

## **Brown Homestead Construction Monitoring Report**

### **July 19, 2011 Site Visit**

#### **General Notes:**

- ◆ Annotated construction progress photos are posted at the following online location:  
<http://www.flickr.com/photos/bdealva/sets/72157626798781925/>
- ◆ The weather at the time of this inspection was mostly clear with the temperature around 65 degrees. The previous two weeks have seen the onset of typical summer monsoon weather pattern with frequent (mostly) afternoon thunderstorms. Weather is impacting productivity but the delays have been minimal so far.
- ◆ Individuals Contacted for this site visit included Jeff Hope and Randy Burchett (building inspector).
- ◆ This inspection report is based on observation of the visible and apparent condition of the Project on the date of the inspection. No inspection will reveal every problem that exists or ever could exist, but only those defects or issues observed on the day of the inspection.
- ◆ Unless noted otherwise, all work described appears to be of workman like quality and conforms to the plans and specifications.
- ◆ The first five weeks of the project have seen many requests for clarification from the contractor regarding construction details. There have been four structural issues referred to Bill Ungerer – all of which have been easily resolved. Doug Geisler has been copied with most of the correspondence relating to structural issues.
- ◆ The county building department raised a concern about roof ventilation after seeing Building-A dried in (covered entirely with Ice and Water Shield™) which is impermeable to water vapor. The old roofs have two layers of 30# roofing felt as underlayment beneath the metal roofing. Roofing felt is more or less permeable to water vapor and is therefore less likely to trap moisture from condensation beneath the underlayment. Permeable membranes typically will not prevent leaking when exposed to standing water a may occur at valleys or anywhere there may be a buildup of ice.

Stone Ridge Roofing was not comfortable using roofing felt due for any portion of the roof due to the amount of time the roof would be exposed with only the underlayment as protection. After considerable research, we were able to find a more durable roofing underlayment ([RoofAquaGuard BREA](#)) that is also breathable. Ice and Water Shield will still be used at the eaves, rake-edges and valleys. The breathable membrane will be used everywhere else.

#### **Labor and Materials On-Site:**

- ◆ Jeff Hope had 11 men working on the project. He has been adding to his crew in preparation to begin work on Building-C.
- ◆ Stone Ridge Roofing had 6 men on site – all of whom were working on tear-off and dry-in of the SW section of the Building-B roof.

#### **Schedule:**

The work is progressing more or less as anticipated. Hopgood is slightly (+/- 1 week) behind schedule - mostly due to the onset of monsoon rains and the roofing delay described above. I have asked Todd to update the project schedule so we have a more complete picture. Pending receipt of the updated sched-

ule, Jeff Hope tells me he expects to begin tear-off on Building-C next week. Satellite dishes will be removed from Building-C the following week.

### **Status of Sitework:**

The common electric service (same location as the old hot tub meter) is complete and the electric service has been activated. Underground circuits have been extended to Buildings A and B. Underground circuits serving the remaining buildings have not been installed yet.

### **Building-A Observations:**

- ◆ Roof is dried-in, new chimney box has been installed.
- ◆ Framing of new decks and roofs over south decks is complete. Steel support columns have been installed but the welded connections at the bottom of the columns are not complete.
- ◆ New Parallam sub-fascia is about 75% complete. Metal cladding of fascia has not yet commenced.
- ◆ The top flashing for the metal cladding has been installed – allowing the siding crews to begin installation of trim and siding.
- ◆ New and added windows are installed; siding crews have begun installation of Miratec™ trim at windows and building corners. Installation of patio, entry and storage doors is underway.

### **Building-B Observations:**

Building-B status is generally the same as described for Building-A *EXCEPT* for the following:

- ◆ New roofs over south decks have not been framed,
- ◆ Installation of Parallam sub-fascia has not commenced,
- ◆ Only the SW roof has been torn off and dried in.
- ◆ A possible issue with the deck membrane over Doug's (B1) enclosed porch has been discovered. The membrane is not be wide enough to extend to the edge of the deck where the wing wall has been removed. The EPDM membrane will also require extension to properly wrap the threshold at the new patio door. Todd asked Stone Ridge roofing to verify their recommendation and whether there will be any request for approval of additional work.

### **Buildings C, D &E Observations:**

Work has not commenced.

End of Report