severity	2 - Important, Repair Soon		

Description

Inner stair roof beam that ties to deck beam is missing structural nuts. The bolts are stripped, between unit 1 & 2.

Recommendation

Pull old bolts as the threads are stripped and put new bolts in, then install new nuts to tie deck beam to inner stair roof beam.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	4	Photo Reference Number	3569
Category	Dry Rot	Location	Between Unit 2 & 2
Severity	2 - Important, Repair Soon		

Description

Stairwell roof beam right of unit 2 at metal posts: Dry rot at supporting 2x4, (between beam and two metal posts) and 1x4 outer fascia (about 2').

Recommendation

Remove supporting 2x4, (two posts) and 1x4 outer fascia (about 2') and replace with new 2x4 at metal posts, and 1x4 fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID # 5 Photo Reference Number 3578

Category Dry Rot Location Unit 2

Severity 2 - Important, Repair Soon

Description

At the inner roof stair beam right of unit 2, a 5' section of 2x4 fascia needs replacement due to dry rot.

Recommendation

Pull and replace 5' section of 2x4 fascia

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	6	Photo Reference Number	3586
Category	Dry Rot	Location	Unit 2
Severity	2 - Important, Repair Soon		

Description

Near unit 2, the stair roof, at ridge, a plywood gusset needs replacig due to dry rot.

Recommendation

Pull light fixture back, replace rotten plywood gusset with new plywood gusset, and reattach light fixture.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	7	Photo Reference Number	3596
Category	Dry Rot	Location	Unit 2 Stairwell
Severity	2 - Important, Repair Soon		

Description

At the outer roof beam stairwell (Closest to the walkway) between unit 3 & 2 there is a beam that is heavily dry rotted at the attachment to the footing. The beam also does not completely reach the footing. (Beam and footing are misaligned approximately 2')

Recommendation

Cut the existing beam back over the new footing location, pour / extend the footing back approximately two feet to adequately meet the existing beam, install a treated material base to the new footing, and attach the existing beam to the new extended footing.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	8	Photo Reference Number	3601
Category	Dry Rot	Location	Unit 2 Stairwell
Severity	2 - Important, Repair Soon		

Description

On the two 4x12x12' roof beams closest to the building on the east side of the unit 2 stairwell, there is dry rot up about 6 feet. It has not yet rotted clear through, and is still a solid member at this point.

Recommendation

Marry/lag a 4x12x12' beam to each of the two existing beams, shoot a treated 2x8 footing into the existing concrete footing,

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	9	Photo Reference Number	3611
Category	Dry Rot	Location	Unit 3
Severity	3 - Urgent, Repair Immediately		

Description

At the deck above unit 3, a 6x10x16' beam (from post to post) at the metal corner post is completely dry rotted at each of the metal posts. This is a structural issue as the dry rot is severe and may constitute a priority safety issue.

Recommendation

Shore up the deck, pull the entire 6x10x16' beam, and replace with new 6x10x16' beam. Deck rails must be removed and reinstalled to replace post.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	10	Photo Reference Number	3618
Category	Dry Rot	Location	Unit 3
Severity	1 - Optional, Consider Repair		

Description

Broken concrete curb at column near unit 3

Recommendation

Pour new concrete corner or glue for cosmetic repair.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	11	Photo Reference Number	3604
Category	Dry Rot	Location	Unit 2
Severity	2 - Important, Repair Soon		

Description

The deck area above Unit 2 1x6x12' T&G section is rotted (3 boards)

Recommendation

Replace 3 1x6x12' T&G deck boards.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	12	Photo Reference Number	3622
Category	Dry Rot	Location	Unit 3
Severity	2 - Important, Repair Soon		

Description

At deck above units 2 & 3, there is a 1x6x12' section of T&G that has dry rot. The beam at this location cosmetically looks bad, and perhaps needs paint, but there is no dry rot.

Recommendation

Replace 1x6x12' section of T&G.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	13	Photo Reference Number	3623
Category	Concrete	Location	Unit 2 Walkway
Severity	2 - Important, Repair Soon		

Description

There is a trip hazard on the concrete walkway between units 2 and 3 that appears to be caused by nearby tree roots.

Recommendation

Remove section and repour new section of walkway.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	14	Photo Reference Number	3630
Category	Structural	Location	Unit 3
Severity	3 - Urgent, Repair Immediately		

Description

At unit 3 near the front door, a corner structural post is missing at the end of the beam. There is evidence of the beam sagging on the second floor due to the weight on the beam.

Recommendation

Pour a small footing and install metal post in the landscape area below the beam. Cut back and replace the beam with a longer beam to set on the new post. This will support the weight on the corner.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	15	Photo Reference Number	3633
Category	Dry Rot	Location	Unit #4
Severity	2 - Important, Repair Soon		

Description

By unit #4 stairwell upper deck, a 6x6x8' post has dry rot. Also a 1x6x12' piece of T&G decking needs replacement due to dryrot.

Recommendation

Cut 6x6x8' post out and replace with new 6x6x8' post. Remove 1x6x12' piece of T&G decking and replace with new 1x6x12' piece of T&G decking.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	16	Photo Reference Number	3634
Category	Structural	Location	Unit 6 Stairwell
Severity	3 - Urgent, Repair Immediately		

Description

Over the stairwell near unit 6 upstairs, a beam that spans at least 16' before being supported is sagging at least 1.5" at the center. This is a structural issue.

Recommendation

A post, likely 4x6 (to match similar wood posts cosmetically) should be installed from the beam to the ground to support the beam at the center. Pour a footing to support the new new post.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	17	Photo Reference Number	3642
Category	Dry Rot	Location	Unit 6
Severity	2 - Important, Repair Soon		

Description

At unit 6, roof fascia above the stairwell. 1x10x6' fascia needs replacing due to dry rot. The gutter needs tightening up.

Recommendation

Replace 1x10x6' fascia with new piece and tighten up gutter.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	18	Photo Reference Number	3645
Category	Dry Rot	Location	Unit 7
Severity	2 - Important, Repair Soon		

Description

Upper deck between units 7 & 8, a 6x6 post is starting to dry rot. The beams below this post appear to be okay.

Recommendation

Shore up beams and replace post with new 6x6 post.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID # 19 Photo Reference Number 3652

Category Dry Rot Location Unit 8

Severity 2 - Important, Repair Soon

Description

In front of unit 8 a 6x6 post with a light on it has dry rot.

Recommendation

Shore up decking and beams, detach light, railing and 6x6 post, and install new 6x6 post, and then reattach light and railing.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	20	Photo Reference Number	3655
Category	Railing	Location	7401 2nd floor deck
Severity	2 - Important, Repair Soon		

Description

Many of the rail legs will need to be examined and tightened up. At least 10-12 loose rail legs were observed on the deck.

Recommendation

Examine rail legs on upper decking and tighten where needed.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	21	Photo Reference Number	3661
Category	Structural	Location	Unit 8
Severity	2 - Important, Repair Soon		

Description

At the gable roof overhang on the east side of unit 8, the roof overhang sags over 1.5". 20' of 1x10 fascia is warped at the overhang.

Recommendation

Jack up sagging section and install a 2x6 outrigger nailed to a 2x4 to provide structural support. Also, replace approximately 20' of 1x10 fascia which is warped.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	22	Photo Reference Number	3665
Category	Dry Rot	Location	Unit 8
Severity	2 - Important, Repair Soon		

Description

The upper northeast barge rafter tail has 2' of dry rot near unit 8.

Recommendation

Cut and replace the 2' end of the barge rafter tail.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	23	Photo Reference Number	3669
Category	Dry Rot	Location	Unit 8
Severity	2 - Important, Repair Soon		

Description

At the upper northeast end near unit 8, the entire barge rafter fascia 1x10x20' is in poor condition, with some dry rot and warping, and should be replaced.

Recommendation

Pull the 1x10x20' barge rafter fascia and replace with new 1x10x20' fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	24	Photo Reference Number	3670
Category	Roof	Location	Unit 8
Severity	1 - Optional, Consider Repair		

Description

Upper northeast corner near unit 8, a 2' section of gutter has been dented, possibly being hit by a tree. Does not appear to be a functional issue.

Recommendation

Possibly bend gutter back into shape, or replace damaged and bent section. Budget to replace gutter section

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	25	Photo Reference Number	3672
Category	Weatherproofing	Location	Unit 8
Severity	1 - Optional, Consider Repair		

Description

Northeast side, unit 8, homeowner appears to have new vinyl window installed. Window could use weatherproofing or caulking above the window. Also the entire wall could use paint.

Recommendation

Caulk the seam above the new window. Paint wall as needed.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	26	Photo Reference Number	3674
Category	Paint	Location	Unit 8
Severity	1 - Optional, Consider Repair		

Description

NE corner of 8. T1-11 siding could use paint to prevent future dry rot.

Recommendation

Paint T1-11 siding as needed.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	27	Photo Reference Number	3675
Category	Weatherproofing	Location	Unit 8
Severity	1 - Optional, Consider Repair		

Description

Vinyl windows at unit 8 gable end could use caulking, sealing and painting in this area to prevent weather related issues and water intrusion.

Recommendation

Seal around windows and paint as needed.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	28	Photo Reference Number	3679
Category	Pest Control	Location	Unit 8
Severity	1 - Optional, Consider Repair		

Description

Above the window on Unit 8 gable end, it appears that a woodpecker or bird has been accessing the roof or creating a hole in the gable end.

Recommendation

Seal area or install steel mesh or steel wool as needed.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	29	Photo Reference Number	3681
Category	Pest Control	Location	Unit 7, Rear
Severity	1 - Optional, Consider Repair		

Description

At the back of unit 7 on the balcony, a woodpecker or bird has created a hole.

Recommendation

Patch or install mesh to prevent further bird access.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	30	Photo Reference Number	3684
Category	Paint	Location	7401 Back Side Overhangs
Severity	1 - Optional, Consider Repair		

Description

Across the entire back (north) side, the 1x6 T&G overhangs could use paint to prevent weather related issues.

Recommendation

Paint under overhangs on back side as needed.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	31	Photo Reference Number	3685
Category	Utility	Location	Unit 6
Severity	1 - Optional, Consider Repair		

Description

Behind unit 6, the cable box is missing a cover, near the planter.

Recommendation

Install new outdoor cover for cable box (single gang)

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	32	Photo Reference Number	3686
Category	Weatherproofing	Location	Unit 2
Severity	1 - Optional, Consider Repair		

Description

There is a gap in the top of the T&G siding above the sliding door at unit 2 that could use weatherproofing.

Recommendation

Caulk the gap in the T&G siding and paint as necessary

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	33	Photo Reference Number	3687
Category	Weatheproofing	Location	Unit 1
Severity	1 - Optional, Consider Repair		

Description

Behind unit 1 at the T&G siding, where the siding meets the stucco, the gap should be sealed.

Recommendation

Caulk and seal the gap at the union of the T&G siding and the stucco. Paint as necessary. Audio visual cable may need to be moved to access area. If audio visual cable needs relocatin, provide number to relocate cable.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	34	Photo Reference Number	3688
Category	Roof	Location	Unit 1
Severity	1 - Optional, Consider Repair		

Description

Above unit 5 (unit 1), there is a pipe sticking out of the roof section above the gutter, and the gutter has stains near the pipe. Investigate the purpose of the pipe (remove if needed) and clean gutter.

Recommendation

Clean gutter and remove pipe if needed.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	35	Photo Reference Number	3692
Category	Roof	Location	Unit 5
Severity	1 - Optional, Consider Repair		

Description

Above unit 5, at the gable, a fascia board has pulled away from the edge and needs to be re-nailed to the barge rafter.

Recommendation

Reattach the fascia board to the barge rafter.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	36	Photo Reference Number	3696
Category	Roof	Location	7401 Back Side Overhangs
Severity	1 - Optional, Consider Repair		

Description

Comp roof flashing has pulled up and come loose at various overhangs on the back (north side) of the building. Example is flashing between unit 5 & 6.

Recommendation

Reattach flashing with nails, as needed.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	37	Photo Reference Number	3702
Category	Wood Damage	Location	7401 Parking Overhang
Severity	1 - Optional, Consider Repair		

Description

Parking structure #7 stall wall end needs replacement. it is damaged. 1x8x8' and 1x6x8' T&G

Recommendation

Remove 1x8x8' and 1x6x8' T&G, and replace with new 1x8x8' and 1x6x8' T&G

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	38	Photo Reference Number	3718
Category	Structural	Location	7401 Parking Structure
Severity	1 - Optional, Consider Repair		

Description

At all 7401 parking structure steel partitions, existing lag screws are not the correct kind of screws. Metal end caps have rust/corrosion. Additionally, the end caps are low, 6'1", and present a danger of hitting head.

Recommendation

Re-anchor end caps with new proper lags. Consider painting metal end caps, possibly a safety orange, or the same color. A bumper may also be installed at the end caps.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	39	Photo Reference Number	3723
Category	Outdoor Carpet	Location	7401 2nd floor carpet
Severity	2 - Important, Repair Soon		

Description

Carpet is significantly worn and weatherproofing near the edges has deteriorated. The wear of the carpet and weatherproofing may be contributing to dry rot particularly at anchor locations for upstairs railing.

Recommendation

Consider removing all upstairs carpet once decking and dry rot repairs are complete and installing a new weatherproofing system and new carpeting or new form of concrete decking.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	40	Photo Reference Number	3733
Category	Railing	Location	7401 2nd Floor
Severity	2 - Important, Repair Soon		

Description

Bolts holding the railings into the deck are loose.

Recommendation

Tighten all deck railing bolts to decking.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID # 41 Photo Reference Number 3745

Category Roof Location 7345, West Side

Severity 2 - Important, Repair Soon

Description

The gutters at the west end of 7435 are pulling away from the fascia, and are full of debris.

Recommendation

Clean gutters and reattach to fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	42	Photo Reference Number	3758
Category	Roof	Location	7435 West Side Roof
Severity	2 - Important, Repair Soon		

Description

At the west end of 7435, the lower roof starter board has dry rot. The board 1x8 ship lap. (Not a T&G). The roofing has 3 layers of comp shingles and is in bad condition.

Recommendation

Reroof the west side roof overhang section. Tear lower roofing off, remove 1x8 ship lap with dry rot, replace and reinstall new comp shingles to code. Stop the reroof at end of hip. Area is approximately 1 square of roofing.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	43	Photo Reference Number	3759
Category	Dry Rot	Location	Unit 9
Severity	2 - Important, Repair Soon		

Description

Above unit 9 entry, deck beam has surface dry rot at the end.

Recommendation

Clean out dry rot, dry, and refill with waterproof wood compound.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	47	Photo Reference Number	4715
Category	Dry Rot	Location	Unit 10
Severity	2 - Important, Repair Soon		

Description

In front of unit 10, a stairwell gable beam has a 4x6 upper roof post bearing on a beam. The 4x6 is rotten.

Recommendation

Shore up the upper roof. Detach downspout, remove the existing 4x6 post and replace with a new 4x6 post

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	48	Photo Reference Number	4731
Category	Dry Rot	Location	Unit 10 starwell
Severity	2 - Important, Repair Soon		

Description

At unit 10 on the starwell, at the rear gable beam, at the footing, there is dryrot at the end of the beam. It is rotten about 1" on the end of the beam.

Recommendation

Shore up the beam, cut the end of the beam, add a 2x4 treated wood mud sil to the footing and reattach the beam. Also reattach the strap.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	49	Photo Reference Number	4735
Category	Dry Rot	Location	Unit 10 starwell
Severity	2 - Important, Repair Soon		

Description

Unit 10 front stairwell gable beam, there is a 1x2x16' piece of trim on both sides of the beam that has dry rot. Also the sheet metal cap has buckled in places because of the type of screws used and screw placement.

Recommendation

Remove 1x2x16' trim and replace with new piece of 1x2x16' trim. Reattach metal trim with correct screws.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	50	Photo Reference Number	4742
Category	Dry Rot	Location	Unit 11
Severity	2 - Important, Repair Soon		

Description

Above the front door by unit 11 there is surface dry rot on the 6x8 beam. Also, there is approximately 5' of 1x2 trim that has dry rot.

Recommendation

The beam can be cleaned out and wood putty be applied to the areas of surface dry rot. May wish to add 2x8 sub-blocks on either side of the beam to attach to the existing sub fascia. Remove 1x2x5' trim and replace with new 1x2x5' trim.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	51	Photo Reference Number	4740
Category	Dry Rot	Location	Unit 10
Severity	2 - Important, Repair Soon		

Description

At both sides of the gable stairwell roof, there is no flashing at the fascia/roof union.

Recommendation

At both sides of the gable stairwell roof, add roof to wall flashing (possibly step shingles) approximately 18" at the locations where the shingles meet the fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	56	Photo Reference Number	4763
Category	Dry Rot	Location	Unit 13
Severity	2 - Important, Repair Soon		

Description

Left of unit 13, three 2x6x8' T&G decking boards have dry rot.

Recommendation

Pull 3 2x6x8' T&G decking boards and replace.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	57	Photo Reference Number	4764
Category	Dry Rot	Location	Unit 13
Severity	2 - Important, Repair Soon		

Description

At unit 13, the downspout is supported by a 2x4 piece that has heavy dry rot.

Recommendation

Replace 2x4 support with new 2x4 redwood support. Consider taking the 2x4 all the way up the downspout approximately 12' for additional support.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	60	Photo Reference Number	4769
Category	Dry Rot	Location	Unit 14
Severity	2 - Important, Repair Soon		

Description

Between unit 13 and 14, three 2x6x16' T&G deck boards have dry rot.

Recommendation

Pull three 2x6x16' T&G deck boards and replace with new 2x6x16' section.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	62	Photo Reference Number	4777
Category	Dry Rot	Location	Unit 14 Stairwell
Severity	2 - Important, Repair Soon		

Description

At the Unit 14 stairwell, the back gable roof beam has a 4x6x10' post extending to the upper roof. The post is rotten.

Recommendation

Shore up deck, pull rotten 4x6x10' post, and replace with 4x6x10' new post.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	63	Photo Reference Number	4780
Category	Railing	Location	Unit 15
Severity	2 - Important, Repair Soon		

Description

To the west of unit 15, at the top of the stairs, the railing is lagged to the floor. However, the lags miss the beam.

Recommendation

Pull the lags, install a small block next of the beams, and then reattach and secure the rail lag bolts to the block.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	64	Photo Reference Number	4778
Category	Dry Rot	Location	Unit 14
Severity	2 - Important, Repair Soon		

Description

To the east of unit 14, between the stairs and unit 14, there are three 2x6x8' T&G deck boards with dry rot.

Recommendation

Pull the three deck boards and replace with three 2x6x8' T&G deck boards.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	67	Photo Reference Number	4783
Category	Roof	Location	Unit 15 stairwell
Severity	2 - Important, Repair Soon		

Description

Wall to roof flashing has not been installed at a 2' section at the west side of unit 15, on the stairwell roof. It is only caulked.

Recommendation

Add roof to wall flashing (possibly step shingles) at the 2' section where the shingles meet the fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	68	Photo Reference Number	4786
Category	Dry Rot	Location	Unit 15
Severity	2 - Important, Repair Soon		

Description

Between unit 15 and 16, two 2x6x8' T&G decking boards have dry rot.

Recommendation

Pull 2x6x8' T&G decking boards and replace with new 2x6x8' T&G decking boards.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	70	Photo Reference Number	4807
Category	Dry Rot	Location	Unit 16
Severity	2 - Important, Repair Soon		

Description

At the east side of unit 16, four 2x6x8' T&G deck boards above the bathroom window has dry rot. The 6x8 joist beam has surface dry rot.

Recommendation

Pull the four 2x6x8' deck boards and replace with 2x6x8' T&G decking. Clean the surface rot on the 2x8 joist beam and patch with wood putty.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	71	Photo Reference Number	4810
Category	Dry Rot	Location	Unit 16
Severity	2 - Important, Repair Soon		

Description

At the east side of unit 16, the 1x10 gable barge fascia is warped and has 48' of varying degrees of dry rot.

Recommendation

Remove the 1x10 gable barge fascia and replace with 48' of 1x10 fascia or appropriate fascia. Consider a metal cap for weather protection. This area receives direct sun and rain with little shielding

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	72	Photo Reference Number	4841
Category	Dry Rot	Location	Unit 16
Severity	2 - Important, Repair Soon		

Description

At the NE side upper roof over unit 16, the 1x10x32' barge fascia is warped.

Recommendation

Pull 1x10x32' fascia and replace with 1x10x32' of new fascia on the barge.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	73	Photo Reference Number	4843
Category	Roof	Location	Unit 15
Severity	2 - Important, Repair Soon		

Description

In the back yard of unit 15 near unit 14, the roof to wall flashing has come loose.

Recommendation

Reattach the roof to wall flashing. While repairing this loose flashing, check and repair all other lower roof flashing.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	74	Photo Reference Number	4848
Category	Pest Control	Location	Unit 13
Severity	1 - Optional, Consider Repair		

Description

The "undershot" of the backyard upper roof at unit 13 (under the barge overhang) has a bird or bat hole.

Recommendation

Block off bird or bat hole for pest control.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	75	Photo Reference Number	4836
Category	Roof	Location	Units 14, 11, 9
Severity	1 - Optional, Consider Repair		

Description

At the ridge of the barge of the upper roof at units 14, 11, and 9, the design of the barge is poor. A significant portion of the step shingles are exposed and the weatherproofing design is ineffective, and is cosmetically displeasing.

Recommendation

Suggest tying together the barge rafter with a gusset, and caulking for weatherproofing. Gusset would be made of 5/8" resawn plywood.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	76	Photo Reference Number	4858
Category	Pest Control	Location	Unit 11
Severity	1 - Optional, Consider Repair		

Description

At the upper roof for unit 11, pest control is needed as a bird hole is evident. Mesh has been installed but may be more cosmetically displeasing than matching wood trim.

Recommendation

Rip a 2x10' down to size to plug bird hole, with a 4' length. Also, block the front off with sheet metal, mesh, or wood as necessary.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	77	Photo Reference Number	4861
Category	Weatherproofing	Location	Unit 11
Severity	1 - Optional, Consider Repair		

Description

The top of the siding at the back door of unit 11 needs weatherproofing. The windows need weatherproofing as well.

Recommendation

Caulk the top of the siding and caulk the windows with appropriate sealant.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	78	Photo Reference Number	4863
Category	Pest Control	Location	Unit 9
Severity	1 - Optional, Consider Repair		

Description

A bird hole is evident at the the back side of unit 9 under the roof.

Recommendation

Block off bird hole with trim, sheet metal, or netting as possible.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	79	Photo Reference Number	4866
Category	Weatherproofing	Location	Unit 9
Severity	1 - Optional, Consider Repair		

Description

At unit 9, on the back (north) side facing the golf course, near the corner of the wall, there are two holes in the stucco wall that appear to have been made during the installation of the TV cable.

Recommendation

Use appropriate polyurethane sealant to patch holes for weatherproofing.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	80	Photo Reference Number	4867
Category	Dry Rot	Location	Unit 18
Severity	2 - Important, Repair Soon		

Description

At the west side of unit 18, at the 3' pop out, on the upper roof at the hip, there is surface dry rot.

Recommendation

Clean out the dry rot, prepare the surface, and caulk or fill with putty.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	81	Photo Reference Number	4870
Category	Trim	Location	Unit 18
Severity	2 - Important, Repair Soon		

Description

At unit 18, near the front door, the 1x10 fascia on the upper roof needs to be tightened up and re-nailed. It is wavy.

Recommendation

Fasten the fascia with nails or screws as needed.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	82	Photo Reference Number	4871
Category	Dry Rot	Location	Unit 18
Severity	2 - Important, Repair Soon		

Description

Between unit 18 and 19, the stairwell gable 1x10x8' fascia at the upper roof west gable needs replacing as it is warped and has some dry rot.

Recommendation

Replace 1x10x8' fascia with new 1x10x8' fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	83	Photo Reference Number	4872
Category	Roof	Location	Unit 19 Stairwell
Severity	1 - Optional, Consider Repair		

Description

At the stairwell at unit 19, the stairwell roof is not built to code regarding the proper head height clearance.

Recommendation

Cut roof back 6" to have 80" minimum head clearance per code.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	84	Photo Reference Number	4873
Category	Roof	Location	Unit 19 Stairwell
Severity	2 - Important, Repair Soon		

Description

At the stairwell at unit 19, the 1x10x8' gable fascia of the the center of the lower stairwell roof needs to be replaced due to dry rot. It also needs to be flashed properly where the fascia hits the stairwell riridge. Currently it is just caulked.

Recommendation

Replace 1x10x8' fascia with new 1x10x8' fascia. Install appropriate roof (metal flashing/step shingles) to wall flashing at the roof to stairwell ridge connection point.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	85	Photo Reference Number	4875
Category	Structural	Location	Unit 19
Severity	3 - Urgent, Repair Immediately		

Description

At the upper roof on the west side of unit 19, at the 3' pop out, there is dry rot on the 1x10x4' fascia. Additionally, the pop out section is sagging and may need additional structural support.

Recommendation

Remove gutter, remove and replace the 1x10x4' fascia with new 1x10x4' fascia. replace gutter and caulk joint. Structural support is recommended here as well. Put in 2x2 or 2" round metal post over the deck by pulling the fascia and jacking up the hip. Install the post and reinstall the fascia. The same procedure is recommended at the opposite end near unit 22. (Item 4887)

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	86	Photo Reference Number	4887
Category	Structural	Location	Unit 22
Severity	3 - Urgent, Repair Immediately		

Description

At the west side of unit 22, the upper roof sags 6" in a 30" run. This is a structural issue.

Recommendation

Structural support is necessary. Put in 2x2 or 2" round metal post over the post below on the deck by pulling the fascia 20' and jacking up the hip. Install post and reinstall the fascia. The same procedure is recommended a the opposite end near unit 19 (item 4875.)

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	87	Photo Reference Number	4890
Category	Dry Rot	Location	Unit 22
Severity	2 - Important, Repair Soon		

Description

At the stairwell roof at unit 22, on the gable end of the upper roof, the 1x10x8' of fascia has dry rot.

Recommendation

Pull 1x10x8' fascia and install new 1x10x8' fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	88	Photo Reference Number	4892
Category	Roof	Location	Unit 23
Severity	2 - Important, Repair Soon		

Description

At the stairwell near unit 23, the head clearance height is not to code.

Recommendation

Cut back roof 6" so that head height matches the minimum clearance of 80"

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID # 89 Photo Reference Number 4893

Category Roof Location Unit 23

Severity 2 - Important, Repair Soon

Description

At the stairwell near unit 23, at the center of the stairwell roof, the 1x10x8' upper roof gable end fascia has dry rot and needs to be replaced. Also, where the fascia hits the stairwell roof, it needs to be flashed properly with roof to wall flashing.

Recommendation

Replace 1x10x8' fascia with new 1x10x8' fascia. Install appropriate roof (metal flashing/step shingles) to wall flashing at the roof to stairwell ridge connection point.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	90	Photo Reference Number	4900
Category	Structural	Location	Unit 23
Severity	3 - Urgent, Repair Immediately		

Description

At the east side of unit 23, the upper roof is sagging 4" at the hip. Structural repairs are needed.

Recommendation

Pull gutter. Pull the 1x10x24' fascia. Jack up the hip. Install strong back fascia (Strong back installation involves cutting back the rafter tails and installing a 2x6 sub fascia.) Reattach 1x10x24' fascia and reattach gutter.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	91	Photo Reference Number	4916
Category	Dry Rot	Location	7435 Parking Structure
Severity	2 - Important, Repair Soon		

Description

At the east side of the 7435 parking structure at the gutter, the 1x8x8' fascia there is dry rot. The dry rot appears to be caused by a leaking gutter seam.

Recommendation

Remove gutter. Remove and replace 1x8x8' fascia. Replace fascia. Repair gutter seam by cleaning, prepping, and caulking gutter seam with appropriate polyurethane gutter sealant.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	92	Photo Reference Number	4917
Category	Dry Rot	Location	7435 Parking Structure
Severity	2 - Important, Repair Soon		

Description

The east side wall of the parking structure has three pieces of 1x8x8' V-Rustic siding that has dry rot,

Recommendation

Remove and replace three 1x8x8' pieces of V-Rustic siding.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	93	Photo Reference Number	4919
Category	Dry Rot	Location	7435 Parking Structure
Severity	2 - Important, Repair Soon		

Description

The 3rd stall on the east side of the parking structure has 1x12x8' fascia with dry rot.

Recommendation

Remove and replace 1x12x8' fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	94	Photo Reference Number	4920
Category	Dry Rot	Location	7435 Parking Structure
Severity	2 - Important, Repair Soon		

Description

At the westernmost two stalls on the east side of the parking structure, there is dry rot in 1x12x20' of fascia.

Recommendation

Remove and replace 1x12x20' of fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	95	Photo Reference Number	4924
Category	Dry Rot	Location	7435 Parking Structure
Severity	2 - Important, Repair Soon		

Description

In the corner of the 8th stall on the east end of the west side of the parking structure, a 1x12x4' section of fascia has dry rot.

Recommendation

Remove and replace 1x12x4' of fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	96	Photo Reference Number	4922
Category	Dry Rot	Location	7435 Parking Structure
Severity	2 - Important, Repair Soon		

Description

At the east side of the western end of the parking structure, the 8th stall from the west end has dry rot in 1x12x10' of fascia.

Recommendation

Remove and replace 1x12x10' of fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	97	Photo Reference Number	4925
Category	Dry Rot	Location	7435 Parking Structure
Severity	2 - Important, Repair Soon		

Description

At the westmost stall on the western parking structure, a 1x12x8' section of fascia has dry rot.

Recommendation

Remove and replace 1x12x8' section of fascia.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	98	Photo Reference Number	4774
Category	Dry Rot	Location	Unit 14
Severity	2 - Important, Repair Soon		

Description

At the stairwell at unit 14, both gable beams have dry rot, particularly at the ends.

Recommendation

Cut the beams at the footing, and install a 2x4 mud sill on the footing. Reattach the gable beams to the new mud sill.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	99	Photo Reference Number	4906
Category	Dry Rot	Location	Unit 24
Severity	2 - Important, Repair Soon		

Description

The back deck posts at unit 24, on the east side have dry rot on the ends. Also, the rear post has dry rot and needs to be replaced.

Recommendation

Shore up the rear beam, pull the post, and install a new post. Cut the corbels (beams) back to approximately 1.5" from the end of the posts to cut off the dry rot at the end of the posts. If this is not successful in cutting off all dry rot, then cut and replace beams and flash the corbels (beams) with channel flashing. Channel flashing will prevent future dry rot as the top of these beams are exposed to weather and rain.

PHOTO



FAIRWAY TWO - MAINTENANCE INSPECTION REPORT



ID #	100	Photo Reference Number	7435 Building First Floor Fascia
Category	Dry Rot	Location	7435 Building
Severity	2 - Important, Repair Soon		

Description

The 7435 building has first floor 2x12 fascia with a 3/8 inch plywood top fascia nailed on top of the 2x12. Some of the fascia has dry rot. The board wishes to replace all fascia on this building for economies of scale.

Recommendation

Remove and replace first floor fascia on the 7435 Building (not roof line fascia) including 3/8inch top fascia and 2x12 subfascia, and replace with 2x12 fascia including the sides of each building. Total fascia is approx. 550 lineal feet. Do not install 3/8" top fascia over new 2x12 fascia. The scope of work is to install new 2x12 Kiln Dried Spruce for the complete lineal footage. Tie fascia into existing flashing at second level floor. In some instances tongue in groove decking and joists may need to be removed, replaced, or modified as a part of this scope of work. Included costs of all repairs including tongue and groove decking, joist modification and replacement as necessary in your pricing. **CHANGE ORDERS WILL NOT BE ISSUED FOR ANY PART OF THE SCOPE MISSED DURING YOUR BIDDING PROCESS.** Your line item fascia replacement costs must include all costs associated with replacing this fascia. Include cost to paint the fascia.

PHOTO

