

MARTHA'S LANDING

LYNNWOOD, WA

MAINTENANCE PRIORITY REPORT

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MARTHA'S LANDING – MAINTENANCE PRIORITIZATION

1 INTRODUCTION

Martha's Landing is a 100-unit residential community located in Lynnwood, Washington. The community consists of 8 wood framed buildings that are two stories high. The buildings have exterior LP siding and tile roofs. Some buildings' entryway roofs have 3-tab asphalt shingles. Construction of the buildings was completed in approximately 1989. The Association has asphalt roads and parking areas lined by concrete curbs and sidewalks around the site. The units feature exterior decks at the upper levels and patios at grade. There are flat metal roof carports scattered throughout the parking areas and a children's play structure on site. There is a Community Building with a swimming pool, hot tub, sauna, exercise room and other amenities.

This report sets out a prioritization for performing maintenance to the residential buildings and the asphalt paving only, other components, e.g. the maintenance shed and carports, are not addressed.

CONDITION GRADING

The condition of building components and paving are given a letter grade, as follows:

Condition Grade	Description
A	No structural problems. There may be minor, cosmetic flaws. There is no work required.
A/B	
B	No structural problems. There are moderate cosmetic flaws that the Association should plan to address in the next 3 -5 years.
B/C	
C	Major cosmetic flaws, there may also be minor structural flaws that the Association should expect to address in the next 1 - 3 years.
C/D	
D	Moderate structural flaws that the Association should expect to address within the next year.
F	Major structural damage, visible or suspected. The Association should inspect/repair before allowing continued use.
N/A	Not Applicable - component not present.

2 METHODOLOGY & GENERAL OBSERVATIONS

The buildings' condition was assessed using a non-intrusive, visual inspection from the ground. I did climb to look at the decks on a ladder, but did not climb onto the deck surfaces. The roofs were not walked and there was no direct observation of some areas, as they were not visible from the ground. The condition of these areas was inferred from the condition of similar areas, or by observing nearby areas whose condition would be affected by the area that we could not see.

2.1 ASPHALT PAVING

The asphalt paving was walked and visually inspected. The asphalt paving consists of a "U"-shaped driveway with north, south, and east sections. The north and south sections have slope down to the east. The asphalt paving is in generally poor condition. There are many areas of alligatoring, where the pavement has deteriorated into small, rectangular pieces. There are many patches and the sealing between the patches and the surrounding pavement is in generally poor condition, missing in many locations. The pavement is cracked in many areas, in some places the cracks are wide enough to have accumulated soil and grass has started to grow. Parking is in open carports in front of the buildings. The asphalt at most parking slots has been stained by oil dripping from crankcase. This oil can dissolve the asphalt binding the aggregate, causing the asphalt paving to deteriorate.

The asphalt paving is in generally poor condition and the striping is becoming illegible.

2.2 ROOFS

Roofs were visually inspected from the ground. The majority of the roofing is concrete roofing tiles, with some areas of asphalt shingles. The asphalt shingles appear to be relatively new and are located at some buildings' entryways. There is some limited moss growth on the roofs. The roofs' condition is consistent with its age.

The roofing is in generally good condition.

2.3 LP SIDING AND PAINT

Paint and LP Inner Seal siding were visually inspected from the ground. In areas where suspected damage was located within reach, the siding was probed to determine its soundness. The LP Inner Seal siding is an engineered product produced by Louisiana Pacific in the '80s and '90s and has since been discontinued. It consists of a wax-impregnated paper covering over a wood-fiber OSB composite. If the paper covering is damaged, the siding is very prone to absorbing water. This causes it to swell and deteriorate. The lower course of siding in most locations is painted metal base flashing over closed cell foam insulation. There are some areas where the foam insulation is exposed and others where there is neither flashing nor insulation. There are also areas where soil is mounded up at the base of the exterior walls. Soil should be kept 6" away from the siding wherever possible.

The siding is generally serviceable condition, but there are some areas of localized damage. At the entryways, the siding is protected from the weather and is generally in very good condition. The paint is generally adhering well to the siding, but is fading and weathering. Their condition is consistent with age.

2.4 WINDOWS

The residential buildings have double-pane, vinyl-framed windows. Unit windows are 72" x 48" windows with one sliding section. The windows at the Clubhouse are also vinyl-framed, double pane windows, but are of various styles. I performed a visual inspection of the windows from the ground. I did not note a few windows that had broken sections of weather stripping and a few panes were fogged. The weather during the inspections was generally warm and dry, so the condensation of water vapor between the double panes of glass that cause fogging was not likely to happen.

The windows appear to be in generally serviceable condition. Their condition is generally consistent with their age.

2.5 DECKS

First floor units have concrete slab on grade patios, which are not included in this report, but are in generally serviceable condition, with only minor cracking. Second floor units have decks. The decks have an approximately 2"-thick concrete slab with an elastomeric coating on top of a wooden frame. The decks have a wooden picket rail system and wood fascia trim. Decks were inspected from a ladder, but I did not climb onto any deck surfaces. The decks have 30" x 80" hollow core wood storage closet doors, some of which are delaminating due to moisture. When replaced, they should be replaced with steel doors. In general, the paint at the bottom sections of the deck rail pickets is showing some water damage, but this appears to just be surface damage. There does not appear to be any wall-to-deck flashing at the decks. This should be included in any deck replacement. At many decks, there is water damage at the lower sections of the trim and siding around the storage doors.

The decks are in generally serviceable condition, with a few decks' concrete failing. These decks will be identified in the discussion of each building.

Note: The railing systems at most decks do not comply with current building codes, which have changed since the buildings were constructed. Any significant repair of the decks will need to include bringing the rails to code. When the rails are replaced, we recommend installing a fascia-mounted railing, which does not tie into the building envelope.

3 COMPONENT CONDITION BY BUILDING

3.1 BUILDING A

Building A has 16 units. Its roof, siding, paint and windows are in generally serviceable condition. Some of the decorative, plastic window "shutters" are starting to pull loose from the siding and have peeling paint. The decks at units 201 and 202 are in poor condition.

- **Roofing:** The Building A roof is in generally good condition. It appears that some tiles have been replaced over time. There are areas where the siding comes to within 2" of the roof surface. When the siding is replaced, it should be kept a minimum of 2".

Grade: B

- **LP Siding & Paint:** There is minor siding damage at various locations. Repair is required above the 03/04 entry and at unit 201 & 202 decks. Vegetation should be trimmed away from the siding at the south face of the building. There is also superficial algae growth at various locations.

Grade: Siding – B, Paint – B/C

- **Windows:** The windows are in generally good condition. No damage or fogging noted.

Grade: A

- **Decks:** The decks are in generally serviceable condition. The decks at units 201 & 202 have cracks in their concrete decking and there are signs of water damage at the soffits underneath those decks. **These decks should not be used until they have been inspected and any damage is repaired.** Did note storage door damage at units 204, 205, and 207.

Grade: F

3.2 BUILDING B

Building B has 16 units. Its roof, siding, paint and windows are in generally serviceable condition. There is firewood stored close by the building at the south face of unit 103. This should be moved at least three feet away from the building to help prevent insects moving from the firewood to the building siding and help keep the siding dry.

- **Roofing:** The roofing at Building B is in generally good condition. The tiles are in generally good condition, but there are some areas where siding comes to within 2" of the roofing. When the siding is replaced, it should be kept a minimum of 2". There is a major issue at the Northwest corner of the roof, where there is a hole in the roof's deck and it appears that some water damage may be occurring.

Grade: D

- **LP Siding & Paint:** The LP siding and paint are in generally serviceable condition, with some minor damage noted at decks. The paint below the water spigot at the building's north face appears to be bleached. There are scrapes in the paint at the unit 201 entry door. There are also minor paint chips at the stairway railings.

Grade: B

- **Windows:** The windows are in generally good condition. No damage or fogging noted.

Grade: A

- **Decks:** The decks are in generally serviceable condition. There is some minor water damage at the top caps, but the rails seem to be sound and secure. The deck at unit 205 appears to have a new elastomeric coating. Could not directly examine the deck surface at unit 201, because of resident-installed carpet on the surface, we recommend that this carpet be removed, as it helps hold water against the concrete. Could not directly observe the deck surface at unit 204, due to plantings around the unit 104 preventing placement of a ladder. The fascia trim at unit 206 decks show water damage. The unit 203 storage door shows water damage at its base.

Grade: C

3.3 BUILDING C

Building C has 12 units. Its roof, siding, paint and windows are in generally serviceable condition. The decks are showing water damage.

- **Roofing:** The roofing over the entryways appears to have been recently replaced with 3-tab asphalt roofing, which is in excellent condition. The sections of tile roofing appear to be in generally good condition. There are areas where the siding comes to within 2" of the roof surface. When the siding is replaced, it should be kept a minimum of 2".

Grade: B

- **LP Siding & Paint:** The LP siding is in generally fair condition. There is evidence of past water exiting from under the siding between units 101 & 106. This should be investigated. The area is currently dry and there is no sign of water at the 2nd floor above this area. There are also signs of water damage above the 05/06 entryway. There is some damaged siding under the attic vents at the east face.

Grade: C/D

- **Windows:** The windows are in generally good condition. No damage or fogging noted.

Grade: A

- **Decks:** The decks appear to be in generally serviceable condition. There are signs of water intrusion at the soffit under the deck at unit 201, this should be investigated. The corner trim at the unit 105 patio shows some water damage. This may be a result of water entering at the unit 205 deck. Could not directly observe the deck surface at unit 206, due to resident-installed wood decking. Much of the surface at unit 205 deck could not be directly observed due to items stored on deck. There is water damage at the fascia at the deck at units 203 and mechanical damage at the fascia at the deck at unit 206.

Grade: D

3.5 BUILDING D

Building D has 16 units. Its roof, siding, paint and windows are in generally serviceable condition.

- **Roofing:** Due to trees and the building's proximity to the south fence, only the north slope of the roof was clearly visible. The siding appears to have the proper separation from the roof surface (2" minimum) and the tiles appear to be in good condition.

Grade: A/B

- **LP Siding & Paint:** The LP siding and paint are in generally serviceable condition. There are some areas of broken siding at the west face. There are also small areas of damage on the north face of the building. The east face of the building doesn't get much sun and there is algae growth on the siding.

Grade: Siding – B, Paint - C

- **Windows:** The windows are in generally good condition. No damage or fogging noted.

Grade: A

- **Decks:** The decks appear to be in generally serviceable condition. The fascia at units 204, 205, 206, and 207 show water damage. Could not directly observe the deck surface at the unit 206 deck because of a resident-installed vinyl sheet. The deck at unit 206 also has a broken rail picket that had been mended. There is algae growth at the bottom of the unit 206 deck storage door and it appears that the door may be starting to delaminate. Unable to observe unit 208 deck due to lack of cooperation from the unit 108 tenant.

Grade: C

3.6 BUILDING E

Building E has 16 units. Its roof, siding, paint and windows are in generally serviceable condition. The deck at unit 201 is in poor condition.

- **Roofing:** Could only observe west slope of roof due to trees & fence. The roofs over the entryways are 3-tab asphalt shingles that appear to be in excellent condition. There are areas at the chimney chases where the siding is within 2" of the roofing. This may be remedied when the siding is replaced.

Grade: B

- **LP Siding & Paint:** The siding and paint appear to be in generally serviceable condition. There is minor damage to the siding at the 01/02 entryway and under the vents at the north and south faces. Additionally, there is damaged siding at the north face under the unit 101 window.

Grade: Siding – C, Paint - C

- **Windows:** The windows are in generally serviceable condition. The windows at units 102, 105, and 108 have minor damage to their weather stripping. This can be repaired without replacing the entire window.

Grade: C

- **Decks:** The decks are in generally serviceable condition, but the concrete slab at the unit 201 has sever cracking and appears to be collapsing in on itself. There are also signs of water intrusion at the soffit under the deck. **This deck should not be used until it has been inspected and repaired as required.** There is water damage at the fascia at the unit 201, 204, 205, and 208 decks. The unit 202 deck appears to have recently received a new plywood deck and elastomeric coating. The plywood deck does not have any edge flashing, which could allow for water intrusion into the plywood. The storage door at unit 203 is delaminated.

Grade: F

3.7 BUILDING F

Building F has 16 units. Its roof, siding, paint and windows are in generally serviceable condition. The deck at unit 203 is in poor condition.

- **Roofing:** The roofing tiles appear to be in good condition. In some areas, siding is within 2" of roofing.

Grade: A/B

- **LP Siding & Paint:** The LP siding at Building F is in generally fair condition. There is evidence of past water exiting the siding between units 101 & 108 at the 01/02 entryway. The area is dry now and there is no evidence of water at the area between units 201 & 208, above. There is water damage at the north end of the entryway under the gutter near unit 102, which appears to be caused by an ineffective kickout flashing at the gutter above. At the west face of the building, two pieces of LP siding have been replaced with fibrocement siding. The replacement siding is still in primer and needs to be painted. At the east face, there is a ghost of white paint, where it appears that a post has been removed. There is an open screw hole in the same area which may allow water to enter the wall's structure, this should be filled. At the south face, there is a cut in the siding's paper cover, which could allow water to enter, at unit 106.

Grade: Siding – D, Paint – C/D

- **Windows:** The windows are in generally good condition. Minor damage to the weatherstripping was noted at unit 101 & 104 windows. Additionally, fogging was noted at some north face windows.

Grade: C

- **Decks:** The deck at unit 203 appears to be in poor condition. The underdeck soffit has been opened exposing what appears to be damaged framing. **This deck should not be used until it has been inspected and repaired as required.** There is water damage at the fascia at the unit 202, 203, 205, and 208 decks. The deck at unit 206 has brackets where the deck rails joins the building, but the rail seems to be secure. There is damaged siding near the unit 207 storage area door. The residents of unit 107 have installed temporary blocking at the unit 207 fascia to prevent bees from entering. The unit 101 storage door is damaged at the bottom (appears to be mechanical damage, not water). The storage door at unit 208 is delaminating.

Grade: F

3.8 BUILDING G

Building G has 8 units. Its roof, siding, paint and windows are in generally serviceable condition. The siding above the unit 102 storage door shows severe water damage.

- **Roofing:** Only able to observe West & North slopes. Roofing tiles appear to be in generally good condition. Siding is generally well away from roofing, but closer than 2" in some areas at chimney chases.

Grade: B

- **LP Siding & Paint:** The LP siding appears to be in generally serviceable condition. The siding above the unit 102 storage door shows severe water damage and the storage door is delaminating. The water appears to be entering at a damaged section of siding near the unit 202 storage door. This siding and the underlying sheathing should be removed, the framing should be inspected and any damage repaired. It appears that there have been spot touch-ups of the paint at the east face of the building.

Grade: Siding – C, Paint - B

- **Windows:** The windows are in generally good condition. No damage or fogging noted.

Grade: A

- **Decks:** Damage to the siding at the unit 202 deck is described above. The fascia at the unit 203 deck shows water damage, with ferns and moss growing between the fascia and the deck. There is also some damaged trim at the bottom of the storage door.

Grade: D

3.9 CLUBHOUSE

The Clubhouse has no residential units or decks. Its roof, siding, paint and windows are in generally serviceable condition. The door at the south face of the building is heavily dented and its paint is peeling.

- **Roof:** Could only observe the West & North slopes of the roof. The roof appears to be in generally good condition. The siding appears to be generally separated from the roofing by at least 2".

Grade: B

- **LP Siding & Paint:** The siding appears to be in generally good condition with small amounts of localized, minor damage.

Grade: Siding – B, Paint - B

- **Windows:** The windows are in generally good condition. No damage or fogging noted.

Grade: A

- **Decks:** There are no decks at this building.

4 APPENDIX 1 – CONDITION CATALOGUE

5 APPENDIX 2 – REPAIR PRIORITY MATRIX

Martha's Landing Prioritization Matrix

Building	Component	Condition	Comments
Clubhouse	Decks	N/A	There are no decks at the Clubhouse.
A	Decks	F	The unit 201 and 202 decks have severely cracked surface slabs, with likely underlying structural damage. These should not be used until inspected and repaired. Decks at units 203 and 204 have fine cracks. Storage doors are delaminating at units Decks at 203 - 204 show some water damage to various degrees, but appear to be serviceable. The other decks appear to be in serviceable condition.
E	Decks	F	Unit 201 deck surface is cracked and collapsing in towards the center. There are signs of water intrusion at its underdeck soffit. This deck should not be used until inspected/repared. The remaining decks at the building are in better condition. There is some water damaged fascia. The coating is peeling from deck 205. The deck at unit 202 is new 7/8" plywood. The plywood decking has no edge flashing and the uncoated plywood surface is exposed to the weather. Deck 203 storage door is delaminating. Some deck rails have peeling paint, but all appear to be sound & secure. Trim and siding are separating at the unit 206 storage door.
F	Decks	F	Soffit removed under unit 203 deck shows water damage to framing. The use of this deck should be restricted until it is repaired. There is water damage to the trim and siding at storage doors at decks 205, 206 and 207, the storage doors at units 207, 208, and 203 show damage. The storage door at unit 202 has a bracket which appears to be a delamination repair. The deck surfaces appear to be sound, but the coatings at some decks.
C	Decks	D	There are signs of water intrusion at the underdeck soffit at deck 201. The deck surface and coating seem OK. There is water damage at some deck fascia. The deck surfaces and coatings seem to be serviceable, but could not see the surface of deck 205 due to items stored on the deck or at deck 206 because of resident-installed wooden decking. There is some sign of water damage at railing caps, but the railings appear to be sound & secure.
G	Decks	D	Noted saturated siding at unit 102 storage door, water appears to be coming from unit 202 deck. Note damage to siding at unit 202 storage door area. There is water damage noted in fascia at other decks at the building, but the surfaces and coating appear to be good, with no signs of water intrusion at underdeck soffits.
F	LP Siding	D	There is water damaged siding at the east side of the 01/02 entryway. This appears to be caused by water spilling over from the gutter above due to an ineffective kickout flashing. There is minor damage, e.g. chips, to siding at other areas. Saw evidence of past moisture exiting from behind siding at the 01/02 entryway, between units 101 & 108. This appears to be dry now, there was no sign of moisture between units 201 & 201 at the 2nd floor entryway. There is also a section of water-damaged siding at the east face of the building, at unit 108. There is also evidence of past water intrusion under siding below the unit 203 SGD. There is some replacement siding at the north face that appears to be fibercement siding.
B	Roof	D	Roofing tiles are in generally good condition. There is a hole in the roof soffit at the west side of the building. It looks like there may be some water damage in that area.

Martha's Landing Prioritization Matrix

Building	Component	Condition	Comments
Driveway	Asphalt Paving	C/D	Noted large areas of alligatoring and also failure of the seams between repair patches and original pavement areas. There are wide cracks that have grass growing in them. Almost all parking slots are stained with dripping crankcase oil. Areas of concrete curbing are starting to deteriorate.
C	LP Siding	C/D	The siding is in generally serviceable condition, but there is evidence of past water behind siding between units 101 & 106 at the entryway. There was no sign of water intrusion at the entryway between units 201 & 206 above. There is also some sign of water damage at teh 01/02 entryway below the gutter.
F	Paint	C/D	The paint is generally adhering well, but is showing some weathering & fading. There is minor paint damage at entryway railings. The paint on unit 102 entry door is chipped and there is also some damage to siding paint in that area. There is a ghost at the SE corner of the building where a post of some kind was removed. The fibercement replacement siding at the north face that is just in primer.
B	Decks	C	There is water damage at railings and fascia at some decks, but there l sno sign of water intrusion at any underdeck soffit. Deck surfaces and coatings appear to be in generally good condition. Could no see surface at deck 201 because of resident-installed carpet. Unit 204 had plants blocking view of much of the surface. The storage doors at decks 202 & 206 are delaminating and there are signs of water damage in nearby siding. Deck 206 storage door had peeling paint and what appears to be repair from past delamination.
D	Decks	C	The decks appear to be in generally serviceable condition. The fascia at some decks is water damaged, but the railings appear to be sound & secure. There is no sign of water intrusion at any underdeck soffit. The deck surfaces and coatings appear to be in serviceable condition, but could not observe the surface at 206 deck because of resident-installed vinyl membrane. This appears to be interior sheet goods. Deck 206 also has a broken rail picket, and attempt has been made to mend it. Could not observe 208 deck surface due to lack of cooperation from unit 108 tennant. Did not note any storage door damage.
E	LP Siding	C	There is minor damage to the siding under the vents at the north and south faces of the building. Additionally at the northe side there is damaged siding under the unit 101 window. There is also an eye-bolt driven into the siding at the east favce of the building
G	LP Siding	C	The LP siding appears to be in generally good condition with some minor damage in various locations. The siding above the unit 102 storage door and at the unit 202 storage door appears to be water damaged.
B	Paint	C	Paint is generally adhering, but showing some weathering & fading. Do note some paint problems at north face, over shed roof. There is also damage to the paint at units 201 & 205 entry doors.
C	Paint	C	The paint is generally adhering well, but is showing some weathering & fading, especially at the north face of the building.
D	Paint	C	The paint is generally adhering well, but is showing some weathering & fading.
E	Paint	C	Paint appears to be genarally adhering well, but is showing some weathering & fading.
E	Windows	C	Windows at units 102, 105, and 108 have minor damage to their weatherstripping.

Martha's Landing Prioritization Matrix

Building	Component	Condition	Comments
F	Windows	C	Some minor damage to weatherstripping at units 101 & 104. Additionally, windows at units 108 & 208 have fogged panes, with possible fogging noted at some north face windows.
A	Paint	B/C	Paint is generally adhering, but showing some weathering and fading.
A	LP Siding	B	The siding is in generally serviceable condition. There is a small amount of damage to the siding at the unit decks. With the exception of unit 201 & 202 decks, do not see any areas of water infiltration behind siding.
B	LP Siding	B	The siding is in generally serviceable condition, with some minor damage noted at decks.
Clubhouse	LP Siding	B	The siding appears to be in generally good condition with small amounts of localized, minor damage.
D	LP Siding	B	The siding is in generally serviceable condition. There is minor damage at the north and west faces of the building.
Clubhouse	Paint	B	The paint is generally adhering well, but is showing some weathering & fading. The south door is heavily damaged and its paint is peeling.
G	Paint	B	The paint is generally adhering well, but is showing some weathering & fading.
A	Roof	B	The roofing tiles are in generally good condition. There are areas where the siding is within 2" of roofing.
C	Roof	B	The roofing tiles are in generally good condition and 3-tab asphalt has recently been installed over the entryways. There are areas of siding within 2" of the roofing.
Clubhouse	Roof	B	Could only observe the West & North slopes of the roof. The roof appears to be in generally good condition. The siding appears to be generally separated from the roofing by at least 2".
E	Roof	B	Could only observe west slope of roof due to trees & fence. The roof tiles appear to be in good condition. The roofs over the entryways appear to be recently-installed 3-tab asphalt. There is good separation between the siding in roofing in most areas, the exception being at some chimney chases, where the gap is less than 2".
G	Roof	B	Only able to observe West & North slopes. Roofing tiles appear to be in generally good condition. Siding is generally well away from roofing, but closer than 2" in some areas at chimney chases.
D	Roof	A/B	Could only observe the north slope of the roof due to trees. The siding appears to have the proper separation from the roof surface (2" minimum) and the tiles appear to be in good condition.
F	Roof	A/B	The roofing tiles appear to be in good condition. In some areas, siding is within 2" of roofing.
A	Windows	A	Windows are in generally serviceable condition. No problems noted.
B	Windows	A	Windows are in generally serviceable condition. No problems noted.
C	Windows	A	Windows are in generally serviceable condition. No problems noted.
Clubhouse	Windows	A	Windows are in generally serviceable condition. No problems noted.
D	Windows	A	Windows are in generally serviceable condition. No problems noted.
G	Windows	A	Windows are in generally serviceable condition. No problems noted.

6 APPENDIX 3 – AERIAL SITE PHOTO

