

Notes from Reserve Study site visit November 23, 2016

The State of Washington’s governing statute for condominiums requires that condominium associations prepare a “Reserve Study” stating “...the association shall estimate the anticipated major maintenance, repair, and replacement costs, whose infrequent and significant nature make them impractical to be included in an annual budget.” (RCW 64.34.382)

The act also states: “Unless doing so would impose an unreasonable hardship, the association shall update the reserve study annually. At least every three years, an updated reserve study must be prepared and based upon a visual site inspection conducted by a reserve study professional.” (RCW 64.34.380 (3)). Our most recent reserve study meeting the visual site inspection requirements was completed on June 20, 2013; no updates have been performed since that date.

Since we are beyond the three year maximum time since we had a study with visual site inspection, on November 7, 2016 the Parkside Board authorized the required study. The visual site inspector was accompanied by Howard Hillinger. The report is expected to be complete by the end of December, 2016, but with the annual budget adoption quickly approaching the inspector’s comments are pertinent to our budgeting thoughts.

<p>Exterior caulking has reached end of its life and water is leaking into exterior walls through corners, windows and from improperly sealed roofing.</p> <p>Trim painting did not fix these issues and caulking/painting can’t be put off any longer or else more water will intrude into the building envelope.</p>	
<p>Roofs lack venting and there are signs of moisture buildup in roofs and attics that are ideal conditions for dry rot and mold growth</p> <p>The pictures to the right show moisture buildup in an attic space (top) and bulging roofing (below) that are clear warning signs.</p> <p>We will need inspection and recommendations by a professional qualified to diagnose building envelope problems.</p>	

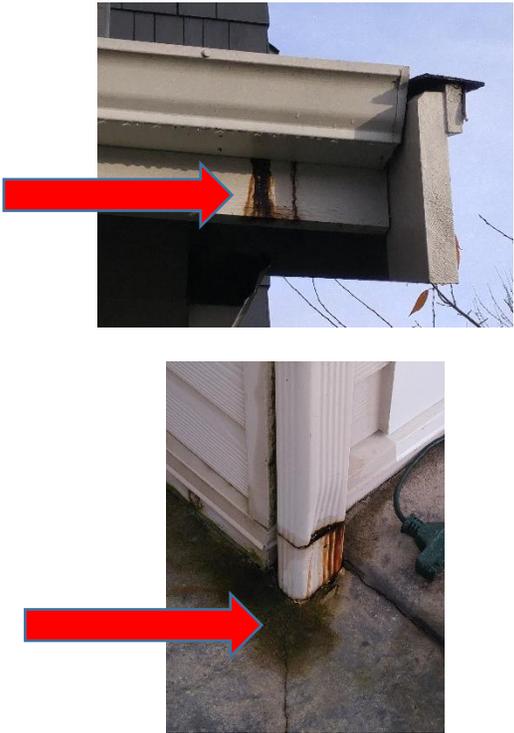
It is likely that we will need to fix leaks in roofs and repair areas such as these where damage has already occurred to keep the problems from getting worse.



There are a number of problems with gutters and downspouts that require repair as they are spilling water onto siding and trim and causing decay

Our exterior trim is of minimum 'builder spec' quality that requires frequent maintenance as it is not resistant to mold and dry rot, and needs sealing, painting and in some areas replacement material that has rotting (cheap material) and needs to be replaced, probably in connection with roofing and/or painting work

Gutters and downspouts that have not been regularly cleaned have backed up and overflowed onto and behind siding, and freezing of backups have cracked concrete pavements.



Fencing is in in bad shape. The original builder used 'builder spec' materials that were the minimum for the job, but these materials were not of the quality needed to resist rot and are now in need of significant repairs. Fence pickets are rotting and missing, and many of the untreated posts are rotting at the base and will need to be replaced. Vinyl fencing would have much longer life and not require painting.

