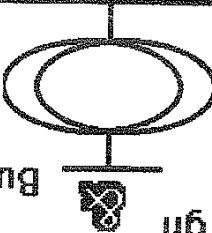


**Code Analysis and Design**  
 709 W. Main St.  
 Aspen, CO 81611  
 925-2571



**James J. Wilson  
 Building Consultants, Inc.**  
 0047 Original Lane  
 Basalt, Colorado 81621  
 927-8003

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**A JOINT VENTURE**

October 17, 1991

Centennial Owners Association  
 100 Luke Short Court  
 Aspen, CO 81611

RE: Proposal to evaluate moisture effects on all buildings

Ladies and Gentlemen:

Please accept this proposal to inspect all of the Owners Association buildings for moisture damage. Our inspection and damage analysis of the unit at 214 Teal Ct., indicates there is potential for similar moisture related damage in other buildings. We also determined that conditions may vary at different buildings. For instance, after inspecting the crawl space of Building 200, we entered the crawl space of Building 100 where we noted a difference in the perceptible humidity level. The purpose of this proposed inspection is to quantify ambient conditions of each crawl space or wall cavity, then analyze seasonal variations and differences between buildings.

We will gauge air temperature, humidity levels, and soil saturation percentages in each crawl space. We will also gauge the moisture content of building materials accessible from within the crawl space. The exterior wall cavities above particularly moist crawl space areas will be probed to determine the moisture content of the materials in the walls. Additional wall cavity readings may be necessary at areas vulnerable to exterior moisture infiltration, such as flashing and caulking around doors and windows. The wall probing will require two small holes through the siding and sheathing, which will be carefully sealed.

Ideally, base data can be established following a lengthy dry spell of weather. Seasonal readings are then recommended during the winter, early spring and late spring. The data can then be analyzed, and remedial action planned, to allow any necessary construction during the summer. This may seem like an extended process, but there is apparently no single contributing factor with a quick fix. Numerous variables affect the multiple conditions contributing to the damage, as stated in our previous report. Our analysts should provide the data necessary to ensure effective solutions.

We believe there is minimal risk of further structural degradation of the of the buildings through the winter as the investigation proceeds. The exposure to ground moisture will be Centennial Owners Association  
 October 17, 1991

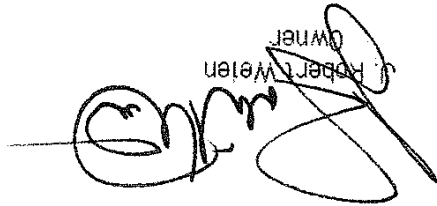
where it may condense. Warm temperatures in the crawl space can sustain the growth of rot fungi.

During the winter, indoor humidity is primarily generated by the building occupants. Showers in particular will produce excessive amounts of water vapor, which lingers inside the building without bathroom exhaust fans. Building occupants should be encouraged to open windows occasionally or invest in a dehumidifier.


The included proposal does not contain a "top set" figure, however, we will gladly provide an estimate once the scope of the work has been evaluated further. An additional fee has also been included in this proposal. The equipment amortization charge is based on three instruments, each at a daily rate of ten dollars.

We are available to begin immediately upon acceptance of the proposal. Thank you for considering this proposal, if you have any questions, or need additional information, please call. We welcome any background information, suggestions or ideas from members of the Board, staff and residents.

Respectfully Submitted,



J. Robert Westen  
owner



James J. Willson  
President

# PROPOSAL

A JOINT VENTURE OF

&  
JAMES J. WILSON

CODE ANALYSIS AND DESIGN

BUILDING CONSULTANTS, INC.

DATE:	October 17, 1991	PHONE:	925-1876
CLIENT NAME:	Centennial Owners Association	JOB NAME:	Centennial
STREET:	100 Luke Short Court	STREET:	
CITY:	Aspen	CITY:	Aspen
STATE:	CO	STATE:	CO
ZIP:	81611		

We hereby propose to provide the following services:

- For each building:
- 1) Provide instrumental readings of crawl space humidity and soil moisture, and moisture levels of exterior, first level wall cavities, sufficient to establish "baseline" data.
  - 2) Monitoring of same, as deemed necessary by the Client, to determine seasonal effects of moisture at those areas.
  - 3) Provide a final report suggesting mitigatory or remedial measures based on the interpretation of data.

As an independent contractor, we hereby accept responsibility for methods and means used in performing the services - complete in accordance with the above specifications, for the **hourly rate** of FIFTY dollars (\$50.00), plus an additional equipment amortization charge of THIRTY dollars (\$30.00) **per day**, with payment to be made as follows:  
 Payment of a \$250.00 retainer is due upon acceptance of the proposal. Final charges will be invoiced on a monthly basis as work proceeds, with final charges invoiced upon completion of the work.

The services shall be performed with a reasonable standard of care, at a level customary for the trade, resulting in a recommendation to the Client. The services shall be performed in manner, sequence and timing acceptable to the Client. We shall not be responsible for the acts or omissions of Architects, Engineers, Contractors, Subcontractors, other Consultants or Clients' employees.

Signature \_\_\_\_\_  
 Robert Weiten  
 Owner

Signature \_\_\_\_\_  
 James J. Wilson  
 President

**Acceptance of Proposal**

The above specified service(s), fees and conditions are hereby accepted. You are authorized to provide the service(s) as specified. Payment will be made as outlined above.

Accepted: \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Date \_\_\_\_\_

# PROPOSAL

**CODE ANALYSIS AND DESIGN & JAMES J. WILSON BUILDING CONSULTANTS, INC.**

DATE:	August 11, 1991	PHONE:	925-1876
CLIENT NAME:	Centennial Owners Association	JOB NAME:	Centennial
STREET:	100 Luke Short Court	STREET:	
CITY:	Aspen	CITY:	Aspen
STATE:	CO	STATE:	CO
	ZIP: 81611		

We hereby propose to provide the following services:

1. Determine the origin of the water and establish contributing circumstances.
2. Examine project plans and specifications of record.
3. Inspect site conditions for conformance to project documents, applicable codes and industry standards.
4. Submit a report of forensic quality to include findings, conclusions, probable expense of condition, and possible remedial measures.

As an independent contractor, we hereby accept responsibility for methods and means used in performing the services - complete in accordance with the above specifications, for the hourly rate of FIFTY dollars (\$ 50.00 ), with the sum total of charges not to exceed SEVEN HUNDRED FIFTY dollars (\$ 750.00 ), with payment to be made as follows: Payment of a \$250.00 retainer is due upon acceptance of the proposal. Final charges will be invoiced upon delivery of the completed report.

The services shall be performed with a reasonable standard of care, at a level customary for the trade, resulting in a recommendation to the Client. The services shall be performed in manner, sequence and timing acceptable to the Client. We shall not be responsible for the acts or omissions of Architects, Engineers, Contractors, Subcontractors, other Consultants or Client's employees.

Signature
Signature

J. Robert Weisen  
Owner
James J. Wilson  
President

The above specified service(s), fees and conditions are hereby accepted. You are authorized to provide the service(s) as specified. Payment will be made as outlined above.

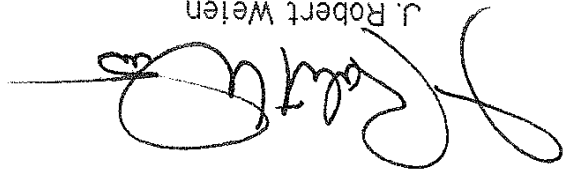
## Acceptance of Proposal


Accepted: Michael Wampler  
Signature
Date



your consideration of this proposal, and on behalf of our joint venture, we look forward to working with you. If you have any questions about this proposal, or need additional information, please call.

Respectfully Submitted,

  
J. Robert Weiten  
Owner

  
James J. Wilson  
President