

1 (Ex. 2, at §3.2).

2 Construction defects, wherever they may occur within the common interest community,  
3 negatively affect the property values, safety, attractiveness and desirability of Arlington Ranch.  
4 The experts in this matter have identified severe and pervasive defects that plague Arlington  
5 Ranch, including those cited in DR Horton's Motion. These defects not only affect the unit in  
6 which the defect is situated, but they also threaten the life, safety and property values of adjacent  
7 and nearby unit owners with water intrusion, electrocution, fire and a less desirable place to live.  
8 The defects are matters affecting the common interest community. (See Ex. 3, Arlington  
9 Ranch's Expert Architectural Report, Ex. 4, Plumbing and Mechanical Report, and Ex. 5  
10 Electrical Report).

12 In that regard, the Association may take action as authorized by the CC&Rs and NRS  
13 116.3102 to protect the value, attractiveness and desirability of Arlington Ranch. These matters  
14 affecting Arlington Ranch go well beyond the boundaries of the common areas. This conclusion  
15 is underscored by the Associations' authority to enter the individual units and cure such  
16 conditions when necessary. (Ex. 2, at §9.3).

18 The defects at issue were not caused by the unit owners, but DR Horton and its  
19 subcontractors that constructed the homes. Pursuant to the CC&Rs, the Association has the  
20 option of forcing the unit owners to correct the deficiencies at their own cost or prosecuting the  
21 culpable parties. Because of its fiduciary duty to act on behalf of its members' interests, the  
22 Association's Board chose to initiate this lawsuit in its own name on behalf of its homeowners.  
23 In so doing, it enjoys standing to bring all of the construction defect claims.

25 **4. Other Common Interest Community Jurisdictions Recognize Homeowner**  
26 **Associations' Standing to Bring Claims for Construction Defects Located**  
27 **Within Units**

28 DR Horton's motion boldly asserts that other jurisdictions facing similar standing issues

1 “have ruled that a condominium HOA may only pursue damages claims within the common  
 2 interest community for those defects for damage that ‘results from injury to property in which all  
 3 of the unit owners have a common interest.’” (DR Hort. Mot. at 15:16 - 16:2). To support its  
 4 proposition, DR Horton cites two cases: *Villa Sierra Condominium HOA v. Field Corp.*, 787  
 5 P.2d 661 (Colo.App. 1990) and *Equitable Life Assurance v. Tinsley Mill*, 249 Ga. 769 (1982).  
 6 These authorities fail for three reasons.

7  
 8 First, overwhelming national authority supports Association’s standing as does the  
 9 official commentary to the Uniform Act. Second, Georgia is not a UCIOA state and the *Tinsley*  
 10 *Mill* case was published prior to the Uniform Act’s creation. Georgia does not have a similar  
 11 statute to derive an Association’s standing from and is therefore disqualified from persuasive  
 12 authority. Third, *Villa Sierra* is a Colorado case published before Colorado adopted the UCIOA  
 13 standing provisions. As demonstrated below, *Villa Sierra* has been expressly overruled and  
 14 should not have been cited by DR Horton.

15  
 16 NRS 116 “must be applied and construed so as to effectuate its general purpose to make  
 17 uniform the law with respect to the subject of this chapter among states enacting it.” NRS  
 18 116.1109(2). Other states adopting the UCIOA have analyzed the statute to determine the breadth  
 19 of an association’s standing. These jurisdictions allow homeowner associations to sue for  
 20 construction defects located within the individual units. Their interpretation stems from their  
 21 analysis of statutory provisions similar, if not identical, to NRS 116. For example, in *Yacht Club*  
 22 *II Homeowners Association, Inc., v. A.C. Excavating*, the Colorado Court analyzed its common  
 23 interest community statute substantially similar to the Nevada statute. 94 P.3d 1177 (Colo.App.  
 24 2003).<sup>4</sup> Indeed, the Colorado statute was also patterned after the Uniform Act, which provides  
 25

---

26  
 27 <sup>4</sup>Certiorari granted for other issues only in *A.C. Excavating v. Yacht Club II Homeowners Ass’n, Inc.*, 2004  
 28 WL 1658306 (finding the economic loss rule did not prevent the homeowners association from suing in tort);  
 judgment affirmed by *A.C. Excavating v. Yacht Club II Homeowners Ass’n, Inc.*, 114 P.3d 862 (Colo. 2005).

1 that an association may:

2 Institute, defend, or intervene in litigation or administrative proceedings in its own  
3 name on behalf of itself or two or more unit owners on matters affecting the  
4 common interest community.

5 Compare CRS § 38-33.3-101 and NRS 116.3102(1)(d). The Colorado Court faced similar  
6 factual circumstances to the instant matter in that the defendant builder asserted that the  
7 homeowners association lacked standing to bring claims for defects alleged to exist within the  
8 individual condominium units. *Yacht Club II*, at 1179. In interpreting the Uniform Act, the Court  
9 held:

10 By its terms, the plain language of [the UCIOA] permits an association to bring an  
11 action not only on its own behalf but also on behalf of “two or more unit owners.”  
12 The only limitation... is the matter be one “affecting the common interest  
13 community.”

14 Under [the UCIOA] individual units are a part of the “common interest  
15 community.” [citation omitted]. Recognizing the underlying purpose of [the Act],  
16 giving the phrase “common interest community” the meaning ascribed to it by  
17 [the UCIOA], and realizing that an exception should not be read into a statute that  
18 its plain language does not suggest, warrant, or mandate [citations omitted], we  
19 conclude that [the UCIOA] *confers standing upon associations to pursue damage  
20 claims on behalf of two or more unit owners with respect to matters affecting  
21 their individual units.*

22 *Id.* at 1180 [emphasis added].

23 The Colorado Court also cited to the intent of the Uniform Act’s drafters, “whose stated  
24 purpose was to make ‘clear that the association can sue or defend suits *even though the suit may  
25 involve only units* as to which the association itself has no ownership interest.’” *Id.* at (citing  
26 UCIOA § 3-102 cmt. 3 at 96)(emphasis added).<sup>5</sup> Finally, the Court found that its holding was in  
27 accordance with the national trend. *Id.*

28 *Yacht Club II* was later upheld in a townhome context. The Colorado Court held in

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<sup>5</sup>DR Horton argues that there is no legislative history supplying guidance as to when a matter qualifies as  
“affecting the common interest community.” DR Horton did not search far as the UCIOA drafters’ official  
commentary expressly undermines DR Horton’s entire motion.

1 pertinent part:

2 Here, defendants point to sections of the [CC&Rs] apportioning maintenance  
3 duties between the Association and the owners of individual units . . . Provisions  
4 [set forth in CC&Rs] stating that the Association and individual owners have  
5 separate maintenance duties under the [CC&Rs] have no bearing on the  
6 Association's standing under the [UCIOA].

7 *Heritage Village Owners Ass'n v. Golden Heritage Investors, LTD*, 83 P.3d 513 (Colo.App.  
8 2004). The Colorado Court concluded that the Uniform Act and *Yacht Club II* make clear that an  
9 "[a]ssociation has standing to assert claims of individual owners" and discarded the same  
10 arguments put forth by DR Horton. (*Id.* at 1).<sup>6</sup>

11 Other states have found homeowner association standing to bring suit for defects found in  
12 two or more individually owned units. For example, in *Brickyard Homeowners' Ass'n*  
13 *Management Committee v. Gibbons Realty Co.*, the Court analyzed statutory provisions akin to  
14 the Nevada Statute. 668 P.2d 535 (Utah 1983). The plaintiff was a homeowners association  
15 suing for construction defects occurring in the common areas and the individually owned units.  
16 *Id.* The Utah Court held that the association had statutory authority to bring suit on behalf of two  
17 or more of its unit owners as the allegations affected more than one unit. *Id.* at 541.

18 Other jurisdictions are in accord with the Association's statutory interpretation regarding  
19 homeowner association standing. *See, e.g., Association of Unit Owners of Bridgeview*  
20 *Condominiums v. Dunning*, 187 Or.App. 595, 69 P.3d 788 (2003)(finding association's standing  
21 to bring claims for construction defects in individual units and the addition of individual unit  
22 owners "would change nothing as to those claims"); *Winthrop House Ass'n, Inc. v. Brookside*  
23 *Elm Limited Partners*, 451 F.Supp.2d 336 (D.Conn. 2005)(finding association had standing to  
24

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25  
26 <sup>6</sup>DR Horton argues that recognizing an association's standing to bring a lawsuit for defects within the  
27 individual units will expose it to subsequent lawsuits by unit owners for the same defects. (20:28 - 21:10). This  
28 argument ignores the plain language of NRS 116.3102, which states that the claim is brought "on behalf of two or  
more unit owners". Thus, unless a unit owners exercises her express right under the same statute to intervene in the  
lawsuit, she is leaving her interests in the hands of the association.



sue its developer for breach of warranties provided to its unit owners); *Sandy Creek Condominium Ass'n v. Stolt and Egner, Inc.*, 267 Ill.App.3d 291, 642 N.E.2d 171 (1994)(recognizing that an association enjoyed standing to sue on behalf of individual unit owners for fraudulent misrepresentation by builder and developer that buildings were constructed in compliance with building codes and in a good and workmanlike manner); *Charley Toppino & Sons, Inc., v. Seawatch Marathon Condominium Ass'n*, 658 So.2d 922 (Fla. 1995)(holding "the right to bring an implied warranty claim belongs to the unit owners, and this right may be exercised by the unit owners in the aggregate through their condominium association in matters of common interest" which include damages to units and personal property); *Candlewood Landing Condo. Ass'n v. Town of New Milford*, 44 Conn.App. 107, 111, 686 A.2d 1007 (1997)(holding that a condominium association has standing to bring a tax appeal on behalf of unit owners even through the statute governing tax appeals does not expressly so provide because the common interest ownership act authorizes an association to act in a representative capacity without exception or limitation); *Owens v. Tiber Island Condominium Ass'n*, 373 A.2d 890 (D.C.App. 1977)(recognizing statutory standing of association to sue on behalf of two or more unit owners for matters that affect individual units). Other jurisdictions have unequivocally discarded the standing assertions championed by DR Horton. This Court has no logical reason to deviate Nevada's course. DR Horton's Motion should be denied.

### C. THERE IS NO NEED FOR NRCP 23 CLASS ACTION ANALYSIS

DR Horton argues that if NRS 116 standing is afforded to the Association for construction defect claims within the units, Association will circumvent the requirements of NRCP 23's class action requirements. Such circumvention is specifically proscribed in the Nevada Rules of Civil Procedure. Indeed, "a party authorized by statute may sue in that person's own name without joining the party for whose benefit the action is brought . . . ." NRCP 17(a).

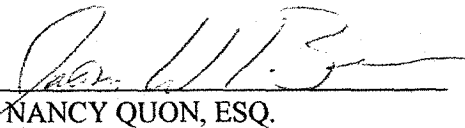
1 This Rule is satisfied by the plain language of NRS 116.3102(1)(d). There is simply no reason  
2 for NRCP 23 analysis in this matter.

3 **IV. CONCLUSION**

4 The plain language of NRS 116.3102(1)(d) provides standing for Association to bring  
5 claims for construction defects located within the individually owned units. NRS 40.610 and the  
6 operative CC&Rs reinforce this conclusion. Such an interpretation is in accord with other  
7 jurisdictions that have adopted a common interest community act patterned after the UCIOA.  
8 Defendants' Motion should be denied.  
9

10 Respectfully submitted this 1<sup>st</sup> day of May, 2008.

11 **QUON BRUCE CHRISTENSEN**

12  
13 By: 

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15 Nevada State Bar No. 6099

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24  
25  
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27  
28



**ARLINGTON RANCH**  
**Preliminary Defect List &**  
**Repair Recommendations**  
**January 7, 2008**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.690**

**4.0 ONE-COAT STUCCO SYSTEM**

**4.04 Defect:** Improper horizontal surface sheathing; OSB used in lieu of 5/8" exterior grade plywood at potshelves.

**Location:** At master bedroom horizontal surface below single hung windows in rear elevation of Unit 102 in each building.

| Observed Defective at Address | Address                        | Observed Defective at Address | Address                        |
|-------------------------------|--------------------------------|-------------------------------|--------------------------------|
| Horizon Wind 8660 Unit 102    | Traveling Breeze 8674 Unit 102 | Horizon Wind 8660 Unit 102    | Traveling Breeze 8674 Unit 102 |
| Horizon Wind 8749 Unit 102    | Traveling Breeze 8694 Unit 102 | Horizon Wind 8749 Unit 102    | Traveling Breeze 8694 Unit 102 |
| Horizon Wind 8799 Unit 102    | Traveling Breeze 8764 Unit 102 | Horizon Wind 8799 Unit 102    | Traveling Breeze 8764 Unit 102 |
| 6 Addresses                   | 6 Addresses                    | 6 Addresses                   | 6 Addresses                    |
| Percentage Defective: 100%    | Percentage Defective: 100%     | Percentage Defective: 100%    | Percentage Defective: 100%     |

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2 and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and exterior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 4.03 repair recommendation.

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**4.0 ONE-COAT STUCCO SYSTEM**

- 4.05 Defect:** Contact paper not removed from waterproof membrane.  
**Location:** At master bedroom horizontal surface below single hung windows in rear elevation of Unit 102 in each building.

**8674 Traveling Breeze Unit 102 missing waterproof membrane**

| Observed Defective Area    | Address                        | Area Inspected             | Address                        |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
|                            |                                | Horizon Wind 8660 Unit 102 |                                |
| Horizon Wind 8749 Unit 102 |                                | Horizon Wind 8749 Unit 102 | Traveling Breeze 8694 Unit 102 |
| Horizon Wind 8799 Unit 102 | Traveling Breeze 8764 Unit 102 | Horizon Wind 8799 Unit 102 | Traveling Breeze 8764 Unit 102 |
| Defective as Observed      | Defective as Observed          | Defective as Observed      | Defective as Observed          |
| 3 Addresses                |                                | 5 Addresses                |                                |
| Percentage Defective: 60%  |                                | Percentage Defective: 60%  |                                |

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2 and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and exterior finishes.
- Unreasonable maintenance burden.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 4.03 repair recommendation.

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**4.0 ONE-COAT STUCCO SYSTEM**

**4.06 Defect: Waterproof membrane missing at horizontal surface.**

**Location: At master bedroom horizontal surface below single hung windows in rear elevation of Unit 102 in each building.**

| Observed Defect      | Address                        | Address                    | Address                        |
|----------------------|--------------------------------|----------------------------|--------------------------------|
|                      | Traveling Breeze 8674 Unit 102 | Horizon Wind 8660 Unit 102 | Traveling Breeze 8674 Unit 102 |
|                      |                                | Horizon Wind 8749 Unit 102 | Traveling Breeze 8694 Unit 102 |
|                      |                                | Horizon Wind 8799 Unit 102 | Traveling Breeze 8764 Unit 102 |
| Observed Defect      | Address                        | Address                    | Address                        |
|                      | 1 Address                      |                            | 6 Addresses                    |
| Percentage Defective | 100%                           | 100%                       | 100%                           |

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2 and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and exterior finishes.
- Unreasonable maintenance burden.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 4.03 repair recommendation.

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**4.0 ONE-COAT STUCCO SYSTEM**

**4.07 Defect: Improper lap at vertical return.**

**Location:** At master bedroom horizontal surface below single hung windows in rear elevation of Unit 102 in each building.

| Observed Defective Unit        | Address or Area Inspected      |
|--------------------------------|--------------------------------|
| Traveling Breeze 8674 Unit 102 | Horizon Wind 8660 Unit 102     |
| Horizon Wind 8749 Unit 102     | Traveling Breeze 8674 Unit 102 |
| Traveling Breeze 8764 Unit 102 | Horizon Wind 8749 Unit 102     |
| Horizon Wind 8799 Unit 102     | Traveling Breeze 8694 Unit 102 |
| Traveling Breeze 8764 Unit 102 | Horizon Wind 8799 Unit 102     |
| Defective at:                  | Address or Area Inspected      |
| 3 Addresses                    | 6 Addresses                    |
| Percentage Defective: 50%      | Units or Areas Inspected: 6    |

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2 and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and exterior finishes.
- Unreasonable maintenance burden.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 4.03 repair recommendation.

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**4.0 ONE-COAT STUCCO SYSTEM**

**4.08 Defect: Foam plant on notched out for shutter installation.**  
**Location: At building exteriors.**

| Observed Defects at Building Exteriors |                        | Buildings Inspected  |                        |
|----------------------------------------|------------------------|----------------------|------------------------|
| Horizon Wind 8679                      | Thunder Sky 9440       | Horizon Wind 8679    | Thunder Sky 9440       |
| Horizon Wind 8680                      | Thunder Sky 9490       | Horizon Wind 8680    | Thunder Sky 9490       |
| Horizon Wind 8729                      | Tom Noon 8668          | Horizon Wind 8729    | Tom Noon 8668          |
| Horizon Wind 8730                      | Tom Noon 8718          | Horizon Wind 8730    | Tom Noon 8718          |
| Horizon Wind 8749                      |                        | Horizon Wind 8749    | Tom Noon 8788          |
| Horizon Wind 8750                      | Travelling Breeze 8654 | Horizon Wind 8750    | Travelling Breeze 8654 |
| Horizon Wind 8759                      | Travelling Breeze 8785 | Horizon Wind 8759    | Travelling Breeze 8785 |
| Horizon Wind 8760                      | Travelling Breeze 8805 | Horizon Wind 8760    | Travelling Breeze 8805 |
| Horizon Wind 8779                      | Travelling Breeze 8824 | Horizon Wind 8779    | Travelling Breeze 8824 |
| Observed Defects at Building Exteriors |                        | Buildings Inspected  |                        |
| 17 Buildings                           |                        | 18 Buildings         |                        |
| Percentage Defective                   |                        | Percentage Defective |                        |

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2 and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and exterior finishes.
- Unreasonable maintenance burden.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 16.03 repair recommendation.



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**7.0 SLIDING GLASS DOORS**

R.H. Adcock inspected 57 sliding glass doors visually at 57 units and invasively tested 11 sliding glass doors at 10 units throughout the High Noon at Arlington Project.

It was determined at High Noon at Arlington Ranch; the sliding glass doors were installed in unit/plan type 102 and 103 only. The sliding glass door installed project wide is the Alenco 1230 Aluminum Patio Door sliding glass door. This sliding glass doors is a "nail on flange" type sliding glass doors:

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7.0 SLIDING GLASS DOORS

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7.01 Defect: Sliding glass door threshold vertical frame unsealed; stained tack strip.  
Location: At Unit 102 and 103 weather exposed sliding glass doors.

| Unit 102                   |                                | Unit 103                   |                                |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
|                            |                                |                            |                                |
| Horizon Wind 8729 Unit 102 |                                | Horizon Wind 8660 Unit 102 | Tom Neen 8618 Unit 102         |
|                            |                                | Horizon Wind 8679 Unit 102 | Tom Neen 8637 Unit 102         |
| Horizon Wind 8729 Unit 102 |                                | Horizon Wind 8729 Unit 102 | Tom Neen 8657 Unit 102         |
| Horizon Wind 8749 Unit 102 | Tom Neen 8668 Unit 102         | Horizon Wind 8740 Unit 102 | Tom Neen 8668 Unit 102         |
| Horizon Wind 8749 Unit 102 | Tom Neen 8679 Unit 102         | Horizon Wind 8749 Unit 102 | Tom Neen 8679 Unit 102         |
|                            |                                | Horizon Wind 8750 Unit 102 | Tom Neen 8689 Unit 102         |
|                            |                                | Horizon Wind 8759 Unit 102 | Tom Neen 8718 Unit 102         |
| Horizon Wind 8789 Unit 102 | Tom Neen 8738 Unit 102         | Horizon Wind 8780 Unit 102 | Tom Neen 8738 Unit 102         |
|                            |                                | Horizon Wind 8789 Unit 102 | Tom Neen 8668 Unit 102         |
| Horizon Wind 8800 Unit 102 | Tom Neen 8828 Unit 102         | Horizon Wind 8800 Unit 102 | Tom Neen 8828 Unit 102         |
| Thunder Sky 9440 Unit 102  | Traveling Breeze 8654 Unit 102 | Thunder Sky 9440 Unit 102  | Traveling Breeze 8654 Unit 102 |
| Thunder Sky 9470 Unit 102  | Traveling Breeze 8764 Unit 102 | Thunder Sky 9470 Unit 102  | Traveling Breeze 8764 Unit 102 |
|                            | Traveling Breeze 8805 Unit 102 |                            | Traveling Breeze 8805 Unit 102 |
| 12                         |                                | 71                         |                                |
| Addresses:                 |                                | Addresses Inspected:       |                                |

| Unit 102                   |                                | Unit 103                   |                                |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
|                            |                                |                            |                                |
| Horizon Wind 8639 Unit 103 | Thunder Sky 9460 Unit 103      | Horizon Wind 8639 Unit 103 | Thunder Sky 9460 Unit 103      |
|                            |                                | Horizon Wind 8640 Unit 103 | Thunder Sky 9470 Unit 103      |
|                            |                                | Horizon Wind 8649 Unit 103 | Tom Neen 8657 Unit 103         |
|                            |                                |                            | Tom Neen 8677 Unit 103         |
| Horizon Wind 8679 Unit 103 |                                | Horizon Wind 8679 Unit 103 | Tom Neen 8679 Unit 103         |
|                            |                                | Horizon Wind 8680 Unit 103 | Tom Neen 8688 Unit 103         |
| Horizon Wind 8729 Unit 103 |                                | Horizon Wind 8729 Unit 103 | Tom Neen 8708 Unit 103         |
|                            |                                | Horizon Wind 8720 Unit 103 | Tom Neen 8718 Unit 103         |
| Horizon Wind 8740 Unit 103 | Tom Neen 8718 Unit 103         | Horizon Wind 8740 Unit 103 | Tom Neen 8757 Unit 103         |
|                            |                                | Horizon Wind 8750 Unit 103 | Tom Neen 8787 Unit 103         |
| Horizon Wind 8759 Unit 103 | Traveling Breeze 8645 Unit 103 | Horizon Wind 8759 Unit 103 | Traveling Breeze 8645 Unit 103 |
| Horizon Wind 8779 Unit 103 |                                | Horizon Wind 8779 Unit 103 | Traveling Breeze 8694 Unit 103 |
| Horizon Wind 8789 Unit 103 |                                | Horizon Wind 8789 Unit 103 | Traveling Breeze 8744 Unit 103 |
|                            | Traveling Breeze 8755 Unit 103 | Horizon Wind 8810 Unit 103 | Traveling Breeze 8775 Unit 103 |
|                            | Traveling Breeze 8824 Unit 103 | Thunder Sky 9440 Unit 103  | Traveling Breeze 8824 Unit 103 |
| Thunder Sky 9450 Unit 103  |                                | Thunder Sky 9450 Unit 103  |                                |
| 12                         |                                | 30                         |                                |
| Addresses:                 |                                | Addresses Inspected:       |                                |

12 of 27 units inspected=44% at Unit/Plan 102

24 of 57 inspected =42% at Combined Units /Plan Types

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**7.0 SLIDING GLASS DOORS**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
- Window Manufacturers Specifications (Alenco).
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 7.02 repair recommendation.

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**7.0 SLIDING GLASS DOORS**

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**N.R.S. 48.109 and N.R.S.40.680**

- 7.02 Defect: Threshold/jamb junctures are unsealed; water intrusion during track test at corners and under threshold.**  
**Location: At Unit 102 and 103 weather exposed sliding glass doors.**

| Observed Defects           |                            | Addresses Inspected        |                            |
|----------------------------|----------------------------|----------------------------|----------------------------|
| Address                    | Address                    | Address                    | Address                    |
|                            | Horizon Wind 8799 Unit 102 | Horizon Wind 8639 Unit 102 | Horizon Wind 8799 Unit 102 |
|                            |                            | Horizon Wind 8660 Unit 102 |                            |
| Horizon Wind 8749 Unit 102 |                            | Horizon Wind 8749 Unit 102 |                            |
|                            |                            |                            |                            |
| Addresses:                 |                            | Addresses Inspected:       |                            |
| 2                          |                            | 4                          |                            |
| Percentage Defective:      |                            | Percentage Inspected:      |                            |
| 50%                        |                            | 100%                       |                            |

**2 of 4 sliding glass doors tested=50% at unit/plan type 102**

| Observed Defects           |                                | Addresses Inspected        |                                |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Address                    | Address                        | Address                    | Address                        |
|                            | Horizon Wind 8740 Unit 103     | Horizon Wind 8649 Unit 103 | Horizon Wind 8740 Unit 103     |
|                            | Horizon Wind 8789 Unit 103 (2) | Horizon Wind 8650 Unit 103 | Horizon Wind 8789 Unit 103 (2) |
| Horizon Wind 8670 Unit 103 |                                | Horizon Wind 8670 Unit 103 |                                |
| Horizon Wind 8730 Unit 103 |                                | Horizon Wind 8730 Unit 103 |                                |
| Addresses:                 |                                | Addresses Inspected:       |                                |
| 4                          |                                | 6                          |                                |
| Percentage Defective:      |                                | Percentage Inspected:      |                                |
| 64%                        |                                | 100%                       |                                |

**5 of 7 sliding glass doors tested=50% at 4 of 6 unit/plan type 103**

**7 of 11 sliding glass doors tested=64% at 10 units**

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**7.0 SLIDING GLASS DOORS**

**Violations of Codes and Standards:**

- AAMA 502 "Specification for Field Testing of Windows and Sliding Glass Doors."
- ASTM E 1105 "Field Determination of Water Penetration of Installed Exterior Windows, Curtain Walls and Doors by Uniform or Cyclic Static Air Pressure Difference."
- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2 And 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Standard of care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

Perform the AAMA 502.00 Method B water test on sliding glass door except for those already tested. Assume 64% of sliding glass doors will require the following repair:

- A. Pullback carpet and padding back approximately 2-feet.
- B. Clean threshold/jamb intersections free from dust, dirt and other foreign items.
- C. Apply Schnee-Morehead S-M7100 sealant at intersections until completely sealed.
- D. Re-install carpet and padding, stretch carpet as required to match existing.
- E. Apply Kilz primer and paint to drywall and baseboard with staining. Assume 42% with 4 sq. ft. per sliding glass door.

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**7.0 SLIDING GLASS DOORS**

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 N.R.S. 48.109 and N.R.S.40.680

**7.03 Defect:** EPS not sealed at dissimilar material juncture (aluminum metal frame).

**Location:** At Unit 102 and 103 weather exposed sliding glass doors.

| Address                    |                            | Address                    |                            | Address              |  | Address           |  |
|----------------------------|----------------------------|----------------------------|----------------------------|----------------------|--|-------------------|--|
| Horizon Wind 8639 Unit 102 | Horizon Wind 8799 Unit 102 | Horizon Wind 8639 Unit 102 | Horizon Wind 8799 Unit 102 |                      |  |                   |  |
| Horizon Wind 8660 Unit 102 |                            | Horizon Wind 8660 Unit 102 |                            |                      |  |                   |  |
| Horizon Wind 8749 Unit 102 |                            | Horizon Wind 8749 Unit 102 |                            |                      |  |                   |  |
|                            |                            |                            |                            |                      |  |                   |  |
| Observed Defect            |                            | Observed Defect            |                            | Address Inspected    |  | Address Inspected |  |
| Addresses:                 |                            | 4                          |                            | Addresses Inspected: |  | 4                 |  |
| Percentage Defect:         |                            | 100%                       |                            | Percentage Defect:   |  | 100%              |  |

**4 of 4 sliding glass doors tested=100% at unit/plan type 102**

| Observed Defect:                       |                                | Address Inspected:         |                                |
|----------------------------------------|--------------------------------|----------------------------|--------------------------------|
| Address:                               | Address:                       | Address:                   | Address:                       |
| Horizon Wind 8650 Unit 103             | Horizon Wind 8740 Unit 103     | Horizon Wind 8649 Unit 103 | Horizon Wind 8740 Unit 103     |
| Horizon Wind 8670 Unit 103             | Horizon Wind 8789 Unit 103 (2) | Horizon Wind 8650 Unit 103 | Horizon Wind 8789 Unit 103 (2) |
| Horizon Wind 8730 Unit 103             |                                | Horizon Wind 8670 Unit 103 |                                |
|                                        |                                | Horizon Wind 8730 Unit 103 |                                |
| Observed Defect:                       |                                | Address Inspected:         |                                |
| Addresses:                             | 5                              | Addresses Inspected:       | 6                              |
| Percentage Defect: 86% of units tested |                                |                            |                                |

**6 of 7 sliding glass doors tested=86% at 5 of 6 unit/plan type 103**

**10 of 11 sliding glass doors tested=91% at 10 units**

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**N.R.S. 48.109 and N.R.S. 40.660**

**7.0 SLIDING GLASS DOORS**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
- Window Manufacturers Specifications (Alenco).
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- One Coat Stucco Manufacturers Specifications (Expo Fibrewall - ER-4368).
- One Coat Stucco Manufacturers Specifications (La Habra -ER-4226).
- One Coat Stucco Manufacturers Specifications (Nu Wall -ER-3177).
- One Coat Stucco Manufacturers Specifications (Omega -ER-4004).
- One Coat Stucco Manufacturers Specifications (Sto-ER-3804).
- One Coat Stucco Manufacturers Specifications (Western One Kote -ER-3899 and ESR-1607).
- One Coat Stucco Manufacturers Specifications (Wire Tex -ER-3878).
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

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**7.0 SLIDING GLASS DOORS**

**Repair Recommendation:**

Perform this repair in conjunction with 7.02 and other One Coat Stucco repairs. This repair occurs at 91% of the sliding glass doors. Perform repair as follows:

- A. Remove and discard 18-inch square area of One Coat Stucco System from sliding glass door perimeter.
- B. Remove and discard damaged building paper and flashing.
- C. Apply fungicide treatment to all exposed framing by a licensed applicator.
- D. Chip concrete from both threshold/jamb intersections. Assume 4-inch long by 4-inch thick area at each side. Assume 55% of sliding glass doors.
- E. Install new 18-inch long corrosion resistant "J" mold screed.
- F. Install new "Jiffy Seal" Waterproof membrane lapped in a "weather board" fashion with existing and new corrosion resistant "J" mold screed.
- G. Install new building paper lapped in a "weather board" fashion with existing building paper and new "Jiffy Seal" Waterproof membrane.
- H. Patch One Coat Stucco System using a bonding agent and texture to match existing. Paint, corner to corner, repaired wall plane area, assume 32 sq.ft.



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**7.0 SLIDING GLASS DOORS**

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**N.R.S. 48.109 and N.R.S.40.680**

**7.04 Defect: "J" trim weep screed short of nail fin.**  
**Location: At Unit 102 and 103 weather exposed sliding glass doors.**

| Observed Defective at:     | Address:                   | Observed Defective at:     | Address:                   |
|----------------------------|----------------------------|----------------------------|----------------------------|
|                            | Horizon Wind 8799 Unit 102 | Horizon Wind 8639 Unit 102 | Horizon Wind 8799 Unit 102 |
| Horizon Wind 8660 Unit 102 |                            | Horizon Wind 8660 Unit 102 |                            |
| Horizon Wind 8749 Unit 102 |                            | Horizon Wind 8749 Unit 102 |                            |
|                            |                            |                            |                            |
| Addresses:                 |                            | 3                          |                            |
| Addresses Inspected:       |                            |                            | 4                          |
| Percentage Defective:      |                            | 75%                        | (units of area) Inspected  |

**3 of 4 sliding glass doors tested=75% at unit/plan type 102**

| Observed Defective at:     | Address:                       | Observed Defective at:     | Address:                       |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
|                            | Horizon Wind 8740 Unit 103     | Horizon Wind 8649 Unit 103 | Horizon Wind 8740 Unit 103     |
|                            | Horizon Wind 8789 Unit 103 (1) | Horizon Wind 8650 Unit 103 | Horizon Wind 8789 Unit 103 (2) |
|                            |                                | Horizon Wind 8670 Unit 103 |                                |
| Horizon Wind 8730 Unit 103 |                                | Horizon Wind 8730 Unit 103 |                                |
|                            |                                |                            |                                |
| Addresses:                 |                                | 3                          |                                |
| Addresses Inspected:       |                                |                            | 6                              |
| Percentage Defective:      |                                | 50%                        | (units of area) Inspected      |

**3 of 7 sliding glass doors tested=43% at 3 of 6 unit/plan type 103**

**6 of 11 sliding glass doors tested=55% at 10 units**

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**7.0 SLIDING GLASS DOORS**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
- Window Manufacturers Specifications (Alenco).
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 7.03 repair recommendation.

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**7.0 SLIDING GLASS DOORS**

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**7.05 Defect: Missing sealant at head flashing to aluminum frame juncture.****Location: At Unit 102 and 103 weather exposed sliding glass doors.**

| Observed Defect at         |   | Address                      |                            |
|----------------------------|---|------------------------------|----------------------------|
| Horizon Wind 8639 Unit 102 |   | Horizon Wind 8639 Unit 102   | Horizon Wind 8789 Unit 102 |
| Horizon Wind 8660 Unit 102 |   | Horizon Wind 8660 Unit 102   |                            |
| Horizon Wind 8749 Unit 102 |   | Horizon Wind 8749 Unit 102   |                            |
| Observed Defect at         |   | Address Inspected at         |                            |
| Addresses:                 | 3 | Addresses Inspected:         | 4                          |
| Percentage Defective:      |   | 75% of units/doors inspected |                            |

**3 of 4 sliding glass doors tested=75% at unit/plan type 102**

| Observed Defect at         |                                | Address                      |                                |
|----------------------------|--------------------------------|------------------------------|--------------------------------|
|                            | Horizon Wind 8740 Unit 103     | Horizon Wind 8649 Unit 103   | Horizon Wind 8740 Unit 103     |
|                            | Horizon Wind 8789 Unit 103 (2) | Horizon Wind 8650 Unit 103   | Horizon Wind 8789 Unit 103 (2) |
| Horizon Wind 8670 Unit 103 |                                | Horizon Wind 8670 Unit 103   |                                |
| Horizon Wind 8730 Unit 103 |                                | Horizon Wind 8730 Unit 103   |                                |
| Observed Defect at         |                                | Address Inspected at         |                                |
| Addresses:                 | 4                              | Addresses Inspected:         | 6                              |
| Percentage Defective:      |                                | 71% of units/doors inspected |                                |

**5 of 7 sliding glass doors tested=71% at 4 of 6 unit/plan type 103****8 of 11 sliding glass doors tested=72% at 10 units**

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**7.0 SLIDING GLASS DOORS**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
- Window Manufacturers Specifications (Alenco).
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 7.03 repair recommendation.

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**8.0 EXTERIOR DOORS**

**FOR MEDIATION PURPOSES ONLY.**

**N.R.S. 48.109 and N.R.S.40.690**

**8.01 Defect:** Thresholds unsealed at jambs. (See matrix on next page for addresses).

**Location:** At entry doors of all units.

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 8.02 repair recommendation.

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8.0 EXTERIOR DOORS

| Address                    | 27                             | Address Inspected          | 28                             |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8650 Unit 101 | Tom Noon 8658 Unit 101         | Horizon Wind 8650 Unit 101 | Tom Noon 8658 Unit 101         |
| Horizon Wind 8669 Unit 101 | Tom Noon 8717 Unit 101         | Horizon Wind 8669 Unit 101 | Tom Noon 8717 Unit 101         |
| Horizon Wind 8729 Unit 101 | Tom Noon 8718 Unit 101         | Horizon Wind 8729 Unit 101 | Tom Noon 8718 Unit 101         |
| Horizon Wind 8730 Unit 101 | Tom Noon 8788 Unit 101         | Horizon Wind 8730 Unit 101 | Tom Noon 8788 Unit 101         |
| Horizon Wind 8749 Unit 101 | Tom Noon 8818 Unit 101         | Horizon Wind 8749 Unit 101 | Tom Noon 8818 Unit 101         |
| Horizon Wind 8750 Unit 101 | Tom Noon 8828 Unit 101         | Horizon Wind 8750 Unit 101 | Tom Noon 8828 Unit 101         |
| Horizon Wind 8760 Unit 101 | Traveling Breeze 8694 Unit 101 | Horizon Wind 8760 Unit 101 | Traveling Breeze 8694 Unit 101 |
| Horizon Wind 8769 Unit 101 | Traveling Breeze 8695 Unit 101 | Horizon Wind 8769 Unit 101 | Traveling Breeze 8695 Unit 101 |
| Horizon Wind 8800 Unit 101 | Traveling Breeze 8725 Unit 101 | Horizon Wind 8800 Unit 101 | Traveling Breeze 8725 Unit 101 |
| Thunder Sky 9440 Unit 101  | Traveling Breeze 8755 Unit 101 | Thunder Sky 9440 Unit 101  | Traveling Breeze 8755 Unit 101 |
| Thunder Sky 9480 Unit 101  | Traveling Breeze 8765 Unit 101 | Thunder Sky 9480 Unit 101  | Traveling Breeze 8765 Unit 101 |
| Thunder Sky 9480 Unit 101  | Traveling Breeze 8765 Unit 101 | Thunder Sky 9480 Unit 101  | Traveling Breeze 8765 Unit 101 |
| Tom Noon 8658 Unit 101     |                                | Tom Noon 8658 Unit 101     | Traveling Breeze 8805 Unit 101 |

27 of 28 units inspected=96% at Unit/Plan 101

| Address                    | 26                             | Address Inspected          | 32                             |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8639 Unit 102 | Tom Noon 8618 Unit 102         | Horizon Wind 8639 Unit 102 | Tom Noon 8618 Unit 102         |
| Horizon Wind 8660 Unit 102 |                                | Horizon Wind 8660 Unit 102 | Tom Noon 8637 Unit 102         |
| Horizon Wind 8679 Unit 102 | Tom Noon 8647 Unit 102         | Horizon Wind 8679 Unit 102 | Tom Noon 8668 Unit 102         |
| Horizon Wind 8729 Unit 102 |                                | Horizon Wind 8729 Unit 102 | Tom Noon 8678 Unit 102         |
| Horizon Wind 8749 Unit 102 | Tom Noon 8679 Unit 102         | Horizon Wind 8749 Unit 102 | Tom Noon 8678 Unit 102         |
| Horizon Wind 8759 Unit 102 | Tom Noon 8689 Unit 102         | Horizon Wind 8759 Unit 102 | Tom Noon 8678 Unit 102         |
| Horizon Wind 8759 Unit 102 | Tom Noon 8718 Unit 102         | Horizon Wind 8759 Unit 102 | Tom Noon 8718 Unit 102         |
| Horizon Wind 8759 Unit 102 | Tom Noon 8758 Unit 102         | Horizon Wind 8759 Unit 102 | Tom Noon 8758 Unit 102         |
| Horizon Wind 8760 Unit 102 | Tom Noon 8768 Unit 102         | Horizon Wind 8760 Unit 102 | Tom Noon 8768 Unit 102         |
| Horizon Wind 8769 Unit 102 | Traveling Breeze 8654 Unit 102 | Horizon Wind 8769 Unit 102 | Traveling Breeze 8654 Unit 102 |
| Horizon Wind 8799 Unit 102 | Traveling Breeze 8655 Unit 102 | Horizon Wind 8799 Unit 102 | Traveling Breeze 8655 Unit 102 |
| Horizon Wind 8810 Unit 102 | Traveling Breeze 8674 Unit 102 | Horizon Wind 8810 Unit 102 | Traveling Breeze 8674 Unit 102 |
| Thunder Sky 9440 Unit 102  | Traveling Breeze 8694 Unit 102 | Thunder Sky 9440 Unit 102  | Traveling Breeze 8694 Unit 102 |
| Thunder Sky 9470 Unit 102  | Traveling Breeze 8805 Unit 102 | Thunder Sky 9470 Unit 102  | Traveling Breeze 8805 Unit 102 |

26 of 32 units inspected=81% at Unit/Plan 102

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8.0 EXTERIOR DOORS

|                            |                                |                            |                                |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8639 Unit 103 | Thunder Sky 9460 Unit 103      | Horizon Wind 8639 Unit 103 | Thunder Sky 9460 Unit 103      |
| Horizon Wind 8640 Unit 103 | Thunder Sky 9470 Unit 103      | Horizon Wind 8640 Unit 103 | Thunder Sky 9470 Unit 103      |
| Horizon Wind 8649 Unit 103 |                                | Horizon Wind 8649 Unit 103 | Tom Noon 8618 Unit 103         |
| Horizon Wind 8650 Unit 103 | Tom Noon 8637 Unit 103         | Horizon Wind 8650 Unit 103 | Tom Noon 8637 Unit 103         |
| Horizon Wind 8660 Unit 103 |                                | Horizon Wind 8670 Unit 103 | Tom Noon 8679 Unit 103         |
| Horizon Wind 8679 Unit 103 |                                | Horizon Wind 8680 Unit 103 | Tom Noon 8694 Unit 103         |
| Horizon Wind 8729 Unit 103 |                                | Horizon Wind 8729 Unit 103 | Tom Noon 8708 Unit 103         |
| Horizon Wind 8730 Unit 103 | Tom Noon 8718 Unit 103         | Horizon Wind 8730 Unit 103 | Tom Noon 8718 Unit 103         |
| Horizon Wind 8750 Unit 103 | Tom Noon 8757 Unit 103         | Horizon Wind 8740 Unit 103 | Tom Noon 8757 Unit 103         |
| Horizon Wind 8750 Unit 103 | Tom Noon 8787 Unit 103         | Horizon Wind 8750 Unit 103 | Tom Noon 8787 Unit 103         |
| Horizon Wind 8759 Unit 103 | Traveling Breeze 8645 Unit 103 | Horizon Wind 8759 Unit 103 | Traveling Breeze 8645 Unit 103 |
| Horizon Wind 8779 Unit 103 | Traveling Breeze 8694 Unit 103 | Horizon Wind 8779 Unit 103 | Traveling Breeze 8694 Unit 103 |
| Horizon Wind 8789 Unit 103 | Traveling Breeze 8775 Unit 103 | Horizon Wind 8789 Unit 103 | Traveling Breeze 8744 Unit 103 |
| Thunder Sky 9440 Unit 103  | Traveling Breeze 8824 Unit 103 | Horizon Wind 8810 Unit 103 | Traveling Breeze 8775 Unit 103 |
| Thunder Sky 9430 Unit 103  |                                | Thunder Sky 9440 Unit 103  | Traveling Breeze 8824 Unit 103 |
| Thunder Sky 9430 Unit 103  |                                | Thunder Sky 9430 Unit 103  |                                |
| Address:                   | 22                             | Address Inspected:         | 31                             |

22 of 31 units inspected=71 % at Unit /Plan 103

75 of 91 inspected =82 % at Combined Units /Plan Types

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**8.0 EXTERIOR DOORS**

**8.02 Defect: Water intrusion during testing.**  
**Location: At entry doors of all units.**

| Observed Defective Address | Address                        | Address Inspected          | Address                        |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8650 Unit 101 | Traveling Breeze 8785 Unit 101 | Horizon Wind 8650 Unit 101 | Traveling Breeze 8785 Unit 101 |
| Thunder Sky 9480 Unit 101  |                                | Thunder Sky 9480 Unit 101  |                                |
| Tom Noon 8638 Unit 101     |                                | Tom Noon 8638 Unit 101     |                                |
| Tom Noon 8828 Unit 101     |                                | Tom Noon 8828 Unit 101     |                                |
| Observed Defective at:     |                                | Addresses Inspected:       |                                |
| Addresses:                 |                                | Addresses Inspected:       |                                |
| 5                          |                                | 5                          |                                |

**5 of 5 tested 100% at unit/plan 101**

| Observed Defective Address | Address                        | Address Inspected          | Address                        |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8639 Unit 102 | Tom Noon 8758 Unit 102         | Horizon Wind 8639 Unit 102 | Tom Noon 8758 Unit 102         |
| Horizon Wind 8799 Unit 102 | Traveling Breeze 8665 Unit 102 | Horizon Wind 8799 Unit 102 | Traveling Breeze 8665 Unit 102 |
| Horizon Wind 8810 Unit 103 |                                | Horizon Wind 8810 Unit 103 |                                |
| Thunder Sky 9440 Unit 102  | Traveling Breeze 8694 Unit 102 | Thunder Sky 9440 Unit 102  | Traveling Breeze 8694 Unit 102 |
| Tom Noon 8618 Unit 102     | Traveling Breeze 8764 Unit 102 | Tom Noon 8618 Unit 102     | Traveling Breeze 8764 Unit 102 |
| Observed Defective at:     |                                | Addresses Inspected:       |                                |
| Addresses:                 |                                | Addresses Inspected:       |                                |
| 9                          |                                | 9                          |                                |

**9 of 9 tested 50% at unit/plan 102**

| Observed Defective Address     | Address                    | Address Inspected              | Address                    |
|--------------------------------|----------------------------|--------------------------------|----------------------------|
| Horizon Wind 8649 Unit 103     | Horizon Wind 8789 Unit 103 | Horizon Wind 8649 Unit 103     | Horizon Wind 8789 Unit 103 |
| Horizon Wind 8650 Unit 103     |                            | Horizon Wind 8650 Unit 103     |                            |
| Horizon Wind 8730 Unit 103     |                            | Horizon Wind 8730 Unit 103     |                            |
| Horizon Wind 8740 Unit 103     |                            | Horizon Wind 8740 Unit 103     |                            |
| Horizon Wind 8650 Unit 103     |                            | Horizon Wind 8650 Unit 103     |                            |
| Tom Noon 8679 Unit 103         |                            | Tom Noon 8679 Unit 103         |                            |
| Traveling Breeze 8775 Unit 103 |                            | Traveling Breeze 8775 Unit 103 |                            |
| Observed Defective at:         |                            | Addresses Inspected:           |                            |
| Addresses:                     |                            | Addresses Inspected:           |                            |
| 8                              |                            | 8                              |                            |

**8 of 8 tested 100% at unit/plan 103**

**22 of 22 tested=100%**



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**8.0 EXTERIOR DOORS**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

Perform this repair in conjunction with 8.03 repair recommendation.

Assume 100% of entry doors require the following repair:

- A. Clean threshold/jamb intersection free of dust, dirt and other foreign items.
- B. Apply flexible/paintable/mold/mildew resistant sealant at intersection.
- C. Kilz and paint stained baseboard and drywall to match existing, assume 4 square feet per door.

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**8.03 Defect: J-trim screed short of entry door; blocked by concrete over pour.**  
**Location: At entry doors of all units.**

| Observed Defective Address  |                                | Address Inspected          |                                |
|-----------------------------|--------------------------------|----------------------------|--------------------------------|
| Address:                    | Address:                       | Address:                   | Address:                       |
| Horizon Wind 8660 Unit 101  | Traveling Breeze 8785 Unit 101 | Horizon Wind 8660 Unit 101 | Traveling Breeze 8785 Unit 101 |
| Thunder Sky 9480 Unit 101   |                                | Thunder Sky 9480 Unit 101  |                                |
|                             |                                | Tom Noon 8638 Unit 101     |                                |
|                             |                                | Tom Noon 8828 Unit 101     |                                |
| Observed Defective Address: |                                | Address Inspected:         |                                |
| Addresses:                  | 3                              | Addresses Inspected:       | 5                              |

**3 of 5 tested 60% at unit/plan 101**

| Observed Defective Address                              |                                | Address Inspected          |                                |
|---------------------------------------------------------|--------------------------------|----------------------------|--------------------------------|
| Address                                                 | Address                        | Address                    | Address                        |
| Horizon Wind 8799 Unit 102                              | Traveling Breeze 8665 Unit 102 | Horizon Wind 8639 Unit 102 | Tom Noon 8758 Unit 102         |
| Horizon Wind 8810 Unit 102                              |                                | Horizon Wind 8799 Unit 102 | Traveling Breeze 8665 Unit 102 |
| Thunder Sky 9440 Unit 102                               | Traveling Breeze 8694 Unit 102 | Horizon Wind 8810 Unit 102 |                                |
| Tom Noon 8618 Unit 102                                  |                                | Thunder Sky 9440 Unit 102  | Traveling Breeze 8694 Unit 102 |
|                                                         |                                | Tom Noon 8618 Unit 102     | Traveling Breeze 8764 Unit 102 |
| Observed Defective Addresses                            |                                | Addresses Inspected        |                                |
| Addresses:                                              | 6                              | Addresses Inspected:       | 9                              |
| Percentage Defective: 67% of 9 units or units inspected |                                |                            |                                |

**6 of 9 tested 67% at unit/plan 102**

| Observed Defective Addresses |                            | Addresses Inspected             |                            |
|------------------------------|----------------------------|---------------------------------|----------------------------|
| Address                      | Address                    | Address                         | Address                    |
| Horizon Wind 8649 Unit 103   | Horizon Wind 8789 Unit 103 | Horizon Wind 8649 Unit 103      | Horizon Wind 8789 Unit 103 |
| Horizon Wind 8660 Unit 103   |                            | Horizon Wind 8660 Unit 103      |                            |
|                              |                            | Horizon Wind 8730 Unit 103      |                            |
| Horizon Wind 8740 Unit 103   |                            | Horizon Wind 8740 Unit 103      |                            |
|                              |                            | Horizon Wind 8660 Unit 103      |                            |
|                              |                            |                                 |                            |
|                              |                            | Tom Noon 8679 Unit 103          |                            |
|                              |                            | Travelling Breeze 8775 Unit 103 |                            |
| Observed Defective Addresses |                            | Addresses Inspected             |                            |
| Addresses                    | 4                          | Addresses Inspected             | 8                          |
| Percentage Defective         |                            | Percentage Inspected            |                            |

**4 of 8 tested 50% at unit/plan 103**

**13 of 22 tested=59%**

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**8.0 EXTERIOR DOORS**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3. Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components exterior and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

Assume 59% of units require the following repair:

- A. Remove and discard 18-inches of One Coat Stucco at threshold/jamb juncture.
- B. Remove and discard existing building paper and Moistop flashing. Preserve integrity of existing building paper to proper lap with new one.
- C. Apply fungicide treatment to all exposed framing.
- D. Chip out excess concrete from both threshold/jamb intersections.
- E. Install new 6-inch long corrosion-resistant weep screed.
- F. Install new Moistop flashing lapped in a "weather board" fashion with new corrosion-resistant weep screed.
- G. Install new building paper lapped a minimum of 2-inches horizontally and 6-inches vertically with existing.
- H. Patch One Coat Stucco System to match existing texture. Paint entire repaired wall plane to match existing.

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**FOR MEDIATION PURPOSES ONLY.**  
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**8.0 EXTERIOR DOORS**

- 8.04 Defect:** Thresholds unsealed at jambs. (See matrix on next page for addresses).
- Location:** At French doors of Unit 101 and optional French exterior doors at Units 102 and 103.
- Violations of Codes and Standards:**
- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
  - 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
  - Standard of Care.
- Resultant Damage:**
- Water intrusion causing damage to structural components and interior finishes.
  - Not maintainable as constructed.
- Repair Recommendation:**  
This repair covered in 8.02 repair recommendation.

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**8.0 EXTERIOR DOORS**

| Address                    | Address                        | Address                    | Address                        |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8650 Unit 101 |                                | Horizon Wind 8650 Unit 101 | Tom Noon 8638 Unit 101         |
| Horizon Wind 8669 Unit 101 | Tom Noon 8717 Unit 101         | Horizon Wind 8669 Unit 101 | Tom Noon 8717 Unit 101         |
| Horizon Wind 8729 Unit 101 | Tom Noon 8718 Unit 101         | Horizon Wind 8729 Unit 101 | Tom Noon 8718 Unit 101         |
| Horizon Wind 8730 Unit 101 |                                | Horizon Wind 8730 Unit 101 | Tom Noon 8788 Unit 101         |
| Horizon Wind 8749 Unit 101 | Tom Noon 8818 Unit 101         | Horizon Wind 8749 Unit 101 | Tom Noon 8818 Unit 101         |
| Horizon Wind 8750 Unit 101 | Tom Noon 8828 Unit 101         | Horizon Wind 8750 Unit 101 | Tom Noon 8828 Unit 101         |
| Horizon Wind 8760 Unit 101 | Traveling Breeze 8644 Unit 101 | Horizon Wind 8760 Unit 101 | Traveling Breeze 8644 Unit 101 |
| Horizon Wind 8789 Unit 101 | Traveling Breeze 8694 Unit 101 | Horizon Wind 8789 Unit 101 | Traveling Breeze 8694 Unit 101 |
| Horizon Wind 8799 Unit 101 |                                | Horizon Wind 8799 Unit 101 | Traveling Breeze 8695 Unit 101 |
| Horizon Wind 8800 Unit 101 | Traveling Breeze 8725 Unit 101 | Horizon Wind 8800 Unit 101 | Traveling Breeze 8725 Unit 101 |
|                            | Traveling Breeze 8755 Unit 101 | Thunder Sky 9440 Unit 101  | Traveling Breeze 8755 Unit 101 |
| Thunder Sky 9480 Unit 101  | Traveling Breeze 8765 Unit 101 | Thunder Sky 9480 Unit 101  | Traveling Breeze 8765 Unit 101 |
| Thunder Sky 9490 Unit 101  | Traveling Breeze 8785 Unit 101 | Thunder Sky 9490 Unit 101  | Traveling Breeze 8785 Unit 101 |
| Tom Noon 8638 Unit 101     |                                | Tom Noon 8638 Unit 101     | Traveling Breeze 8805 Unit 101 |
| Observed Defective at:     |                                | Addresses Inspected:       |                                |
| Addresses:                 | 23                             | Addresses Inspected:       | 28                             |
| Percentage Defective:      |                                | Percentage Inspected:      |                                |

**23 of 28 units inspected=83% at Unit /Plan 101**

| Address                    | Address                | Address                    | Address                |
|----------------------------|------------------------|----------------------------|------------------------|
|                            | Tom Noon 8618 Unit 102 |                            | Tom Noon 8618 Unit 102 |
|                            | Tom Noon 8768 Unit 102 |                            | Tom Noon 8768 Unit 102 |
| Horizon Wind 8780 Unit 102 |                        | Horizon Wind 8780 Unit 102 |                        |
| Observed Defective at:     |                        | Addresses Inspected:       |                        |
| Addresses:                 | 3                      | Addresses Inspected:       | 3                      |
| Percentage Defective:      |                        | Percentage Inspected:      |                        |

**3 of 3 units inspected=100% at Unit /Plan 102**

| Address                    | Address | Address                    | Address                |
|----------------------------|---------|----------------------------|------------------------|
|                            |         |                            | Tom Noon 8618 Unit 103 |
|                            |         |                            | Tom Noon 8698 Unit 103 |
| Horizon Wind 8729 Unit 103 |         | Horizon Wind 8729 Unit 103 |                        |
|                            |         |                            | Tom Noon 8718 Unit 103 |
| Observed Defective at:     |         | Addresses Inspected:       |                        |
| Addresses:                 | 1       | Addresses Inspected:       | 4                      |
| Percentage Defective:      |         | Percentage Inspected:      |                        |

**1 of 4 units inspected=25% at Unit /Plan 103**

**27 of 35 inspected =77% at Combined Units /Plan Types**

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**8.0 EXTERIOR DOORS**

**8.05 Defect: Water intrusion during testing.**  
**Location: At French doors of all units.**

| Observed Defect            | Address                        | Observed Defect            | Address                        |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8650 Unit 101 | Traveling Breeze 8785 Unit 101 | Horizon Wind 8650 Unit 101 | Traveling Breeze 8785 Unit 101 |
| Thunder Sky 9480 Unit 101  |                                | Thunder Sky 9480 Unit 101  |                                |
| Tom Noon 8638 Unit 101     |                                | Tom Noon 8638 Unit 101     |                                |
| Tom Noon 8628 Unit 101     |                                | Tom Noon 8628 Unit 101     |                                |
| Observed Defective at:     |                                | Addresses Inspected:       |                                |
| 5                          |                                | 5                          |                                |
| Percentage Defective:      |                                | Percentage Inspected:      |                                |

**5 of 5 tested 100% at unit/plan 101**

| Observed Defect        | Address | Observed Defect        | Address |
|------------------------|---------|------------------------|---------|
| Tom Noon 8618 Unit 102 |         | Tom Noon 8618 Unit 102 |         |
| Observed Defective at: |         | Addresses Inspected:   |         |
| 1                      |         | 1                      |         |
| Percentage Defective:  |         | Percentage Inspected:  |         |

**1 of 1 tested 100% at unit/plan 102**

**6 of 6 tested=100%**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

Perform this repair in conjunction with 8.03 repair recommendation.

Assume 100% of entry doors require the following repair:

- A. Clean threshold/jamb intersection free of dust, dirt and other foreign items.
- B. Apply flexible/paintable/mold/mildew resistant sealant at intersection.
- C. Kilz and paint stained baseboard and drywall to match existing, assume 4 square feet per door.

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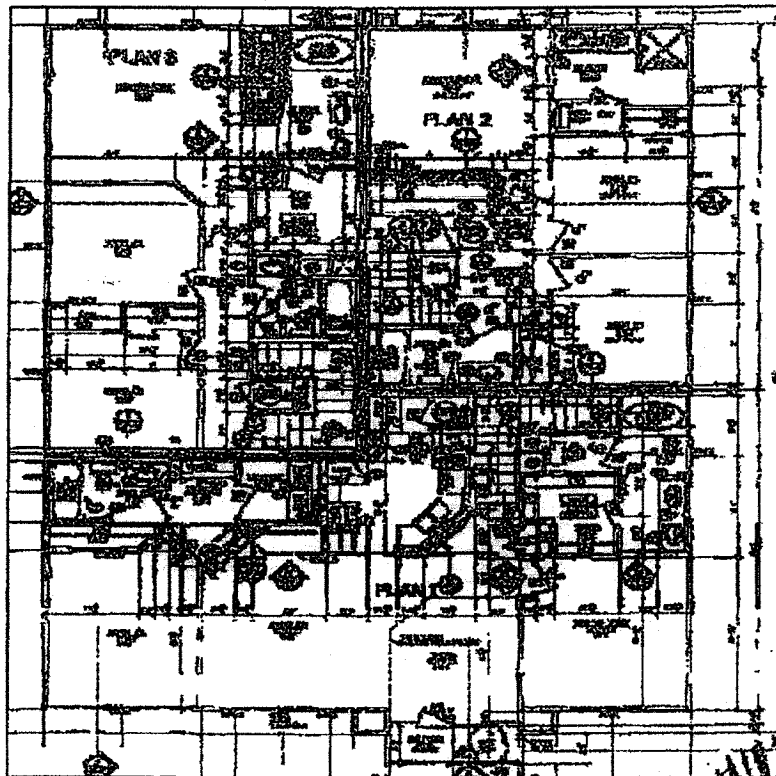
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**N.R.S. 48.109 and N.R.S.40.680**

**10.0 FIRE RESISTIVE CONSTRUCTION**

Present at High Noon at Arlington Ranch, are two types of fire resistive construction:

- 1) Garage to Unit Separation walls.
- 2) Unit to Unit Separation walls.

Both walls under the 2000 IBC are classified as one hour fire walls. Fire walls must be designed to allow collapse on either side independently. Fire walls must extend the full width of the building and to the bottom of the roof sheathing. Both wall assemblies (garage to unit and unit to unit fire walls) are constructed using the same materials and installation techniques. R.H. Adcock invasively tested 13 fire walls.



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**10.0 FIRE RESISTIVE CONSTRUCTION**

- 10.01 Defect:** Drywall fastener size is improper for 1-hour wall fire rating; less than 8d nail and/or less than 1-3/4" Type W drywall screws @ shear-wall.  
**Location:** One-hour rated construction walls between units and garage occupancy separation walls with shear wall.

| Observed Defects           |                                | Addresses Inspected        |                                |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Address                    | Address                        | Address                    | Address                        |
| Horizon Wind 8639 Unit 102 | Tom Noon 8758 Unit 102         | Horizon Wind 8639 Unit 102 | Tom Noon 8758 Unit 102         |
|                            | Traveling Breeze 8665 Unit 102 | Horizon Wind 8660 Unit 102 | Traveling Breeze 8665 Unit 102 |
| Horizon Wind 8749 Unit 102 | Traveling Breeze 8674 Unit 102 | Horizon Wind 8749 Unit 102 | Traveling Breeze 8674 Unit 102 |
|                            | Traveling Breeze 8694 Unit 102 | Horizon Wind 8799 Unit 102 | Traveling Breeze 8694 Unit 102 |
| Horizon Wind 8810 Unit 102 |                                | Horizon Wind 8810 Unit 102 | Traveling Breeze 8764 Unit 102 |
| Thunder Sky 9440 Unit 102  | Traveling Breeze 8805 Unit 102 | Thunder Sky 9440 Unit 102  | Traveling Breeze 8805 Unit 102 |
| Tom Noon 8618 Unit 102     |                                | Tom Noon 8618 Unit 102     |                                |
| Observed Defects           |                                | Addresses Inspected        |                                |
| Addresses:                 | 10                             | Addresses Inspected:       | 13                             |
| Percentage Defective:      | 100%                           | Percentage Inspected:      | 100%                           |

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 719.1(2), 14.1.3.1, m, Table 719.1 Footnote o, Footnote l and Table 601-602
- Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515.
- Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, General Explanatory Notes, Page 9, Note #22.
- Gypsum Association ES Report ER-1632 (February 1, 2002) Section 2.4.2 and Section 2.4.3.
- Gypsum Association ESR Report ESR-1338 (December 1, 2004) Section 4.2.2.2 and Section 4.2.2.3
- Underwriters Laboratory-UL Design U305 and U341.
- Plans and Specification Sheet FD-1.
- Plans and Specifications Sheet A-2.1 Keynote 1.
- Standard of Care.

**Resultant Damage:**

- Risk of structure fire and Life Safety Hazard.
- Breach in one-hour construction.
- Breach in STC rating.
- Repair requires destruction of non-defective interior finishes.



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**10.0 FIRE RESISTIVE CONSTRUCTION**

**Repair Recommendation:**

Perform this repair in conjunction with structural repairs. Remove drywall as necessary to verify existence of plywood shear panel behind drywall and improper fastener size for one-hour fire rated construction party wall. In addition to the 13 addresses already inspected, and 10 found defective, assume 77% of garage to unit occupancy separation walls with shear panels (see structural drawings for shear panel locations) requires the following repair:

- A. Remove and store property away from area of repair.
- B. Re-fasten with size, type and spacing required for one-hour rated construction occupancy separation wall over plywood or OSB shear panel.
- C. Apply drywall compound at nail heads, prime and paint to match existing, corner to corner.
- D. Re-install property to original locations.

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**10.0 FIRE RESISTIVE CONSTRUCTION**

**10.02 Defect:** Drywall fastener size is improper for 1-hour fire rating; less than 6d nail and/or less than 1-1/4" Type W drywall screws.

**Location:** One-hour rated construction walls between units and garage occupancy separation walls.

| Observed Defective at:                                  |                        | Addresses Inspected:       |                                |
|---------------------------------------------------------|------------------------|----------------------------|--------------------------------|
| Address:                                                | Address:               | Address:                   | Address:                       |
|                                                         | Tom Noon 8788 Unit 101 | Horizon Wind 8749 Unit 101 | Tom Noon 8788 Unit 101         |
|                                                         | Tom Noon 8828 Unit 101 | Horizon Wind 8760 Unit 101 | Tom Noon 8828 Unit 101         |
|                                                         |                        | Thunder Sky 9480 Unit 101  | Traveling Breeze 8694 Unit 101 |
| Tom Noon 8638 Unit 101                                  |                        | Tom Noon 8638 Unit 101     | Traveling Breeze 8785 Unit 101 |
| Observed Defective at:                                  |                        | Addresses Inspected:       |                                |
| Addresses:                                              | 3                      | Addresses Inspected:       | 8                              |
| Percentage Defective: 37.5% of units or areas inspected |                        |                            |                                |

**3 of 8 tested 38% at unit/plan 101**

| Observed Defective at:                               |          | Addresses Inspected:       |                                |
|------------------------------------------------------|----------|----------------------------|--------------------------------|
| Address:                                             | Address: | Address:                   | Address:                       |
|                                                      |          | Horizon Wind 8810 Unit 102 | Traveling Breeze 8805 Unit 102 |
|                                                      |          | Thunder Sky 9440 Unit 102  |                                |
| Observed Defective at:                               |          | Addresses Inspected:       |                                |
| Addresses:                                           | 0        | Addresses Inspected:       | 3                              |
| Percentage Defective: 0% of units or areas inspected |          |                            |                                |

**0 of 3 tested 0% at unit/plan 102**

| Observed Defective at:                                  |                                | Addresses Inspected:       |                                |
|---------------------------------------------------------|--------------------------------|----------------------------|--------------------------------|
| Address:                                                | Address:                       | Address:                   | Address:                       |
| Horizon Wind 8670 Unit 103                              |                                | Horizon Wind 8670 Unit 103 | Tom Noon 8679 Unit 103         |
|                                                         |                                | Horizon Wind 8730 Unit 103 | Traveling Breeze 8645 Unit 103 |
|                                                         | Traveling Breeze 8775 Unit 103 | Horizon Wind 8740 Unit 103 | Traveling Breeze 8775 Unit 103 |
|                                                         |                                | Horizon Wind 8759 Unit 103 | Traveling Breeze 8824 Unit 103 |
|                                                         |                                | Thunder Sky 9440 Unit 103  |                                |
| Observed Defective at:                                  |                                | Addresses Inspected:       |                                |
| Addresses:                                              | 2                              | Addresses Inspected:       | 9                              |
| Percentage Defective: 22.2% of units or areas inspected |                                |                            |                                |

**2 of 9 tested 22% at unit/plan 103**

**5 of 20 tested=25%**

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**10.0 FIRE RESISTIVE CONSTRUCTION**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 719.1(2), 14.1.3.1, m, Table 719.1 Footnote o, and Table 601-602
- Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515.
- Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, General Explanatory Notes, Page 9, Note #22.
- Gypsum Association ES Report ER-1632 (February 1, 2002) Section 2.4.2 and Section 2.4.3.
- Gypsum Association ESR Report ESR-1338 (December 1, 2004) Section 4.2.2.2 and Section 4.2.2.3
- Underwriters Laboratory-UL Design U305 and U341.
- Plans and Specification Sheet FD-1.
- Plans and Specifications Sheet A-2.1 Keynote 1.
- Standard of Care.

**Resultant Damage:**

- Risk of structure fire and Life Safety Hazard.
- Breach in one-hour construction.
- Breach in STC rating.
- Repair requires destruction of non-defective interior finishes.

**Repair Recommendation:**

Perform this repair in conjunction with structural repairs. Remove fasteners at random to verify improper fastener size for one-hour fire rated construction party walls. In addition to the 20 addresses already inspected, and 5 found defective, assume 25% of garage to unit occupancy separation walls without shear panels requires the following repair:

- A. Remove and store property away from area of repair.
- B. Re-fasten with size, type and spacing required for one-hour fire rated construction party wall.
- C. Apply drywall compound at nail heads, prime and paint to match existing, corner to corner.
- D. Re-install property to original locations.

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**10.0 FIRE RESISTIVE CONSTRUCTION**

**10.03 Defect:** Drywall fastener size is improper for 1-hour fire rating; less than 6d nail and/or less than 1-1/4" Type W drywall screws.

**Location:** Garage one-hour rated load bearing walls supporting ceiling.

| Unit/Address               | Unit/Address                   | Unit/Address               | Unit/Address                   |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
|                            |                                | Horizon Wind 8650 Unit 101 | Tom Noon 8788 Unit 101         |
|                            |                                | Horizon Wind 8749 Unit 101 | Tom Noon 8828 Unit 101         |
| Horizon Wind 8760 Unit 101 |                                | Horizon Wind 8760 Unit 101 | Traveling Breeze 8694 Unit 101 |
|                            | Traveling Breeze 8785 Unit 101 | Thunder Sky 9480 Unit 101  | Traveling Breeze 8785 Unit 101 |
|                            |                                | Tom Noon 8838 Unit 101     |                                |
| Observed Defective Unit:   |                                |                            |                                |
| Addresses:                 | 2                              | Addresses Inspected:       | 9                              |
| Percentage Defective:      | 22%                            | Unit/Address Inspected:    |                                |

**2 of 9 tested 22% at unit/plan 101**

| Unit/Address               | Unit/Address                   | Unit/Address               | Unit/Address                   |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
|                            | Tom Noon 8618 Unit 102         | Horizon Wind 8639 Unit 102 | Tom Noon 8618 Unit 102         |
|                            | Tom Noon 8758 Unit 102         | Horizon Wind 8660 Unit 102 | Tom Noon 8758 Unit 102         |
| Horizon Wind 8749 Unit 102 |                                | Horizon Wind 8749 Unit 102 | Traveling Breeze 8665 Unit 102 |
|                            | Traveling Breeze 8764 Unit 102 | Horizon Wind 8799 Unit 102 | Traveling Breeze 8674 Unit 102 |
|                            |                                | Horizon Wind 8810 Unit 102 | Traveling Breeze 8694 Unit 102 |
|                            |                                | Thunder Sky 9440 Unit 102  | Traveling Breeze 8764 Unit 102 |
|                            | Traveling Breeze 8805 Unit 102 |                            | Traveling Breeze 8805 Unit 102 |
| Observed Defective Unit:   |                                |                            |                                |
| Addresses:                 | 5                              | Addresses Inspected:       | 13                             |
| Percentage Defective:      | 38%                            | Unit/Address Inspected:    |                                |

**5 of 13 tested 38% at unit/plan 102**

| Unit/Address               | Unit/Address                   | Unit/Address               | Unit/Address                   |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
|                            |                                | Horizon Wind 8649 Unit 103 | Thunder Sky 9440 Unit 103      |
| Horizon Wind 8650 Unit 103 | Tom Noon 8679 Unit 103         | Horizon Wind 8650 Unit 103 | Tom Noon 8679 Unit 103         |
| Horizon Wind 8670 Unit 103 | Traveling Breeze 8645 Unit 103 | Horizon Wind 8670 Unit 103 | Traveling Breeze 8645 Unit 103 |
|                            |                                | Horizon Wind 8730 Unit 103 | Traveling Breeze 8775 Unit 103 |
|                            |                                | Horizon Wind 8740 Unit 103 | Traveling Breeze 8824 Unit 103 |
|                            |                                | Horizon Wind 8758 Unit 103 |                                |
|                            |                                | Horizon Wind 8789 Unit 103 |                                |
| Observed Defective Unit:   |                                |                            |                                |
| Addresses:                 | 4                              | Addresses Inspected:       | 11                             |
| Percentage Defective:      | 36%                            | Unit/Address Inspected:    |                                |

**4 of 11 tested 36% at unit/plan 103**

**11 of 33 tested=33%**

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**10.0 FIRE RESISTIVE CONSTRUCTION**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 719.1(2), 14.1.3.1, m, Table 719.1 Footnote o, and Table 601-602
- Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515.
- Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, General Explanatory Notes, Page 9, Note #22.
- Gypsum Association ES Report ER-1632 (February 1, 2002) Section 2.4.2 and Section 2.4.3.
- Gypsum Association ESR Report ESR-1338 (December 1, 2004) Section 4.2.2.2 and Section 4.2.2.3
- Underwriters Laboratory-UL Design U305 and U341.
- Plans and Specification Sheet FD-1.
- Plans and Specifications Sheet A-2.1 Keynote 1.
- Standard of Care.

**Resultant Damage:**

- Risk of structure fire and Life Safety Hazard.
- Breach in one-hour construction.
- Breach in STC rating.
- Repair requires destruction of non-defective interior finishes.

**Repair Recommendation:** See repair 10.04.

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**10.0 FIRE RESISTIVE CONSTRUCTION**

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**10.04 Defect: Opposing seams are back to back.**

Location: Garage one-hour rated load bearing walls supporting ceiling.

| Address                    | Address                        | Address                    | Address                        |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8650 Unit 101 |                                | Horizon Wind 8650 Unit 101 | Tom Noon 8788 Unit 101         |
| Horizon Wind 8749 Unit 101 |                                | Horizon Wind 8749 Unit 101 | Tom Noon 8828 Unit 101         |
| Horizon Wind 8760 Unit 101 | Traveling Breeze 8694 Unit 101 | Horizon Wind 8760 Unit 101 | Traveling Breeze 8694 Unit 101 |
|                            |                                | Thunder Sky 9480 Unit 101  | Traveling Breeze 8785 Unit 101 |
| Tom Noon 8638 Unit 101     |                                | Tom Noon 8638 Unit 101     |                                |
| Observed Defective         |                                |                            |                                |
| Addresses:                 | 5                              | Addresses Inspected:       | 9                              |

5 of 9 tested 56% at unit/plan 101

| Address                    | Address                        | Address                    | Address                        |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8639 Unit 102 |                                | Horizon Wind 8639 Unit 102 | Tom Noon 8618 Unit 102         |
| Horizon Wind 8660 Unit 102 |                                | Horizon Wind 8660 Unit 102 | Tom Noon 8758 Unit 102         |
| Horizon Wind 8749 Unit 102 |                                | Horizon Wind 8749 Unit 102 | Traveling Breeze 8665 Unit 102 |
| Horizon Wind 8799 Unit 102 | Traveling Breeze 8674 Unit 102 | Horizon Wind 8799 Unit 102 | Traveling Breeze 8674 Unit 102 |
| Thunder Sky 9440 Unit 102  |                                | Horizon Wind 8810 Unit 102 | Traveling Breeze 8694 Unit 102 |
|                            | Traveling Breeze 8694 Unit 102 | Thunder Sky 9440 Unit 102  | Traveling Breeze 8764 Unit 102 |
| Horizon Wind 8810 Unit 102 | Traveling Breeze 8764 Unit 102 | Horizon Wind 8810 Unit 102 | Traveling Breeze 8805 Unit 102 |
| Observed Defective         |                                |                            |                                |
| Addresses:                 | 9                              | Addresses Inspected:       | 14                             |

9 of 14 tested 64% at unit/plan 102

| Address                    | Address                        | Address                    | Address                        |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8650 Unit 103 | Thunder Sky 9440 Unit 103      | Horizon Wind 8649 Unit 103 | Thunder Sky 9440 Unit 103      |
| Horizon Wind 8670 Unit 103 | Tom Noon 8679 Unit 103         | Horizon Wind 8650 Unit 103 | Tom Noon 8679 Unit 103         |
| Horizon Wind 8730 Unit 103 | Traveling Breeze 8645 Unit 103 | Horizon Wind 8670 Unit 103 | Traveling Breeze 8645 Unit 103 |
| Horizon Wind 8740 Unit 103 |                                | Horizon Wind 8730 Unit 103 | Traveling Breeze 8645 Unit 103 |
| Horizon Wind 8759 Unit 103 |                                | Horizon Wind 8740 Unit 103 | Traveling Breeze 8775 Unit 103 |
| Horizon Wind 8789 Unit 103 |                                | Horizon Wind 8759 Unit 103 | Traveling Breeze 8824 Unit 103 |
| Horizon Wind 8789 Unit 103 |                                | Horizon Wind 8789 Unit 103 |                                |
| Observed Defective         |                                |                            |                                |
| Addresses:                 | 9                              | Addresses Inspected:       | 12                             |

9 of 12 tested 75% at unit/plan 103

23 of 34 tested=68%

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**10.0 FIRE RESISTIVE CONSTRUCTION**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 719.1(2), 14.1.3 l, m, Table 719.1 Footnote o, and Table 601-602
- Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515.
- Gypsum Association ES Report ER-1632 (February 1, 2002) Section 2.4.2 and Section 2.4.3.
- Gypsum Association ESR Report ESR-1338 (December 1, 2004) Section 4.2.2.2 and Section 4.2.2.3
- Underwriters Laboratory-UL Design U305 and U341.
- Plans and Specification Sheet FD-1.
- Plans and Specifications Sheet A-2.1 Keynote 1.
- Standard of Care.

**Resultant Damage:**

- Risk of structure fire and Life Safety Hazard.
- Breach in one-hour construction.
- Breach in STC rating.
- Repair requires destruction of non-defective interior finishes.

**Repair Recommendation:**

Perform this repair in conjunction with other fire resistive and structural repair recommendations. In addition to the 34 units already inspected and 23 found defective, assume 68% of garage load bearing walls require the following repair:

- A. Remove and store property and other items from both sides of wall.
- B. Remove and discard existing drywall from Unit 102 garage (or what is the center garage) both sides of walls.
- C. Install new 5/8" Type X drywall per Gypsum Association design Number WP5512 and WP5515.
- D. Apply drywall compound at nail heads, prime and paint to match existing, corner to corner.
- E. Re-install property to original locations.

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**10.0 FIRE RESISTIVE CONSTRUCTION**

**10.05 Defect:** Drywall fastener size is improper for 1-hour fire rating; less than 6d nail and/or less than 1-1/4" Type W drywall screws.

**Location:** Unit to Unit party walls.

| Observed Defective Address                            |                                       | Address Inspected                                     |                                |
|-------------------------------------------------------|---------------------------------------|-------------------------------------------------------|--------------------------------|
| Address:                                              |                                       | Address:                                              |                                |
|                                                       |                                       | Tom Noon 8638 Unit 101                                |                                |
|                                                       | Traveling Breeze 8785 Unit 101-stairs |                                                       | Traveling Breeze 8785 Unit 101 |
| Tom Noon 8826 Unit 101-stairs                         |                                       | Tom Noon 8826 Unit 101                                |                                |
| Observed Defective Unit Area                          |                                       | Address Inspected                                     |                                |
| Addresses:                                            |                                       | Addresses Inspected:                                  |                                |
| 2                                                     |                                       | 3                                                     |                                |
| Percentage Defective: 67% of units or areas inspected |                                       | Percentage Defective: 67% of units or areas inspected |                                |

**2 of 3 tested 66% at unit/plan 101**

| Observed Defective Unit Area                          |                                       | Address Inspected      |                                |
|-------------------------------------------------------|---------------------------------------|------------------------|--------------------------------|
| Address:                                              | Traveling Breeze 8694 Unit 102        |                        | Traveling Breeze 8694 Unit 102 |
|                                                       |                                       |                        |                                |
|                                                       | Traveling Breeze 8805 Unit 102-stairs | Tom Noon 8758 Unit 102 | Traveling Breeze 8805 Unit 102 |
|                                                       |                                       |                        |                                |
| Observed Defective Unit Area                          |                                       | Address Inspected      |                                |
| Addresses:                                            | 1                                     | Addresses Inspected:   | 3                              |
| Percentage Defective: 33% of units or areas inspected |                                       |                        |                                |

**1 of 3 tested 33% at unit/plan 102**

| Observed Defective Address                             |         | Address Inspected      |         |
|--------------------------------------------------------|---------|------------------------|---------|
| Address                                                | Address | Address                | Address |
| Tom Noon 8679 Unit 103-stairs                          |         | Tom Noon 8679 Unit 103 |         |
|                                                        |         |                        |         |
| Observed Defective Address                             |         | Address Inspected      |         |
| Addresses:                                             | 1       | Addresses Inspected:   | 1       |
| Percentage Defective: 100% of units or areas inspected |         |                        |         |

**1 of 1 tested 100% at unit/plan 103**

**4 of 7 tested=57%**



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**N.R.S. 48.189 and N.R.S.48.480**

**10.0 FIRE RESISTIVE CONSTRUCTION**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 719.1(2), 14.1.3 l, m, Table 719.1 Footnote o, and Table 601-602 Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515.
- Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, General Explanatory Notes, Page 9, Note #22.
- Gypsum Association ES Report ER-1632 (February 1, 2002) Section 2.4.2 and Section 2.4.3.
- Gypsum Association ESR Report ESR-1338 (December 1, 2004) Section 4.2.2.2 and Section 4.2.2.3
- Underwriters Laboratory-UL Design U305 and U341.
- Plans and Specification Sheet FD-1.
- Plans and Specifications Sheet A-2.1 Keynote 1.
- Standard of Care.

**Resultant Damage:**

- Risk of structure fire and Life Safety Hazard.
- Breach in one-hour construction.
- Breach in STC rating.
- Repair requires destruction of non-defective interior finishes.

**Repair Recommendation:**

Perform this repair in conjunction with structural repairs. Remove fasteners at random to verify improper fastener size for one-hour fire rated construction party walls. In addition to the 7 addresses already inspected, and 4 found defective, assume 57% of unit to unit party walls without shear panels require the following repair:

- A. Remove and store property away from area of repair.
- B. Re-fasten with size, type and spacing required for one-hour fire rated construction party wall.
- C. Apply drywall compound at nail heads, prime and paint to match existing, corner to corner.
- D. Re-install property to original locations.

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**10.0 FIRE RESISTIVE CONSTRUCTION**

- 10.06 Defect:** Drywall fastener size is improper for 1-hour wall fire rating; less than 8d nail and/or less than 1-3/4" Type W drywall screws @ shear-wall.  
**Location:** Unit to Unit party walls.

| Observed Defective at:     |                                | Addresses Inspected:       |                                |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Address:                   | Address:                       | Address:                   | Address:                       |
| Horizon Wind 8729 Unit 101 |                                | Horizon Wind 8729 Unit 101 | Thunder Sky 9480 Unit 101      |
| Horizon Wind 8749 Unit 101 | Tom Noon 8838 Unit 101         | Horizon Wind 8749 Unit 101 | Tom Noon 8838 Unit 101         |
| Horizon Wind 8760 Unit 101 | Tom Noon 8788 Unit 101         | Horizon Wind 8760 Unit 101 | Tom Noon 8788 Unit 101         |
|                            | Tom Noon 8828 Unit 101         |                            | Tom Noon 8828 Unit 101         |
|                            | Traveling Breeze 8694 Unit 101 |                            | Traveling Breeze 8694 Unit 101 |
|                            | Traveling Breeze 8785 Unit 101 |                            | Traveling Breeze 8785 Unit 101 |
| Observed Defective at:     |                                | Addresses Inspected:       |                                |
| Addresses:                 | 8                              | Addresses Inspected:       | 9                              |

8 of 9 tested 89% at unit/plan 101

| Observed Defective at:     |                                | Addresses Inspected:       |                                |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Address:                   | Address:                       | Address:                   | Address:                       |
|                            | Tom Noon 8618 Unit 102         | Horizon Wind 8660 Unit 102 | Tom Noon 8618 Unit 102         |
|                            | Traveling Breeze 8665 Unit 102 | Horizon Wind 8749 Unit 102 | Traveling Breeze 8665 Unit 102 |
| Horizon Wind 8810 Unit 102 | Traveling Breeze 8674 Unit 102 | Horizon Wind 8810 Unit 102 | Traveling Breeze 8674 Unit 102 |
| Thunder Sky 9440 Unit 102  |                                | Thunder Sky 9440 Unit 102  | Traveling Breeze 8764 Unit 102 |
| Observed Defective at:     |                                | Addresses Inspected:       |                                |
| Addresses:                 | 5                              | Addresses Inspected:       | 8                              |

5 of 8 tested 63% at unit/plan 102

| Observed Defective at:     |                                | Addresses Inspected:       |                                |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Address:                   | Address:                       | Address:                   | Address:                       |
| Horizon Wind 8650 Unit 103 | Traveling Breeze 8645 Unit 103 | Horizon Wind 8650 Unit 103 | Traveling Breeze 8645 Unit 103 |
| Horizon Wind 8670 Unit 103 | Traveling Breeze 8775 Unit 103 | Horizon Wind 8670 Unit 103 | Traveling Breeze 8775 Unit 103 |
| Horizon Wind 8730 Unit 103 | Traveling Breeze 8824 Unit 103 | Horizon Wind 8730 Unit 103 | Traveling Breeze 8824 Unit 103 |
| Horizon Wind 8740 Unit 103 |                                | Horizon Wind 8740 Unit 103 |                                |
| Horizon Wind 8759 Unit 103 |                                | Horizon Wind 8759 Unit 103 |                                |
| Horizon Wind 8789 Unit 103 |                                | Horizon Wind 8789 Unit 103 |                                |
| Thunder Sky 9440 Unit 103  |                                | Thunder Sky 9440 Unit 103  |                                |
| Observed Defective at:     |                                | Addresses Inspected:       |                                |
| Addresses:                 | 10                             | Addresses Inspected:       | 10                             |

10 of 10 tested 100% at unit/plan 103

23 of 27 tested=85%

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**N.R.S. 43.109 and N.R.S.40.680**

**10.0 FIRE RESISTIVE CONSTRUCTION**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 719.1(2), 14.1.3 l, m, Table 719.1 Footnote o, Footnote l and Table 601-602 Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515.
- Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, General Explanatory Notes, Page 9, Note #22.
- Gypsum Association ES Report ER-1632 (February 1, 2002) Section 2.4.2 and Section 2.4.3.
- Gypsum Association ESR Report ESR-1338 (December 1, 2004) Section 4.2.2.2 and Section 4.2.2.3
- Underwriters Laboratory-UL Design U305 and U341.
- Plans and Specification Sheet FD-1.
- Plans and Specifications Sheet A-2.1 Keynote 1.
- Standard of Care.

**Resultant Damage:**

- Risk of structure fire and Life Safety Hazard.
- Breach in one-hour construction.
- Breach in STC rating.
- Repair requires destruction of non-defective interior finishes.

**Repair Recommendation:**

Perform this repair in conjunction with structural repairs. Remove drywall as necessary to verify existence of plywood shear panel behind drywall and improper fastener size for one-hour fire rated construction party wall. In addition to the 28 addresses already inspected, and 23 found defective, assume 85% of unit to unit party walls with shear panels (see structural drawings for shear panel locations) require the following repair:

- A. Remove and store property away from area of repair.
- B. Re-fasten with size, type and spacing required for one-hour rated construction occupancy separation wall over plywood or OSB shear panel.
- C. Apply drywall compound at nail heads, prime and paint to match existing, corner to corner.
- D. Re-install property to original locations.

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**10.0 FIRE RESISTIVE CONSTRUCTION**

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**10.07 Defect:** Drywall fastener size is improper for 1-hour fire rating; less than 6d nail and/or less than 1-1/4" Type W drywall screws.

**Location:** Attic one-hour rated construction walls.

| Address                    | Address                        | Address                    | Address                        |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8650 Unit 101 | Thunder Sky 9480 Unit 101      | Horizon Wind 8650 Unit 101 | Thunder Sky 9480 Unit 101      |
| Horizon Wind 8729 Unit 101 | Tom Noon 8638 Unit 101         | Horizon Wind 8729 Unit 101 | Tom Noon 8638 Unit 101         |
| Horizon Wind 8749 Unit 101 | Tom Noon 8768 Unit 101         | Horizon Wind 8749 Unit 101 | Tom Noon 8768 Unit 101         |
| Horizon Wind 8760 Unit 101 |                                | Horizon Wind 8760 Unit 101 | Tom Noon 8828 Unit 101         |
|                            | Traveling Breeze 8785 Unit 101 |                            | Traveling Breeze 8694 Unit 101 |
|                            |                                |                            | Traveling Breeze 8785 Unit 101 |
| Addresses:                 | 8                              | Addresses Inspected:       | 10                             |

**8 of 10 tested 80% at unit/plan 101**

| Address                    | Address                        | Address                    | Address                        |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8639 Unit 102 | Tom Noon 8818 Unit 102         | Horizon Wind 8639 Unit 102 | Tom Noon 8818 Unit 102         |
| Horizon Wind 8660 Unit 102 | Tom Noon 8758 Unit 102         | Horizon Wind 8660 Unit 102 | Tom Noon 8758 Unit 102         |
| Horizon Wind 8749 Unit 102 | Traveling Breeze 8685 Unit 102 | Horizon Wind 8749 Unit 102 | Traveling Breeze 8665 Unit 102 |
| Horizon Wind 8799 Unit 102 | Traveling Breeze 8674 Unit 102 | Horizon Wind 8799 Unit 102 | Traveling Breeze 8674 Unit 102 |
|                            | Traveling Breeze 8694 Unit 102 | Horizon Wind 8810 Unit 102 | Traveling Breeze 8694 Unit 102 |
| Thunder Sky 9440 Unit 102  | Traveling Breeze 8784 Unit 102 | Thunder Sky 9440 Unit 102  | Traveling Breeze 8784 Unit 102 |
|                            | Traveling Breeze 8805 Unit 102 |                            | Traveling Breeze 8805 Unit 102 |
| Addresses:                 | 12                             | Addresses Inspected:       | 13                             |

**12 of 13 tested 92% at unit/plan 102**

| Address                    | Address                        | Address                    | Address                        |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8649 Unit 103 | Horizon Wind 8789 Unit 103     | Horizon Wind 8649 Unit 103 | Horizon Wind 8789 Unit 103     |
| Horizon Wind 8650 Unit 103 | Thunder Sky 9440 Unit 103      | Horizon Wind 8650 Unit 103 | Thunder Sky 9440 Unit 103      |
| Horizon Wind 8679 Unit 103 | Tom Noon 8679 Unit 103         | Horizon Wind 8679 Unit 103 | Tom Noon 8679 Unit 103         |
| Horizon Wind 8730 Unit 103 | Traveling Breeze 8645 Unit 103 | Horizon Wind 8730 Unit 103 | Traveling Breeze 8645 Unit 103 |
| Horizon Wind 8740 Unit 103 | Traveling Breeze 8775 Unit 103 | Horizon Wind 8740 Unit 103 | Traveling Breeze 8775 Unit 103 |
| Horizon Wind 8759 Unit 103 | Traveling Breeze 8824 Unit 103 | Horizon Wind 8759 Unit 103 | Traveling Breeze 8824 Unit 103 |
| Addresses:                 | 12                             | Addresses Inspected:       | 12                             |

**12 of 12 tested 100% at unit/plan 103**

**32 of 35 tested=91%**

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**10.0 FIRE RESISTIVE CONSTRUCTION**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 719.1(2), 14.1.3 l, m, Table 719.1 Footnote o, and Table 601-602 Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515.
- Gypsum Association-17<sup>th</sup> Edition of the Fire Resistance Design Manual requirements April 2003, General Explanatory Notes, Page 9, Note #22.
- Gypsum Association ES Report ER-1632 (February 1, 2002) Section 2.4.2 and Section 2.4.3.
- Gypsum Association ESR Report ESR-1338 (December 1, 2004) Section 4.2.2.2 and Section 4.2.2.3
- Underwriters Laboratory-UL Design U305 and U341.
- Plans and Specification Sheet FD-1.
- Plans and Specifications Sheet A-2.1 Keynote 1.
- Standard of Care.

**Resultant Damage:**

- Risk of structure fire and Life Safety Hazard.
- Breach in one-hour construction.
- Repair requires destruction of non-defective interior finishes.

**Repair Recommendation:**

Perform this repair in conjunction with structural repairs. Remove fasteners at random to verify improper fastener size for one-hour fire rated construction party walls. In addition to the 35 addresses already inspected, and 32 found defective, assume 91% of attic one hour walls requires the following repair:

- A. Re-fasten attic one hour walls with size, type and spacing required for one-hour fire rated construction party wall.
- B. Apply drywall compound at nail heads, prime and paint to match existing, corner to corner.
- C. Re-install property to original locations.

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**11.01 Defect: Wallboard system failure; cracking.**

**Location:** At unit interiors.

**Violation of Codes and Standards:**

- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988, Chapter 12, pages 110-112 & 226-227, 229.
- Standard of Care.

**Resultant Damage:**

- Wallboard cracking.
- Not maintainable as constructed.

**Repair Recommendations:**

- A. Repair wallboard cracking at walls and ceilings, with fiberglass mesh tape and joint compound. Assume 46% of the units with an average of 8.7 linear feet each.
- B. Texture repair areas to match existing. Paint entire ceiling or wall plane to match existing. (Coordinate with other interior repairs).

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|                            |                                |                            |                                |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8669 Unit 101 | Tom Noon 8717 Unit 101         | Horizon Wind 8669 Unit 101 | Tom Noon 8638 Unit 101         |
| Horizon Wind 8729 Unit 101 |                                | Horizon Wind 8679 Unit 101 | Tom Noon 8717 Unit 101         |
| Horizon Wind 8720 Unit 101 |                                | Horizon Wind 8729 Unit 101 | Tom Noon 8718 Unit 101         |
| Horizon Wind 8720 Unit 101 | Tom Noon 8818 Unit 101         | Horizon Wind 8730 Unit 101 | Tom Noon 8728 Unit 101         |
| Horizon Wind 8720 Unit 101 |                                | Horizon Wind 8749 Unit 101 | Tom Noon 8818 Unit 101         |
| Horizon Wind 8760 Unit 101 |                                | Horizon Wind 8750 Unit 101 | Tom Noon 8828 Unit 101         |
| Horizon Wind 8760 Unit 101 | Traveling Breeze 8644 Unit 101 | Horizon Wind 8760 Unit 101 | Traveling Breeze 8644 Unit 101 |
| Horizon Wind 8789 Unit 101 | Traveling Breeze 8694 Unit 101 | Horizon Wind 8789 Unit 101 | Traveling Breeze 8694 Unit 101 |
| Horizon Wind 8799 Unit 101 | Traveling Breeze 8694 Unit 101 | Horizon Wind 8799 Unit 101 | Traveling Breeze 8725 Unit 101 |
| Horizon Wind 8800 Unit 101 |                                | Horizon Wind 8800 Unit 101 | Traveling Breeze 8755 Unit 101 |
| Thunder Sky 9440 Unit 101  |                                | Thunder Sky 9440 Unit 101  | Traveling Breeze 8765 Unit 101 |
| Thunder Sky 9480 Unit 101  |                                | Thunder Sky 9480 Unit 101  | Traveling Breeze 8765 Unit 101 |
| Thunder Sky 9490 Unit 101  |                                | Thunder Sky 9490 Unit 101  | Traveling Breeze 8805 Unit 101 |
|                            |                                | Tom Noon 8638 Unit 101     | Traveling Breeze 8805 Unit 101 |
| Address                    | 15                             | Address Incomplete         | 28                             |

15 of 28 units inspected=54% at Unit /Plan 101

|                            |                                |                            |                                |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| Horizon Wind 8639 Unit 102 | Tom Noon 8618 Unit 102         | Horizon Wind 8639 Unit 102 | Tom Noon 8618 Unit 102         |
| Horizon Wind 8679 Unit 102 | Tom Noon 8671 Unit 102         | Horizon Wind 8679 Unit 102 | Tom Noon 8671 Unit 102         |
| Horizon Wind 8729 Unit 102 | Tom Noon 8668 Unit 102         | Horizon Wind 8729 Unit 102 | Tom Noon 8668 Unit 102         |
| Horizon Wind 8740 Unit 102 | Tom Noon 8679 Unit 102         | Horizon Wind 8740 Unit 102 | Tom Noon 8679 Unit 102         |
|                            | Tom Noon 8689 Unit 102         | Horizon Wind 8749 Unit 102 | Tom Noon 8689 Unit 102         |
| Horizon Wind 8759 Unit 102 | Tom Noon 8718 Unit 102         | Horizon Wind 8759 Unit 102 | Tom Noon 8718 Unit 102         |
| Horizon Wind 8759 Unit 102 | Tom Noon 8726 Unit 102         | Horizon Wind 8759 Unit 102 | Tom Noon 8726 Unit 102         |
| Horizon Wind 8780 Unit 102 | Tom Noon 8828 Unit 102         | Horizon Wind 8780 Unit 102 | Tom Noon 8828 Unit 102         |
| Horizon Wind 8780 Unit 102 |                                | Horizon Wind 8780 Unit 102 | Tom Noon 8828 Unit 102         |
| Horizon Wind 8789 Unit 102 |                                | Horizon Wind 8789 Unit 102 | Traveling Breeze 8654 Unit 102 |
| Horizon Wind 8789 Unit 102 |                                | Horizon Wind 8789 Unit 102 | Traveling Breeze 8654 Unit 102 |
| Horizon Wind 8799 Unit 102 |                                | Horizon Wind 8799 Unit 102 | Traveling Breeze 8654 Unit 102 |
| Horizon Wind 8800 Unit 102 |                                | Horizon Wind 8800 Unit 102 | Traveling Breeze 8654 Unit 102 |
| Thunder Sky 9440 Unit 102  |                                | Thunder Sky 9440 Unit 102  | Traveling Breeze 8654 Unit 102 |
| Thunder Sky 9470 Unit 102  | Traveling Breeze 8805 Unit 102 | Thunder Sky 9470 Unit 102  | Traveling Breeze 8805 Unit 102 |
| Addresses                  | 16                             | Addresses Important        | 32                             |

16 of 32 units inspected=50% at Unit /Plan 102

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| Unit                       |                           | Unit                       |                                |
|----------------------------|---------------------------|----------------------------|--------------------------------|
| Horizon Wind 8639 Unit 103 | Thunder Sky 9460 Unit 103 | Horizon Wind 8639 Unit 103 | Thunder Sky 9460 Unit 103      |
|                            | Thunder Sky 9470 Unit 103 | Horizon Wind 8640 Unit 103 | Thunder Sky 9470 Unit 103      |
|                            |                           | Horizon Wind 8649 Unit 103 | Tom Noon 8618 Unit 103         |
|                            |                           | Horizon Wind 8650 Unit 103 | Tom Noon 8637 Unit 103         |
|                            |                           | Horizon Wind 8670 Unit 103 | Tom Noon 8679 Unit 103         |
| Horizon Wind 8680 Unit 103 | Tom Noon 8698 Unit 103    | Horizon Wind 8680 Unit 103 | Tom Noon 8698 Unit 103         |
| Horizon Wind 8729 Unit 103 | Tom Noon 8708 Unit 103    | Horizon Wind 8729 Unit 103 | Tom Noon 8708 Unit 103         |
| Horizon Wind 8730 Unit 103 | Tom Noon 8718 Unit 103    | Horizon Wind 8730 Unit 103 | Tom Noon 8718 Unit 103         |
|                            |                           | Horizon Wind 8740 Unit 103 | Tom Noon 8757 Unit 103         |
| Horizon Wind 8750 Unit 103 |                           | Horizon Wind 8750 Unit 103 | Tom Noon 8787 Unit 103         |
|                            |                           | Horizon Wind 8759 Unit 103 | Traveling Breeze 8645 Unit 103 |
| Horizon Wind 8779 Unit 103 |                           | Horizon Wind 8779 Unit 103 | Traveling Breeze 8694 Unit 103 |
|                            |                           | Horizon Wind 8789 Unit 103 | Traveling Breeze 8744 Unit 103 |
|                            |                           | Horizon Wind 8810 Unit 103 | Traveling Breeze 8775 Unit 103 |
|                            |                           | Thunder Sky 9440 Unit 103  | Traveling Breeze 8824 Unit 103 |
|                            |                           | Thunder Sky 9450 Unit 103  |                                |
| Addresses                  |                           | Addresses Inspected        |                                |
| 11                         |                           | 31                         |                                |

11 of 31 units inspected=35% at Unit /Plan 103

42 of 91 inspected =46% at Combined Units /Plan Types



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**11.02 Defect: Wallboard ceiling and wall stains.**

**Location: Unit interiors.**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3. Standard of Care.

**Resultant Damage:**

- Risk of structure fire and Life Safety Hazard.
- Breach in one-hour construction.
- Breach in STC.
- Repair requires destruction of non-defective interior finishes.

**Repair Recommendation:**

Assume 2% of the units require the following repair:

- A. Remove and store property away from area of repair.
- B. Repair interior drywall stains with Kilz primer. Assume 4 square feet.
- C. Paint entire wall and/or ceiling planes to match existing (coordinate with other interior repairs).

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| Observed Defects at:   |          | Addresses Inspected:          |                                |
|------------------------|----------|-------------------------------|--------------------------------|
| Address:               | Address: | Address:                      | Address:                       |
|                        |          | Horizon Wind 8650 Unit 101    | Tom Noon 8658 Unit 101         |
|                        |          | Horizon Wind 8659 Unit 101    | Tom Noon 8717 Unit 101         |
|                        |          | Horizon Wind 8729 Unit 101    | Tom Noon 8718 Unit 101         |
|                        |          | Horizon Wind 8730 Unit 101    | Tom Noon 8788 Unit 101         |
|                        |          | Horizon Wind 8749 Unit 101    | Tom Noon 8818 Unit 101         |
|                        |          | Horizon Wind 8750 Unit 101    | Tom Noon 8828 Unit 101         |
|                        |          | Horizon Wind 8760 Unit 101    | Traveling Breeze 8644 Unit 101 |
|                        |          | Horizon Wind 8789 Unit 101    | Traveling Breeze 8694 Unit 101 |
|                        |          | Horizon Wind 8799 Unit 101    | Traveling Breeze 8695 Unit 101 |
|                        |          | Horizon Wind 8800 Unit 101    | Traveling Breeze 8725 Unit 101 |
|                        |          | Thunder Sky 9440 Unit 101     | Traveling Breeze 8755 Unit 101 |
|                        |          | Thunder Sky 9480 Unit 101     | Traveling Breeze 8765 Unit 101 |
|                        |          | Thunder Sky 9490 Unit 101     | Traveling Breeze 8785 Unit 101 |
|                        |          | Tom Noon 8638 Unit 101        | Traveling Breeze 8805 Unit 101 |
| Observed Defective at: |          | Addresses Inspected:          |                                |
| Addresses:             | 0        | Addresses Inspected:          | 28                             |
| Percentage Defective:  |          | 0% (units of units inspected) |                                |

0 of 28 units inspected=00% at Unit /Plan 101

| Observed Defects at:       |                        | Addresses Inspected:          |                                |
|----------------------------|------------------------|-------------------------------|--------------------------------|
| Address:                   | Address:               | Address:                      | Address:                       |
|                            |                        | Horizon Wind 8639 Unit 102    | Tom Noon 8618 Unit 102         |
|                            |                        | Horizon Wind 8660 Unit 102    | Tom Noon 8637 Unit 102         |
|                            |                        | Horizon Wind 8679 Unit 102    | Tom Noon 8647 Unit 102         |
|                            |                        | Horizon Wind 8729 Unit 102    | Tom Noon 8668 Unit 102         |
|                            |                        | Horizon Wind 8740 Unit 102    | Tom Noon 8679 Unit 102         |
|                            |                        | Horizon Wind 8749 Unit 102    | Tom Noon 8689 Unit 102         |
|                            |                        | Horizon Wind 8750 Unit 102    | Tom Noon 8718 Unit 102         |
| Horizon Wind 8759 Unit 102 | Tom Noon 8758 Unit 102 | Horizon Wind 8759 Unit 102    | Tom Noon 8758 Unit 102         |
|                            |                        | Horizon Wind 8760 Unit 102    | Tom Noon 8768 Unit 102         |
|                            |                        | Horizon Wind 8780 Unit 102    | Tom Noon 8828 Unit 102         |
|                            |                        | Horizon Wind 8789 Unit 102    | Traveling Breeze 8654 Unit 102 |
|                            |                        | Horizon Wind 8799 Unit 102    | Traveling Breeze 8665 Unit 102 |
|                            |                        | Horizon Wind 8810 Unit 102    | Traveling Breeze 8674 Unit 102 |
|                            |                        | Horizon Wind 8820 Unit 102    | Traveling Breeze 8694 Unit 102 |
|                            |                        | Thunder Sky 9440 Unit 102     | Traveling Breeze 8764 Unit 102 |
|                            |                        | Thunder Sky 9470 Unit 102     | Traveling Breeze 8805 Unit 102 |
| Observed Defective at:     |                        | Addresses Inspected:          |                                |
| Addresses:                 | 2                      | Addresses Inspected:          | 32                             |
| Percentage Defective:      |                        | 6% (units of units inspected) |                                |

2 of 32 units inspected=6% at Unit /Plan 102

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| Observed Defects at: |          | Addresses Inspected:           |                                |
|----------------------|----------|--------------------------------|--------------------------------|
| Address:             | Address: | Address:                       | Address:                       |
|                      |          | Horizon Wind 8639 Unit 103     | Thunder Sky 9460 Unit 103      |
|                      |          | Horizon Wind 8640 Unit 103     | Thunder Sky 9470 Unit 103      |
|                      |          | Horizon Wind 8649 Unit 103     | Tom Noon 8618 Unit 103         |
|                      |          | Horizon Wind 8650 Unit 103     | Tom Noon 8637 Unit 103         |
|                      |          | Horizon Wind 8670 Unit 103     | Tom Noon 8679 Unit 103         |
|                      |          | Horizon Wind 8680 Unit 103     | Tom Noon 8698 Unit 103         |
|                      |          | Horizon Wind 8729 Unit 103     | Tom Noon 8708 Unit 103         |
|                      |          | Horizon Wind 8730 Unit 103     | Tom Noon 8718 Unit 103         |
|                      |          | Horizon Wind 8740 Unit 103     | Tom Noon 8757 Unit 103         |
|                      |          | Horizon Wind 8750 Unit 103     | Tom Noon 8787 Unit 103         |
|                      |          | Horizon Wind 8759 Unit 103     | Traveling Breeze 8645 Unit 103 |
|                      |          | Horizon Wind 8779 Unit 103     | Traveling Breeze 8694 Unit 103 |
|                      |          | Horizon Wind 8789 Unit 103     | Traveling Breeze 8744 Unit 103 |
|                      |          | Horizon Wind 8810 Unit 103     | Traveling Breeze 8775 Unit 103 |
|                      |          | Thunder Sky 9440 Unit 103      | Traveling Breeze 8824 Unit 103 |
|                      |          | Thunder Sky 9450 Unit 103      |                                |
| Observed Defects at: |          | Addresses Inspected:           |                                |
| Addresses:           | 0        | Addresses Inspected:           | 31                             |
| Percentage Defects:  |          | 0% of units or areas inspected |                                |

**0 of 31 units inspected=00% at Unit /Plan 103**

**2 of 91 inspected =2% at Combined Units /Plan Types**

**ARLINGTON RANCH**  
**Preliminary Defect List &**  
**Repair Recommendations**  
**January 7, 2008**  
**14.0 SUB-FLOORS**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.680**

**14.01 Defect: Floor sheathing is improperly fastened. (Floor squeaks).**

**Location:** At top of stairs and second floors of all units.

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 804.4.1.
- American Plywood Association Design Construction Guide.
- Standard of care.

**Resultant Damage:**

- Noisy floor system.
- Not maintainable as constructed.

**Repair Recommendations:**

Assume 68% units require the following repair:

- A. Remove furniture and other items as necessary to perform repair.
- B. Pull carpet and padding back as necessary to perform repair.  
Assume 30 square feet.
- C. Re-fasten area as necessary to eliminate area of squeaks.
- D. Re-install padding and re-stretch carpet.
- E. Re-install furniture and items to original locations.

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**14.0 SUB-FLOORS**

FOR MEDIATION PURPOSES ONLY.  
N.R.S. 48.109 and N.R.S.40.680

| Address                    | 18                             | 28                             |
|----------------------------|--------------------------------|--------------------------------|
| Horizon Wind 8650 Unit 101 | Horizon Wind 8650 Unit 101     | Tom Noon 8638 Unit 101         |
| Horizon Wind 8669 Unit 101 | Horizon Wind 8669 Unit 102     | Tom Noon 8717 Unit 101         |
| Horizon Wind 8729 Unit 101 | Horizon Wind 8729 Unit 101     | Tom Noon 8718 Unit 101         |
| Horizon Wind 8790 Unit 101 | Tom Noon 8798 Unit 101         | Tom Noon 8798 Unit 101         |
| Horizon Wind 8749 Unit 101 | Horizon Wind 8749 Unit 101     | Tom Noon 8818 Unit 101         |
| Horizon Wind 8790 Unit 01  | Horizon Wind 8790 Unit 101     | Tom Noon 8828 Unit 101         |
| Horizon Wind 8760 Unit 101 | Traveling Breeze 8644 Unit 101 | Traveling Breeze 8644 Unit 101 |
|                            | Traveling Breeze 8694 Unit 101 | Traveling Breeze 8694 Unit 101 |
| Horizon Wind 8799 Unit 101 | Horizon Wind 8799 Unit 101     | Traveling Breeze 8695 Unit 101 |
| Horizon Wind 8800 Unit 101 | Horizon Wind 8800 Unit 101     | Traveling Breeze 8725 Unit 101 |
| Thunder Sky 9440 Unit 101  | Thunder Sky 9440 Unit 101      | Traveling Breeze 8755 Unit 101 |
|                            | Traveling Breeze 8765 Unit 101 | Traveling Breeze 8765 Unit 101 |
| Thunder Sky 9460 Unit 101  | Thunder Sky 9460 Unit 101      | Traveling Breeze 8785 Unit 101 |
|                            | Traveling Breeze 8785 Unit 101 | Traveling Breeze 8805 Unit 101 |
|                            | Tom Noon 8638 Unit 101         |                                |
| Address:                   | Address: Inspector:            | 28                             |

18 of 28 units inspected=64 % at Unit /Plan 101

| Address                    | 24                             | 32                             |
|----------------------------|--------------------------------|--------------------------------|
| Horizon Wind 8639 Unit 102 | Horizon Wind 8639 Unit 102     | Tom Noon 8618 Unit 102         |
| Horizon Wind 8660 Unit 102 | Tom Noon 8637 Unit 102         | Tom Noon 8637 Unit 102         |
| Horizon Wind 8679 Unit 102 | Horizon Wind 8679 Unit 102     | Tom Noon 8647 Unit 102         |
| Horizon Wind 8729 Unit 102 | Horizon Wind 8729 Unit 102     | Tom Noon 8668 Unit 102         |
|                            | Horizon Wind 8740 Unit 102     | Tom Noon 8679 Unit 102         |
|                            | Horizon Wind 8749 Unit 102     | Tom Noon 8699 Unit 102         |
| Horizon Wind 8759 Unit 102 | Horizon Wind 8759 Unit 102     | Tom Noon 8718 Unit 102         |
| Horizon Wind 8780 Unit 102 | Horizon Wind 8780 Unit 102     | Tom Noon 8738 Unit 102         |
|                            | Horizon Wind 8780 Unit 102     | Tom Noon 8828 Unit 102         |
| Horizon Wind 8789 Unit 102 | Traveling Breeze 8654 Unit 102 | Traveling Breeze 8654 Unit 102 |
| Horizon Wind 8799 Unit 102 | Traveling Breeze 8665 Unit 102 | Traveling Breeze 8665 Unit 102 |
| Horizon Wind 8810 Unit 102 | Horizon Wind 8810 Unit 102     | Traveling Breeze 8674 Unit 102 |
| Horizon Wind 8820 Unit 102 | Horizon Wind 8820 Unit 102     | Traveling Breeze 8694 Unit 102 |
| Thunder Sky 9440 Unit 102  | Traveling Breeze 8764 Unit 102 | Traveling Breeze 8764 Unit 102 |
| Thunder Sky 9470 Unit 102  | Traveling Breeze 8805 Unit 102 | Traveling Breeze 8805 Unit 102 |
|                            | Thunder Sky 9470 Unit 102      |                                |
| Address:                   | Address: Inspector:            | 32                             |

24 of 32 units inspected=75 % at Unit /Plan 102

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**ARLINGTON RANCH**  
**Preliminary Defect List &**  
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**14.0 SUB-FLOORS**

FOR MEDIATION PURPOSES ONLY.  
 N.R.S. 48.109 and N.R.S.40.680

| Observed Defects                |                                | Address / Unit / Plan           |                                |
|---------------------------------|--------------------------------|---------------------------------|--------------------------------|
| Horizon Wind 8639 Unit 103      | Thunder Sky 9460 Unit 103      | Horizon Wind 8639 Unit 103      | Thunder Sky 9460 Unit 103      |
|                                 | Thunder Sky 9470 Unit 103      | Horizon Wind 8640 Unit 103      | Thunder Sky 9470 Unit 103      |
|                                 | Tom Noon 8618 Unit 103         | Horizon Wind 8649 Unit 103      | Tom Noon 8618 Unit 103         |
|                                 |                                | Horizon Wind 8650 Unit 103      | Tom Noon 8637 Unit 103         |
| Horizon Wind 8670 Unit 103      |                                | Horizon Wind 8670 Unit 103      | Tom Noon 8679 Unit 103         |
| Horizon Wind 8680 Unit 103      | Tom Noon 8698 Unit 103         | Horizon Wind 8680 Unit 103      | Tom Noon 8698 Unit 103         |
| Horizon Wind 8729 Unit 103      |                                | Horizon Wind 8729 Unit 103      | Tom Noon 8708 Unit 103         |
|                                 |                                | Horizon Wind 8730 Unit 103      | Tom Noon 8718 Unit 103         |
| Horizon Wind 8740 Unit 103      | Tom Noon 8757 Unit 103         | Horizon Wind 8740 Unit 103      | Tom Noon 8757 Unit 103         |
| Horizon Wind 8750 Unit 103      | Tom Noon 8787 Unit 103         | Horizon Wind 8750 Unit 103      | Tom Noon 8787 Unit 103         |
| Horizon Wind 8759 Unit 103      | Traveling Breeze 8645 Unit 103 | Horizon Wind 8759 Unit 103      | Traveling Breeze 8645 Unit 103 |
| Horizon Wind 8779 Unit 103      | Traveling Breeze 8694 Unit 103 | Horizon Wind 8779 Unit 103      | Traveling Breeze 8694 Unit 103 |
|                                 |                                | Horizon Wind 8789 Unit 103      | Traveling Breeze 8744 Unit 103 |
|                                 | Traveling Breeze 8775 Unit 103 | Horizon Wind 8810 Unit 103      | Traveling Breeze 8775 Unit 103 |
| Thunder Sky 9440 Unit 103       | Traveling Breeze 8824 Unit 103 | Thunder Sky 9440 Unit 103       | Traveling Breeze 8824 Unit 103 |
| Thunder Sky 9450 Unit 103       |                                | Thunder Sky 9450 Unit 103       |                                |
| Addresses: 20                   |                                | Addresses Inspected: 31         |                                |
| Percent of Units Inspected: 65% |                                | Percent of Units Inspected: 68% |                                |

20 of 31 units inspected=65% at Unit /Plan 103

62 of 91 inspected =68% at Combined Units /Plan Types

**ARLINGTON RANCH****Preliminary Defect List &****Repair Recommendations****January 7, 2008****15.0 MISCELLANEOUS ARCHITECTURAL****FOR MEDIATION PURPOSES ONLY.****N.R.S. 48.109 and N.R.S.49.489****15.01 Defect: Shower enclosure system failure; stained framing.****Location: Unit 102 showers enclosure.**

|                                                             |                                |                             |                                |
|-------------------------------------------------------------|--------------------------------|-----------------------------|--------------------------------|
| Horizon Wind 8639 Unit 102                                  | Tom Noon 8618 Unit 102         | Horizon Wind 8639 Unit 102  | Tom Noon 8618 Unit 102         |
|                                                             |                                | Horizon Wind 8660 Unit 102  | Tom Noon 8637 Unit 102         |
| Horizon Wind 8679 Unit 102                                  | Tom Noon 8647 Unit 102         | Horizon Wind 8679 Unit 102  | Tom Noon 8647 Unit 102         |
| Horizon Wind 8729 Unit 102                                  | Tom Noon 8668 Unit 102         | Horizon Wind 8729 Unit 102  | Tom Noon 8668 Unit 102         |
|                                                             | Tom Noon 8679 Unit 102         | Horizon Wind 8740 Unit 102  | Tom Noon 8679 Unit 102         |
|                                                             | Tom Noon 8689 Unit 102         | Horizon Wind 8749 Unit 102  | Tom Noon 8689 Unit 102         |
|                                                             | Tom Noon 8718 Unit 102         | Horizon Wind 8750 Unit 102  | Tom Noon 8718 Unit 102         |
| Horizon Wind 8759 Unit 102                                  | Tom Noon 8758 Unit 102         | Horizon Wind 8759 Unit 102  | Tom Noon 8758 Unit 102         |
| Horizon Wind 8760 Unit 102                                  |                                | Horizon Wind 8760 Unit 102  | Tom Noon 8768 Unit 102         |
|                                                             | Tom Noon 8828 Unit 102         | Horizon Wind 8780 Unit 102  | Tom Noon 8828 Unit 102         |
| Horizon Wind 8789 Unit 102                                  | Traveling Breeze 8654 Unit 102 | Horizon Wind 8789 Unit 102  | Traveling Breeze 8654 Unit 102 |
| Horizon Wind 8799 Unit 102                                  | Traveling Breeze 8665 Unit 102 | Horizon Wind 8799 Unit 102  | Traveling Breeze 8665 Unit 102 |
| Horizon Wind 8810 Unit 102                                  |                                | Horizon Wind 8810 Unit 102  | Traveling Breeze 8674 Unit 102 |
|                                                             |                                | Horizon Wind 8820 Unit 102  | Traveling Breeze 8694 Unit 102 |
| Thunder Sky 9440 Unit 102                                   | Traveling Breeze 8764 Unit 102 | Thunder Sky 9440 Unit 102   | Traveling Breeze 8764 Unit 102 |
| Thunder Sky 9470 Unit 102                                   | Traveling Breeze 8805 Unit 102 | Thunder Sky 9470 Unit 102   | Traveling Breeze 8805 Unit 102 |
| <b>Observed Defective in this Section:</b>                  |                                |                             |                                |
| <b>Addresses:</b>                                           | <b>22</b>                      | <b>Addresses Inspected:</b> | <b>32</b>                      |
| <b>Percentage Defective: 69% (Units or units inspected)</b> |                                |                             |                                |

**Violations of Codes and Standards:**

- (TCA) Tile Council of America requirements.
- Standard of care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Unreasonable maintenance burden.

**Repair Recommendations:**

- At 69% of the Unit 102 shower enclosures to tile juncture free remove existing sealant and dust, dirt and other foreign items.
- Seal all enclosure to tile juncture with an approved sealant.

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FOR MEDIATION PURPOSES ONLY.  
 N.R.S. 48.109 and N.R.S.40.680

**15.0 MISCELLANEOUS ARCHITECTURAL**

**15.02 Defect: Exterior door paint failure; peeling.**

**Location: Unit 101 exterior doors leading to private balcony.**

|                              |  |                                |  |                              |  |                                |  |
|------------------------------|--|--------------------------------|--|------------------------------|--|--------------------------------|--|
| Horizon Wind 8650 Unit 101   |  | Tom Noon 8658 Unit 101         |  | Horizon Wind 8650 Unit 101   |  | Tom Noon 8658 Unit 101         |  |
| Horizon Wind 8669 Unit 101   |  |                                |  | Horizon Wind 8669 Unit 101   |  | Tom Noon 8717 Unit 101         |  |
| Horizon Wind 8729 Unit 101   |  | Tom Noon 8718 Unit 101         |  | Horizon Wind 8729 Unit 101   |  | Tom Noon 8718 Unit 101         |  |
| Horizon Wind 8730 Unit 101   |  | Tom Noon 8788 Unit 101         |  | Horizon Wind 8730 Unit 101   |  | Tom Noon 8788 Unit 101         |  |
| Horizon Wind 8749 Unit 101   |  | Tom Noon 8818 Unit 101         |  | Horizon Wind 8749 Unit 101   |  | Tom Noon 8818 Unit 101         |  |
|                              |  | Tom Noon 8828 Unit 101         |  | Horizon Wind 8750 Unit 101   |  | Tom Noon 8828 Unit 101         |  |
| Horizon Wind 8760 Unit 101   |  | Traveling Breeze 8644 Unit 101 |  | Horizon Wind 8760 Unit 101   |  | Traveling Breeze 8644 Unit 101 |  |
| Horizon Wind 8789 Unit 101   |  | Traveling Breeze 8694 Unit 101 |  | Horizon Wind 8789 Unit 101   |  | Traveling Breeze 8694 Unit 101 |  |
| Horizon Wind 8799 Unit 101   |  | Traveling Breeze 8695 Unit 101 |  | Horizon Wind 8799 Unit 101   |  | Traveling Breeze 8695 Unit 101 |  |
| Horizon Wind 8800 Unit 101   |  |                                |  | Horizon Wind 8800 Unit 101   |  | Traveling Breeze 8725 Unit 101 |  |
| Thunder Sky 9440 Unit 101    |  |                                |  | Thunder Sky 9440 Unit 101    |  | Traveling Breeze 8755 Unit 101 |  |
| Thunder Sky 9480 Unit 101    |  |                                |  | Thunder Sky 9480 Unit 101    |  | Traveling Breeze 8765 Unit 101 |  |
| Thunder Sky 9490 Unit 101    |  | Traveling Breeze 8785 Unit 101 |  | Thunder Sky 9490 Unit 101    |  | Traveling Breeze 8785 Unit 101 |  |
| Tom Noon 8638 Unit 101       |  |                                |  | Tom Noon 8638 Unit 101       |  | Traveling Breeze 8905 Unit 101 |  |
| Observed Defective Addresses |  |                                |  | Observed Defective Addresses |  |                                |  |
| Addresses:                   |  | 22                             |  | Addresses Inspected:         |  | 28                             |  |
| Percent Defective            |  |                                |  | Percent Defective            |  |                                |  |

**Violations of Codes and Standards:**

- Standard of care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Unreasonable maintenance burden.

**Repair Recommendations:**

- At 79% of the Unit 101 exterior doors leading to the private balconies, remove existing paint.
- Apply two coats of exterior latex primer.
- Paint door to match existing



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FOR MEDIATION PURPOSES ONLY.  
N.R.S. 48.109 and N.R.S.40.680

R.H. Adcock inspected 719 windows visually at 91 units and invasively tested 25 windows at 25 units throughout the High Noon at Arlington Project.

It was determined at High Noon at Arlington Ranch, the windows in all plan types, is the Alenco 3700 Series Aluminum Window. This window is a "nail on flange" type window and comes in four basic configurations all of which require the same materials and methods of installation:



Fig 1.-Single Hung

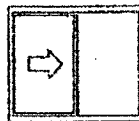


Fig. 2-Slider



Fig. 3-Picture Window



Fig. 4-Shapes

Plan/Unit Type 101 has:

- 3-Slider Windows
- 3-Single Hung Windows
- 1-Stacked Slider/Shape Window

Plan/Unit Type 102 has:

- 5-Slider Windows
- 4-Single Hung Windows

Plan/Unit Type 103 has:

- 4-Slider Windows
- 4-Single Hung Windows
- 1-Stacked Slider/Shape Window

When the option at Plan/Unit Type 102 and 103 included a deck off of the master-bedroom the window type and configuration changed

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**16.0 WINDOWS**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.680**

**16.01 Defect:** Window system failure; staining. (See matrix on next page for addresses)

**Location:** At weather exposed windows.

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
- Window Manufacturers Specifications (Alenco).
- CAWM Standard for Installation of Windows With Integral Mounting Flange in Wood Frame Construction (CAWM 400-95)
- AAMA 2400-02 (Formerly CAWM 400-95) Standard Practice for Installation of Windows with a Mounting Flange in Stud Frame Construction.
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components, exterior finishes, and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 16.03 repair recommendation.

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16.0 WINDOWS

FOR MEDIATION PURPOSES ONLY.  
N.R.S. 43.109 and N.R.S. 40.650

|  |   |                            |   |                               |   |
|--|---|----------------------------|---|-------------------------------|---|
|  |   | Horizon Wind 8630 Unit 101 | 7 | Tom Neen 8638 Unit 101        | 7 |
|  |   | Horizon Wind 8639 Unit 101 | 7 | Tom Neen 8717 Unit 101        | 7 |
|  | 1 | Horizon Wind 8729 Unit 101 | 7 | Tom Neen 8718 Unit 101        | 7 |
|  | 2 | Horizon Wind 8730 Unit 101 | 7 | Tom Neen 8728 Unit 101        | 7 |
|  |   | Horizon Wind 8739 Unit 101 | 7 | Tom Neen 8818 Unit 101        | 7 |
|  |   | Horizon Wind 8750 Unit 101 | 7 | Tom Neen 8828 Unit 101        | 7 |
|  |   | Horizon Wind 8760 Unit 101 | 7 | Traveling Beece 8644 Unit 101 | 7 |
|  |   | Horizon Wind 8769 Unit 101 | 7 | Traveling Beece 8694 Unit 101 | 7 |
|  |   | Horizon Wind 8799 Unit 101 | 7 | Traveling Beece 8695 Unit 101 | 7 |
|  |   | Horizon Wind 8800 Unit 101 | 7 | Traveling Beece 8725 Unit 101 | 7 |
|  |   | Thunder Sky 9440 Unit 101  | 7 | Traveling Beece 8755 Unit 101 | 7 |
|  |   | Thunder Sky 9480 Unit 101  | 7 | Traveling Beece 8765 Unit 101 | 7 |
|  |   | Thunder Sky 9490 Unit 101  | 7 | Traveling Beece 8785 Unit 101 | 7 |
|  |   | Tom Neen 8638 Unit 101     | 7 | Traveling Beece 8805 Unit 101 | 7 |

3 of 196 windows inspected=2% at 28 units at Unit /Plan 101

|  |  |                            |   |                               |   |
|--|--|----------------------------|---|-------------------------------|---|
|  |  | Horizon Wind 8639 Unit 102 | 9 | Tom Neen 8618 Unit 102        | 7 |
|  |  | Horizon Wind 8660 Unit 102 | 9 | Tom Neen 8637 Unit 102        | 9 |
|  |  | Horizon Wind 8679 Unit 102 | 9 | Tom Neen 8647 Unit 102        | 9 |
|  |  | Horizon Wind 8729 Unit 102 | 9 | Tom Neen 8668 Unit 102        | 7 |
|  |  | Horizon Wind 8740 Unit 102 | 9 | Tom Neen 8679 Unit 102        | 9 |
|  |  | Horizon Wind 8749 Unit 102 | 9 | Tom Neen 8699 Unit 102        | 9 |
|  |  | Horizon Wind 8750 Unit 102 | 9 | Tom Neen 8718 Unit 102        | 7 |
|  |  | Horizon Wind 8759 Unit 102 | 9 | Tom Neen 8738 Unit 102        | 7 |
|  |  | Horizon Wind 8760 Unit 102 | 9 | Tom Neen 8768 Unit 102        | 7 |
|  |  | Horizon Wind 8769 Unit 102 | 7 | Traveling Beece 8654 Unit 102 | 9 |
|  |  | Horizon Wind 8799 Unit 102 | 9 | Traveling Beece 8665 Unit 102 | 7 |
|  |  | Horizon Wind 8800 Unit 102 | 9 | Traveling Beece 8674 Unit 102 | 9 |
|  |  | Horizon Wind 8830 Unit 102 | 9 | Traveling Beece 8694 Unit 102 | 9 |
|  |  | Thunder Sky 9440 Unit 102  | 7 | Traveling Beece 8764 Unit 102 | 9 |
|  |  | Thunder Sky 9470 Unit 102  | 7 | Traveling Beece 8805 Unit 102 | 7 |

0 of 264 windows inspected=0% at 32 units at Unit /Plan 102

**ARLINGTON RANCH**  
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**16.0 WINDOWS**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.44.680**

| Address                   | Window                 | Address                    | Window                     | Address                                   | Window                         | Address | Window |
|---------------------------|------------------------|----------------------------|----------------------------|-------------------------------------------|--------------------------------|---------|--------|
|                           |                        |                            | Horizon Wind 8639 Unit 103 | 8                                         | Thunder Sky 9460 Unit 103      | 8       |        |
|                           |                        |                            | Horizon Wind 8640 Unit 103 | 9                                         | Thunder Sky 9470 Unit 103      | 8       |        |
|                           |                        |                            | Horizon Wind 8649 Unit 103 | 8                                         | Tom Noon 8618 Unit 103         | 8       |        |
|                           |                        |                            | Horizon Wind 8650 Unit 103 | 9                                         | Tom Noon 8637 Unit 103         | 9       |        |
|                           |                        |                            | Horizon Wind 8670 Unit 103 | 9                                         | Tom Noon 8679 Unit 103         | 9       |        |
|                           |                        |                            | Horizon Wind 8680 Unit 103 | 9                                         | Tom Noon 8698 Unit 103         | 8       |        |
|                           |                        |                            | Horizon Wind 8729 Unit 103 | 8                                         | Tom Noon 8708 Unit 103         | 8       |        |
|                           | Tom Noon 8718 Unit 103 | 1                          | Horizon Wind 8730 Unit 103 | 9                                         | Tom Noon 8718 Unit 103         | 8       |        |
|                           |                        |                            | Horizon Wind 8740 Unit 103 | 9                                         | Tom Noon 8757 Unit 103         | 9       |        |
|                           |                        |                            | Horizon Wind 8750 Unit 103 | 9                                         | Tom Noon 8787 Unit 103         | 8       |        |
|                           |                        |                            | Horizon Wind 8759 Unit 103 | 9                                         | Traveling Breeze 8645 Unit 103 | 8       |        |
|                           |                        |                            | Horizon Wind 8779 Unit 103 | 8                                         | Traveling Breeze 8694 Unit 103 | 7       |        |
|                           |                        |                            | Horizon Wind 8789 Unit 103 | 8                                         | Traveling Breeze 8744 Unit 103 | 8       |        |
|                           |                        |                            | Horizon Wind 8810 Unit 103 | 9                                         | Traveling Breeze 8775 Unit 103 | 8       |        |
| Thunder Sky 9440 Unit 103 | 1                      |                            | Thunder Sky 9440 Unit 103  | 8                                         | Traveling Breeze 8824 Unit 103 | 8       |        |
| Thunder Sky 9450 Unit 103 | 2                      |                            | Thunder Sky 9450 Unit 103  | 8                                         |                                |         |        |
| Percentage Defective      | 2%                     | 4 of 259 windows inspected | 2%                         | at 31 units at Unit /Plan 103             |                                |         |        |
| Percentage Defective      | 1%                     | 7 of 719 inspected tested  | 1%                         | at 91 units at Combined Units /Plan Types |                                |         |        |

4 of 259 windows inspected=2% at 31 units at Unit /Plan 103

7 of 719 inspected tested=1% at 91 units at Combined Units /Plan Types

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**16.0 WINDOWS**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.680**

**16.02 Defect: Window installation failure; water intrusion during spray test.**  
**Location: At weather exposed windows.**

| Observed Defects          |         | Addresses Inspected            |         |
|---------------------------|---------|--------------------------------|---------|
| Address                   | Windows | Address                        | Windows |
| Thunder Sky 9480 Unit 101 | 1       | Thunder Sky 9480 Unit 101      | 1       |
|                           |         | Horizon Wind 8660 Unit 101     |         |
|                           |         | Tom Noon 8638 Unit 101         |         |
|                           |         | Traveling Breeze 8785 Unit 101 |         |
| Addresses: 2              |         | Windows: 2                     |         |
| Percentage Defective: 0%  |         | Addresses Inspected: 5         |         |

**2 of 5 windows tested=36% at Unit /Plan 101**

| Observed Defects           |         | Addresses Inspected            |         |
|----------------------------|---------|--------------------------------|---------|
| Address                    | Windows | Address                        | Windows |
| Horizon Wind 8639 Unit 102 | 1       | Horizon Wind 8639 Unit 102     | 1       |
| Horizon Wind 8660 Unit 102 | 1       | Tom Noon 8618 Unit 102         |         |
| Horizon Wind 8749 Unit 102 | 1       | Tom Noon 8758 Unit 102         |         |
| Thunder Sky 9440 Unit 102  | 1       | Traveling Breeze 8665 Unit 102 |         |
|                            |         | Traveling Breeze 8674 Unit 102 |         |
|                            |         | Traveling Breeze 8694 Unit 102 |         |
|                            |         | Traveling Breeze 8764 Unit 102 |         |
| Addresses: 5               |         | Windows: 5                     |         |
| Percentage Defective: 0%   |         | Addresses Inspected: 12        |         |

**5 of 11 windows tested=45% at Unit /Plan 102**

| Observed Defects           |         | Addresses Inspected            |         |
|----------------------------|---------|--------------------------------|---------|
| Address                    | Windows | Address                        | Windows |
| Horizon Wind 8649 Unit 103 | 1       | Horizon Wind 8649 Unit 103     | 1       |
| Horizon Wind 8660 Unit 103 | 1       | Tom Noon 8679 Unit 103         |         |
|                            |         | Traveling Breeze 8775 Unit 103 |         |
|                            |         |                                |         |
|                            |         |                                |         |
|                            |         |                                |         |
|                            |         |                                |         |
|                            |         |                                |         |
| Addresses: 2               |         | Windows: 2                     |         |
| Percentage Defective: 0%   |         | Addresses Inspected: 8         |         |

**2 of 8 windows tested=25% at Unit /Plan 103**

**9 of 24 windows tested=36% at Combined Units /Plan Types**

**ARLINGTON RANCH**  
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**16.0 WINDOWS**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.48.680**

**Violations of Codes and Standards:**

- AAMA 502 "Specification for Field Testing of Windows and Sliding Glass Doors."
- ASTM E 1105 "Field Determination of Water Penetration of Installed Exterior Windows, Curtain Walls and Doors by Uniform or Cyclic Static Air Pressure Difference."
- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2 and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Standard of care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 16.03 repair recommendation.

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**16.0 WINDOWS**

FOR MEDIATION PURPOSES ONLY.  
 N.R.S. 48.109 and N.R.S.40.680

**16.03 Defect: EPS not sealed at dissimilar material juncture (aluminum metal frame).**

**Location: At weather exposed windows.**

| Address                    | Windows | Address                        | Windows | Address                    | Windows |
|----------------------------|---------|--------------------------------|---------|----------------------------|---------|
| Thunder Sky 9480 Unit 101  | 1       | Tom Noon 8638 Unit 101         | 1       | Thunder Sky 9480 Unit 101  | 1       |
| Horizon Wind 8650 Unit 101 | 1       | Tom Noon 8628 Unit 101         | 1       | Horizon Wind 8650 Unit 101 | 1       |
|                            |         | Traveling Breeze 8785 Unit 101 | 1       |                            |         |
| Observed Defective         |         | Observed Defective             |         | Observed Defective         |         |
| Addresses:                 | 5       | Windows:                       | 5       | Addresses Inspected:       | 5       |
| Percentage Defective:      | 100%    | Percentage Defective:          | 100%    | Percentage Defective:      | 100%    |

**5 of 5 windows tested=100% at Unit /Plan 101**

| Address                    | Windows | Address                        | Windows | Address                    | Windows |
|----------------------------|---------|--------------------------------|---------|----------------------------|---------|
| Horizon Wind 8639 Unit 102 | 1       | Tom Noon 8618 Unit 102         | 1       | Horizon Wind 8639 Unit 102 | 1       |
| Horizon Wind 8660 Unit 102 | 1       | Tom Noon 8758 Unit 102         | 1       | Horizon Wind 8660 Unit 102 | 1       |
| Horizon Wind 8749 Unit 102 | 1       | Traveling Breeze 8665 Unit 102 | 1       | Horizon Wind 8749 Unit 102 | 1       |
| Horizon Wind 8799 Unit 102 | 1       | Traveling Breeze 8674 Unit 102 | 1       | Horizon Wind 8799 Unit 102 | 1       |
| Thunder Sky 9440 Unit 102  | 1       | Traveling Breeze 8694 Unit 102 | 1       | Thunder Sky 9440 Unit 102  | 1       |
| Horizon Wind 8810 Unit 102 | 1       | Traveling Breeze 8764 Unit 102 | 1       | Horizon Wind 8810 Unit 102 | 1       |
| Observed Defective         |         | Observed Defective             |         | Observed Defective         |         |
| Addresses:                 | 12      | Windows:                       | 12      | Addresses Inspected:       | 12      |
| Percentage Defective:      | 100%    | Percentage Defective:          | 100%    | Percentage Defective:      | 100%    |

**12 of 12 windows tested=100% at Unit /Plan 102**

| Address                    | Windows | Address                        | Windows | Address                    | Windows |
|----------------------------|---------|--------------------------------|---------|----------------------------|---------|
| Horizon Wind 8649 Unit 103 | 1       | Tom Noon 8679 Unit 103         | 1       | Horizon Wind 8649 Unit 103 | 1       |
| Horizon Wind 8650 Unit 103 | 1       | Traveling Breeze 8775 Unit 103 | 1       | Horizon Wind 8650 Unit 103 | 1       |
| Horizon Wind 8670 Unit 103 | 1       |                                |         | Horizon Wind 8670 Unit 103 | 1       |
| Horizon Wind 8730 Unit 103 | 1       |                                |         | Horizon Wind 8730 Unit 103 | 1       |
| Horizon Wind 8740 Unit 103 | 1       |                                |         | Horizon Wind 8740 Unit 103 | 1       |
| Horizon Wind 8789 Unit 103 | 1       |                                |         | Horizon Wind 8789 Unit 103 | 1       |
| Observed Defective         |         | Observed Defective             |         | Observed Defective         |         |
| Addresses:                 | 8       | Windows:                       | 8       | Addresses Inspected:       | 8       |
| Percentage Defective:      | 100%    | Percentage Defective:          | 100%    | Percentage Defective:      | 100%    |

**9 of 9 windows tested=100% at Unit /Plan 103**

**25 of 25 windows tested=100% at Combined Units /Plan Types**

**ARLINGTON RANCH**  
**Preliminary Defect List &**  
**Repair Recommendations**  
**January 7, 2008**  
**16.0 WINDOWS**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.689**

**Violations of Codes and Standards:**

- One Coat Stucco Manufacturers Specifications (Expo Fibrewall - ER-4368).
- One Coat Stucco Manufacturers Specifications (La Habra -ER-4226).
- One Coat Stucco Manufacturers Specifications (Nu Wall -ER-3177).
- One Coat Stucco Manufacturers Specifications (Omega -ER-4004).
- One Coat Stucco Manufacturers Specifications (Sto-ER-3804).
- One Coat Stucco Manufacturers Specifications (Western One Kote -ER-3899 and ESR-1607).
- One Coat Stucco Manufacturers Specifications (Wire Tex -ER-3878).
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.



**ARLINGTON RANCH**  
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**16.0 WINDOWS**

FOR MEDIATION PURPOSES ONLY.  
N.R.S. 48.109 and N.R.S.40.680

**Repair Recommendation:**

Coordinate this repair with other One Coat Stucco and structural repairs. Inspect 100% of windows following the AAMA 502.00 test. Assume 100% require the following repair:

- A. Remove and store shutters (see plans for shutter locations). Remove and discard 12-inches of One Coat stucco system from window perimeter. Use care to preserve integrity of existing building paper for re-installation of windows.
- B. Remove and discard existing foam plant-on surround.
- C. Remove and store 92% of the single hung windows and all fixed and slider windows. Remove and discard 18% of the single hung windows with alarm contacts at the sill.
- D. Remove and discard existing damaged building paper and Moistop flashings.
- E. Apply fungicide treatment by a licensed applicator to all existing framing.
- F. Install new plywood shims around framing opening to provide flush surface for window installation.
- G. Install new Moistop paper flashing in a "weather board" fashion and install new single hung windows and re-install stored windows with a continuous full bead of sealant and nails greater than 3 inches from frame corners. Straighten out bent nail fin corners (assume 52% of windows). Seal discontinuous stack-bar intersections.
- H. Install foam plant-on surrounds. Provide 45-degree chamfer at sill to shed water off window wall.
- I. Install new building paper in a "weather board" fashion with new Moistop paper flashing. Provide a minimum 6-inch side lap and 2-inch head lap with existing building paper.
- J. Patch One Coat stucco system around the window perimeter per manufacturer's specifications using a bonding agent at the cold joints with texture and paint to match existing.
- K. Apply paint to entire window wall plane to match existing.
- L. Re-install shutters to original locations. Prime and paint to match existing color and sheen.
- M. Apply caulking between window frames and existing drywall.
- N. KILZ prime and paint drywall where staining has occurred (assume 1% of the total windows). Painting includes the drywall window surround and adjacent wall surfaces corner to corner. (Coordinate with other interior repairs).

**ARLINGTON RANCH**  
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**January 7, 2008**  
**16.0 WINDOWS**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.680**

**16.04 Defect: Window frames installed without and/or incomplete sealant behind nail fin.**  
**Location: At weather exposed windows.**

| Observed Defective        |         | Addresses Inspected            |         |
|---------------------------|---------|--------------------------------|---------|
| Address                   | Windows | Address                        | Windows |
| Thunder Sky 9460 Unit 101 | 1       | Tom Noon 8638 Unit 101         | 1       |
|                           |         | Tom Noon 8628 Unit 101         | 1       |
|                           |         | Traveling Breeze 8785 Unit 101 | 1       |
| Observed Defective        |         | Addresses Inspected            |         |
| Addresses:                | 4       | Windows:                       | 4       |
| Percentage Defective:     | 25.00%  | Addresses Inspected:           | 5       |

**4 of 5 windows tested=80% at Unit /Plan 101**

| Observed Defective    |         | Addresses Inspected            |         |
|-----------------------|---------|--------------------------------|---------|
| Address               | Windows | Address                        | Windows |
|                       |         | Horizon Wind 8639 Unit 102     |         |
|                       |         | Tom Noon 8618 Unit 102         |         |
|                       |         | Horizon Wind 8660 Unit 102     |         |
|                       |         | Tom Noon 8758 Unit 102         |         |
|                       |         | Horizon Wind 8749 Unit 102     |         |
|                       |         | Traveling Breeze 8665 Unit 102 |         |
|                       |         | Horizon Wind 8799 Unit 102     |         |
|                       |         | Traveling Breeze 8674 Unit 102 |         |
|                       |         | Thunder Sky 9440 Unit 102      |         |
|                       |         | Traveling Breeze 8694 Unit 102 |         |
|                       |         | Horizon Wind 8610 Unit 102     |         |
|                       |         | Traveling Breeze 8764 Unit 102 |         |
| Observed Defective    |         | Addresses Inspected            |         |
| Addresses:            | 2       | Windows:                       | 2       |
| Percentage Defective: | 50.00%  | Addresses Inspected:           | 12      |

**2 of 15 windows tested=18% at Unit /Plan 102**

| Observed Defective         |         | Addresses Inspected            |         |
|----------------------------|---------|--------------------------------|---------|
| Address                    | Windows | Address                        | Windows |
|                            |         | Horizon Wind 8649 Unit 103     |         |
|                            |         | Tom Noon 8679 Unit 103         |         |
|                            |         | Horizon Wind 8660 Unit 103     |         |
|                            |         | Traveling Breeze 8775 Unit 103 |         |
|                            |         | Horizon Wind 8670 Unit 103     |         |
| Horizon Wind 8730 Unit 103 | 1       | Horizon Wind 8730 Unit 103     |         |
| Horizon Wind 8740 Unit 103 | 1       | Horizon Wind 8740 Unit 103     |         |
|                            |         | Horizon Wind 8789 Unit 103     |         |
| Observed Defective         |         | Addresses Inspected            |         |
| Addresses:                 | 2       | Windows:                       | 2       |
| Percentage Defective:      | 50.00%  | Addresses Inspected:           | 8       |

**2 of 8 windows tested=22% at Unit /Plan 103**

**8 of 25 windows tested=32% at Combined Units /Plan Types**

**ARLINGTON RANCH**  
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**Repair Recommendations**  
**January 7, 2008**  
**16.0 WINDOWS**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.698**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
- Window Manufacturers Specifications (Alenco).
- CAWM Standard for Installation of Windows With Integral Mounting Flange in Wood Frame Construction (CAWM 400-95)
- AAMA 2400-02 (Formerly CAWM 400-95) Standard Practice for Installation of Windows with a Mounting Flange in Stud Frame Construction.
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 16.03 repair recommendation.

**ARLINGTON RANCH**  
**Preliminary Defect List &**  
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**January 7, 2008**  
**16.0 WINDOWS**

FOR MEDIATION PURPOSES ONLY.  
 N.R.S. 48.109 and N.R.S.40.640

**16.05 Defect:** Flashing improperly installed; sill flashing terminates short of jamb/sill fin, reverse lapped to flashing at sill and folded.  
**Location:** At weather exposed windows.

| Address                    | Windows | Address                     | Windows | Address                    | Address                         |
|----------------------------|---------|-----------------------------|---------|----------------------------|---------------------------------|
| Thunder Sky 9480 Unit 101  | 1       |                             |         | Thunder Sky 9480 Unit 101  | Tom Noon 8638 Unit 101          |
| Horizon Wind 8650 Unit 101 | 1       |                             |         | Horizon Wind 8650 Unit 101 | Tom Noon 8628 Unit 101          |
|                            |         |                             |         |                            | Travelling Breeze 8785 Unit 101 |
| Observed Defective         |         | Address                     |         | Address Inspected          |                                 |
| Addresses:                 | 2       | Windows:                    | 2       | Addresses Inspected:       | 5                               |
| Percentage Defective:      | 40%     | of units or areas inspected |         |                            |                                 |

**2 of 5 windows tested=40% at Unit /Plan 101**

| Address                    | Windows | Address                         | Windows | Address                    | Address                         |
|----------------------------|---------|---------------------------------|---------|----------------------------|---------------------------------|
| Horizon Wind 8650 Unit 102 | 1       |                                 |         | Horizon Wind 8639 Unit 102 | Tom Noon 8618 Unit 102          |
| Horizon Wind 8749 Unit 102 | 1       |                                 |         | Horizon Wind 8650 Unit 102 | Tom Noon 8759 Unit 102          |
|                            |         |                                 |         | Horizon Wind 8749 Unit 102 | Travelling Breeze 8665 Unit 102 |
|                            |         |                                 |         | Horizon Wind 8799 Unit 102 | Travelling Breeze 8674 Unit 102 |
|                            |         | Travelling Breeze 8694 Unit 102 | 1       | Thunder Sky 9440 Unit 102  | Travelling Breeze 8694 Unit 102 |
|                            |         | Travelling Breeze 8764 Unit 102 | 1       | Horizon Wind 8810 Unit 102 | Travelling Breeze 8764 Unit 102 |
| Observed Defective         |         | Address                         |         | Address Inspected          |                                 |
| Addresses:                 | 4       | Windows:                        | 4       | Addresses Inspected:       | 12                              |
| Percentage Defective:      | 33%     | of units or areas inspected     |         |                            |                                 |

**4 of 12 windows tested=36% at Unit /Plan 102**

| Address                    | Windows | Address                     | Windows | Address                    | Address                         |
|----------------------------|---------|-----------------------------|---------|----------------------------|---------------------------------|
| Horizon Wind 8650 Unit 103 | 1       |                             |         | Horizon Wind 8649 Unit 103 | Tom Noon 8679 Unit 103          |
|                            |         |                             |         | Horizon Wind 8650 Unit 103 | Travelling Breeze 8775 Unit 103 |
| Horizon Wind 8730 Unit 103 | 1       |                             |         | Horizon Wind 8670 Unit 103 |                                 |
| Horizon Wind 8740 Unit 103 | 1       |                             |         | Horizon Wind 8730 Unit 103 |                                 |
|                            |         |                             |         | Horizon Wind 8740 Unit 103 |                                 |
|                            |         |                             |         | Horizon Wind 8769 Unit 103 |                                 |
| Observed Defective         |         | Address                     |         | Address Inspected          |                                 |
| Addresses:                 | 3       | Windows:                    | 3       | Addresses Inspected:       | 8                               |
| Percentage Defective:      | 38%     | of units or areas inspected |         |                            |                                 |

**3 of 8 windows tested=33% at Unit /Plan 103**

**9 of 25 windows tested=36% at Combined Units /Plan Types**

**ARLINGTON RANCH**  
**Preliminary Defect List &**  
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**January 7, 2008**  
**16.0 WINDOWS**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 43.109 and N.R.S.40.680**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
- Window Manufacturers Specifications (Alenco).
- CAWM Standard for Installation of Windows With Integral Mounting Flange in Wood Frame Construction (CAWM 400-95)
- AAMA 2400-02 (Formerly CAWM 400-95) Standard Practice for Installation of Windows with a Mounting Flange in Stud Frame Construction.
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 16.03 repair recommendation.

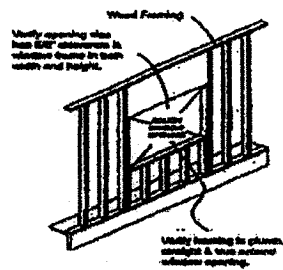
**ARLINGTON RANCH**  
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FOR MEDIATION PURPOSES ONLY.  
N.R.S. 48.109 and N.R.S.40.680

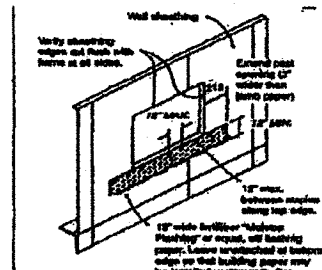
R.H. Adcock found 12 of 25 windows tested to have shear panel surrounding windows. For proper installation of the window flashing system the shear panel edges must continue to window frame opening so as not to create a crease in the window flashing.

See details below:

**Figure 1**



**Figure 2**



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FOR MEDIATION PURPOSES ONLY.  
 N.R.S. 48.109 and N.R.S.40.690

**16.06 Defect: Shear panels short of nail fin.**  
**Location: At weather exposed windows.**

| Address                   | Windows | Address                      | Windows |
|---------------------------|---------|------------------------------|---------|
| Thunder Sky 9480 Unit 101 | 1       | Thunder Sky 9480 Unit 101    |         |
| Observed Defects:         |         | Addresses Inspected:         |         |
| Addresses:                | 1       | Windows:                     | 1       |
| Percentage Defective:     | 100%    | of units or areas inspected: |         |

**1 of 1 windows with shear panels tested=100% at Unit /Plan 101**

| Address                    | Windows | Address                        | Windows | Address                        | Windows |
|----------------------------|---------|--------------------------------|---------|--------------------------------|---------|
| Horizon Wind 8639 Unit 102 | 1       | Tom Noon 8618 Unit 102         | 1       | Horizon Wind 8639 Unit 102     |         |
| Horizon Wind 8650 Unit 102 | 1       | Tom Noon 8758 Unit 102         | 1       | Horizon Wind 8650 Unit 102     |         |
| Horizon Wind 8759 Unit 102 | 1       | Traveling Breeze 8665 Unit 102 | 1       | Horizon Wind 8759 Unit 102     |         |
|                            |         | Traveling Breeze 8764 Unit 102 | 1       | Traveling Breeze 8665 Unit 102 |         |
|                            |         |                                |         | Traveling Breeze 8764 Unit 102 |         |
| Observed Defects:          |         | Addresses Inspected:           |         |                                |         |
| Addresses:                 | 7       | Windows:                       | 7       | Addresses Inspected:           | 7       |
| Percentage Defective:      | 100%    | of units or areas inspected:   |         |                                |         |

**7 of 7 windows with shear panels tested=100% at Unit /Plan 102**

| Address                    | Windows | Address                      | Windows |
|----------------------------|---------|------------------------------|---------|
| Horizon Wind 8650 Unit 103 | 1       | Horizon Wind 8650 Unit 103   |         |
| Horizon Wind 8670 Unit 103 | 1       | Horizon Wind 8670 Unit 103   |         |
| Horizon Wind 8730 Unit 103 | 1       | Horizon Wind 8730 Unit 103   |         |
| Horizon Wind 8788 Unit 103 | 1       | Horizon Wind 8788 Unit 103   |         |
| Observed Defects:          |         | Addresses Inspected:         |         |
| Addresses:                 | 4       | Windows:                     | 4       |
| Percentage Defective:      | 100%    | of units or areas inspected: |         |

**4 of 4 windows with shear panels tested=100% at Unit /Plan 103**

**12 of 12 windows with shear panels tested =100%**

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**16.0 WINDOWS**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.680**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
- Window Manufacturers Specifications (Alenco).
- CAWM Standard for Installation of Windows With Integral Mounting Flange in Wood Frame Construction (CAWM 400-95)
- AAMA 2400-02 (Formerly CAWM 400-95) Standard Practice for Installation of Windows with a Mounting Flange in Stud Frame Construction.
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 16.03 repair recommendation.



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**N.R.S. 48.109 and N.R.S.40.680**

**16.07 Defect: Building paper or window flashing with cuts and/or tears.**  
**Location: At weather exposed windows.**

| Observed Defective at     |         | Inspected                      |         |
|---------------------------|---------|--------------------------------|---------|
| Address                   | Windows | Address                        | Windows |
| Thunder Sky 9480 Unit 101 | 1       | Horizon Wind 8650 Unit 101     | 1       |
|                           |         | Thunder Sky 9480 Unit 101      |         |
|                           |         | Tom Noon 8638 Unit 101         |         |
|                           |         | Traveling Breeze 8785 Unit 101 |         |
| Observed Defective at     |         | Inspected                      |         |
| Addresses                 | Windows | Addresses Inspected            | Windows |
| 2                         | 2       | 5                              |         |
| Percentage Defective      | 40%     | Percentage Defective           | 0%      |

**2 of 5 windows tested=40% at Unit /Plan 101**

| Observed Defective at      |         | Inspected                      |         |
|----------------------------|---------|--------------------------------|---------|
| Address                    | Windows | Address                        | Windows |
| Horizon Wind 8639 Unit 102 | 1       | Horizon Wind 8639 Unit 102     | 1       |
|                            |         | Horizon Wind 8680 Unit 102     | 1       |
|                            |         | Horizon Wind 8749 Unit 102     | 1       |
|                            |         | Horizon Wind 8799 Unit 102     | 1       |
|                            |         | Thunder Sky 9440 Unit 102      | 1       |
|                            |         | Thunder Sky 9440 Unit 102      | 1       |
|                            |         | Traveling Breeze 8685 Unit 102 | 1       |
|                            |         | Traveling Breeze 8674 Unit 102 | 1       |
|                            |         | Traveling Breeze 8694 Unit 102 | 1       |
|                            |         | Traveling Breeze 8694 Unit 102 | 1       |
|                            |         | Traveling Breeze 8694 Unit 102 | 1       |
| Observed Defective at      |         | Inspected                      |         |
| Addresses                  | Windows | Addresses Inspected            | Windows |
| 9                          | 9       | 12                             |         |
| Percentage Defective       | 75%     | Percentage Defective           | 0%      |

**9 of 12 windows tested=75% at Unit /Plan 102**

| Observed Defective at      |         | Inspected                  |         |
|----------------------------|---------|----------------------------|---------|
| Address                    | Windows | Address                    | Windows |
| Horizon Wind 8649 Unit 103 | 1       | Horizon Wind 8649 Unit 103 | 1       |
| Horizon Wind 8650 Unit 103 | 1       | Horizon Wind 8650 Unit 103 | 1       |
| Horizon Wind 8670 Unit 103 | 1       | Horizon Wind 8670 Unit 103 | 1       |
| Horizon Wind 8730 Unit 103 | 1       | Horizon Wind 8730 Unit 103 | 1       |
|                            |         | Horizon Wind 8740 Unit 103 | 1       |
|                            |         | Horizon Wind 8789 Unit 103 | 1       |
|                            |         | Horizon Wind 8789 Unit 103 | 1       |
|                            |         | Horizon Wind 8789 Unit 103 | 1       |
| Observed Defective at      |         | Inspected                  |         |
| Addresses                  | Windows | Addresses Inspected        | Windows |
| 6                          | 6       | 8                          |         |
| Percentage Defective       | 75%     | Percentage Defective       | 0%      |

**6 of 8 windows tested=75% at Unit /Plan 103**

**17 of 25 windows tested=68%**

**ARLINGTON RANCH**  
**Preliminary Defect List &**  
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**January 7, 2008**  
**16.0 WINDOWS**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.680**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
- Window Manufacturers Specifications (Alenco).
- CAWM Standard for Installation of Windows With Integral Mounting Flange in Wood Frame Construction (CAWM 400-95)
- AAMA 2400-02 (Formerly CAWM 400-95) Standard Practice for Installation of Windows with a Mounting Flange in Stud Frame Construction.
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 16.03 repair recommendation.

**ARLINGTON RANCH**  
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FOR MEDIATION PURPOSES ONLY.  
 N.R.S. 48.109 and N.R.S.40.680

**16.08 Defect: Window nail fins are bent or damaged.**  
**Location: At weather exposed windows.**

| Observed Defects           |        |                                |        | Addresses Inspected        |        |                                |        |
|----------------------------|--------|--------------------------------|--------|----------------------------|--------|--------------------------------|--------|
| Address                    | Window | Address                        | Window | Address                    | Window | Address                        | Window |
| Horizon Wind 8650 Unit 101 | 1      | Tom Noon 8638 Unit 101         | 1      | Horizon Wind 8650 Unit 101 |        | Tom Noon 8638 Unit 101         |        |
|                            |        | Tom Noon 8628 Unit 101         | 1      | Thunder Sky 9480 Unit 101  |        | Tom Noon 8628 Unit 101         |        |
|                            |        | Traveling Breeze 8785 Unit 101 | 1      |                            |        | Traveling Breeze 8785 Unit 101 |        |
| Observed Defects           |        |                                |        | Addresses Inspected        |        |                                |        |
| Addresses:                 | 4      | Windows:                       | 4      | Addresses Inspected:       |        |                                | 5      |
| Percentage Defective       | 100%   | Percentage Defective           | 100%   | Percentage Defective       |        |                                | 100%   |

**4 of 5 windows tested=80% at Unit /Plan 101**

| Observed Defects           |        |                                |        | Addresses Inspected        |        |                                |        |
|----------------------------|--------|--------------------------------|--------|----------------------------|--------|--------------------------------|--------|
| Address                    | Window | Address                        | Window | Address                    | Window | Address                        | Window |
| Horizon Wind 8639 Unit 102 | 1      | Tom Noon 8618 Unit 102         | 1      | Horizon Wind 8639 Unit 102 |        | Tom Noon 8618 Unit 102         |        |
| Horizon Wind 8660 Unit 102 | 1      |                                |        | Horizon Wind 8660 Unit 102 |        | Tom Noon 8758 Unit 102         |        |
|                            |        | Traveling Breeze 8665 Unit 102 | 1      | Horizon Wind 8749 Unit 102 |        | Traveling Breeze 8665 Unit 102 |        |
|                            |        |                                |        | Horizon Wind 8799 Unit 102 |        | Traveling Breeze 8674 Unit 102 |        |
|                            |        |                                |        | Thunder Sky 9440 Unit 102  |        | Traveling Breeze 8694 Unit 102 |        |
| Horizon Wind 8810 Unit 102 | 1      |                                |        | Horizon Wind 8810 Unit 102 |        | Traveling Breeze 8764 Unit 102 |        |
| Observed Defects           |        |                                |        | Addresses Inspected        |        |                                |        |
| Addresses:                 | 5      | Windows:                       | 5      | Addresses Inspected:       |        |                                | 12     |
| Percentage Defective       | 100%   | Percentage Defective           | 100%   | Percentage Defective       |        |                                | 100%   |

**5 of 12 windows tested=42% at Unit /Plan 102**

| Observed Defects           |        |                      |        | Addresses Inspected        |        |                                |        |
|----------------------------|--------|----------------------|--------|----------------------------|--------|--------------------------------|--------|
| Address                    | Window | Address              | Window | Address                    | Window | Address                        | Window |
| Horizon Wind 8649 Unit 103 | 1      |                      |        | Horizon Wind 8649 Unit 103 |        | Tom Noon 8679 Unit 103         |        |
| Horizon Wind 8650 Unit 103 | 1      |                      |        | Horizon Wind 8650 Unit 103 |        | Traveling Breeze 8775 Unit 103 |        |
|                            |        |                      |        | Horizon Wind 8670 Unit 103 |        |                                |        |
|                            |        |                      |        | Horizon Wind 8730 Unit 103 |        |                                |        |
| Horizon Wind 8740 Unit 103 | 1      |                      |        | Horizon Wind 8740 Unit 103 |        |                                |        |
| Horizon Wind 8789 Unit 103 | 1      |                      |        | Horizon Wind 8789 Unit 103 |        |                                |        |
| Observed Defects           |        |                      |        | Addresses Inspected        |        |                                |        |
| Addresses:                 | 4      | Windows:             | 4      | Addresses Inspected:       |        |                                | 8      |
| Percentage Defective       | 100%   | Percentage Defective | 100%   | Percentage Defective       |        |                                | 100%   |

**4 of 8 windows tested=50% at Unit /Plan 103**

**13 of 25 windows tested=52%**

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**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.680**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
- Window Manufacturers Specifications (Alenco).
- CAWM Standard for Installation of Windows With Integral Mounting Flange in Wood Frame Construction (CAWM 400-95)
- AAMA 2400-02 (Formerly CAWM 400-95) Standard Practice for Installation of Windows with a Mounting Flange in Stud Frame Construction.
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 16.03 repair recommendation.

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**16.09 Defect: Staple and/or lath penetrations through nail fin.**  
**Location: At weather exposed windows.**

| Observed Defects at   |         |                                         |         | Addresses Inspected        |                                |
|-----------------------|---------|-----------------------------------------|---------|----------------------------|--------------------------------|
| Address               | Windows | Address                                 | Windows | Address                    | Windows                        |
|                       |         | Tom Noon 8638 Unit 101                  | 1       | Horizon Wind 8650 Unit 101 | Tom Noon 8638 Unit 101         |
|                       |         | Tom Noon 8628 Unit 101                  | 1       | Thunder Sky 9480 Unit 101  | Tom Noon 8628 Unit 101         |
|                       |         | Traveling Breeze 8785 Unit 101          | 1       |                            | Traveling Breeze 8785 Unit 101 |
| Observed Defects at   |         |                                         |         | Addresses Inspected        |                                |
| Addresses:            | 3       | Windows:                                | 3       | Addresses Inspected:       | 5                              |
| Percentage Defective: | 60%     | Percentage of Units or Areas Inspected: |         |                            |                                |

**3 of 5 windows tested=60% at Unit /Plan 101**

| Observed Defects at        |         |                                         |         | Addresses Inspected        |                                |
|----------------------------|---------|-----------------------------------------|---------|----------------------------|--------------------------------|
| Address                    | Windows | Address                                 | Windows | Address                    | Windows                        |
| Horizon Wind 8639 Unit 102 | 1       | Tom Noon 8618 Unit 102                  | 1       | Horizon Wind 8639 Unit 102 | Tom Noon 8618 Unit 102         |
|                            |         |                                         |         | Horizon Wind 8660 Unit 102 | Tom Noon 8758 Unit 102         |
|                            |         |                                         |         | Horizon Wind 8749 Unit 102 | Traveling Breeze 8685 Unit 102 |
| Horizon Wind 8799 Unit 102 | 1       |                                         |         | Horizon Wind 8799 Unit 102 | Traveling Breeze 8674 Unit 102 |
|                            |         | Traveling Breeze 8694 Unit 102          | 1       | Thunder Sky 9440 Unit 102  | Traveling Breeze 8694 Unit 102 |
|                            |         | Traveling Breeze 8764 Unit 102          | 1       | Horizon Wind 8810 Unit 102 | Traveling Breeze 8764 Unit 102 |
| Observed Defects at        |         |                                         |         | Addresses Inspected        |                                |
| Addresses:                 | 5       | Windows:                                | 5       | Addresses Inspected:       | 12                             |
| Percentage Defective:      | 40%     | Percentage of Units or Areas Inspected: |         |                            |                                |

**5 of 12 windows tested=42% at Unit /Plan 102**

| Observed Defects at        |         |                                         |         | Addresses Inspected        |                                |
|----------------------------|---------|-----------------------------------------|---------|----------------------------|--------------------------------|
| Address                    | Windows | Address                                 | Windows | Address                    | Windows                        |
|                            |         |                                         |         | Horizon Wind 8649 Unit 103 | Tom Noon 8679 Unit 103         |
|                            |         | Traveling Breeze 8775 Unit 103          | 1       | Horizon Wind 8650 Unit 103 | Traveling Breeze 8775 Unit 103 |
| Horizon Wind 8670 Unit 103 | 1       |                                         |         | Horizon Wind 8670 Unit 103 |                                |
| Horizon Wind 8730 Unit 103 | 1       |                                         |         | Horizon Wind 8730 Unit 103 |                                |
| Horizon Wind 8740 Unit 103 | 1       |                                         |         | Horizon Wind 8740 Unit 103 |                                |
|                            |         |                                         |         | Horizon Wind 8789 Unit 103 |                                |
| Observed Defects at        |         |                                         |         | Addresses Inspected        |                                |
| Addresses:                 | 4       | Windows:                                | 4       | Addresses Inspected:       | 8                              |
| Percentage Defective:      | 50%     | Percentage of Units or Areas Inspected: |         |                            |                                |

**4 of 8 windows tested=50% at Unit /Plan 103**

**12 of 25 tested=48%**

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**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.680**

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
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- CAWM Standard for Installation of Windows With Integral Mounting Flange in Wood Frame Construction (CAWM 400-95)
- AAMA 2400-02 (Formerly CAWM 400-95) Standard Practice for Installation of Windows with a Mounting Flange in Stud Frame Construction.
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 16.03 repair recommendation.

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N.R.S. 48.109 and N.R.S.40.690

At High Noon at Arlington Ranch, the fenestration product (windows) chosen by the Developer in all plan types, was the Alenco 3700 Series Aluminum Window. This window is a "nail on flange" type window and comes in four basic configurations all of which require the same materials and methods of installation:

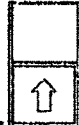


Fig 1.-Single Hung

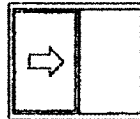


Fig. 2-Slider



Fig. 3-Picture Window



Fig. 4-Shapes

These configurations can also be installed by stacking a Picture Window or Shape Window on top of a Single Hung Window or Slider Window which requires the juncture or intersection of where the two window meet to be sealed.

Plan/Unit Type 101 has:

1-Stacked Slider/Shape Window in living room

Plan/Unit Type 103 has:

1-Stacked Slider/Shape Window in master-bedroom bathroom

R.H. Adcock inspected 9 stacked window configurations.

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 N.R.S. 43.109 and N.R.S.44.630

**16.10 Defect: Damaged and/or discontinuous nail fin at stack juncture.**  
**Location: At mulled weather exposed windows.**

| Observed Defective         |        | Addresses Inspected            |        |
|----------------------------|--------|--------------------------------|--------|
| Address                    | Window | Address                        | Window |
| Horizon Wind 8650 Unit 101 | 1      | Tom Noon 8638 Unit 101         | 1      |
|                            |        | Traveling Breeze 8785 Unit 101 | 1      |
| Observed Defective         |        | Addresses Inspected            |        |
| Addresses                  | 3      | Windows                        | 3      |
| Percentage Defective       | 75%    | Addresses Inspected            | 4      |

**3 of 4 stack windows tested=75% at Unit /Plan 103**

| Observed Defective         |        | Addresses Inspected            |        |
|----------------------------|--------|--------------------------------|--------|
| Address                    | Window | Address                        | Window |
| Horizon Wind 8650 Unit 103 | 1      | Tom Noon 8679 Unit 103         | 1      |
| Horizon Wind 8670 Unit 103 | 1      | Traveling Breeze 8775 Unit 103 | 1      |
| Horizon Wind 8730 Unit 103 | 1      |                                |        |
| Observed Defective         |        | Addresses Inspected            |        |
| Addresses                  | 4      | Windows                        | 4      |
| Percentage Defective       | 80%    | Addresses Inspected            | 5      |

**4 of 5 stack windows tested=80% at Unit /Plan 103**

**7 of 9 stack windows tested=78%**



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**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
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- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Repair Recommendation:**

This repair covered in 16.03 repair recommendation.

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**16.11 Defect:** Alarm contacts at sill of single hung windows. (See matrix on next page for addresses)

**Location:** At weather exposed windows.

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, 3<sup>rd</sup> Edition, 1988 "Penetration Flashing Recommendations".
- Window Manufacturers Specifications (Alenco).
- CAWM Standard for Installation of Windows With Integral Mounting Flange in Wood Frame Construction (CAWM 400-95)
- AAMA 2400-02 (Formerly CAWM 400-95) Standard Practice for Installation of Windows with a Mounting Flange in Stud Frame Construction.
- Standard Practice for Installation of Exterior Windows, Doors and Skylights ASTM E-2112-01.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components, exterior finishes, and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 16.03 repair recommendation.

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| Address              |  |                                |   | Window                     |   |                                |   |
|----------------------|--|--------------------------------|---|----------------------------|---|--------------------------------|---|
|                      |  |                                |   | Horizon Wind 8650 Unit 101 | 3 | Tom Noon 8658 Unit 101         | 3 |
|                      |  | Tom Noon 8717 Unit 101         | 3 | Horizon Wind 8669 Unit 101 | 3 | Tom Noon 8717 Unit 101         | 3 |
|                      |  | Tom Noon 8718 Unit 101         | 3 | Horizon Wind 8729 Unit 101 | 3 | Tom Noon 8718 Unit 101         | 3 |
|                      |  |                                |   | Horizon Wind 8730 Unit 101 | 3 | Tom Noon 8788 Unit 101         | 3 |
|                      |  |                                |   | Horizon Wind 8749 Unit 101 | 3 | Tom Noon 8818 Unit 101         | 3 |
|                      |  |                                |   | Horizon Wind 8750 Unit 101 | 3 | Tom Noon 8828 Unit 101         | 3 |
|                      |  | Traveling Breeze 8644 Unit 101 | 2 | Horizon Wind 8760 Unit 101 | 3 | Traveling Breeze 8644 Unit 101 | 3 |
|                      |  |                                |   | Horizon Wind 8789 Unit 101 | 3 | Traveling Breeze 8694 Unit 101 | 3 |
|                      |  |                                |   | Horizon Wind 8799 Unit 101 | 3 | Traveling Breeze 8695 Unit 101 | 3 |
|                      |  |                                |   | Horizon Wind 8800 Unit 101 | 3 | Traveling Breeze 8725 Unit 101 | 3 |
|                      |  |                                |   | Thunder Sky 9440 Unit 101  | 3 | Traveling Breeze 8755 Unit 101 | 3 |
|                      |  |                                |   | Thunder Sky 9480 Unit 101  | 3 | Traveling Breeze 8765 Unit 101 | 3 |
|                      |  |                                |   | Thunder Sky 9490 Unit 101  | 3 | Traveling Breeze 8785 Unit 101 | 3 |
|                      |  |                                |   | Tom Noon 8638 Unit 101     | 3 | Traveling Breeze 8805 Unit 101 | 3 |
| Observed Defective   |  |                                |   | Observed Defective         |   |                                |   |
| Address              |  |                                |   | Address                    |   |                                |   |
| Percentage Defective |  |                                |   | Percentage Defective       |   |                                |   |

8 of 84 windows inspected=10% at 28 units at Unit /Plan 101

| Address                     | Window | Address                        | Window | Address                    | Window |
|-----------------------------|--------|--------------------------------|--------|----------------------------|--------|
| Horizon Wind 8639 Unit 102  | 1      | Tom Noon 8618 Unit 102         | 2      | Horizon Wind 8639 Unit 102 | 4      |
|                             |        | Tom Noon 8637 Unit 102         | 1      | Horizon Wind 8650 Unit 102 | 4      |
|                             |        | Tom Noon 8647 Unit 102         | 4      | Horizon Wind 8679 Unit 102 | 4      |
|                             |        | Tom Noon 8668 Unit 102         | 2      | Horizon Wind 8729 Unit 102 | 4      |
|                             |        |                                |        | Horizon Wind 8740 Unit 102 | 4      |
|                             |        | Tom Noon 8689 Unit 102         | 4      | Horizon Wind 8749 Unit 102 | 4      |
|                             |        |                                |        | Horizon Wind 8750 Unit 102 | 4      |
|                             |        |                                |        | Horizon Wind 8759 Unit 102 | 4      |
|                             |        |                                |        | Horizon Wind 8760 Unit 102 | 4      |
|                             |        |                                |        | Horizon Wind 8780 Unit 102 | 2      |
|                             |        | Traveling Breeze 8654 Unit 102 | 4      | Horizon Wind 8789 Unit 102 | 2      |
|                             |        |                                |        | Horizon Wind 8799 Unit 102 | 4      |
|                             |        | Traveling Breeze 8674 Unit 102 | 4      | Horizon Wind 8810 Unit 102 | 4      |
|                             |        |                                |        | Horizon Wind 8820 Unit 102 | 4      |
|                             |        |                                |        | Thunder Sky 9440 Unit 102  | 2      |
| Thunder Sky 9470 Unit 102   | 2      |                                |        | Thunder Sky 9470 Unit 102  | 2      |
| <b>Observed Defective</b>   |        |                                |        |                            |        |
| <b>Address</b>              |        |                                |        |                            |        |
| <b>Percentage Defective</b> |        |                                |        |                            |        |

24 of 104 windows inspected=23% at 32 units at Unit /Plan 102

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## 16.0 WINDOWS

[illegible]

8 of 31 windows inspected=26% at 31 units at Unit /Plan 103

40 of 219 inspected tested=18% at 91 units at Combined Units /Plan Types

160

**HINAR00010692**

● \*\*\* Slip Sheet \*\*\* ●

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## ARLINGTON RANCH

### PLUMBING/MECHANICAL PRELIMINARY DEFECT LIST

January 7, 2008

The opinions set forth in this report are based on a valid and reliable representative sample of the components of the residences inspected within the Arlington Ranch Development. A total of 85 units were inspected: 23 Plan Type 101s, 31 Plan Type 102s and 31 Plan Type 103s allowing an adequate review of any subsets that may exist. This further yielded a population of 166 second floor wood framed/floored bathrooms, 62 concrete floored bathrooms and 85 single style devices or appliances. There is a reasonable likelihood that the construction defects identified in this report are common throughout the Development, irrespective of plan type, unless noted otherwise.

#### PLUMBING

**1 Defect:** 3-wall fiberglass shower or combination bath/shower modules, (a) have "in-wall" tub/shower valves that leak, (b) the valves, spouts and shower arms, are not properly aligned or adequately secured to the wall structure, the spout nipple and valve penetrations are not sealed, the fiberglass wall panels are soft.

**Inspected for at:** See Defect Locator Matrix

**(a) Observed at:** See Defect Locator Matrix

**(b) Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC, Standard of Care

**Resultant Damage:** Inability to maintain seals through wall penetration allowing water invasion into the wall cavities. Propagation of mold, mildew and fungi.

**Repair Recommendation:** Gain access to the wet wall. Remove and discard the existing tub/shower valve. Provide a cost effective equal which utilizes a captured, encapsulated, compressed configured gasket between the escutcheon plate and trim sleeve. Reinforce and stabilize the fiberglass wet wall. Provide backing for and install a screw mounted "drop ear" ninety degree elbow, for both the tub spout and shower arm. Provide and install a sealable bulkhead fitting for the spout nipple penetration. Provide properly depth set backing, apply resilient padding with screw mounted omega straps for tub/shower valve, align with all surfaces and secure in place. Reinstall appropriate trim pieces. Restore wall surfaces as required. **Note:** This repair does not envision mold remediation where/if required.

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**2 Defect:** (a) The master tubs and Plan 102 shower pans lack support bedding materials; fixtures creak and pop when stepped upon. (b) The wainscot panel surrounds are not properly sealed.

**Inspected for at:** See Defect Locator Matrix

**(a) Observed at:** See Defect Locator Matrix

**(b) Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC, Standard of Care, Manufacturer's Specifications

**Resultant Damage:** Premature failure of the fixture. Nuisance. Loss of use.

**Repair Recommendation:** For Condition (a): Create nozzle access holes as required and pressure inject concrete under the fixture's bottom. Allow for full cure time (typically 24 hours) before using fixture.

For Condition (b): In conjunction with Plumbing Repair 1 and/or 2a above, remove all three wall panels. Verify that the framed alcove is square and plumb and that the fixture is properly attached to the surrounding studs using non-corrosive fasteners. Thoroughly clean and degrease the fixture's deck and the bottom of the wall panels. Using a recommended silicone based sealant for all joints, reinstall the wall panels. Repair all drywalled surfaces as required. **Note:** This repair does not envision mold remediation where/if required.

**3 Defect:** Toilets (a) are not securely mounted to the wood framed floors and/or (b) closet bend grade slab penetrations are not sealed and/or the closet ring is not secured to the floor.

**Inspected for at:** See Defect Locator Matrix

**(a) Observed at:** See Defect Locator Matrix

**(b) Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC; Standard of Care

**Resultant Damage:** Non-maintainable toilet to pipe seal, or bowl to floor produces leaks and water damage to floor/ceiling assembly. Propagation of mold, mildew and fungi. Unsanitary condition

**Repair Recommendation:** For Condition (a): Remove existing water closet. Remove floor covering and sub floor to expose piping and joisting. Install 2 x 4 blocking to accept closet ring mounting screws. Restore sub floor and accurately hole saw the minimum diameter hole to accommodate the closet ring. Install a new closet ring utilizing #12 x 1-1/2" brass screws, in each and every mounting hole, penetrating through the plywood and into the 2 x 4 blocking below. Restore floor covering. Reinstall the toilet. **Note:** This repair does not envision mold remediation where/if required.

For Condition (b): Remove existing water closet and closet ring. Completely seal the grade slab penetration, except the top 2-1/2", with a durable

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waterproof material. Provide a new closet ring. In each and every mounting hole, drop in a #12 x 1-1/2" brass screw. Fill the balance of the void with a non-shrinking, durable product (i.e. epoxy). Restore floor covering. Reinstall the toilet. Note: This repair does not envision mold remediation where/if required.

**4 Defect:** Water heaters are inadequately sized, lack sufficient capacity, and recovery rates to satisfy the hot water demands of the residence. Note: Applicable to Plan Types 101 and 103 which have master soaker tubs and no OVD. (Not applicable to Plan 102 which has a shower only in the master and a builder model combination tub/shower in the other bathroom).

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** Standard of Care, Manufacturer's Specifications

**Resultant Damage:** Loss of use; Higher operating temperatures create a scald potential; Shortened life expectancy of the heater; Higher operating costs

**Repair Recommendation:** Discard the existing 38 gallon standard recovery 40,000 BTU heater. Provide a new a higher recovery 50 gallon water heater (65,000 BTU min).

**5 Defect:** Water heater drip collection pans (a) discharge into a 2" pipe nipple which is not integrated into the flooring materials, the 2" line improperly reduces down to 1", the pans' tailpiece is not solidly connected to the discharge pipe and/or (b) are undersized.

**Inspected for at:** See Defect Locator Matrix

**(a) Observed at:** See Defect Locator Matrix

**(b) Observed at:** See Defect Locator Matrix Note: This appears to be an anomaly and not subject to extrapolation.

**Codes & Standards:** UPC, Standard of Care, Manufacturer's Specifications

**Resultant Damage:** Risk of real and personal property damage to the unit being served as well as surrounding units.

**Repair Recommendation:** For Condition (a): In conjunction with Plumbing Repair 4 above, remove the water heater and store as required. Accurately cut a hole in the floor covering to match the outside diameter of the floor drain grate. Drill a hole through the sub-floor to accommodate the threaded portion of the drain spud's diameter. Gain access to the floor assembly from the ceiling below under the site of the drain's location.

Supply a floor drain body with a flange for floor integration purposes. Install the drain body from the bottom up. Complete the 2" plastic piping to the Building's exterior and discharge to an approved readily observable, exterior, non-hazard creating location.

Restore all wall and ceiling surfaces as required.

For Condition (b): In conjunction with Plumbing Repair (a)



above, provide a pre-fabricated drip collection pan with a diameter 2" larger than that of the heater's foot print.

**6 Defect:** Water heater Temperature & Pressure relief valve discharge lines contain corrugated connectors which fail to meet the valve's service temperature minimums and creates a reduction in the discharge pipe's size.

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC, Standard of Care, Water Heater and Relief Valve

**Manufacturer's Specifications**

**Resultant Damage:** Inability to fully discharge excessive pressure. Risk of scald. Risk of real and personal property damage.

**Repair Recommendation:** Confirm the T&P's seat and valve are not seized. Remove the existing corrugated connector. Replace with a ¾" union. Fill the gap in the piping with ¾" rigid copper pipe and provide the necessary pipe suspension devices as required.

**7 Defect:** Water heater seismic restraint devices are either lacking "vee" blocks or the devices are not installed.

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC, Standard of Care, Manufacturer's Specifications

**Resultant Damage:** Increased risk of heater toppling during a seismic event, shearing pipe or connections producing gas leak--fire/explosion or water free flow causing property damage.

**Repair Recommendation:** Where applicable and in conjunction with Plumbing Repair 14 above, remove the existing devices. Within the wall cavity, provide structural backing to accommodate the installation of the "vee" block. Restore the drywall surfaces as required. Supply and install a "vee" block. Reinstall the existing straps. Or, where required, provide approved devices.

**8 Defect:** Water heater shutoff valves and/or the heater's connections are prematurely corroding/failing.

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC, Standard of Care

**Resultant Damage:** Non operational valves precludes emergency, or maintenance shut offs. Water damage to real and personal property. Loss of use.

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**Repair Recommendation:** Remove failed(ing) products and replace as required.

**9 Defect:** Water heater flues ("B" vent stack) lack appropriate materials and fittings, resulting in improper clearances from drywall surfaces.

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix. Note: This condition appears to be an anomaly and not subject to extrapolation.

**Codes & Standards:** UPC, Standard of Care, Manufacturer's Specifications.

**Resultant Damage:** Risk of fire. Breach of fire rated floor/ceiling assemblies.

**Repair Recommendation:** Disconnect existing appliance vent. Remove drywall as required to gain access to base of flue stack. Provide either a "bucket" or "thimble" to assure necessary base support and clearances from drywall. Repair all ceiling surfaces as required.

**10 Defect:** Wash machine plastic utility boxes (a) have hose bibb water connections, piped with plastic tubing, that lack sufficient rotating resistive stability to permit proper operation and/or (b) the support arms are backwards and the box is set-back from the drywall's face and/or (c) are improperly located in party walls.

**Inspected for at:** See Defect Locator Matrix

**(a) Observed at:** See Defect Locator Matrix

**(b) Observed at:** See Defect Locator Matrix

**(c) Observed at:** See Defect Locator Matrix Note: This condition is specific to Plan 102.

**Codes & Standards:** UPC; Standard of Care

**Resultant Damage:** Inability to shut off water in the event of a burst hose, or for scheduled maintenance. Improper set-back precludes sealing the box's edge to the drywall's surface allowing water to enter the wall cavity. Potential for water related damage to the hosting unit and areas below and adjacent. Compromised fire resistive construction.

**Repair Recommendation:** For Condition (a & b): Remove washer and dryer. Gain access to the "in wall" water connections. Disconnect plastic tubing and extend copper drops sufficiently to facilitate proper attachment to the framed structure. Reverse the mounting arms to provide for the proper set-back. Reconnect the plastic supply tubing. Restore wall surfaces as required. Using a high-grade silicone sealant, caulk the box's face edge to the drywall's surface. Paint to match and reinstall the trim frame. Reconnect the laundry appliances.

For Condition (c): In conjunction with Plumbing Repair a & b above, provide and install a fire rated utility box.

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**11 Defect:** Laundry areas contain washing machine drain pans that are equipped with a 1" undersized outlets, do not provide for complete drainage, laundry area wall/floor joints are not sealed and are not curbed/dammed to control/direct surface water flow and piping does not discharge to the sanitary sewer. Note: This condition is specific to Plan 101.

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC; Plans and Specification, Standard of Care

**Resultant Damage:** Inability to capture, control or consume sufficient quantities of water produces flooding of the unit with spill over potential to the adjacent and lower units.

**Repair Recommendation:** In conjunction with Plumbing Repair 10 above, remove washer and dryer from current location and store as required. Accurately cut a hole in the floor covering to match the outside diameter of the floor drain grate. Drill a hole through the sub-floor to accommodate the threaded portion of the drain spud's diameter. Gain access to the floor assembly from the ceiling below under the site of the drain's location. Supply a floor drain body, complete with tapped side outlet for a trap primer. Install the drain body from the bottom up. Install the trap and arm within the floor ceiling assembly. Provide an automatic trap primer, shut off valve, and union. From the floor below, provide a 1/2" supply line from the primer's outlet, to the trap's primer inlet. The primer should be installed within the wall cavity, and in a location and height readily accessible through a panel. Water seal the wall/floor joints and provide a water dam threshold at the doorway. Restore all wall and ceiling surfaces as required.

**12 Defect:** Free standing gas ranges are either lacking or have improperly installed "anti-tip" brackets.

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** Standard of Care, Manufacturer's Specifications

**Resultant Damage:** Inability to shut off gas, for an emergency or service, without removing the range; Risk of scald or burn to a young child, or the appliance user when placing a load on the open oven door.

**Repair Recommendation:** Disconnect and remove gas range. Install anti-tip brackets to floor. Reinstall gas range.

**13 Defect:** Dishwasher drain hoses from the air gap to disposer are either kinked or trapped thus lacking positive slope.

**Inspected for at:** See Defect Locator Matrix

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**Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC; Standard of Care

**Resultant Damage:** Backflow or flooding during dishwasher's drain cycle. Overflows cause water damage to cabinetry/undersink storage. Trapped food particles produce foul odors. Propagation of mold, mildew and fungi. Up-flow of waste into the sink's second bowl. Slow drainage and increased stoppages. Unsanitary condition. Premature failure of the disposer's grinding hopper. Personal and property damage. Loss of use.

**Repair Recommendation:** Discard existing hoses. Provide new hoses and install free of sags or kinks.

**14 Defect:** Pedestal lavs located in the 103 Guest Bathroom have interior cleanouts that are inaccessible due to the lav's pedestal

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC; Standard of Care

**Resultant Damage:** Inability to access waste line for service, maintenance and cleaning. Increased service costs. Loss of use.

**Repair Recommendation:** Disconnect and remove the lav. Gain access to the in-wall clean-out Tee. Relocate such that the opening is clear of any obstructions. Restore all wall surfaces as required. Reinstall the lav.

**15 Defect:** Individual unit water service laterals lack individual shut off valves. There is a single valve immediately upstream from the distributing cross tee, when closed, shuts off all three units. The existing valve is not located in a water tight masonry pit and failing prematurely.

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC; Standard of Care

**Resultant Damage:** Inability to isolate an individual water service limits serviceability. Non operational valves precludes emergency, or maintenance shut offs. Potential for water damage to real and personal property. Loss of use. Unreasonable costs associated with valve repairs or replacements.

**Repair Recommendation:** Shut off the water service within the street's connection. Shut off the water at the Unit's garage valve. Reconfigure the existing piping such that each water service is controlled by a dedicated valve, properly suited for below grade environments. Open all valves as required and check for leaks.

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**16 Defect:** Main line cleanouts are not identified as to the unit being served.

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC, Standard of Care

**Resultant Damage:** Inability to identify and properly service a unit's house drain in a timely and/or efficient manner. Potential for property loss. Unreasonable burden and associated costs to maintain or service piping.

**Repair Recommendation:** Remove the three cleanout covers. Gain access to each unit and operate a fixture to confirm which riser serves which unit. Trim the existing riser with ABS x Female Iron Pipe adapter. Provide a threaded raised square head cleanout plug. Stamp a brass tag, with 1" tall characters with the Unit's number and using drive rivets, permanently affix to the top of the plug's head. Install the plug.

**17 Defect:** Portions of the "main building drain" lack positive slope.

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** UPC, Standard of Care

**Resultant Damage:** High frequency of stoppages with resultant backflow. Personal and property damage. Unsanitary. Loss of use.

**Repair Recommendation:** Using pipe viewing and locating equipment, accurately locate the effected segments of the building drain's within the building's footprint. Locate any rebar or post tension tendons which may exist. Demo the concrete as required and excavate to gain access to the piping. Remove and discard the effected segment. Re-grade the trench as required and replace as required. Obtain written permission from the AHJ to provide a standing water test only to the height of the first floor closet rings. Perform said test and visually verify that no leaks are present. Backfill and compact as required. Restore all floor and wall surfaces as required. **Note:** For costing purposes assume a 10' section per unit.

### **MECHANICAL**

**1 Defect:** The refrigerant lines are not properly weatherproofed at the building line. Condensers are not secured to the pad.

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** UMC, Standard of Care

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**Resultant Damages:** Introduction potential of water, insects and vermin into the wall cavities. Subject to dislodgement resulting in injury to the condensing unit, refrigerant piping and loss of refrigerant.

**Repair Recommendation:** Draw down and store the refrigerant and disconnect the lines. Retrofit an appropriate transition boot into the stucco assembly and weatherproof the refrigerant lines at the building line. Reconnect the lines, re-charge the refrigerant, re-insulate the lines and restart the system. Secure the CU to the pad. Note: See Architectural Section for additional information.

**2 Defect:** FAUs sleeping on suspended angle iron hangers lack securement and anti-sway stabilizers.

**Inspected for at:** See Defect Locator Matrix

**Observed at:** See Defect Locator Matrix

**Codes & Standards:** UMC; Standard of Care, Manufacturer's Specifications.

**Resultant Damage:** Increased risk of displacement of the FAU while accessing the attic. Risk of damage to piping or venting materials. Potential for shearing pipe or connections producing gas leak--fire/explosion. Increased risk of property damage as a result of a toppled unit or displaced unit.

**Repair Recommendation:** Secure the FAU to the support iron with approved fasteners and provide anti-sway stabilizers.

[Arlington Ranch/Filmesco/030107-Arlington Ranch PDL-Rev 0]

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| Ad | Score | Unit         | P-1 | P-2 | P-3 | P-4 | P-5 | P-6 |
|----|-------|--------------|-----|-----|-----|-----|-----|-----|
| 1  | 1659  | Western Wind | 101 | 2X  | X   | 0   | X   | X   |
| 2  | 1660  | Western Wind | 103 | 2X  | 0   | 0   | X   | X   |
| 3  | 1661  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 4  | 1662  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 5  | 1663  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 6  | 1664  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 7  | 1665  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 8  | 1666  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 9  | 1667  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 10 | 1668  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 11 | 1669  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 12 | 1670  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 13 | 1671  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 14 | 1672  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 15 | 1673  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 16 | 1674  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 17 | 1675  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 18 | 1676  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 19 | 1677  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 20 | 1678  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 21 | 1679  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 22 | 1680  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 23 | 1681  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 24 | 1682  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 25 | 1683  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 26 | 1684  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 27 | 1685  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 28 | 1686  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 29 | 1687  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 30 | 1688  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 31 | 1689  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 32 | 1690  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 33 | 1691  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 34 | 1692  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 35 | 1693  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 36 | 1694  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 37 | 1695  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 38 | 1696  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 39 | 1697  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 40 | 1698  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 41 | 1699  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 42 | 1700  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 43 | 1701  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 44 | 1702  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 45 | 1703  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 46 | 1704  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 47 | 1705  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 48 | 1706  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 49 | 1707  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 50 | 1708  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 51 | 1709  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 52 | 1710  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 53 | 1711  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 54 | 1712  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 55 | 1713  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 56 | 1714  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 57 | 1715  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 58 | 1716  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 59 | 1717  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 60 | 1718  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 61 | 1719  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 62 | 1720  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 63 | 1721  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 64 | 1722  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 65 | 1723  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 66 | 1724  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 67 | 1725  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 68 | 1726  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 69 | 1727  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 70 | 1728  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 71 | 1729  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 72 | 1730  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 73 | 1731  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 74 | 1732  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 75 | 1733  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 76 | 1734  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 77 | 1735  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 78 | 1736  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 79 | 1737  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 80 | 1738  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 81 | 1739  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 82 | 1740  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 83 | 1741  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 84 | 1742  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 85 | 1743  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 86 | 1744  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |
| 87 | 1745  | Western Wind | 101 | 2X  | 0   | 0   | X   | X   |

KEY: X = Condition Estimate, O = Condition does not exist, NT = Not Measured/Inspected, EI = Estimated, N/A = Not Applicable

HNAR00010702

At-Risk Search Data 1:1-2003 (Page 2 of 7)

|    | P-7    | P-8 | P-9 | P-10a | P-10b | P-11 | P-12 | P-13 | P-14 | P-15 | P-16 | P-17 | M1 | M2 |
|----|--------|-----|-----|-------|-------|------|------|------|------|------|------|------|----|----|
| 1  | No Vac | O   | O   | X     | O     | O    | O    | O    | X    | X    | X    | X    | X  | X  |
| 2  | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 3  | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 4  | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 5  | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 6  | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 7  | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 8  | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 9  | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 10 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 11 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 12 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 13 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 14 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 15 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 16 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 17 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 18 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 19 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 20 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 21 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 22 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 23 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 24 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 25 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 26 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 27 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 28 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 29 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 30 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 31 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 32 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 33 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 34 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 35 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 36 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 37 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 38 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 39 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 40 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 41 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 42 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 43 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 44 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 45 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 46 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 47 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 48 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 49 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 50 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 51 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 52 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 53 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 54 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 55 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 56 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 57 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 58 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 59 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 60 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 61 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 62 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 63 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 64 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 65 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 66 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 67 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 68 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 69 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 70 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 71 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 72 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 73 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 74 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 75 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 76 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 77 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 78 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 79 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 80 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 81 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 82 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 83 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 84 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 85 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 86 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |
| 87 | No Vac | O   | O   | X     | O     | O    | O    | O    | O    | X    | X    | X    | X  | X  |

KEY: X = Condition Exists, O = Condition does not exist, NN = Not Nondisparaged, (E) = Extrapolated, N/A = Not Applicable

HNAR00010703



● \*\*\* Slip Sheet \*\*\* ●

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Ms. Nancy Quon, Esq.  
Quon Bruce Christensen  
2330 Paseo Del Prado, Suite C-101  
Las Vegas, Nevada 89102

November 9, 2007  
File No. 27104

Subject: Preliminary Summary of Geotechnical Investigation  
Arlington Ranch  
Arlington Ranch Boulevard and Tom Noon Avenue  
Las Vegas, Nevada

Dear Ms. Quon:

As requested, TerraPacific Consultants, Inc. has prepared the following summary of findings from our geotechnical investigation of the Arlington Ranch Project located in Las Vegas, Nevada. The investigation performed to date has included visual review and photo-documentation of observed site conditions, a review of the project improvement plans and soils reports, and subsurface exploration in the common areas. The latter was performed on September 5 and 6, 2007 and consisted of 11 test pits; two located in driveway paver areas, four located in the asphalt pavements, two adjacent to concrete sidewalks and three adjacent to building stem walls. The approximate test pit locations, logs, and test results from the site exploration are included in the data package attached in Appendix A. The following is a general summary of the conditions encountered in each area of evaluation and our recommendations for repair where deemed necessary.

#### 1.0 SITE OBSERVATIONS

A visual review of the site conditions was performed on July 18, 2007 to gain an understanding of the site configuration and magnitude of geotechnical related concerns at the site. In general, the review indicated areas of localized distress mainly in common area pavements that appeared to be related to soil settlement. The primary issues identified included displacement of the driveway pavers at the fronts of some driveways indicating settlement of the paver system, cracking and displacement of the concrete sidewalks leading into the building entries, and cracking in the building stem walls at the garage steps in the foundations. In addition, it was evident from our review that in some locations sections of the concrete sidewalks had been removed and replaced.

The actual locations and extents of distress are presented on the Existing Conditions Plan prepared by Burkett and Wong.

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## 2.0 SUBSURFACE EXPLORATION

Subsurface exploration was performed to determine the as-built conditions of various common area improvements as well as the quality of the underlying subgrade soils. Testing was performed in the vicinity of the driveway pavers, concrete sidewalks, building footings, and in the road pavements. The locations, detailed logs, and laboratory testing from the exploration are presented in Appendix A. The following is a general description of the findings in each area of investigation.

### 2.1 Asphalt Pavement Test Pits

Four test pits, T-1 through T-4, were performed in the asphalt pavement in the locations depicted on Figure 1. The excavations indicated that the pavements consist of approximately 2 inches of asphalt concrete over a variable aggregate base material that ranges from approximately 2.5 to 8 inches in thickness. Beneath the asphalt pavement and aggregate base sections, the subgrade soil consists of a silty sand material with some gravel and appears to be derived from the native soils.

The "Geotechnical Exploration," report for Arlington Ranch prepared by Owens Geotechnical, Inc., indicated residential streets may be constructed with a section consisting of 2 inches of asphalt concrete (AC) over 4 inches of Type II aggregate base (AB). According to the project improvement plans prepared by Alpha Engineering Company, the road pavements were to be comprised of 2 inches of AC over 4 inches of Type II AB over 6 inches of Type I AB. Based on the testing, it is evident that the Type I base material was omitted during construction. However, due to the high strength of the subgrade soil (R value of 83), our calculations indicate that the existing pavement section, without the Type 1 base, is suitable for the estimated traffic load.

### 2.2 Driveway Test Pits

Two test pits (T-5 and T-7) were performed in the driveways at two locations in the development as shown on Figure 1. The driveways are comprised of concrete pavers supported by subgrade. Based on the test pits, the section consists of a standard 2.5-inch paver over a thin sand base that ranges from 0.0 inches to 2.5 inches in thickness. No aggregate base was found beneath the sand base. The underlying subgrade soil consists of a silty sand fill material with some gravel and appears to be derived from the native soils. In the case of test pit T-7, construction debris was discovered in the subgrade soils underlying the driveway. In the case of T-5, the subgrade soil was found to be compacted to 82 percent relative compaction, which is less than that required by the project soils report (95 percent relative compaction required).

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While no details for the paver installation have been provided, typical installation guidelines for driveway pavers require that the pavers be placed on a sand bed over an aggregate base material over compacted subgrade. In this case, the omission of the base layer and the lack of sand in the location of T-5 have likely contributed to the displacement of the paver system. In addition, the measured low compaction level and the presence of construction debris have also contributed to settlement of the underlying subgrade.

It is recommended that driveways exhibiting displacement be removed and reconstructed with a properly installed paver system. As a minimum, this should include proper compaction and moisture conditioning of the subgrade soils that support the paving system (i.e. minimum 95 percent relative compaction). The pavers should be constructed so that they are underlain by a 2-inch thick sand bed over a minimum of 4 inches of Type II base. It is further recommended that a geotextile layer be placed between the sand bed and base material to prevent the sand from migrating into the base. The actual locations for the repairs should be based upon the "Concept Repair Plans," prepared by Burkett and Wong.

### **2.3 Stem Wall Test Pits**

Test pits were excavated adjacent to the building stem walls where cracks had been previously noted at three locations (T-6, T-9, and T-10). The actual locations are shown on Figure 1 in Appendix A. The excavations revealed footing embedment depths varying from 11 to 24 inches with the cracks extending to the bottom of the footings. The cracking occurs in the areas of the garage step from the main residence slab to the garage slab. Testing of the fill material in this area generally revealed low compaction levels that were less than the minimum of 95 percent required by the project soils report. Furthermore, the soils below the footings, near the step, were loose and could be easily excavated by hand from under the footings. It is likely that the trenching activities for the footing construction disturbed the soils in this area of the step causing the loose soils conditions.

It is recommended that the cracks in the footing stem walls be treated by filling the cracks with epoxy injection. This will require cleaning the cracks prior to the epoxy application. Ultimately, the application should be performed in conformance with the epoxy manufacturer's specifications. For estimating purposes it should be assumed that the epoxy repair will be required at two locations per building.

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## 2.4 Concrete Flatwork Test Pits

Test pits were excavated adjacent the concrete flatwork at two locations (T-8 and T-11), where there was evidence of cracking and or displacement of the concrete. The approximate locations of the test pits are presented on Figure 1, in Appendix A. The pits indicated that the flatwork ranges approximately 3.5 to 4.0 inches in thickness. No base material was found beneath the flatwork in either test pit. The subgrade soils underlying the flatwork consist of silty sand fill which was found to be compacted to less than the minimum 95 percent relative compaction required by the project soils report. In the case of T-8 there was an approximate 1-inch void beneath the flatwork.

According to the Improvement plans prepared for the project, the sidewalks were to be 5 inches thick and underlain by 6 inches of Type II base. The Uniform Standard Drawings for Clark County indicate that at a minimum sidewalks are to be 4 inches thick and underlain by 4 to 5 inches of Type II base. In this case, no base material was encountered in either test pit and the concrete thickness is less than required by the plans.

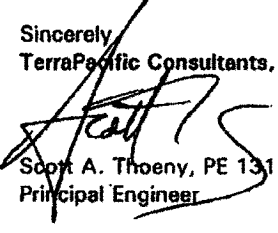
Repair areas for concrete flatwork cracking have been delineated on the "Concept Repair Plan," prepared by Burkett and Wong. Replacement flatwork should be a minimum of 4 inches thick (net) and reinforced with No. 3 rebar placed at 16 inches on center, each way. In addition, it is recommended that the flatwork be supported on a 4-inch thick Type II gravel base. Prior to placing the base materials, the underlying subgrade soils should be moisture conditioned and compacted to 95 percent relative compaction.

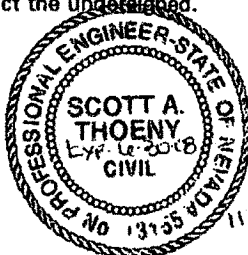
## 3.0 CLOSURE

The preceding information is considered preliminary in nature. The findings and conclusions presented herein are based on the scope of work completed to date. As noted previously, the information and opinions discussed herein may be subject to change based on the results of further investigation or additional information provided.

We appreciate the opportunity to be of service. If you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,  
TerraPacific Consultants, Inc.

  
Scott A. Thoeny, PE 13155  
Principal Engineer



Distribution: (2) - Nancy Quon, Esq., Quon Bruce Christensen  
(1) - Mr. Bob Shaffer, Burkett & Wong

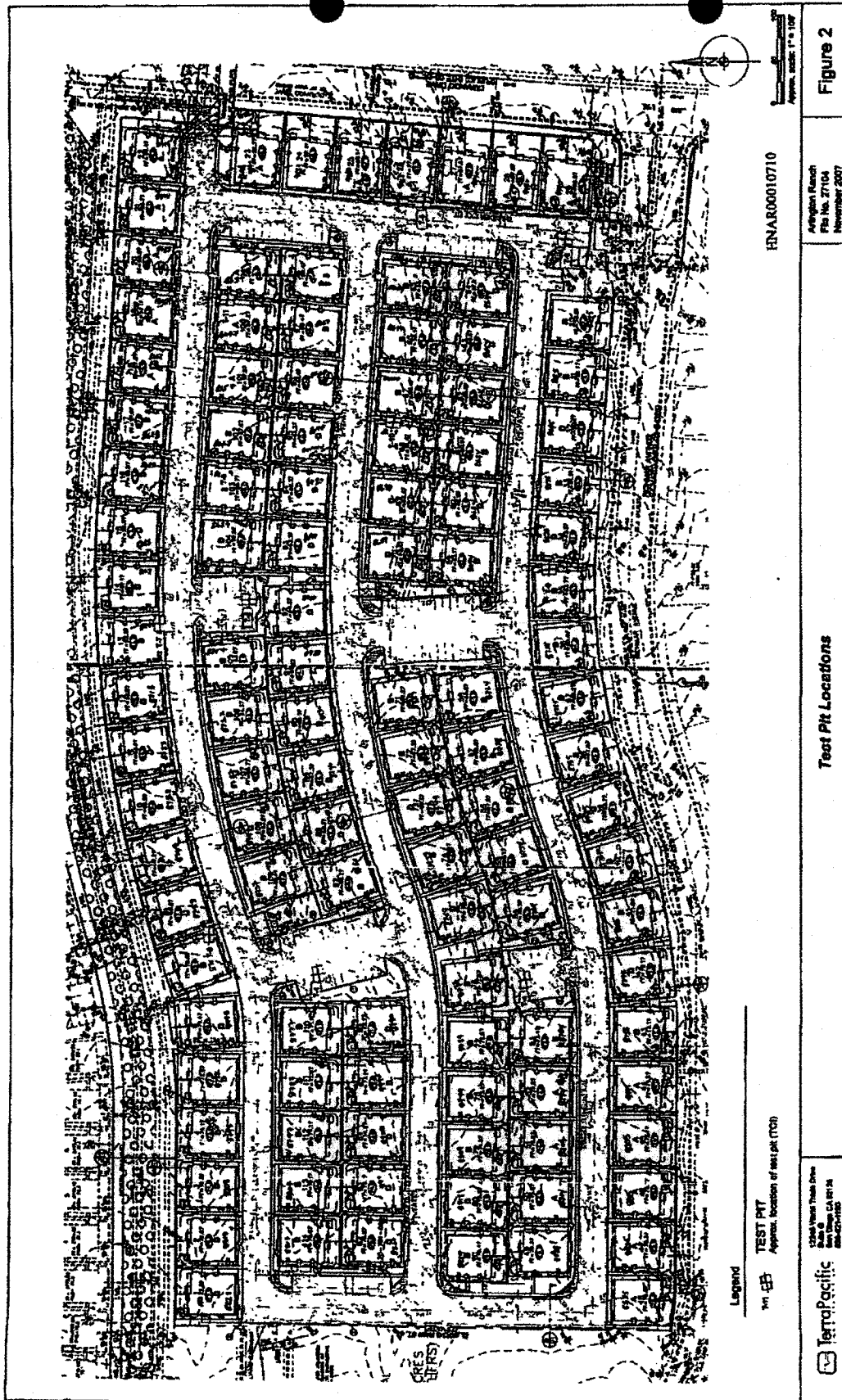
HNAR00010707

**APPENDIX A**

**Data Package**

HNAR00010708









## Test Pit Log

Test Pit No: T-1

| <b>Project No:</b> 27104<br><b>Project Name:</b> Arlington Ranch<br><b>Location:</b> 8757/8777 Tom Noon<br><b>Sample Method:</b> Modified California Sampler<br><b>Instrumentation:</b> None installed<br><b>Elevation:</b> - |           |                                                                             |      | <b>Date:</b> 9-5-07<br><b>Logged By:</b> C. Crown<br><b>Excavating Company:</b> GBG<br><b>Excavator:</b> -<br><b>Excavation Method:</b> Hand labor<br><b>Hammer Wt. &amp; Drop:</b> 35 lbs. for 30" |                      |                                              |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------|--------------|
| Depth (ft)                                                                                                                                                                                                                    | Lithology | DESCRIPTION & REMARKS                                                       | USCS | Sample Type                                                                                                                                                                                         | Blow Counts (per ft) | Dry Density (pcf)                            | Moisture (%) |
| 0                                                                                                                                                                                                                             |           | From 0.0', Asphalt concrete                                                 |      |                                                                                                                                                                                                     |                      |                                              |              |
| 0                                                                                                                                                                                                                             |           | AGGREGATE BASE: From 0.2', Sandy gravel                                     |      |                                                                                                                                                                                                     |                      |                                              |              |
| 0                                                                                                                                                                                                                             |           | FILL: From 0.4', Silty sand, tan, dry to slightly moist, dense, with gravel |      |                                                                                                                                                                                                     |                      |                                              |              |
| 1                                                                                                                                                                                                                             |           |                                                                             |      | Ring / Bulk                                                                                                                                                                                         | >50 (NR)             | -                                            | -            |
| 2                                                                                                                                                                                                                             |           |                                                                             |      |                                                                                                                                                                                                     |                      |                                              |              |
| 3                                                                                                                                                                                                                             |           |                                                                             |      |                                                                                                                                                                                                     |                      |                                              |              |
| 4                                                                                                                                                                                                                             |           |                                                                             |      |                                                                                                                                                                                                     |                      |                                              |              |
| 5                                                                                                                                                                                                                             |           |                                                                             |      |                                                                                                                                                                                                     |                      |                                              |              |
| 6                                                                                                                                                                                                                             |           |                                                                             |      |                                                                                                                                                                                                     |                      |                                              |              |
| <b>Total Depth:</b> 1.1'<br><b>Water:</b> No<br><b>Caving:</b> No<br><b>Footing Dimensions:</b> -                                                                                                                             |           |                                                                             |      |                                                                                                                                                                                                     |                      | <b>Test Pit</b><br><b>T-1</b><br>Page 1 of 1 |              |

HNAR00010711



## Test Pit Log

Test Pit No: T-2

| <b>Project No:</b> 27104<br><b>Project Name:</b> Arlington Ranch<br><b>Location:</b> 8689/8717 Tom Noon<br><b>Sample Method:</b> Modified California Sampler<br><b>Instrumentation:</b> None installed<br><b>Elevation:</b> -- |           |                                                                             |      | <b>Date:</b> 9-5-07<br><b>Logged By:</b> C. Crown<br><b>Excavating Company:</b> GBG<br><b>Excavator:</b> --<br><b>Excavation Method:</b> Hand labor<br><b>Hammer Wt. &amp; Drop:</b> 35 lbs. for 30" |                      |                   |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------|--------------|
| Depth (ft)                                                                                                                                                                                                                     | Lithology | DESCRIPTION & REMARKS                                                       | USCS | Sample Type                                                                                                                                                                                          | Blow Counts (per ft) | Dry Density (pcf) | Moisture (%) |
| 0                                                                                                                                                                                                                              |           | From 0.0', Asphalt concrete, 2" thick                                       |      |                                                                                                                                                                                                      |                      |                   |              |
| 0.2                                                                                                                                                                                                                            |           | AGGREGATE BASE: From 0.2', Sandy gravel                                     |      |                                                                                                                                                                                                      |                      |                   |              |
| 0.4                                                                                                                                                                                                                            |           | FILL: From 0.4', Silty sand, tan, dry to slightly moist, dense, with gravel |      |                                                                                                                                                                                                      |                      |                   |              |
| 1                                                                                                                                                                                                                              |           |                                                                             |      | Ring                                                                                                                                                                                                 | >50 (NR)             | -                 | -            |
| 2                                                                                                                                                                                                                              |           |                                                                             |      |                                                                                                                                                                                                      |                      |                   |              |
| 3                                                                                                                                                                                                                              |           |                                                                             |      |                                                                                                                                                                                                      |                      |                   |              |
| 4                                                                                                                                                                                                                              |           |                                                                             |      |                                                                                                                                                                                                      |                      |                   |              |
| 5                                                                                                                                                                                                                              |           |                                                                             |      |                                                                                                                                                                                                      |                      |                   |              |
| 6                                                                                                                                                                                                                              |           |                                                                             |      |                                                                                                                                                                                                      |                      |                   |              |

|                                                                                                    |              |                                              |
|----------------------------------------------------------------------------------------------------|--------------|----------------------------------------------|
| <b>Total Depth:</b> 1.1'<br><b>Water:</b> No<br><b>Caving:</b> No<br><b>Footing Dimensions:</b> -- | HNAR00010712 | <b>Test Pit</b><br><b>T-2</b><br>Page 1 of 1 |
|----------------------------------------------------------------------------------------------------|--------------|----------------------------------------------|



## Test Pit Log

Test Pit No: T-3

|                                                                                                                                                                                                                              |  |  |                                                                                                                                                                                                      |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>Project No:</b> 27104<br><b>Project Name:</b> Arlington Ranch<br><b>Location:</b> 9490 Thunder Sky<br><b>Sample Method:</b> Modified California Sampler<br><b>Instrumentation:</b> None installed<br><b>Elevation:</b> -- |  |  | <b>Date:</b> 9-5-07<br><b>Logged By:</b> C. Crown<br><b>Excavating Company:</b> GBG<br><b>Excavator:</b> --<br><b>Excavation Method:</b> Hand labor<br><b>Hammer Wt. &amp; Drop:</b> 35 lbs. for 30" |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

| Depth (ft) | Lithology | DESCRIPTION & REMARKS                                                | USCS | Sample Type | Blow Counts (per ft) | Dry Density (pcf) | Moisture (%) |
|------------|-----------|----------------------------------------------------------------------|------|-------------|----------------------|-------------------|--------------|
| 0          |           | From 0.0', Asphalt concrete, 2" thick                                |      |             |                      |                   |              |
|            |           | AGGREGATE BASE: From 0.2', Sandy gravel                              |      |             |                      |                   |              |
|            |           | FILL: From 0.4', Silty sand, tan, slightly moist, dense, with gravel |      |             |                      |                   |              |
| 0          |           |                                                                      |      | Ring / Bulk | >50                  | 113.0             | 6.2          |
| 1          |           |                                                                      |      |             |                      |                   |              |
| 2          |           |                                                                      |      |             |                      |                   |              |
| 3          |           |                                                                      |      |             |                      |                   |              |
| 4          |           |                                                                      |      |             |                      |                   |              |
| 5          |           |                                                                      |      |             |                      |                   |              |
| 6          |           |                                                                      |      |             |                      |                   |              |

|                                                                                                     |              |                                              |
|-----------------------------------------------------------------------------------------------------|--------------|----------------------------------------------|
| <b>Total Depth:</b> 0.9'<br><b>Water:</b> No<br><b>Caving:</b> No<br><b>Footings Dimensions:</b> -- | HNAR00010713 | <b>Test Pit</b><br><b>T-3</b><br>Page 1 of 1 |
|-----------------------------------------------------------------------------------------------------|--------------|----------------------------------------------|



## Test Pit Log

Test Pit No: T-4

|                                                                                                                                                                                                                                        |  |  |                                                                                                                                                                                                      |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>Project No:</b> 27104<br><b>Project Name:</b> Arlington Ranch<br><b>Location:</b> 8784/8784 Traveling Breeze<br><b>Sample Method:</b> Modified California Sampler<br><b>Instrumentation:</b> None installed<br><b>Elevation:</b> -- |  |  | <b>Date:</b> 9-8-07<br><b>Logged By:</b> C. Crown<br><b>Excavating Company:</b> GBG<br><b>Excavator:</b> --<br><b>Excavation Method:</b> Hand labor<br><b>Hammer Wt. &amp; Drop:</b> 35 lbs. for 30" |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

| Depth (ft) | Lithology | DESCRIPTION & REMARKS                                                    | USCS | Sample Type | Blow Counts (per ft) | Dry Density (pcf) | Moisture (%) |
|------------|-----------|--------------------------------------------------------------------------|------|-------------|----------------------|-------------------|--------------|
| 0          |           | From 0.0', Asphalt concrete, 2" thick                                    |      |             |                      |                   |              |
| 0          |           | AGGREGATE BASE: From 0.2', Sandy gravel, with silty sand                 |      | Ring / Bulk | >50 (NR)             | -                 | -            |
| 1          |           | FILL: From 0.8', Silty sand, tan, dry slightly moist, dense, with gravel |      | Ring / Bulk | >50 (NR)             | -                 | -            |
| 2          |           |                                                                          |      |             |                      |                   |              |
| 3          |           |                                                                          |      |             |                      |                   |              |
| 4          |           |                                                                          |      |             |                      |                   |              |
| 5          |           |                                                                          |      |             |                      |                   |              |
| 6          |           |                                                                          |      |             |                      |                   |              |

|                                                                                                    |              |                                              |
|----------------------------------------------------------------------------------------------------|--------------|----------------------------------------------|
| <b>Total Depth:</b> 1.3'<br><b>Water:</b> No<br><b>Caving:</b> No<br><b>Footing Dimensions:</b> -- | HNAR00010714 | <b>Test Pit</b><br><b>T-4</b><br>Page 1 of 1 |
|----------------------------------------------------------------------------------------------------|--------------|----------------------------------------------|


**TerraPacific**  
 CONSULTANTS INC.

**Test Pit Log**
**Test Pit No: T-5**

|                                                                                                                                                                                                                      |  |                                                                                                                                                                                         |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Project No:</b> 27104<br><b>Project Name:</b> Arlington Ranch<br><b>Location:</b> 9480 Thundering Sky Street<br><b>Sample Method:</b> Sand Cone<br><b>Instrumentation:</b> None installed<br><b>Elevation:</b> -- |  | <b>Date:</b> 9-5-07<br><b>Logged By:</b> K. Mills<br><b>Excavating Company:</b> GBG<br><b>Excavator:</b> --<br><b>Excavation Method:</b> Hand labor<br><b>Hammer Wt. &amp; Drop:</b> -- |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

| Depth (ft) | Lithology | DESCRIPTION & REMARKS                                                                                            | USCS | Sample Type | Blow Counts (per ft) | Dry Density (pcf) | Moisture (%) |
|------------|-----------|------------------------------------------------------------------------------------------------------------------|------|-------------|----------------------|-------------------|--------------|
| 0          |           | From 0.0', Concrete pavers, 2 1/2" thick                                                                         |      |             |                      |                   |              |
|            |           | FILL: From 0.2', Silty sand, light brown, dry to slightly moist, fine to medium grained, with gravel, trace clay |      | SC-1 / Bulk | -                    | 112.6             | 4.1          |
| 1          |           | Note: No sand or base under pavers                                                                               |      |             |                      |                   |              |
| 2          |           |                                                                                                                  |      |             |                      |                   |              |
| 3          |           |                                                                                                                  |      |             |                      |                   |              |
| 4          |           |                                                                                                                  |      |             |                      |                   |              |
| 5          |           |                                                                                                                  |      |             |                      |                   |              |
| 6          |           |                                                                                                                  |      |             |                      |                   |              |

|                                                                                                     |              |                                              |
|-----------------------------------------------------------------------------------------------------|--------------|----------------------------------------------|
| <b>Total Depth:</b> 0.9'<br><b>Water:</b> No<br><b>Caving:</b> No<br><b>Footings Dimensions:</b> -- | HNAR00010715 | <b>Test Pit</b><br><b>T-5</b><br>Page 1 of 1 |
|-----------------------------------------------------------------------------------------------------|--------------|----------------------------------------------|



## Test Pit Log

Test Pit No: T-6

| <b>Project No:</b> 27104<br><b>Project Name:</b> Arlington Ranch<br><b>Location:</b> 8678 Tom Noon<br><b>Sample Method:</b> Sand Cone<br><b>Instrumentation:</b> None installed<br><b>Elevation:</b> -- |           |                                                                                                                                   |      | <b>Date:</b> 9-5-07<br><b>Logged By:</b> K. Mills<br><b>Excavating Company:</b> GBB<br><b>Excavator:</b> --<br><b>Excavation Method:</b> Hand labor<br><b>Hammer Wt. &amp; Drop:</b> -- |                      |                   |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------|--------------|
| Depth (ft)                                                                                                                                                                                              | Lithology | DESCRIPTION & REMARKS                                                                                                             | USCS | Sample Type                                                                                                                                                                             | Blow Counts (per ft) | Dry Density (pcf) | Moisture (%) |
| 0                                                                                                                                                                                                       |           | From 0.0', Decorative rock                                                                                                        |      |                                                                                                                                                                                         |                      |                   |              |
| 1                                                                                                                                                                                                       |           | FILL: From 0.2', Silty sand, light brown, slightly moist to moist, fine to medium grained, with gravel, trace cobbles, trace clay |      |                                                                                                                                                                                         |                      |                   |              |
| 2                                                                                                                                                                                                       |           |                                                                                                                                   |      | SC-2 / Bulk                                                                                                                                                                             | -                    | 118.7             | 4.1          |
| 3                                                                                                                                                                                                       |           | Note: Hairline to 1/32" crack in footing stem wall                                                                                |      |                                                                                                                                                                                         |                      |                   |              |
| 4                                                                                                                                                                                                       |           |                                                                                                                                   |      |                                                                                                                                                                                         |                      |                   |              |
| 5                                                                                                                                                                                                       |           |                                                                                                                                   |      |                                                                                                                                                                                         |                      |                   |              |
| 6                                                                                                                                                                                                       |           |                                                                                                                                   |      |                                                                                                                                                                                         |                      |                   |              |

|                                                                                                                 |                                                      |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>Total Depth:</b> 2.5'<br><b>Water:</b> No<br><b>Caving:</b> No<br><b>Footing Dimensions:</b> Embedment = 24" | <b>Test Pit</b><br><br><b>T-6</b><br><br>Page 1 of 1 |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------|

HNAR00010716


**TerraPacific**  
 CONSULTANTS INC

**Test Pit Log**
**Test Pit No: T-7**

|                                                                                                                                                                                                         |  |                                                                                                                                                                                         |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Project No:</b> 27104<br><b>Project Name:</b> Arlington Ranch<br><b>Location:</b> 8708 Tom Noon<br><b>Sample Method:</b> Sand Cone<br><b>Instrumentation:</b> None installed<br><b>Elevation:</b> -- |  | <b>Date:</b> 9-5-07<br><b>Logged By:</b> C. Crown<br><b>Excavating Company:</b> GBG<br><b>Excavator:</b> --<br><b>Excavation Method:</b> Hand labor<br><b>Hammer Wt. &amp; Drop:</b> -- |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

| Depth (ft) | Lithology | DESCRIPTION & REMARKS                                                                                              | USCS | Sample Type | Blow Counts (per ft) | Dry Density (pcf) | Moisture (%) |
|------------|-----------|--------------------------------------------------------------------------------------------------------------------|------|-------------|----------------------|-------------------|--------------|
| 0          |           | From 0.0', Concrete paver, 2 1/2" thick                                                                            |      |             |                      |                   |              |
|            |           | SAND BASE: From 0.2', Sand                                                                                         |      |             |                      |                   |              |
|            |           | FILL: From 0.4', Silty sand, tan, dry slightly moist, loose to medium dense, with gravel, with construction debris |      |             |                      |                   |              |
| 0.8        |           |                                                                                                                    |      | SC / Bulk   | >50                  | 105.5             | 6.3          |
| 1          |           |                                                                                                                    |      |             |                      |                   |              |
| 2          |           |                                                                                                                    |      |             |                      |                   |              |
| 3          |           |                                                                                                                    |      |             |                      |                   |              |
| 4          |           |                                                                                                                    |      |             |                      |                   |              |
| 5          |           |                                                                                                                    |      |             |                      |                   |              |
| 6          |           |                                                                                                                    |      |             |                      |                   |              |

|                                                                                                    |              |                                              |
|----------------------------------------------------------------------------------------------------|--------------|----------------------------------------------|
| <b>Total Depth:</b> 0.8'<br><b>Water:</b> No<br><b>Caving:</b> No<br><b>Footing Dimensions:</b> -- | HNAR00010717 | <b>Test Pit</b><br><b>T-7</b><br>Page 1 of 1 |
|----------------------------------------------------------------------------------------------------|--------------|----------------------------------------------|



## Test Pit Log

Test Pit No: T-8

|                                                                                                                                                                                                                           |                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project No:</b> 27104<br><b>Project Name:</b> Arlington Ranch<br><b>Location:</b> 8768 Tom Noon<br><b>Sample Method:</b> Modified California Sampler<br><b>Instrumentation:</b> None installed<br><b>Elevation:</b> -- | <b>Date:</b> 9-5-07<br><b>Logged By:</b> K. Mills<br><b>Excavating Company:</b> GBG<br><b>Excavator:</b> --<br><b>Excavation Method:</b> Hand labor<br><b>Hammer WL &amp; Drop:</b> 35 lbs. for 30" |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Depth (ft) | Lithology | DESCRIPTION & REMARKS                                                                                                        | USCS | Sample Type | Blow Counts (per ft) | Dry Density (pcf) | Moisture (%) |
|------------|-----------|------------------------------------------------------------------------------------------------------------------------------|------|-------------|----------------------|-------------------|--------------|
| 0          |           | From 0.0', Decorative gravel                                                                                                 |      |             |                      |                   |              |
|            |           | FILL: From 0.2', Silty sand, light brown, slightly moist, fine to medium grained                                             |      |             |                      |                   |              |
| 1          |           |                                                                                                                              |      | Bulk        | -                    | -                 | -            |
|            |           |                                                                                                                              |      | SC-6        | -                    | 112.0             | 8.6          |
| 2          |           |                                                                                                                              |      | SC-4 / Bulk | -                    | 106.3             | 6.5          |
|            |           | NATIVE: From 2.1', Silty sand, light brown, slightly moist, very dense, medium grained, with fine angular gravel, trace clay |      |             |                      |                   |              |
| 3          |           |                                                                                                                              |      | Ring        | 50 for 1" (NR)       | -                 | -            |
|            |           |                                                                                                                              |      | Ring        | 50 for 2" (NR)       | -                 | -            |
|            |           |                                                                                                                              |      | Ring        | 50 for 1" (NR)       | -                 | -            |
|            |           | Note: 1" void under sidewalk<br>Concrete is 4" thick<br>No base material                                                     |      |             |                      |                   |              |
| 4          |           |                                                                                                                              |      |             |                      |                   |              |
| 5          |           |                                                                                                                              |      |             |                      |                   |              |
| 6          |           |                                                                                                                              |      |             |                      |                   |              |

Total Depth: 3.2'

Water: No

Caving: No

Footing Dimensions: --

HNAR00010718

Test Pit

T-8

Page 1 of 1

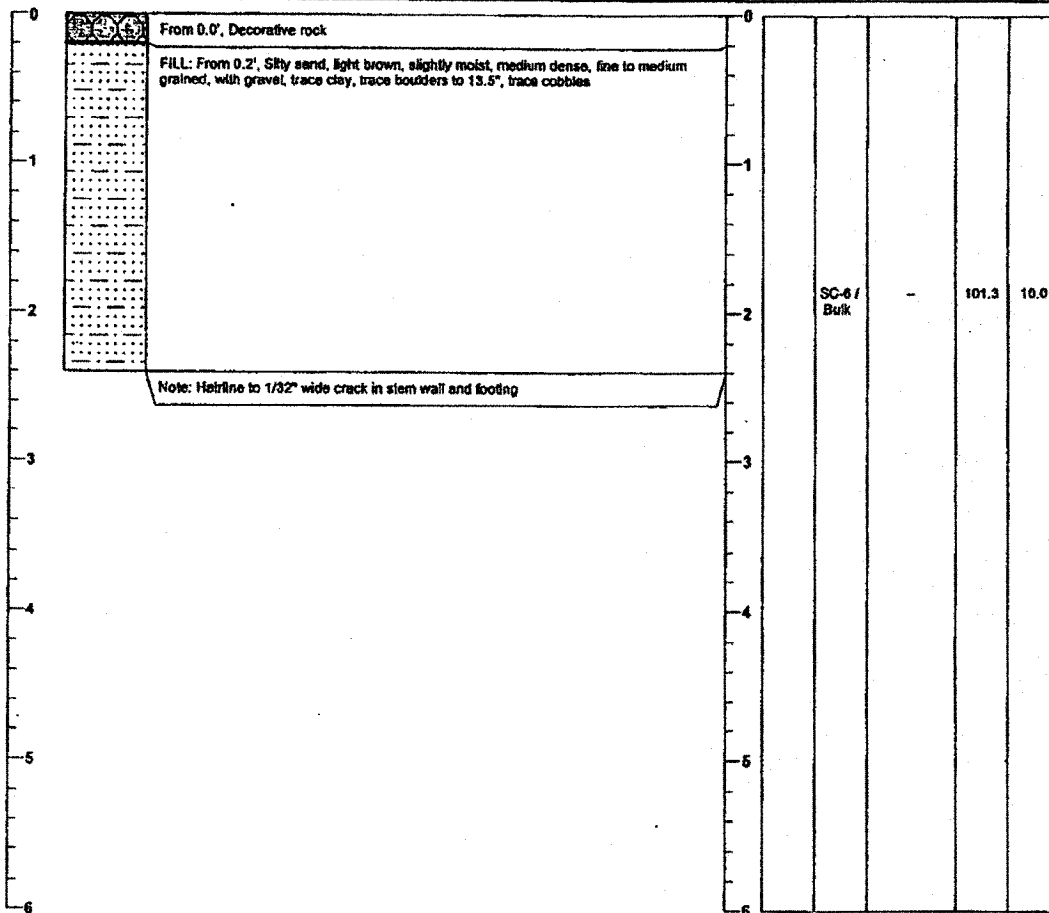



**TerraPacific**  
 CONSULTANTS INC.

**Test Pit Log**
**Test Pit No: T-9**

|                                                                                                                                                                                                                |  |                                                                                                                                                                                       |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Project No:</b> 27104<br><b>Project Name:</b> Arlington Ranch<br><b>Location:</b> 8695 Traveling Breeze<br><b>Sample Method:</b> Sand Cone<br><b>Instrumentation:</b> None installed<br><b>Elevation:</b> - |  | <b>Date:</b> 9-6-07<br><b>Logged By:</b> K. Mills<br><b>Excavating Company:</b> GBG<br><b>Excavator:</b> -<br><b>Excavation Method:</b> Hand labor<br><b>Hammer Wt. &amp; Drop:</b> - |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

| Depth (ft) | Lithology | DESCRIPTION & REMARKS | USCS | Sample Type | Blow Counts (per ft) | Dry Density (pcf) | Moisture (%) |
|------------|-----------|-----------------------|------|-------------|----------------------|-------------------|--------------|
|------------|-----------|-----------------------|------|-------------|----------------------|-------------------|--------------|



**Total Depth:** 2.4'  
**Water:** No  
**Caving:** No  
**Footing Dimensions:** Embedment = 17"

HNAR00010719

Test Pit

T-9

Page 1 of 1


**TerraPacific**  
 CONSULTANTS INC

**Test Pit Log**
**Test Pit No: T-10**

|                                                                                                                                                                                                             |  |  |                                                                                                                                                                                         |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>Project No:</b> 27104<br><b>Project Name:</b> Arlington Ranch<br><b>Location:</b> 8669 Horizon Wind<br><b>Sample Method:</b> Sand Cone<br><b>Instrumentation:</b> None installed<br><b>Elevation:</b> -- |  |  | <b>Date:</b> 9-6-07<br><b>Logged By:</b> C. Crown<br><b>Excavating Company:</b> GBG<br><b>Excavator:</b> --<br><b>Excavation Method:</b> Hand labor<br><b>Hammer Wt. &amp; Drop:</b> -- |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

| Depth (ft) | Lithology | DESCRIPTION & REMARKS                                                         | USCS | Sample Type | Blow Counts (per ft) | Dry Density (pcf) | Moisture (%) |
|------------|-----------|-------------------------------------------------------------------------------|------|-------------|----------------------|-------------------|--------------|
| 0          |           | FILL: From 0.0'. Silty sand, brown, moist, loose to medium dense, with gravel |      |             |                      |                   |              |
| 1          |           |                                                                               |      |             |                      |                   |              |
| 2          |           | Note: Hairline to 1/32" wide crack in stem wall                               |      | SC / Bulk   | -                    | 97.5              | 17.3         |
| 3          |           |                                                                               |      |             |                      |                   |              |
| 4          |           |                                                                               |      |             |                      |                   |              |
| 5          |           |                                                                               |      |             |                      |                   |              |
| 6          |           |                                                                               |      |             |                      |                   |              |

|                                                                                                                 |                                                       |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <b>Total Depth:</b> 2.0'<br><b>Water:</b> No<br><b>Caving:</b> No<br><b>Footing Dimensions:</b> Embedment = 11" | <b>Test Pit</b><br><br><b>T-10</b><br><br>Page 1 of 1 |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|

HNAR00010720


**TerraPacific**  
 CONSULTANTS INC.

**Test Pit Log**
**Test Pit No: T-11**

|                                                                                                                                                                                                         |  |  |                                                                                                                                                                                         |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>Project No:</b> 27104<br><b>Project Name:</b> Arlington Ranch<br><b>Location:</b> 8647 Tom Noon<br><b>Sample Method:</b> Sand Cone<br><b>Instrumentation:</b> None installed<br><b>Elevation:</b> -- |  |  | <b>Date:</b> 9-6-07<br><b>Logged By:</b> K. Mills<br><b>Excavating Company:</b> GBG<br><b>Excavator:</b> --<br><b>Excavation Method:</b> Hand labor<br><b>Hammer Wt. &amp; Drop:</b> -- |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

| Depth (ft) | Lithology | DESCRIPTION & REMARKS                                                                                                | USCS | Sample Type | Blow Counts (per ft) | Dry Density (pcf) | Moisture (%) |
|------------|-----------|----------------------------------------------------------------------------------------------------------------------|------|-------------|----------------------|-------------------|--------------|
| 0          |           | From 0.0', Decorative gravel                                                                                         |      |             |                      |                   |              |
| 1          |           | FILL: From 0.2', Silty sand, light brown, slightly moist to moist, medium dense, fine to medium grained, with gravel |      | SC / Bu'k   | -                    | 98.6              | 7.4          |
| 2          |           | Note: Concrete sidewalk is 3 1/2" thick<br>No base material under sidewalk                                           |      |             |                      |                   |              |
| 3          |           |                                                                                                                      |      |             |                      |                   |              |
| 4          |           |                                                                                                                      |      |             |                      |                   |              |
| 5          |           |                                                                                                                      |      |             |                      |                   |              |
| 6          |           |                                                                                                                      |      |             |                      |                   |              |

|                                                                                                     |              |                                                                                                                 |
|-----------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Total Depth:</b> 1.5'<br><b>Water:</b> No<br><b>Caving:</b> No<br><b>Footings Dimensions:</b> -- | HNAR00010721 | <b>Test Pit</b><br><div style="text-align: center; font-weight: bold; font-size: 1.2em;">T-11</div> Page 1 of 1 |
|-----------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------|

**Arlington Ranch  
Summary of Laboratory Test Results**

FN 27104

| Sample Location |                   |             | ASTM D 1556       |                      | ASTM D 1557               |                        | ASTM D 2844            | ASTM D 2937       |                      |
|-----------------|-------------------|-------------|-------------------|----------------------|---------------------------|------------------------|------------------------|-------------------|----------------------|
| Location        | Sample Depth (ft) | Sample Type | Dry Density (pcf) | Moisture Content (%) | Maximum Dry Density (pcf) | Opt. Moist Content (%) | R-Value by Equilibrium | Dry Density (pcf) | Moisture Content (%) |
| T-1             | 0.4'-1.1'         | Bulk        | —                 | —                    | —                         | —                      | 83                     | —                 | —                    |
| T-3             | 0.4'              | Ring        | —                 | —                    | —                         | —                      | —                      | 113.9             | 6.2                  |
| T-5             | 0.2'              | SC-1        | 112.6             | 4.9                  | —                         | —                      | —                      | —                 | —                    |
| T-5             | 0.3'-0.7'         | Bulk        | —                 | —                    | 136.6                     | 6.2                    | —                      | —                 | —                    |
| T-6             | 2.1'              | SC-2        | 118.8             | 4.1                  | —                         | —                      | —                      | —                 | —                    |
| T-7             | 0.4'              | SC-3        | 105.6             | 6.3                  | —                         | —                      | —                      | —                 | —                    |
| T-8             | 0.8'-1.5'         | Bulk        | —                 | —                    | 137.8                     | 6.7                    | —                      | —                 | —                    |
| T-8             | 1.1'              | SC-5        | 112.0             | 8.6                  | —                         | —                      | —                      | —                 | —                    |
| T-8             | 2.0'              | SC-4        | 106.3             | 5.5                  | —                         | —                      | —                      | —                 | —                    |
| T-9             | 1.8'-2.5'         | Bulk        | —                 | —                    | 123.7                     | 11.1                   | —                      | —                 | —                    |
| T-9             | 1.9'              | SC-6        | 101.3             | 10.0                 | —                         | —                      | —                      | —                 | —                    |
| T-10            | 1.6'              | SC-7        | 94.9              | 17.3                 | —                         | —                      | —                      | —                 | —                    |
| T-11            | 1.1'              | SC-8        | 98.5              | 7.4                  | —                         | —                      | —                      | —                 | —                    |
| T-11            | 1.1'-1.5'         | Bulk        | —                 | —                    | 134.1                     | 6.7                    | —                      | —                 | —                    |

HNAR00010722

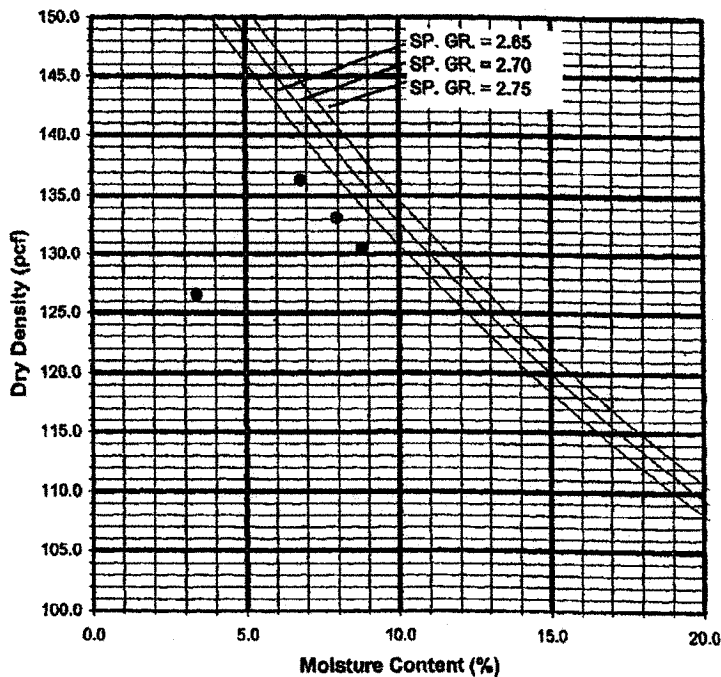
## COMPACTION TEST

ASTM D 1557  
Modified ProctorProject Name: Arlington RanchProject No.: 27104Boring No.: T-5 @ 0.3'-0.7'Technician: NJADate: 8/13/07Visual Sample Description: Tan silty sand with cobbles☒ X

Manual Ram

Ram Weight 10 LBS Drop 18 inches

|   | TEST NO.                      | 1           | 2     | 3     | 4     | 5     | 6 |
|---|-------------------------------|-------------|-------|-------|-------|-------|---|
| A | Wt. Comp. Soil + Mold (lb.)   | 16.94       | 15.83 | 16.87 | 16.80 |       |   |
| B | Wt. of Mold (lb.)             | 6.02        | 6.02  | 6.02  | 6.02  |       |   |
| C | Net Wt. of Soil (lb.)         | A - B       | 10.92 | 9.81  | 10.65 | 10.78 |   |
| D | Wet Wt. of Soil + Cont. (gm.) |             | 366.4 | 395.1 | 356.8 | 357.7 |   |
| E | Dry Wt. of Soil + Cont. (gm.) |             | 343.6 | 382.4 | 328.6 | 331.9 |   |
| F | Wt. of Container (gm.)        |             | 8.4   | 8.4   | 8.5   | 8.4   |   |
| G | Moisture Content (%)          | (D-F)/(E-F) | 6.80  | 3.40  | 8.81  | 7.98  |   |
| H | Wet Density (pcf)             | C*13.33     | 145.6 | 130.8 | 142.0 | 143.7 |   |
| I | Dry Density (pcf)             | H/(1+G/100) | 136.3 | 126.5 | 130.5 | 133.1 |   |

Maximum Dry Density (pcf) **136.6**Optimum Moisture Content (%) **6.2**

## PROCEDURE USED

## Procedure C

Soil Passing 3/4 in. Sieve

Mold: 6 in. diameter

Layers: 5 (Five)

Blows per layer: 56

May be used if No. 4 retained &gt; 20%

And if 3/8 in. retained &gt; 20%

HNAR00010723

**COMPACTION TEST**

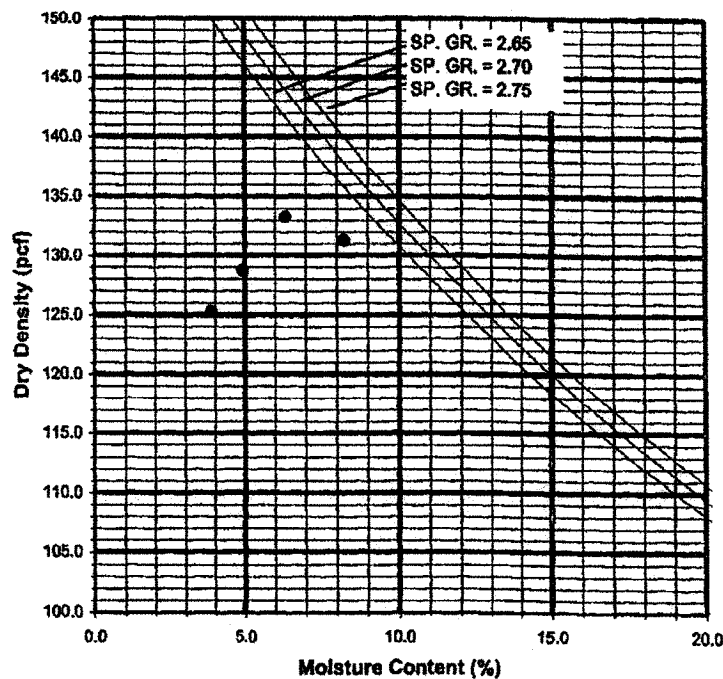
ASTM D 1557

Modified Proctor

Project Name: Arlington RanchProject No.: 27104Boring No.: T-11 @ 1.1'-1.5'Technician: NJADate: 9/18/07Visual Sample Description: Tan silty sand with cobbles☒ Manual Ram

Ram Weight 10 LBS Drop 18 inches

|   | TEST NO.                      | 1                           | 2     | 3     | 4     | 5     | 6 |
|---|-------------------------------|-----------------------------|-------|-------|-------|-------|---|
| A | Wt. Comp. Soil + Mold (lb.)   | 16.65                       | 16.68 | 15.78 | 16.15 |       |   |
| B | Wt. of Mold (lb.)             | 6.02                        | 6.02  | 6.02  | 6.02  |       |   |
| C | Net Wt. of Soil (lb.)         | A-B                         | 10.66 | 9.76  | 10.13 |       |   |
| D | Wet Wt. of Soil + Cont. (gm.) | 310.8                       | 402.9 | 447.0 | 297.2 |       |   |
| E | Dry Wt. of Soil + Cont. (gm.) | 292.8                       | 372.9 | 430.6 | 283.6 |       |   |
| F | Wt. of Container (gm.)        | 8.5                         | 8.3   | 8.4   | 8.3   |       |   |
| G | Moisture Content (%)          | $\frac{(D-F)-(E-F)}{(E-F)}$ | 6.33  | 8.23  | 3.88  | 4.94  |   |
| H | Wet Density (pcf)             | $C \times 13.33$            | 141.7 | 142.1 | 130.1 | 135.1 |   |
| I | Dry Density (pcf)             | $\frac{H(1+G/100)}{100}$    | 133.3 | 131.3 | 125.3 | 128.7 |   |

Maximum Dry Density (pcf) **134.1**Optimum Moisture Content (%) **6.7****PROCEDURE USED****Procedure C**

Soil Passing 3/4 in. Sieve

Mold: 6 in. diameter

Layers: 5 (Five)

Blows per layer: 56

May be used if No. 4 retained &gt; 20%

And if 3/8 in. retained &gt; 20%

HNAR00010724

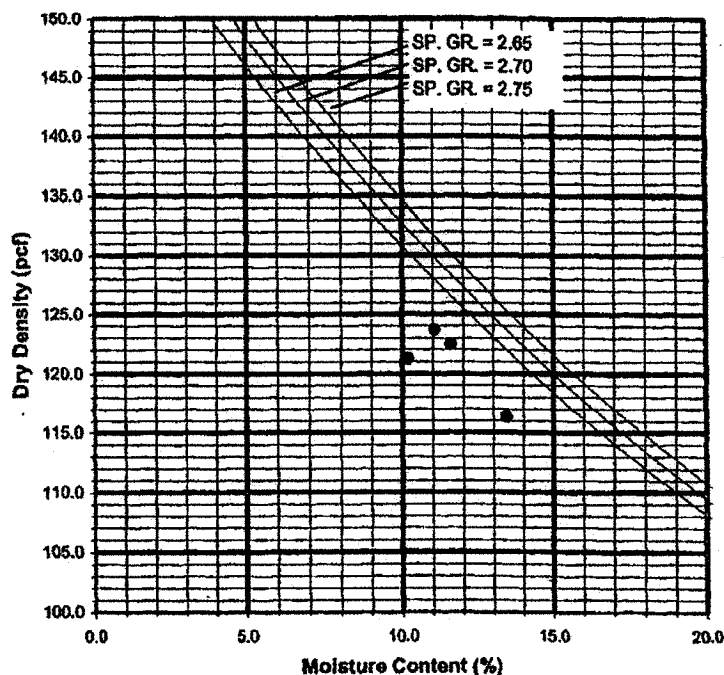
## COMPACTION TEST

ASTM D 1557  
Modified ProctorProject Name: Arlington RanchProject No.: 27104Boring No.: T-9 @ 1.8'-2.4'Technician: NJADate: 9/17/07Visual Sample Description: Tan silty sand with cobbles☒ X

Manual Ram

Ram Weight 10 LBS Drop 18 inches

|   | TEST NO.                      | 1                                   | 2     | 3     | 4     | 5     | 6 |
|---|-------------------------------|-------------------------------------|-------|-------|-------|-------|---|
| A | Wt. Comp. Soil + Mold (lb.)   | 16.04                               | 16.27 | 16.32 | 15.92 |       |   |
| B | Wt. of Mold (lb.)             | 6.02                                | 6.02  | 6.02  | 6.02  |       |   |
| C | Net Wt. of Soil (lb.)         | A - B                               | 10.02 | 10.25 | 10.30 | 9.90  |   |
| D | Wet Wt. of Soil + Cont. (gm.) |                                     | 259.5 | 286.4 | 269.6 | 374.1 |   |
| E | Dry Wt. of Soil + Cont. (gm.) |                                     | 236.3 | 257.5 | 243.6 | 330.8 |   |
| F | Wt. of Container (gm.)        |                                     | 8.6   | 8.5   | 8.4   | 8.7   |   |
| G | Moisture Content (%)          | $\frac{(D-F)(E-F)}{(E-F)(F-F)}$     | 10.19 | 11.61 | 11.05 | 13.44 |   |
| H | Wet Density (pcf)             | $\frac{C \times 13.33}{N(1+G/100)}$ | 133.6 | 136.7 | 137.3 | 132.0 |   |
| I | Dry Density (pcf)             |                                     | 121.2 | 122.5 | 123.7 | 116.4 |   |

Maximum Dry Density (pcf) **123.7**Optimum Moisture Content (%) **11.1**

## PROCEDURE USED

## Procedure C

Soil Passing 3/4 in. Sieve  
Mold: 6 in. diameter  
Layers: 5 (Five)  
Blows per layer: 56  
May be used if No. 4 retained > 20%  
And if 3/8 in. retained > 20%

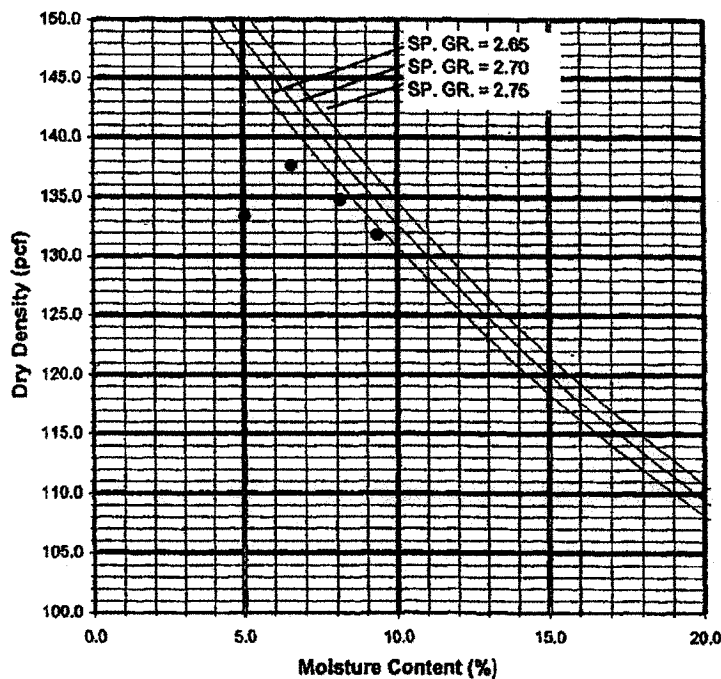
HNAR00010725

## COMPACTION TEST

ASTM D 1557  
Modified ProctorProject Name: Arlington RanchProject No.: 27104Boring No.: T-8 @ 0.8'-1.5'Technician: NJADate: 9/13/07Visual Sample Description: Tan silty sand with cobbles☒ Manual Ram

Ram Weight 10 LBS Drop 18 inches

|   | TEST NO.                      | 1                    | 2     | 3     | 4     | 5     | 6       |
|---|-------------------------------|----------------------|-------|-------|-------|-------|---------|
| A | Wt. Comp. Soil + Mold (lb.)   | 17.02                | 16.83 | 16.53 | 16.95 |       |         |
| B | Wt. of Mold (lb.)             | 6.02                 | 6.02  | 6.02  | 6.02  |       |         |
| C | Net Wt. of Soil (lb.)         | A - B                | 11.00 | 10.81 | 10.51 | 10.93 | 0.00    |
| D | Wet Wt. of Soil + Cont. (gm.) |                      | 277.8 | 289.4 | 348.5 | 303.5 |         |
| E | Dry Wt. of Soil + Cont. (gm.) |                      | 261.2 | 265.4 | 332.1 | 281.3 |         |
| F | Wt. of Container (gm.)        |                      | 8.4   | 8.5   | 8.3   | 8.4   | 0.0     |
| G | Moisture Content (%)          | $[(D-F)/(E-F)](F-E)$ | 6.57  | 9.34  | 5.06  | 8.13  | #DIV/0! |
| H | Wet Density (pcf)             | $C/13.33$            | 146.7 | 144.1 | 140.1 | 145.7 | 0.0     |
| I | Dry Density (pcf)             | $H/(1+G/100)$        | 137.6 | 131.8 | 133.4 | 134.8 | #DIV/0! |

Maximum Dry Density (pcf) **137.8**Optimum Moisture Content (%) **6.7**PROCEDURE USED  
Procedure C

Soil Passing 3/4 in. Sieve

Mold: 6 in. diameter

Layers: 5 (Five)

Blows per layer: 56

May be used if No. 4 retained &gt; 20%

And if 3/8 in. retained &gt; 20%

HNAR00010726



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GEOCON SD

PAGE 02/03

**GEOCON**  
INCORPORATED**R - Value Data Sheet**

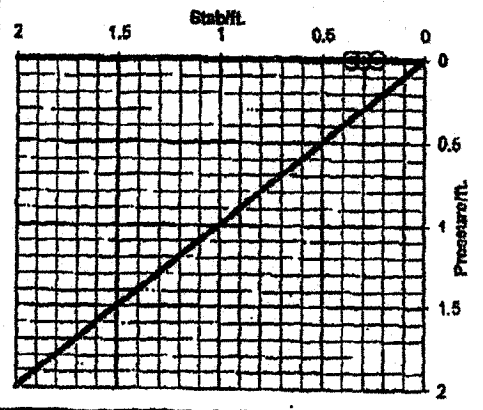
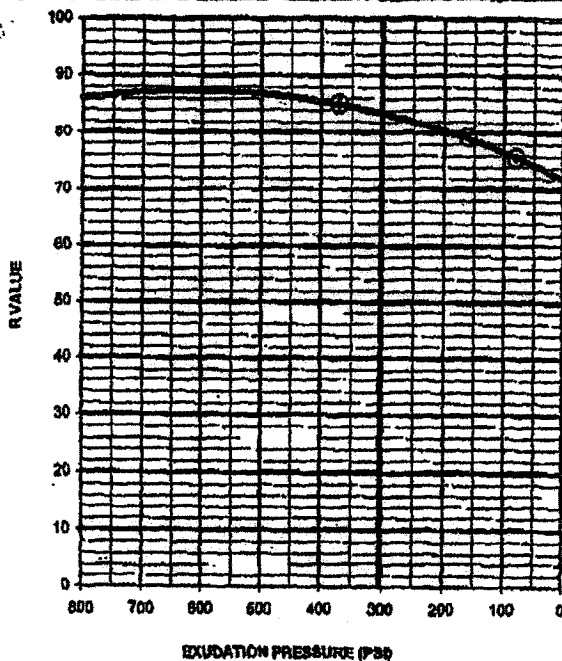
Project Name: **TERRAPACIFIC** Project No.: **7000-21-01**  
 Location: **ARLINGTON RANCH (27104)** Sample No. **T-1@0.4'-1.1'**

| Mold                  | G     | H     | I     |
|-----------------------|-------|-------|-------|
| Batch Weight          | 1200  | 1200  | 1200  |
| Humidifying Moisture  | 0     | 0     | 0     |
| Moisture Added        | 78    | 60    | 48    |
| Soil + Mold           | 3331  | 3320  | 3338  |
| Mold                  | 2991  | 2992  | 2995  |
| Soil                  | 1240  | 1228  | 1241  |
| Foot (psf)            | 350   | 350   | 350   |
| Height of Sample      | 2.57  | 2.56  | 2.63  |
| Exudation Pressure    | 1600  | 2000  | 4700  |
| Exudation PSI         | 80    | 160   | 370   |
| Stability Ph          | 27    | 21    | 13    |
| Turns Displacement    | 4.17  | 4.38  | 5.40  |
| R-Value               | 75    | 79    | 84    |
| Corrected R-Value     | 76    | 79    | 85    |
| Thick by Stab/Foot    | 0.38  | 0.30  | 0.23  |
| Expansion             | 0     | 0     | 0     |
| Thick/Exp. Press/Foot | 0.00  | 0.00  | 0.00  |
| Moisture Content      | 8.8   | 7.0   | 6.0   |
| Dry Density           | 134.7 | 135.8 | 134.8 |

|          |       |     |       |
|----------|-------|-----|-------|
| Wet Wt:  | 500   | Tl: | 4.5   |
| Dry Wt:  | 490.5 | G:  | 1.0   |
| % Moist: | 7.9   | W:  | 130.0 |

|            |     |      |           |
|------------|-----|------|-----------|
| Setup. By: | JB  | DATE | 9/11/2007 |
| Comp. By:  | WCL | DATE | 9/12/2007 |
| Stab. By:  | WCL | DATE | 9/13/2007 |
| Calc. By:  | TG  | DATE | 9/13/2007 |

| Wt. Ret. | % Ret. | Batch Wt. | % Used | Batch  |
|----------|--------|-----------|--------|--------|
| 1        | 0      |           |        |        |
| 3/4"     | 1071   | 4.5       |        |        |
| 3/8"     | 7687   | 31.5      | 28.9   | 339.7  |
| #4       | 12523  | 52.1      | 49.9   | 599.0  |
| Tot      | 24015  |           |        | 1200.0 |

SAMPLE DESCRIPTION: **GW-GM**

d = turn displacement  
 Ph = reading at 2000

$$R = 100 - \frac{100}{(2.5/d)[(160/Ph - 1) + 1]}$$

R-Value by expansion

R-Value by exudation **83**R-Value by equilibrium **83**

HNAR00010727



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*Attorneys for Plaintiff*

DISTRICT COURT  
CLARK COUNTY, STATE OF NEVADA

HIGH NOON AT ARLINGTON RANCH )  
HOMEOWNERS ASSOCIATION, a )  
Nevada non-profit corporation, for itself )  
and for all others similarly situated, )

Plaintiff,

v.

D.R. HORTON, INC., a Delaware )  
Corporation DOE INDIVIDUALS 1-100, )  
ROE BUSINESS or GOVERNMENTAL )  
ENTITIES 1-100, inclusive, )

Defendants.

CASE NO.: A542616  
DEPT. NO.: XXII

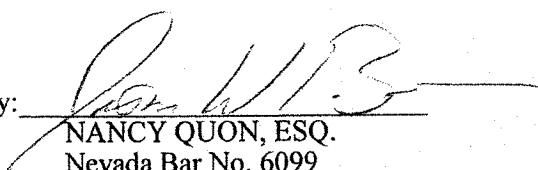
**PLAINTIFF'S OPPOSITION TO DR  
HORTON'S MOTION FOR PARTIAL  
SUMMARY JUDGMENT**

**COMES NOW** Plaintiff, HIGH NOON AT ARLINGTON RANCH HOMEOWNERS  
ASSOCIATION, by and through its counsel, Quon Bruce Christensen, and hereby submits its  
opposition to DR Horton's Motion for Partial Summary Judgment. This motion is made and  
based upon the attached memorandum of points and authorities, the pleadings on file herein. and

any oral argument the Court may allow.

Respectfully submitted this 1<sup>st</sup> day of May, 2008.

**QUON BRUCE CHRISTENSEN**

By: 

NANCY QUON, ESQ.

Nevada Bar No. 6099

JASON W. BRUCE, ESQ.

Nevada Bar No. 6916

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**MEMORANDUM OF POINTS AND AUTHORITIES**

**I. DR HORTON'S MOTION SHOULD NOT BE ENTERTAINED.**

This Court should not entertain DR Horton's Motion for Partial Summary Judgment. On August 10, 2007 this Court entered an order stating "Plaintiff's Complaint is hereby stayed until the completion of the NRS 40.600 et seq. pre-litigation process." (**Ex. 1**, at 2:5-6). Summary adjudication is procedurally improper until the stay on the complaint is lifted. DR Horton's Motion should simply be taken off calendar.

In an abundance of caution, however, Plaintiff addresses the substance of DR Horton's Motion below.

**II. INTRODUCTION**

The High Noon at Arlington Ranch Community consists of 342 condominium units located in Clark County, Nevada. The operative declaration for the community created a common interest community governed by the Uniform Common Interest Ownership Act ("UCIOA").<sup>1</sup>

Plaintiff, the High Noon at Arlington Ranch Homeowners Association ("Association") on

---

<sup>1</sup>Enacted as NRS 116.001 *et seq.* ("This chapter may be cited as the Uniform Common-Interest Ownership Act"). "This chapter being a general act intended as a unified coverage of its subject matter, no part of it may be construed to be impliedly repealed by subsequent legislation if that construction can reasonably be avoided." NRS 116.1109(1).

1 behalf of itself and its members, filed its Complaint on June 7, 2007 as the result of severe and  
2 pervasive community-wide construction defects. (See Ass'n Complaint on file herein). The  
3 construction defect claims were brought under several theories of liability, which are similarly  
4 actionable by all homeowners in the community.

5 DR Horton maintains the Association has no standing to bring the construction defect  
6 claims in its own name on behalf of the Association's members. This position is contrary to the  
7 UCIOA's plain language and well-developed case law.

8 The UCIOA provides standing to the Association where the claims involve matters  
9 affecting the High Noon at Arlington Ranch common interest community. Failures in the  
10 electrical, plumbing and mechanical systems create life-safety issues that impact more than a  
11 single homeowner. Indeed, the construction defects have the propensity to cause electrocution,  
12 fire, water intrusion, unsightly cracking and mold, which affect more than one unit. The defects  
13 make the community unsafe and less desirable to live in. Moreover, all of the defects must be  
14 disclosed to potential purchasers. *See, e.g.,* NRS 40.688.

15 Defendants' Motion should be denied thereby upholding the Association's statutory  
16 standing to bring all claims at issue.

### 17 III. ARGUMENT RE: STANDING

#### 18 A. SUMMARY JUDGMENT & DECLARATORY RELIEF STANDARD

19 A party seeking to obtain a declaratory relief may move for summary judgment upon all  
20 or any part thereof. NRCP 56(a). It is well established in Nevada that summary judgment is  
21 appropriate where no genuine issue of material fact remains for trial and the moving party is  
22 entitled to judgment as a matter of law. *Wood v. Safeway, Inc.*, 121 Nev. 724, 121 P.3d 1026  
23 (2005).  
24

25 With regard to declaratory relief, which is essentially what DR Horton seeks here, courts  
26 of record are empowered "to declare rights, status and other legal relations whether or not further  
27 relief is or could be claimed." NRS 30.030; *see Nevada Management Co. v. Jack*, 75 Nev. 232,  
28

338 P.2d 71 (1959). Any person whose rights, status or other legal relations are affected by a statute may have determined any question of construction or validity arising under the statute “and obtain a declaration of rights, status or other legal relations thereunder.” NRS 30.040; *see County of Clark, ex rel. University Medical Center v. Upchurch*, 114 Nev. 749, 961 P.2d 754 (1998)(finding declaratory relief appropriate regarding statutory cap on damages even though plaintiff had yet to establish underlying liability).

No material facts are at issue regarding the declaratory judgment sought. Statutory interpretation presents the only issue. It is therefore proper for this Court to enter judgment in favor of the Association’s standing to bring all claims at issue.

**B. THE ASSOCIATION HAS STANDING TO BRING THIS CONSTRUCTION DEFECT MATTER IN ITS REPRESENTATIVE CAPACITY**

**1. The UCIOA Expressly Provides Standing to a Homeowners Association to Bring Suit for Matters Affecting the Common Interest Community.**

Actions must be prosecuted in the name of the real party in interest. NRCP 17(a). To this end, “a party authorized by statute may sue in his own name without joining with him the party for whose benefit the action is brought.” *Id*; *see Ray v. Hawkins*, 76 Nev. 164, 350 P.2d 998 (1960); *and see* 59 AM.JUR. 2d PARTIES § 24 (“[w]here a person is expressly authorized by statute to bring a particular action, his right of action arises directly out of the statute, and he needs no title under the substantive law to authorize such suit”).

The Nevada Legislature has expressly granted a homeowners association standing to bring an action on behalf of its homeowners. Specifically, NRS 116.3102(1)(d) states that an “association may . . . [i]nstitute, defend or intervene in litigation or administrative proceedings in its own name on behalf of itself or two or more units’ owners on matters affecting the common-interest community.” (emphasis added). A “unit owner” means a

1 “person who owns a unit.” NRS 116.110393. A “unit” is a *physical portion of the common-*  
 2 *interest community* designated for separate ownership or occupancy . . . .” NRS 116.11039  
 3 (emphasis added). The term “common interest community” necessarily includes separately  
 4 owned “units”. The Legislature has therefore conveyed standing to homeowners associations to  
 5 bring actions for damages to individually owned units.

6  
 7 **2. The Uniform Common Interest Ownership Act (NRS 116) and NRS**  
 8 **40.600 *et seq.* Harmoniously Recognize a Homeowners Association’s**  
 9 **Standing To Bring Construction Defect Claims That Are Located**  
 10 **Within “Units”**

11 NRS 116 conveniently harmonizes with NRS 40.600 *et seq.* (hereinafter “Chapter 40”) to  
 12 provide homeowners association standing for construction defect claims. A “unit” within an  
 13 attached housing community is unquestionably a “residence” as set forth in Chapter 40. *See* NRS  
 14 40.630 (“‘Residence’ means any dwelling in which title to the individual units is transferred to  
 15 the owners”)(emphasis added). Under Chapter 40, a “claimant” is an owner of a residence. NRS  
 16 40.610(1). In this vein, NRS 116 allows an association to bring litigation on behalf of two or  
 17 more owners of residences for matters affecting the common interest community. NRS  
 18 116.3102(1)(d). As demonstrated below, construction defects clearly affect the High Noon at  
 19 Arlington Ranch common interest community.

20 A homeowners association NRS 116 standing also harmonizes neatly through a second  
 21 legislative vehicle. That is, standing for a homeowners association is also recognized under NRS  
 22 40.610(2).<sup>2</sup> The statute provides that a claimant may also be “[a] representative of a  
 23 homeowner’s association that is responsible for a residence or appurtenance and is acting within  
 24 the scope of his duties pursuant to chapter 116 or 117 of NRS.” Under this statutory  
 25

26  
 27 <sup>2</sup>DR Horton cites to *Deal v. 999 Lakeshore HOA*, 94 Nev. 301 (1978). *Deal* held that absent a statute to the  
 28 contrary, a condominium’s HOA does not have standing to bring construction defect claims. This 1978 case is no  
 longer good law as NRS 116 and NRS 40.600 were subsequently enacted which expressly provide associations with  
 standing.

1 construction, an association is afforded standing if the claims are within the scope of its duties  
 2 pursuant to the UCIOA.<sup>3</sup> Thus, by referencing the Uniform Common-Interest Ownership Act,  
 3 the Nevada Legislature recognized that construction defects must necessarily affect the common  
 4 interest community.

5 The CC&Rs charge the Association with the duty and responsibility of preserving  
 6 Arlington Ranch's beauty, desirability and property values. (*See, e.g., Ex. 2*, CC&Rs at p. 2 para.  
 7 M). As demonstrated below, the elements and values the Association is charged with protecting  
 8 are destroyed by construction defects. NRS 116 standing must be afforded to the Association for  
 9 all claims.

### 11. **3. The Construction Defects Are Affecting the High Noon at Arlington** 12 **Ranch Common Interest Community**

13 By virtue of their ownership, all homeowners within Arlington Ranch are members of the  
 14 Homeowners Association. (*Ex. 2*, CC&Rs at §2.1). The Arlington Ranch Homeowners  
 15 Association is governed by NRS 116. (*See, e.g., Ex. 2*, p. 1, Recitals para. C referencing  
 16 applicability of NRS 116). The CC&Rs declare that all property within Arlington Ranch is  
 17 subject to the protective covenants, conditions and restrictions that run with the land. (*Id.* at p. 2).  
 18 The express purpose of the CC&Rs is to enhance and protect the value, attractiveness, and  
 19 desirability of the Property. (*Id.*). The CC&Rs recognize that the Association generally has the  
 20 power "to do any and all things that a corporation organized under the laws of the State of  
 21 Nevada may lawfully do which are necessary or proper, in operating for the peace, health,  
 22 comfort, safety and general welfare of its Members, including any applicable powers set forth in  
 23 NRS §116.3012, subject only to the limitations upon the exercise of such powers as are expressly  
 24 set forth in the Governing Documents, or in any applicable provision of NRS Chapter 116,"  
 25  
 26  
 27

28 <sup>3</sup> A homeowners association has a fiduciary duty to its association members. NRS 116.3103.



IN THE SUPREME COURT OF THE STATE OF NEVADA

HIGH NOON AT ARLINGTON RANCH  
HOMEOWNERS ASSOCIATION, a Nevada  
non-profit corporation, for itself and for all  
others similarly situated,

Petitioner,

vs.

THE EIGHTH JUDICIAL DISTRICT COURT  
in and for Clark County; and THE HONORABLE  
SUSAN H. JOHNSON, in her capacity as District  
Judge in and for Clark County,

Respondents.

D.R. HORTON, INC.,

Real-Party-In-Interest.

Case No. 52798  
Clark County District  
Court No. A542616

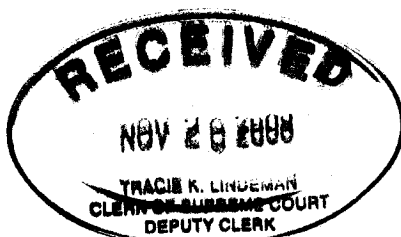
**FILED**

NOV 20 2008

TRACIE K. LINDEMAN  
CLERK OF SUPREME COURT  
BY *H. Horton*  
DEPUTY CLERK

PETITIONER'S APPENDIX VOL. III

NANCY QUON  
Nevada Bar No. 6099  
JASON W. BRUCE  
Nevada Bar No. 6916  
JAMES R. CHRISTENSEN  
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(702) 942-1600



30f5  
78-29717

1 IN THE SUPREME COURT OF THE STATE OF NEVADA

2  
3 HIGH NOON AT ARLINGTON RANCH )  
HOMEOWNERS ASSOCIATION, a Nevada )  
4 non-profit corporation, for itself and for all )  
others similarly situated, )

Case No.  
Clark County District  
Court No. A542616

5  
6 Petitioner, )

7 vs. )

8 THE EIGHTH JUDICIAL DISTRICT COURT )  
in and for Clark County; and THE HONORABLE )  
9 SUSAN H. JOHNSON, in her capacity as District )  
Judge in and for Clark County, )

10 Respondents. )

11 D.R. HORTON, INC., )

12 Real-Party-In-Interest. )  
13

14  
15 PETITIONER'S APPENDIX VOL. III

16  
17  
18 NANCY QUON  
Nevada Bar No. 6099  
19 JASON W. BRUCE  
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| 2  | Notice of Entry of Order Granting Grand Legacy Community Association Standing: <i>The Grand Legacy Community Association v. Silver Springs, Inc. et al.</i> , Clark County District Court Case No. A461086                               | 1/16/04 | I   | 5-8      |
| 3  | Minutes of 6/9/2004 Hearing on All Pending Motions: <i>Cheyenne Hills at Southfork Owners Association et al. v. Westgate Properties, Ltd. et al.</i> , Clark County District Court Case No. A464368                                      | 6/9/04  | I   | 9-12     |
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| 5  | D.R. Horton, Inc.'s Motion for Partial Summary Judgment<br><br><b>Exh. C:</b> Association's Notice of Compliance with Nevada Revised Statute 40.645                                                                                      | 4/14/08 | I   | 25-250   |
| 5  | D.R. Horton, Inc.'s Motion for Partial Summary Judgment<br><br><b>Exh. C:</b> Association's Notice of Compliance with Nevada Revised Statute 40.645                                                                                      | 4/14/08 | II  | 251-500  |
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| NO | DESCRIPTION                                                                                                                                                                                                                                     | DATE    | VOL | PAGE NO.  |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----|-----------|
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| 6  | Plaintiff's Opposition to Defendant D.R. Horton, Inc.'s Motion for Partial Summary Judgment<br><br><b>Exh. 2:</b> Supplemental Declaration of Covenants, Conditions & Restriction and Reservation of Easements for HIGH NOON AT ARLINGTON RANCH | 5/1/08  | V   | 1001-1081 |
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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

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| EL3791.jpg | Exterior-B2 | SW10 sill nailing = very few that hit edge joist.               | 103 | 9440 Thunder Sky  | 9/10/2007 |
| EL3993.jpg | Exterior-MB | SW10 sill nailing = none hit edge joist. NG.                    | 101 | 8749 Horizon Wind | 9/10/2007 |
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| EL4184.jpg | Exterior-B2 | SW10 sill plate nailing = none (all nails miss edge joist). NG. | 103 | 8759 Horizon Wind | 9/11/2007 |

10/31/07

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

**OBSERVATION CODE:** 4.3

**CATEGORY DESCRIPTION:** Anchor Bolts

| Photo#:     | Location    | Notes                                               | Unit | Address               | Date      |
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| FMM8972.jpg | Great Room  | SW10 has five 1/2" diam. AB's 113" (28.2" o/c). OK. | 102  | 8618 Tom Noon         | 8/27/2007 |
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| FMM9147.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.   | 103  | 8650 Horizon Wind     | 8/28/2007 |
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| FMM9363.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.   | 103  | 8775 Traveling Breeze | 8/29/2007 |
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10/31/07

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## DEFECTS BY CATEGORY

MARCON Project No. 07011

ARLINGTON RANCH

|             |            |                                                     |
|-------------|------------|-----------------------------------------------------|
| FMM9646.jpg | Garage     | SW12 has four 1/2" diam. AB/34" (11.3" o/c). OK.    |
| FMM9647.jpg | Garage     | SW12 has four 1/2" diam. AB/34" (11.3" o/c). OK.    |
| FMM9648.jpg | Garage     | SW12 has four 1/2" diam. AB/34" (11.3" o/c). OK.    |
| FMM9649.jpg | Garage     | SW12 has four 1/2" diam. AB/34" (11.3" o/c). OK.    |
| FMM9687.jpg | Garage     | SW12 has three 1/2" diam. AB/30" (15" o/c). OK.     |
| FMM9688.jpg | Garage     | SW12 has three 1/2" diam. AB/30" (15" o/c). OK.     |
| FMM9689.jpg | Garage     | SW12 has three 1/2" diam. AB/30" (15" o/c). OK.     |
| FMM9690.jpg | Garage     | SW12 has three 1/2" diam. AB/30" (15" o/c). OK.     |
| FMM9691.jpg | Garage     | SW12 has three 1/2" diam. AB/30" (15" o/c). OK.     |
| FMM9692.jpg | Garage     | SW12 has three 1/2" diam. AB/30" (15" o/c). OK.     |
| FMM9776.jpg | Garage     | SW12 has three 1/2" diam. AB. OK.                   |
| FMM9777.jpg | Garage     | SW12 has three 1/2" diam. AB. OK.                   |
| FMM9778.jpg | Garage     | SW12 has three 1/2" diam. AB. OK.                   |
| FMM9779.jpg | Garage     | SW12 has three 1/2" diam. AB. OK.                   |
| RS5293.jpg  | Garage     | SW12 has six 1/2" diam. AB/91" oa (15.2" o/c). OK.  |
| RS5294.jpg  | Garage     | SW12 has six 1/2" diam. AB/91" oa (15.2" o/c). OK.  |
| RS5295.jpg  | Garage     | SW12 has six 1/2" diam. AB/91" oa (15.2" o/c). OK.  |
| RS5296.jpg  | Garage     | SW12 has six 1/2" diam. AB/91" oa (15.2" o/c). OK.  |
| RS5297.jpg  | Garage     | SW12 has six 1/2" diam. AB/91" oa (15.2" o/c). OK.  |
| RS5298.jpg  | Garage     | SW12 has six 1/2" diam. AB/91" oa (15.2" o/c). OK.  |
| RS5299.jpg  | Garage     | SW12 has six 1/2" diam. AB/91" oa (15.2" o/c). OK.  |
| RS5350.jpg  | Garage     | SW12 has six 1/2" AB/78" (15.6" o/c). OK.           |
| RS5351.jpg  | Garage     | SW12 has six 1/2" AB/78" (15.6" o/c). OK.           |
| RS5352.jpg  | Garage     | SW12 has six 1/2" AB/78" (15.6" o/c). OK.           |
| RS5353.jpg  | Garage     | SW12 has six 1/2" AB/78" (15.6" o/c). OK.           |
| RS5376.jpg  | Exterior-G | SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.   |
| RS5384.jpg  | Garage     | SW12 has four 1/2" diam. AB/65" oa (16.3" o/c). OK. |
| RS5444.jpg  | Garage     | SW12 has six 1/2" diam. AB/80" oa (13.3" o/c). OK.  |
| RS5478.jpg  | Great Room | SW10 has four 1/2" diam. AB/91" oa (22.8" o/c). OK. |
| RS5479.jpg  | Great Room | SW10 has four 1/2" diam. AB/91" oa (22.8" o/c). OK. |
| RS5482.jpg  | Great Room | SW10 has four 1/2" diam. AB/91" oa (22.8" o/c). OK. |

|     |                       |           |
|-----|-----------------------|-----------|
| 102 | 8639 Horizon Wind     | 9/7/2007  |
| 102 | 8639 Horizon Wind     | 9/7/2007  |
| 102 | 8639 Horizon Wind     | 9/7/2007  |
| 102 | 8639 Horizon Wind     | 9/7/2007  |
| 102 | 8749 Horizon Wind     | 9/7/2007  |
| 102 | 8749 Horizon Wind     | 9/7/2007  |
| 102 | 8749 Horizon Wind     | 9/7/2007  |
| 102 | 8749 Horizon Wind     | 9/7/2007  |
| 102 | 8749 Horizon Wind     | 9/7/2007  |
| 102 | 8749 Horizon Wind     | 9/7/2007  |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8680 Horizon Wind     | 8/31/2007 |
| 102 | 8680 Horizon Wind     | 8/31/2007 |
| 102 | 8694 Traveling Breeze | 9/4/2007  |
| 103 | 8740 Horizon Wind     | 9/4/2007  |
| 103 | 8740 Horizon Wind     | 9/4/2007  |
| 103 | 8740 Horizon Wind     | 9/4/2007  |

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|            |             |                                                                 |
|------------|-------------|-----------------------------------------------------------------|
| EL1426.jpg | Exterior-GR | SW12 has two 1/2" diam. AB/23" oa (11.5" o/c). OK.              |
| EL1427.jpg | Exterior-GR | SW12 has two 1/2" diam. AB/23" oa (11.5" o/c). OK.              |
| EL1551.jpg | Exterior-GR | SW15 has two 1/2" diam. AB/28.5" oa (14.3" o/c). NG, SB 8" o/c. |
| EL1552.jpg | Exterior-GR | SW15 has two 1/2" diam. AB/28.5" oa (14.3" o/c). NG, SB 8" o/c. |
| EL1553.jpg | Exterior-GR | SW15 has two 1/2" diam. AB/28.5" oa (14.3" o/c). NG, SB 8" o/c. |
| EL1554.jpg | Exterior-GR | SW15 has two 1/2" diam. AB/28.5" oa (14.3" o/c). NG, SB 8" o/c. |
| EL1555.jpg | Exterior-GR | SW15 has two 1/2" diam. AB/28.5" oa (14.3" o/c). NG, SB 8" o/c. |
| EL1740.jpg | Great Room  | SW10 has five 1/2" diam. AB/110 oa (22" o/c). OK.               |
| EL1741.jpg | Great Room  | SW10 has five 1/2" diam. AB/110 oa (22" o/c). OK.               |
| EL1742.jpg | Great Room  | SW10 has five 1/2" diam. AB/110 oa (22" o/c). OK.               |
| EL1743.jpg | Great Room  | SW10 has five 1/2" diam. AB/110 oa (22" o/c). OK.               |
| EL1744.jpg | Great Room  | SW10 has five 1/2" diam. AB/110 oa (22" o/c). OK.               |
| EL1745.jpg | Great Room  | SW10 has five 1/2" diam. AB/110 oa (22" o/c). OK.               |
| EL1945.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.               |
| EL1946.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.               |
| EL1947.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.               |
| EL1948.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.               |
| EL1949.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.               |
| EL2128.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/28" oa (9.3" o/c). NG, SB 8" o/c.  |
| EL2129.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/28" oa (9.3" o/c). NG, SB 8" o/c.  |
| EL2130.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/28" oa (9.3" o/c). NG, SB 8" o/c.  |
| EL2131.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/28" oa (9.3" o/c). NG, SB 8" o/c.  |
| EL2132.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/28" oa (9.3" o/c). NG, SB 8" o/c.  |
| EL2546.jpg | Exterior-GR | SW12 has five 1/2" diam. AB/48" oa (9.6" o/c). OK.              |
| EL2547.jpg | Exterior-GR | SW12 has five 1/2" diam. AB/48" oa (9.6" o/c). OK.              |
| EL2548.jpg | Exterior-GR | SW12 has five 1/2" diam. AB/48" oa (9.6" o/c). OK.              |
| EL2549.jpg | Exterior-GR | SW12 has five 1/2" diam. AB/48" oa (9.6" o/c). OK.              |
| EL2550.jpg | Exterior-GR | SW12 has five 1/2" diam. AB/48" oa (9.6" o/c). OK.              |
| EL2551.jpg | Exterior-GR | SW12 has five 1/2" diam. AB/48" oa (9.6" o/c). OK.              |
| EL2552.jpg | Exterior-GR | SW12 has five 1/2" diam. AB/48" oa (9.6" o/c). OK.              |
| EL2880.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. |

|     |                       |           |
|-----|-----------------------|-----------|
| 103 | 8775 Traveling Breeze | 8/29/2007 |
| 103 | 8775 Traveling Breeze | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8660 Horizon Wind     | 8/31/2007 |
| 102 | 8660 Horizon Wind     | 8/31/2007 |
| 102 | 8660 Horizon Wind     | 8/31/2007 |
| 102 | 8660 Horizon Wind     | 8/31/2007 |
| 102 | 8660 Horizon Wind     | 8/31/2007 |
| 103 | 8649 Horizon Wind     | 9/5/2007  |
| 103 | 8649 Horizon Wind     | 9/5/2007  |
| 103 | 8649 Horizon Wind     | 9/5/2007  |
| 103 | 8649 Horizon Wind     | 9/5/2007  |
| 103 | 8649 Horizon Wind     | 9/5/2007  |
| 103 | 8649 Horizon Wind     | 9/5/2007  |
| 102 | 8810 Horizon Wind     | 9/5/2007  |

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**ARLINGTON RANCH**

|            |             |                                                                 |     |                   |          |
|------------|-------------|-----------------------------------------------------------------|-----|-------------------|----------|
| EL2881.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. | 102 | 8810 Horizon Wind | 9/5/2007 |
| EL2882.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. | 102 | 8810 Horizon Wind | 9/5/2007 |
| EL2883.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. | 102 | 8810 Horizon Wind | 9/5/2007 |
| EL2884.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. | 102 | 8810 Horizon Wind | 9/5/2007 |
| EL2885.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. | 102 | 8810 Horizon Wind | 9/5/2007 |
| EL2886.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. | 102 | 8810 Horizon Wind | 9/5/2007 |
| EL2887.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. | 102 | 8810 Horizon Wind | 9/5/2007 |
| EL3118.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK.               | 103 | 8730 Horizon Wind | 9/6/2007 |
| EL3119.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK.               | 103 | 8730 Horizon Wind | 9/6/2007 |
| EL3120.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK.               | 103 | 8730 Horizon Wind | 9/6/2007 |
| EL3121.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK.               | 103 | 8730 Horizon Wind | 9/6/2007 |
| EL3122.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK.               | 103 | 8730 Horizon Wind | 9/6/2007 |
| EL3214.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK.               | 101 | 8729 Horizon Wind | 9/6/2007 |
| EL3216.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK.               | 101 | 8729 Horizon Wind | 9/6/2007 |
| EL3217.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK.               | 101 | 8729 Horizon Wind | 9/6/2007 |
| EL3218.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK.               | 101 | 8729 Horizon Wind | 9/6/2007 |
| EL3219.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK.               | 101 | 8729 Horizon Wind | 9/6/2007 |
| EL3220.jpg | Exterior-G  | SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK.               | 101 | 8729 Horizon Wind | 9/6/2007 |
| EL3382.jpg | Exterior-GR | SW15 has two 1/2" diam. AB/24" oa (12" o/c). NG, SB 8" o/c.     | 102 | 8749 Horizon Wind | 9/7/2007 |
| EL3381.jpg | Exterior-GR | SW15 has two 1/2" diam. AB/24" oa (12" o/c). NG, SB 8" o/c.     | 102 | 8749 Horizon Wind | 9/7/2007 |
| EL3380.jpg | Exterior-GR | SW15 has two 1/2" diam. AB/24" oa (12" o/c). NG, SB 8" o/c.     | 102 | 8749 Horizon Wind | 9/7/2007 |
| EL3379.jpg | Exterior-GR | SW15 has two 1/2" diam. AB/24" oa (12" o/c). NG, SB 8" o/c.     | 102 | 8749 Horizon Wind | 9/7/2007 |
| EL3378.jpg | Exterior-GR | SW15 has two 1/2" diam. AB/24" oa (12" o/c). NG, SB 8" o/c.     | 102 | 8749 Horizon Wind | 9/7/2007 |
| EL3596.jpg | Exterior-GR | SW15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.     | 102 | 8639 Horizon Wind | 9/7/2007 |
| EL3595.jpg | Exterior-GR | SW15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.     | 102 | 8639 Horizon Wind | 9/7/2007 |
| EL3594.jpg | Exterior-GR | SW15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.     | 102 | 8639 Horizon Wind | 9/7/2007 |
| EL3593.jpg | Exterior-GR | SW15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.     | 102 | 8639 Horizon Wind | 9/7/2007 |
| EL3592.jpg | Exterior-GR | SW15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.     | 102 | 8639 Horizon Wind | 9/7/2007 |
| EL3591.jpg | Exterior-GR | SW15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.     | 102 | 8639 Horizon Wind | 9/7/2007 |
| EL3590.jpg | Exterior-GR | SW15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.     | 102 | 8639 Horizon Wind | 9/7/2007 |
| EL3589.jpg | Exterior-GR | SW15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.     | 102 | 8639 Horizon Wind | 9/7/2007 |

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|     |                       |           |
|-----|-----------------------|-----------|
| 102 | 8639 Horizon Wind     | 9/7/2007  |
| 102 | 8639 Horizon Wind     | 9/7/2007  |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 103 | 9440 Thunder Sky      | 9/10/2007 |
| 103 | 9440 Thunder Sky      | 9/10/2007 |
| 103 | 9440 Thunder Sky      | 9/10/2007 |
| 103 | 9440 Thunder Sky      | 9/10/2007 |
| 103 | 9440 Thunder Sky      | 9/10/2007 |
| 103 | 9440 Thunder Sky      | 9/10/2007 |
| 103 | 8645 Traveling Breeze | 9/11/2007 |
| 103 | 8645 Traveling Breeze | 9/11/2007 |
| 103 | 8645 Traveling Breeze | 9/11/2007 |
| 103 | 8645 Traveling Breeze | 9/11/2007 |
| 103 | 8645 Traveling Breeze | 9/11/2007 |
| 102 | 8805 Traveling Breeze | 9/12/2007 |
| 102 | 8805 Traveling Breeze | 9/12/2007 |
| 102 | 8805 Traveling Breeze | 9/12/2007 |

**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
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|            |             |                                                                 |     |                       |           |
|------------|-------------|-----------------------------------------------------------------|-----|-----------------------|-----------|
| EL4454.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. | 102 | 8805 Traveling Breeze | 9/12/2007 |
| EL4455.jpg | Exterior-GR | SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. | 102 | 8805 Traveling Breeze | 9/12/2007 |

**OBSERVATION CODE:** 6.0

**CATEGORY DESCRIPTION:** Non-Shear Framing Details

| Photo#:      | Location   | Notes                                                   | Unit | Address               | Date      |
|--------------|------------|---------------------------------------------------------|------|-----------------------|-----------|
| FMM01606.jpg | Attic      | Longitudinal partywall with perpendicular roof trusses. | 102  | 8758 Tom Noon         | 7/17/2007 |
| FMM01613.jpg | Attic      | Rood trusses are spaced at 24" o/c.                     | 102  | 8758 Tom Noon         | 7/17/2007 |
| FMM01635.jpg | Attic      | Wall brace is OK.                                       | 102  | 8799 Horizon Wind     | 7/17/2007 |
| FMM01636.jpg | Attic      | Longitudinal partywall with perpendicular roof trusses. | 102  | 8799 Horizon Wind     | 7/17/2007 |
| FMM01665.jpg | Attic      | Split truss web at roof truss near attic access.        | 101  | 8644 Traveling Breeze | 7/17/2007 |
| FMM01664.jpg | Attic      | Wall brace blocking is coming off roof truss.           | 101  | 8644 Traveling Breeze | 7/17/2007 |
| FMM01663.jpg | Attic      | Wall brace is split at top.                             | 101  | 8644 Traveling Breeze | 7/17/2007 |
| FMM01662.jpg | Attic      | Wall brace is split at bottom.                          | 101  | 8644 Traveling Breeze | 7/17/2007 |
| FMM01676.jpg | Attic      | Wall brace is split at top.                             | 101  | 8730 Horizon Wind     | 7/18/2007 |
| FMM01684.jpg | Attic      | Longitudinal partywall with perpendicular roof trusses. | 103  | 9460 Thunder Sky      | 7/18/2007 |
| FMM01692.jpg | Attic      | Wall brace is split at top.                             | 103  | 9460 Thunder Sky      | 7/18/2007 |
| FMM01695.jpg | Attic      | Longitudinal partywall with perpendicular roof trusses. | 103  | 9450 Thunder Sky      | 7/18/2007 |
| FMM01696.jpg | Attic      | Longitudinal partywall with perpendicular roof trusses. | 103  | 9450 Thunder Sky      | 7/18/2007 |
| FMM01741.jpg | Attic      | Longitudinal partywall with perpendicular roof trusses. | 102  | 8647 Tom Noon         | 7/18/2007 |
| FMM01728.jpg | Attic      | Longitudinal partywall with perpendicular roof trusses. | 102  | 8768 Tom Noon         | 7/18/2007 |
| FMM01717.jpg | Attic      | Longitudinal partywall with perpendicular roof trusses. | 102  | 8789 Horizon Wind     | 7/18/2007 |
| FMM01716.jpg | Attic      | Longitudinal partywall with perpendicular roof trusses. | 102  | 8789 Horizon Wind     | 7/18/2007 |
| FMM01781.jpg | Attic      | Wall brace has split.                                   | 103  | 9470 Thunder Sky      | 7/18/2007 |
| FMM01775.jpg | Attic      | Top of wall framing does not match truss slope.         | 103  | 9470 Thunder Sky      | 7/18/2007 |
| FMM01776.jpg | Attic      | Top of wall framing does not match truss slope.         | 103  | 9470 Thunder Sky      | 7/18/2007 |
| FMM01777.jpg | Attic      | Longitudinal partywall with perpendicular roof trusses. | 103  | 9470 Thunder Sky      | 7/18/2007 |
| FMM9526.jpg  | Exterior-G | SW13 has OSB shim behind sheathing at GL header.        | 102  | 9440 Thunder Sky      | 8/29/2007 |
| FMM9527.jpg  | Exterior-G | SW13 has OSB shim behind sheathing at GL header.        | 102  | 9440 Thunder Sky      | 8/29/2007 |

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**DEFECTS BY CATEGORY**MARCON Project No. 07011  
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|             |            |                                                  |
|-------------|------------|--------------------------------------------------|
| FMM9528.jpg | Exterior-G | SW13 has OSB shim behind sheathing at GL header. |
| RS5557.jpg  | Attic      | Attic framing.                                   |
| RS5559.jpg  | Attic      | Roof framing.                                    |
| RS5665.jpg  | Attic      | Attic framing.                                   |
| RS5666.jpg  | Attic      | Attic framing.                                   |

|     |                       |           |
|-----|-----------------------|-----------|
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 102 | 8654 Traveling Breeze | 9/6/2007  |
| 102 | 8654 Traveling Breeze | 9/6/2007  |

**OBSERVATION CODE:** 7.1**CATEGORY DESCRIPTION:** Post-Tension Slabs

| Photo#:      | Location | Notes                                      | Unit | Address               | Date      |
|--------------|----------|--------------------------------------------|------|-----------------------|-----------|
| FMM01598.jpg | Garage   | Garage slab (no cracks).                   | 103  | 8757 Tom Noon         | 7/17/2007 |
| FMM01605.jpg | Garage   | Garage slab (no cracks).                   | 102  | 8758 Tom Noon         | 7/17/2007 |
| FMM01681.jpg | Garage   | Garage slab is post tensioned (no cracks). | 101  | 8730 Horizon Wind     | 7/18/2007 |
| FMM01704.jpg | Garage   | Slab is post-tensioned (no cracks).        | 101  | 8669 Horizon Wind     | 7/18/2007 |
| FMM01715.jpg | Garage   | Slab is post-tensioned (no cracks).        | 102  | 8789 Horizon Wind     | 7/18/2007 |
| FMM01759.jpg | Garage   | Post-tensioned slab crack (1/64").         | 102  | 8647 Tom Noon         | 7/18/2007 |
| FMM01758.jpg | Garage   | Post-tensioned slab crack (1/64").         | 102  | 8647 Tom Noon         | 7/18/2007 |
| FMM01757.jpg | Garage   | Post-tensioned slab crack (1/32").         | 102  | 8647 Tom Noon         | 7/18/2007 |
| FMM01756.jpg | Garage   | Post-tensioned slab crack.                 | 102  | 8647 Tom Noon         | 7/18/2007 |
| FMM01755.jpg | Garage   | Post-tensioned slab crack (1/64").         | 102  | 8647 Tom Noon         | 7/18/2007 |
| FMM01754.jpg | Garage   | Post-tensioned slab crack.                 | 102  | 8647 Tom Noon         | 7/18/2007 |
| FMM01753.jpg | Garage   | Post-tensioned slab crack (1/32").         | 102  | 8647 Tom Noon         | 7/18/2007 |
| FMM01752.jpg | Garage   | Post-tensioned slab crack.                 | 102  | 8647 Tom Noon         | 7/18/2007 |
| FMM01751.jpg | Garage   | Slab is post-tensioned.                    | 102  | 8647 Tom Noon         | 7/18/2007 |
| FMM01767.jpg | Garage   | Slab is post-tensioned (no cracks).        | 103  | 9470 Thunder Sky      | 7/18/2007 |
| RS5560.jpg   | Garage   | Slab crack.                                | 101  | 8765 Traveling Breeze | 9/5/2007  |
| RS5581.jpg   | Garage   | Slab crack.                                | 101  | 8765 Traveling Breeze | 9/5/2007  |
| RS5582.jpg   | Garage   | Slab crack.                                | 101  | 8765 Traveling Breeze | 9/5/2007  |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

**OBSERVATION CODE:** 9.1

**CATEGORY DESCRIPTION:** Building Elevations

| Photo#:      | Location  | Notes                                                    | Unit | Address               | Date      |
|--------------|-----------|----------------------------------------------------------|------|-----------------------|-----------|
| FMM01594.jpg | Exterior  | Building address.                                        | 103  | 8757 Tom Noon         | 7/17/2007 |
| FMM01595.jpg | Elevation | Front elevation B.                                       | 103  | 8757 Tom Noon         | 7/17/2007 |
| FMM01596.jpg | Exterior  | Side elevation.                                          | 103  | 8757 Tom Noon         | 7/17/2007 |
| FMM01597.jpg | Exterior  | Unit entrance (no access to attic, homeowner showering). | 103  | 8757 Tom Noon         | 7/17/2007 |
| FMM01599.jpg | Elevation | Front elevation A.                                       | 102  | 8758 Tom Noon         | 7/17/2007 |
| FMM01600.jpg | Exterior  | Building address.                                        | 102  | 8758 Tom Noon         | 7/17/2007 |
| FMM01601.jpg | Exterior  | Side entrance.                                           | 102  | 8758 Tom Noon         | 7/17/2007 |
| FMM01602.jpg | Exterior  | Unit address.                                            | 102  | 8758 Tom Noon         | 7/17/2007 |
| FMM01603.jpg | Exterior  | Rear elevation.                                          | 102  | 8758 Tom Noon         | 7/17/2007 |
| FMM01604.jpg | Exterior  | Rear elevation.                                          | 102  | 8758 Tom Noon         | 7/17/2007 |
| FMM01627.jpg | Elevation | Front elevation A.                                       | 102  | 8799 Horizon Wind     | 7/17/2007 |
| FMM01628.jpg | Exterior  | Building and unit address.                               | 102  | 8799 Horizon Wind     | 7/17/2007 |
| FMM01629.jpg | Exterior  | Side elevation.                                          | 102  | 8799 Horizon Wind     | 7/17/2007 |
| FMM01651.jpg | Elevation | Front elevation A.                                       | 101  | 8644 Traveling Breeze | 7/17/2007 |
| FMM01652.jpg | Exterior  | Building and unit address.                               | 101  | 8644 Traveling Breeze | 7/17/2007 |
| FMM01667.jpg | Elevation | Front elevation A (no show).                             | 103  | 8760 Horizon Wind     | 7/17/2007 |
| FMM01668.jpg | Exterior  | Building and unit address (no show).                     | 103  | 8760 Horizon Wind     | 7/17/2007 |
| FMM01669.jpg | Elevation | Front elevation A.                                       | 101  | 8730 Horizon Wind     | 7/18/2007 |
| FMM01670.jpg | Exterior  | Building and unit address.                               | 101  | 8730 Horizon Wind     | 7/18/2007 |
| FMM01682.jpg | Elevation | Front elevation A.                                       | 103  | 9460 Thunder Sky      | 7/18/2007 |
| FMM01683.jpg | Exterior  | Building and unit address.                               | 103  | 9460 Thunder Sky      | 7/18/2007 |
| FMM01693.jpg | Elevation | Front elevation B.                                       | 103  | 9450 Thunder Sky      | 7/18/2007 |
| FMM01694.jpg | Exterior  | Building and unit address.                               | 103  | 9450 Thunder Sky      | 7/18/2007 |
| FMM01702.jpg | Elevation | Front elevation A.                                       | 101  | 8669 Horizon Wind     | 7/18/2007 |
| FMM01703.jpg | Exterior  | Building and house address.                              | 101  | 8669 Horizon Wind     | 7/18/2007 |
| FMM01713.jpg | Elevation | Front elevation A.                                       | 102  | 8789 Horizon Wind     | 7/18/2007 |
| FMM01714.jpg | Exterior  | Building number and unit address.                        | 102  | 8789 Horizon Wind     | 7/18/2007 |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|              |           |                            |
|--------------|-----------|----------------------------|
| FMM01740.jpg | Exterior  | Building and unit address. |
| FMM01739.jpg | Elevation | Front elevation A.         |
| FMM01727.jpg | Exterior  | Building and unit address. |
| FMM01726.jpg | Elevation | Front elevation B.         |
| FMM01760.jpg | Elevation | Front elevation B.         |
| FMM01761.jpg | Exterior  | Building and unit address. |
| FMM8944.jpg  | Elevation | Building address.          |
| FMM8945.jpg  | Elevation | Building address.          |
| FMM9036.jpg  | Elevation | Building address.          |
| FMM9037.jpg  | Elevation | Building address.          |
| FMM9038.jpg  | Elevation | Unit address.              |
| FMM9071.jpg  | Elevation | Building address.          |
| FMM9072.jpg  | Elevation | Front elevation.           |
| FMM9092.jpg  | Elevation | Building address.          |
| FMM9093.jpg  | Elevation | Building address.          |
| FMM9129.jpg  | Elevation | Front elevation.           |
| FMM9130.jpg  | Elevation | Building address.          |
| FMM9163.jpg  | Elevation | Front elevation.           |
| FMM9164.jpg  | Elevation | Building address.          |
| FMM9191.jpg  | Elevation | Front elevation.           |
| FMM9192.jpg  | Elevation | Building address.          |
| FMM9260.jpg  | Elevation | Building front elevation.  |
| FMM9261.jpg  | Elevation | Unit address.              |
| FMM9295.jpg  | Roof      | Front elevation.           |
| FMM9296.jpg  | Roof      | Unit address.              |
| FMM9323.jpg  | Elevation | Front elevation.           |
| FMM9324.jpg  | Elevation | Unit address.              |
| FMM9373.jpg  | Elevation | Unit address.              |
| FMM9372.jpg  | Elevation | Front elevation.           |
| FMM9461.jpg  | Elevation | Front elevation.           |
| FMM9462.jpg  | Elevation | Unit address.              |

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|     |                       |           |
|-----|-----------------------|-----------|
| 102 | 8647 Tom Noon         | 7/18/2007 |
| 102 | 8647 Tom Noon         | 7/18/2007 |
| 102 | 8768 Tom Noon         | 7/18/2007 |
| 102 | 8768 Tom Noon         | 7/18/2007 |
| 103 | 9470 Thunder Sky      | 7/18/2007 |
| 103 | 9470 Thunder Sky      | 7/18/2007 |
| 102 | 8618 Tom Noon         | 8/27/2007 |
| 102 | 8618 Tom Noon         | 8/27/2007 |
| 102 | 8758 Tom Noon         | 8/27/2007 |
| 102 | 8758 Tom Noon         | 8/27/2007 |
| 102 | 8758 Tom Noon         | 8/27/2007 |
| 102 | 8618 Tom Noon         | 8/28/2007 |
| 102 | 8618 Tom Noon         | 8/28/2007 |
| 102 | 8758 Tom Noon         | 8/28/2007 |
| 102 | 8758 Tom Noon         | 8/28/2007 |
| 103 | 8650 Horizon Wind     | 8/28/2007 |
| 103 | 8650 Horizon Wind     | 8/28/2007 |
| 103 | 8679 Tom Noon         | 8/28/2007 |
| 103 | 8679 Tom Noon         | 8/28/2007 |
| 103 | 8670 Horizon Wind     | 8/28/2007 |
| 103 | 8670 Horizon Wind     | 8/28/2007 |
| 103 | 8679 Tom Noon         | 8/28/2007 |
| 103 | 8679 Tom Noon         | 8/28/2007 |
| 103 | 8775 Traveling Breeze | 8/29/2007 |
| 103 | 8775 Traveling Breeze | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 8799 Horizon Wind     | 8/29/2007 |
| 102 | 8799 Horizon Wind     | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |

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## DEFECTS BY CATEGORY

MARCON Project No. 07011

ARLINGTON RANCH

|             |           |                   |
|-------------|-----------|-------------------|
| FMM9539.jpg | Elevation | Front elevation.  |
| FMM9540.jpg | Elevation | Unit address.     |
| FMM9588.jpg | Elevation | Front elevation.  |
| FMM9589.jpg | Elevation | Unit address.     |
| FMM9590.jpg | Elevation | Front elevation.  |
| FMM9591.jpg | Elevation | Unit address.     |
| FMM9626.jpg | Elevation | Front elevation.  |
| FMM9627.jpg | Elevation | Unit address.     |
| FMM9665.jpg | Elevation | Front elevation.  |
| FMM9666.jpg | Elevation | Units address.    |
| FMM9667.jpg | Elevation | Units address.    |
| FMM9670.jpg | Elevation | Front elevation.  |
| FMM9671.jpg | Garage    | Unit address.     |
| FMM9702.jpg | Elevation | Front elevation.  |
| FMM9703.jpg | Elevation | Front elevation.  |
| FMM9704.jpg | Elevation | Unit address.     |
| FMM9742.jpg | Elevation | Front elevation.  |
| FMM9743.jpg | Elevation | Unit address.     |
| RS5211.jpg  | Elevation | Front elevation.  |
| RS5212.jpg  | Elevation | Side elevation.   |
| RS5213.jpg  | Elevation | Unit address.     |
| RS5214.jpg  | Elevation | Side elevation.   |
| RS5241.jpg  | Elevation | Building address. |
| RS5242.jpg  | Elevation | Building address. |
| RS5262.jpg  | Elevation | Building address. |
| RS5263.jpg  | Elevation | Side elevation.   |
| RS5264.jpg  | Elevation | Front elevation.  |
| RS5265.jpg  | Elevation | Building address. |
| RS5266.jpg  | Elevation | Front elevation.  |
| RS5267.jpg  | Elevation | Side elevation.   |
| RS5268.jpg  | Elevation | Side elevation.   |

|     |                       |           |
|-----|-----------------------|-----------|
| 103 |                       | 8/7/2007  |
| 103 | 8789 Horizon Wind     | 9/7/2007  |
| 102 | 8749 Horizon Wind     | 9/7/2007  |
| 102 | 8749 Horizon Wind     | 9/7/2007  |
| 102 | 8639 Horizon Wind     | 9/7/2007  |
| 102 | 8639 Horizon Wind     | 9/7/2007  |
| 102 | 8639 Horizon Wind     | 9/7/2007  |
| 102 | 8639 Horizon Wind     | 9/7/2007  |
| 101 | 8695 Horizon Wind     | 9/7/2007  |
| 101 | 8695 Horizon Wind     | 9/7/2007  |
| 101 | 8695 Horizon Wind     | 9/7/2007  |
| 102 | 8749 Horizon Wind     | 9/7/2007  |
| 102 | 8749 Horizon Wind     | 9/7/2007  |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 102 | 8674 Traveling Breeze | 9/10/2007 |
| 101 | 8638 Tom Noon         | 8/30/2007 |
| 101 | 8638 Tom Noon         | 8/30/2007 |
| 101 | 8638 Tom Noon         | 8/30/2007 |
| 101 | 8638 Tom Noon         | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 102 | 8660 Horizon Wind     | 8/30/2007 |
| 102 | 8660 Horizon Wind     | 8/30/2007 |
| 102 | 8660 Horizon Wind     | 8/30/2007 |
| 102 | 8660 Horizon Wind     | 8/30/2007 |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|            |           |                   |
|------------|-----------|-------------------|
| RS5322.jpg | Elevation | Building address. |
| RS5323.jpg | Elevation | Side elevation.   |
| RS5354.jpg | Elevation | Front elevation.  |
| RS5355.jpg | Elevation | Unit address.     |
| RS5356.jpg | Elevation | Side elevation.   |
| RS5405.jpg | Elevation | Side elevation.   |
| RS5404.jpg | Elevation | Front elevation.  |
| RS5403.jpg | Elevation | Building address. |
| RS5482.jpg | Elevation | Side elevation.   |
| RS5491.jpg | Elevation | Front elevation.  |
| RS5490.jpg | Elevation | Unit address.     |
| RS5489.jpg | Elevation | Unit address.     |
| RS5515.jpg | Elevation | Side elevation.   |
| RS5514.jpg | Elevation | Front elevation.  |
| RS5513.jpg | Elevation | Building address. |
| RS5529.jpg | Elevation | Unit address.     |
| RS5530.jpg | Elevation | Side elevation.   |
| RS5531.jpg | Elevation | Side elevation.   |
| RS5532.jpg | Elevation | Unit address.     |
| RS5533.jpg | Elevation | Front elevation.  |
| RS5534.jpg | Elevation | Side elevation.   |
| RS5546.jpg | Elevation | Unit address.     |
| RS5547.jpg | Elevation | Front elevation.  |
| RS5548.jpg | Elevation | Side elevation.   |
| RS5549.jpg | Elevation | Side elevation.   |
| RS5550.jpg | Elevation | Unit address.     |
| RS5551.jpg | Elevation | Unit address.     |
| RS5576.jpg | Elevation | Unit address.     |
| RS5579.jpg | Elevation | Side elevation.   |
| RS5578.jpg | Elevation | Side elevation.   |
| RS5577.jpg | Elevation | Front elevation.  |

|     |                       |           |
|-----|-----------------------|-----------|
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8764 Traveling Breeze | 8/31/2007 |
| 102 | 8764 Traveling Breeze | 8/31/2007 |
| 102 | 8764 Traveling Breeze | 8/31/2007 |
| 102 | 8694 Traveling Breeze | 9/4/2007  |
| 102 | 8694 Traveling Breeze | 9/4/2007  |
| 102 | 8694 Traveling Breeze | 9/4/2007  |
| 102 | 8694 Traveling Breeze | 9/4/2007  |
| 102 | 8694 Traveling Breeze | 9/4/2007  |
| 102 | 8694 Traveling Breeze | 9/4/2007  |
| 103 | 8649 Horizon Wind     | 9/5/2007  |
| 103 | 8649 Horizon Wind     | 9/5/2007  |
| 103 | 8649 Horizon Wind     | 9/5/2007  |
| 101 | 9480 Thunder Sky      | 9/5/2007  |
| 101 | 9480 Thunder Sky      | 9/5/2007  |
| 101 | 9480 Thunder Sky      | 9/5/2007  |
| 102 | 8810 Horizon Wind     | 9/5/2007  |
| 102 | 8810 Horizon Wind     | 9/5/2007  |
| 102 | 8810 Horizon Wind     | 9/5/2007  |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 103 | 8730 Horizon Wind     | 9/6/2007  |
| 103 | 8730 Horizon Wind     | 9/6/2007  |
| 103 | 8730 Horizon Wind     | 9/6/2007  |

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DEFECTS BY CATEGORY  
MARCON Project No. 07011  
ARLINGTON RANCH

|              |           |                   |
|--------------|-----------|-------------------|
| RS5608.jpg   | Elevation | Unit address.     |
| RS5609.jpg   | Elevation | Front elevation.  |
| RS5610.jpg   | Elevation | Side elevation.   |
| RS5611.jpg   | Elevation | Unit address.     |
| RS5615.jpg   | Elevation | Side elevation.   |
| RS5614.jpg   | Elevation | Side elevation.   |
| RS5613.jpg   | Elevation | Front elevation.  |
| RS5612.jpg   | Elevation | Building address. |
| RS5644.jpg   | Elevation | Unit address.     |
| RS5643.jpg   | Elevation | Side elevation.   |
| RS5642.jpg   | Elevation | Front elevation.  |
| RS5641.jpg   | Elevation | Building address. |
| RS5657.jpg   | Elevation | Unit address.     |
| EL_03741.jpg | Elevation | Front elevation.  |
| EL_03742.jpg | Elevation | Front elevation.  |
| EL_03743.jpg | Elevation | Side elevation.   |
| EL_03744.jpg | Elevation | Building address. |
| EL_03745.jpg | Elevation | Building address. |
| EL_03746.jpg | Elevation | Side elevation.   |
| EL_03747.jpg | Elevation | Side elevation.   |
| EL_03748.jpg | Elevation | Side elevation.   |
| EL_03749.jpg | Elevation | Side elevation.   |
| EL_03750.jpg | Elevation | Unit address.     |
| EL_03791.jpg | Elevation | Unit address.     |
| EL_03790.jpg | Elevation | Side elevation.   |
| EL_03789.jpg | Elevation | Side elevation.   |
| EL_03788.jpg | Elevation | Side elevation.   |
| EL_03787.jpg | Elevation | Side elevation.   |
| EL_03786.jpg | Elevation | Side elevation.   |
| EL_03785.jpg | Elevation | Side elevation.   |
| EL_03784.jpg | Elevation | Building address. |

[illegible]

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|              |           |                   |
|--------------|-----------|-------------------|
| EL_03783.jpg | Elevation | Building address. |
| EL_03782.jpg | Elevation | Front elevation.  |
| EL_03781.jpg | Elevation | Front elevation.  |
| EL_03860.jpg | Elevation | Front elevation.  |
| EL_03861.jpg | Elevation | Front elevation.  |
| EL_03862.jpg | Elevation | Front elevation.  |
| EL_03863.jpg | Elevation | Building address. |
| EL_03864.jpg | Elevation | Building address. |
| EL_03865.jpg | Elevation | Side elevation.   |
| EL_03866.jpg | Elevation | Side elevation.   |
| EL_03867.jpg | Elevation | Unit address.     |
| EL_03868.jpg | Elevation | Unit address.     |
| EL_03869.jpg | Elevation | Side elevation.   |
| EL_03870.jpg | Elevation | Side elevation.   |
| EL_03871.jpg | Elevation | Side elevation.   |
| EL_03926.jpg | Elevation | Front elevation.  |
| EL_03927.jpg | Elevation | Front elevation.  |
| EL_03928.jpg | Elevation | Front elevation.  |
| EL_03929.jpg | Elevation | Front elevation.  |
| EL_03930.jpg | Elevation | Building address. |
| EL_03931.jpg | Elevation | Building address. |
| EL_03932.jpg | Elevation | Side elevation.   |
| EL_03933.jpg | Elevation | Side elevation.   |
| EL_03934.jpg | Elevation | Side elevation.   |
| EL_03935.jpg | Elevation | Side elevation.   |
| EL_03936.jpg | Elevation | Side elevation.   |
| EL_03937.jpg | Elevation | Unit address.     |
| EL_03978.jpg | Attic     | Front elevation.  |
| EL_03979.jpg | Attic     | Front elevation.  |
| EL_03980.jpg | Attic     | Building address. |
| EL_03981.jpg | Attic     | Side elevation.   |

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[illegible]

**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|              |           |                   |
|--------------|-----------|-------------------|
| EL_03982.jpg | Attic     | Side elevation.   |
| EL_03983.jpg | Attic     | Side elevation.   |
| EL_03984.jpg | Attic     | Side elevation.   |
| EL_03985.jpg | Attic     | Side elevation.   |
| EL_03986.jpg | Attic     | Side elevation.   |
| EL_03987.jpg | Attic     | Unit address.     |
| EL_03988.jpg | Attic     | Unit address.     |
| EL_04057.jpg | Elevation | Unit address.     |
| EL_04056.jpg | Elevation | Unit address.     |
| EL_04055.jpg | Elevation | Side elevation.   |
| EL_04054.jpg | Elevation | Building address. |
| EL_04053.jpg | Elevation | Building address. |
| EL_04052.jpg | Elevation | Building address. |
| EL_04051.jpg | Elevation | Side elevation.   |
| EL_04050.jpg | Elevation | Front elevation.  |
| EL_04049.jpg | Elevation | Front elevation.  |
| EL_04048.jpg | Elevation | Front elevation.  |
| EL_04108.jpg | Elevation | Unit address.     |
| EL_04107.jpg | Elevation | Unit address.     |
| EL_04106.jpg | Elevation | Side elevation.   |
| EL_04105.jpg | Elevation | Building address. |
| EL_04104.jpg | Elevation | Building address. |
| EL_04103.jpg | Elevation | Building address. |
| EL_04102.jpg | Elevation | Front elevation.  |
| EL_04101.jpg | Elevation | Front elevation.  |
| EL_04100.jpg | Elevation | Front elevation.  |
| EL_04166.jpg | Elevation | Unit address.     |
| EL_04165.jpg | Elevation | Unit address.     |
| EL_04164.jpg | Elevation | Unit address.     |
| EL_04163.jpg | Elevation | Side elevation.   |
| EL_04162.jpg | Elevation | Side elevation.   |

|     |                       |           |
|-----|-----------------------|-----------|
| 101 | 8785 Traveling Breeze | 7/19/2007 |
| 101 | 8785 Traveling Breeze | 7/19/2007 |
| 101 | 8785 Traveling Breeze | 7/19/2007 |
| 101 | 8785 Traveling Breeze | 7/19/2007 |
| 101 | 8785 Traveling Breeze | 7/19/2007 |
| 101 | 8785 Traveling Breeze | 7/19/2007 |
| 101 | 8785 Traveling Breeze | 7/19/2007 |
| 103 | 8779 Horizon Wind     | 7/19/2007 |
| 103 | 8779 Horizon Wind     | 7/19/2007 |
| 103 | 8779 Horizon Wind     | 7/19/2007 |
| 103 | 8779 Horizon Wind     | 7/19/2007 |
| 103 | 8779 Horizon Wind     | 7/19/2007 |
| 103 | 8779 Horizon Wind     | 7/19/2007 |
| 103 | 8779 Horizon Wind     | 7/19/2007 |
| 103 | 8779 Horizon Wind     | 7/19/2007 |
| 103 | 8779 Horizon Wind     | 7/19/2007 |
| 101 | 8750 Horizon Wind     | 7/19/2007 |
| 101 | 8750 Horizon Wind     | 7/19/2007 |
| 101 | 8750 Horizon Wind     | 7/19/2007 |
| 101 | 8750 Horizon Wind     | 7/19/2007 |
| 101 | 8750 Horizon Wind     | 7/19/2007 |
| 101 | 8750 Horizon Wind     | 7/19/2007 |
| 101 | 8750 Horizon Wind     | 7/19/2007 |
| 101 | 8750 Horizon Wind     | 7/19/2007 |
| 101 | 8717 Tom Noon         | 7/19/2007 |
| 101 | 8717 Tom Noon         | 7/19/2007 |
| 101 | 8717 Tom Noon         | 7/19/2007 |
| 101 | 8717 Tom Noon         | 7/19/2007 |
| 101 | 8717 Tom Noon         | 7/19/2007 |

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## DEFECTS BY CATEGORY

MARCON Project No. 07011  
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|              |           |                   |
|--------------|-----------|-------------------|
| EL_04161.jpg | Elevation | Side elevation.   |
| EL_04160.jpg | Elevation | Side elevation.   |
| EL_04159.jpg | Elevation | Side elevation.   |
| EL_04158.jpg | Elevation | Building address. |
| EL_04157.jpg | Elevation | Front elevation.  |
| EL_04156.jpg | Elevation | Front elevation.  |
| EL_04155.jpg | Elevation | Front elevation.  |
| EL_04154.jpg | Elevation | Front elevation.  |
| EL_04219.jpg | Elevation | Unit address.     |
| EL_04218.jpg | Elevation | Unit address.     |
| EL_04217.jpg | Elevation | Side elevation.   |
| EL_04216.jpg | Elevation | Side elevation.   |
| EL_04215.jpg | Elevation | Building address. |
| EL_04214.jpg | Elevation | Building address. |
| EL_04213.jpg | Elevation | Front elevation.  |
| EL_04212.jpg | Elevation | Front elevation.  |
| EL_04211.jpg | Elevation | Front elevation.  |
| EL0297.jpg   | Elevation | Unit address.     |
| EL0296.jpg   | Elevation | Unit address.     |
| EL0295.jpg   | Elevation | Side elevation.   |
| EL0294.jpg   | Elevation | Side elevation.   |
| EL0293.jpg   | Elevation | Side elevation.   |
| EL0292.jpg   | Elevation | Building address. |
| EL0291.jpg   | Elevation | Building address. |
| EL0290.jpg   | Elevation | Front elevation.  |
| EL0289.jpg   | Elevation | Front elevation.  |
| EL0288.jpg   | Elevation | Front elevation.  |
| EL0287.jpg   | Elevation | Front elevation.  |
| EL0499.jpg   | Elevation | Front elevation.  |
| EL0500.jpg   | Elevation | Front elevation.  |
| EL0501.jpg   | Elevation | Front elevation.  |

|     |               |           |
|-----|---------------|-----------|
| 101 | 8717 Tom Noon | 7/19/2007 |
| 101 | 8717 Tom Noon | 7/19/2007 |
| 101 | 8717 Tom Noon | 7/19/2007 |
| 101 | 8717 Tom Noon | 7/19/2007 |
| 101 | 8717 Tom Noon | 7/19/2007 |
| 101 | 8717 Tom Noon | 7/19/2007 |
| 101 | 8717 Tom Noon | 7/19/2007 |
| 101 | 8717 Tom Noon | 7/19/2007 |
| 102 | 8718 Tom Noon | 7/19/2007 |
| 102 | 8718 Tom Noon | 7/19/2007 |
| 102 | 8718 Tom Noon | 7/19/2007 |
| 102 | 8718 Tom Noon | 7/19/2007 |
| 102 | 8718 Tom Noon | 7/19/2007 |
| 102 | 8718 Tom Noon | 7/19/2007 |
| 102 | 8718 Tom Noon | 7/19/2007 |
| 102 | 8618 Tom Noon | 8/27/2007 |
| 102 | 8618 Tom Noon | 8/27/2007 |
| 102 | 8618 Tom Noon | 8/27/2007 |
| 102 | 8618 Tom Noon | 8/27/2007 |
| 102 | 8618 Tom Noon | 8/27/2007 |
| 102 | 8618 Tom Noon | 8/27/2007 |
| 102 | 8618 Tom Noon | 8/27/2007 |
| 102 | 8618 Tom Noon | 8/27/2007 |
| 102 | 8618 Tom Noon | 8/27/2007 |
| 102 | 8618 Tom Noon | 8/27/2007 |
| 102 | 8618 Tom Noon | 8/27/2007 |
| 102 | 8758 Tom Noon | 8/27/2007 |
| 102 | 8758 Tom Noon | 8/27/2007 |
| 102 | 8758 Tom Noon | 8/27/2007 |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|            |           |                   |
|------------|-----------|-------------------|
| EL0502.jpg | Elevation | Front elevation.  |
| EL0503.jpg | Elevation | Building address. |
| EL0504.jpg | Elevation | Building address. |
| EL0505.jpg | Elevation | Side elevation.   |
| EL0506.jpg | Elevation | Side elevation.   |
| EL0507.jpg | Elevation | Unit address.     |
| EL0508.jpg | Elevation | Unit address.     |
| EL0702.jpg | Elevation | Front elevation.  |
| EL0703.jpg | Elevation | Front elevation.  |
| EL0704.jpg | Elevation | Front elevation.  |
| EL0705.jpg | Elevation | Front elevation.  |
| EL0706.jpg | Elevation | Building address. |
| EL0707.jpg | Elevation | Building address. |
| EL0708.jpg | Elevation | Side elevation.   |
| EL0709.jpg | Elevation | Side elevation.   |
| EL0710.jpg | Elevation | Side elevation.   |
| EL0711.jpg | Elevation | Unit address.     |
| EL0819.jpg | Elevation | Front elevation.  |
| EL0820.jpg | Elevation | Front elevation.  |
| EL0821.jpg | Elevation | Building address. |
| EL0822.jpg | Elevation | Side elevation.   |
| EL0823.jpg | Elevation | Side elevation.   |
| EL0824.jpg | Elevation | Side elevation.   |
| EL0825.jpg | Elevation | Unit address.     |
| EL1177.jpg | Elevation | Unit address.     |
| EL1176.jpg | Elevation | Unit address.     |
| EL1175.jpg | Elevation | Side elevation.   |
| EL1174.jpg | Elevation | Side elevation.   |
| EL1173.jpg | Elevation | Building address. |
| EL1172.jpg | Elevation | Building address. |
| EL1171.jpg | Elevation | Front elevation.  |

|     |                       |           |
|-----|-----------------------|-----------|
| 102 | 8758 Tom Noon         | 8/27/2007 |
| 102 | 8758 Tom Noon         | 8/27/2007 |
| 102 | 8758 Tom Noon         | 8/27/2007 |
| 102 | 8758 Tom Noon         | 8/27/2007 |
| 102 | 8758 Tom Noon         | 8/27/2007 |
| 102 | 8758 Tom Noon         | 8/27/2007 |
| 102 | 8758 Tom Noon         | 8/27/2007 |
| 103 | 8670 Horizon Wind     | 8/28/2007 |
| 103 | 8670 Horizon Wind     | 8/28/2007 |
| 103 | 8670 Horizon Wind     | 8/28/2007 |
| 103 | 8670 Horizon Wind     | 8/28/2007 |
| 103 | 8670 Horizon Wind     | 8/28/2007 |
| 103 | 8670 Horizon Wind     | 8/28/2007 |
| 103 | 8670 Horizon Wind     | 8/28/2007 |
| 103 | 8670 Horizon Wind     | 8/28/2007 |
| 103 | 8670 Horizon Wind     | 8/28/2007 |
| 103 | 8650 Horizon Wind     | 8/28/2007 |
| 103 | 8650 Horizon Wind     | 8/28/2007 |
| 103 | 8650 Horizon Wind     | 8/28/2007 |
| 103 | 8650 Horizon Wind     | 8/28/2007 |
| 103 | 8650 Horizon Wind     | 8/28/2007 |
| 103 | 8650 Horizon Wind     | 8/28/2007 |
| 103 | 8775 Traveling Breeze | 8/29/2007 |
| 103 | 8775 Traveling Breeze | 8/29/2007 |
| 103 | 8775 Traveling Breeze | 8/29/2007 |
| 103 | 8775 Traveling Breeze | 8/29/2007 |
| 103 | 8775 Traveling Breeze | 8/29/2007 |
| 103 | 8775 Traveling Breeze | 8/29/2007 |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|            |           |                   |
|------------|-----------|-------------------|
| EL1170.jpg | Elevation | Front elevation.  |
| EL1169.jpg | Elevation | Front elevation.  |
| EL1185.jpg | Elevation | Unit address.     |
| EL1184.jpg | Elevation | Unit address.     |
| EL1183.jpg | Elevation | Side elevation.   |
| EL1182.jpg | Elevation | Building address. |
| EL1181.jpg | Elevation | Building address. |
| EL1180.jpg | Elevation | Front elevation.  |
| EL1179.jpg | Elevation | Front elevation.  |
| EL1178.jpg | Elevation | Front elevation.  |
| EL1613.jpg | Elevation | Front elevation.  |
| EL1622.jpg | Elevation | Unit address.     |
| EL1621.jpg | Elevation | Unit address.     |
| EL1620.jpg | Elevation | Side elevation.   |
| EL1619.jpg | Elevation | Side elevation.   |
| EL1618.jpg | Elevation | Building address. |
| EL1617.jpg | Elevation | Building address. |
| EL1616.jpg | Elevation | Building address. |
| EL1615.jpg | Elevation | Building address. |
| EL1614.jpg | Elevation | Front elevation.  |
| EL1672.jpg | Elevation | Front elevation.  |
| EL1673.jpg | Elevation | Front elevation.  |
| EL1674.jpg | Elevation | Front elevation.  |
| EL1675.jpg | Elevation | Front elevation.  |
| EL1676.jpg | Elevation | Building address. |
| EL1677.jpg | Elevation | Building address. |
| EL1678.jpg | Elevation | Side elevation.   |
| EL1679.jpg | Elevation | Unit address.     |
| EL1680.jpg | Elevation | Unit address.     |
| EL1883.jpg | Elevation | Front elevation.  |
| EL1864.jpg | Elevation | Front elevation.  |

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|     |                       |           |
|-----|-----------------------|-----------|
| 103 | 8775 Traveling Breeze | 8/29/2007 |
| 103 | 8775 Traveling Breeze | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 102 | 9440 Thunder Sky      | 8/29/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 101 | 8785 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8665 Traveling Breeze | 8/30/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |
| 102 | 8799 Horizon Wind     | 8/31/2007 |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|            |           |                   |
|------------|-----------|-------------------|
| EL1865.jpg | Elevation | Front elevation.  |
| EL1866.jpg | Elevation | Front elevation.  |
| EL1867.jpg | Elevation | Building address. |
| EL1868.jpg | Elevation | Building address. |
| EL1869.jpg | Elevation | Side elevation.   |
| EL1870.jpg | Elevation | Side elevation.   |
| EL1871.jpg | Elevation | Unit address.     |
| EL1872.jpg | Elevation | Unit address.     |
| EL1959.jpg | Elevation | Front elevation.  |
| EL1960.jpg | Elevation | Front elevation.  |
| EL1961.jpg | Elevation | Front elevation.  |
| EL1962.jpg | Elevation | Front elevation.  |
| EL1963.jpg | Elevation | Building address. |
| EL1964.jpg | Elevation | Side elevation.   |
| EL1965.jpg | Elevation | Side elevation.   |
| EL1966.jpg | Elevation | Unit address.     |
| EL1967.jpg | Elevation | Unit address.     |
| EL1968.jpg | Elevation | Unit address.     |
| EL1969.jpg | Elevation | Unit address.     |
| EL2044.jpg | Elevation | Front elevation.  |
| EL2045.jpg | Elevation | Front elevation.  |
| EL2046.jpg | Elevation | Building address. |
| EL2047.jpg | Elevation | Side elevation.   |
| EL2048.jpg | Elevation | Side elevation.   |
| EL2049.jpg | Elevation | Unit address.     |
| EL2050.jpg | Elevation | Unit address.     |
| EL2145.jpg | Elevation | Front elevation.  |
| EL2146.jpg | Elevation | Front elevation.  |
| EL2147.jpg | Elevation | Front elevation.  |
| EL2148.jpg | Elevation | Building address. |
| EL2149.jpg | Elevation | Building address. |

|     |                        |           |
|-----|------------------------|-----------|
| 102 | 8799 Horizon Wind      | 8/31/2007 |
| 102 | 8799 Horizon Wind      | 8/31/2007 |
| 102 | 8799 Horizon Wind      | 8/31/2007 |
| 102 | 8799 Horizon Wind      | 8/31/2007 |
| 102 | 8799 Horizon Wind      | 8/31/2007 |
| 102 | 8799 Horizon Wind      | 8/31/2007 |
| 102 | 8799 Horizon Wind      | 8/31/2007 |
| 102 | 8764 Travelling Breeze | 8/31/2007 |
| 102 | 8764 Travelling Breeze | 8/31/2007 |
| 102 | 8764 Travelling Breeze | 8/31/2007 |
| 102 | 8764 Travelling Breeze | 8/31/2007 |
| 102 | 8764 Travelling Breeze | 8/31/2007 |
| 102 | 8764 Travelling Breeze | 8/31/2007 |
| 102 | 8764 Travelling Breeze | 8/31/2007 |
| 102 | 8764 Travelling Breeze | 8/31/2007 |
| 102 | 8764 Travelling Breeze | 8/31/2007 |
| 102 | 8764 Travelling Breeze | 8/31/2007 |
| 102 | 8660 Horizon Wind      | 8/31/2007 |
| 102 | 8660 Horizon Wind      | 8/31/2007 |
| 102 | 8660 Horizon Wind      | 8/31/2007 |
| 102 | 8660 Horizon Wind      | 8/31/2007 |
| 102 | 8660 Horizon Wind      | 8/31/2007 |
| 102 | 8660 Horizon Wind      | 8/31/2007 |
| 102 | 8660 Horizon Wind      | 8/31/2007 |
| 101 | 8650 Horizon Way       | 9/4/2007  |
| 101 | 8650 Horizon Way       | 9/4/2007  |
| 101 | 8650 Horizon Way       | 9/4/2007  |
| 101 | 8650 Horizon Way       | 9/4/2007  |
| 101 | 8650 Horizon Way       | 9/4/2007  |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|            |            |                   |
|------------|------------|-------------------|
| EL2150.jpg | Elevation  | Side elevation.   |
| EL2151.jpg | Elevation  | Side elevation.   |
| EL2152.jpg | Elevation  | Side elevation.   |
| EL2153.jpg | Elevation  | Unit address.     |
| EL2292.jpg | Elevation  | Front elevation.  |
| EL2293.jpg | Elevation  | Front elevation.  |
| EL2294.jpg | Elevation  | Front elevation.  |
| EL2295.jpg | Elevation  | Building address. |
| EL2296.jpg | Elevation  | Building address. |
| EL2297.jpg | Elevation  | Side elevation.   |
| EL2298.jpg | Elevation  | Side elevation.   |
| EL2299.jpg | Elevation  | Side elevation.   |
| EL2300.jpg | Elevation  | Side elevation.   |
| EL2301.jpg | Elevation  | Unit address.     |
| EL2393.jpg | Exterior-G | Front elevation.  |
| EL2394.jpg | Exterior-G | Front elevation.  |
| EL2395.jpg | Exterior-G | Front elevation.  |
| EL2396.jpg | Exterior-G | Building address. |
| EL2397.jpg | Exterior-G | Side elevation.   |
| EL2398.jpg | Exterior-G | Side elevation.   |
| EL2399.jpg | Exterior-G | Unit address.     |
| EL2400.jpg | Exterior-G | Unit address.     |
| EL2472.jpg | Elevation  | Front elevation.  |
| EL2473.jpg | Elevation  | Front elevation.  |
| EL2474.jpg | Elevation  | Building address. |
| EL2475.jpg | Elevation  | Building address. |
| EL2476.jpg | Elevation  | Side elevation.   |
| EL2477.jpg | Elevation  | Side elevation.   |
| EL2478.jpg | Elevation  | Unit address.     |
| EL2694.jpg | Elevation  | Front elevation.  |
| EL2695.jpg | Elevation  | Front elevation.  |

|     |                       |          |
|-----|-----------------------|----------|
| 101 | 8650 Horizon Way      | 9/4/2007 |
| 101 | 8650 Horizon Way      | 9/4/2007 |
| 101 | 8650 Horizon Way      | 9/4/2007 |
| 101 | 8650 Horizon Way      | 9/4/2007 |
| 102 | 8694 Traveling Breeze | 9/4/2007 |
| 102 | 8694 Traveling Breeze | 9/4/2007 |
| 102 | 8694 Traveling Breeze | 9/4/2007 |
| 102 | 8694 Traveling Breeze | 9/4/2007 |
| 102 | 8694 Traveling Breeze | 9/4/2007 |
| 102 | 8694 Traveling Breeze | 9/4/2007 |
| 102 | 8694 Traveling Breeze | 9/4/2007 |
| 102 | 8694 Traveling Breeze | 9/4/2007 |
| 102 | 8694 Traveling Breeze | 9/4/2007 |
| 103 | 8740 Horizon Wind     | 9/4/2007 |
| 103 | 8740 Horizon Wind     | 9/4/2007 |
| 103 | 8740 Horizon Wind     | 9/4/2007 |
| 103 | 8740 Horizon Wind     | 9/4/2007 |
| 103 | 8740 Horizon Wind     | 9/4/2007 |
| 103 | 8740 Horizon Wind     | 9/4/2007 |
| 103 | 8740 Horizon Wind     | 9/4/2007 |
| 103 | 8740 Horizon Wind     | 9/4/2007 |
| 103 | 8740 Horizon Wind     | 9/4/2007 |
| 103 | 8649 Horizon Wind     | 9/5/2007 |
| 103 | 8649 Horizon Wind     | 9/5/2007 |
| 103 | 8649 Horizon Wind     | 9/5/2007 |
| 103 | 8649 Horizon Wind     | 9/5/2007 |
| 103 | 8649 Horizon Wind     | 9/5/2007 |
| 103 | 8649 Horizon Wind     | 9/5/2007 |
| 103 | 8649 Horizon Wind     | 9/5/2007 |
| 101 | 9480 Thunder Sky      | 9/5/2007 |
| 101 | 9480 Thunder Sky      | 9/5/2007 |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|            |           |                   |
|------------|-----------|-------------------|
| EL2696.jpg | Elevation | Building address. |
| EL2697.jpg | Elevation | Building address. |
| EL2698.jpg | Elevation | Side elevation.   |
| EL2699.jpg | Elevation | Side elevation.   |
| EL2700.jpg | Elevation | Unit address.     |
| EL2787.jpg | Elevation | Front elevation.  |
| EL2788.jpg | Elevation | Front elevation.  |
| EL2789.jpg | Elevation | Building address. |
| EL2790.jpg | Elevation | Building address. |
| EL2791.jpg | Elevation | Side elevation.   |
| EL2792.jpg | Elevation | Side elevation.   |
| EL2793.jpg | Elevation | Side elevation.   |
| EL2794.jpg | Elevation | Unit address.     |
| EL2905.jpg | Elevation | Front elevation.  |
| EL2906.jpg | Elevation | Front elevation.  |
| EL2907.jpg | Elevation | Building address. |
| EL2908.jpg | Elevation | Building address. |
| EL2909.jpg | Elevation | Side elevation.   |
| EL2910.jpg | Elevation | Side elevation.   |
| EL2911.jpg | Elevation | Unit address.     |
| EL3049.jpg | Elevation | Front elevation.  |
| EL3050.jpg | Elevation | Building address. |
| EL3051.jpg | Elevation | Side elevation.   |
| EL3052.jpg | Elevation | Side elevation.   |
| EL3053.jpg | Elevation | Unit address.     |
| EL3139.jpg | Elevation | Front elevation.  |
| EL3140.jpg | Elevation | Front elevation.  |
| EL3141.jpg | Elevation | Front elevation.  |
| EL3142.jpg | Elevation | Building address. |
| EL3143.jpg | Elevation | Side elevation.   |
| EL3144.jpg | Elevation | Side elevation.   |

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|     |                   |          |
|-----|-------------------|----------|
| 101 | 9480 Thunder Sky  | 9/5/2007 |
| 101 | 8480 Thunder Sky  | 9/5/2007 |
| 101 | 9480 Thunder Sky  | 9/5/2007 |
| 101 | 9480 Thunder Sky  | 9/5/2007 |
| 101 | 9480 Thunder Sky  | 9/5/2007 |
| 102 | 8810 Horizon Wind | 9/5/2007 |
| 102 | 8810 Horizon Wind | 9/5/2007 |
| 102 | 8810 Horizon Wind | 9/5/2007 |
| 102 | 8810 Horizon Wind | 9/5/2007 |
| 102 | 8810 Horizon Wind | 9/5/2007 |
| 102 | 8810 Horizon Wind | 9/5/2007 |
| 102 | 8810 Horizon Wind | 9/5/2007 |
| 101 | 8828 Tom Noon     | 9/6/2007 |
| 101 | 8828 Tom Noon     | 9/6/2007 |
| 101 | 8828 Tom Noon     | 9/6/2007 |
| 101 | 8828 Tom Noon     | 9/6/2007 |
| 101 | 8828 Tom Noon     | 9/6/2007 |
| 101 | 8828 Tom Noon     | 9/6/2007 |
| 101 | 8828 Tom Noon     | 9/6/2007 |
| 103 | 8730 Horizon Wind | 9/6/2007 |
| 103 | 8730 Horizon Wind | 9/6/2007 |
| 103 | 8730 Horizon Wind | 9/6/2007 |
| 103 | 8730 Horizon Wind | 9/6/2007 |
| 103 | 8730 Horizon Wind | 9/6/2007 |
| 101 | 8729 Horizon Wind | 9/6/2007 |
| 101 | 8729 Horizon Wind | 9/6/2007 |
| 101 | 8729 Horizon Wind | 9/6/2007 |
| 101 | 8729 Horizon Wind | 9/6/2007 |
| 101 | 8729 Horizon Wind | 9/6/2007 |
| 101 | 8729 Horizon Wind | 9/6/2007 |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|            |           |                   |
|------------|-----------|-------------------|
| EL3145.jpg | Elevation | Unit address.     |
| EL3285.jpg | Elevation | Front elevation.  |
| EL3286.jpg | Elevation | Building address. |
| EL3287.jpg | Elevation | Building address. |
| EL3288.jpg | Elevation | Side elevation.   |
| EL3289.jpg | Elevation | Side elevation.   |
| EL3290.jpg | Elevation | Side elevation.   |
| EL3291.jpg | Elevation | Unit address.     |
| EL3395.jpg | Elevation | Front elevation.  |
| EL3396.jpg | Elevation | Front elevation.  |
| EL3397.jpg | Elevation | Building address. |
| EL3398.jpg | Elevation | Building address. |
| EL3399.jpg | Elevation | Side elevation.   |
| EL3400.jpg | Elevation | Side elevation.   |
| EL3401.jpg | Elevation | Unit address.     |
| EL3490.jpg | Elevation | Front elevation.  |
| EL3491.jpg | Elevation | Front elevation.  |
| EL3492.jpg | Elevation | Front elevation.  |
| EL3493.jpg | Elevation | Building address. |
| EL3494.jpg | Elevation | Side elevation.   |
| EL3495.jpg | Elevation | Side elevation.   |
| EL3496.jpg | Elevation | Side elevation.   |
| EL3497.jpg | Elevation | Unit address.     |
| EL3614.jpg | Elevation | Front elevation.  |
| EL3615.jpg | Elevation | Front elevation.  |
| EL3616.jpg | Elevation | Front elevation.  |
| EL3617.jpg | Elevation | Building address. |
| EL3618.jpg | Elevation | Side elevation.   |
| EL3619.jpg | Elevation | Side elevation.   |
| EL3620.jpg | Elevation | Unit address.     |
| EL3744.jpg | Elevation | Front elevation.  |

|     |                        |           |
|-----|------------------------|-----------|
| 101 | 8729 Horizon Wind      | 9/8/2007  |
| 102 | 8749 Horizon Wind      | 9/7/2007  |
| 102 | 8749 Horizon Wind      | 9/7/2007  |
| 102 | 8749 Horizon Wind      | 9/7/2007  |
| 102 | 8749 Horizon Wind      | 9/7/2007  |
| 102 | 8749 Horizon Wind      | 9/7/2007  |
| 102 | 8749 Horizon Wind      | 9/7/2007  |
| 102 | 8749 Horizon Wind      | 9/7/2007  |
| 103 | 8789 Horizon Wind      | 9/7/2007  |
| 103 | 8789 Horizon Wind      | 9/7/2007  |
| 103 | 8789 Horizon Wind      | 9/7/2007  |
| 103 | 8789 Horizon Wind      | 9/7/2007  |
| 103 | 8789 Horizon Wind      | 9/7/2007  |
| 103 | 8789 Horizon Wind      | 9/7/2007  |
| 102 | 8639 Horizon Wind      | 9/7/2007  |
| 102 | 8639 Horizon Wind      | 9/7/2007  |
| 102 | 8639 Horizon Wind      | 9/7/2007  |
| 102 | 8639 Horizon Wind      | 9/7/2007  |
| 102 | 8639 Horizon Wind      | 9/7/2007  |
| 102 | 8639 Horizon Wind      | 9/7/2007  |
| 102 | 8639 Horizon Wind      | 9/7/2007  |
| 102 | 8639 Horizon Wind      | 9/7/2007  |
| 102 | 8674 Travelling Breeze | 9/10/2007 |
| 102 | 8674 Travelling Breeze | 9/10/2007 |
| 102 | 8674 Travelling Breeze | 9/10/2007 |
| 102 | 8674 Travelling Breeze | 9/10/2007 |
| 102 | 8674 Travelling Breeze | 9/10/2007 |
| 102 | 8674 Travelling Breeze | 9/10/2007 |
| 102 | 8674 Travelling Breeze | 9/10/2007 |
| 103 | 9440 Thunder Sky       | 9/10/2007 |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|            |           |                   |
|------------|-----------|-------------------|
| EL3745.jpg | Elevation | Front elevation.  |
| EL3746.jpg | Elevation | Building address. |
| EL3747.jpg | Elevation | Side elevation.   |
| EL3748.jpg | Elevation | Side elevation.   |
| EL3749.jpg | Elevation | Side elevation.   |
| EL3750.jpg | Elevation | Unit address.     |
| EL3944.jpg | Elevation | Front elevation.  |
| EL3951.jpg | Elevation | Unit address.     |
| EL3950.jpg | Elevation | Unit address.     |
| EL3949.jpg | Elevation | Side elevation.   |
| EL3948.jpg | Elevation | Building address. |
| EL3947.jpg | Elevation | Front elevation.  |
| EL3946.jpg | Elevation | Front elevation.  |
| EL3945.jpg | Elevation | Front elevation.  |
| EL4051.jpg | Elevation | Front elevation.  |
| EL4052.jpg | Elevation | Front elevation.  |
| EL4053.jpg | Elevation | Building address. |
| EL4054.jpg | Elevation | Side elevation.   |
| EL4138.jpg | Elevation | Front elevation.  |
| EL4139.jpg | Elevation | Front elevation.  |
| EL4140.jpg | Elevation | Building address. |
| EL4141.jpg | Elevation | Side elevation.   |
| EL4142.jpg | Elevation | Side elevation.   |
| EL4143.jpg | Elevation | Unit address.     |
| EL4144.jpg | Elevation | Unit address.     |
| EL4230.jpg | Elevation | Front elevation.  |
| EL4231.jpg | Elevation | Front elevation.  |
| EL4232.jpg | Elevation | Front elevation.  |
| EL4233.jpg | Elevation | Building address. |
| EL4234.jpg | Elevation | Building address. |
| EL4235.jpg | Elevation | Side elevation.   |

|     |                        |           |
|-----|------------------------|-----------|
| 103 | 9440 Thunder Sky       | 9/10/2007 |
| 103 | 9440 Thunder Sky       | 9/10/2007 |
| 103 | 9440 Thunder Sky       | 9/10/2007 |
| 103 | 9440 Thunder Sky       | 9/10/2007 |
| 103 | 9440 Thunder Sky       | 9/10/2007 |
| 103 | 9440 Thunder Sky       | 9/10/2007 |
| 101 | 8749 Horizon Wind      | 9/10/2007 |
| 101 | 8749 Horizon Wind      | 9/10/2007 |
| 101 | 8749 Horizon Wind      | 9/10/2007 |
| 101 | 8749 Horizon Wind      | 9/10/2007 |
| 101 | 8749 Horizon Wind      | 9/10/2007 |
| 101 | 8749 Horizon Wind      | 9/10/2007 |
| 101 | 8749 Horizon Wind      | 9/10/2007 |
| 103 | 8645 Traveling Breeze  | 9/11/2007 |
| 103 | 8645 Travelling Breeze | 9/11/2007 |
| 103 | 8645 Travelling Breeze | 9/11/2007 |
| 103 | 8645 Travelling Breeze | 9/11/2007 |
| 103 | 8759 Horizon Wind      | 9/11/2007 |
| 103 | 8759 Horizon Wind      | 9/11/2007 |
| 103 | 8759 Horizon Wind      | 9/11/2007 |
| 103 | 8759 Horizon Wind      | 9/11/2007 |
| 103 | 8759 Horizon Wind      | 9/11/2007 |
| 103 | 8759 Horizon Wind      | 9/11/2007 |
| 103 | 8759 Horizon Wind      | 9/11/2007 |
| 101 | 8788 Tom Noon          | 9/12/2007 |
| 101 | 8788 Tom Noon          | 9/12/2007 |
| 101 | 8788 Tom Noon          | 9/12/2007 |
| 101 | 8788 Tom Noon          | 9/12/2007 |
| 101 | 8788 Tom Noon          | 9/12/2007 |
| 101 | 8788 Tom Noon          | 9/12/2007 |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|            |           |                   |
|------------|-----------|-------------------|
| EL4236.jpg | Elevation | Side elevation.   |
| EL4237.jpg | Elevation | Unit address.     |
| EL4352.jpg | Elevation | Unit address.     |
| EL4351.jpg | Elevation | Unit address.     |
| EL4350.jpg | Elevation | Side elevation.   |
| EL4349.jpg | Elevation | Building address. |
| EL4348.jpg | Elevation | Building address. |
| EL4347.jpg | Elevation | Front elevation.  |
| EL4469.jpg | Elevation | Unit address.     |
| EL4468.jpg | Elevation | Unit address.     |
| EL4467.jpg | Elevation | Side elevation.   |
| EL4466.jpg | Elevation | Building address. |
| EL4465.jpg | Elevation | Front elevation.  |
| EL4464.jpg | Elevation | Front elevation.  |
| EL4463.jpg | Elevation | Front elevation.  |
| EL4491.jpg | Elevation | Front elevation.  |
| EL4492.jpg | Elevation | Front elevation.  |
| EL4493.jpg | Elevation | Front elevation.  |
| EL4494.jpg | Elevation | Building address. |
| EL4495.jpg | Elevation | Side elevation.   |
| EL4496.jpg | Elevation | Side elevation.   |
| EL4497.jpg | Elevation | Unit address.     |
| EL4498.jpg | Elevation | Unit address.     |
| EL4620.jpg | Elevation | Front elevation.  |
| EL4621.jpg | Elevation | Front elevation.  |
| EL4622.jpg | Elevation | Building address. |
| EL4623.jpg | Elevation | Side elevation.   |
| EL4624.jpg | Elevation | Side elevation.   |
| EL4625.jpg | Elevation | Unit address.     |
| EL4626.jpg | Elevation | Front elevation.  |
| EL4627.jpg | Elevation | Front elevation.  |

HNAR00010520

|     |                       |           |
|-----|-----------------------|-----------|
| 101 | 8788 Tom Noon         | 9/12/2007 |
| 101 | 8788 Tom Noon         | 9/12/2007 |
| 102 | 8805 Traveling Breeze | 9/12/2007 |
| 102 | 8805 Traveling Breeze | 9/12/2007 |
| 102 | 8805 Traveling Breeze | 9/12/2007 |
| 102 | 8805 Traveling Breeze | 9/12/2007 |
| 102 | 8805 Traveling Breeze | 9/12/2007 |
| 102 | 8805 Traveling Breeze | 9/12/2007 |
| 103 | 8688 Horizon Wind     | 9/12/2007 |
| 103 | 8688 Horizon Wind     | 9/12/2007 |
| 103 | 8688 Horizon Wind     | 9/12/2007 |
| 103 | 8688 Horizon Wind     | 9/12/2007 |
| 103 | 8688 Horizon Wind     | 9/12/2007 |
| 103 | 8688 Horizon Wind     | 9/12/2007 |
| 103 | 8824 Traveling Breeze | 9/13/2007 |
| 103 | 8824 Traveling Breeze | 9/13/2007 |
| 103 | 8824 Traveling Breeze | 9/13/2007 |
| 103 | 8824 Traveling Breeze | 9/13/2007 |
| 103 | 8824 Traveling Breeze | 9/13/2007 |
| 103 | 8824 Traveling Breeze | 9/13/2007 |
| 103 | 8824 Traveling Breeze | 9/13/2007 |
| 102 | 9470 Thunder Sky      | 9/13/2007 |
| 102 | 9470 Thunder Sky      | 9/13/2007 |
| 102 | 9470 Thunder Sky      | 9/13/2007 |
| 102 | 9470 Thunder Sky      | 9/13/2007 |
| 102 | 9470 Thunder Sky      | 9/13/2007 |
| 101 | 8780 Horizon Wind     | 9/13/2007 |
| 101 | 8780 Horizon Wind     | 9/13/2007 |

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**DEFECTS BY CATEGORY**  
**MARCON Project No. 07011**  
**ARLINGTON RANCH**

|            |           |                   |     |                   |           |
|------------|-----------|-------------------|-----|-------------------|-----------|
| EL4828.jpg | Elevation | Building address. | 101 | 8780 Horizon Wind | 9/13/2007 |
| EL4829.jpg | Elevation | Building address. | 101 | 8780 Horizon Wind | 9/13/2007 |
| EL4830.jpg | Elevation | Side elevation.   | 101 | 8780 Horizon Wind | 9/13/2007 |
| EL4831.jpg | Elevation | Unit address.     | 101 | 8780 Horizon Wind | 9/13/2007 |
| EL4832.jpg | Elevation | Unit address.     | 101 | 8780 Horizon Wind | 9/13/2007 |
| EL4833.jpg | Elevation | Unit address.     | 101 | 8780 Horizon Wind | 9/13/2007 |
| EL4834.jpg | Elevation | Front elevation.  | 103 | 8750 Horizon Wind | 9/13/2007 |
| EL4835.jpg | Elevation | Front elevation.  | 103 | 8750 Horizon Wind | 9/13/2007 |
| EL4836.jpg | Elevation | Building address. | 103 | 8750 Horizon Wind | 9/13/2007 |
| EL4837.jpg | Elevation | Side elevation.   | 103 | 8750 Horizon Wind | 9/13/2007 |
| EL4838.jpg | Elevation | Unit address.     | 103 | 8750 Horizon Wind | 9/13/2007 |
| EL4839.jpg | Elevation | Unit address.     | 103 | 8750 Horizon Wind | 9/13/2007 |

**OBSERVATION CODE:** 9.2

**CATEGORY DESCRIPTION:** Stucco Cracks

| Photo#:    | Location | Notes               | Unit | Address       | Date     |
|------------|----------|---------------------|------|---------------|----------|
| RS5852.jpg | Exterior | Small stucco crack. | 102  | 8679 Tom Noon | 9/8/2007 |

**OBSERVATION CODE:** 9.3

**CATEGORY DESCRIPTION:** Drywall Cracks

| Photo#:      | Location  | Notes                     | Unit | Address                | Date      |
|--------------|-----------|---------------------------|------|------------------------|-----------|
| FMM01653.jpg | Stairwell | Drywall cracks.           | 101  | 8644 Travelling Breeze | 7/17/2007 |
| FMM01654.jpg | Stairwell | Drywall crack in ceiling. | 101  | 8644 Travelling Breeze | 7/17/2007 |
| FMM01655.jpg | Stairwell | Drywall crack in wall.    | 101  | 8644 Travelling Breeze | 7/17/2007 |
| FMM01656.jpg | Stairwell | Drywall crack in wall.    | 101  | 8644 Travelling Breeze | 7/17/2007 |
| FMM01657.jpg | Stairwell | Drywall crack in wall.    | 101  | 8644 Travelling Breeze | 7/17/2007 |
| FMM01671.jpg | Kitchen   | Ceiling drywall crack.    | 101  | 8730 Horizon Wind      | 7/18/2007 |

HNAR00010521

10/31/07

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**DEFECTS BY CATEGORY**  
MARCON Project No. 07011  
ARLINGTON RANCH

|              |             |                             |
|--------------|-------------|-----------------------------|
| FMM01657.jpg | Stairwell   | Drywall crack in wall.      |
| FMM01671.jpg | Kitchen     | Ceiling drywall crack.      |
| FMM01672.jpg | Kitchen     | Ceiling drywall crack.      |
| FMM01705.jpg | Stairwell   | Wall crack.                 |
| FMM01706.jpg | Stairwell   | Wall crack.                 |
| FMM01762.jpg | Living Room | Ceiling crack.              |
| FMM01763.jpg | Living Room | Ceiling crack.              |
| FMM01764.jpg | Living Room | Ceiling crack.              |
| FMM01765.jpg | Living Room | Patched wall crack.         |
| FMM01766.jpg | Living Room | Patched wall crack.         |
| FMM01768.jpg | Halfway     | Wall crack at corner bead.  |
| FMM01769.jpg | Halfway     | Wall crack at corner bead.  |
| FMM01770.jpg | Halfway     | Wall crack at corner bead.  |
| FMM01771.jpg | Halfway     | Wall crack at corner bead.  |
| FMM01773.jpg | Halfway     | Wall crack at corner bead.  |
| FMM01774.jpg | Halfway     | Wall crack at corner bead.  |
| RS5552.jpg   | Stairwell   | No drywall cracks observed. |
| RS5553.jpg   | Stairwell   | No drywall cracks observed. |
| RS5554.jpg   | Kitchen     | No drywall cracks observed. |
| RS5555.jpg   | Kitchen     | No drywall cracks observed. |
| RS5556.jpg   | Halfway     | No drywall cracks observed. |
| RS5649.jpg   | Great Room  | No drywall cracks observed. |
| RS5650.jpg   | Great Room  | No drywall cracks observed. |
| RS5651.jpg   | Great Room  | No drywall cracks observed. |
| RS5658.jpg   | Great Room  | No drywall cracks observed. |
| RS5659.jpg   | Great Room  | No drywall cracks observed. |
| RS5660.jpg   | Great Room  | No drywall cracks observed. |
| RS5661.jpg   | Halfway     | No drywall cracks observed. |
| RS5662.jpg   | Halfway     | No drywall cracks observed. |
| RS5663.jpg   | Halfway     | No drywall cracks observed. |
| RS5664.jpg   | Halfway     | No drywall cracks observed. |

|     |                       |           |
|-----|-----------------------|-----------|
| 101 | 8644 Traveling Breeze | 7/17/2007 |
| 101 | 8730 Horizon Wind     | 7/18/2007 |
| 101 | 8730 Horizon Wind     | 7/18/2007 |
| 101 | 8669 Horizon Wind     | 7/18/2007 |
| 101 | 8669 Horizon Wind     | 7/18/2007 |
| 103 | 9470 Thunder Sky      | 7/18/2007 |
| 103 | 9470 Thunder Sky      | 7/18/2007 |
| 103 | 9470 Thunder Sky      | 7/18/2007 |
| 103 | 9470 Thunder Sky      | 7/18/2007 |
| 103 | 9470 Thunder Sky      | 7/18/2007 |
| 103 | 9470 Thunder Sky      | 7/18/2007 |
| 103 | 9470 Thunder Sky      | 7/18/2007 |
| 103 | 9470 Thunder Sky      | 7/18/2007 |
| 103 | 9470 Thunder Sky      | 7/18/2007 |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 101 | 8765 Traveling Breeze | 9/5/2007  |
| 102 | 8679 Tom Noon         | 9/6/2007  |
| 102 | 8679 Tom Noon         | 9/6/2007  |
| 102 | 8679 Tom Noon         | 9/6/2007  |
| 102 | 8654 Traveling Breeze | 9/6/2007  |
| 102 | 8654 Traveling Breeze | 9/6/2007  |
| 102 | 8654 Traveling Breeze | 9/6/2007  |
| 102 | 8654 Traveling Breeze | 9/6/2007  |
| 102 | 8654 Traveling Breeze | 9/6/2007  |
| 102 | 8654 Traveling Breeze | 9/6/2007  |
| 102 | 8654 Traveling Breeze | 9/6/2007  |

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10/31/07

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● \*\*\* Slip Sheet \*\*\* ●

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 **BURKETT & WONG**  
ENGINEERS

January 8, 2008

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

SURVEYING

LAND PLANNING

Ms. Nancy Quon, Esq.  
**QUON BRUCE CHRISTENSEN**  
2330 Paseo del Prado, Suite C101  
Las Vegas, NV 89102  
FAX: 702.942-1601

Project: High Noon at Arlington, Las Vegas, NV.

Dear Ms Quon:

In accordance with your request, we have inspected the subject project. The following is our List of Civil Defects. Please see our Existing Conditions plan for the exact locations.

1. Defect: Cracked concrete curb or curb and gutter.  
Location: Parking lot and drive lanes within the development.  
Cause: Damaged during building construction or improper installation.  
Damage: Aesthetically unacceptable: deterioration and failure of the asphalt pavement.  
Codes & Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
2. Defect: Cracked concrete drainage swale.  
Location: Parking lot and drive lanes within the development.  
Cause: Damaged during building construction or improper installation.  
Damage: Aesthetically unacceptable: deterioration and failure of the asphalt pavement.  
Codes & Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
3. Defect: Cracked concrete sidewalk.  
Location: Private concrete walkway within the development.  
Cause: Improper installation of the sidewalk. The sidewalk should be installed in a manner that the surface is free of random cracks.  
Damage: Aesthetically unacceptable: creates a "trip and fall" hazard for pedestrians.  
Codes & Standards: Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
4. Defect: Chipped concrete rolled curb and gutter.  
Location: Parking lot and drive lanes within the development.  
Cause: Damaged during building construction or improper installation.  
Damage: Aesthetically unacceptable: deterioration and failure of the asphalt pavement.  
Codes & Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area.

3434 Fourth Avenue - San Diego, CA 92103  
P 619 299 5556 - F 619 299 9934 - [www.burkett-wong.com](http://www.burkett-wong.com)  
San Diego - Los Vegas

HNAR00010524

Ms. Nancy Olsen, Esq.  
QUON BRUCE CHRISTENSEN  
Project: High Noon at Arlington, Las Vegas, NV.  
January 8, 2008  
Page 2 of 4

5. Defect: Chipped concrete sidewalk.  
Location: Private concrete walkway within the development.  
Cause: Improper grading and installation of the sidewalk.  
Damage: This creates a "trip and fall" hazard for pedestrians.  
Codes & Standards: Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada
6. Defect: Chipped concrete drainage swale.  
Location: Parking lot and drive lanes within the development.  
Cause: Damaged during building construction or improper installation.  
Damage: Aesthetically unacceptable; deterioration and failure of the asphalt pavement.  
Codes & Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
7. Defect: Ponding in concrete gutters.  
Location: Parking lot and drive lanes within the development.  
Cause: Improper installation of the gutter.  
Damage: Aesthetically unacceptable; deterioration and failure of the asphalt pavement; creates a "trip and fall" hazard for pedestrians.  
Codes & Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
8. Defect: Ponding in depressions in the asphalt pavement.  
Location: Drive lanes within the development.  
Cause: See report by Terrapecific.  
Damage: Deterioration of the pavement; creates a "trip and fall" hazard for pedestrians.  
Codes & Standards: Design plans for the development, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
9. Defect: Ponding in landscape areas and yard drainage is inadequate.  
Location: Private yards at ground level.  
Cause: Improper grading design and landscape installation resulting in inadequate drainage away building.  
Damage: Premature deterioration of building components due to soil influence.  
Codes & Standards: Uniform Building Code, soils report and project design plans.
10. Defect: Ponding in concrete cross gutters.  
Location: Parking lot and drive lanes within the development.  
Cause: Improper installation of the gutter.  
Damage: Aesthetically unacceptable; deterioration and failure of the asphalt pavement; creates a "trip and fall" hazard.  
Codes & Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.

Ms. Nancy Quon, Esq.  
QUON BRUCE CHRISTENSEN  
Project: High Noon at Arlington, Las Vegas, NV.  
January 8, 2008  
Page 3 of 4

11. Defect: Vertically offset concrete sidewalk.  
Location: Private concrete walkway within the development.  
Cause: Improper grading and installation of the sidewalk.  
Damage: This creates a "trip and fall" hazard for pedestrians.  
Codes & Standards: Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
12. Defect: Mail box pedestals are sinking.  
Location: Common areas.  
Cause: Improper grading and soil compaction along with soil types that may be subject to volume change with the addition of water.  
Damage: Creates a "trip and fall" hazard for pedestrians.  
Codes & Standards: Uniform Building Code and project design plans, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
13. Defect: Missing valve covers.  
Location: Private streets within the development.  
Cause: Omission during construction.  
Damage: Damage to the utilities.  
Codes & Standards: Design plans for the development, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
14. Defect: Fire hydrants are too close to the buildings.  
Location: Common areas within the development.  
Cause: Project design conflicts with general notes on the approved plans.  
Damage: Hydrants too close to buildings to be useful during a fire.  
Codes & Standards: Design plans for the development, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
15. Defect: The surface of the asphalt pavement is below the lip of the gutter or drainage swale.  
Location: Drive lanes within the development.  
Cause: Improper asphalt installation.  
Damage: Deterioration of the pavement: creates a "trip and fall" hazard for pedestrians.  
Codes & Standards: Design plans for the development, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
16. Defect: Interlocking pavers in front of the garages are sinking.  
Location: Private concrete driveways within the development.  
Cause: Improper installation and inadequate soil compaction (see report by Terrapacific).  
Damage: Creates a "trip and fall" hazard for pedestrians.  
Codes & Standards: Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.

Ms. Nancy Quon, Esq.  
**QUON BRUCE CHRISTENSEN**  
Project: High Noon at Arlington, Las Vegas, NV.  
January 8, 2008  
Page 4 of 4

17. Defect: Deteriorated concrete sidewalk.  
Location: Private concrete walkway within the development.  
Cause: Improper mix used in the construction of the sidewalk.  
Damage: Creates a "trip and fall" hazard for pedestrians.  
Codes & Standards: Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.
18. Defect: Deteriorated asphalt pavement.  
Location: Drive lanes within the development.  
Cause: Omission of the concrete gutters and swales.  
Damage: Deterioration of the pavement: creates a "trip and fall" hazard for pedestrians.  
Codes & Standards: Design plans for the development, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada.

Sincerely,

**BURKETT & WONG ENGINEERS**

*Robert M. Shaffer / T.E.*  
Robert M. Shaffer, P.E.  
Principal

RMS:te

Cc: TerraPacific, Attn: Mr. Scott Thoeny  
FAX: 858.521-1199



HNAR00010527





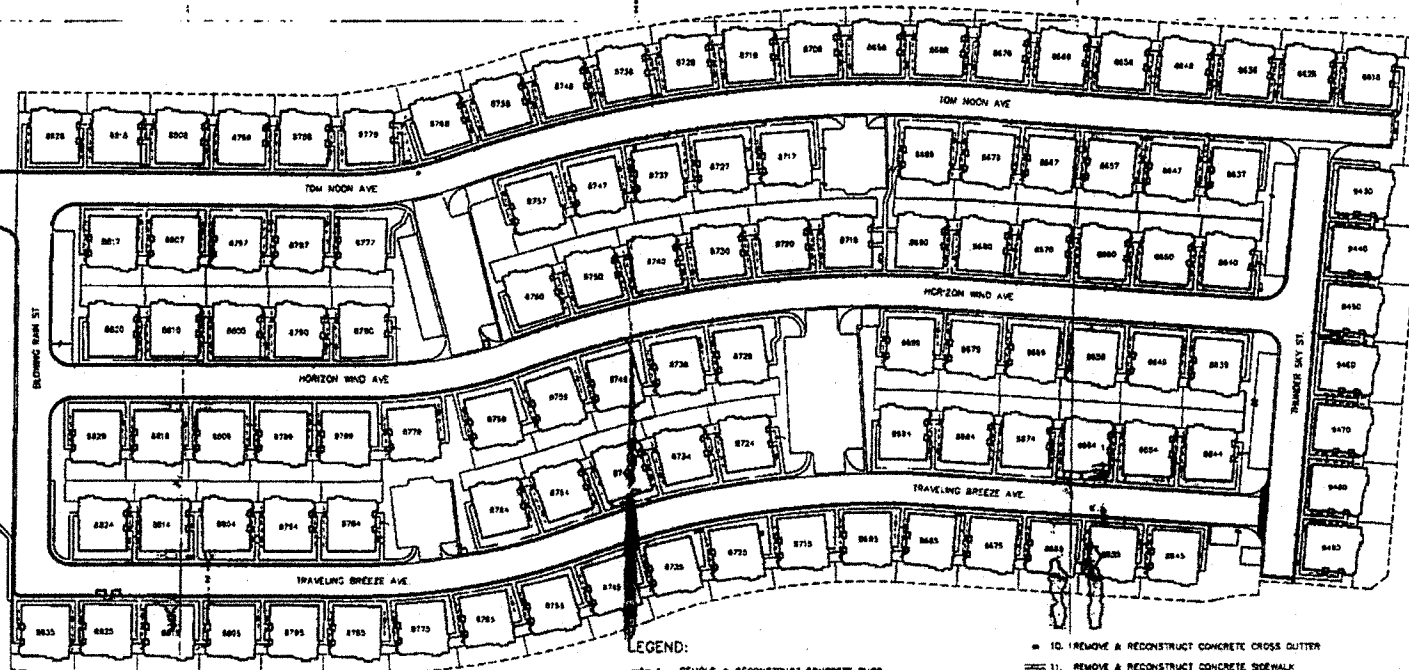
LEGEND:

- |                                      |                                                       |
|--------------------------------------|-------------------------------------------------------|
| 1. CRACKED CONCRETE CURB             | 12. SETTLED CONCRETE MAIL BOX PAD                     |
| 2. CRACKED CONCRETE SWALE            | 13. MISSING VALVE COVER                               |
| 3. CRACKED CONCRETE SIDEWALK         | 14. FIRE HYDRANT TOO CLOSE TO BUILDINGS OR IN WALKWAY |
| 4. CHIPPED CONCRETE ROLLED CURB      | 15. ASPHALT PAVEMENT BELOW EDGE OF GUTTER             |
| 5. CHIPPED CONCRETE SIDEWALK         | 16. SETTLED INTERLOCKING PAVERS AT GARAGE             |
| 6. CHIPPED CONCRETE SWALE            | 17. DETEIORATED CONCRETE SIDEWALK                     |
| 7. PONDING ON CONCRETE ROLLED CURB   | 18. ERODED ASPHALT PAVEMENT                           |
| 8. PONDING ON ASPHALT PAVEMENT       | 19. PHOTO LOCATIONS                                   |
| 9. PONDING IN LANDSCAPE AREAS        |                                                       |
| 10. PONDING ON CONCRETE CROSS GUTTER |                                                       |
| 11. VERTICAL OFFSET SIDEWALK         |                                                       |



BY: ROBERT M. SHAFFER, P.E.

|                                                                                                                                                                                   |                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>SHUPKIN &amp; WONG</b><br>engineers & architects<br>1000 15th St NW<br>Suite 1000<br>Washington, DC 20004<br>Tel: 202-462-1000<br>Fax: 202-462-1001<br>Email: info@shupkin.com | PROJECT: HIGH NOON AT ARLINGTON<br>TITLE: EXISTING CONDITIONS<br>SHEET NO. 1000001 DATE: 10/1/07 SHEET 1 OF 2 SHEETS |
|                                                                                                                                                                                   | DRAWN BY: [Signature]<br>CHECKED BY: [Signature]<br>APPROVED BY: [Signature]                                         |



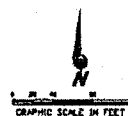
## LEGEND:

- 1. REMOVE & RECONSTRUCT CONCRETE CURB
- 2. REMOVE & RECONSTRUCT CONCRETE SHALE
- 3. REMOVE & RECONSTRUCT CONCRETE SIDEWALK
- 4. REMOVE & RECONSTRUCT CONCRETE ROLLED CURB
- 5. REMOVE & RECONSTRUCT CONCRETE SIDEWALK
- 6. REMOVE & RECONSTRUCT CONCRETE SHALE
- 7. REMOVE & RECONSTRUCT CONCRETE ROLLED CURB
- 8. OVERLAY ASPHALT PAVEMENT @ 1" MIN. SCARIFY EXISTING PAVEMENT AS REQUIRED
- 9. CONSTRUCT SIDEWALK UNDERDRAIN
- 10. CONSTRUCT GRADED SHALE @ 1% MIN.
- 11. INSTALL 3" DIA. PVC PIPE UNDER AIR CONDITIONING UNIT FOR DRAINAGE. REGRADE AREA FOR POSITIVE DRAINAGE

- 10. REMOVE & RECONSTRUCT CONCRETE CROSS CUTTER
- 11. REMOVE & RECONSTRUCT CONCRETE SIDEWALK
- 12. REMOVE & RECONSTRUCT CONCRETE MAIL BOX PAD
- 13. INSTALL VALVE COVER
- 14. RELOCATE FIRE HYDRANT
- 15. OVERLAY ASPHALT PAVEMENT @ 1" MIN. SCARIFY EXISTING PAVEMENT AS REQUIRED
- 16. SEE REPORT BY TERRAPACIFIC FOR REPAIR METHODOLOGY
- 17. REMOVE & RECONSTRUCT CONCRETE SIDEWALK
- 18. INSTALL CONCRETE SHALE

NOTE: SEE REPORT BY TERRAPACIFIC FOR ADDITIONAL REPAIR RECOMMENDATIONS.

BY: ROBERT M. SHAFFER, P.E.



| REVISION | DATE     |
|----------|----------|
| 1        | 11/18/09 |

**burkett & wong**

REGISTERED PROFESSIONAL ENGINEERS

STATE OF TEXAS

EXPIRATION DATE 11/18/11

PROJECT: HIGH NOON AT ARLINGTON

TITLE: CONCEPT REPAIR

DATE: 11/18/09 SHEET 2 OF 2

● \*\*\* Slip Sheet \*\*\* ●

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**ARLINGTON RANCH  
LAS VEGAS, NV**

**PRELIMINARY DEFECT LIST AND  
REPAIR RECOMMENDATIONS**

January 7, 2008

Prepared by:  
**R.H. ADCOCK / ARCHITECT & ASSOCIATES, INC.**  
3550 Camino Del Rio North  
Suite 305  
San Diego, CA 92108  
619-624-9272  
619-624-9566 FAX

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HNAR00010530

**ARLINGTON RANCH**  
**Preliminary Defect List &**  
**Repair Recommendations**  
**January 7, 2008**

FOR MEDIATION PURPOSES ONLY.  
N.R.S. 48.109 and N.R.S.48.690

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|----------------------------------|--------------------|
| Introduction                     | iii                |
| 1.0 Roofs                        | 1                  |
| 2.0 Decks & Balconies            | 62                 |
| 3.0 Exterior Stairs & Landings   | N/A                |
| 4.0 One Coat Stucco System       | 74                 |
| 5.0 Siding & Wood Trim           | N/A                |
| 6.0 Sheet Metal                  | Not Used           |
| 7.0 Sliding Glass Door           | 85                 |
| 8.0 Exterior Doors               | 97                 |
| 9.0 Concrete                     | Not Used           |
| 10.0 Fire Resistive Construction | 107                |
| 11.0 Wallboard                   | 122                |
| 12.0 Interior Stairs             | N/A                |
| 13.0 Fireplace & Chase           | N/A                |
| 14.0 Sub-floors                  | 128                |
| 15.0 Miscellaneous Architectural | 131                |
| 16.0 Windows                     | 133                |

**ARLINGTON RANCH**  
**Preliminary Defect List &**  
**Repair Recommendations**  
**January 7, 2008**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.46.680**

**INTRODUCTION**

At the request of the law offices of QUON BRUCE CHRISTENSEN we have prepared a Preliminary Defect List and Repair Recommendations based upon our visual and invasive investigation of Arlington Ranch, located in Las Vegas, NV.

Arlington Ranch is comprised of 114 buildings with 3 units per building. The project construction type is wood-framed walls with concrete tile roofing and a one-coat stucco system. The project was built under the 2000 International Building Code.

This expert opinion is based on a valid and reliable representative sample of the components of the residences and appurtenances, and it is my opinion that those similarly situated residences and appurtenances may have such common constructional defects.

**ARLINGTON RANCH**  
**Preliminary Defect List &**  
**Repair Recommendations**  
**January 7, 2008**  
**TILE ROOFS**

FOR MEDIATION PURPOSES ONLY.  
N.R.S. 48.109 and N.R.S.40.680

At the request of QUON/BRUCE/CHRISTENSEN Law Firm, this Arlington Ranch Repairs Recommendations Report is being divided into subsections based on differences found in building plan types and/or architectural features.

Building plans and "as-built" construction indicates that there are two variations in roof plans. These alternate conditions are shown in the building plans on sheet A-4, as Elevation 'A', and on sheet A-4.1, as Elevation 'B'. The only difference found between these roof plans and elevations is that Elevation 'A' has "straight" gable ends and Elevation 'B' shows "clipped" gable ends at the front elevation. It should be noted that in the "as-built" construction, the gable in Elevation 'B' is found to only be clipped at the upper roof and not over the balcony projection as shown on sheet A-4.1.

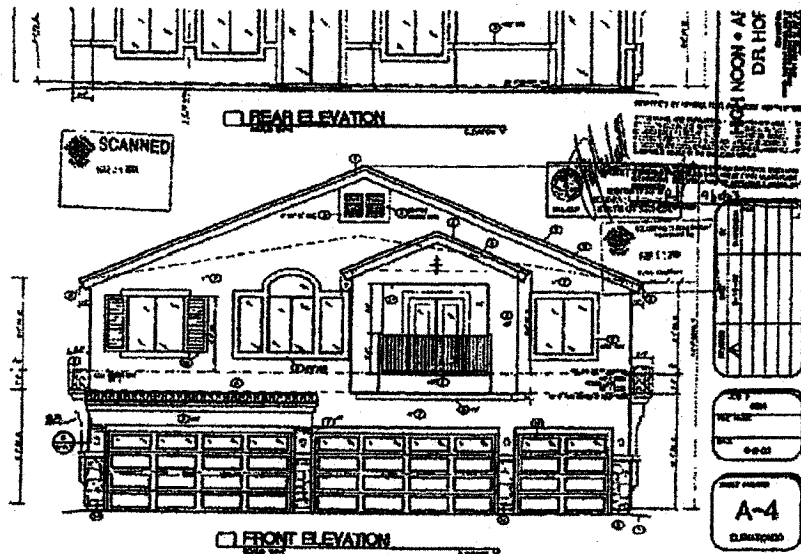
Arlington Ranch is comprised of 114 buildings with 3 units per building. The roof inspections and repair recommendations have been made with the understanding that each building and the entirety of its various roof components be considered as a single entity and not be divided by individual unit. Of the 114 buildings, 61 were built as Elevation 'A', with the "straight" gable end, and 53 were constructed as Elevation 'B', with the "clipped" gable end.

RHA conducted roof inspections on a total of 54 of the 114 buildings. Of these 54 buildings inspected, 31 were an Elevation 'A' and 23 were an Elevation 'B'. A further breakdown shows that of the 31 "straight" gable roofs inspected, there were 24 visual inspections and 16 destructive testing inspections. Of the 23 "clipped" gable roofs inspected, there were 19 visual inspections and 9 destructive testing inspections. Addresses and roof inspections for each elevation type are listed on following pages.

The following roof section of the Arlington Ranch Repairs Recommendations Report has *Inspected* and *Defective* quantities, as well as extrapolated *Projections*, separated into Elevation 'A' and Elevation 'B' categories, as described above. Both categories are referenced to and follow the same *Repair Recommendations*.

**ARLINGTON RANCH**  
Preliminary Defect List &  
Repair Recommendations  
January 7, 2008  
**Elevation 'A'**

**FOR MEDIATION PURPOSES ONLY.**  
**N.R.S. 48.109 and N.R.S.40.680**





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| Elevation 'A'     |                       |                   |                     |
|-------------------|-----------------------|-------------------|---------------------|
| Addresses         | RHA Visual Inspection | RHA DT Inspection | RHA Total Inspected |
| 8640 Horizon Wind | X                     |                   | X                   |
| 8649 Horizon Wind |                       | X                 | X                   |
| 8660 Horizon Wind |                       | X                 | X                   |
| 8669 Horizon Wind | X                     |                   | X                   |
| 8680 Horizon Wind |                       |                   |                     |
| 8689 Horizon Wind |                       |                   |                     |
| 8710 Horizon Wind |                       |                   |                     |
| 8729 Horizon Wind |                       | X                 | X                   |
| 8730 Horizon Wind | X                     | X                 | X                   |
| 8740 Horizon Wind |                       | X                 | X                   |
| 8749 Horizon Wind |                       | X                 | X                   |
| 8760 Horizon Wind | X                     |                   | X                   |
| 8769 Horizon Wind |                       |                   |                     |
| 8789 Horizon Wind | X                     | X                 | X                   |
| 8790 Horizon Wind |                       |                   |                     |
| 8799 Horizon Wind | X                     | X                 | X                   |
| 8800 Horizon Wind |                       |                   |                     |
| 8809 Horizon Wind |                       |                   |                     |
| 8819 Horizon Wind |                       |                   |                     |
| 8820 Horizon Wind |                       |                   |                     |
| 9440 Thunder Sky  | X                     | X                 | X                   |
| 9460 Thunder Sky  | X                     |                   | X                   |
| 9480 Thunder Sky  |                       | X                 | X                   |
| 9490 Thunder Sky  |                       |                   |                     |
| 8618 Tom Noon     | X                     | X                 | X                   |
| 8638 Tom Noon     |                       | X                 | X                   |
| 8639 Tom Noon     |                       |                   |                     |
| 8658 Tom Noon     | X                     |                   | X                   |
| 8667 Tom Noon     |                       |                   |                     |
| 8678 Tom Noon     |                       |                   |                     |
| 8689 Tom Noon     | X                     |                   | X                   |
| 8698 Tom Noon     |                       |                   |                     |
| 8718 Tom Noon     | X                     |                   | X                   |
| 8727 Tom Noon     |                       |                   |                     |
| 8738 Tom Noon     |                       |                   |                     |
| 8747 Tom Noon     |                       |                   |                     |
| 8758 Tom Noon     | X                     | X                 | X                   |
| 8778 Tom Noon     |                       |                   |                     |
| 8787 Tom Noon     | X                     |                   | X                   |
| 8797 Tom Noon     |                       |                   |                     |

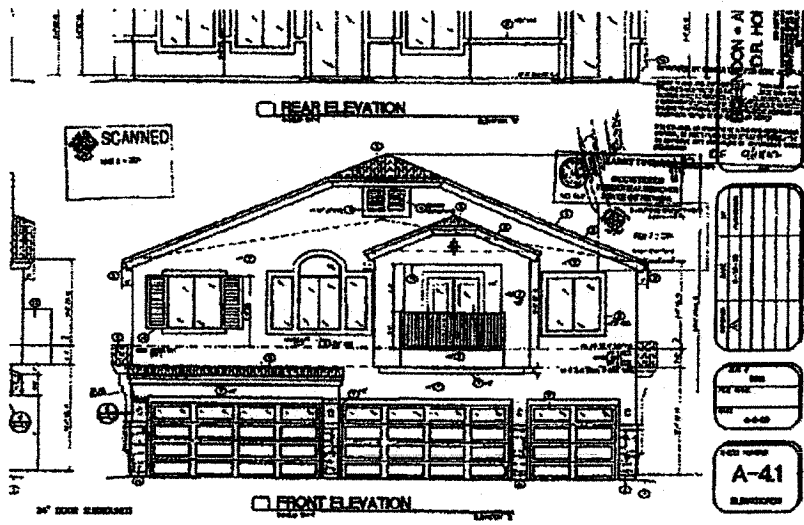
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|                           |           |           |                 |
|---------------------------|-----------|-----------|-----------------|
| 8798 Tom Noon             |           |           |                 |
| 8807 Tom Noon             | X         |           | X               |
| 8818 Tom Noon             |           |           |                 |
| 8644 Traveling Breeze     | X         |           | X               |
| 8654 Traveling Breeze     | X         | X         | X               |
| 8655 Traveling Breeze     |           |           |                 |
| 8674 Traveling Breeze     |           |           |                 |
| 8675 Traveling Breeze     |           |           |                 |
| 8695 Traveling Breeze     | X         |           | X               |
| 8724 Traveling Breeze     |           |           |                 |
| 8725 Traveling Breeze     | X         |           | X               |
| 8744 Traveling Breeze     | X         |           | X               |
| 8745 Traveling Breeze     |           |           |                 |
| 8764 Traveling Breeze     | X         | X         | X               |
| 8765 Traveling Breeze     | X         |           | X               |
| 8784 Traveling Breeze     |           |           |                 |
| 8785 Traveling Breeze     | X         | X         | X               |
| 8804 Traveling Breeze     |           |           |                 |
| 8805 Traveling Breeze     | X         |           | X               |
| 8825 Traveling Breeze     |           |           |                 |
| 8835 Traveling Breeze     |           |           |                 |
| <b>61 Total Addresses</b> | <b>24</b> | <b>16</b> | <b>31 of 61</b> |

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**Elevation 'B'**

FOR MEDIATION PURPOSES ONLY.  
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N.R.S. 45.109 and N.R.S.40.680

**Elevation 'B'**

| Addresses             | RHA Visual Inspection | RHA DT Inspection | RHA Total Inspected |
|-----------------------|-----------------------|-------------------|---------------------|
| 8639 Horizon Wind     |                       |                   |                     |
| 8650 Horizon Wind     | X                     | X                 | X                   |
| 8659 Horizon Wind     |                       |                   |                     |
| 8670 Horizon Wind     | X                     | X                 | X                   |
| 8679 Horizon Wind     |                       |                   |                     |
| 8690 Horizon Wind     |                       |                   |                     |
| 8720 Horizon Wind     |                       |                   |                     |
| 8739 Horizon Wind     |                       | X                 | X                   |
| 8750 Horizon Wind     | X                     |                   | X                   |
| 8759 Horizon Wind     | X                     |                   | X                   |
| 8779 Horizon Wind     | X                     |                   | X                   |
| 8780 Horizon Wind     | X                     |                   | X                   |
| 8810 Horizon Wind     | X                     | X                 | X                   |
| 8829 Horizon Wind     |                       |                   |                     |
| 9430 Thunder Sky      | X                     |                   | X                   |
| 9450 Thunder Sky      | X                     |                   | X                   |
| 9470 Thunder Sky      | X                     |                   | X                   |
| 8628 Tom Noon         |                       |                   |                     |
| 8637 Tom Noon         | X                     |                   | X                   |
| 8648 Tom Noon         |                       |                   |                     |
| 8657 Tom Noon         |                       |                   |                     |
| 8668 Tom Noon         | X                     |                   | X                   |
| 8679 Tom Noon         | X                     | X                 | X                   |
| 8688 Tom Noon         |                       |                   |                     |
| 8708 Tom Noon         | X                     |                   | X                   |
| 8717 Tom Noon         | X                     |                   | X                   |
| 8728 Tom Noon         |                       |                   |                     |
| 8739 Tom Noon         |                       |                   |                     |
| 8748 Tom Noon         |                       |                   |                     |
| 8757 Tom Noon         | X                     |                   | X                   |
| 8768 Tom Noon         | X                     |                   | X                   |
| 8777 Tom Noon         |                       |                   |                     |
| 8788 Tom Noon         |                       |                   |                     |
| 8808 Tom Noon         |                       |                   |                     |
| 8817 Tom Noon         |                       |                   |                     |
| 8828 Tom Noon         |                       | X                 | X                   |
| 8645 Traveling Breeze |                       |                   |                     |
| 8664 Traveling Breeze |                       |                   |                     |
| 8665 Traveling        |                       | X                 | X                   |

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|                       |    |   |          |
|-----------------------|----|---|----------|
| Breeze                |    |   |          |
| 8684 Traveling Breeze |    |   |          |
| 8685 Traveling Breeze |    |   |          |
| 8694 Traveling Breeze | X  | X | X        |
| 8715 Traveling Breeze |    |   |          |
| 8734 Traveling Breeze |    |   |          |
| 8735 Traveling Breeze |    |   |          |
| 8754 Traveling Breeze |    |   |          |
| 8755 Traveling Breeze | X  |   | X        |
| 8775 Traveling Breeze |    | X | X        |
| 8794 Traveling Breeze |    |   |          |
| 8795 Traveling Breeze |    |   |          |
| 8814 Traveling Breeze |    |   |          |
| 8815 Traveling Breeze |    |   |          |
| 8824 Traveling Breeze |    |   |          |
| 53 Total Addresses    | 19 | 9 | 23 of 53 |

**ARLINGTON RANCH**  
**Preliminary Defect List &**  
**Repair Recommendations**  
**January 7, 2008**  
**1.0 TILE ROOFS**

FOR MEDIATION PURPOSES ONLY.  
N.R.S. 48.109 and N.R.S.40.680

**1.01 Defect: Field Area - General**

- a. Broken Field Tile
- b. Chipped Field Tile
- c. Slipped or Unsecured Field Tile
- d. Exposed Underlayment
- e. Debris On or Under Tiles
- f. Torn, Cut or Deteriorated Underlayment
- g. Sheathing Nails Protrude Above Substrate
- h. Penetrations Separation Inadequate

**Location: Tile Roof Area**

**Observed Defective at Elevation A:**

- a. 19 Buildings: 8660 Horizon Wind, 8669 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8758 Tom Noon, 8787 Tom Noon, 8807 Tom Noon, 8654 Traveling Breeze, 8695 Traveling Breeze, 8764 Traveling Breeze, 8805 Traveling Breeze
- b. 24 Buildings: 8640 Horizon Wind, 8649 Horizon Wind, 8660 Horizon Wind, 8669 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8695 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 Traveling Breeze
- c. 3 Buildings: 8669 Horizon Wind, 9480 Thunder Sky, 8764 Traveling Breeze
- d. 15 Buildings: 8669 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8787 Tom Noon, 8807 Tom Noon, 8654 Traveling Breeze, 8695 Traveling Breeze, 8725 Traveling Breeze, 8764 Traveling Breeze
- e. 4 Buildings: 8649 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 8618 Tom Noon
- f. 4 Buildings: 8729 Horizon Wind, 8749 Horizon Wind, 8638 Tom Noon, 8654 Traveling Breeze

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- g. 3 Buildings: 8649 Horizon Wind, 8618 Tom Noon, 8758 Tom Noon
- h. 2 Buildings: 8799 Horizon Wind, 8758 Tom Noon

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**Observed Defective at Elevation B:**

- a. 13 Buildings: 8650 Horizon Wind, 8750 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8679 Tom Noon, 8717 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze
- b. 18 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8679 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze
- c. 1 Building: 8694 Traveling Breeze
- d. 6 Buildings: 8650 Horizon Wind, 9470 Thunder Sky, 8637 Tom Noon, 8679 Tom Noon, 8717 Tom Noon, 8755 Traveling Breeze
- e. 3 Buildings: 8650 Horizon Wind, 8750 Horizon Wind, 8679 Tom Noon
- f. 0 Buildings:
- g. 3 Buildings: 8810 Horizon Wind, 8679 Tom Noon, 8665 Traveling Breeze
- h. 1 Building: 8679 Tom Noon

**Investigated for Defect at Elevation A:**

- a. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8689 Tom Noon, 8718 Tom Noon, 8644 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze
- b. 31 Buildings: Defective plus - 8740 Horizon Wind, 8749 Horizon Wind, 8638 Tom Noon, 8658 Tom Noon, 8787 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze
- c. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8689 Tom Noon, 8718



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Tom Noon, 8758 Tom Noon, 8787 Tom Noon,  
8807 Tom Noon, 8644 Traveling Breeze, 8654  
Traveling Breeze, 8695 Traveling Breeze, 8725  
Traveling Breeze, 8744 Traveling Breeze, 8765  
Traveling Breeze, 8785 Traveling Breeze, 8805  
Traveling Breeze

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- d. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 9460 Thunder Sky, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8644 Traveling Breeze, 8744 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 Traveling Breeze
- e. 31 Buildings: Defective plus - 8640 Horizon Wind, 8660 Horizon Wind, 8669 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 9480 Thunder Sky, 8638 Tom Noon, 8658 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8787 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze, 8654 Traveling Breeze, 8695 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 Traveling Breeze
- f. 16 Buildings: Defective plus - 8649 Horizon Wind, 8660 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8758 Tom Noon, 8764 Traveling Breeze, 8785 Traveling Breeze
- g. 16 Buildings: Defective plus - 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8638 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze
- h. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8660 Horizon Wind, 8669 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8787 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze, 8654 Traveling Breeze, 8695 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze, 8764

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**N.R.S. 48.109 and N.R.S.48.690**

**Traveling Breeze, 8765 Traveling Breeze, 8785**  
**Traveling Breeze, 8805 Traveling Breeze**

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**Investigated for Defect at Elevation B:**

- a. 23 Buildings: Defective plus - 8670 Horizon Wind, 8739 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 8668 Tom Noon, 8708 Tom Noon, 8757 Tom Noon, 8694Traveling Breeze
- b. 23 Buildings: Defective plus - 8637 Tom Noon, 8668 Tom Noon, 8757 Tom Noon, 8755 Traveling Breeze, 8775 Traveling Breeze
- c. 23 Buildings: Defective plus - 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8679 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze
- d. 23 Buildings: Defective plus - 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 8668 Tom Noon, 8708 Tom Noon, 8757 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694Traveling Breeze, 8775 Traveling Breeze
- e. 23 Buildings: Defective plus - 8670 Horizon Wind, 8739 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze
- f. 9 Buildings: Defective plus - 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694Traveling Breeze, 8775 Traveling Breeze
- g. 9 Buildings: Defective plus - 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8828 Tom Noon, 8694Traveling Breeze, 8775 Traveling Breeze

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- h. 23 Buildings: Defective plus – 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze

**Projected Defective at Elevation A:**

- a. 37 Buildings: (61% x 61) with a repair at 3 broken field tiles per building.  
b. 47 Buildings: (77% x 61) with a repair at 2 chipped tiles per building.  
c. 6 Buildings: (10% x 61) with a repair at 2 unsecured field tiles per building.  
d. 30 Buildings: (48% x 61) with repairs made where they occur in conjunction with other repairs.  
e. 8 Buildings: (13% x 61) with repairs made where they occur in conjunction with other repairs.  
f. 15 Buildings: (25% x 61) with repairs made where they occur in conjunction with other repairs.  
g. 11 Buildings: (19% x 61) with repairs made where they occur in conjunction with other repairs.  
h. 4 Buildings: (6% x 61) with a repair at 1 pair of penetrations per building.

**Projected Defective at Elevation B:**

- a. 30 Buildings: (57% x 53) with a repair at 3 broken field tiles per building.  
b. 41 Buildings: (78% x 53) with a repair at 2 chipped tiles per building.  
c. 2 Buildings: (4% x 53) with a repair at 2 unsecured field tiles per building.  
d. 14 Buildings: (26% x 53) with repairs made where they occur in conjunction with other repairs.  
e. 7 Buildings: (13% x 53) with repairs made where they occur in conjunction with other repairs.  
f. 0 Buildings: (0% x 53) with repairs made where they occur in conjunction with other repairs.  
g. 18 Buildings: (33% x 53) with repairs made where they occur in conjunction with other repairs.

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- h. 2 Buildings: (4% x 53) with a repair at 1 pair of penetrations per building.

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**Codes and Standards:**

- Eagle ICC Report ER-4660, June 1, 2003
- TRI / WSRCA Installation Manual, September 2002
- 2000 IBC
- WSCRA, 5/99
- NRCA Fifth Edition, 2001
- NTRMA Tech Bulletin, 12/14/99

**Repair Recommendations:**

a,b.

Inspect all roof areas for damaged tiles. Where listed defects are found, repair where applicable, in conjunction with other repairs as follows:

1. Replace broken or damaged tiles, securing replacements with approved adhesive to adjacent secured tiles.
2. Where underlayment is found torn, cut or deteriorated, shingle in new 30#, ASTM approved material with minimum 2" head laps and 6" end laps.

c.

Inspect all tile roof areas for unsecured tiles. Where listed defects are found, repair where applicable, in conjunction with other repairs as follows:

Where applicable, repair in conjunction with other repairs.

Reinstall loose tiles with approved adhesive to adjacent fastened tiles.

d.

Repair covered by all other repairs.

e.

Repair in conjunction with all other repairs.

Where observed, clean all tile scrap, stucco, vegetation and other miscellaneous debris from roof and tile surfaces.

f.

Repair where found in conjunction with other repairs.

Where underlayment is found torn, cut or deteriorated, install new 30#, ASTM approved underlayment with minimum 2" head laps and 6" end laps

g.

Repair where found in conjunction with other repairs.

Where nail heads are found to protrude, hammer flush with the substrate surface.

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h.

Repair in conjunction with other repairs.

1. Remove tiles as needed to access flashings where defect occurs. Store for reuse.
2. Remove flashings. Discard any flashing that has been cut, trimmed or, otherwise, damaged.
3. Cut or disassemble (as applicable) the vent pipe within the attic space. Extend the vent laterally as needed to avoid overlap of the penetration flashings.
4. Cover the abandoned opening through the substrate with 26-gauge sheet metal. Patch in new underlayment sealed with mastic.
5. Install new or reusable primary flashings. Do not nail through. Install new bibs shingled into the underlayment.
6. Install new or reusable secondary flashings in sequence with reinstallation of the tiles. Set the lower flange in a bed of mastic.
7. Reinstall the balance of tiles. Replace any damaged tiles. Where nailing would penetrate a flashing or tile is cut, secure the tile with approved adhesive to the adjacent field tile.
8. Seal the juncture of the vent pipe to the collar of the secondary flashing with mastic.
9. At B-vents, position a storm collar above the collar of the secondary flashing and seal with mastic.



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• **1.0 TILE ROOFS**

**1.02 Defect: Eaves**

- a. Edge Metal Laps Less Than 4 inches
- b. Underlayment Short at Eave Edge

**Location: Tile Roof Area**

**Observed Defective at Elevation A:**

- a. 2 Buildings: 8660 Horizon Wind, 8654 Traveling Breeze
- b. 4 Buildings: 8749 Horizon Wind, 8789 Horizon Wind, 9480 Thunder Sky, 8785 Traveling Breeze

**Observed Defective at Elevation B:**

- a. 3 Buildings: 8650 Horizon Wind, 8665 Traveling Breeze, 8775 Traveling Breeze
- b. 1 Building: 8670 Horizon Wind

**Investigated for Defect at Elevation A:**

- a. 16 Buildings: Defective plus - 8649 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8764 Traveling Breeze, 8785 Traveling Breeze
- b. 16 Buildings: Defective plus - 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze

**Investigated for Defect at Elevation B:**

- a. 9 Buildings: Defective plus - 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8694 Traveling Breeze
- b. 9 Buildings: Defective plus - 8650 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8775 Traveling Breeze

**Projected Defective at Elevation A:**

- a. 8 Buildings: (13% x 61) with a repair at 20% of edge metal laps per building.
- b. 15 Buildings: (25% x 61) with a repair at 10% of eave edge per building.

**Projected Defective at Elevation B:**

- a. 18 Buildings: (33% x 53) with a repair at 20% of edge metal laps per building.
- b. 6 Buildings: (11% x 53) with a repair at 10% of eave edge per building.

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**Codes and Standards:**

- Eagle ICC Report ER-4660, June 1, 2003
- TRI / WSRCA Installation Manual, September 2002
- 2000 IBC
- WSCRA, 5/99

**Repair Recommendations:**

Inspect all eaves. Where listed defects are found, repair where applicable, in conjunction with other repairs as follows:

a.

Inspect edge metal laps. Where laps are found less than 4" repair as follows:

1. Remove tiles at edge metal laps and terminations as needed to insert additional material.
2. Add additional edge metal as needed to create minimum 4" laps and / or extend the flashing to the end of the eave. Seal laps with elastomeric caulk.
3. Replace any damaged underlayment.
4. Reinstall tiles per manufacturer's recommendations. Replace any damaged tiles.

b.

1. Remove the first tile courses along the eaves. Store for reuse. Remove riser metal. Store for reuse.
2. Add new 30# ASTM approved felt to extend the underlayment to the eave edge. Install shingle fashion observing minimum 2" head laps and 6" end laps.
3. Reinstall riser metal per manufacturer's recommendations.
4. Reinstall field tiles per manufacturer's recommendations. Replace any damaged tiles.

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• **1.0 TILE ROOFS**

**1.03 Defect: Open Rakes**

- a. Damaged Open Rake Trim Tile
- b. Overexposed Open Rake Trim Tile
- c. Trim Tiles Do Not Butt Field Tiles
- d. Single Fastener at Shortened Trim Tile
- e. Weatherblock Missing at Transition
- f. Trim Tiles Secured Through Stucco
- g. Tiles Unsecured within 3 Ft Open Rake Perimeter Area
- h. Underlayment Short Along Open Rake
- i. Edge Metal Reverse Lapped at Corner

**Location: Tile Roof Area**

**Observed Defective at Elevation A:**

- a. 5 Buildings: 8730 Horizon Wind, 8760 Horizon Wind, 9480 Thunder Sky, 8787 Tom Noon, 8725 Traveling Breeze
- b. 12 Buildings: 8640 Horizon Wind, 8649 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8689 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8695 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze
- c. 13 Buildings: 8660 Horizon Wind, 8669 Horizon Wind, 8730 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8787 Tom Noon, 8744 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze
- d. 16 Buildings: 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze
- e. 20 Buildings: 8660 Horizon Wind, 8669 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8689 Tom Noon, 8758 Tom Noon, 8787 Tom Noon, 8644 Traveling Breeze, 8654 Traveling Breeze, 8695 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze

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- f. 16 Buildings: 8649 Horizon Wind, 8660 Horizon Wind , 8729  
Horizon Wind, 8730 Horizon Wind, 8740 Horizon  
Wind, 8749 Horizon Wind, 8789 Horizon Wind,  
8799 Horizon Wind, 9440 Thunder Sky, 9480  
Thunder Sky, 8618 Tom Noon, 8638 Tom Noon,  
8758 Tom Noon, 8654 Traveling Breeze, 8764  
Traveling Breeze, 8785 Traveling Breeze

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- g. 16 Buildings: 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze
  - h. 16 Buildings: 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze
  - i. 2 Buildings: 8660 Horizon Wind, 9440 Thunder Sky
- Observed Defective at Elevation B:
- a. 1 Building: 8768 Tom Noon
  - b. 8 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8750 Horizon Wind, 8810 Horizon Wind, 8668 Tom Noon, 8679 Tom Noon, 8694 Traveling Breeze, 8775 Traveling Breeze
  - c. 11 Buildings: 8670 Horizon Wind, 8750 Horizon Wind, 8779 Horizon Wind, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8717 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8755 Traveling Breeze
  - d. 9 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8775 Traveling Breeze
  - e. 14 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 8668 Tom Noon, 8679 Tom Noon, 8717 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8775 Traveling Breeze
  - f. 9 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8775 Traveling Breeze
  - g. 9 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8775 Traveling Breeze

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- h. 8 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739  
Horizon Wind, 8810 Horizon Wind, 8679 Tom  
Noon, 8665 Traveling Breeze, 8694 Traveling  
Breeze, 8775 Traveling Breeze
- i. 1 Building: 8650 Horizon Wind

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**Investigated for Defect at Elevation A:**

- a. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8660 Horizon Wind, 8669 Horizon Wind, 8729 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze, 8654 Traveling Breeze, 8695 Traveling Breeze, 8744 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 Traveling Breeze
- b. 31 Buildings: Defective plus - 8660 Horizon Wind, 8669 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9460 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8718 Tom Noon, 8787 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze, 8765 Traveling Breeze, 8805 Traveling Breeze
- c. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8729 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 9460 Thunder Sky, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze, 8654 Traveling Breeze, 8695 Traveling Breeze, 8725 Traveling Breeze, 8764 Traveling Breeze, 8805 Traveling Breeze
- d. 16 Buildings: Same as Defective
- e. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8740 Horizon Wind, 8760 Horizon Wind, 9460 Thunder Sky, 8658 Tom Noon, 8718 Tom Noon, 8807 Tom Noon, 8725 Traveling Breeze, 8744 Traveling Breeze, 8805 Traveling Breeze
- f. 16 Buildings: Same as Defective
- g. 16 Buildings: Same as Defective
- h. 16 Buildings: Same as Defective
- i. 16 Buildings: Defective plus - 8649 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9480 Thunder Sky, 8618 Tom

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Noon, 8638 Tom Noon, 8758 Tom Noon, 8654  
Traveling Breeze, 8764 Traveling Breeze, 8785  
Traveling Breeze



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**Investigated for Defect at Elevation B:**

- a. 23 Buildings: Defective plus - 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8679 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze
- b. 23 Buildings: Defective plus - 8739 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8755 Traveling Breeze
- c. 23 Buildings: Defective plus - 8650 Horizon Wind, 8739 Horizon Wind, 8759 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 8679 Tom Noon, 8708 Tom Noon, 8757 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8775 Traveling Breeze
- d. 9 Buildings: Same as Defective
- e. 23 Buildings: Defective plus - 8739 Horizon Wind, 8779 Horizon Wind, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8708 Tom Noon, 8757 Tom Noon, 8694Traveling Breeze, 8755 Traveling Breeze
- f. 9 Buildings: Same as Defective
- g. 9 Buildings: Same as Defective
- h. 9 Buildings: Defective plus - 8828 Tom Noon
- i. 9 Buildings: Defective plus - 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694Traveling Breeze, 8775 Traveling Breeze

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**Projected Defective at Elevation A:**

- a. 10 Buildings: (16% x 61) with a repair at 1 damaged trim tile per building.
- b. 24 Buildings: (39% x 61) with a repair at 4 open rake trim tiles per building.
- c. 26 Buildings: (42% x 61) with a repair at 5 open rake trim tiles per building.
- d. 61 Buildings: (100% x 61) with a repair at 13 shortened open rake tiles per building.
- e. 39 Buildings: (65% x 61) with a repair at 3 transitions at open rakes per building.
- f. 61 Buildings: (100% x 61) with a repair at 100% of open rakes per building.
- g. 61 Buildings: (100% x 61) with a repair at 100% of cut field tiles along the open rakes per building.
- h. 61 Buildings: (100% x 61) with a repair at 1000% of open rakes per building.
- i. 8 Buildings: (13% x 61) with a repair at 6 outside corners per building.

**Projected Defective at Elevation B:**

- a. 2 Buildings: (4% x 53) with a repair at 1 damaged trim tile per building.
- b. 18 Buildings: (35% x 53) with a repair at 4 open rake trim tiles per building.
- c. 25 Buildings: (48% x 53) with a repair at 5 open rake trim tiles per building.
- d. 53 Buildings: (100% x 53) with a repair at 13 shortened open rake tiles per building.
- e. 32 Buildings: (61% x 53) with a repair at 3 transitions at open rakes per building.
- f. 53 Buildings: (100% x 53) with a repair at 100% of open rakes per building.
- g. 53 Buildings: (100% x 53) with a repair at 100% of cut field tiles along the open rakes per building.
- h. 47 Buildings: (89% x 53) with a repair at 1000% of open rakes per building.
- i. 6 Buildings: (11% x 53) with a repair at 6 outside corners per building.

**Codes and Standards:**

- Eagle ICC Report ER-4660, June 1, 2003
- TRI / WSRCA Installation Manual, September 2002
- 2000 IBC
- WSCRA, 5/99

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- NRCA Fifth Edition, 2001

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N.R.S. 48.109 and N.R.S.40.689

**Repair Recommendations:**

Inspect all open rakes. Where listed defects are found, repair where applicable, in conjunction with other repairs as follows:

a,b,c,d,e,h,i.

Inspect all open rakes. Where listed defects are found, repair as follows:

1. Remove trim tiles and 2 field tiles at each course along the open rakes. Store for reuse.
2. Remove 1-1/2" of stucco along the top edge of the open rakes. Preserve the building paper.
3. Install a nominal 1x2" stucco ground / nailer where the stucco was removed.
4. Refold the edge metal corner lap as needed to create a positive lap.
5. Install -new underlayment. Extend the underlayment far enough over the edge to cover the stucco ground / nailer. Weave new underlayment into the existing in shingle fashion observing 2" head laps and 6" end laps.
6. Reinstall field tiles per manufacturer's recommendations. Replace any damaged tiles.
7. Nail or use adhesive to secure all tiles within 3' perimeter areas.
8. Reinstall trim tiles. Butt to field tiles and position to nest properly. Use 2-10d corrosion resistant nails per tile with 3/4" minimum penetration into barge. At shortened tiles, drill a new hole when needed to maintain 2 nails per tile.
9. Add mortar weather blocking per manufacturer's recommendations at transitions and terminations to walls.

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N.R.S. 48.149 and N.R.S.48.489

o **1.0 TILE ROOFS**

**1.04 Defect: Valleys**

- a. Flashing Short at Eave
- b. Termination Obstructed by Riser Metal
- c. Debris
- d. Unsecured Valley Tiles
- e. Closed Valley – Tile Lugs Obstruct Water Flow
- f. Flashing Nailed within 6 Inches of Centerline
- g. Sweat Sheet Short at Termination
- h. Edge Metal Over Sweat Sheet

Location: Tile Roof Area

**Observed Defective at Elevation A:**

- a. 1 Building: 8785 Traveling Breeze
- b. 4 Buildings: 8789 Horizon Wind, 8799 Horizon Wind, 8654 Traveling Breeze, 8764 Traveling Breeze
- c. 5 Buildings: 8660 Horizon Wind, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8785 Traveling Breeze
- d. 16 Buildings: 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze
- e. 16 Buildings: 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze
- f. 4 Buildings: 8660 Horizon Wind, 8749 Horizon Wind, 9440 Thunder Sky, 8638 Tom Noon
- g. 8 Buildings: 8660 Horizon Wind, 8749 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 8638 Tom Noon, 8758 Tom Noon, 8764 Traveling Breeze, 8785 Traveling Breeze
- h. 5 Buildings: 8660 Horizon Wind, 8799 Horizon Wind, 8618 Tom Noon, 8758 Tom Noon, 8785 Traveling Breeze

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**Observed Defective at Elevation B:**

- a. 1 Building: 8650 Horizon Wind
- b. 3 Buildings: 8739 Horizon Wind, 8665 Traveling Breeze,  
8694Traveling Breeze
- c. 4 Buildings: 8650 Horizon Wind, 8670 Horizon Wind,  
8694Traveling Breeze, 8775 Traveling Breeze
- d. 9 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739  
Horizon Wind, 8810 Horizon Wind, 8679 Tom  
Noon, 8828 Tom Noon, 8665 Traveling Breeze,  
8694Traveling Breeze, 8775 Traveling Breeze
- e. 9 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739  
Horizon Wind, 8810 Horizon Wind, 8679 Tom  
Noon, 8828 Tom Noon, 8665 Traveling Breeze,  
8694Traveling Breeze, 8775 Traveling Breeze
- f. 5 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739  
Horizon Wind, 8694Traveling Breeze, 8775  
Traveling Breeze
- g. 3 Buildings: 8665 Traveling Breeze, 8694Traveling Breeze,  
8775 Traveling Breeze
- h. 2 Buildings: 8810 Horizon Wind, 8665 Traveling Breeze

**Investigated for Defect at Elevation A:**

- a. 16 Buildings: Defective plus - 8649 Horizon Wind, 8660 Horizon  
Wind , 8729 Horizon Wind, 8730 Horizon Wind,  
8740 Horizon Wind, 8749 Horizon Wind, 8789  
Horizon Wind, 8799 Horizon Wind, 9440 Thunder  
Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638  
Tom Noon, 8758 Tom Noon, 8654 Traveling  
Breeze, 8764 Traveling Breeze
- b. 16 Buildings: Defective plus - 8649 Horizon Wind, 8660 Horizon  
Wind , 8729 Horizon Wind, 8730 Horizon Wind,  
8740 Horizon Wind, 8749 Horizon Wind, 9440  
Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon,  
8638 Tom Noon, 8758 Tom Noon, 8785 Traveling  
Breeze
- c. 16 Buildings: Defective plus - 8649 Horizon Wind, 8729 Horizon  
Wind, 8730 Horizon Wind, 8740 Horizon Wind,  
8749 Horizon Wind, 8789 Horizon Wind, 8799  
Horizon Wind, 9440 Thunder Sky, 9480 Thunder  
Sky, 8654 Traveling Breeze, 8764 Traveling Breeze
- d. 16 Buildings: Same as Defective
- e. 16 Buildings: Same as Defective
- f. 16 Buildings: Defective plus - 8649 Horizon Wind, 8729 Horizon  
Wind, 8730 Horizon Wind, 8740 Horizon Wind,  
8789 Horizon Wind, 8799 Horizon Wind, 9480

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- Thunder Sky, 8618 Tom Noon, 8758 Tom Noon,  
8654 Traveling Breeze, 8764 Traveling Breeze,  
8785 Traveling Breeze
- g. 16 Buildings: Defective plus – 8649 Horizon Wind, 8729 Horizon  
Wind, 8730 Horizon Wind, 8740 Horizon Wind,  
8789 Horizon Wind, 9480 Thunder Sky, 8618 Tom  
Noon, 8654 Traveling Breeze
- h. 16 Buildings: Defective plus – 8649 Horizon Wind, 8729 Horizon  
Wind, 8730 Horizon Wind, 8740 Horizon Wind,  
8749 Horizon Wind, 8789 Horizon Wind, 9440  
Thunder Sky, 9480 Thunder Sky, 8638 Tom Noon,  
8654 Traveling Breeze, 8764 Traveling Breeze
- Investigated for Defect at Elevation B:**
- a. 9 Buildings: Defective plus - 8670 Horizon Wind, 8739 Horizon  
Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828  
Tom Noon, 8665 Traveling Breeze, 8694 Traveling  
Breeze, 8775 Traveling Breeze
- b. 9 Buildings: Defective plus - 8650 Horizon Wind, 8670 Horizon  
Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828  
Tom Noon, 8775 Traveling Breeze
- c. 9 Buildings: Defective plus - 8739 Horizon Wind, 8810 Horizon  
Wind, 8679 Tom Noon, 8828 Tom Noon, 8665  
Traveling Breeze
- d. 9 Buildings: Same as Defective
- e. 9 Buildings: Same as Defective
- f. 9 Buildings: Defective plus – 8810 Horizon Wind, 8679 Tom  
Noon, 8828 Tom Noon, 8665 Traveling Breeze
- g. 9 Buildings: Defective plus – 8650 Horizon Wind, 8670 Horizon  
Wind, 8739 Horizon Wind, 8810 Horizon Wind,  
8679 Tom Noon, 8828 Tom Noon
- h. 9 Buildings: Defective plus – 8650 Horizon Wind, 8670 Horizon  
Wind, 8739 Horizon Wind, 8679 Tom Noon, 8828  
Tom Noon, 8694 Traveling Breeze, 8775 Traveling  
Breeze
- Projected Defective at Elevation A:**
- a. 4 Buildings: (6% x 61) with a repair at 1 valley termination per  
building.
- b. 15 Buildings: (25% x 61) with a repair at 1 valley termination per  
building.
- c. 19 Buildings: (31% x 61) with a repair at 1 valley per building.
- d. 61 Buildings: (100% x 61) with a repair at 100% of valley tiles  
per building.
- e. 61 Buildings: (100% x 61) with a repair at 100% of valley tiles  
per building.

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- f. 15 Buildings: (25% x 61) with a repair at 1 valley flashing per building.
- g. 31 Buildings: (50% x 61) with a repair at 1 valley termination per building.
- h. 19 Buildings: (31% x 61) with a repair at 1 valley sweat sheet per building.



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**Projected Defective at Elevation B:**

- a. 6 Buildings: (11% x 53) with a repair at 1 valley termination per building.
- b. 18 Buildings: (33% x 53) with a repair at 1 valley termination per building.
- c. 24 Buildings: (44% x 53) with a repair at 1 valley per building.
- d. 53 Buildings: (100% x 53) with a repair at 100% of valley tiles per building.
- e. 53 Buildings: (100% x 53) with a repair at 100% of valley tiles per building.
- f. 29 Buildings: (56% x 53) with a repair at 1 valley flashing per building.
- g. 18 Buildings: (33% x 53) with a repair at 1 valley termination per building.
- h. 12 Buildings: (22% x 53) with a repair at 1 valley sweat sheet per building.

**Codes and Standards:**

- Eagle ICC Report ER-4660, June 1, 2003
- TRI / WSRCA Installation Manual, September 2002
- 2000 IBC
- WSCRA, 5/99
- NRCA Fifth Edition, 2001
- SMACNA 6<sup>th</sup> Edition, 2003

**Repair Recommendations:**

Inspect all valleys. Where listed defects are found, repair where applicable, in conjunction with other repairs as follows:

a,b,c,d,e,f,g,h.

1. Remove 3 tiles per course at each side of valley to access flashing. Store tiles to reuse. Remove riser metal as necessary.
2. Clean valley of all tile, stucco, vegetation and other miscellaneous debris.
3. Discard the existing valley flashing.
4. Inspect the sweat sheet for length and placement over the edge metal. Where found short or beneath the edge metal, cut the sweat sheet and insert additional material shingle fashion with minimum 2" head lap. Place the new felt over the edge metal with edges extended to the edge of the eave.
5. Install a new valley flashing with a multiple diverter cross section. Extend the flashing edges beyond the edge of the eave.
6. Replace dry-in sheets over flashing edges. Patch in underlayment observing proper laps.
7. Replace riser metal. Trim at valley termination to permit unobstructed drainage. Do not nail through valley flashing.

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8. Reinstall tiles per manufacturer's recommendations. Replace any damaged tiles. Secure all cut tiles with approved adhesive to the next secured tile.

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o **1.0 TILE ROOFS**

**1.05 Defect: Ridges**

- a. **Damaged Ridge Trim Tile**
- b. **Unsecured Ridge Trim Tile**
- c. **Mastic Application Improper at Ridge Trim Tiles**
- d. **Improper Ridge Nailer Attachment**

**Location: Tile Roof Area**

**Observed Defective at Elevation A:**

- a. **1 Building:** 8644 Traveling Breeze
- b. **20 Buildings:** 8660 Horizon Wind, 8669 Horizon Wind, 8730 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8787 Tom Noon, 8654 Traveling Breeze, 8695 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze
- c. **15 Buildings:** 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze
- d. **7 Buildings:** 8660 Horizon Wind, 8789 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8638 Tom Noon, 8758 Tom Noon, 8785 Traveling Breeze

**Observed Defective at Elevation B:**

- a. **2 Buildings:** 8768 Tom Noon, 8755 Traveling Breeze
- b. **16 Buildings:** 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 8668 Tom Noon, 8679 Tom Noon, 8717 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8775 Traveling Breeze
- c. **8 Buildings:** 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8775 Traveling Breeze
- d. **4 Buildings:** 8650 Horizon Wind, 8670 Horizon Wind, 8679 Tom Noon, 8775 Traveling Breeze

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**Investigated for Defect at Elevation A:**

- a. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8660 Horizon Wind, 8669 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8787 Tom Noon, 8807 Tom Noon, 8654 Traveling Breeze, 8695 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 Traveling Breeze
- b. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8729 Horizon Wind, 8740 Horizon Wind, 9480 Thunder Sky, 8658 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze, 8805 Traveling Breeze
- c. 16 Buildings: Defective plus - 8740 Horizon Wind
- d. 16 Buildings: Defective plus - 8649 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8799 Horizon Wind, 8618 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze

**Investigated for Defect at Elevation B:**

- a. 23 Buildings: Defective plus - 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8679 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8775 Traveling Breeze
- b. 23 Buildings: Defective plus - 8780 Horizon Wind, 9470 Thunder Sky, 8637 Tom Noon, 8708 Tom Noon, 8757 Tom Noon, 8694 Traveling Breeze, 8755 Traveling Breeze
- c. 9 Buildings: Defective plus - 8828 Tom Noon

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- d. 9 Buildings: Defective plus - 8739 Horizon Wind, 8810 Horizon Wind, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze

**Projected Defective at Elevation A:**

- a. 2 Buildings: (3% x 61) with a repair at 1 ridge trim tile per building.  
b. 39 Buildings: (65% x 61) with a repair at 3 ridge trim tiles per building.  
c. 57 Buildings: (94% x 61) with a repair at 100% of ridge trim tiles per building.  
d. 27 Buildings: (44% x 61) with a repair at 100% of ridge nailer per building.

**Projected Defective at Elevation B:**

- a. 5 Buildings: (9% x 53) with a repair at 1 ridge trim tile per building.  
b. 37 Buildings: (70% x 53) with a repair at 3 ridge trim tiles per building.  
c. 47 Buildings: (89% x 53) with a repair at 100% of ridge trim tiles per building.  
d. 24 Buildings: (44% x 53) with a repair at 100% of ridge nailer per building.

**Codes and Standards:**

- Eagle ICC Report BR-4660, June 1, 2003
- TRI / WSRCA Installation Manual, September 2002
- 2000 IBC
- WSCRA, 5/99

**Repair Recommendations:**

Inspect all ridges. Where listed defects are found, repair where applicable, in conjunction with other repairs as follows:

a,b,c,d.

1. Remove all ridge cover tiles. Store for reuse.
2. Inspect the ridge nailer for adequate length and 24" o.c. fastening. Add additional nailer board and 16d corrosion resistant toenails as required.
3. Reinstall ridge cover tiles. Replace any damaged pieces. Secure with 10d corrosion resistant nails and a dab of mastic placed over the nail head. Observe minimum 3" headlap.
4. Seal complex transitions with mortar weatherblocking.

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• **1.0 TILE ROOFS**

**1.06 Defect: Confined Rakes**

- a. Unsecured Confined Rake Tile
- b. Pan Termination Obstructed by Riser Metal
- c. Z-bar Counterflashing Not Used
- d. Pan Nailed Through
- e. Pan Water Rail Flattened

**Location: Tile Roof Area**

**Observed Defective at Elevation A:**

- a. 5 Buildings: 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 9480 Thunder Sky, 8638 Tom Noon
- b. 7 Buildings: 8730 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 8618 Tom Noon, 8764 Traveling Breeze, 8785 Traveling Breeze
- c. 31 Buildings: 8640 Horizon Wind, 8649 Horizon Wind, 8660 Horizon Wind, 8669 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8787 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze, 8654 Traveling Breeze, 8695 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 Traveling Breeze
- d. 5 Buildings: 8660 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8758 Tom Noon, 8764 Traveling Breeze
- e. 13 Buildings: 8649 Horizon Wind, 8660 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze

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**Observed Defective at Elevation B:**

- a. 1 Building: 8757 Tom Noon
- b. 5 Buildings: 8670 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8694 Traveling Breeze, 8775 Traveling Breeze
- c. 23 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8679 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze
- d. 3 Buildings: 8650 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind
- e. 8 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8775 Traveling Breeze

**Investigated for Defect at Elevation A:**

- a. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8660 Horizon Wind, 8669 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 8618 Tom Noon, 8658 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8787 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze, 8654 Traveling Breeze, 8695 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 Traveling Breeze
- b. 16 Buildings: Defective plus - 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 9480 Thunder Sky, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze
- c. 31 Buildings: Same as Defective
- d. 16 Buildings: Defective plus - 8649 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8654 Traveling Breeze, 8785 Traveling Breeze

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c. 16 Buildings: Defective plus - 8729 Horizon Wind, 8764  
Traveling Breeze, 8785 Traveling Breeze



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**Investigated for Defect at Elevation B:**

- a. 23 Buildings: Defective plus - 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8679 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze
- b. 9 Buildings: Defective plus - 8650 Horizon Wind, 8739 Horizon Wind, 8828 Tom Noon, 8665 Traveling Breeze
- c. 23 Buildings: Same as Defective
- d. 9 Buildings: Defective plus - 8670 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8775 Traveling Breeze
- e. 9 Buildings: Defective plus - 8679 Tom Noon

**Projected Defective at Elevation A:**

- a. 10 Buildings: (16% x 61) with a repair at 2 confined rake tiles per building.
- b. 27 Buildings: (44% x 61) with a repair at 2 pan terminations per building.
- c. 61 Buildings: (100% x 61) with a repair at 100% of confined rake per building.
- d. 19 Buildings: (31% x 61) with a repair at 3 pan flashings per building.
- e. 50 Buildings: (81% x 61) with a repair at 5 pan flashings per building.

**Projected Defective at Elevation B:**

- a. 2 Buildings: (4% x 53) with a repair at 2 confined rake tiles per building.
- b. 29 Buildings: (46% x 53) with a repair at 2 pan terminations per building.
- c. 53 Buildings: (100% x 53) with a repair at 100% of confined rake per building.
- d. 18 Buildings: (33% x 53) with a repair at 3 pan flashings per building.
- e. 47 Buildings: (89% x 53) with a repair at 5 pan flashings per building.

**Codes and Standards:**

- Eagle ICC Report ER-4660, June 1, 2003
- TRI / WSRCA Installation Manual, September 2002
- 2000 IBC

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- WSCRA, 5/99
- NRCA Fifth Edition, 2001
- SMACNA 6<sup>th</sup> Edition, 2003

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**Repair Recommendations:**

Inspect all confined rakes. Where listed defects are found, repair where applicable, in conjunction with other repairs as follows:

a,b,c,d,e.

1. Remove 3 tile courses at confined rakes to implement repairs.
2. Remove stucco to 12" above the roofline. Preserve the building paper and wire lath to allow a minimum 2" tie-in.
3. Remove and discard the existing tile pan.
4. Install a nominal 1x4 backing along the entire confined rake.
5. Insert new underlayment as needed observing proper laps. Turn the underlayment up the backing a minimum 4". Seal corner laps with mastic.
6. Install a new tile pan observing manufacturer's recommendations. All laps, including the vertical leg at the ridge, shall be 4" minimum. Seal all laps with elastomeric caulk.
7. Where the pan is not carried to another flashing or to the eave, the termination shall extend over the tile course below a minimum 3".
8. Where pan flashings are carried to the eave, trim the riser metal to permit unobstructed drainage.
9. Install a 2x1x2, z-bar counterflashing over the vertical leg of the tile pan. Do not face nail. Seal all laps with elastomeric caulk.
10. Patch stucco as required to match texture and color of existing.
11. Reinstall tiles per manufacturer's recommendations. Use batten extenders to boost tiles within tile pan waterway. Replace any damaged tiles. Secure cut tile with approved adhesive to the adjacent field tile.

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• **1.0 TILE ROOFS**

**1.07 Defect: Headwalls**

- a. Overexposed Headwall Tiles
- b. Unsecured Headwall Tiles
- c. Flashing Too High
- d. Z-bar Counterflashing Not Used

**Location: Tile Roof Area**

**Observed Defective at Elevation A:**

- a. 7 Buildings: 8669 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 9440 Thunder Sky, 8658 Tom Noon, 8644 Traveling Breeze, 8805 Traveling Breeze
- b. 16 Buildings: 8660 Horizon Wind, 8669 Horizon Wind, 8730 Horizon Wind, 8789 Horizon Wind, 9440 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8787 Tom Noon, 8644 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 Traveling Breeze
- c. 17 Buildings: 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8658 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8787 Tom Noon, 8654 Traveling Breeze, 8725 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 Traveling Breeze
- d. 31 Buildings: 8640 Horizon Wind, 8649 Horizon Wind, 8660 Horizon Wind, 8669 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8787 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze, 8654 Traveling Breeze, 8695 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 Traveling Breeze

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**Observed Defective at Elevation B:**

- a. 2 Buildings: 8650 Horizon Wind, 8750 Horizon Wind
- b. 4 Buildings: 8750 Horizon Wind, 8679 Tom Noon, 8708 Tom Noon, 8665 Traveling Breeze
- c. 7 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8750 Horizon Wind, 8679 Tom Noon, 8768 Tom Noon, 8665 Traveling Breeze, 8775 Traveling Breeze
- d. 23 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8679 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze

**Investigated for Defect at Elevation A:**

- a. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8660 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9460 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8787 Tom Noon, 8807 Tom Noon, 8654 Traveling Breeze, 8695 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze
- b. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8729 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8799 Horizon Wind, 9460 Thunder Sky, 9480 Thunder Sky, 8689 Tom Noon, 8807 Tom Noon, 8654 Traveling Breeze, 8695 Traveling Breeze, 8725 Traveling Breeze, 8744 Traveling Breeze
- c. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8669 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 9460 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze, 8695 Traveling Breeze, 8744 Traveling Breeze
- d. 31 Buildings: Same as Defective

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**Investigated for Defect at Elevation B:**

- a. 23 Buildings: Defective plus - 8670 Horizon Wind, 8739 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8679 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze
- b. 23 Buildings: Defective plus - 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8694 Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze
- c. 23 Buildings: Defective plus - 8739 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8668 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8828 Tom Noon, 8694 Traveling Breeze, 8755 Traveling Breeze
- d. 23 Buildings: Same as Defective

**Projected Defective at Elevation A:**

- a. 14 Buildings: (23% x 61) with a repair at 12 headwall tiles per building.
- b. 31 Buildings: (52% x 61) with a repair at 15 headwall tiles per building.
- c. 33 Buildings: (55% x 61) with a repair at 50% of headwall flashings per building.
- d. 61 Buildings: (100% x 61) with a repair at 100% of headwall per building.

**Projected Defective at Elevation B:**

- a. 5 Buildings: (9% x 53) with a repair at 12 headwall tiles per building.
- b. 9 Buildings: (17% x 53) with a repair at 15 headwall tiles per building.
- c. 16 Buildings: (30% x 53) with a repair at 50% of headwall flashings per building.

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- d. 53 Buildings: (100% x 53) with a repair at 100% of headwall per building.

**Codes and Standards:**

- Eagle ICC Report ER-4660, June 1, 2003
- TRI / WSRCA Installation Manual, September 2002
- 2000 IBC
- WSCRA, 5/99
- NRCA Fifth Edition, 2001

**Repair Recommendations:**

Inspect all headwalls. Where listed defects are found, repair where applicable, in conjunction with other repairs as follows:

a,b,c,d.

1. Remove 2 tile courses at the headwall to implement repairs.
2. Remove stucco to 12" above the roofline. Preserve the building paper and wire lath to allow a minimum 2" tie-in.
3. Remove the existing headwall flashing and stucco weep screed. Discard.
4. Install a 1x\_ " backing across the entire length of headwall.
5. Install new underlayment as needed observing proper laps.
6. Install 4"x4", 26-gauge L-metal sub-flashing along the entire headwall area.
7. Install a headwall flashing observing tile manufacturer's recommendations. All laps shall be 4" minimum. Seal all laps with elastomeric caulk.
8. Install a 2x1x2" z-bar counterflashing.
9. Patch stucco matching the existing color and texture.
10. Reinstall tiles per manufacturer's recommendations. Replace any damaged tiles. Nail all tiles within 3' perimeter areas. Secure any tiles that cannot be nailed with approved adhesive to the adjacent nailed tiles.

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• **1.0 TILE ROOFS**

**1.08 Defect: Plumbing Vents**

- a. Unsecured Tiles at Plumbing Vent Penetration
- b. Bib Missing or Improper
- c. Nails Through Flashing Exposed
- d. Primary Flashing Flanges Less Than 6 Inches Outside the Cone

**Location: Tile Roof Area**

**Observed Defective at Elevation A:**

- a. 9 Buildings: 8649 Horizon Wind, 8660 Horizon Wind , 8730 Horizon Wind, 8749 Horizon Wind, 9440 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8764 Traveling Breeze
- b. 2 Buildings: 8799 Horizon Wind, 8654 Traveling Breeze
- c. 8 Buildings: 8649 Horizon Wind, 8660 Horizon Wind , 8789 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze
- d. 14 Buildings: 8649 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze

**Observed Defective at Elevation B:**

- a. 6 Buildings: 8650 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8694Traveling Breeze, 8775 Traveling Breeze
- b. 0 Buildings:
- c. 4 Buildings: 8739 Horizon Wind, 8810 Horizon Wind, 8828 Tom Noon, 8694Traveling Breeze
- d. 9 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694Traveling Breeze, 8775 Traveling Breeze



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**Investigated for Defect at Elevation A:**

- a. 16 Buildings: Defective plus - 8729 Horizon Wind, 8740 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9480 Thunder Sky, 8654 Traveling Breeze, 8785 Traveling Breeze
- b. 16 Buildings: Defective plus - 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8764 Traveling Breeze, 8785 Traveling Breeze
- c. 16 Buildings: Defective plus - 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8799 Horizon Wind, 8638 Tom Noon, 8764 Traveling Breeze, 8785 Traveling Breeze
- d. 16 Buildings: Defective plus - 8660 Horizon Wind, 8758 Tom Noon

**Investigated for Defect at Elevation B:**

- a. 2 Buildings: Defective plus - 8670 Horizon Wind, 8739 Horizon Wind, 8665 Traveling Breeze
- b. 9 Buildings: Defective plus - 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8775 Traveling Breeze
- c. 9 Buildings: Defective plus - 8650 Horizon Wind, 8670 Horizon Wind, 8679 Tom Noon, 8665 Traveling Breeze, 8775 Traveling Breeze
- d. 9 Buildings: Same As Defective

**Projected Defective at Elevation A:**

- a. 34 Buildings: (56% x 61) with a repair at 20 plumbing penetration tiles per building.
- b. 8 Buildings: (13% x 61) with a repair at 2 primary plumbing flashings per building.
- c. 31 Buildings: (50% x 61) with a repair at 14 primary plumbing flashings per building.
- d. 53 Buildings: (88% x 61) with a repair at 18 primary plumbing flashings per building.

**Projected Defective at Elevation B:**

- a. 35 Buildings: (67% x 53) with a repair at 20 plumbing penetration tiles per building.
- b. 0 Buildings: (0% x 53) with a repair at 2 primary plumbing flashings per building.

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- c. 24 Buildings: (44% x 53) with a repair at 14 primary plumbing flashings per building.
- d. 53 Buildings: (100% x 53) with a repair at 18 primary plumbing flashings per building.

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**Codes and Standards:**

- Eagle ICC Report ER-4660, June 1, 2003
- TRI / WSRCA Installation Manual, September 2002
- 2000 IBC
- WSCRA, 5/99
- NRCA Fifth Edition, 2001
- NTRMA Tech Bulletin, 12/14/99

**Repair Recommendations:**

Inspect all plumbing vent penetrations. Where listed defects are found, repair where applicable, in conjunction with other repairs as follows:

a,b,c,d.

1. Remove tiles at plumbing penetrations as needed to inspect flashings.
2. Replace any primary flashing that has been nailed through or has flanges that measure less than 6" outside the cone.
3. Add underlayment as necessary to create a proper bib. Shingle the bib into the underlayment.
4. Reinstall the tiles per manufacturer's recommendations. Install the secondary flashing in sequence. Set the lower flange of the secondary flashing in mastic. Where nailing would penetrate a flashing or tile is cut, secure the tile with approved adhesive to the adjacent field tile.
5. Seal the juncture of the pipe to the collar of the secondary flashing with mastic.

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° **1.0 TILE ROOFS**

**1.09 Defect: B-Vents**

- a. Storm Collar Missing
- b. Unsecured Tiles at B-Vent Penetration
- c. Nails Through Flashing Exposed
- d. Primary Flashing Flanges Less Than 6 Inches Outside the Cone

**Location: Tile Roof Area**

**Observed Defective at Elevation A:**

- a. 3 Buildings: 8787 Tom Noon, 8725 Traveling Breeze, 8744 Traveling Breeze
- b. 10 Buildings: 8649 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8789 Horizon Wind, 9440 Thunder Sky, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8785 Traveling Breeze
- c. 8 Buildings: 8660 Horizon Wind, 8729 Horizon Wind, 8740 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8758 Tom Noon, 8764 Traveling Breeze
- d. 8 Buildings: 8660 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8785 Traveling Breeze

**Observed Defective at Elevation B:**

- a. 1 Buildings: 8668 Tom Noon
- b. 6 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8694 Traveling Breeze, 8775 Traveling Breeze
- c. 6 Buildings: 8650 Horizon Wind, 8739 Horizon Wind, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8775 Traveling Breeze
- d. 4 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8810 Horizon Wind, 8694 Traveling Breeze

**Investigated for Defect at Elevation A:**

- a. 31 Buildings: Defective plus - 8640 Horizon Wind, 8649 Horizon Wind, 8660 Horizon Wind, 8669 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8760 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9460 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8658 Tom Noon, 8689 Tom Noon, 8718 Tom Noon, 8758 Tom Noon, 8807 Tom Noon, 8644 Traveling Breeze, 8654 Traveling Breeze, 8695 Traveling Breeze, 8764 Traveling Breeze, 8765

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- b. 16 Buildings:    Traveling Breeze, 8785 Traveling Breeze, 8805  
                            Traveling Breeze  
                            Defective plus – 8660 Horizon Wind, 8749  
                            Horizon Wind, 8799 Horizon Wind, 9480 Thunder  
                            Sky, 8618 Tom Noon, 8764 Traveling Breeze

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- c. 16 Buildings: Defective plus – 8649 Horizon Wind, 8730 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8618 Tom Noon, 8638 Tom Noon, 8654 Traveling Breeze, 8785 Traveling Breeze
- d. 16 Buildings: Defective plus – 8649 Horizon Wind, 8729 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze

**Investigated for Defect at Elevation B:**

- a. 23 Buildings: Defective plus - 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 Thunder Sky, 9470 Thunder Sky, 8637 Tom Noon, 8679 Tom Noon, 8708 Tom Noon, 8717 Tom Noon, 8757 Tom Noon, 8768 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze
- b. 9 Buildings: Defective plus – 8739 Horizon Wind, 8828 Tom Noon, 8665 Traveling Breeze
- c. 9 Buildings: Defective plus – 8670 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon
- d. 9 Buildings: Defective plus – 8739 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8775 Traveling Breeze

**Projected Defective at Elevation A:**

- a. 6 Buildings: (10% x 61) with a repair at 1 b-vent per building.
- b. 38 Buildings: (63% x 61) with a repair at 8 b-vent penetration tiles per building.
- c. 31 Buildings: (50% x 61) with a repair at 4 primary b-vent flashings per building.
- d. 31 Buildings: (50% x 61) with a repair at 6 primary b-vent flashings per building.

**Projected Defective at Elevation B:**

- a. 2 Buildings: (4% x 53) with a repair at 1 b-vent per building.
- b. 35 Buildings: (67% x 53) with a repair at 8 b-vent penetration tiles per building.
- c. 35 Buildings: (67% x 53) with a repair at 4 primary b-vent flashings per building.
- d. 24 Buildings: (44% x 53) with a repair at 6 primary b-vent flashings per building.

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**Codes and Standards:**

- Eagle ICC Report ER-4660, June 1, 2003
- TRI / WSRCA Installation Manual, September 2002
- 2000 IBC
- WSCRA, 5/99
- NTRMA Tech Bulletin, 12/14/99
- Simpson Dura-Vent, 1998

**Repair Recommendations:**

Inspect all b-vents penetrations. Where listed defects are found, repair where applicable, in conjunction with other repairs as follows:

a,b,c,d.

1. Remove tiles at b-vent penetrations as needed to inspect the flashings.
2. Replace any primary flashing that has been nailed through or has flanges that measure less than 6" outside the cone.
3. Add underlayment as necessary to create a proper bib. Shingle the bib into the underlayment.
4. Reinstall the tiles per manufacturer's recommendations. Install the secondary flashing in sequence. Set the lower flange of the secondary flashing in mastic. Where nailing would penetrate a flashing or tile is cut, secure the tile with approved adhesive to the adjacent field tile.
5. Seal the juncture of the pipe to the collar of the secondary flashing with mastic.
6. Position a storm collar above the collar of the secondary flashing and seal with mastic.
7. Reinstall the b-vent cap.

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• **1.0 TILE ROOFS**

**1.10 Defect: T-Tops**

- a. Unsecured Tiles at T-top Penetration
- b. Nails Through Flashing Exposed
- c. Primary Flashing Flanges Less Than 6 Inches Outside the Cone
- d. Vent Duct Short through Flashing

**Location: Tile Roof Area**

**Observed Defective at Elevation A:**

- a. 9 Buildings: 8649 Horizon Wind, 8660 Horizon Wind, 8730 Horizon Wind, 8749 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8764 Traveling Breeze, 8785 Traveling Breeze
- b. 10 Buildings: 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8638 Tom Noon, 8764 Traveling Breeze, 8785 Traveling Breeze
- c. 16 Buildings: 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze
- d. 16 Buildings: 8649 Horizon Wind, 8660 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9440 Thunder Sky, 9480 Thunder Sky, 8618 Tom Noon, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze

**Observed Defective at Elevation B:**

- a. 6 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8775 Traveling Breeze
- b. 6 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8828 Tom Noon, 8775 Traveling Breeze
- c. 9 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze, 8775 Traveling Breeze
- d. 9 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom



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Noon, 8828 Tom Noon, 8665 Traveling Breeze,  
8694 Traveling Breeze, 8775 Traveling Breeze

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**Investigated for Defect at Elevation A:**

- a. 16 Buildings: Defective plus - 8729 Horizon Wind, 8740 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze
- b. 16 Buildings: Defective plus - 8649 Horizon Wind, 8660 Horizon Wind, 8789 Horizon Wind, 8618 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze
- c. 16 Buildings: Same as Defective
- d. 16 Buildings: Same as Defective

**Investigated for Defect at Elevation B:**

- a. 9 Buildings: Defective plus - 8810 Horizon Wind, 8665 Traveling Breeze, 8694 Traveling Breeze
- b. 9 Buildings: Defective plus - 8679 Tom Noon, 8665 Traveling Breeze, 8694 Traveling Breeze
- c. 9 Buildings: Same as Defective
- d. 9 Buildings: Same as Defective

**Projected Defective at Elevation A:**

- a. 34 Buildings: (56% x 61) with a repair at 10 secondary t-top flashings per building.
- b. 38 Buildings: (63% x 61) with a repair at 6 primary t-top flashings per building.
- c. 61 Buildings: (100% x 61) with a repair at 8 primary t-top flashings per building.
- d. 61 Buildings: (100% x 61) with a repair at 8 t-top penetrations per building.

**Projected Defective at Elevation B:**

- a. 35 Buildings: (67% x 53) with a repair at 10 secondary t-top flashings per building.
- b. 35 Buildings: (67% x 53) with a repair at 6 primary t-top flashings per building.
- c. 53 Buildings: (100% x 53) with a repair at 8 primary t-top flashings per building.
- d. 53 Buildings: (100% x 53) with a repair at 8 t-top penetrations per building.

**Codes and Standards:**

- Eagle ICC Report ER-4660, June 1, 2003
- TRI / WSRCA Installation Manual, September 2002
- 2000 IBC
- WSCRA, 5/99
- NTRMA Tech Bulletin, 12/14/99

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**Repair Recommendations:**

Inspect all t-top penetrations. Where listed defects are found, repair where applicable, in conjunction with other repairs as follows:

a,b,c,d.

1. Remove tiles at t-top penetrations as needed to inspect flashings.
2. Replace any primary flashing that has been nailed through or has flanges that measure less than 6" outside the cone.
3. Add underlayment as necessary to create a proper bib. Shingle the bib into the underlayment.
4. Reinstall the tiles per manufacturer's recommendations. Install the secondary flashing in sequence. Set the lower flange of the secondary flashing in mastic. Where nailing would penetrate a flashing or tile is cut, secure the tile with approved adhesive to the adjacent field tile.

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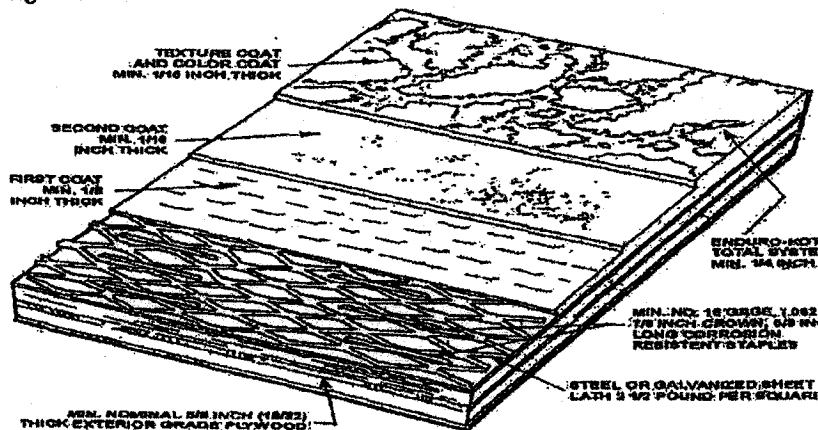
**2.0 DECKS AND BALCONIES**

R.H Adcock visually inspected 52 and invasively tested 7 private balconies at High Noon at Arlington Ranch.

The balcony waterproof system is installed over exterior grade plywood and OSB board. The balconies are accessed by the plan/unit type 101 dining room. At plan/unit type 102 and 103 the balconies are accessed by an optional private balcony off of the master-bedroom.

R.H. Adcock will use Enduro-Kote as a representative example as to the conditions of the balcony at High Noon. Figure 1 below shows the type of waterproof system installed at the balconies.

Figure 1



In conjunction with the balcony surface is a galvanized sheet metal flashing which is installed around the perimeter. All joints should overlap a minimum of 2-inches and shall be caulked and fastened properly.

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**2.0 DECKS AND BALCONIES**

- 2.01 Defect: Sheet metal flashing nails non-ring shank.**  
**Location: At plan type 1 balconies and optional plan types 2 and 3 balconies.**

| Observed Defective at: |                                | Addresses Inspected:             |                                |
|------------------------|--------------------------------|----------------------------------|--------------------------------|
| Address:               | Address:                       | Address:                         | Address:                       |
| Tom Noon 8638 Unit 101 | Traveling Breeze 8765 Unit 101 | Tom Noon 8638 Unit 101           | Traveling Breeze 8765 Unit 101 |
| Observed Defective at: |                                | Addresses Inspected:             |                                |
| Addresses:             | 2                              | Addresses Inspected:             | 2                              |
| Percentage Defective:  |                                | 100% of units or areas inspected |                                |

2 of 2=100% walking decks tested at plan/unit 101

| Observed Defective at:    |                                | Addresses Inspected:             |                                |
|---------------------------|--------------------------------|----------------------------------|--------------------------------|
| Address:                  | Address:                       | Address:                         | Address:                       |
| Thunder Sky 9440 Unit 102 | Tom Noon 8758 Unit 102         | Thunder Sky 9440 Unit 102        | Tom Noon 8758 Unit 102         |
| Tom Noon 8618 Unit 102    | Traveling Breeze 8665 Unit 102 | Tom Noon 8618 Unit 102           | Traveling Breeze 8665 Unit 102 |
| Observed Defective at:    |                                | Addresses Inspected:             |                                |
| Addresses:                | 4                              | Addresses Inspected:             | 4                              |
| Percentage Defective:     |                                | 100% of units or areas inspected |                                |

4 of 4=100% walking decks tested at plan/unit 102

| Observed Defective at:         |          | Addresses Inspected:             |          |
|--------------------------------|----------|----------------------------------|----------|
| Address:                       | Address: | Address:                         | Address: |
| Traveling Breeze 8775 Unit 103 |          | Traveling Breeze 8775 Unit 103   |          |
| Observed Defective at:         |          | Addresses Inspected:             |          |
| Addresses:                     | 1        | Addresses Inspected:             | 1        |
| Percentage Defective:          |          | 100% of units or areas inspected |          |

1 of 1=100% walking decks tested at plan/unit 103

7 of 7=100% walking decks tested

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**2.0 DECKS AND BALCONIES**

**Violations of Codes and Standards:**

- 2000 International Building Code Section 1405.3.
- 2000 International Building Code Section 1503.2.
- 2000 IBC Handbook "Fire and Life Safety Provisions" Section 1405.3.
- 2000 International Building Code Section 1507.10.1.
- 2000 IBC Handbook "Fire and Life Safety Provisions" Section 1507.
- Mer-Kote polyurethane system requirements.
- Mer-Kote Weather Deck system ICBO-ER-3389.
- Enduro-Kote Coating Manufacturers Specification requirements.
- SMACNA requirements Pages 2.1.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and exterior finishes.
- Not maintainable as constructed.

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**2.0 DECKS AND BALCONIES**

**Repair Recommendation:**

Perform this repair with 4.0, 7.0, and 8.0 repair recommendations. Assume this repair occurs at 100% of balconies (plan 1) plus the optional balconies off master bedrooms (plans 2 and 3).

Perform repair as follows:

- A. Remove and store existing balcony furnishings and hollow metal guardrail.
- B. Remove and discard 12-inches of perimeter One Coat Stucco system above existing finish floor. Preserve integrity of existing building paper.
- C. Remove and discard One Coat Stucco system as necessary to remove edge metal flashing.
- D. Remove and discard 12-inch wide strip of Enduro-Kote deck coating system all around balcony perimeter.
- E. Remove and discard existing "L" metal and edge metal flashings and "J" mold.
- F. Install new corrosion-resistant "L" metal and "J" mold per industry standard requirements. All new corrosion-resistant "L" metal and "J" mold laps and laps to adjacent transitional sheet metal components shall be a minimum of 4-inches and set in a full bed of Vulkem 116. Nail all edge metal flashing with screw nails or ring shank nails at 3-inches on center staggered. All laps shall be nailed with a five nail pattern. Nails shall be flush and firm.
- G. Lap new building paper with existing building paper and new corrosion-resistant "L" metal flashing and new "J" mold in a "weather board" fashion.
- H. Patch with Enduro-Kote deck coating per manufacturer specifications. Apply over entire surface new texture and color sealer to match existing.
- I. Patch One Coat Stucco system per manufacturer requirements. Match existing texture and paint entire repaired wall plane area.
- J. Prime and paint to match existing.
- K. Re-install balcony furniture and other items.

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**2.02 Defect: Sheet metal flashing laps incomplete at inside and outside corners.****Location: At plan type 1 balconies and optional plan types 2 and 3 balconies.**

| Observed Defects at:                                 |          | Addresses Inspected:  |                                |
|------------------------------------------------------|----------|-----------------------|--------------------------------|
| Address:                                             | Address: | Address:              | Address:                       |
|                                                      |          | TomNcon 8638 Unit 101 | Traveling Breeze 8785 Unit 101 |
| Observed Defective at:                               |          | Addresses Inspected:  |                                |
| Addresses:                                           | 0        | Addresses Inspected:  | 2                              |
| Percentage Defective: 0% of units or areas inspected |          |                       |                                |

**0 of 2=00% walking decks tested at plan/unit 101**

| Observed Defects at:                                   |                                | Addresses Inspected:      |                                |
|--------------------------------------------------------|--------------------------------|---------------------------|--------------------------------|
| Address:                                               | Address:                       | Address:                  | Address:                       |
| Thunder Sky 9440 Unit 102                              | TomNcon 8758 Unit 102          | Thunder Sky 9440 Unit 102 | TomNcon 8758 Unit 102          |
| TomNcon 8618 Unit 102                                  | Traveling Breeze 8665 Unit 102 | TomNcon 8618 Unit 102     | Traveling Breeze 8665 Unit 102 |
| Observed Defective at:                                 |                                | Addresses Inspected:      |                                |
| Addresses:                                             | 4                              | Addresses Inspected:      | 4                              |
| Percentage Defective: 100% of units or areas inspected |                                |                           |                                |

**4 of 4=100% walking decks tested at plan/unit 102**

| Observed Defects at:                                   |          | Addresses Inspected:           |          |
|--------------------------------------------------------|----------|--------------------------------|----------|
| Address:                                               | Address: | Address:                       | Address: |
| Traveling Breeze 8775 Unit 103                         |          | Traveling Breeze 8775 Unit 103 |          |
| Observed Defective at:                                 |          | Addresses Inspected:           |          |
| Addresses:                                             | 1        | Addresses Inspected:           | 1        |
| Percentage Defective: 100% of units or areas inspected |          |                                |          |

**1 of 1=100% walking decks tested at plan/unit 103****5 of 7=71% walking decks tested**



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**2.0 DECKS AND BALCONIES**

**Violations of Codes and Standards:**

- 2000 International Building Code Section 1405.3.
- 2000 International Building Code Section 1503.2.
- 2000 IBC Handbook "Fire and Life Safety Provisions" Section 1405.3.
- 2000 International Building Code Section 1507.10.1.
- 2000 IBC Handbook "Fire and Life Safety Provisions" Section 1507.
- SMACNA requirements Pages 2.1 and 2.8.
- Mer-Kote polyurethane system requirements.
- Mer-Kote Weather
- Enduro-Kote Coating Manufacturers Specification requirements.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and exterior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 2.01 repair recommendation.

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**2.0 DECKS AND BALCONIES**

- 2.03 Defect: Sheet metal flashing laps without sealant.**  
**Location: At plan type 1 balconies and optional plan types 2 and 3 balconies.**

| Observed Defective    |                                | Addresses Inspected             |                                |
|-----------------------|--------------------------------|---------------------------------|--------------------------------|
| Address               | Address                        | Address                         | Address                        |
|                       | Traveling Breeze 8765 Unit 101 | Tom Noon 8638 Unit 101          | Traveling Breeze 8786 Unit 101 |
| Observed Defective at |                                | Addresses Inspected             |                                |
| Address               | 1                              | Addresses Inspected             | 2                              |
| Percentage Defective  |                                | 50% of units or areas inspected |                                |

1 of 2=50% walking decks tested at plan/unit 101

| Observed Defective     |                        | Addresses Inspected             |                                |
|------------------------|------------------------|---------------------------------|--------------------------------|
| Address                | Address                | Address                         | Address                        |
|                        | Tom Noon 8758 Unit 102 | Thunder Sky 9440 Unit 102       | Tom Noon 8758 Unit 102         |
| Tom Noon 8618 Unit 102 |                        | Tom Noon 8618 Unit 102          | Traveling Breeze 8665 Unit 102 |
| Observed Defective at  |                        | Addresses Inspected             |                                |
| Address                | 2                      | Addresses Inspected             | 4                              |
| Percentage Defective   |                        | 50% of units or areas inspected |                                |

2 of 4=50% walking decks tested at plan/unit 102

| Observed Defective    |                                | Addresses Inspected              |         |
|-----------------------|--------------------------------|----------------------------------|---------|
| Address               | Address                        | Address                          | Address |
|                       | Traveling Breeze 8775 Unit 103 | Traveling Breeze 8775 Unit 103   |         |
| Observed Defective at |                                | Addresses Inspected              |         |
| Address               | 1                              | Addresses Inspected              | 1       |
| Percentage Defective  |                                | 100% of units or areas inspected |         |

1 of 1=100% walking decks tested at plan/unit 103

4 of 7=57% walking decks tested

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**2.0 DECKS AND BALCONIES**

**Violations of Codes and Standards:**

- 2000 International Building Code Section 1405.3.
- 2000 International Building Code Section 1503.2.
- 2000 IBC Handbook "Fire and Life Safety Provisions" Section 1405.3.
- 2000 International Building Code Section 1507.10.1.
- 2000 IBC Handbook "Fire and Life Safety Provisions" Section 1507.
- Enduro-Kote Coating Manufacturers Specification requirements.
- Mer-Kote polyurethane system requirements.
- Mer-Kote Weather Deck system ICBO-ER-3389.
- SMACNA requirements Pages 2.1 and 2.3.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components, exterior and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 2.01 repair recommendation.

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**2.0 DECKS AND BALCONIES**

**2.04 Defect: Sheet metal flashing laps less than 4-inches.**

**Location: At plan type 1 balconies and optional plan types 2 and 3 balconies.**

| Observed Defective     |         | Addresses Inspected            |                                |
|------------------------|---------|--------------------------------|--------------------------------|
| Address                | Address | Address                        | Address                        |
|                        |         | Tom Noon 8638 Unit 101         | Traveling Breeze 8785 Unit 101 |
| Observed Defective at: |         | Addresses Inspected:           |                                |
| Addresses:             | 0       | Addresses Inspected:           | 2                              |
| Percentage Defective:  |         | 0% of units or areas inspected |                                |

**0 of 2=00% walking decks tested at plan/unit 101**

| Observed Defective     |                                | Addresses Inspected             |                                |
|------------------------|--------------------------------|---------------------------------|--------------------------------|
| Address                | Address                        | Address                         | Address                        |
|                        | Tom Noon 8758 Unit 102         | Thunder Sky 9440 Unit 102       | Tom Noon 8758 Unit 102         |
| Tom Noon 8618 Unit 102 | Traveling Breeze 8665 Unit 102 | Tom Noon 8618 Unit 102          | Traveling Breeze 8665 Unit 102 |
| Observed Defective at: |                                | Addresses Inspected:            |                                |
| Addresses:             | 3                              | Addresses Inspected:            | 4                              |
| Percentage Defective:  |                                | 75% of units or areas inspected |                                |

**3 of 4=100% walking decks tested at plan/unit 102**

| Observed Defective             |         | Addresses Inspected              |         |
|--------------------------------|---------|----------------------------------|---------|
| Address                        | Address | Address                          | Address |
| Traveling Breeze 8775 Unit 103 |         | Traveling Breeze 8775 Unit 103   |         |
| Observed Defective at:         |         | Addresses Inspected:             |         |
| Addresses:                     | 1       | Addresses Inspected:             | 1       |
| Percentage Defective:          |         | 100% of units or areas inspected |         |

**1 of 1=100% walking decks tested at plan/unit 103**

**4 of 7=57% walking decks tested**

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**2.0 DECKS AND BALCONIES**

**Violations of Codes and Standards:**

- 2000 International Building Code Section 1405.3.
- 2000 International Building Code Section 1503.2.
- 2000 IBC Handbook "Fire and Life Safety Provisions" Section 1405.3.
- 2000 International Building Code Section 1507.10.1.
- 2000 IBC Handbook "Fire and Life Safety Provisions" Section 1507.
- SMACNA requirements Pages 2.1 and 2.3.
- Enduro-Kote Coating Manufacturers Specification requirements.
- Mer-Kote polyurethane system requirements.
- Mer-Kote Weather Deck system ICBO-ER-3389.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components, exterior and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

This repair covered in 2.01 repair recommendation.

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**2.0 DECKS AND BALCONIES**

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**2.05 Defect: Deck with inadequate slope and/or ponding.**  
**Location At plan type 1 balconies and optional plan types 2 and 3 balconies.**

| Observed Defective         |                                | Units or Areas Inspected    |                                |
|----------------------------|--------------------------------|-----------------------------|--------------------------------|
|                            |                                | Horizon Wind 8650 Unit 101  | Tom Noon 8658 Unit 101         |
|                            |                                | Horizon Wind 8669 Unit 101  | Tom Noon 8717 Unit 101         |
|                            |                                | Horizon Wind 8729 Unit 101  | Tom Noon 8718 Unit 101         |
| Horizon Wind 8730 Unit 101 |                                | Horizon Wind 8730 Unit 101  | Tom Noon 8788 Unit 101         |
|                            |                                | Horizon Wind 8749 Unit 101  | Tom Noon 8818 Unit 101         |
|                            |                                | Horizon Wind 8759 Unit 101  | Tom Noon 8828 Unit 101         |
|                            |                                | Horizon Wind 8760 Unit 101  | Traveling Breeze 8644 Unit 101 |
| Horizon Wind 8789 Unit 101 |                                | Horizon Wind 8789 Unit 101  | Traveling Breeze 8694 Unit 101 |
|                            |                                | Horizon Wind 8799 Unit 101  | Traveling Breeze 8695 Unit 101 |
| Horizon Wind 8800 Unit 101 |                                | Horizon Wind 8800 Unit 101  | Traveling Breeze 8725 Unit 101 |
| Thunder Sky 9440 Unit 101  | Traveling Breeze 8755 Unit 101 | Thunder Sky 9440 Unit 101   | Traveling Breeze 8755 Unit 101 |
| Thunder Sky 9480 Unit 101  |                                | Thunder Sky 9480 Unit 101   | Traveling Breeze 8765 Unit 101 |
| Thunder Sky 9490 Unit 101  | Traveling Breeze 8785 Unit 101 | Thunder Sky 9490 Unit 101   | Traveling Breeze 8785 Unit 101 |
|                            |                                | Tom Noon 8638 Unit 101      | Traveling Breeze 8805 Unit 101 |
| 8 Units                    |                                | 28 Units                    |                                |
| Percentage Defective 28.6% |                                | Units or Areas Inspected 28 |                                |

**8 of 28=29% walking decks inspected at plan/unit 101**

| Observed Defective         |                                | Units or Areas Inspected    |                                |
|----------------------------|--------------------------------|-----------------------------|--------------------------------|
| Horizon Wind 8780 Unit 102 | Tom Noon 8718 Unit 102         | Horizon Wind 8780 Unit 102  | Tom Noon 8718 Unit 102         |
| Horizon Wind 8789 Unit 102 | Tom Noon 8758 Unit 102         | Horizon Wind 8789 Unit 102  | Tom Noon 8758 Unit 102         |
| Thunder Sky 9440 Unit 102  | Tom Noon 8768 Unit 102         | Thunder Sky 9440 Unit 102   | Tom Noon 8768 Unit 102         |
|                            | Tom Noon 8828 Unit 102         | Thunder Sky 9470 Unit 102   | Tom Noon 8828 Unit 102         |
|                            |                                | Tom Noon 8618 Unit 102      | Traveling Breeze 8665 Unit 102 |
| Tom Noon 8668 Unit 102     | Traveling Breeze 8805 Unit 102 | Tom Noon 8668 Unit 102      | Traveling Breeze 8805 Unit 102 |
| 9 Units                    |                                | 12 Units                    |                                |
| Percentage Defective 75%   |                                | Units or Areas Inspected 12 |                                |

**9 of 12=75% walking decks inspected at plan/unit 102**

| Observed Defective         |                                | Units or Areas Inspected    |                                |
|----------------------------|--------------------------------|-----------------------------|--------------------------------|
| Horizon Wind 8780 Unit 102 | Tom Noon 8718 Unit 102         | Horizon Wind 8780 Unit 102  | Tom Noon 8718 Unit 102         |
| Horizon Wind 8789 Unit 102 | Tom Noon 8758 Unit 102         | Horizon Wind 8789 Unit 102  | Tom Noon 8758 Unit 102         |
| Thunder Sky 9440 Unit 102  | Tom Noon 8768 Unit 102         | Thunder Sky 9440 Unit 102   | Tom Noon 8768 Unit 102         |
|                            | Tom Noon 8828 Unit 102         | Thunder Sky 9470 Unit 102   | Tom Noon 8828 Unit 102         |
|                            |                                | Tom Noon 8618 Unit 102      | Traveling Breeze 8665 Unit 102 |
| Tom Noon 8668 Unit 102     | Traveling Breeze 8805 Unit 102 | Tom Noon 8668 Unit 102      | Traveling Breeze 8805 Unit 102 |
| 9 Units                    |                                | 12 Units                    |                                |
| Percentage Defective 75%   |                                | Units or Areas Inspected 12 |                                |

**9 of 12=75% walking decks inspected at plan/unit 103**

**26 of 52=50% walking decks inspected**

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**2.0 DECKS AND BALCONIES**

**Violations of Codes and Standards:**

- 2000 International Building Code Section 1405.3.
- 2000 IBC Handbook "Fire and Life Safety Provisions" Section 1405.3.
- 2000 International Building Code Section 1507.10.1.
- 2000 IBC Handbook "Fire and Life Safety Provisions" Section 1507.
- Standard of Care.

**Resultant Damage:**

- Damage and compromise of waterproof membrane system.
- Premature deterioration of waterproofing system.
- Damage to structural components, exterior and interior finishes.
- Not maintainable as constructed.

**Repair Recommendation: See Repair 2.01.**

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**4.0 ONE-COAT STUCCO SYSTEM**

One Coat Stucco refers to a blend of Portland cement, sand, fibers, special proprietary chemicals and water. One Coat Stucco combines the scratch and brown coat into a single application of 3/8" to 1/2" thick. One Coat Stucco assemblies are code-approved proprietary systems that must be specified and installed per the manufacturer's approved specifications and details. R.H. Adcock inspected 65 of the 114 building exteriors at High Noon at Arlington Ranch to date. The One Coat Stucco system installed at the project was installed on a building by building basis.



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**4.0 ONE-COAT STUCCO SYSTEM**

- 4.01 Defect:** One-coat stucco system failure; cracking (See next page for addresses).

**Location:** At exterior elevations.

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2 and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, Third Edition, Chapter 10, pages 103-105.
- Expo Fiberwall One Coat Stucco Manufacturers Specifications ER-4368.
- La Habra One Coat Stucco Manufacturers Specifications ER-4226.
- Nu Wall One Coat Stucco Manufacturers Specifications ER-3177.
- Omega One Coat Stucco Manufacturers Specifications ER-4004.
- STO One Coat Stucco Manufacturers Specifications ER-3804.
- Western One Kote Stucco Manufacturers Specifications ER-3899.
- Wire Tex One Coat Stucco Manufacturers Specifications ER-3878.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and exterior finishes.
- Cracking of one-coat stucco system.
- Not maintainable as constructed.
- Unreasonable maintenance burden.

**Repair Recommendation:**

This repair covered in other One Coat Stucco System and window repairs.

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**4.0 ONE-COAT STUCCO SYSTEM**

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| Building                   | Observed Defects | Building                                    | Observed Defects | Building                    | Observed Defects      |
|----------------------------|------------------|---------------------------------------------|------------------|-----------------------------|-----------------------|
| Horizon Wind 8640          | 4                | Tom Noon 8647                               | 2                | Horizon Wind 8639           | Tom Noon 8648         |
|                            |                  |                                             |                  | Horizon Wind 8640           | Tom Noon 8637         |
|                            |                  |                                             |                  | Horizon Wind 8649           | Tom Noon 8638         |
|                            |                  |                                             |                  | Horizon Wind 8650           | Tom Noon 8647         |
|                            |                  |                                             |                  | Horizon Wind 8660           | Tom Noon 8658         |
| Horizon Wind 8669          | 2                | Tom Noon 8668                               | 2                | Horizon Wind 8669           | Tom Noon 8658         |
|                            |                  |                                             |                  | Horizon Wind 8670           | Tom Noon 8678         |
|                            |                  |                                             |                  | Horizon Wind 8679           | Tom Noon 8679         |
|                            |                  |                                             |                  | Horizon Wind 8680           | Tom Noon 8689         |
|                            |                  |                                             |                  | Horizon Wind 8729           | Tom Noon 8698         |
|                            |                  |                                             |                  | Horizon Wind 8730           | Tom Noon 8708         |
| Horizon Wind 8740          | 1                | Tom Noon 8718                               | 5                | Horizon Wind 8740           | Tom Noon 8717         |
|                            |                  |                                             |                  | Horizon Wind 8749           | Tom Noon 8718         |
| Horizon Wind 8750          | 6                | Tom Noon 8758                               | 5                | Horizon Wind 8750           | Tom Noon 8757         |
|                            |                  |                                             |                  | Horizon Wind 8759           | Tom Noon 8758         |
| Horizon Wind 8760          | 5                |                                             |                  | Horizon Wind 8760           | Tom Noon 8768         |
| Horizon Wind 8779          | 2                |                                             |                  | Horizon Wind 8779           | Tom Noon 8787         |
|                            |                  |                                             |                  | Horizon Wind 8780           | Tom Noon 8788         |
|                            |                  |                                             |                  | Horizon Wind 8789           | Tom Noon 8818         |
|                            |                  |                                             |                  | Horizon Wind 8799           | Tom Noon 8828         |
|                            |                  |                                             |                  | Horizon Wind 8800           | Traveling Breeze 8644 |
|                            |                  |                                             |                  | Horizon Wind 8810           | Traveling Breeze 8645 |
| Horizon Wind 8820          | 5                |                                             |                  | Horizon Wind 8820           | Traveling Breeze 8654 |
| Thunder Sky 9440           | 2                |                                             |                  | Thunder Sky 9440            | Traveling Breeze 8665 |
|                            |                  |                                             |                  | Thunder Sky 9450            | Traveling Breeze 8674 |
| Thunder Sky 9460           | 2                |                                             |                  | Thunder Sky 9460            | Traveling Breeze 8694 |
|                            |                  |                                             |                  | Thunder Sky 9470            | Traveling Breeze 8695 |
|                            |                  |                                             |                  | Thunder Sky 9480            | Traveling Breeze 8725 |
|                            |                  |                                             |                  | Thunder Sky 9490            | Traveling Breeze 8744 |
|                            |                  |                                             |                  |                             | Traveling Breeze 8755 |
|                            |                  |                                             |                  |                             | Traveling Breeze 8764 |
|                            |                  |                                             |                  |                             | Traveling Breeze 8765 |
|                            |                  |                                             |                  |                             | Traveling Breeze 8775 |
|                            |                  |                                             |                  |                             | Traveling Breeze 8785 |
|                            |                  |                                             |                  |                             | Traveling Breeze 8805 |
|                            |                  |                                             |                  |                             | Traveling Breeze 8824 |
| <b>Observed Defects</b>    |                  |                                             |                  |                             |                       |
| <b>Buildings:</b>          | <b>17</b>        | <b>Total Linear Feet:</b>                   | <b>56</b>        | <b>Buildings Inspected:</b> | <b>65</b>             |
| <b>Percentage Defects:</b> | <b>17.65%</b>    | <b>Percentage of Linear Feet Inspected:</b> | <b>10.71%</b>    |                             |                       |

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**4.0 ONE-COAT STUCCO SYSTEM**

**4.02 Defect: Penetrations not sealed. (See address matrix on next page).**

**Location:** Doorbells adjacent to front entry doors.

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2 and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Plaster and Drywall Systems Manual, Third Edition, Chapter 10, pages 104, "Holes for hose bibs, electrical panels, and other penetrations (except those caused by fasteners) of substrate surfaces must also be caulked."
- Expo Fiberwall One Coat Stucco Manufacturers Specifications ER-4368.
- La Habra One Coat Stucco Manufacturers Specifications ER-4226.
- Nu Wall One Coat Stucco Manufacturers Specifications ER-3177.
- Omega One Coat Stucco Manufacturers Specifications ER-4004.
- STO One Coat Stucco Manufacturers Specifications ER-3804.
- Western One Kote Stucco Manufacturers Specifications ER-3899.
- Wire Tex One Coat Stucco Manufacturers Specifications ER-3878.
- Standard of Care.

**Resultant Damage:**

- Not maintainable as constructed.
- Possible water intrusion causing damage to structural components and exterior finishes.

**Repair Recommendation:**

- A. Clean penetration free from dust, dirt and other foreign items.
- B. Seal all penetrations (assume 26% of all building doorbells) with an approved sealant and/or gasket, assume 3 doorbell penetrations per building.

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**4.0 ONE-COAT STUCCO SYSTEM**

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| Defect Description           | Count        | Location                           | Count        | Defect Description          | Count                 |
|------------------------------|--------------|------------------------------------|--------------|-----------------------------|-----------------------|
| Horizon Wind 8639            | 1            | Tom Noon 8618                      | 3            | Horizon Wind 8639           | Tom Noon 8618         |
|                              |              | Tom Noon 8637                      | 2            | Horizon Wind 8640           | Tom Noon 8637         |
| Horizon Wind 8649            | 1            |                                    |              | Horizon Wind 8649           | Tom Noon 8638         |
|                              |              |                                    |              | Horizon Wind 8650           | Tom Noon 8647         |
|                              |              |                                    |              | Horizon Wind 8660           | Tom Noon 8658         |
|                              |              |                                    |              | Horizon Wind 8669           | Tom Noon 8668         |
|                              |              | Tom Noon 8678                      | 1            | Horizon Wind 8670           | Tom Noon 8678         |
|                              |              |                                    |              | Horizon Wind 8679           | Tom Noon 8679         |
|                              |              |                                    |              | Horizon Wind 8680           | Tom Noon 8689         |
|                              |              |                                    |              | Horizon Wind 8729           | Tom Noon 8698         |
|                              |              |                                    |              | Horizon Wind 8730           | Tom Noon 8708         |
|                              |              | Tom Noon 8718                      | 1            | Horizon Wind 8740           | Tom Noon 8717         |
| Horizon Wind 8749            | 1            |                                    |              | Horizon Wind 8749           | Tom Noon 8718         |
| Horizon Wind 8750            | 1            |                                    |              | Horizon Wind 8750           | Tom Noon 8757         |
|                              |              |                                    |              | Horizon Wind 8759           | Tom Noon 8758         |
| Horizon Wind 8760            | 1            |                                    |              | Horizon Wind 8760           | Tom Noon 8768         |
|                              |              |                                    |              | Horizon Wind 8779           | Tom Noon 8787         |
| Horizon Wind 8780            | 1            |                                    |              | Horizon Wind 8780           | Tom Noon 8788         |
|                              |              |                                    |              | Horizon Wind 8789           | Tom Noon 8818         |
|                              |              | Tom Noon 8828                      | 1            | Horizon Wind 8799           | Tom Noon 8828         |
|                              |              |                                    |              | Horizon Wind 8800           | Traveling Breeze 8644 |
| Horizon Wind 8810            | 1            |                                    |              | Horizon Wind 8810           | Traveling Breeze 8645 |
|                              |              |                                    |              | Horizon Wind 8820           | Traveling Breeze 8654 |
|                              |              | Traveling Breeze 8665              | 1            | Thunder Sky 9440            | Traveling Breeze 8665 |
|                              |              |                                    |              | Thunder Sky 9430            | Traveling Breeze 8674 |
|                              |              | Traveling Breeze 8694              | 1            | Thunder Sky 9450            | Traveling Breeze 8694 |
|                              |              | Traveling Breeze 8695              | 1            | Thunder Sky 9470            | Traveling Breeze 8695 |
| Thunder Sky 9480             | 1            | Traveling Breeze 8725              | 1            | Thunder Sky 9480            | Traveling Breeze 8725 |
|                              |              |                                    |              | Thunder Sky 9490            | Traveling Breeze 8744 |
|                              |              |                                    |              |                             | Traveling Breeze 8755 |
|                              |              |                                    |              |                             | Traveling Breeze 8764 |
|                              |              |                                    |              |                             | Traveling Breeze 8765 |
|                              |              |                                    |              |                             | Traveling Breeze 8775 |
|                              |              |                                    |              |                             | Traveling Breeze 8785 |
|                              |              |                                    |              |                             | Traveling Breeze 8805 |
|                              |              |                                    |              |                             | Traveling Breeze 8824 |
| <b>Observed Defects</b>      |              |                                    |              |                             |                       |
| <b>Buildings:</b>            | <b>17</b>    | <b>Total Penetrations:</b>         | <b>20</b>    | <b>Buildings Inspected:</b> | <b>65</b>             |
| <b>Percentage Defective:</b> | <b>23.5%</b> | <b>of Units of work inspected:</b> | <b>29.4%</b> |                             |                       |

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**4.0 ONE-COAT STUCCO SYSTEM**

**4.03 Defect: Missing backing at horizontal surface.**

**Location:** At master bedroom horizontal surface below single hung windows in rear elevation of Unit 102 in each building.

| Observed                   | Defective at                   | Address(es)                   | Area(s) Inspected              |
|----------------------------|--------------------------------|-------------------------------|--------------------------------|
| Horizon Wind 8660 Unit 102 | Traveling Breeze 8674 Unit 102 | Horizon Wind 8660 Unit 102    | Traveling Breeze 8674 Unit 102 |
| Horizon Wind 8749 Unit 102 | Traveling Breeze 8694 Unit 102 | Horizon Wind 8749 Unit 102    | Traveling Breeze 8694 Unit 102 |
| Horizon Wind 8799 Unit 102 | Traveling Breeze 8764 Unit 102 | Horizon Wind 8799 Unit 102    | Traveling Breeze 8764 Unit 102 |
| Observed                   | Defective at                   | Address(es)                   | Area(s) Inspected              |
| 6 Addresses                |                                | 6 Addresses                   |                                |
| Percentage Defective       |                                | Percentage of Units Inspected |                                |

**Violations of Codes and Standards:**

- 2000 International Building Code Sections 1403.2, 1404.2, 1405.2 and 1405.3.
- 2000 International Building Code Commentary Sections 1403.2, 1404.2, 1405.2, and 1405.3.
- Standard of Care.

**Resultant Damage:**

- Water intrusion causing damage to structural components and exterior finishes.
- Not maintainable as constructed.

**Repair Recommendation:**

Perform this repair in conjunction with repair recommendations 4.01 and 16.03.

Assume this repair occurs at 100% of horizontal surfaces at Unit 102 (without optional private balconies) below single hung windows.

- A. Remove one-coat stucco at top and 12 inches down sides of horizontal surfaces and 12 inches up the intersecting walls. Preserve existing building paper for patching.
- B. Remove and discard OSB substrate at horizontal surfaces.
- C. Apply an approved fungicide treatment to all exposed framing members by a licensed applicator.
- D. Install new exterior grade plywood for substrate.
- E. Install new 1X backing material for vertical support below window sill.
- F. Install "Jiffy Seal" Waterproofing Membrane lapped in a "weather board" fashion with existing building paper and sill flashing.
- G. Patch one-coat stucco with matching texture and bonding agent at cold joints. Provide slope at top of potshelves.
- H. Apply paint to entire wall plane to match existing.