



**EXTERIOR SIDING
CONDITION SURVEY**

FOR
FARRWOOD 2 CONDOMINIUMS
49-176 FARRWOOD DRIVE
HAVERHILL, MA

APRIL 2016

**c/o PROPERTY MANAGEMENT OF ANDOVER, INC.
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ANDOVER, MA 01810**

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Property Information

Farrwood 2 Condominiums
49-176 Farrwood Drive
Harverhill, MA

Client Information

Property Management of Andover, Inc.
P.O. Box 488
Andover, MA 01810

Report Overview

The purpose of this report is to provide Property Management of Andover with information relative to the current conditions of the existing aluminum siding throughout the property, as a precursor to design work associated with the siding replacement project, as necessary to keep the buildings included on the property in serviceable condition.

The scope of work executed to achieve the project objectives was as follows:

Condition Survey

Field review work was performed over a period of two days to determine the current general condition of the aluminum siding installed on multiple buildings of the property. The survey consisted of a limited visual review of the siding components using binoculars around each building as well as close-up inspection from a ladder. The buildings included in the condition survey are described as Buildings A through H.

Typical observations made were recorded supplemented with photographs at the end of this report.

Reporting

Upon completion of the site field review, this report was prepared providing information on the condition of the building envelope at the time of our inspection, recommended repair scope of work, and related preliminary cost estimates.

The scope of the project excluded the following services:

- Services of an environmental nature including, but not limited to, identification and testing of materials considered to be hazardous such as mold, asbestos, lead paint, etc.;
- A detailed review of building envelope elements including, but not limited to, structural framing, etc.;
- Testing or exploratory demolition work;
- Building Code compliance review

Condition Survey

The Farrwood 2 Condominiums consist of eight (8) separate buildings that are two (2) stories in height. Each building on the property is generally rectangular in shape and contains both brick veneer and aluminum siding on the mansard construction. The mansard/brick portions of each building are interrupted by the middle section of the building which is recessed and includes multiple columns supporting the roof structure. The asphalt shingle roofs on each building were replaced in 2009. Drainage for each building is provided by a series of perimeter gutters and downspouts. The buildings include perforated vented soffit construction below the eave line and solid soffit panels along the bottom edge of the shake siding. The earlier buildings include perimeter gutters along the eave line of the roof as well as at the bottom edge of the sided portion of the exterior wall.

According to information provided by Property Management of Andover, the property was constructed in eight (8) separate phases in the early to mid-1980's.

Exterior Siding, Windows and Trim

The building exterior generally consists of a brick masonry exterior with painted, textured, shake style aluminum siding assemblies. Although a window review was not part of today's survey, the window components are generally in poor condition throughout the property with deteriorated or failed gaskets/seals in a number of areas. The windows are recessed within the face of the siding and trimmed out with field fabricated aluminum sheet metal boxes. The aluminum sheet metal is oil canning, dented and in poor condition at most window locations around the property.

Siding observations noted during the survey are as follows:

- The shake shingle style aluminum siding on Buildings A&B are considered in poor condition. These two particular buildings appear to be the first built during the phased construction. Generally, siding attachment remains reasonably sound around the field of the siding.
- Paint has peeled away from approximately 70% of the siding on Building A&B. Paint degradation is most prominent on the front elevation of Building A and throughout most of Building B. The paint is considered in good condition on the other buildings throughout the property.
- The shingle style outside corners are installed with individual tabs securing each corner piece to the end of the siding installed in the field of the building elevation. The individual corner tabs are loose and relatively easy to pry open. Due to the open condition at each corner, multiple bee hives were identified beneath the siding at each corner throughout the entire length (roughly 8' at each corner). This condition applies to all buildings on the property, however, Buildings A&B contain the most severe instances.
- Buildings A, B & E contain a tar paper underlayment over the existing plywood substrate. The tar paper is generally not continuous at the outside corners and does not wrap around the limits of the plywood panels. The underlayment types vary at the other buildings but is considered continuous along the outside corners of the siding.
- The field fabricated aluminum sheet metal boxes installed around each window are in poor condition. The sheet metal shows evidence of oil canning, damaged and poorly fabricated. There is no formal flashing installed at the head of the boxes and in many cases the sheet metal flange turns up, allowing water to travel back towards the building at the top of each window.
- In many cases, a wood header board is installed on the outside of the window boxes. The board has deteriorated in many locations and it is unclear what purpose the lumber serves. These may have been installed as a repair to correct a sagging condition that was visible at the top of the window box metal in some locations. It appears that the board was once fastened through the box metal and into framing but has lost securement in areas. Attempts have been made to seal between the top of the board and the boxed in aluminum trim. These sealant repairs have deteriorated as well.

Recommendations & Engineers Estimates

The aluminum shake siding components installed on the buildings at Farrwood 2 Condominiums is experiencing various stages of deterioration throughout. The siding is roughly 30-35 years old depending on the phase of construction. Buildings A&B are considered to be in the worst condition on the property although Building E also contained underlayment that was not continuous at the corners. It was reported that certain units on the property experience fluctuations

with interior temperatures on the second floor which could be related to how the interior walls are insulated. The siding currently installed adds no insulating value to the building envelope. The recessed aluminum window boxes are in poor condition and should be considered for replacement.

Along with the siding replacement, RMX recommends that the existing aluminum window assemblies installed within the limits of the aluminum siding be considered for replacement as part of the siding project. If window replacement is not an option, a full exterior sealant replacement should be considered for the facility.

The cost estimates are preliminary in nature and are for budgeting purposes only. The actual cost will be determined by competitively bidding a specific scope of work to qualified contractors. The cost estimates also exclude the fees for consultants to prepare documents for repair, contract administration services and building management services related to repair work. Please note that the items not listed below can be performed by the in house facilities staff.

Cost estimates are based on a limited review of various elements, on cost proposals received for project work already bid to contractors and on experience on similar projects.

Building Elements and Preliminary Estimated Construction Costs:

- ***Remove and Replace the Exterior Siding Components at Each Building
\$40,000-\$50,000 per building***
- ***Remove and replace perimeter window gaskets/sealants
\$10,000-\$15,000 per building***

This report is based upon a limited review of visible and apparent condition of various accessible building elements on the date of this study. Although care has been taken in the performance of the study, no representation regarding latent or concealed defects, which may exist, and no warranty or guaranty is expressed or implied. The report is made only in the best exercise of our ability and judgment and not intended to be a contracting document.

Conclusions in this report are based on normal working life of various building components. Predictions of life expectancy and the balance of useful life are based on industry and/or statistical comparisons. Actual conditions can alter the useful life of any item and make it impossible to state precisely when each item will require replacement and/or repair.

PHOTOGRAPHIC DOCUMENTATION



Partial view of Building A located on the Farrwood 2 property.



Additional view of the building's exterior components.



Existing windows are encapsulated in aluminum sheet metal 'box' style trim. Note the sagging header above the window, trim not flush at jambs.



Box out trim installed around windows is dented/contains poorly fabricated corners.



View of wood board spanning along the head of one window. Sheet metal behind it is damaged and an attempt was made to seal between lumber and box metal.



Close-up of the aluminum siding at the corner of Building A. Note the extensive peeled paint and loosely joined corner pieces.



View behind the siding showing a partial piece of sheet metal fastened into the substrate. Tar paper underlayment was not continuous at this particular corner.



View of inconsistent, non-continuous underlayment material behind siding of Building E.

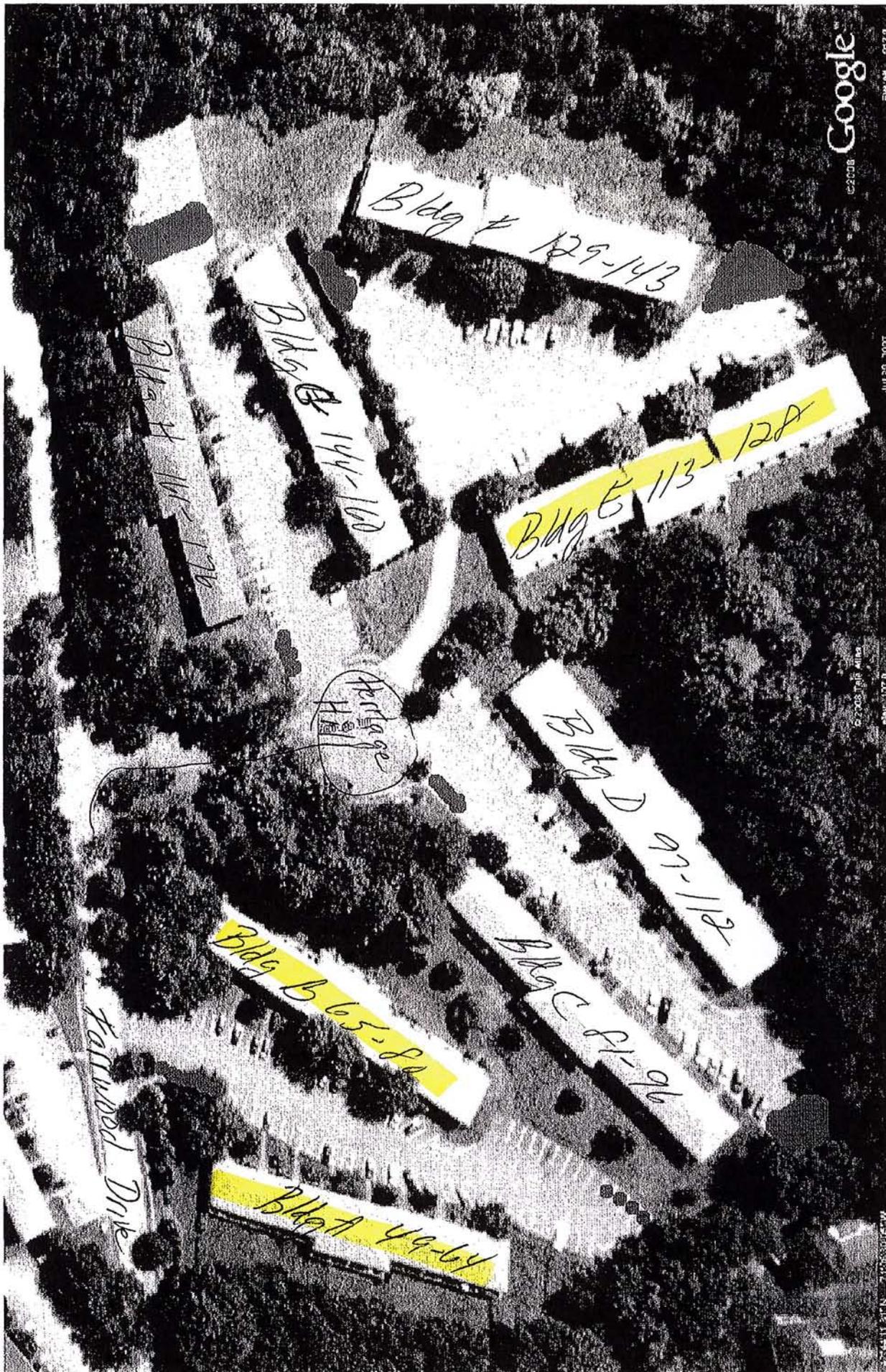


View of old bee hives tucked behind the open siding at the corner of Building B.



Partially open sheet metal apron flashing corner above gutter of Building C.

FAIRWOOD 2
PROPERTY MAP



PRIORITIES BASED ON
FIELD VISIT/EVALUATION