VINTAGE OAKS CONDOMINIUMS

VISUAL PROPERTY CONDITION REPORT

PREPARED FOR:
VINTAGE OAKS HOA

REPORT DATE:
12.1.25

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CLIENT NAME:	VINTAGE OAKS HOA
PROPERTY ADDRESS:	14019 NE 20TH AVE. VANCOUVER, WA 98686

EXECUTIVE SUMMARY

On November 14th 2025, BEAR Consulting Services LLC (BEAR) performed a property visual review at Vintage Oaks Condominiums located at 14019 NE 20th Avenue in Vancouver, Washington. This visual review was limited to the exterior of the property including all buildings.

The following report provides representative photographic documentation, evaluation, and a summary of BEAR's observations and suggested recommendations for further action.

SCOPE

The scope of the inspection was limited to observing and evaluation of selected as-built construction assemblies or building locations listed below, as they existed at the time of the on-site evaluation at the Property. Our evaluation provides some selected examples of current conditions. All other areas or building locations not specifically identified below were beyond the scope of our Building Envelope Investigation. Our evaluation was limited to the following:

- Visual review of exterior wall cladding and trim materials and coverings, deck structures, window, and door assemblies.
- Visual review of other systematic components such as stairs, carports, railings, fire life safety
- Visual review of roof condition and performance.
- Visual review of general site conditions including driveways, parking areas, and landscaping

FINDINGS / RECOMMENDATIONS

Given the age of the property and the installation practices of the time (2005) the property is where most would expect it to be given its 20 year life. Due to the early product types and industry standard installation practices in 2005 the siding (cladding) on the property is at or beyond its useful life. With that said there are also other elements that are adding to the deterioration of the siding including the trim (SPF), and the upper deck drainage design. These three factors (Install, trim, deck drainage) are all leading to the need to replace the existing exterior cladding at the property. With that said there are large areas at entryways and hallways that are not as affected and can if desired stay in place. The following are our recommendations for Vintage Oaks.

- Perform some targeted destructive testing to see the underlying conditions of the existing wall assembly at locations where the most damage is likely to be located and confirm or deny that damage.
- Develop a targeted scope of repair for exposed areas of siding to be replaced, including properly addressing windows.
- Send scope to qualified contractors and attain replacement bid numbers to be used by the HOA Board for planning purposes.

PHOTOS AND OBSERVATIONS

	1.1	General building design. The buildings are stick built on slab and are two story. Built around 2005.
	1.2	Cladding is a mix of fiber cement panel with bat and board finish and fiber cement horizontal lap siding of varying widths. Installation of cladding was done to 2005 manufacturer's standards.

	1.3	Most units have a patio or deck structure with various dimensions. This version with two side walls around the opening and the version below with only one side wall and an open post design at the corner.
	1.4	This is a typical open post design at the corner patio.

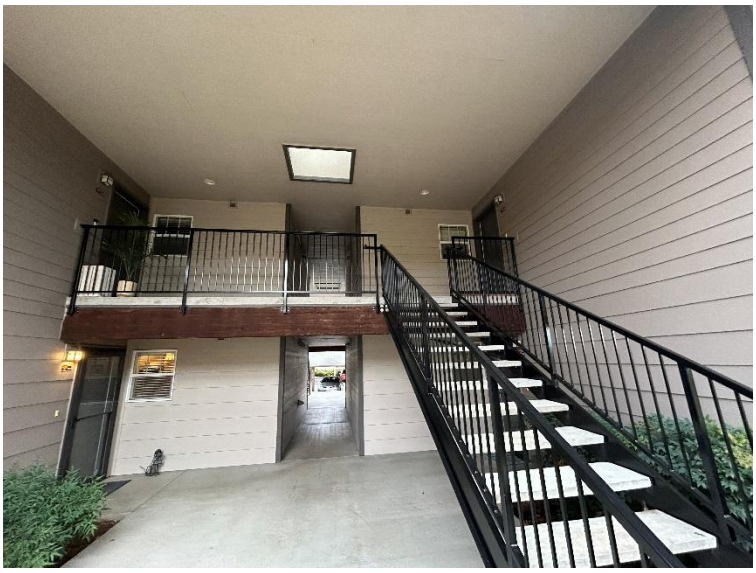
	1.5	Each of the open post designs has either this vertical post with head and bottom trim.
	1.6	The other open post design is this pedestal with a larger base and trim on the vertical edges. Each of these appear to be original to the 2005 design.

	2.1	Each building has a little bit different design. Some have the larger area of lap siding with a thicker reveal, while others have the panelized and lap siding mix with a smaller lap siding reveal. This building has thicker reveal at the bottom and thinner reveal at the top. Again Assuming this is original design.
	2.2	The Panelized cladding is an early fiber cement product that is made to look like stucco wall. And is trimmed on the face with Battens (wood vertical strips).

	2.3	All windows appear to be the responsibility of each owner. Because there is such a variation in building designs there are many different grid patterns present at the property. Windows overall appear to be low E vinyl style, side sliders. Windows have no metal flashing, no trim, and no dynamic joints, but appear to be finned and most appear to be original.
	2.4	Some windows were noted as having been recently caulked and resealed and had touch up paint applied.

	2.5	Roofs appear to be newer and replaced since construction. The material is a high quality architectural composition shingle. There are also intake vents installed at the overhangs and the system has a ridge vent for exhaust. No access to attics was available during the inspection.
	2.6	The installation of the roofs looks very well done with metal valleys and what appear to be new gutters and downspouts as well.

	2.7	When the roof was installed it appears that new step flashing as well as kick out diverters were installed as well.
	2.8	The existing roof should meet its full useful life of at least 40 years with regular maintenance.

	3.1	There are large entryway areas at each building allowing individual unit access both upstairs and downstairs. Moisture readings were taken in these protected areas and no elevated moisture was found. Staircases are robust well built and performing as designed. All railings meet current ADA requirements and will meet their expected useful life with regular maintenance.
	3.2	Cladding in the entryways and ceiling soffits were found to be dry and performing well. Concrete flatwork in these entry's and hallways was also found to be performing well.

	3.3	The siding within the covered areas as mentioned is performing well. It does not meet current siding installation requirements, which were implemented in 2010, but given the 2005 installation the cladding in the covered areas is still performing very well, and does not need to be addressed and will continue to meet its useful life with regular maintenance.
	3.4	The siding that is not covered is showing many signs of degrading and failure. The detail above shows a face nail and how it wears when dry. This picture shows the same face nailing when it is exposed to the wind and rain directly. It caused the siding to chip and break and created locations for water penetration.

	4.1	This condition is systemic around the entire property at the exposed areas. Some areas are worse than others, but given time these areas will continue to fail and allow water penetration within the wall assembly. This location was approached by someone before painting in order to make the area perform better, but as you can see it becomes more of an eye sore, and the sealant has already failed at the seam.
	4.2	This large wall has multiple areas of broken, and failed siding. The only approach to repair would be to remove all the siding at this wall and install new siding.

	4.3	Given the 2005 vintage of the property all the trim material is SPF white wood. This material has since been discovered to be defective. It is made from Spruce, Pine, and Fir all soft wood remnants that are glue together and made into trim. It was used profusely throughout the country, but in the NW it has proven to be a failed product and most has been replaced in the region with fiber cement trim.
	4.4	This SPF trim simply holds water like a sponge and never really dries out. As these trim battens are usually placed over seams in the Panel siding they become a place for water penetration within the wall assembly. Moisture readings were taken all around the property and elevated moisture was found at nearly all locations of trim that were not under cover in the entryways and hallways.

	4.5	When performing moisture testing there are acceptable ranges of moisture in wood products. Different manufactures have different acceptable ranges. 16-19% is considered elevated. Anything over 19% is considered no longer structurally viable. The average moisture reading on the trim at the property was 21% which means the majority is already failed, holding water and can not be re-used as a material product. This location at the window head is 21.8%
	4.6	This location at the middle of the wall is 16.8%. This was the lowest reading for the trim that was recorded at the property in areas that were not covered. The readings in the covered areas were between 7-14% which is considered normal and performing well.

	5.1	Detail of the batten board trim over the panel and the integration of the lap siding found throughout the property.
	5.2	The outside corner trim is especially susceptible to water penetration especially those that hold the downspout. This location was completely rotted likely due to the previous downspout. It is still allowing water to penetrate as wind drives rain into these voids from the material failure.

	5.3	The interchange between the panel and the lap siding cause the materials to fail if not installed well with proper terminations. This vertical trim has become so wet and dried out quickly so that it twisted and is pulling away from the panel. This location appears to have a bulge due to the underlying wall assembly likely being wet, and both the panel and lap siding are being pushed out.
	5.4	There are through wall vents at multiple areas around the property. These locations are blocked, but most of this vintage are not properly connected and allow warm moist air to accumulate within the wall structure especially if they are not cleaned regularly. This visible discoloration and cracking of the siding above are likely from moisture within the wall assembly.

	5.5	Another commonly found item is the vertical trim bases are damaged from water accumulation at the drip edge. If these drip edges are not properly sealed and painted then water can begin to work its way back into the trim member.
	5.6	Some areas between buildings do not see such high volumes of water and wind and are performing better. They still have the same outdated materials and will eventually wear down.

	5.7	This is a example of a window location that was caulked and touch up painted. The touch up paint does not match the faded version of the same color.
	5.8	Another area of sealant installed perhaps due to water intrusion into the unit? That was touched up but didn't match. These areas are randomly present around the property.

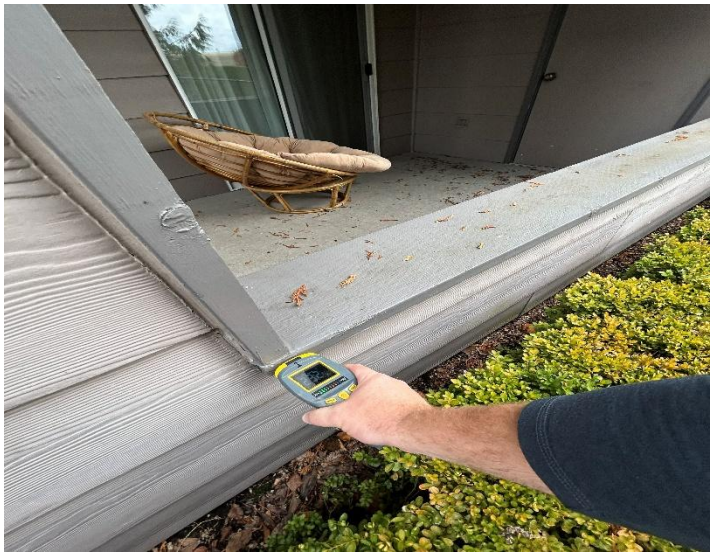
	6.1	19.2% at the SPF trim under the window after sealant installed.
	6.2	21.8 % trim above the window after the sealant was installed.

	6.3	The only thing protecting these windows is sealant (caulk), there is no metal head flashing to divert water away from the window or to egress moisture out of the wall assembly at this horizontal plane. This is not acceptable on a modern window installation. And sealant is not considered a waterproofing seal as it is only temporary. When siding is replaced all the windows need to be brought up to current waterproofing code.
	6.4	Detail of failed siding at the base of the window. This could be due to water penetration and siding installed too tight. Either way this crack is a location for water penetration within the wall assembly.

	6.5		The upper patio/deck areas are causing damage at nearly all lower patio deck areas.
	6.6		Railings are robust and installed well.

	6.7	But there are existing damages that are still present from whatever old railing performance was.
	6.8	Upper Decks are drained through a single scupper that drains through the wall and down to the lower deck on the exterior of the building.

	6.9	Some of these scupper have been modified to assist the drainage.
	6.10	The typical upper deck drainage for the property deck designs. This design is far too small for the upper deck to properly expel all potential water that will accumulate at the upper deck especially in a heavy rain. That also assumes all decks are properly sloped to the one point of exit. Then once water is expelled if it all goes through the scupper it is dropped directly on the deck below, specifically on the horizontal ledge.

	7.1	This location is reading at 23.3% moisture at the horizontal ledge. That is directly from the deck above and water is finding its way down the vertical trim and accumulating at this lower edge. This is happening in most cases from within the wall structure we believe. And occurring at both sides of the lower deck ledge in nearly all deck locations. We believe this is directly related to the existing scupper system and its inability to expel all water at its given location.
	7.2	Detail of another horizonal ledge that is getting dripped on continuously from the scupper from the upper deck.

	7.3	Another area at the right side of the horizontal ledge with a 24.7% reading showing large amounts of water within this particular location.
	7.4	Typical reading at the horizontal ledge face 22.9% means this piece of material is no longer performing as designed and must be replaced. There is likely rot damage beneath it at the framing as well due to sustained moisture accumulation.

	8.1	Detail of an area that was opened recently for some repairs showing the internal wall assembly. This area is dry and sits beneath the electrical boxes. But it shows us that this is a single wall wood framed system with 2X6 framing. And the Panelized cladding is acting as the building shear wall.
	8.2	Other details noted is that the WRB is a 30lb tar paper that has about a 90 minute water permeability rating. Meaning if water is standing on the surface of this material for more than 90 minutes then water can penetrate it and push beyond into the wall cavity and framing assembly. This could mean in other locations with high moisture readings that there is likely penetration within the wall assembly.

	8.3	Detail of proper backflashing present.
	8.4	Detail of corner trim damaged by previous downspout still present.

	8.5	Detail of downspout and ground drain interchange. It would be beneficial to get some clean outs at these locations.
	8.6	Detail of damaged corner trim behind new gutters.

	8.7	Detail downspout and ground drain areas that should have clean outs.
	8.8	Detail of the French Drain system at the back of the East elevation of the property.

	8.9	Carports appear to be in good condition and performing as designed.
	8.10	There are metal hoods over the electrical panels, but they do not have any slope for water run off and hence they are accumulating moss and organic growth and are a place for water to be trapped.

	8.11	Detail of water containment (bioswale) area that appears to be performing as designed.
	8.12	Drain pipe leading to water containment area is operational.

	8.13	The roadway asphalt is in fair condition, but performing as designed.
	8.14	The parking stalls are striped clearly and should be re-striped during the next seal coat work.

LIMITATIONS AND DISCLAIMERS

Note that the findings of BEAR Consulting Services preliminary building envelope investigation of the Property are limited and preliminary in nature. As such, additional investigation of the Property may be necessary to sufficiently evaluate and document the Property's building envelope assemblies.

Our observation techniques consist of visually observing and sampling areas of the building where, in our experience, problems are likely to show themselves. However, because we do not remove all (or any in some cases) exterior cladding, windows, and other materials overlaying the structure, we may miss some or all of the damage to it; such damage would only be revealed if we removed all of the cladding and windows, and examined the surrounding surfaces. Thus, please understand that there may be damage to the building that we could not see and therefore cannot report. BEAR Consulting Services will not be held responsible for any concealed or undetected damage to your structure including microbial (mold) contamination.

Because of the necessarily limited nature of our observations, any repair guidelines we produce as a result will be limited to those conditions we actually observed during the inspection. This means, and you acknowledge, that our repair guidelines may not cover all repairs that are needed. This is why it is crucial that you retain the services of a highly qualified, detail-oriented contractor as part of your project team in addition to our professional services that dictate the remediation process should you implement an action plan.

You also understand that BEAR Consulting Services is neither a guarantor nor an insurer of the adequacy of any construction, reconstruction or recommended action, and that our services are being rendered solely as a consultant. We therefore disclaim, and you acknowledge our disclaimer of, any and all liability of any source or nature, to you or any third party, for any claims arising out of or related to the repair process. BEAR Consulting Services may only be held to the same standard of care imposed upon a professional firm providing comparable services.

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