GROUP architects

CENTENNIAL CONDOMINIUMS Concept Study

March 24, 2010

Review of Complex

Presentation Overview

- Existing Conditions of the Complex
  - Inadequate Construction
  - Design Flaws
  - Value Engineering

Professional Studies Commissioned by the Centennial Board

- Resource Engineering Group Site Report and Feasibility Study
  - Significant Structural Issues were Found.
- Core Sample Study
  - Moisture, Water Damage and Rot Found.
- Mold Inspection and Sampling Report
  - Mold Found Throughout Complex.

Review of Complex

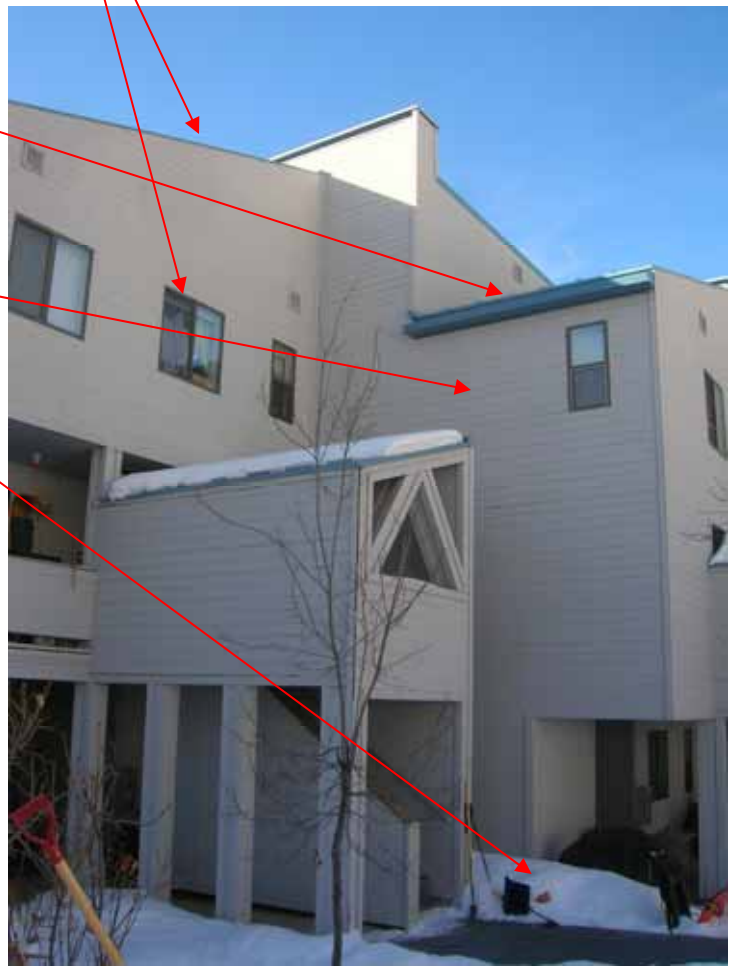
Sub Standard Roof and Flashing Installation

No Flashing installed at Windows and Doors

Inadequate Counter Flashing and Bituthene at Roof Transition

No Felt or Building Paper installed behind horizontal Tongue & Groove Siding

Snow and Rain Drop Zones create areas where water sits or splashes up against Building



Preventative Maintenance

Applied Overhangs installed throughout the complex

Exterior Visual Issues Throughout

Foundation Cap Flashing created negative drainage back into the Structure.

Open Areas in Siding Exposing Structure

Wood Siding pulling away from Substrate

Nails pulling away from Substrate

Cap Flashing throughout not overlapping siding or exposed gaps above siding

Inadequate Flashing at roof creating open area for Rain/Moisture Penetration

The Problem Starts at the Roof

Water Runs behind wood Siding due to Inadequate Flashing

Water Wicks up behind Wood Siding due to inadequate spacing of Siding off Roof Surface, Counter Flashing & Lack of Tar Paper up the Wall

Tar Paper Underlayment only runs up the Wall a few inches

Water Penetration occurs above Tar Paper

Water then runs behind Wood Siding

The Problem Starts at the Roof

No Felt or Building Paper Installed

Moisture behind Wood Siding is immediately absorbed by the Exterior Drywall due to lack of Building Paper

Drywall Rots

Siding Nails Rot

No Flashing above Windows

Exterior Plywood Sheathing Rots

Water Works its Way Through

Rotting Exterior
Plywood Sheathing

Mold starts to occur

Water Penetrates
around Windows

Batt Insulation becomes
saturated, sags and loses R-
Value while holding Moisture

Structural Damage

MAJOR Structural
Beams are rotten

Structural Load Bearing
Studs are rotten

Moisture Wicks up Walls from Snow Stacked again Structure at Drop Zones

Structural Load Bearing
Studs are completely rotten

Mold

Wood Sill Plate on a
Structural Load Bearing
Wall is completely rotten

Plywood Sheathing is
completely rotten

Batt Insulation becomes
soaked with Moisture

Moisture Reaches Crawl Space

Mold

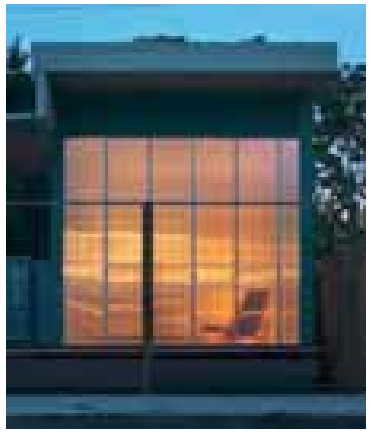
Centennial Specialized Consultants

- Resource Engineering Group
- Service Master Clean
- Kauri Construction

- Maintenance
    - First Choice Properties

New Materials

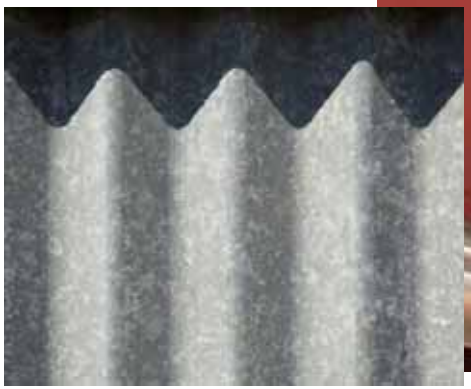
Metal Siding



Polycarbonite Panels

Hardipanel

Concrete Composite Panel



Galvanized Metal

Proper Overhangs

Project Concept Images

1 New Fiberglass Window System

2 Polycarbonite Glazing Panel

3 Prefinished Metal Siding

4 Composite Panel (Hardiboard)

5 Galvanized Metal Wainscott

6 Prefinished Metal Siding

Charles Matthews