(<u>Ex.2</u>, at §3.2).

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

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

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

4.

Other Common Interest Community Jurisdictions Recognize Homeowner Associations' Standing to Bring Claims for Construction Defects Located Within Units

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

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

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

NRS 116 "must be applied and construed so as to effectuate its general purpose to make 16 uniform the law with respect to the subject of this chapter among states enacting it." NRS 17 18 116.1109(2). Other states adopting the UCIOA have analyzed the statute to determine the breadth 19 of an association's standing. These jurisditions 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).⁴ Indeed, the Colorado statute was also patterned after the Uniform Act, which provides 25 26

⁴Certiorari granted for other issues only in A.C. Excavating v. Yacht Club II Homeowners Ass'n, Inc., 2004 27 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).

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1 that an association may:

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

Compare CRS § 38-33.3-101 and NRS 116.3102(1)(d). The Colorado Court faced similar

factual circumstances to the instant matter in that the defendant builder asserted that the

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:

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

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

18 Id. at 1180 [emphasis added].

The Colorado Court also cited to the intent of the Uniform Act's drafters, "whose stated
purpose was to make 'clear that the association can sue or defend suits *even though the suit may involve only units* as to which the association itself has no ownership interest." *Id.* at (citing
UCIOA § 3-102 cmt. 3 at 96)(emphasis added).⁵ Finally, the Court found that its holding was in
accordance with the national trend. *Id. Yacht Club II* was later upheld in a townhome context. The Colorado Court held in

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⁵DR 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.

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1 pertinent part:

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

Heritage Village Owners Ass'n v. Golden Heritage Investors, LTD, 83 P.3d 513 (Colo.App.

2004). The Colorado Court concluded that the Uniform Act and Yacht Club II make clear that an

"[a]ssociation has standing to assert claims of individual owners" and discarded the same

9 arguments put forth by DR Horton. (*Id.* at 1).⁶

10Other states have found homeowner association standing to bring suit for defects found in11two or more individually owned units. For example, in *Brickyard Homeowners' Ass'n*12Management Committee v. Gibbons Realty Co., the Court analyzed statutory provisions akin to13the Nevada Statute. 668 P.2d 535 (Utah 1983). The plaintiff was a homeowners association14suing for construction defects occurring in the common areas and the individually owned units.16Id. The Utah Court held that the association had statutory authority to bring suit on behalf of two17or more of its unit owners as the allegations affected more than one unit. Id. at 541.

18Other jurisdictions are in accord with the Association's statutory interpretation regarding19homeowner association standing. See, e.g., Association of Unit Owners of Bridgeview20Condominiums v. Dunning, 187 Or.App. 595, 69 P.3d 788 (2003)(finding association's standing21to bring claims for construction defects in individual units and the addition of individual unit23owners "would change nothing as to those claims"); Winthrop House Ass 'n, Inc. v. Brookside24Elm Limited Partners, 451 F.Supp.2d 336 (D.Conn. 2005)(finding association had standing to

 ⁶DR Horton argues that recognizing an association's standing to bring a lawsuit for defects within the individual units will expose it to subsequent lawsuits by unit owners for the same defects. (20:28 - 21-10). This 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 1 2 Condominium Ass'n v. Stolt and Egner, Inc., 267 Ill.App.3d 291, 642 N.E.2d 171 3 (1994)(recognizing that an association enjoyed standing to sue on behalf of individual unit 4 owners for fraudulent misrepresentation by builder and developer that buildings were constructed 5 in compliance with building codes and in a good and workmanlike manner); Charley Toppino & 6 Sons, Inc., v. Seawatch Marathon Condominium Ass'n, 658 So.2d 922 (Fla. 1995)(holding "the 7 right to bring an implied warranty claim belongs to the unit owners, and this right may be 8 exercised by the unit owners in the aggregate through their condominium association in matters 9 10 of common interest" which include damages to units and personal property); Candlewood 11 Landing Condo. Ass'n v. Town of New Milford, 44 Conn. App: 107, 111, 686 A.2d 1007 12 (1997)(holding that a condominium association has standing to bring a tax appeal on behalf of 13 unit owners even through the statute governing tax appeals does not expressly so provide because 14 the common interest ownership act authorizes an association to act in a representative capacity 15 without exception or limitation); Owens v. Tiber Island Condominium Ass'n, 373 A.2d 890 16 (D.C.App. 1977)(recognizing statutory standing of association to sue on behalf of two or more 17 18 unit owners for matters that affect individual units). Other jurisdictions have unequivocally 19 discarded the standing assertions championed by DR Horton. This Court has no logical reason to 20 deviate Nevada's course. DR Horton's Motion should be denied. 21 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).

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

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
-0	operative CC&Rs reinforce this conclusion. Such an interpretation is in accord with other
8	jurisdictions that have adopted a common interest community act patterned after the UCIOA.
9	Defendants' Motion should be denied.
10	Respectfully submitted this 1 st day of May, 2008.
11	QUON BRUCE CHRISTENSEN
12	0.1172
13	By: Jacob . J
14	NANCY QUON, ESQ. Nevada State Bar No. 6099
15	JASON W. BRUCE, ESQ. Nevada State Bar No. 6916
16	JAMES R. CHRISTENSEN, ESQ.
17	Nevada Bar No. 3861 2330 Paseo del Prado. C-101
18	Las Vegas, Nevada 89102
10	(702) 942-1600 Attorneys for Plaintiffs
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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008

FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.650

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 U	Concanter and the	resent of only see of of ronal specificity of the reserve
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	Travoling 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
PLAN CASE STOREFYER	Delective at the second second	Second And Second Areas Inspected and Second and
6	Addresses	6 Addresses
Percentage Delective 2017	2001 A 100 St 100 St 100 St	of units of a reast hispected - Carter and a second second

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.

HNAR00010612

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ARLI	NGTO	N RAN	CH			FOR	MEDIATIO	N PURPOSI	es only.		
Prelin	ninary D	efect I	.ist &		N.R.S. 48.109 und N.R.S.40.680						
Renai	r Recom	menda	tions								
Ianuar	v 7. 200)8									
4.0	ONE-	COAT	STUCCO	SYSTEM							
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					Horizon '	Wind 860	50 Unit 102				
Horizon Wind 8	749 Unit	102			Horizon V	Wind 874	19 Unit 102	Traveling	Breeze	8694 Un	it 102
Horizon Wind 8	799 Unit	102	Traveling Bre	eze 8764 Unit 102	Horizon	Wind 879	99 Unit 102	Traveling	Breeze	8764 Un	it 102
	OF OF	served	Defective ars		2.1.1	Vad Test	SoftArcas	Inspecied			
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- 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.

HNAR00010613

ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 4.0 ONE-COAT STUCCO SYSTEM

FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40,480

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)		15 Standard Sector Areas	
	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
Contraction of the second	Delocityeat	and the set of Areas	Inspectation and the second
1	Addresses	6	Addresses
Percentage Defective we way		deutilitor areas 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.
- Unreasonable maintenance burden.
- Not maintainable as constructed.

Repair Recommendation:

This repair covered in 4.03 repair recommendation.

ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 4.0 ONE-COAT STUCCO SYSTEM FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.680

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.

Service States of Chick Yeard	Macal College States	A CONTRACTOR AND A	Inspectation and the second
	Traveling Breeze 8674 Unit 102	Horizon Wind 8660 Unit 102	Traveling Breeze 8674 Unit 102
Horizon Wind 8749 Unit 102		Horizon Wind 8749 Unit 102	Traveling Breeze 8694 Unit 102
	Traveling Breeze 8764 Unit 102	Horizon Wind 8799 Unit 102	Traveling Breeze 8764 Unit 102
STATE AND	Detective at 15 Statement	Addresses of Areas	Inspectal Property and Property
3	Addresses	6	Addresses
Percentage Defective Market	12 Mar 19 19 19 19 19 19 19 19 19 19 19 19 19	af an ill stor areas in space and	化长生的资源 和1111年1月1日

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.

ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 4.0 ONE-COAT STUCCO SYSTEM .

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

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

A STATE OF A	MC UVC II M MARKEN MARK	Same Building Miner and	
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	Traveling Breeze 8824	Horizon Wind 8779	Traveling Breeze 8824
of the second second	Deletitical contractions	assessminical inspected	
17	Buildings	18	Buildings
Party and and the second second	A DESCRIPTION OF THE OWNER	NAMES IN CONTRACTOR OF CONTRACTOR	

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.

HNAR00010616

FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40.480

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:

85

N.R.S. 43,109 and N.R.S.40,680 FOR MEDIATION PURPOSES ONLY.

SLIDING GLASS DOORS

7.01 Defect: Sliding glass door threshold vertical frame unscaled; stained tack

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

Tom Noon 3618 Unit 103	Harizon Wind 8649 Unit 103		
Thurder Sky 9470 Unit 103	Horizon Wind 8640 Unit 103		
Thunder Sky 9460 Unit 103	Horizon Wind 8639 Unit 103	Thunder-Sky 9460 Unit 103 1	rizon Wind 8639 Unit 103
	Unit /Plan 102	units inspected=44 % at 1	12 of 27
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2	Addresses Inspected:	21	Addresses
Transmission and the second	のないであるのであるというのである		のないでは、「ないたななない」のの
Thaveling Brocze 8805 Unit 102		Thaveling Brocze 8805 Unit 102	
Traveling Brozz: 8764 Unit 102	Thunder Sky 9470 Unit 102	Thaveling Broczo 8764 Unit 102	inder Sky 9470 Unit 102
Traveling Breeze 8005 Unit 102	Thunder Sky 9440 Unit 102		under Sky 9440 Unit 102
Thaveling Breeze 8054 Unit 102	Horizon Wind 8820 Unit 102	Traveling Broene 8654 Unit 102	
TomNom 8828 Unit 102	Horizan Ward 8810 Unit 102	TamNoan 8828 Unit 102	
Torn Noon 8768 Unit 102	Horizon Word 8789 Unit 102		cizon Wind 8789 Uhit 102
TomNon 8758 Unit 102	Horizan Wind 8780 Unit 102	Tom Noon 8758 Unit 102	
TomNoon 8718 Unit 102	Harimon Wind 8759 Unit 102		
TomNon 8689 Unit 102	Horizon Wind 8750 Unit 102		
Tom Non 8679 Unit 102	Hurizon Wind 8749 Unit 102	Tom Noon 8679 Unit 102	rizon Ward 8749 Unit 102
Tom Non 8668 Uhit 102	Harizon Wind 8740 Unit 102	Tom Noon 8668 Unit 102	
TomNoon 8647 Uhit 102	Horizon Ward 8729 Unit 102		cizon Ward 8729 Unit 102
Tom Noon 8637 Unit 102	Haviann Wind 8079 Unit 102		
TornNoon 8618 Unit 102	Horizon Wind 8660 Unit 102		
The second s			2120 Cold The St. 2 Constant

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	Thunder Sky 9450 Unit 103		Thunder Sky 9450 Unit 103
Traveling Process 8824 Unit 103	Thanks Sky 9440 Unit 103	Traveling Brozze 8824 Unit 103	
Traveling Brozze 8775 Unit 103	Horizon Wind 8810 Unit 109	Traveling Brocze 8775 Unit 103	
Thaveling Proze 8744 Unit 103	Honizon Ward 8789 Unit 103		Horizon Wird 8789 Unit 103
Thaveling Brozze 8694 Unit 103	Huriam Wind 8779 Unit 103		Horizon Wand 8779 Unit 103
Traveling Brozz 8645 Unit 103	Harizon Wind 8759 Unit 103	Traveling Brocze 8645 Unit 103	Horizon Ward 8759 Unit 103
Torn Norm 8787 Unit 103	Horizon Wind 8750 Unit 108		
Tom Noon 8757 Unit 103	Horizon Wind 8740 Unit 103		Horizon Word 8740 Linit 103
TornNoon 8718 Unit 103	Harizan Ward 8730 Unit 103	Tom Noon 8718 Unit 103	
Torn Noon 8708 Unit 103	Hunizon Wind 8729 Unit 103		Horizon Wind 8729 Unit 103
TornNon 8698 Unit 103	Horizon Wind 8660 Unit 103		
TornNoon 8679 Unit 103	Hurizon Wind 8670 Unit 103		
Tom Noon 8637 Unit 103			
TomNop 8618 Unit 103	Horizon Wind 8649 Unit 103		
Thunder Sky 9470 Unit 103	Horizon Wind 8640 Unit 103		
Thunder Sky 9460 Unit 103	Horizon Wind 8639 Unit 103	Thurder Sky 9460 Unit 103	Harizon Wind 8639 Unit 103

Address income 22 of 30 units inspected=40% at Unit /Plan 103

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

86

HNAR00010618

Doug-Datases actaet: 30

FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.480

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, 3rd 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.

HNAR00010619

FOR MEDIATION FURPOSES ONLY. N.R.S. 48,109 and N.R.S.40.489

7.02 Defect: Threshold/jamb junctures are unscaled; water intrusion during track test at corners and under threshold.

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

Instant Address Stored	Address of the second	CHERCALINE ADDRESS 45 COMPANY	
	Horizon Wind 8799 Unit 102	Horizon Wind 8639 Unit 102	Horizon Wind 8/39 Unit 102
		Horizon Wind 8660 Unit 102	<u> </u>
Horizon Wind 8749 Unit 102		Horizon Wind 8749 Unit 102	
	Derver De Genverke State State		
Addresses:	2	Addresses Inspected:	4
Receives Descrives a series		and some district these	

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

Service and the service of the		Non-the Month Statistics	
			Contraction of the second states
	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)
Hortzon Wind 8670 Unit 103		Horizon Wind 8670 Unit 103	
Horizon Wind 8730 Unit 103		Horizon Wind 8730 Unit 103	
	Served Detection of the served Detection	Children and an	
Addresses:	4	Addresses Inspected:	6
Strends Deschort	6-9-10-10-10-10-10-10-10-10-10-10-10-10-10-	Martine of the second	

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

HNAR00010620

FOR MEDIATION PURPOSES ONLY. N.R.S. 48,189 and N.R.S.40,680

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:

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.

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

		A CONTRACTOR OF	
ALL STRATES AND STRATES		A CONTRACTOR OF	A CONTRACTOR OF
Horizon Wind 8639 Unit 102	Horizon Wind 8799 Unit 102	Hortzon Wind 8639 Unit 102	Hortzon Wind 8799 Unit 102
Horizon Wind 8660 Unit 102		Horizon Wind 8660 Unit 102	
Horizon Wind 8749 Unit 102		Horizon Wind 8749 Unit 102	
	Net Val Dankriter a Salar Balan		
Addresses:	4	Addresses Inspected:	4
A CALLER AND A CALLER AND A CALLER		CAN INT STUDY ISLAND	

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

		a a series a series a series and a series of the series of t	
	Horizon Wind 8740 Unit 103	Horizon Wind 8649 Unit 103	Horizon Wind 8740 Unit 103
Horizon Wind 8650 Unit 103	Horizon Wind 8789 Unit 103 (2)	Horizon Wind 8650 Unit 103	Horizon Wind 8789 Unit 103 (2)
Horizon Wind 8670 Unit 103	T	Horizon Wind 8670 Unit 103	
Horizon Wind 8730 Unit 103	1	Hortzon Wind 8730 Unit 103	
	he milbrede a state of the	Constant And Addressed	A TRANSPORT OF THE PARTY OF THE P
Addresses:	5	Addresses Inspected:	6
Reconfig. Defendent fremen		and the state of the state of the	

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

HNAR00010622

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, 3rd 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.

91

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

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 4inch 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.

HNAR00010624

FOR MEDIATION PURPOSES ONLY. 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.

	Horizon Wind 8799 Unit 102	Horizon Wind 8639 Unit 102	Harizan Wind 8799 Unit 102
Horizon Wind 8660 Unit 102		Horizon Wind 8660 Unit 102	
Horizon Wind 8749 Unit 102		Horizon Wind 8749 Unit 102	
			s inspected the state of the second
Addresses:	3	Addresses Inspected:	4
Printing Discoversion		anniero-arcalliste stolet-	

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

		And the second	
	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	Hortzon Wind 8789 Unit 103 (2)
		Horizon Wind 8670 Unit 103	
Horizon Wind 8730 Unit 103		Horizon Wind 8730 Unit 103	
	Renyell Detective of States and	Sector States and Addresses	is a contract of the second
Addresses:	3	Addresses Inspected:	6
Reaching December 2015	1	o comis or areas inspected as the	

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

FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.46.660

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, 3rd 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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ARLINGTON RANCH	FOR MEDIATION PURPOSES ONLY.
Preliminary Defect List &	N.R.S. 48,109 and N.R.S.40.680
Repair Recommendations	
January 7, 2008	
7.0 SLIDING GLASS DOORS	

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

1 d America	3	Addresses Inspected:	4
	NET DE CINETAL SU		Instantion and a second
Horizon Wind 8749 Unit 102		Horizon Wind 8749 Unit 102	
Horizon Wind 8660 Unit 102		Horizon Wind 8660 Unit 102	
Horizon Wind 8639 Unit 102		Horizon Wind 8639 Unit 102	Horizon Wind 8799 Unit 102
			A

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

	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	1	Horizon Wind 8670 Unit 103	
Horizon Wind 8730 Unit 103		Horizon Wind 8730 Unit 103	
	Merval Defective Contract of the	I SAN AND AND AND AND AND AND AND AND AND A	inspected and the second second
Addresses:	4	Addresses 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

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, 3rd 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.

HNAR00010628

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

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.

(Page 615 P, 714)

ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 8.0 EXTERIOR DOORS

FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40,680

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Traveling Breeze 8805 Unit 101	ThmNhon 8638 Unit 101		Tom Noon 8638 Unit 101
Thaveling Breeze 8785 Unit 101	Thunder Sky 9490 Unit 101	Traveling Bucze 8785 Unit 101	Thunder Sky 9490 Unit 101
Traveling Brozze 8765 Unit 101	Thunder Sky 9480 Unit 101	Traveling Brocze 8765 Unit 101	Thurder Sky 9480 Unit 101
Thaveling Proze 8755 Unit 101	Thunder Sky 9440 Unit 101	Traveling Brocze 8755 Unit 101	Thunder Sky 9440 Unit 101
Thaveling Breeze 8/25 Unit 101	Horizon Wind 8800 Unit 101	Traveling Brocze 8725 Unit 101	Horizon Wind 8800 Unit 101
Thraveling Brocze 8695 Unit 101	Horizon Wind 8799 Unit 101	Traveling Breeze 8695 Unit 101	Horizon Wind 8799 Unit 101
Thaveling Breeze 8694 Unit 101	Horizon Wind 8789 Unit 101	Traveling Brocze 8694 Unit 101	Harizon Wind 8789 Unit 101
Thaveling Brozz 8644 Unit 101	Horizon Wind 8760 Unit 101	Traveling Breeze 8644 Unit 101	Harizon Wind 8760 Unit 101
TomNoon 8828 Unit 101	Horizon Wind 8750 Unit 101	Tom Noon 8828 Unit 101	Horizon Wind 8750 Unit 101
Tom Naca 8818 Unit 101	Havinon Wind 8749 Unit 101	Tam Noan 8818 Unit 101	Harizan Wind 8749 Unit 101
Tom Noon 8788 Unit 101	Horizon Wind 8730 Unit 101	Tom Noon 8788 Unit 101	Horizon Wind 8730 Unit 101
TomNoon 8718 Unit 101	Huizm Wird 8729 Unit 101	TamNoan 8718 Unit 101	Horizon Ward 8729 Unit 101
TomNoon 8717 Unit 101	Hunizon Wind 8669 Unit 101	TomNoon 8717 Unit 101	Horizon Ward 8669 Uhit 101
TomNon 868 Unit 101	Hurizon Wind 8650 Unit 101	Tom Noon 8658 Unit 101	Harizon Wind 8650 Unit 101

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

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

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HNAR00010630

FOR MEDIATYON FURPOSES ONLY. N.R.S. 43.109 and N.R.S.49.689

Γ																	Γ	10
60 Uhit 103	F70 Ubit 108	8 Unit 103	7 Uhile 103	9 Uhit 103	8 Unit 108	8 Unit 103	8 Unit 103	7 Ubit 103	7 Uhit 103	ce 8645 Unit 103	ac 8694 Unit 103	ie 8744 Uhit 103	#8775 Unit 103	te 8824 Unit 103			H	「「「「「「「」」」」
Thunder Sky 94	Thurder Sky 94	Thun Noon 861	Tom Noon 863.	Tom Noon 867	Tom Noon 869	Torn Nooa 870	TomNon 8718	[Tem Noon 875]	TomNon 878	[Ihaweling Brocz	Thaveling Brocz	Traveling Breez	Traveling Brocz	Traveling Brees		* fingeodocating		State of the Article State of
18609 Uhit 103	18640 Unit 103	18649 Uhit 103	18650 Unit 103	18670 Uhit 103	18680 Uhit 103	18729 Unit 105	18730 Unit 103	18740 Uhit 103	18750 Unit 103	18759 Uhit 103	18779 Unit 103	18789 Unit 103	18810 Unit 103	9440 Uhit 103	94SO Uhit 103	No. of Concession, Name	es laspected:	A CONTRACTOR OF
Horizon Wind	Horizon Winc	Herizon Winc	Hbrizon Winc	Horizon Wind	Harizon War	Horizon Wirk	Hizizon Wink	Horizon Wine	Harizon Why	Horizon Wind	Herizon Wen	Horizon Wind	Horizon Wind	Thate Sty	Thurder Sty!		Address	
50 Christ 100	10 Unit 103		Uhit 103				Uhit 103	Uhit 103	Uhit 103	o 8645 Unit 103	: 8694 Unit 108		\$775 Unit 103	5824 Uhit 103		North Statistics	R	になるのである。
Thursday 94	Thurder Sky 94		TomNon 8037				TomNon 8718	Tom Non 8757	Tom Noon 8787	Traveling Brees	Traveling Brocz		Traveling Brees	Traveling Breeze		Served Defectives		
0 Unit 103		Duit 103) Utait 103		Utilit 108	Uteit 108) (hiit 103		1 Uhit 108) Uhit 108) Utrict 103	Ubit 109		Unit 103	Child 103		5605:	
cizon Wind 863:		orizon Wind 8645	orizon Wind 866		orizon Wind 8680	orizon Wind 872	torizon Ward 8730		orizon Ward 8750	orizon Wind 8755	orizon Wind 8775	orizon Wind 8785		ander Sky 94401	hinder Sky 94501	States and a second	Addre	A State State

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

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

640

HNAR00010631

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

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

Horizon Wind 8650 Unit 101	Traveling Breeze 8785 Unit 101	Horizon Wind 8650 Unit 101	Traveling Breeze 8785 Unit 101
Thunder Sky 9460 Unit 101		Thunder Sky 9480 Unit 101	
Tom Noon 8636 Unit 101		Tom Noon 8638 Unit 101	
Tom Noon 8828 Unit 101		Tom Noon 8828 Unit 101	
	Diserved Defective at states and the	CONTRACTOR OF CONTRACTOR	my relation of the second
Addresses:	5	Addresses Inspected:	5
The second s		CONTRACTOR OF THE CONTRACTOR OF THE	The second s

5 of 5 tested 100% at unit/plan 101

Horizon Mand 9630 Int 102	Tom Noon 9759 bit 100	Home March 2011 18 102	Tom Nom 87581 bit 102
Horizon Wind 8799 Linit 102	Traveling Presse AGS I nil 102	Horizon Wind 8799 Litit 102	Traveling Breeze 8665 Unit 102
Horizon Wind 8810 Unit 103		Horizon Wind 8810 Unit 103	N
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
	the ful Difference of the state of the		
Addresses:	9	Addresses Inspected:	9
	A REAL PROPERTY OF THE REAL PR	20 million and a start of the	

9 of 9 tested 50% at unit/plan 102

el de la companya de La companya de la comp			
Horizon Wind 8649 Unit 103	Hurizon Wind 8789 Unit 103	Horizon Wind 8649 Unit 103	Horizon Wind 8789 Unit 103
Harizon Wind 8660 Unit 103	1	Horizon Wind 8650 Unit 103	1
Horizon Wind 8730 Unit 103		Horizon Wind 8730 Unit 103	
Horizon Wind 8740 Unit 103		Hortzon Wind 8740 Unit 103	
Horizon Wind 8650 Unit 103		Horizon Wind 8650 Unit 103	
Tom Noon 8679 Unit 103	1	Tam Noan 8679 Unit 103	
Traveling Breeze 8775 Unit 103		Traveling Breeze 8775 Unit 103	· · · · · · · · · · · · · · · · · · ·
	THE REAL PROPERTY OF THE PROPERTY OF THE REAL PROPE		pend is law shares and
Addresses:	8	Addresses Inspected:	8
Percentage Defective	1009	of mile or men inspected a state	

8 of 8 tested 100% at unit/plan 103

22 of 22 tested=100%

100

FOR MEDIATION FURPOSES 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.
- 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.

101

FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S. 40,480

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

$\mathbf{G} = \mathbf{G}$			E State La Constantes
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	
	1	Tom Noon 8638 Unit 101	
		Tom Noon 8828 Unit 101	
	Served Descrive at the server state		CRICE CONTRACTOR OF THE REAL
Addresses:	3	Addresses Inspected:	5
Records a later by the second	\sim	Company of the part of the second	

3 of 5 tested 60% at unit/plan 101

New York Constraints	CTATION STREET,		
and the second		A CONTRACTOR OF	And St. Parts
	1	Horizon Wind 8639 Unit 102	Tom Noon 8758 Unit 102
Harizon 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	
Thundar Sky 9440 Unit 102	Traveling Breeze 8694 Unit 102	Thunder Sky 9440 Unit 102	Traveling Breeze 8694 Unit 102
Tom Noon 8618 Unit 102		Tom Noon 8618 Unit 102	Traveling Breeze 8764 Unit 102
	Diserved Defective a subject to the	And the second state of the second	
Addresses:	6	Addresses Inspected:	. 9
Fight Diversity and		Summer of the disperieurs.	

6 of 9 tested 67% at unit/plan 102

torizon Wind 8649 Unit 103	Horizon Wind 8789 Unit 103	Horizon Wind 8649 Unit 103	Horizon Wind 8789 Unit 103
orizon Wind 8650 Unit 103		Horizon Wind 8660 Unit 103	
		Horizon Wind 8730 Unit 103	
brizon Wind 8740 Unit 103		Horizon Wind 8740 Unit 103	
		Horizon Wind 8650 Unit 103	-
		Tom Noon 8679 Unit 103	
		Traveling Breeze 8775 Unit 103	
	Received Descrive and the South Street	in the second state of the	spectral (Sector Control Print
Addresses:	4	Addresses Inspected:	8

102

4 of 8 tested 50% at unit/plan 103

13 of 22 tested=59%

J

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.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.



FOR MEDIATION PURPOSES ONLY.

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

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:

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

IL HE JOCCOTLA INT			
INTERN WITH BOSO CHE 101		Florizon Wind 850 Unit 101	Tom Noon 6008 Unit IUL
Hurizon Wind 8669 Unit 101	Tom Noon 8717 Unit 101	Horizon Wind 8669 Uhit 101	Tom Noon 8717 Unit 101
Ruizon Wind 8729 Unit 101	Tom Noon 8718 Unit 101	Horizon Wind 8729 Unit 101	Thm None 8718 Unit 101
Ibrizon Wind 8730 Unit 101		Horizon Wind \$730 Unit 101	Tam Naan 8788 Unit 101
Enizon Wind 8749 Unit 101	Tom Noon 8818 Unit 101	Horizon Wind 8749 Unit 101	Tom Noon 8818 Unit 101
Iorizon Wind 8750 Linit 101	Tom Noon \$828 Unit 101	Horizon Wind 8750 Unit 101	Tom Noon 8828 Unit 101
Exizon Wind 8760 Uhit 101	Traveling Breeze 8644 Unit 101	Horizon Wind 8760 Unit 101	Traveling Breeze 8644 Unit 101
Exizon Wind 8789 Unit 101	Traveling Breeze 8694 Unit 101	Horizon Wind 8789 Unit 101	Traveling Breeze 8694 Unit 101
Enizon Wind 8799 Unit 101		Horizon Wind 8799 Unit 101	Thaveling Breeze 8695 Unit 101
Hurizon Wind \$800 Uhit 101	Traveling Breeze 8725 Unit 101	Horizon Wind 8800 Unit 101	Traveling Baseze 8725 Unit 101
	Traveling Breeze 8755 Unit 101	Thunder Sky 9440 Unit 101	Traveling Breeze 8755 Unit 101
Number Sky 9480 Ubit 101	Traveling Breeze 8765 Unit 101	Thuader Sky 9480 Unit 101	Thaveling Breeze 8765 Unit 101
Number Sky 9490 Unit 101	Traveling Breeze 8785 Unit 101	Thunder Sky 9490 Unit 101	Traveling Breeze 8785 Unit 101
Iora Noon 8638 Unit 101		Turn Nam 8638 Unit 101	Traveling Baseze 8805 Unit 101
	Older Chicken Street Street		
Addresses:	23	Addresses Inspected:	28

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

			141
	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	1	Horizon Wind 8780 Unit 102	1
	CONTRA DESCRIPTION OF THE PROPERTY OF		Interesting the second second
Addresses:	3	Addresses Inspected:	3
Real Providence		and a million mean first statistics	

3 of 3 units inspected=100% at Unit /Pian 102

Sector Chernel Different	Contractor		
	1997 (1997) - 1998) - 1998 - 1998 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999	an a	Tom Noon B618 Linit 10B
		1	Tom Noon 8698 Unit 103
Horizon Wind 8729 Unit 103		Hurizon Wind 8729 Unit 103]
			Tom Noon 8718 Unit 103
Chief	weil Detective of the state of the		Internet of the later of the
Addresses:	1	Addresses Inspected:	4
Percentage Defectives	THE REAL PROPERTY IN COMPANY	and a state of the	

105

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

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

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

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

Constraint Constraint Date				
Horizon Wind 8650 Unit 101	Treveling Breeze 8785 Unit 101	Horizon Wind 8650 Unit 101	Traveling Braeze 8785 Unit 101	
Thunder Sky 9480 Unit 101		Thunder Sky 9480 Unit 101	1	
Tom Noon 8638 Unit 101		Tom Noon 8538 Linit 101		
Tom Noon 8828 Unit 101		Tom Noon 8828 Unit 101	1	
No. of the second stated of the	annel Descrive all supplies and	Sector Contraction of the Sector Sect		
Addresses;	5	Addresses Inspected:	5	
5 of 5 tested 100% at unit/plan 101				

 Addresses:
 1
 Addresses Inspected:
 1

 Addresses:
 1
 Addresses Inspected:
 1

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 1405.2
 - 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:

- Clean threshold/jamb intersection free of dust, dirt and other foreign items.
- B. Apply flexible/paintable/mold/mildew resistant sealant at intersection.

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C. Kilz and paint stained baseboard and drywall to match existing, assume 4 square feet per door.

ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 10.0 FIRE RESISTIVE CONSTRUCTION

FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.480

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

Garage to Unit Separation walls.
 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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 10.0 FIRE RESISTIVE CONSTRUCTION FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S. 40.680

0.0 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.

states in state Oran ed Die			
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	Harizon 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 Unt 102	1	Horizon Wind 8810 Lint 102	Traveling Breeze 8764 Unit 102
Thunder Sky 9440 Uhit 102	Traveling Breeze 8805 Unit 102	Thunder Sky 9440 Unit 102	Traveling Breeze 8805 Unit 102
Torn Noon 8618 Unit 102		Tom Noon 8618 Unit 102	
Addresses:	10	Addresses Inspected:	13
Denverse Der Basser Berneter			

Violations of Codes and Standards:

- 2000 International Building Code Sections 719.1(2), 14.1.3 l.m. Table 719.1 Footnote o, Footnote 1 and Table 601-602
- Gypsum Association-17th Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515.
- Gypsum Association-17th 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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FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.680

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-our 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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 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. Correct Defect: Correct Address Correct Defect: Drywall for the fire rating is and garage occupancy separation walls. Correct Defect: Drywall for the fire rating is and garage Correct Address Correct Defect: Drywall for the fire rating is and garage Correct Address Correct Defect: Drywall for the fire rating is a different for the fire rating is a d

		FIDEZOFE WEICE OF ALL TO F	
	Tom Noon 8829 Unit 101	Horizon Wind 8760 Unit 101	Tom Naon 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
	erved Defective at the second second		
Addresses:	3	Addresses Inspected:	8
Internet and the second second		and sector beat files	the second s

3 of 8 tested 38% at unit/plan 101

No. of the second s		Philippine and the second second	
Address	And the second	in the Annexe of the	
		Horizon Wind 8810 Urt 102	Traveling Breeze 8805 Unit 102
		Thunder Sky 9440 Unit 102	
	a well Deferre and the second second		
Addresses;	0	Addresses Inspected:	3
Promotion Deleting and the second		ounder for the second	
0	of 3 tested 0% at unit/plan	1 102	

Community of the			
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
		Hortzon Wind 8759 Unit 103	Traveling Breeze 8824 Unit 103
		Thunder Sky 9440 Unit 103	
Charad Difference		With the second second	1-1-10
Addresses:	2	Addresses Inspected:	9
Percentage Defective	2010 CARLE 10 CARLE 129	or units or areas bispected	

2 of 9 tested 22% at unit/plan 103

5 of 20 tested=25%

HNAR00010642



FOR MEDIATION PURPOSES ONLY. N.R.S. 48,169 and N.R.S. 40,480

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-17th Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515.
- Gypsum Association-17th 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.

111

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

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.

A CONTRACT OF ALL PROPERTY AND A CONTRACT OF A		Horizon Mind 8550 Link 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 8894 Unit 101
	Traveling Breeze 8785 Unit 101	Thunder Sky 9480 Unit 101	Traveling Breeze 8785 Unit 101
		Tom Noon 8638 Unit 101	
A COMPANY AND A STATE OF A COMPANY AND A		Wanker the California Co	A CARLES AND A CONTRACTOR OF A CARLES
Addresses:	2	Addresses Inspected:	9
Personal Person States		Carrier Manager and States	

2 of 9 tested 22% at unit/plan 101

	Trees block DOID Like (00		Tom Man DOAD (143 400
·	Tom nour doite unt 102	Honzon Wind aboy Unit 102	Tom Noon ab to Unit 102
	Tom Noon 8758 Unit 102	Harizon Wind 8860 Unit 102	Tom Noon 8758 Unit 102
brizon Wind 8749 Unit 102		Horizon Wind 8749 Unit 102	Traveling Breeze 8666 Unit 102
	Traveling Breeze 8764 Unit 102	Horizon Wind 8799 Unit 102	Traveling Breeze 8674 Unit 102
		Horizon Wind 8810 Unt 102	Travoling Breeze 8694 Unit 102
		Thunder Sky 9440 Unit 102	Traveling Breeze 8764 Unit 102
	Traveling Breeze 8805 Unit 102	T	Traveling Breeze 8805 Unit 102
Ober with eachive at the			
Addresses:	5	Addresses Inspected:	13

5 of 13 tested 38% at unit/plan 102

		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 9670 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 8759 Unit 103	
		Horizon Wind 8789 Unit 103	
的现在分词是一种的问题。	Northern Manufacture of Balk States of		Inspected in the State State State
Addresses:	4	Addresses Inspected:	11
Percentage Defective			

4 of 11 tested 36% at unit/plan 103

11 of 33 tested=33%

HNAR00010644



- 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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 10.0 FIRE RESISTIVE CONSTRUCTION

FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.49.680

10.04 Defect: Opposing seams are back to back.

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

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	
	Marved Detective an etal and a state	A DESCRIPTION OF A DESC	
Addresses:	5	Addresses Inspected:	1 9
Renewood Competence			
5 of 9	tested 56% at unit/plan 1	101	
Inrizon Wind 8639 Linit 102	f	114-2 14/and 0000 1 hait 100	Town Manue OC40 I hall 400

A CONTRACTOR OF A CONTRACT OF	ALL THE TOUR I HAVE TO AN ADDRESS AND ADDRESS AND ADDRESS ADDRE	おこれがないためのありの いちがたたけのない	said and the state of the state of the state
Horizon Wind 8639 Unit 102		Horizon Wind 8639 Unit 102	Tom Noon 8618 Unit 102
Horizon Wind 8680 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 Unt 102	Traveling Breeze 8694 Unit 102
	Traveling Breeze 8694 Unit 102	Thunder Sky 9440 Unit 102	Traveling Breeze 8764 Unit 102
Horizon Wind 8810 Unt 102	Traveling Breeze 8764 Unit 102	Horizon Wind 8810 Unit 102	Travelino Breeze 8805 Unit 102
Cluser and Defective ac state		WALL SE USING THE SECOND	
Addresses:	9	Addresses Inspected:	14
Percentary Defendent and States		fotune of areas inspected de so	

9 of 14 tested 64% at unit/plan 102

a la gran avera della constante	1000-02		
		Horizon Wind 8649 Unit 103	1
Horizon Wind 8650 Unit 103	Thunder Sky 9440 Unit 103	Horizon Wind 8650 Unit 103	Thunder Sky 9440 Unit 103
Horizon Wind 8670 Unit 103	Tom Noon 8679 Unit 103	Horizon Wind 8670 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 Linit 103
Horizon Wind 8740 Unit 103	1	Horizon Wind 8740 Linit 103	Traveling Breeze 8775 Linit 103
Horizon Wind 8759 Unit 103		Horizon Wind 8759 Linit 103	Travelino Breeze 8824 Init 103
Horizon Wind 8789 Unit 103		Horizon Wint 8789 Linit 103	
La serie de la serie de	erved Defective at a state of a		
Addresses:	9	Addresses Inspected:	12
Percentage Defective		tut thills on areas interested	

114

9 of 12 tested 75% at unit/plan 103

23 of 34 tested=68%

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 719.1(2), 14.1.3 l, m, Table 719.1 Footnote o, and Table 601-602
- Gypsum Association-17th 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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HNAR00010647

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

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.

		Tom Noon 8638 Unit 101	
	Traveling Breaze 8785 Unit 101-stairs		Traveling Breeze 8785 Unit 101
Tom Noon 8828 Linit 101-stairs		Tom Maan (929 52 101	
		TON NUCH GOZD CHIL TOT	
Addresses:	2	Addresses inspected:	3
Percentage Delective and a state	1917 - 1918 - 1918 - 1918 - 1918 - 1918 - 1918 - 1918 - 1918 - 1918 - 1918 - 1918 - 1918 - 1918 - 1918 - 1918 -	Paulit for trachingertailes	

2 of 3 tested 66% at unit/plan 101

Contraction of the second	encer a second a second		
		Contraction of the second second	Traveling Presze 8694 Linit 102
	Traveling Breeze 8805 Unit 102-stairs	Tom Noon 8758 Unit 102	Traveling Breeze 8805 Unit 102
Addresses:		Addresses Inspected:	
1 of 3 t	ested 33% at unit/plan 102		

t 3 tested 33% at uni a 102 /p

			0 1
Tom Noon 8679 Unit 103-stairs		Tom Noon 8579 Unit 103	
Addresses:	1	Addresses Inspected:	1

1 of 1 tested 100% at unit/plan 103

4 of 7 tested=57%

FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40.480

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 601-602Gypsum Association-17th Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515.
- Gypsum Association-17th 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.

ARLINGTON RANCH Preliminary Defect List & Repair Recommendations

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

January 7, 2008 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.

0 TOTAL			
A STATE OF A			
Horizon Wind 8729 Unit 101		Horizon Wind 8/29 Unit 101	Inunder Sky sear und Tur
Horizon Wind 8749 Unit 101	Tom Noon 8638 Unit 101	Horizon Wind 8749 Unit 101	Tom Noon 8638 Unit 101
Horizon Wind 8760 Unit 101	Tom Noon 8788 Unit 101	Horizon Wind 8760 Unit 101	Tom Noon 8788 Unit 101
	Tom Noon 8528 Unit 101	1	Tam Naan 8828 Unit 101
	Traveling Breeze 8694 Unit 101		Traveling Breeze 8694 Unit 101
	Traveling Breeze 8785 Unit 101		Traveling Breeze 8785 Unit 101
Sales Charter Delectore at 24	A DECEMBER OF A DECEMBER	Mathema Inspected with	
Addresses:	8	Addressos Inspected:	9
I THE REAL PROPERTY OF		Man of the states	

8 of 9 tested 89% at unit/plan 101

(CHARLES CONTRACTOR OF CONT	MARTINE AND STREET	Hard and the second second second second	
	the second s		
	Tom Noon 8618 Unit 102	Harizon Wind 8660 Unit 102	Tom Noon 8618 Unit 102
<u> </u>	Traveling Breeze 8665 Unit 102	Horizon Wind 8749 Unit 102	Traveling Breeze 8665 Unit 102
Horizon Wind 8810 Unt 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
PROTECTION OF THE OWNER OF THE OWNER	Distant Dancing of States and		In the second second
Addresses:	5	Addresses Inspected:	8
White the the state of the state		Souther and the states	

5 of 8 tested 63% at unit/plan 102

		here and a state of the state	
			Traveling Program 8545 (1)1 103
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	
Honzon Wind 8789 Unit 103		Horizon Wind 8789 Unit 103	
Thunder Sky 9440 Unit 103		Thurder Sky 9440 Unit 103	
A Freedom Contractor C	Enerved Defactive at Attack Statistics		10
Addreses:		ACCRECICE ADDR. ACC	Contraction of the second second

10 of 10 tested 100% at unit/plan 103

23 of 27 tested=85%

ARLINGTON RANCH Preliminary Defect List & FOR MEDIATION PURPOSES ONLY. NR.S. 48.109 and N.R.S.40.680 Repair Recommendations January 7, 2008 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 I and Table 601-602Gypsum Association-17th Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515. • Gypsum Association-17th 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-our 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.

HNAR00010651

ARLINGTON RANCH FOR MEDIATION PURPOSES ONLY. Preliminary Defect List & N.R.S. 48,109 and N.R.S.40,680 **Repair Recommendations** January 7, 2008 **10.0 FIRE RESISTIVE CONSTRUCTION** 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. 314 Yere Thunder Sky 9480 Unit 101 Tom Noon 8638 Unit 101 Thunder Sky 9480 Unit 101 forizon Wind 8650 Unit 101 Horizon Wind 8650 Unit 101 Horizon Wind 8729 Unit 101 Horizon Wind 8749 Unit 101 Tom Noon 8638 Unit 101 Tom Ngon 8788 Unit 101 Horizon Wind 8729 Unit 101 Tom Noon 8788 Unit 101 Horizon Wind 8749 Unit 101 Tom Noon 8828 Unit 101 torizon Wind 8760 Unit 101 Horizon Wind 8760 Unit 101 Traveling Breeze 8694 Unit 101 Traveling Breeze 8785 Unit 101 Traveling Breeze 8785 Unit 101 States Address 10 Addresses 8 Addresses Inspected: 8 of 10 tested 80% at unit/plan 101 2.5 s Andreas iorizon Wind 8639 Unit 102 Tom Noon 8818 Unit 102 Iorizon Wind 8639 Unit 102 Tom Noon 8818 Unit 102 Horlzon Wind 8660 Unit 102 Horlzon Wind 8749 Unit 102 Tom Noon 8758 Unit 102 Harizon Wind 8660 Unit 102 Tom Noon 8758 Unit 102 Traveling Breeze 8685 Unit 102 Horizon Wind 8749 Unit 102 Traveling Breeze 8665 Unit 102 Traveling Breeze 8674 Unit 102 Horizon Wind 8799 Unit 102 Traveling Breeze 8674 Unit 102 Horizon Wind 8799 Unit 102 Traveling Breeze 8694 Unit 102 Horizon Wind 8810 Unit 102 Traveling Breeze 8694 Unit 102 Traveling Breeze 8784 Unit 102 Thunder Sky 9440 Unit 102 Traveling Breeze 8764 Unit 102 Thunder Sky 9440 Unit 102 Traveling Breeze 8805 Unit 102 Traveling Breeze 8805 Unit 102 period and the second second CHARLES CONTRACTOR Addresses Inspected: 13 Adda 12 Price Real 12 of 13 tested 92% at unit/plan 102 A second second second -----1.12.12.12.1 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 Thunder Sky 9440 Unit 103 Thunder Sky 9440 Unit 103 Horizon Wind 8670 Unit 103 Tom Noon 8679 Unit 103 Horizon Wind 8670 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 Unil 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 A CONTRACTOR OF A CONTRACTOR Inspectation Section States and States Addresses 12

Addresses Inspected: Received Deferring assessed ted and the second s 12 of 12 tested 100% at unit/plan 103

12

32 of 35 tested=91%

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 719.1(2), 14.1.3 l, m, Table 719.1 Footnote o, and Table 601-602Gypsum Association-17th Edition of the Fire Resistance Design Manual requirements April 2003, WP5512 and WP5515.
- Gypsum Association-17th 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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FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.680

11.01 Defect: Wallboard system failure; cracking. Location: At unit interiors. Violation of Codes and Standards:

- Plaster and Drywall Systems Manual, 3rd 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).

FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.44,680

50 Unit 90 Uni

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

		Horizon Wind 8639 Unit 102	TomNom 8618 Unit 102
		Hucison Wind 8660 Unit 102	TornNoon 8637 Unit 102
Horizon Wind 8679 Unit 102	Tom Noon 8647 Unit 102	Hurizon Wind 8679 Unit 102	TomNoon 8647 Unit 102
Horizon Wind 8729 Unit 102	TomNoon 8668 Unit 102	Harizon Wind 8729 Unit 102	Torn Noon 8668 Unit 102
Horizon Wind 8740 Unit 102	TomNoaa 8679 Unit 102	Hurizon Wind 8740 Unit 102	TomNoon 8679 Unit 102
		Horizon Wind 8749 Unit 102	Tom Noon 9689 Unit 102
	TomNom 8718 Unit 102	Huizon Wind 8750 Unit 102	TomNoon 8718 Unit 102
Horizon Ward 8759 Unit 102		Horizon Wind 8759 Unit 102	Tom Noon 8758 Unit 102
Horizon Wind 8760 Unit 102	Tom Noon 8768 Unit 102	Hortzon Wind 8760 Unit 102	Tom Nocn 8768 Unit 102
Harizon Wind 8780 Unit 102	Tom Noon 8828 Unit 102	Horizon Wind 8780 Unit 102	TomNocn 8528 Unit 102
Harizon Wind 8789 Unit 102		Harizon Wind 8789 Unit 102	Throweling Breeze 8654 Unit 102
Horizon Wind 8799 Unit 102		Horizon Wind 8799 Unit 102	Traveling Breeze 8000 Unit 102
		Hurizon Wind 8810 Unit 102	Traveling Breeze 8674 Unit 102
		Harbon Ward 8820 Unit 102	Traveling Breeze 8694 Unit 102
		Thundar Sky 9440 Unit 102	Traveling Breeze 8764 Unit 102
Thunder Sky 9470 Unit 102	Traveling Baccac 8805 Unit 102	Thurder Sky 9970 Unit 102	Traveling Brozze 8805 Unit 102
PLO SUPPLY REAL PROPERTY SAVE SAVE	Manager Colorest in Property States		the low set was not dependent of the
Address:	16	Addreses Inspectad:	æ
レスレアンデジアリアレイションションドレスションドレイ	AND PROPERTY AND DO NOT AN ADDRESS AND ADDRES	A SAME A SAME AND	シアノシンのためまたであたいないないないでは

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

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ARLINGTON RANCH	FOR M
Preliminary Defect List &	
Fieldminally Delect List &	N.R.S. 4
Repair Recommendations	
January 7, 2008	
11.0 WALLBOARD	

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

Infran Wind 8639 Unit 103	Thurder Sky 9460 Livit 103	Huizon Wind \$6701 Init 103	Thunder Sky 9460 Unit 103
	Thunder Sky 9470 Unit 108	Horizon Word 8640 Unit 103	Thunder Sky 9470 Unit 103
		Hurizon Wind 8649 Unit 103	Tom Noon 8618 Unit 103
		Horizon Wind \$650 Unit 103	Tom Noon \$637 Unit 103
		Horizon Wind 8670 Unit 103	Tom Noon 8679 Linit 103
Horizon Wind 8680 Unit 103	Turn Noon 8698 Unit 103	Herizon Wind 8680 Unit 103	Tom Noon \$698 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
		Hurizon Wind 8740 Unit 103	Tom Noon 8757 Unit 103
Ibrizon Wind 8750 Unit 103		Horizon Wind 8750 Unit 103	Tom Noon 8787 Unit 103
		Horizon Wind 8759 Unit 103	Traveling Breeze 8645 Unit 103
Iorizon 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 100	Traveling Breeze 8775 Unit 103
		Thunder Sky 9440 Unit 103	Traveling Breeze 8824 Unit 103
		Thurder Sky 9450 Unit 103	
	Dist well Describe a distance of		
Addresses:	11	Addresses Inspected:	31

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

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

FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.480

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).



FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40.689

Address House and Address	a second design of the second second		
		Horizon Wind 8650 Unit 101	Torn 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	Tom Noon 8788 Unit 101
		Honizon Wind 8749 Unit 101	Tom Noon 8818 Unit 101
		Horizon Wind 8750 Unit 101	TomNoan 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 8595 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 Nuon 8638 Unit 101	Traveling Brocze 8805 Unit 101
Children Street Street	Arnal Defective Manual Articles		
Addresses:	0	Addresses Inspected:	- 28
Reciden Diane 1 24.14		columno, men inspedence.	

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

in the second second like			
		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 \$729 Unit 102	TornNoon 9668 Unit 102
		Harizon Wind 8740 Unit 102	Torn Noon 8679 Unit 102
		Horizon Wind 8749 Unit 102	TornNoon 8689 Unit 102
		Horizon Wind 8750 Unit 102	Tom Noon 8718 Unit 102
Horizon Wind 8759 Linit 102	Tom Noon 8758 Unit 102	Horizon Wind 8759 Unit 102	Torn 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 \$810 Unit 102	Thaveling Bresze 8674 Unit 102
		Horizon Wind \$820 Unit 102	Traveling Breeze 8694 Unit 102
		Thander Sky 9440 Unit 102	Traveling Breeze 8764 Unit 102
		Thander Sky 9470 Unit 102	Traveling Breeze 8805 Unit 102
	her well Defective at ATT 2019 March	A STATE OF THE STATE AND A STATE	Instanting States of States
Addresses:	2	Addreses Inspected:	32
Parcadage Defective	64		

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

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FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40.680

			1. 1. Designed and the second second
		Harizon 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
		Hurizon Wind 8650 Unit 103	Tom Noon \$637 Unit 108
		Horizon Wind 8670 Unit 103	Tom Noon 8679 Unit 103
		Hurizon Wind 8680 Unit 103	Tam Noon 8696 Unit 103
		Horizon Wind 8729 Unit 103	Tom Noon 8708 Unit 103
		Horizon Wind 8730 Unit 103	Tam Noon 8718 Unit 103
	······	Horizon Wind 8740 Unit 103	Tom Noon 8757 Unit 103
		Horizon Wind 8750 Unit 108	Tom Noon 8787 Unit 103
		Horizon Wind 8759 Unit 103	Traveling Breeze 8645 Unit 10
T		Horizon Wind 8779 Unit 103	Traveling Breeze 8694 Unit 100
		Horizon Wind 8789 Unit 103	Traveling Breeze 8744 Unit 10
		Horizon Wind 8810 Unit 103	Traveling Breeze 8775 Unit 102
T		Thunder Sky 9440 Unit 103	Traveling Breeze 8824 Unit 102
		Thunder Sky 9450 Unit 103	
South States and the second states	of Delouvers and second		
Address		Addresses Inspectart	1 31

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

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

HNAR00010659

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.

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

FOR MEDIATION PURPOSES ONLY. N.R.S. 43.109 and N.R.S. 40.659

TomNom 80% Unit 101	Tiom Next 8717 Unit 101	TomNoon 8718 Unit 101	Tom Nom 8788 Unit 101	Tom Neon 8618 Unit 101	[Tom Noon 8628 Unit 101	Thaveling Breeze 8644 Unit 101	Traveling Breeze 8604 Unit 101	Therefing Prese 8665 Unit 101	Traveling Breeze 8725 Unit 101	Traveling Proces 8755 Unit 101	Traveling Breeze 8765 Unit 101	Threeling Prezes 8785 Unit 101	Three Breeze 880D Unit 101	AND IN THE REPORT OF A DATA OF	8	1000年間になるので、1000年間にある。	
Herizon Wind 8650 Unit 101	Horizon Wind 8669 Unit 101	Horizon Wind 8729 Unit 101	Horizon Word 8730 Unit 101	Hrinn Wad 8749 Unit 101	Horizon Wind \$750 Unit 101	[Herizon Wind \$760 Unit 101	Horizon Wind 8769 Unit 101	Horizon Wind 8799 Unit 101	Horizon Wind 8800 Unit 101	Thurder Sky 9440 Unit 101	Thurder Sky 9480 Unit 101	Thander Sky 9490 Uhit 101	Thm Noon 8638 Unit 101		Addresss Inspectat		
			TomNoon 8788 Unit 101			Traveling Brocze 8644 Unit 101	Traveling Breeze 8694 Unit 101		Traveling Brocze 8725 (Init 101	Thaveling Brocze 8755 Unit 101	Thawking Breeze 8765 Unit 101	Trawing Breze 8785 Unit 101		South and the state of the stat	81		
Hinizon Wind 8650 Unit 101	Harizon Wind 8669 Unit 101	Harizon Wind 8729 Unit 101	Harizan Wind 8730 Unit 101	Harizon Word 8749 Unit 101	Harizon Wind 8750 Unit 101	Horizon Wind 8760 Unit 101		Horizon Wind 8799 Unit 101	Horizon Wind \$800 Unit 101	Thurder Sky 9440 Unit 101		Thurder Sky 9490 Unit 101		のの言語を行うないないないであっていい	Addresses	NUMBER OF STREET, STREE	

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

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Tom Noon 2618 Unit 102	TomNone 8637 Unit 102	Tom None 8647 Unit 102	Thrn Noon \$668 Unit 102	Tern Noon 8679 Unit 102	Tom Nom 8689 Unit 102	TomNon 8718 Unit 102	TomeNuon 8758 Unit 102	Torn Noon 8768 Unit 102	TomNoon 8828 Unit 102	Thaveling: Brocze 2004 Unit 102	Thaveling Brozze 8665 Unit 102	Thaveling Breeze 8674 Unit 102	Traveling Breeze 8094 Unit 102	Traveling Brocze 8764 Unit 102	Thaveling Brocze 6805 Unit 102	States and the second s	R	
Horizon Wind 8639 Uhit 102	Horizon Wind 8660 Unit 102	Horizon Wind 8679 Unit 102	Harizon Wind 8729 Unit 102	Horizon Wind 8740 Unit 102	[Harizon Wind 8749 Unit 102	Horizon Wind 8750 Unit 102	Horizon Wind 8759 Unit 102	Hbrizon Ward 8760 Unit 102	Horizon Wind 8780 Unit 102	Harizon Wind 8789 Unit 102	Harizon Werd 8799 Unit 102	Horizon Wind 8810 Unit 102	Horizon Wind 8820 Unit 102	Thurder Sky 9440 Unit 102	Thunder Sky 9470 Unit 102	である人間のないのであるのであるのである	Addresses Inspected:	County restances insurances
TomNon 2618 Unit 102	Tom Noon 8637 Unit 102	TomNoon 8647 Unit 102	Tom Num 8668 Unit 102			Tom Nom 8718 Unit 102	Tom Noon \$758 Unit 102			Traveling Breeze 8654 Unit 102	Threeting Brozze 8665 Unit 102	Traveling Brozze 8674 Unit 102		Traveling Brozec 8764 Unit 102	Traveling Breeze 8805 Unit 102	State Descrive States and States	24	
Hydron Wind 8639 Unit 102	Hurizon Wind 8660 Unit 102	Hecizon Wind 8679 Unit 102	Horizon Wird 8729 Unit 102				Herizon Word 8759 Unit 102	Horizon Wind 8760 Unit 102	Horizon Word 8780 Unit 102	Harizon Wad 8789 Unit 102	Phoizon Wind 8799 Unit 102	Harizon Wind 8810 Lhit 102	Huizon Wind 8820 Unit 102	Thurder Sky 9440 Unit 102	Thurder Sky 9470 Unit 102	のためになるのである。	Addresses:	Council of the second

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

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Unit 103

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

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

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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 15.0 MISCELLANEOUS ARCHITECTURAL

FOR MEDIATION FURPOSES ONLY. N.R.S. 48.109 and N.R.S.44.680

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 Noae 8618 Unit 102
		Harizon Wind 8660 Unit 102	Tom Noon 8637 Unit 102
Horizon Wind 8679 Unit 102	Tom Noon 8647 Unit 102	Horizon Wind 8679 Unit 102	TumNon 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	Torn Noon 8689 Unit 102
	Tom Noon 8718 Unit 102	Horizon Wind 8750 Unit 102	Torn Noon 8718 Unit 102
Hurizon Wind 8759 Unit 102	Tam Noon 8758 Unit 102	Horizon Wind 8759 Unit 102	Tom Noon 8758 Unit 102
Harizon Wind 8760 Unit 102		Horizon Wind 8760 Unit 102	Tom Noan 8768 Unit 102
	Tom Noon 8828 Unit 102	Horizon Wind 8780 Unit 102	TornNoon 8828 Unit 102
Horizon Wind 8789 Linit 102	Traveling Breeze 8664 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 8666 Unit 102
Harizon Wind 8810 Unit 102		Horizon Wind 8810 Unit 102	Traveling Breeze 8674 Unit 102
		Horizon Wind 8820 Unit 102	Traveling Breeze 8694 Unit 102
Thurder Sky 9440 Unit 102	Traveling Breeze 8764 Unit 102	Thunder Sky 9440 Unit 102	Thaveling Breeze 8764 Unit 102
Thunder Sky 9470 Unit 102	Traveling Breeze 8805 Unit 102	Thunder Sky 9470 Unit 102	Traveling Breeze 8805 Unit 102
	Observed Defective in the Carlos	C DESCRIPTION OF A DESC	
Addresses:	22	Addresses Inspected:	32
Provide the second second	2 Standard Street Street Street Street	The second secon	

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:

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

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.40.680

15.02 Defect: Exterior door paint failure; peeling. Location: Unit 101 exterior doors leading to private balcony.

A STATE OF A			
Horizon Wind 8650 Unit 101	TomNoon 8658 Unit 101	Horizon Wind \$650 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	Tana Noan 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
	Tam Naan 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
Honizon 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 \$800 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 Uhit 101	Traveling Breeze 8785 Unit 101	Thunder Sky 9490 Unit 101	Theyeling Breeze 8785 Unit 101
TornNoon 8638 Unit 101		Tom Noon 8638 Unit 101	Traveling Breeze 8805 Unit 101
	0	S RANK & LARRAY ALL	er has a too been a state of the second second
Addresses:	22	Address Insected:	28
December Distances and		Statistic Print Indexed	

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

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Preliminary Defect List &

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:



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**

ARLINGTON RANCH

Repair Recommendations

January 7, 2008

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 masterbedroom the window type and configuration changed

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, 3rd 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.

FOR MEDIATION PURPOSES ONLY. N.R.S. 43,109 and N.R.S. 40,680

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-	Traveling Borcze 8785 Unit 101	7	Thunder Sky 9490 Unit 101
-	Traveling Brocae 8765 Unit 101	7	Thurder Sky 9480 Unit 101
~	Traveling Breeze 8755 Unit 101	7	Thurder Sky 9440 Ubit 101
-	Thaveling Breeze 8725 Unit 101	7	Hypitana Wind 8800 Unit 101
-	Traveling Boccae 8695 Unit 101	~	Hurizan Ward 8799 Unit 101
-	Traveling Breeze 8694 Unit 101	~	Phrizen Ward 6739 Urit 101
-	Tranding Beccze 8644 Unit 101	7	Strizen Wind 8769 Unit 101
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-	Tom Noon 8818 Unit 101	7	Hinitian Wind \$749 Link 101
-	TomNoon 8788 Unit 101 .	7	Harizan Wind 8720 Unit 101
7	Tom Non 8718 Unit 101	7	Torra Noora 8718 Unit 101 2 Harrison Wand 8729 Unit HOI
-	Tom Non 8717 Unit 101	7	Tom Norn 8717 Unit 101 I Harizon Wind 8669 Unit 101
-	Tom Non 8658 Unit 101	7	Herinana Wind 8660 Unit 101

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

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	State Manager Inspected State 120 St.C. W.	A CONTRACT AND A CONTRACT OF A CONT	Ihander Sky 9470 Unit 102 7 Traveling I	Inunder Sky 9440 Unit 102 7 Therefing I	heizen Wind 8820 Unit 102 9 Threeling F	indexn Wind 88/10 Unit 102 9 Drawling I	issioon Wind 6799 Unit 102 9 Daveling I	bairun Wind \$789 Unit 102 7 Threefing J	Inizan Wind 8780 Unit 102 7 Tota Nom	hnizan Wind 8760 Unit 102 9 Torn Noon	brizon Wind 8759 Ubit 102 9 TornNoon	knizen Ward 8750 Unit 102 9 Tom Noon	brizm Wind 8749 Unit 102 9 Tom Noon	brizen Wind 8740 Unit 102 9 Town Noon	harizan Ward 8729 Unit 102 9 Tom Noon	tarizan Ward 8679 Unit 102 9 (Tem Nom	brizon Wind 8090 Unit 102 9 Torn Noon	brizm Wind 8639 Unit 102 9 Tom Noon	
	State Manufact Industries (1998) (1998) (1998) (1998) (1998)		Ihander Sky 9470 Unit 102 7 Traveling Brock	Inunder Sky 9440 Unit 102 7 Threefing Heer	Harizon Wind 8620 Unit 102 9 Threeling Bross	Heizen Wind 8810 Unit 102 9 Threeting Proce	ixizm Ward 6799 Unit 102 9 Daveling Brees	bairun Wind \$789 Unit 102 7 Therefing Brees	Luizzn Wind 8780 Unit 102 7 Tom Non 882	terizan Wind 8760 Unit 102 9 Torn Noon 876	Inizon Wind 8759 Unit 102 9 Tom Noon 875	knizen Ward 5750 Unit 102 9 [Torn Noon 571)	brizm Wind 8749 Unit 102 9 Tom Noon 868	Indizon Wind 8740 Ubit 102 9 Town Noon 867	inizan Wind 8729 Unit 102 9 Tam Noon 866	tariaan Waad 8679 Unit 102 9 Thom Noon 864	brizen Wind 8660 Unit 102 9 Tern Noon 863	brizm Wad 8039 Unit 102 9 Tom Novi 861	
「「「「「「」」」、「「」」、「「」」、「「」」、「」、「」、「」、「」、「」、	Stationary in providential and the station of the stations in		Ihunder Sky 9470 Unit 102 7 Traveling Brocce 88	Number Sky 9440 Unit 102 7 Therefore House St	heizen Wind RC20 Unit 102 9 Thaveling Process R	indexn Wind 8810 Unit 102 9 Traveling Broces 8	ission Wind 8799 Unit 102 9 Daveling Breeze 80	bairun Wind 8789 Unit 102 7 Therefug Brock &	Luizzan Wand 8780 Unit 102 7 Toan Noon 8828 Un	heizen Wind 8760 Unit 102 9 Tom Noon 8768 Ur	Inizan Wind 8759 Unit 102 9 Tom Nom 8758 Un	Lorizon Wind 8750 Unit 102 9 Tom Noon 8718 Un	Lorizon Wind 8749 Unit 102 9 Tom Noon 8689 Un	betzen Wind 8740 Uhit 102 9 Town Noon 8679 Un	inizen Wind 8729 Unit 102 9 Tem Noon 8668 Un	kainan Wind 8679 Unit 102 9 Tem Nom 8647 Un	brizen Wind 8000 Unit 102 9 Tem Noon 8637 Un	brizen Wind 8039 Unit 102 9 Tom Nooi 8618 Un	
	Statistical inpacted with Statistic Statistics	A STATE OF A DESCRIPTION OF A DESCRIPTIO	Ihunder Sky 9470 Unit 102 7 Thaveling Brocce 8805 1	Number Sky 9440 Unit 102 7 Therefore B764 1	Inizon Wind 8620 Unit 102 9 Threeing Prozes 8694 1	indeen Wind 8810 Unit 102 9 Traveling Broces 8674 (ission Wind 6799 Unit 102 9 Daveling Breeze 8665 U	Initian Wand \$789 Unit 102 7 Traveling Proces 8654 0	Luizzan Wand 8780 Unit 102 7 Tora Noon 8828 Unit 10	Laizan Wind 8760 Unit 102 9 Torn Noon 8768 Unit 10	brizon Wind 8759 Unit 102 9 TormNoon 8758 Unit 10	Lorizon Ward 8750 Unit 102 9 Torm Noon 8718 Unit 10	Lorizon Wind 8749 Unit 102 9 Tom Noon 8689 Unit 10	betzen Wind 8740 Ubit 102 9 Then Noon 8679 Unit 10	inizen Wind 8729 Unit 102 9 Tom Noon 8668 Unit 10	Grinn Wind 8679 Unit 102 9 Then Norn 8647 Unit 10	krizen Wind 8000 Unit 102 9 Tern Noon 8637 Unit 10	brizen Wind 8639 Unit 102 9 Tom Noos 8618 Unit 10	
	Serie Administry Inspected States 528 Sector Mandons Inspected		Inumder Sky 9470 Unit 102 7 Traveling Brocce 8805 Unit	Inunder Sky 9440 Unit 102 7 Therefore Brocze 8764 Unit	inizon Wind RGD) Unit 102 9 Thaveling Brozz: RE94 Unit	inizen Wind 8810 Lhit 102 9 Daveling Broces 8674 Lhit	issiann Wind 6739 Unit 102 9 Daveling Breeze 8665 Unit	Lorizon Wind \$789 Unit 102 7 Therefing Brocze 8654 Unit	Luizzan Ward 8780 Unit 102 7 Toran Non 8828 Unit 102	Larizan Wind 8760 Unit 102 9 Torm Noon 8768 Unit 102	Infram Ward 8759 Unit 102 9 Tom Noon 8758 Unit 102	Lorizon Ward 8750 Unit 102 9 Torn Noon 8718 Unit 102	Larizan Wand 8749 Unit 102 9 Torm Noon 8689 Unit 102	Lorizon Wind 8740 Unit 102 9 Tixen Noon 8679 Unit 102	Index n Wind 8729 Unit 102 9 Them Noon 8668 Unit 102	Larizan Waad 8679 Unit 102 9 Then Norn 8647 Unit 102	Larizon Wind 8000 Unit 102 9 Torn Noon 8637 Unit 102	Instann Wind 8639 Unit 102 9 Tom Noon 8618 Unit 102	
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	Step Administration and States 1, 207 (St. Windows Important 2017)		Iterater Sky 9470 Unit 102 7 Traveling Breeze 8805 Unit 102	Inunder Sky 9440 Unit 102 7 Therefing Brocze 8764 Unit 102	hoizon Wind 88201 Unit 102 9 Three ing Brozz: 8894 Unit 102	inducen Wand 88310 Unit 102 9 Drawling Brocco 8674 Unit 102	intern Ward 6739 Unit 102 9 Daveling Breeze 8565 Unit 102	Lorizon Wind \$789 Unit 102 7 Traveling Broze \$654 Unit 102	Luizzan Wand 8780 Unit 102 7 Tora Nora 8828 Unit 102 1	Larizan Wind 8760 Unit 102 9 Torn Norn 8768 Unit 102	Infacton Wand 8759 Unit 102 9 Torm Noon 8758 Unit 102	knizzn Ward 8750 Unit 102 9 Torn Noon 8718 Unit 102	Larizzn Wind 8749 Unit 102 9 Tonn Noon 8689 Unit 102	berkeen Wind 8040 Unit 102 9 Town Noon 8679 Unit 102	Larizan Wind 8729 Unit 102 9 Tam Noon 8668 Unit 102	Larizan Wind 8679 Unit 102 9 Tenn Norn 8647 Unit 102	brizzn Wind 8600 Unit 102 9 Torn Noon 8637 Unit 102	Inform Wind 8639 Unit 102 9 Tom Noon 8618 Unit 102	
	Stat Addresses Indexted States Stat States Mailton's Inspected States 200		Ihunder Sky 9470 Unit 102 7 Traveling Breeze 8805 Unit 102 7	Number Sky 9440 Unit 102 7 Therefore Brocze 8764 Unit 102 9	inizen Wind 8820 Unit 102 9 Thaveling Brozz 8834 Unit 102 9	indison Wind 8800 Unit 102 9 Daweling Brocess 8674 Unit 102 9	intern Wind 6739 Unit 102 9 Daveling Breeze 8665 Unit 102 7	bairun Ward \$789 Unit 102 7 Daveling Broze \$654 Unit 102 9	Luizzan Wand 8780 Unit 102 7 Toran Nicen 8628 Unit 102 7	tarizan Wind 8760 Unit 102 9 Tom Nom 8768 Unit 102 7	brizon Wind 8759 Unit 102 9 Nom Nom 8758 Unit 102 7	Larizan Ward 8750 Unit 102 9 Tom Nixon 8718 Unit 102 7	Larizzn Wind 8749 Unit 102 9 Torm Noon 8689 Unit 102 9	brizen Wind 8740 Ubit 102 9 Toxn Noon 8679 Unit 102 9	harizan Wind 8729 Unit 102 9 Than Noon 8668 Unit 102 7	Laizan Wind 8679 Unit 102 9 (Tom Noon 8647 Unit 102 9	Larizzen Wind 8860 Unit 102 9 Term Noon 8637 Unit 102 9	brizzm Wind 8609 Unit 102 9 Tom Noon 8618 Unit 102 7	

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

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					3		
	a Wichs	A SUPERIOR Address (1978)	STO WEN	Horizon Wind Sciel I not 103		Timeder Sky 94601 bit 103	
	1		+	Harizon Wind 8640 Unit 103	19	Thunder Sky 9470 Unit 103	Te
			1-	Horizon Wind 8649 Unit 103	8	Tam Noon 8618 Unit 103	1
			1	Horizon Wind 8650 Unit 103	9	Tom Noon 8637 Unit 103	5
-				Horizon Wind 8670 Unit 103	9	Tom Noon 8679 Unit 103	5
				Horizon Wind 8680 Unit 103	9	Torn Noon 8698 Linit 103	8
				Horizon Wind 8729 Unit 103	8	Torna Noon 8708 Unit 103	8
		Tom Noon 8718 Unit 103	1	Horizon Wind 8730 Unit 103	9	Tom Noon 8718 Unit 103	8
	L		1	Horizon Wind 8740 Unit 103	9	Torn Nacin 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
		•		Harizon Wind 8810 Unit 103	9	Traveling Breeze 8775 Unit 103	8
Thunder Sky 9440 Unit 103	1			Thunder Sky 9440 Linit 103	8	Traveling Procese 8824 Unit 103	8
Thunder Sky9450 Unit 103	2			Thunder Sky 9450 Unit 103	8	-	
See Design Design 25	地过		500 A				
14 Martin Addresses	2753	Contraction of the second second	對和物	STANS AND SHE LINE FOR HALF	沟边	And Windows Inspected Select	200
Percentage Defective	29	other vell defective and the	な実施が		State.		

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 /Ptan Types

HNAR00010668

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

	2.017				and the second
and a second	A C fast March				
Thursday Slov 94901 Int 101	1 Contraction	Lord Josep (152) pd 101	S MARNES	The project Close Glabol Line 101	Tom Name PSOR Linit 101
and day once one for	^			Honzan Wind 8650 Unit 101	Tam Naan 8628 Unit 101
					Traveling Breeze 8785 Unit 101
	No.	CHI HERRAN MARKAN		A STATE OF A DECK	
Addresses:	2	Windows:	2	Addresses Inspected:	5
Construction of the second second		dinas a la caracteria de l			

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

		1			the second se
	0	With the story of the Although	Supres The	and the second second	and the second secon
	A Minteres	NUMBER OF THE OWNER	Collins .		
Harizon Wind 8639 Unit 102		Traveling Breeze 8874 Unit 102	1	Horizon Wind 8639 Unit 102	Tom Noon 8618 Unit 102
Horizon Wind 8660 Unit 102	1		1	Horizon Wind 8660 Unit 102	Tom Noon 8758 Unit 102
Horizon Wind 8749 Unit 102	1		1	Horizon Wind 8749 Unit 102	Traveling Breeze 8665 Unit 102
Thunder Sky 9440 Unit 102	1			Horizon Wind 8799 Unit 102	Traveling Breeze 8674 Unit 102
			1	Thunder Sky 9440 Unit 102	Traveling Breeze 8694 Unit 102
			1	Horizon Wind 8810 Unit 102	Traveling Breeze 8764 Unit 102
	The second			A State of the Address	
Addresses:	5	Windows:	5	Addresses Inspected:	12
Promot Deleterative and	10/200		1.5		

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

Peromage Defective	57.5% P	of units on oreas impressed which all	對於他		はないたい。「「「「「「」」」」
Addresses:	2	Windows:	2	Addresses Inspected:	8
				Address	Inspected a second second
				Harizon Wind 6769 Unit 103	
				Horizon Wind 8740 Unit 103	
				Horizon Wind 8730 Unit 103	
· · · ·				Halzon Wind 8670 Unit 103	
Harizon Wind 8650 Unit 103	1			Halizon Wind 8650 Unit 103	Traveling Breeze 8775 Unit 103
Horizon Wind 8649 Unit 103	1			Horizon Wind 8649 Unit 103	Tom Noon 8679 Unit 103
ALL ALL ALL ALL ALL	Winner	22 State Address of the State	Wester		A CHILLE Address Thinks
	-		and the second second		

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

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

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

FOR MEDIATION PURPOSES ONLY.

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

Location: At weather exposed windows.

A second second second second second			-	1	
			THE PLAN		dente de la constante de la const
Thundar Sky 9480 Unit 101	1	Tom Noon 8638 Unit 101	1	Thunder Sky 9480 Unit 101	Tam Naan 8638 Unit 101
Horizon Wind 8650 Unit 101	1	Tom Noon 8628 Unit 101	1	Horizon Wind 8650 Unit 101	Tom Noon 8828 Unit 101
		Traveling Breeze 8785 Unit 101	1		Traveling Breeze 8785 Unit 101
				State of the second	
Addresses:	5	Windows:	5	Addresses Inspecied:	5
Percentage Defective	7100%F	of particular streng inspectation of the state			

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

		* ************************************	AL ONE	CALLER TAX	
The second	6.65	MAY IN THE REAL PROPERTY OF			A DE CONTRACTOR SALE OF A CONTRACTOR OF A CONTRACTOR
	STREET.	Service and the service of the servi	SWEEK!	in the second	Addition
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	Tom Noon 8758 Unit 102		Horizon Wind 8660 Unit 102	Tom Noon 8756 Unit 102
Horizon Wind 8749 Unit 102	1	Travoling Broeze 8665 Unit 102	1	Horizon Wind 8749 Unit 102	Traveling Breeze 8665 Unit 102
Horizon Wind 8799 Unit 102	1	Traveling Breeze 8674 Unit 102	T	Horizon Wind 8799 Unit 102	Traveling Breeze 8674 Unit 102
Thunder Sky 9440 Unit 102		Traveling Breeze 8694 Unit 102	1	Thunder Sky 9440 Unit 102	Traveling Breeze 8694 Unit 102
Horizon Wind 8810 Unit 102		Traveling Breeze 8764 Unit 102		Horizon Wind 8810 Urt 102	Traveling Breeze 8/64 Unit 102
Addresses:	12	Windows:	12	Addresses Inspected:	12
	100	alizers in speak hearing had and			

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

	1. (7			Contraction of Street	
Address of the second second	Winter	A CONTRACTOR OF A CONTRACT	EWinter:		Antes Contract
Horizon Wind 8649 Unit 103		Torn Noon 8679 Unit 103	1	Horizon Wind 8649 Unit 103	Tom Noon 8679 Unit 103
Horizon Wind 8650 Unit 103		Traveling Breeze 8775 Unit 103	1	Horizon Wind 8650 Unit 103	Traveling Breeze 8775 Unit 103
Horizon Wind 8670 Unit 103				Horizon Wind 8670 Unit 103	
Horizon Wind 8730 Unit 103	1			Horizon Wind 8730 Unit 103	
Horizon Wind 8740 Unit 103				Horizon Wind 8740 Unit 103	
Horizon Wind 8789 Unit 103	1			Honzon Wind 8789 Unit 103	
No. In Case of the	1			CANCER STRUCTURE VALUES	Inspectation of the second
Addresses:	8	Windows:	8	Addresses Inspected:	8
No. 1 Contraction	Linex.	County or area inspected (2.2114)			

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

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

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:

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Water intrusion causing damage to structural components and interior finishes.

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Not maintainable as constructed.

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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 2inch 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).

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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.

	Ober W	The second second second			and instantial states where the
Address	Windweit	Allering	SWILLING.	Address 11. T	North States and States
Thurder Sky 9480 Unit 101	1	Tom Noon 8638 Unit 101	1	Thunder Sky 9480 Unit 101	Tom Noon 8638 Unit 101
		Tom Noon 8628 Unit 101	1	Horizon Wind 8650 Unit 101	Tom Noon 8628 Unit 101
		Traveling Breeze 8785 Unit 101	1		Traveling Breaze 8785 Unit 101
	ALC: NO.				
Addresses	4	Windows:	4	Addresses Inspected:	S
		of other or areas inspectively and			PRODUCTION CONTRACTOR

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

		III TITLE AND STORE	7 - Y		
And examined	NVII AN	A Aller States	Whithit	States Datas States	
				Horizon Wind 8639 Unit 102	Tom Noon 8618 Unit 102
•				Horizon Wind 8060 Unit 102	Tam Noon 8758 Unit 102
				Horizon Wind 8749 Unit 102	Traveling Breeze 8665 Unit 102
				Horizon Wind 8799 Unit 102	Traveling Breeze 8674 Unit 102
		Traveling Breeze 8694 Unit 102	1	Thunder Sky 9440 Unit 102	Traveling Brcoze 8694 Unit 102
		Traveling Breeze 8764 Unit 102		Horizon Wind 8810 Unit 102	Traveling Breeze 8764 Unit 102
in the second second second second	iner year Def		100067	A STATE AND A STAT	
Addresses:	2	Windows:	2	Addresses impected:	12
Percentage Defective Market	阿爾			國國國際建立的理论	Same and a second second second

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

	Oherie			NOT SHE WATER AND AND	
And a second second	SAN DE MAS	State Manual Concess			No. of Lot of Lo
				Honzon Wind 8649 Unit 103	Tom Noon 8679 Unit 103
				Horizon Wind 8650 Unit 103	Traveling Breeze 8775 Unit 103
				Harizon Wind 8870 Unit 103	·
Horizon Wind 8730 Unit 103				Horizon Wind 8730 Unit 103	
Horizon Wind 8740 Unit 103				Horizon Wind 8740 Unit 103	
				Horizon Wind 8789 Unit 103	
Addresses:	2	Windows:	2	Addresses Inspected:	8
Percentral Delotive 1 - 54-54	特达知道	of units of meeting printing while the			

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

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

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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, 3rd 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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16.05 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.

	ACCESS N	il Differing at Research and the second			
	SW66	Andrew Contract	States and the	Service Manager Party and	TANK INCOMANDER TO CHIEF
Thunder Sky 9480 Unit 101				Thunder Sky 9480 Unit 101	Tom Noon 8638 Unit 101
Horizon Wind 8650 Unit 101				Horizon Wind 8650 Unit 101	Tom Noon 8829 Unit 101
· · · · · · · · · · · · · · · · · · ·					Traveling Breeze 8785 Unit 101
	the ved De				installing and interesting and interest
Addresser:	2	Windows:	2	Addresses Inspected:	5
	A long of	Providence in the second second	51200		

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

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	Vil Contractor	difference and the second	AND AND A	A CONTRACTOR OF A CALL	and instruction of the second second
Add and a second	2 White	MELSEN Addes La Stende	Winher	Admin State	Address States
1	· 7	· · · · · · · · · · · · · · · · · · ·		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
(· · · · ·	<u> </u>		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
	<u> </u>	Traveling Breeze 8764 Unit 102		Horizon Wind 8810 Unit 102	Traveling Breeze 8764 Unit 102
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Addresses:	4	Wadows:	4	Addresses Inspected:	12
Personal Designed and the	STORE A	Contraction of the second second		的复数的人名德 斯英格尔马尔的	THE REPORT OF THE REPORT OF

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

The second second	Visites	Action States	Winne	A CONTRACTOR OF THE	Andrew State	
		I		Horizon Wind 8649 Unit 103	Tom Noon 8679 Unit 103	
Horizon Wind 8650 Unit 103				Horizon Wind 8650 Unit 103	Traveling Broezo 8775 Unit 103	
				Harlzon Wind 8670 Unit 103		
Hortzon 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		
	Derid De	aniae a children and a state of the			Inspectant Lie Martha Martha State	
Addresses:	3	Windows:	3	Addresses Inspected:	8	
Percentage Defective St 10 72	建38% 资	distant in the second second		Photo States	The second s	

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

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

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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, 3rd 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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ARLINGTON RANCH

Preliminary Defect List & Repair Recommendations January 7, 2008 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



FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40,680

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

Peronage Decrove All All	至100元代	of the second second second			
Addresses:	1	Windows:	1	Addresses Inspected:	1
A STATE OF A STATE OF	barved De			States and the second second	Inspected
Thundar Sky 9480 Unit 101	l			Thunder Sky 9480 Unit 101	
THE REAL PROPERTY OF			A.W.Calmart		TAR AND
	. (O	Minister and States			

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

ADDRESS	1 7	Windows:	17	Addresses Inspected:	1 7
4.3.4			Correction of	ALL PROPERTY OF A STATE OF A	-
	12.5		2.5		
		Traveling Breczo 8764 Uhit 102	1		Traveling Breeze 8764 Unit 102
Harizon Wind 8799 Unit 102	1	Traveling Breezo 8865 Unit 102		Horizon Wind 8799 Unit 102	Traveling Breeze 8665 Unit 102
Horizon Wind 8660 Unit 102		Tom Noon 8758 Unit 102	1	Horizon Wind 8660 Unit 102	Tom Noon 8758 Unit 102
Horizon Wind 8639 Unit 102		Tom Noon 8618 Unit 102	1	Harizon Wind 8639 Unit 102	Tom Noon 8618 Unit 102
	2Wbdve		A.		Street and a second second
and the second self and the second second	Chier,				

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

Percentage Determine the state	Non and State		10.000		A SA SAN SHALL AND AN ANTIMATING
Addresses	4	Windows:	4	Addresses Inspected:	4
	berved Def				Inspected Property Stations
Horizon Wind 8789 Unit 103				Honzon Wind 8789 Unit 103	
Horizon Wind 8730 Unit 103	1			Harizon Wind 8730 Unit 103	[
Horizon Wind 8670 Unit 103	1			Horizon Wind 8670 Unit 103	
Horizon Wind 8650 Unit 103	1			Horizon Wind 8650 Unit 103	
Address of the second	TWINS.		5.6		Antest
	. <u>C</u>	III A SA S	N		and Insurant Civic States

147

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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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, 3rd 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 FOR MEDIATION PURPOSES ONLY. Preliminary Defect List & N.R.S. 48.109 and N.R.S.40.680 **Repair Recommendations** January 7, 2008 16.0 WINDOWS 16.07 Defect: Building paper or window flashing with cuts and/or tears. Location: At weather exposed windows. Disking Press and Press Tom Noon 8638 Unit 101 Warvet Horizon Wind 8650 Unit 101 Contraction of the contraction o Tom Noon 8638 Unit 101 Thunder Sky 9480 Unit 101 Thunder Sky 9480 Unit 101 Tom Noon 8828 Unit 101 Traveling Breeze 8785 Unit 101 Windows: 2 Addresses Inspected: Addresses 2 2 of 5 windows tested=40% at Unit /Plan 101 Horizon Wind 8539 Unit 102 Tom Noon 8618 Unit 102 Horizon Wind 8639 Unit 102 Horizon Wind 8550 Unit 102 Horizon Wind 8550 Unit 102 Horizon Wind 8749 Unit 102 Horizon Wind 8749 Unit 102 Horizon Wind 8793 Unit 102 Traveling Breeze 8654 Unit 102 Thurder Sky 9440 Unit 102 Horizon Wind 8810 Unit 102 Horizon Wind 8810 Unt 102 Tom Noon 8758 Unit 102 Traveling Breeze 8665 Unit 102 Traveling Breeze 8674 Unit 102 Traveling Breeze 8694 Unit 102 Horizon Wind 8749 Unit 102 Horizon Wind 8799 Unit 102 1 1 Thunder Sky 9440 Unit 102 Т Thunder Sky 9440 Unit 102 1

Addre 9 9 Addresses Inspected: 12 Windows:

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

		(D) Altra (Second Second Second			
States Addies	Wednes	Address of the state	Swinds.	State of the second	
Horizon Wind 8649 Unit 103	1			Horizon Wind 8649 Unit 103	Tom Noon 8679 Unit 103
Horizon Wind 8650 Unit 103	1	Traveling Breeze 8775 Unit 103	1	Horizon Wind 8650 Unit 103	Traveling Breeze 8775 Unit 103
Horizon Wind 8670 Unit 103	1			Harizon Wind 8670 Unit 103	
Horizon Wind 8730 Unit 103	1			Horizon Wind 8730 Unit 103	
				Horizon Wind 8740 Unit 103	
Horizon Wind 8789 Unit 103	1			Horizon Wind 8789 Unit 103	
	Coursed Def				
Addresses;	6	Windows:	6	Addresses Inspected:	8
Pervenue Delective and State	75%	Contraction Provide States	把袋罩		

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

17 of 25 windows tested=68%

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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, 3rd 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.

HNAR00010682

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.

	- Official				ies Imperiet
Address	(Walkes:	All Address of Links	Winter,	Address	Address of the
Horizon Wind 8650 Unit 101	1	Tom Noon 8638 Unit 101	1	Harizan Wind 8850 Unit 101	Torn Noon 8638 Unit 101
		Tom Noon 8628 Unit 101	1	Thunder Sky 9480 Unit 101	Tom Noon 8828 Unit 101
		Traveling Excess 8785 Unit 101	1		Traveling Breeze 8785 Unit 101
	hierved De		9		
Addresses:	4	Windows:	4	Addresses Inspected:	5
Percentage Delective	法的 法学	Contractor and the second			

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

		The state of the second			
	5. († 2452) 1	New York West Street Street	(375 AL.)		
Horizon Wind 8638 Unit 102	1	Tom Noon 8618 Unit 102		brizon Ward 8639 Unit 102	Tam Naan 8618 Unit 102
Horizon Wind 8660 Unit 102				Horizon Wind 8660 Unit 102	Tam Noon 8758 Unit 102
		Traveling Breeze 8665 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 8810 Unt 102	1			Horizon Wind 8810 Unit 102	Traveling Breeze 8764 Unit 102
And Street Street O	served in	all a start and a start of the		Constant Property Address	Instanting of the second second
Addresses:	5	Windows:	5	Addresses Inspected:	12
Pervisione Descrive Manufest	1011	a Close of First Avenue and State			
2 240 1					المستحمية والمتحد المتحد المتحد المتحد والمتحد والمتحد والمتحد والمتحد

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

		I DANKIN LEWIS CONTRACTOR			and instruction of the second second
SKC WALL ARE DE	NOTE:	March 1997 Statement Statement	S. Altering	7.5.5. (AN-1-7.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5	And Alexandre
Horizon Wind 8649 Unit 103			[Horizon Wind 8649 Unit 103	Tom Noon 8679 Unit 103
Horizon Wind 8660 Unit 103	1			Florizon Wind 8650 Unit 103	Traveling Breeze 6775 Unit 103
				Horizon Wind 8670 Unit 103	1
				Horizon Wind 8730 Unit 103	
Horizon Wind 8740 Unit 103				Horizon Wind 8740 Unit 103	
Horizon Wind 8789 Unit 103	1			Horizon Wind 8789 Unit 103	
					1
	teerved lief	的形式已经变现的的变变的变变	来的教育	Million Top Coll Addresses	Inspectant 74 States 12 States
Addresses:	4	Windows:	4	Addresses Inspected:	8
Percentage Defective	1.096	a main a areas instanting the rate		THE REAL PROPERTY IN	

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

13 of 25 windows tested=52%

151

224

HNAR00010683

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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, 3rd Edition, 1988 "Penetration Flashing Recommendations".
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- 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.

HNAR00010684

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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.40.680

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

A	J 16	III THE STATE			in instantion of the second second
	With	A REAL PROPERTY OF A REAL PROPERTY OF	C. Norwell		Contraction of the second
		Tom Noon 8638 Unit 101	1	Horizon Wind 9550 Unit 101	Torn Noan 8638 Unit 101
		Tom Noon 8628 Unit 101		Thunder Sky 9480 Unit 101	Tom Noon 8628 Unit 101
		Traveling Breeze 5785 Unit 101			Traveling Breeze 8785 Unit 101
Edd and the second of the	\mathbf{D}		2,210,2		
Addresses:	3	Windows	3	Addresses Inspectal:	5
Received Differing State	民的意味	Contraction of the second second			

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

	Contraction of the				
	-Worders :	Address Address	S Vitativis	And the Address of the Address	A PARTY SAAD DE CHARTER
Harizon Wind 8639 Unit 102	1	Tom Naon 8618 Unit 102		Horizon Wind 8639 Unit 102	Tom Noon 8618 Unit 102
•				Horizon Wind 8680 Unit 102	Tom Noon 8758 Unit 102
· · ·				Horizon Wind 8749 Unit 102	Traveling Breeze 8665 Unit 102
Horizon Wind 8799 Unit 102	1			Horizon Wind 8799 Unit 102	Traveling Breeze 8674 Unit 102
		Traveling Breeze 8664 Unit 102	1	Thundor Sky 9440 Unit 102	Traveling Breeze 8694 Unit 102
		Traveling Breeze 8764 Unit 102		Honzon Wind 8810 Unt 102	Traveling Breeze 8764 Unit 102
deleter the state of the state	beriel De		Max St	Martin State State Addresses	instant and the second second second
Addresses:	5	Windows:	5	Addresses Inspected:	12
Penanter Description	S				

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

「「「「「「「」」」」	R. Ober		1.25		
ATTEN AND A DOWN	Windows	No. of Concession, Name	and the second		The subscript And the Difference of the
				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 6670 Unit 103	1			Horizon Wind 8670 Unit 103	1
Horizon Wind 8730 Unit 109				Horizon Wind 8730 Unit 103	1
Harizon Wind 8740 Unit 103	1			Horizon Wind 8740 Unit 103	1
				Horizon Wind 8789 Unit 103	
	L				
	berved De		第一件	Market States	in the second
Addresses:	4	Windows:	. 4	Addresses Inspected:	8
Percentage Delective	19962	of lights to areas abspectial of the second	派 和他		

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

12 of 25 tested=48%

FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40,480

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, 3rd 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 & Repair Recommendations January 7, 2008 FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.480

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:



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.

ARLINGTON RANCH FOR MEDIATION FURPOSES ONLY. Preliminary Defect List & N.R.S. 48.109 and N.R.S.40.680 **Repair** Recommendations January 7, 2008 16.0 WINDOWS 16.10 Defect: Damaged and/or discontinuous nail fin at stack juncture. Location: At mulled weather exposed windows. neitt-..... Holizon Wind 6650 Unit 101 1 Tom Nam 8538 Unit 101 Horizon Wind 8650 Unit 101 Tom Noon 8538 Unit 101 Rexal 1953 Т Tam Naan 8628 Unit 101 Traveling Breeze 5785 Unit 101 Traveling Breeze 5785 Unit 101 Traveling Brazze 8765 Unit 101 ī 3 Addresses: Windowse 3 Addresses Inspected: 4 **在**14月1日 14月2日 3 of 4 stack windows tested=75% at Unit /Plan 103

	a Competition		3-5-2-1		
AND A DESCRIPTION	新設設	PERSONAL PROPERTY AND INC.		Statistical Statistics	State of the second
-brizon Wind 8650 Unit 103	1	Traveling Breeze 8775 Unit 103	1	Horizon Wind 8650 Unit 103	Tom Noon 8679 Unit 103
-brizon Wind 8670 Unit 103	1			Horizon Wind 8670 Unit 103	Traveling Breeze 8775 Unit 103
brizon Wind 8730 Unit 103	1			Harizon Wind 8730 Unit 103	
Distances and the Contract of the Co	Sind D4		Same and		
Addresses:	4	Windows:	4	Addresses Inspected:	5
Standard Black State	18 T. C.		Same a		

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

7 of 9 stack windows tested=78%

156

HNAR00010688

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FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.580

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, 3rd 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, 3rd Edition, 1988 "Penetration Flashing Recommendations".
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- 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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FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.680

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

$\mathbb{D}^{(n)}$	a de la compañía de l					- 17 - 17
		WIN	Horizon Wind \$650 Unit 101	3	Tom Noon 8658 Unit 101	3
	Tour 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
T	1		Horizon Wind 8730 Unit 101	3	Tom Noon 8788 Unit 101	3
T			Horizon Wind 8749 Unit 101	3	Tam Noon 8818 Unit 101	3
	1		Horizon Wind 8750 Ukin 101	3	Tam Noon 8828 Unit 101	3
	Tinveling Beccze 8644 Unit 101	2	Horizon Wind 8760 Unit 101	3	Traveling Breeze 8644 Unit 101	3
<u> </u>			Horizon Wind 8789 Unit 101	3	Traveling Breeze \$694 Unit 101	3
l l	T		Horizon Wind 8799 Unit 101	3	Traveling Breeze 8695 Unit 101	3
			Horizon Wind \$800 Unit 101	3	Traveling Breeze 8725 Unit 101	3
	1 1		Thunder Sky 9440 Unit 101	3	Traveling Breeze 8755 Unit 101	3
			Thunder Sky 9480 Unit 101	3	Traveling Deces 8765 Unit 101	3
	1		Thunder Sky 9490 Unit 101	3	Traveling Preeze 8785 Unit 101	3
			Tom Noon 8638 Unit 101	3	Traveling Breeze 8805 Unit 101	3
An Ober tol Defective site		4.5	Statutes Internal State			
THE ADDRESS OF THE	STATES Maddie 1945	68	Stations in the State	120	States - Wanneys Instant and States	當的
Countries Defective: 10-10-10-10-10-10-10-10-10-10-10-10-10-1	observed defective		CARACTER STATES	210	ANT PARTY AND A SECOND	

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

			Trifit			2000 - 2000 -	
Hurizon Wind 8639 Unit 102	1	Tom Noos 8618 Unit 102	2	Harizon Wind 8639 Linit 102	4	Tom Noon 8618 Unit 102	2
		Tom Noon 8637 Unit 102	1	Horizon Wind 8660 Unit 102	4	Tom Noon 8637 Unit 102	4
		Tom Noon 8647 Unit 102	4	Horizon Wind 8679 Unit 102	4	Tam Noon 8647 Unit 102	4
	Γ	Tom Noon \$668 Unit 102	2	Horizon Wind 8729 Unit 102	4	Tom Noon 8668 Unit 102	2
		[1	Horizon Wind 8740 Unit 102	4	Tom Noon 8679 Unit 102	4
		Tom Noon 8689 Unit 102	4	Horizon Wind 8749 Unit 102	4	Tons Noon 8689 Unit 102	4
			T	Horizon Wind 8750 Unit 102	4	Tona Noon 8718 Unit 102	2
	1		T	Horizon Wind 8759 Unit 102	4	Tom Noon 8758 Unit 102	2
			1	Horizon Wind 8760 Unit 102	4	Tors Noon 8768 Unit 102	2
·	Γ		1	Histizon Wind 8780 Unit 102	2	Tom Noon 8828 Unit 102	2
	ł	Traveling Breeze 8654 Unit 102	4	Hadzon Wind 8789 Linit 102	2	Traveling Breeze 8654 Unit 102	4
				Harizon Wind 8799 Unit 102	4	Threeing Breeze 8665 Unit 102	2
		Traveling Breeze 8674 Unit 102	4	Horizon Wind \$810 Unit 102	4	Traveling Breeze 8674 Unit 102	4
	Π		1	Horizon Wind 8820 Unit 102	4	Traveling Breeze 8694 Unit 102	4
			t	Thunder Sky 9440 Unit 102	2	Traveling Preeze 8764 Unit 102	4
Thunder Sky 9470 Unit 102	2		1	Thunder Sky 9470 Unit 102	2	Traveling Breeze 8805 Unit 102	2
Cherried Definitive at	120		54 FS	Wateres Insected & Berrie			
Addresses	72.9	Windows	24	Addresses Inspectant	032	Withow Inspected	101
Printinge Difective 2	-23%	observed defactive	S.C.	Variation States and the second	16	W.S. A. M. A.	≈÷£.

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

HNAR00010691

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

	I	ALL STREET, ST		CALL CONTRACTOR AND			ŀ
				Horizon Wind 8639 Unit 103		Thunder Sky 9400 Unit NUS	•
Horizon Wind 8640 Unix 103	-		_	Hurizon Wind 8640 Unit 103	-	Thurder Sky 9470 Unit 103	-
		Them Noon S618 Unit 103	F	Hirizon Wind 8649 Unit 103	-	Them Nexts 8618 Utait 103	+
		Thm Noon 8637 Unit 103	F	Hurizon Wind 8650 Unit 103	-	Tom Noon \$637 Uhit 103	-
		Tom Noon 8679 Unit 103	F	Horizon Word 8670 Unit 103	-	Tom Noon 8679 Unit 103	-
			\vdash	I forizon Wind 8680 Unit 103	-	Tom Non 2008 Unit 103	-
		Then Noon 8708 Unit 105	F	1 Horizon Wind 8729 Unit 103	-	Tom Non 8/08 Unit HB	1
		Thm Norn 8718 Unit 103		Horizon Wed 8730 Unit 103	-	TomNoon 8/18 Unit 108	-
			-	Harizon Wind 8740 Unit 103	-	Tora Nom 8757 Unit 105	1
				Hatizen Wind 8750 Unit 103	-	Tom Nexa 8787 Unit 103	-
		Traveling Beeze 8645 Urit 1	8	Horizon Word 8759 Unit 103	-	Thavefing Bronze 8645 Uait 103	-
			┝	Harizon Wad 8779 Unit 103	-	Traveling Brace 8694 Unit 103	
			┝	Harizon Wind 8789 Uhit 103	-	Traveling Breess 8744 Unit 103	-
•		Traveling Breeze 8775 Unit 1	8	Hurizon Wand 8810 Unit 103	-	Thewling Brock 8775 Ubit 100	-
			-	Thurndar Sky 9440 Unit 103	-	Traveling Breeze 8824 Unit 103	
				Thurder Sky 9450 Unit 103	-		
のないないのであるのである。	83498	State of the second sec			164	S A STATE OF A STATE O	
	28.90	A STATE OF THE STA	(Second	たたので、「「「「「」」」、「」」、「」」、「」」、「」、「」、「」、「」、「」、「」、			100
		the state of the s		the second states of the state of the second states and the	and the local data	The state of the s	

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

701

HNAR0010692





Prepared for Mediation Protected by NRS 48.109 & 40.680

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 "inwall" 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

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(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 scalable 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.

Page 1 of 9

HNAR00010693

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.

<u>For Condition (b)</u>: 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 noncorrosive 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 $\#12 \times 1-1/2^n$ 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 $2-\frac{1}{2}$, with a durable

Page 2 of 9

waterproof material. Provide a new closet ring. In each and every mounting hole, drop in a $\#12 \times 1-\frac{1}{2}$ 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)

· Page 3 of 9

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 ¼" union. Fill the gap in the piping with ¼" rigid copper pipe and provide the necessary pipe suspension devices as required.

7 Defect: Water heater seismic restraint devices are either lacking "vce" 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 scaling 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.

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

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 ½" 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 "antitip" 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 lay.

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. Regrade 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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HNAR00010700

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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.

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HNAR00010702



X = Condision Extra, O = Condition does not criss, NN = Net Hoted/Instpected, (E) = Exterpolated, N/A = Met Applicula







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: <u>Preliminary Summary of Geotechnical Investigation</u> 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 photodocumentation 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 I 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. 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.

GINEER Sincerely TerraPaoffic Consultants, Inc. Thoeny, PE 1 155 Principal Engineer No 1315

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

HNAR00010707

Arlington Ranch • Las Vegas, NV • File No. 27104 • November 9, 2007

		Data Package	•	
		APPENDIX A		
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		Test Pit Log							
		Test Pit No: T-	1						
Proj Proj Loca Sam Inst	ect No: 2 iect Name: ation: 875 uple Metho rumentatio ration: —	7104 : Arlington Ranch i7/8777 Tom Noon id: Modified California Sampler on: None installed	Date: 9-5-07 Logged By: C. Crown Excavating Company: GBG Excavator: - Excavation Method:Hand labor Hammer Wt. & Drop: 35 lbs. for 30"						
in E	Lithology	DESCRIPTION & REMARKS		53	Sample Type	Senter Sound	Dry Denetry (pcf)	Molature	
-0		From 0.0°, Asphalt concrete	o	•	i T		1	<u> </u>	
		AGGREGATE BASE: From 0.2', Sandy gravol FiLL: From 0.4', Silky sand, tan, dry to sightly moist, dense, with gravel			Ring / Bulk	>50 (NR)	4	-	
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		Test Pit No: T-2							
Proj Proj .oc: Bam Bam Elev	ect No: 27 ect Name: ation: 868 ople Metho rumentation:	104 Arlington Ranch 9/8717 Tom Noon d: Modified California Sampler n: None installed	Date: 9-5-07 Logged By: C. Crown Excavating Company: GBG Excavator: Excavation Method: Hand labor Hammer Wt. & Drop: 35 lbs. for 30"						
5	Lithology	DESCRIPTION & REMARKS		uscs	Sample Type	Blow Counts (per ft)	Dry Denuity (pcf)	Molenure (%)	
)		From 0.0', Asphalt concrete, 2' thick	0		1		Γ	\square	
	0-0	AGGREGATE BASE: From 0.2', Sandy gravel							
		FILL: From 0.4", Silly sand, tan, dry to slightly moist, dense, with gravel	F		Ring	>50 (NR)			
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.		Test Pit Log Test Pit No: T-3	3					
Proj Proj Loca Sam Instr Elev	ect No: 2 act Name: ation: 949 ple Metho umentatic ation:	7104 Arlington Ranch 0 Thunder Sky d: Modified California Sampler Dn: None installed	Date: Logge Excav Excav Excav	9-5-0 ating ator: ation ation	7 C. Crov Compa Method . & Droj	vn ny: GBG : Hand labo o: 35 lbs. :	or for 30*	
tap ta	Lithology	DESCRIPTION & REMARKS		USCS	Sample Type	Blow Counts (per ft)	Ory Denaity (bcd)	Molsture
	0.0	From 0.0', Asphall concrete, 2' thick AGGREGATE BASE: From 0.2', Sandy gravel			Rino /	>50	113.9	6
⊦ ⊾ 1		FitL: From 0.4', Slify sand, tan, slightly moist, dense, with gravel			Bulk			
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-2			-2					
			-					
-4			-4					
-5			5					
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		Test Pit Log							
	-	Test Pit No: T-4							
Proj Proj Loca Sam Inst Elev	ect No: 2 ect Name: ation: 876 ple Metho rumentatio ation: ~	7104 : Arlington Ranch 14/8784 Traveling Breeze 14/8784 Traveling Breeze 14: Modified California Sampler 1911: None installed	Date: 9-6-07 Logged By: C. Crown Excavating Company: GBG Excavator: ~ Excavation Method:Hand labor Hammer Wt. & Drop: 35 lbs. for 30"						
(i) Depth	Lithology	DESCRIPTION & REMARKS		uscs	Gample Type	Blow Counts (per ft)	Ory Density (pcf)	Moleture	
-0		From 0.0", Asphalt concrete, 2" thick	0	ι			1	 	
		AGGREGATE BASE: From 0.2, Sandy gravel, with silly sand			Ring / Bulk	>60 (NR)	-	-	
-1		FR.L: From 0.9°, Sity sand, tan, dry stightly moist, dense, with gravel			Ring/ Bulk	>50 (NFI)	-	-	
-2			2						
~3			3						
			· • • • • • • • • • • • • • • • • • • •						
-4			-4						
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-5			-6						
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Pro					Te	st Pit N	o: T-5							
Pro Loc Sar Insi Ele	oject No: 2 oject Name; ation: 946 nple Metho trumentatio vation:	7104 ; Arlington I 10 Thunderir 10 Thunderir 10 Thunderin 10 Thunderin 10 Thunderin	Ranch Ig Sky Sti Ine stalled	reet				D L E E H	ate: oggec xcava xcava xcava amme	9-5-07 I By: Iting (Itor: Ition I Ition I Ition WL	7 K. Mills Compa Compa Method & Droj	ny: GBG :Hand lab n:	KÖF	
fideo E	Lithology		-	DESCI	RIPTION 8	REMARK	S			uscs	Sample Type	Blow Counts (per ft)	Dry Density (pcf)	Molsture
F	No. K	From D.O', Co	ncrele pave	wrs, 2 1/2" thic	*				Ţ				T	
		FILL: From 0. gravel, trace o	2', Silty sand Xay	d, light brown	i, dry to slight	ly moist, fine to	9 medium grain	ied, with			Bulk	-	112,6	4.1
-1	نت ال	Note: No san	l or base un	ider pavers			•		F .					ŀ
F														
ŀ									$\left \right $					
-2									<u>_</u> 2					
L									F					
F														
•									\mathbf{F}		.			
-3									-3					
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Tota	i Depth: 0.	.9.											Test	PH
vvati Cavi	er: No ing: No							HN	ARO)() 1 ())() 1 ()	715		T-	5
Foot	ling Dimen	sions:						1114	. TITOL	1010			Pana 1	of 1

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;:

		Test Pit Log										
		Test Pit No: T	-7									
Proje Proje Loca Sam Instr Eleve	ect No: 2 ect Name: ntion: 870 ple Metho rumentatic ation: -	7104 Arlington Ranch 8 Tom Noon Id: Sand Cone In: None installed		Date: 9-5-07 Logged By: C. Crown Excavating Company: GBG Excavator: Excavation Method: Hand labor Hammer Wt. & Drop:								
in the	Lithology	DESCRIPTION & REMARKS			U\$C\$	Sample Type	Blow Counts (per ft)	Dry Demily (pcf)	Molsture			
-0	N.Y.C	From 0.0°, Concrete paver, 2 1/2" thick	·····	0								
		SAND BASE: From 0.2, Sand				601	- 50					
		FiLL: From 0.4', Silly sand, tan, dry slightly moist, loose to medium dena with construction debris	a, with gravel,			Bulk	200	100.0	0.3			
-1												
				-					Ì			
-2				-2								
				-								
				F I								
•3				 3								
				-								
				-								
-4									l			
				ŀ								
		· ·		F								
-5				-5								
					-							





	Test Pit Log							
Project No: 2 Project Name Location: 860 Sample Metho Instrumentati Elevation:	7104 : Arlington Ranch 39 Horizon Wind 39: Sand Cone 501: None installed	Date: 9-6-07 Logged By: C. Crown Excavating Company: GBG Excavator: - Excavation Method:Hand labor Hammer WŁ & Drop: -						
S 2 Lithology	DESCRIPTION & REMARKS		uscs	Sample Type	Blow Counts (per ft)	Dry Density (pcf)	Moleture (X)	
-1 -1 -2 -3 -3	FILL: From 0.0', Sitty send, brown, moist, loose to medium dense, with gravel Note: Heinline to 1/32" wide crack in stem wall			SC / Bulk		97.5	17.3	
A		L_6	L	J		<u> </u>	I	

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731

		Test Pit Log Test Pit No: T-11			:		-			
Proj Proj Loca Sam Instr Elev	ect No: 23 ect Name: ation: 864 ple Metho rumentatio ation: —	7104 Anlington Ranch 7 Tom Noon Id: Sand Cone In: None installed	Date: 9-6-07 Logged By: K. Mills Excavating Company: GBG Excavator: Excavator Method: Hand labor Hammer Wt. & Drop:							
Cepta (a)	Lithology	DESCRIPTION & REMARKS		(BCB	Sample Type	Blow Counts (per ft)	Dry Demaity (pcf)	Moleture (X)		
0		From 0.0*, Decorative gravel								
1		FiLL: From 0.2, Silly sand, light brown, slightly moist to molet, medium dense, fine to medium grained, with grave!			SC / Bu'k	•	98,6	7.4		
2		Note: Concrete sidewalk is 3 1/2" thick No base meterial under sklowalk								
3			-3							
4			-4							
							•			
5			-5							
			-							

			Sum	Arli mary of	ington I Laborate	Ranch bry Test I	Results		
								FN 2	7104
San	nple Loca	tion	ASTM	D 1556	ASTM	D 1557	ASTM D 2844	ASTM	D 2937
Location	Sample Depth	Sample Type	Dry Density (pct)	Moisture Content (%)	Maximum Dry Denaity (pdf)	Opl: Moist Content (%)	R-Velue by Equilibrium	Dry Donstly (pcf)	Meisture Content (%)
T-1	0.4'-1.1'	Bulk	-	-	-		83	-	-
T-3	0.4	Ring		-		A		· 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'	Buik	ŧ		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		<u> </u>	-

(Page 709 of 714)

HNAR00010722

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COMPACTION TEST

ASTM D 1557 Modified Proctor

Project Name: Arlington Ranch Project No. : 27104 Boring No.: T-5 @ 0.3'-0.7 Technician: NJA Date: 9/13/07

Visual Sample Description: Tan silty sand with cobbles

	X	Ma	nual R	am	
Ram	Weight	10 LBS	Drop	18	inches

	TEST NO.	1	2	3	4	5	6
Wt. Comp. Soll + Mold (lb.)		16.94	15.83	16.67	16.80		
Wt. of Mold (ib.)		6.02	6.02	6.02	6.02		
Net Wt. of Soil (lb.)	A-B	10.92	9.81	10.65	10.78		
Wet Wt. of Soli + Cont. (gm.)		366.4	395.1	356.8	357.7		
Dry Wt. of Soil + Cont. (gm.)		343.6	382.4	328.6	331.9		
Wt. of Container (gm.)		8.4	8.4	8.5	8.4		•
Moisture Content (%)	{{D-F}-(6-F]}(6-F)	6.80	3.40	8.81	7.98		
Wet Density (pcf)	643.33	145.6	130.8	142.0	143.7		
Dry Density (pcf)	HE(1+G/100)	136.3	126.5	130.5	133.1		

Maximum Dry Density (pcf) 136.6 Optimum Molsture Content (%) 6.2





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

HNAR00010723

TerraPecific Consultants Inc. 12245 World Trade Daive, Guile G, San Diego, CA 92128 / phone: (858)521-1199 fax: (858)521-1199

TerraPacific

COMPACTION TEST ASTM D 1557

Modified Proctor

Project Name:	Anington Ranch
Project No. :	27104
Boring No.:	T-11 @ 1.1'-1.5
Technician:	NJA
Date:	9/18/07
Visual Sample	Description: T

Tan silty send with cobbles

X	Mai	nual Ri	am	
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		
8	Wt. of Mold (lb.)		6.02	6.02	6.02	6.02	· · · · · · · · · · · · · · · · · · ·	
C	Net Wt. of Soil (b.)	A-B	10.63	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 (%)	(0-F)-(E-F))/(E-F)	6.33	8.23	3.88	4.94		
H	Wet Density (pcf)	C*13.39	141.7	142.1	130.1	135,1		
f	Dry Density (pcf)	HI(1+G/100)	133.3	131.3	125.3	128,7		
	Maximum Dr	/ Density (pcf)	134.1	Optimu	m Moisture	Content (%)	6.7	

Maximum Dry Density (pcf) 134.1 Optimum Moisture Content (%) 6.7





Soll Passing 3/4 in. Sleve Mold : 6 In. diameter Layers: 5 (Five) Blows per layer: 58 May be used If No.4 retained > 20% And # 3/8 in. retained > 20%

HNAR00010724

TerraPacific

TerraPacific Consultante Inc. 12245 World Taske Drive, Suite G, San Diego, CA 92128 / phone: (858)521-1190 fpc: (858)521-1199

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COMPACTION TEST ASTM D 1557

Modified Proctor

Project Name: Arlington Ranch Project No. : 27104 Boring No.: T-9 @ 1.8'-2.4' Technician: NJA Date: 9/17/07 Visual Sample Description:

Tan silty sand with cobbles

	X		Maı	nuai Ra	m	
Ram	Weight	10 L	BS	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		
Ç	Net WL 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.)		238.3	257.5	243.6	330.8		
F	Wt. of Container (gm.)		8.6 ·	8.5	8.4	8.7		
Ģ	Molsture Content (%)	((D-F)-(E-F))/(E-F)	10.19	11.61	11.05	13.44		
H	Wet Density (pcf)	C*12,33	133.6	138.7	137.3	132.0		
I	Dry Density (pcf)	H/(1+G/180)	121.2	122.5	123.7	116.4		

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





Soli 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

ucific Consultants Inc. 12245 World Trade Drive, Suite G, San Diego, CA 92128 / phone: (858)521-1190 fax: (858)521-1199 Te

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TerraPacific

COMPACTION TEST ASTM D 1557

Modified Proctor

Project Name:	Arlington Ranch
Project No. :	27104
Boring No.:	T-8 @ 0.8'-1.5'
Technician;	NJA
Date:	9/13/07
Visual Sample	Description: T

Tan silty sand with cobbles

X	Mai	nual Ram	
Ram Weight	10 LBS	Drop 18	inches

		TEST NO.	1	2	3	4	5	6
A	Wt. Comp. Soli + Mold (ib.)	·	17.02	16.83	16.53	16.95		
B	Wt. of Mold (lb.)		6.02	6.02	6.02	6.02		
С	Net Wt. of Soll (lb.)	A-8	11.00	10.81	10.51	10.93	0.00	0.00
D	Wet WL 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	0.0
G	Moisture Content (%)	(0-F)-(E-F))-(E-F)	6.57	9.34	5.06	8.13	#DIV/01	#DIV/01
H	Wet Density (pcf)	C*13.33	148.7	144.1	140.1	145.7	0.0	0.0
Ę	Dry Density (pcf)	Hi(1+G/100)	137.6	131.8	133.4	134.8	#DIV/01	#DIV/01

Maximum Dry Density (pcf) 137.8

Optimum Moisture Content (%) 6.7



PROCEDURE USED

Procedure C Soil Passing 3/4 In. Sleve Mold : 6 In. diameter Layers : 5 (Fhre) Blows por layer : 56 May be used if Ng.4 retained > 20% And If 3/8 In. retained > 20%



TerraPacific

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HNAR00010727

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		Electronically Filed 05/01/2008 05:24:24 PM
1	OPP NANCY QUON, ESQ. Nevada Bar No. 6099	CRA BRS
2	JASON W. BRUCE, ESQ.	CLERN UF THE COURT
3	JAMES R. CHRISTENSEN, ESQ.	
4	Nevada Bar No. 3861 QUON BRUCE CHRISTENSEN LAW FIRM	
5	2330 Paseo Del Prado, Suite C101 Las Vegas, NV 89102	
6	(702) 942-1600 Attorneys for Plaintiff	
7		
8		
9	DISTRIC	CT COURT
10	CLARK COUNTY,	STATE OF NEVADA
11		
12		
13	HIGH NOON AT ARLINGTON RANCH) HOMEOWNERS ASSOCIATION, a)	CASE NO.: A542616 DEPT. NO.: XXII
14	Nevada non-profit corporation, for itself) and for all others similarly situated,)	
15		
16) Plaintiff,	PLAINTIFF'S OPPOSITION TO DR HORTON'S MOTION FOR PARTIAL
17)	SUMMARY JUDGMENT
18	v.)	
10)	
17 20	D.R. HORTON, INC., a Delaware	
20	ROE BUSINESS or GOVERNMENTAL)	
21	ENTITIES 1-100, inclusive,)	
22		
23	Defendants.	
24		
25	COMES NOW Plaintiff, HIGH NOON	AT ARLINGTON RANCH HOMEOWNERS
26	ASSOCIATION, by and through its counsel, Qu	uon Bruce Christensen, and hereby submits its
27	opposition to DR Horton's Motion for Partial S	ummary Judgment. This motion is made and
28	based upon the attached memorandum of points	s and authorities, the pleadings on file herein. and

		in an
1	any oral argument the Court may allow.	-
2	Respectfully submitted this 1 st day of May, 2008.	
3	QUON BRUCE CHRISTENSEN	
4	P = P = P = P = P = P = P = P = P = P =	
5	By: Alexandre	
6	NANCY QUON, ESQ. Nevada Bar No. 6099	
7	JASON W. BRUCE, ESQ. Nevada Bar No. 6916	
8	JAMES R. CHRISTENSEN, ESQ. Nevada Bar No. 3816	
	2330 Paseo Del Prado, Suite C-101	
10	(702) 942-1600	
10		
11	MEMORANDUM OF POINTS AND AUTHORITIES	
12	I. DR HORTON'S MOTION SHOULD NOT BE ENTERTAINED.	
13	This Court should not entertain DR Horton's Motion for Partial Summary Judgment. On	
14	August 10, 2007 this Court entered an order stating "Plaintiff's Complaint is hereby stayed until	
15	the completion of the NRS 40.600 et seq. pre-litigation process." (Ex. 1, at 2:5-6). Summary	
16	adjudication is procedurally improper until the stay on the complaint is lifted. DR Horton's	
17	Motion should simply be taken off calendar.	
18	In an abundance of caution, however, Plaintiff addresses the substance of DR Horton's	
19	Motion below.	
20	II. INTRODUCTION	
21	The High Noon at Arlington Ranch Community consists of 342 condominium units	
22	located in Clark County, Nevada. The operative declaration for the community created a	
23	common interest community governed by the Uniform Common Interest Ownership Act	
24	("UCIOA"). ¹	
25	Plaintiff, the High Noon at Arlington Ranch Homeowners Association ("Association") on	
26		
27	'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	х. -
28	construed to be impliedly repealed by subsequent legislation if that construction can reasonably be avoided." NRS 116.1109(1).	

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

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

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

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

III. ARGUMENT RE: STANDING

A. SUMMARY JUDGMENT & DECLARATORY RELIEF STANDARD

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

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

338 P.2d 71 (1959). Any person whose rights, status or other legal relations are affected by a 1 2 statute may have determined any question of construction or validity arising under the statute 3 "and obtain a declaration of rights, status or other legal relations thereunder." NRS 30.040; see 4 County of Clark, ex rel. University Medical Center v. Upchurch, 114 Nev. 749, 961 P.2d 754 5 (1998)(finding declaratory relief appropriate regarding statutory cap on damages even though 6 plaintiff had yet to establish underlying liability). 7 No material facts are at issue regarding the declaratory judgment sought. Statutory 8 interpretation presents the only issue. It is therefore proper for this Court to enter judgment in 9 10 favor of the Association's standing to bring all claims at issue. 11 B. THE ASSOCIATION HAS STANDING TO BRING THIS CONSTRUCTION DEFECT MATTER IN ITS REPRESENTATIVE 12 CAPACITY 13 The UCIOA Expressly Provides Standing to a Homeowners 1. 14 Association to Bring Suit for Matters Affecting the Common Interest Community. 15 Actions must be prosecuted in the name of the real party in interest. NRCP 17(a). To this 16 end, "a party authorized by statute may sue in his own name without joining with him the party 17 18 for whose benefit the action is brought." Id; see Ray v. Hawkins, 76 Nev. 164, 350 P.2d 998 19 (1960); and see 59 AM.JUR. 2d PARTIES § 24 ("[w]here a person is expressly authorized by 20 statute to bring a particular action, his right of action arises directly out of the statute, and he 21 needs no title under the substantive law to authorize such suit"). 22 The Nevada Legislature has expressly granted a homeowners association standing to 23 bring an action on behalf of its homeowners. Specifically, NRS 116.3102(1)(d) states that an 24 25 "association may ... [i]nstitute, defend or intervene in litigation or administrative 26 proceedings in its own name on behalf of itself or two or more units' owners on matters 27 affecting the common-interest community." (emphasis added). A "unit owner" means a 28

4

"person who owns a unit." NRS 116.110393. A "unit" is a physical portion of the common-1 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 2. The Uniform Common Interest Ownership Act (NRS 116) and NRS 7 40.600 et seq. Harmoniously Recognize a Homeowners Association's Standing To Bring Construction Defect Claims That Are Located 8 Within "Units" 9 NRS 116 conveniently harmonizes with NRS 40.600 et seq. (hereinafter "Chapter 40") to 10 provide homeowners association standing for construction defect claims. A "unit" within an 11 attached housing community is unquestionably a "residence" as set forth in Chapter 40. See NRS 12 13 40.630 ("Residence' means any dwelling in which title to the individual units is transferred to 14 the owners")(emphasis added). Under Chapter 40, a "claimant" is an owner of a residence. NRS 15 40.610(1). In this vein, NRS 116 allows an association to bring litigation on behalf of two or 16 more owners of residences for matters affecting the common interest community. NRS 17 116.3102(1)(d). As demonstrated below, construction defects clearly affect the High Noon at 18 Arlington Ranch common interest community. 19 A homeowners association NRS 116 standing also harmonizes neatly through a second 20 legislative vehicle. That is, standing for a homeowners association is also recognized under NRS 21 22 40.610(2).² 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

²DR Horton cites to *Deal v. 999 Lakeshore HOA*, 94 Nev. 301 (1978). *Deal* held that absent a statute to the 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.

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

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

11. 12

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

By virtue of their ownership, all homeowners within Arlington Ranch are members of the 13 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. (*ld.* 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 21 power "to do any and all things that a corporation organized under the laws of the State of 22 Nevada may lawfully do which are necessary or proper, in operating for the peace, health, 23 comfort, safety and general welfare of its Members, including any applicable powers set forth in 24 NRS §116.3012, subject only to the limitations upon the exercise of such powers as are expressly 25 set forth in the Governing Documents, or in any applicable provision of NRS Chapter 116," 26

27 28

³A homeowners association has a fiduciary duty to its association members. NRS 116.3103.

1	IN THE SUPREME COURT OF THE STATE OF NEVA	DA
2		
3	HIGH NOON AT ARLINGTON RANCH) Case No. HOMEOWNERS ASSOCIATION, a Nevada) Clark County D non-profit corporation, for itself and for all) Court No. A542	_ 198 istrict 616
5 6	Petitioner,	ILED
7 8 9	THE EIGHTH JUDICIAL DISTRICT COURT) NO In and for Clark County; and THE HONORABLE) TRAC SUSAN H. JOHNSON, in her capacity as District) DUBRKO Judge in and for Clark County,) DUBRKO	202008
10	Respondents.	
11	D.R. HORTON, INC.,	
12	Real-Party-In-Interest.	
14		
15	PETITIONER'S APPENDIX VOL. III	
16		
17 18	NANCY QUON Nevada Bar No. 6099	
19	JASON W. BRUCE Nevada Bar No. 6916 JAMES R. CHRISTENSEN	
20 21	Nevada Bar No. 3861 QUON BRUCE CHRISTENS 2330 Paseo del Prado, Suite C	EN 101
22	Las Vegas, Nevada 89102 (702) 942-1600	
23		
24		
25		
26	RECEIVED	
27		
28	CLEAN DE CURT	
		3075
		NR-7971D

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1	IN THE SUPREME COURT OF	THE STATE OF NEVADA
2		
3 4	HIGH NOON AT ARLINGTON RANCH HOMEOWNERS ASSOCIATION, a Nevada non-profit corporation, for itself and for all	 Case No. Clark County District Court No. A542616
5	others similarly situated,	
6	Petitioner,	·))
7	VS.	
8 9	I HE 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,)
10	Respondents.)
11	D. P. HOPTON INC	
12	D.K. HOKTON, INC., Bool Dorty In Interest	
13		
14		
15	PETITIONER'S APPI	ENDIX VOL. III
16		
17	NANC	Y QUON
18	Nevad JASON	a Bar No. 6099 N W. BRUCE
19	Nevada JAME	a Bar No. 6916 S R. CHRISTENSEN
20	Nevada QUON	a Bar No. 3861 I BRUCE CHRISTENSEN
21	2330 P Las Ve	Paseo del Prado, Suite C-101 egas, Nevada 89102
22	(702) 9	942-1600
23		
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24 25 26		
24 25 26 27		
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03	9440 Thunder Sky	9/10/2007
03	9440 Thunder Sky	9/10/2007
03	9440 Thunder Sky	9/10/2007
03	9440 Thunder Sky	9/10/2007
03	9440 Thunder Sky	9/10/2007
01	8749 Horizon Wind	9/10/2007
01	8749 Horizon Wind	9/10/2007
01	8749 Horizon Wind	9/10/2007
01	8749 Horizon Wind	9/10/2007
01	8749 Horizon Wind	9/10/2007
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01	8749 Horizon Wind	9/10/2007
01	8749 Horizon Wind	9/10/2007
01	8749 Horizon Wind	9/10/2007
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01	8749 Horizon Wind	9/10/2007
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01	8749 Horizon Wind	9/10/2007
01	8749 Horizon Wind	8/10/2007
03	8759 Horizon Wind	9/11/2007
03	8759 Horizon Wind	9/11/2007
03	8759 Horizon Wind	9/11/2007
03	8759 Horizon Wind	9/11/2007
03	8759 Horizon Wind	9/11/2007

EL3788.jpg Exterior-B2 SW 10 sill nailing = very few that hit edge joist. SW 10 slil nalling = very few that hit edge joist. EL3789.jpg Exterior-B2 SW10 sill nailing = very few that hit edge joist. EL3790.ipg Exterior-B2 EL3791.jpg Exterior-B2 SW10 sill nalling = very few that hit edge joist. EL3993.jpg Exterior-MB SW10 sill nailing = none hit edge joist. NG. EL3994.jpg Exterior-MB SW10 sill nailing = none hit edge joist. NG. EL3995.jpg Exterior-MB SW10 sill nailing = none hit edge joist. NG. EL3996.jog Exterior-MB SW10 slll nalling = none hit edge joist. NG. EL3997.jpg Exterior-MB SW10 sill nalling a none hit edge joist. NG. SW 10 sill nailing = none hit edge joist. NG. EL3998.jpg Exterior-MB SW 10 sill nailing = none hit edge joist. NG. EL3999.jpg Exterior-MB Exterior-MB SW10 sill nailing = none hit edge joist. NG. EL4000.lpg SW10 sill nailing = none hit edge joist. NG. EL4001.jpg Exterior-MB SW 10 sill nailing = none hit edge joist. NG. EL4002.jpg Exterior-MB EL4003.jpg Exterior-MB SW10 sill nailing = none hit edge joist. NG. SW 10 built inset 1*. Sill nailing = none hit edge joist. NG. EL4004.jpg Exterior-MB Exterior-MB SW 10 built inset 1". Sill nalling = none hit edge joist. NG. EL4005.jpg SW10 built inset 1*. Sill nailing = none hit edge joist. NG. EL4006.jpg Exterior-MB SW10 built inset 1*. Sill nailing = none hit edge joiet. NG. Exterior-MB EL4007.jpg Exterior-MB SW10 built inset 1⁴. Sill nailing = none hit edge joist. NG. EL4008.jpg EL4009.jpg Exterior-M8 SW 10 built inset 1*. Sill nailing = none hit edge joist. NG. EL4010.jpg Exterior-MB SW10 built inset 1*. Sill nailing = none hit edge joist. NG. EL4011.jpg Exterior-MB SW 10 built inset 1". Sill nailing = none hit edge joist. NG. SW 10 built inset 1°. Sill nailing = none hit edge joist. NG. EL4012.jpg Exterior-MB EL4180.ipg Exterior-B2 SW 10 sill plate nailing = none (all nails miss edge joist). NG. SW 10 sill plate nalling = none (all nails miss edge joist). NG. EL4181.09 Exterior-82 EL4182.jpg Exterior-82 SW10 sill plate nailing = none (all nails miss edge joist). NG. SW 10 sill plate nalling = none (all nails miss edge joist). NG. EL4183. pg Exterior-82

SW10 sill nailing = very few that hit edge loist.

SW 10 sill nailing = very few that hit edge joist.

SW 10 sill plate nailing = none (all nails miss edge joist). NG.

EL4184.jpg

Exterior-B2

EL3786.jpg

EL3787.jpg

Exterior-B2

Exterior-B2

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EL.4186.jpg	Exterior-B2	SW 10 sill plate nailing = none (all nails miss edge joist). NG.	103	8759 Horizon Wind	9/11/2007
EL4187.jpg	Exterior-B2	SW10 slil plate nailing = none (all nails miss edge joist). NG.	103	8759 Horizon Wind	9/11/2007
EL4188.jpg	Exterior-B2	SW 10 sill plate nailing = none (all nails miss edge joist). NG.	103	8759 Horizon Wind	9/11/2007
EL4189.jpg	Exterior-B2	SW 10 sill plate naliling = none (all nails miss edge joist). NG.	103	8759 Horizon Wind	9/11/2007
EL4190.jpg	Exterior-B2	SW 10 sill plate nailing = none (all nails miss edge joist). NG.	103	8759 Horizon Wind	9/11/2007
EL4191.jpg	Exterior-B2	SW 10 sill plate nailing = none (all nails miss edge joist). NG.	103	8759 Horizon Wind	9/11/2007
EL4192.jpg	Exterior-B2	SW10 sill plate natiling = none (all nails miss edge joist). NG.	103	8759 Horizon Wind	9/11/2007
EL4193.jpg	Exterior-B2	SW 10 sill plate nailing = none (all nails miss edge joist). NG.	103	8759 Horizon Wind	9/11/2007
EL4194.jpg	Exterior-82	SW 10 sill plate nailing = none (all nails miss edge joist). NG.	103	8759 Horizon Wind	9/11/2007
EL4281.jpg	Exterior-MB	SW 10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4282.jpg	Exterior-MB	SW10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4283.jpg	Exterior-MB	SW10 sill nailing = 7N/58" ca (many miss edge joist, 6.3" o/c). NG, SB 5" c/c.	101	8788 Tom Noon	9/12/2007
EL4284.jpg	Exterior-MB	SW10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4285.jpg	Exterior-MB	SW10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4286.jpg	Exterior-MB	SW10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4287.jpg	Exterior-MB	SW10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4288.jpg	Exterior-MB	SW 10 sill nalling = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4289.jpg	Exterior-MB	SW10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4290.jpg	Exterior-MB	SW 10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4291.jpg	Exterior-MB	SW 10 sill nailing = 7N/58" oa (many miss edge joiet, 8.3" o/c). NG, SB 6" o/c.	101	8788 Torn Noon	9/12/2007
EL.4292.jpg	Exterior-MB	SW 10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Torn Noon	9/12/2007
EL4293.jpg	Exterior-MB	SW10 sill nailing = 7N/58° ca (many miss edge joist, 8.3° o/c). NG, SB 6° c/c.	101	8788 Tom Noon	9/12/2007
EL4294.jpg	Exterior-MB	SW10 sill nailing = 7N/58* oa (many miss edge joist, 8.3* o/c). NG, SB 6* o/c.	101	8788 Tom Noon	9/12/2007
EL4295.jpg	Exterior-MB	SW 10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4296.jpg	Exterior-MB	SW10 sill nailing = 7N/58" os (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Torn Noon	9/12/2007
EL4297.jpg	Exterior-MB	SW10 slil nalling = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4298.jpg	Exterior-MB	SW10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4299.)pg	Exterior-MB	SW10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4300.jpg	Exterior-MB	SW 10 sill nalling = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007
EL4301.jpg	Exterior-MB	SW10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon	9/12/2007

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EL4302.jpg	Exterior-MB	SW 10 sill nalling = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon
EL4305.jpg	Exterior-MB	SW 10 sill nailing = 7N/58" oa (many miss edge joist, 8.3" o/c). NG, SB 6" o/c.	101	8788 Tom Noon
EL4542.jpg	Exterior-B2	SW 10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4543.jpg	Exterior-B2	SW 10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4544.jpg	Exterior-82	SW 10 sill nalling = 1N/48" ca (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4545.jpg	Exterior-B2	SW 10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4546.)pg	Exterior-82	SW 10 sill nailing = 1N/48" ca (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4547.jpg	Exterior-82	SW10 sill nailing = 1N/48° oa (nails miss rim joist, 48° o/c). NG, SB 6° o/c.	101	8824 Traveling Breeze
EL4548.jpg	Exterior-B2	SW 10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4549.jpg	Exterior-82	SW 10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4550.jpg	Exterior-82	SW 10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4551.jpg	Exterior-82	SW 10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4552.jpg	Exterior-B2	SW10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NO, SB 6" o/c.	101	8824 Traveling Breeze
EL4553.jpg	Exterior-B2	SW 10 sill nailing = 1N/48" oa (nails miss rim jolst, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
E1.4554.jpg	Exterior-82	SW 10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4555.jpg	Exterior-B2	SW10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4556.jpg	Exterior-B2	SW 10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4557.jpg	Exterior-82	SW 10 sill nailing = 1N/48° oa (nails miss rim joist, 48° o/c). NG, SB 6° o/c.	101	8824 Traveling Breeze
EL4562.jpg	Exterior-B2	SW 10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4563.jpg	Exterior-B2	SW10 sill nalling = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4564.jpg	Exterior-B2	SW10 sill nalling = 1N/48" oa (nalls miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4567.jpg	Exterior-B2	SW 10 sill nalling = 1N/48" oa (nalls miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4568.jpg	Exterior-B2	SW10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4569.jpg	Exterior-B2	SW10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4570.jpg	Exterior-B2	SW10 still nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4571.jpg	Exterior-B2	SW10 sill naliling = 1N/48" oa (nalis miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4572.jpg	Exterior-82	SW 10 sill nailing = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4573.jpg	Exterior-B2	SW10 sill nalling = 1N/48" oa (nalis miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4574.jpg	Exterior-82	SW10 sill nalling = 1N/48" oa (nalis miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze
EL4575.jpg	Exterior-B2	SW10 sill nalling = 1N/48" oa (nails miss rim joist, 48" o/c). NG, SB 6" o/c.	101	8824 Traveling Breeze

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OBSERVATION CODE: 4.3 CATEGORY DESCRIPTION: Anchor Bolis

Photo#:	Location	Notes	****	Unit	Address	Date
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
FMM8973.jpg	Great Room	SW10 has five 1/2" diam. AB's 113" (28.2" o/c). OK.		102	8618 Tom Noon	8/27/2007
FMM8974.jpg	Great Room	SW10 has five 1/2" diam. AB's 113" (28.2° o/c). OK.		102	8618 Tom Noon	8/27/2007
FMM8975.jpg	Great Room	SW10 has five 1/2" diam. AB's 113* (28.2* o/c). OK.		102	8618 Tom Noon	8/27/2007
FMM8976.)pg	Great Room	SW10 has five 1/2" diam. AB's 113" (28.2" o/c). OK.		102	8618 Tom Noon	8/27/2007
FMM9029.jpg	Exterior-GR	SW15 has two 1/2" diam. AB/28" oa (14" o/c). NG.		102	8618 Tom Noon	8/27/2007
FMM9057.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (8"o/c). OK.		102	8758 Tom Noon	8/27/2007
FMM9058.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (8"o/c). OK.		102	8758 Tom Noon	8/27/2007
FMM9146.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.		103	8650 Horizon Wind	8/28/2007
FMM9147.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.		103	8650 Horizon Wind	8/28/2007
FMM9148.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.		103	8650 Horizon Wind	8/28/2007
FMM9149.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.		103	8650 Horizon Wind	8/28/2007
FMM9150.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.	· ·	103	8650 Horizon Wind	8/28/2007
FMM9208.jpg	Exterior-G	SW13 has three 1/2" diam, AB/24" oa (8" o/c). OK.		103	8670 Hortzon Wind	8/28/2007
FMM9207.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.		103	8670 Hortzon Wind	8/28/2007
FMM9282.jpg	Exterior-GR	SW12 has four 1/2" diam, AB/34" (11.3" o/c). OK.		103	8679 Tom Noon	8/28/2007
FMM9283.jpg	Exterior-GR	SW12 has four 1/2" diam. AB/34" (11.3" o/c). OK.		103	8679 Tom Noon	8/28/2007
FMM9284.jpg	Exterior-GR	SW12 has four 1/2" diam. AB/34" (11.3" o/c). OK.		103	8679 Tom Noon	8/28/2007
FMM9362.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.		103	8775 Traveling Breeze	8/29/2007
FMM9363.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.		103	8775 Traveling Breeze	8/29/2007
FMM9428.jpg	Great Room	SW10 has four 1/2" diam. AB/88" (29.3" o/c). OK.		103	8775 Traveling Breeze	8/29/2007
FMM9429.jpg	Great Room	SW10 has four 1/2" diam, AB/88" (29.3" o/c). OK.		103	8775 Travoling Breeze	8/29/2007
FMM9430.jpg	Great Room	SW10 has four 1/2" diam. AB/88" (29.3" o/c). OK.		103	8775 Traveling Breeze	8/29/2007
FMM9431.jpg	Great Room	SW10 has four 1/2" diam. AB/88" (29.3" o/c). OK.		103	8775 Traveling Breeze	8/29/2007
FMM9432.jpg	Great Room	SW10 has four 1/2" diam. AB/88" (29.3" o/c). OK.		103	8775 Traveling Breeze	8/29/2007
FMM9477.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (6" o/c). OK.		102	9440 Thunder Sky	8/29/2007
FMM9478.jpg	Exterior-G	SW13 has three 1/2" diam. AB/24" oa (8" o/c). OK.	HNAR00010496	102	9440 Thunder Sky	8/29/2007

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FMM9646.jpg

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Garage

Exterior-G

SW12 has four 1/2" diam, AB/34" (11.3" o/c). OK. SW12 has four 1/2" diam. AB/34" (11.3" o/c). OK. SW12 has four 1/2" diam. AB/34" (11.3" o/c). OK. SW12 has four 1/2" diam. AB/34" (11.3" o/c). OK. SW12 has three 1/2" diam. AB/30" (15" o/c). OK. SW12 has three 1/2" diam. AB/30" (15" o/c). OK. SW12 has three 1/2" diam. AB/30" (15" o/c). OK. SW12 has three 1/2" diam. AB/30" (15" o/c). OK. SW12 has three 1/2" diam. A8/30" (15" o/c). OK. SW12 has three 1/2" diam. AB/30" (15" o/c). OK. SW12 has three 1/2" diam. AB. OK. SW12 has six 1/2" diam, AB/91" oa (15.2" o/c). OK. SW12 has six 1/2" diam, AB/91" oa (15.2" o/c). OK. SW12 has six 1/2" diam. AB/91" oa (15.2" o/c). OK. SW12 has six 1/2" diam, AB/91" oa (15.2" o/o). OK. SW12 has six 1/2" diam. AB/91" oa (15.2" o/c). OK. SW 12 has six 1/2" diam. AB/91" oa (15.2" o/c). OK. SW12 has six 1/2" diam. AB/91" oa (15.2" o/c). OK. SW12 has six 1/2" AB/78" (15.6" o/c). OK. SW13 has three 1/2" diam. AB/24" oa (8"o/c). OK. SW12 has four 1/2" diam. AB/65" oa (16.3" o/c). OK. SW 12 has six 1/2" diam. AB/80" oa (13.3" o/c). OK. SW10 has four 1/2" diam. AB/91" oa (22.8" o/c). OK. Great Room SW 10 has four 1/2" diam. AB/91" oa (22.8" o/c). OK. Great Room SW 10 has four 1/2" diam. AB/91" oa (22.8" o/c). OK. Great Room

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102	8639 Horizon Wind	9/7/2007
102	8639 Horizon Wind	9/7/2007
102	8639 Hortzon 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	8660 Horizon Wind	8/31/2007
102	8660 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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RS5483.jpg	Great Room	SW 10 has four 1/2" diam. AB/91" oa (22.8" o/c). OK.	103	8740 Horizon Wind
RS5496.jpg	Exterior-G	SW13 has three 1/2" AB/24" oa (8" o/c). OK.	102	8694 Traveling Breeze
EL.0462.jpg	Garage	SW12 has five 1/2" diam. AB/92" oa (18.4" o/c). NG, SB 16" o/c.	102	8618 Tom Noon
EL0461.jpg	Garage	SW12 has live 1/2" diam. AB/92" oa (18.4" o/c). NG, SB 16" o/c.	102	8618 Tom Noon
EL0460.jpg	Garage	SW 12 has five 1/2" diam. AB/92" oa (18.4" o/c). NG, SB 16" o/c.	102	8618 Tom Noon
EL0459.jpg	Garage	SW12 has five 1/2" diam. AB/92" oa (18.4" o/c). NG, SB 16" o/c.	102	8618 Tom Noon
EL0458.jpg	Garage	SW12 has five 1/2" diam. AB/92" oa (18.4" o/c). NG, S8 16" o/c.	102	8618 Tom Noon
EL0457.jpg	Garage	SW12 has five 1/2" diam. AB/92" oa (18.4" o/c). NG, SB 16" o/c.	102	8618 Tom Noon
EL0456.jpg	Garage	SW12 has five 1/2" diam. AB/92" oa (18.4" o/c). NG, SB 16" o/c.	102	8618 Tom Noon
EL0337.jpg	Exterior-G	SW 13 has two 1/2" diam. AB/24" oa (8" o/c). NG, SB three.	102	8618 Tom Noon
EL0336.jpg	Exterior-G	SW13 has two 1/2" diam. AB/24" oa (8" o/c). NG, SB three.	102	8618 Tom Noon
EL0335.jpg	Exterior-G	SW13 has two 1/2" diam, AB/24" oa (8" o/c). NG, SB three.	102	8618 Tom Noon
EL0334.jpg	Exterior-G	SW13 has two 1/2" dlam. AB/24" oa (8" o/c). NG, SB three.	102	8618 Tom Noon
EL0561.jpg	Garage	SW12 has four 1/2" diam. AB/64" oa (8.5" o/c). OK.	102	8758 Tom Noon
EL0562.jpg	Garage	SW12 has four 1/2" diam, AB/64" oa (8.5" o/c). OK.	102	8758 Tom Noon
EL0563.jpg	Garage	SW 12 has four 1/2" diam. AB/64" ca (8.5" o/c). OK.	102	8758 Tom Noon
EL0564.jpg	Garage	SW12 has four 1/2" diam. AB/64" oa (8.5" o/c). OK.	102	8758 Tom Noon
EL0565.jpg	Garage	SW12 has four 1/2" diam. AB/64" oa (8.5" o/c). OK.	102	8758 Tom Noon
EL0566.jpg	Garage	SW 12 has four 1/2" diam. AB/64" oa (8.5" o/c). OK.	102	8758 Tom Noon
EL0676.jpg	Exterior-GR	SW 15 has two 1/2" diam. AB/20" oa (10" o/c). NG, SB 8" o/c.	102	8758 Tom Noon
EL0677.jpg	Exterior-GR	SW 15 has two 1/2" diam. AB/20" oa (10" o/c). NG, SB 8" o/c.	102	8758 Tom Noon
EL0678.jpg	Exterior-GR	SW 15 has two 1/2" diam. AB/20" oa (10" o/c). NG, SB 8" o/c.	102	8758 Tom Noon
EL0679.jpg	Exterior-GR	SW 15 has two 1/2" diam. AB/20" oa (10" o/c). NG, SB 8" o/c.	102	8758 Tom Noon
EL0680.jpg	Exterior-GR	SW15 has two 1/2" diam. AB/20" oa (10" o/c). NG, SB 8" o/c.	102	8758 Tom Noon
EL0796.jpg	Great Room	SW 10 has six 1/2" diam. AB/114" ca (19" o/c). OK.	103	8670 Horizon Wind
EL0797.jpg	Great Room	SW 10 has six 1/2" diam. AB/114" oa (19" o/c). OK.	103	8670 Horizon Wind
EL0798.jpg	Great Room	SW 10 has six 1/2" diam. AB/114" oa (19" o/c). OK.	103	8670 Horizon Wind
EL0799.jpg	Great Room	SW 10 has six 1/2" diam. AB/114" ca (19" o/c). OK.	103	8670 Horizon Wind
EL0800.jpg	Great Room	SW 10 has six 1/2" diam. AB/114" ca (19" o/c). OK.	103	8670 Horlzon Wind
EL0801.jpg	Great Room	SW 10 has six 1/2" diam. AB/114" oa (19" o/c). OK.	103	8670 Horizon Wind
EL0802.jpg	Great Room	SW 10 has six 1/2" diam. AB/114" oa (19" o/c). OK.	103	8670 Horizon Wind

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EL0803.jpg	Great Room	SW10 has six 1/2" diam. AB/114" oa (19" o/c). OK.
EL0904.jpg	Exterior-GR	SW12 has four 1/2" diam, AB/48" oa (12" o/c). OK.
EL0905.jpg	Exterior-GR	SW12 has four 1/2" diam. AB/48" oa (12" o/c). OK.
EL0906.jpg	Exterior-GR	SW12 has four 1/2" diam. AB/48" oa (12" o/c). OK.
EL.0907.jpg	Exterior-GR	SW12 has four 1/2" diam. AB/48" oa (12" o/c). OK.
EL0908.jpg	Exterior-GR	SW12 has four 1/2" diam. AB/48" oa (12" o/c). OK.
EL0909.jpg	Exterior-GR	SW 12 has four 1/2" diam. AB/48" oa (12" o/c). OK.
EL1080.jpg	Exterior-GR	SW12 has three 1/2" diam. AB/48" oa (16° o/c). OK.
L1081.jpg	Exterior-GR	SW12 has three 1/2" diam. AB/48" ca (16" o/c). OK.
L1082.jpg	Exterior-GR	SW12 has three 1/2" diam. AB/48" oa (16" α /c). OK.
L1083.jpg	Exterior-GR	SW12 has three 1/2" diam. AB/48" oa (16" o/c). OK.
L1084.jpg	Exterior-GR	SW 12 has three 1/2" diam. AB/48" oa (16° o/c). OK.
L1291.jpg	Garage	SW12 has five 1/2" diam. AB/82" oa (16.4" o/c).
L1292.jpg	Garage	SW12 has five 1/2" diam. AB/82" oa (16.4" o/c).
L1293.jpg	Garage	SW12 has five 1/2" diam. AB/82" oa (16.4" o/c).
L1294.jpg	Garage	SW 12 has five 1/2" diam. AB/82" oa (16.4" o/c).
iL1295.jpg	Garage	SW12 has five 1/2" diam. AB/82" ca (16.4" o/c).
L1296.jpg	Garage	SW12 has five 1/2" diam. AB/82" oa (16.4" o/c).
L1297.jpg	Garage	SW12 has five 1/2" diam. AB/82" oa (16.4" o/c).
L1353.jpg	Great Room	SW10 has three 1/2" diam. AB/96" oa (32" o/c). OK.
L1354.jpg	Great Room	SW10 has three 1/2" diam. AB/96" oa (32" o/c). OK.
L1355.jpg	Great Room	SW 10 has three 1/2" diam. AB/96" oa (32" o/c). OK.
L1356.jpg	Great Room	SW10 has three 1/2' diam. AB/96' oa (32" o/c). OK.
L1357.jpg	Great Room	SW10 has three 1/2" diam. AB/96" oa (32" o/c). OK.
L1358.jpg	Great Room	SW10 has three 1/2" diam. AB/96" os (32" o/c). OK.
L1359.jpg	Great Room	SW 10 has three 1/2" diam, AB/96" oa (32" o/c). OK.
L1360.jpg	Great Room	SW 10 has three 1/2" diam. AB/96" oa (32" o/c). OK.
EL1361.jpg	Great Room	SW10 has three 1/2" diam. AB/96" oa (32" o/c). OK.
L1423.jpg	Exterior-GR	SW 12 has two 1/2" diam. AB/23" oa (11.5" o/c). OK.
L1424.jpg	Exterior-GR	SW12 has two 1/2" diam. AB/23" oa (11.5" o/c). OK.
EL1425.jpg	Exterior-GR	SW12 has two 1/2" diam. AB/23" oa (11.5" o/c). OK.

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103	8670 Horizon Wind	8/28/2007
103	8650 Horizon Wind	8/28/2007
103	8650 Hortzon 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	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
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
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
102	9440 Thunder Sky	8/29/2007
102	9440 Thunder Sky	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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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	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 Horlzon 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
103	8649 Horizon Wind	9/5/2007
102	8810 Horizon Wind	9/5/2007

EL1426.jpg	Exterior-GR	SW 12 has two 1/2" diam, AB/23" oa (11.5" o/c). OK.
EL1427.jpg	Exterior-GR	SW 12 has two 1/2" diam, AB/23" oa (11.5" o/c). OK.
EL1551.jpg	Exterior-GR	SW 15 has two 1/2" diam. AB/28.5" oa (14.3" o/c). NG, SB 8" o/c.
EL1552.jpg	Exterior-GR	SW 15 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	SW 15 has two 1/2" diam. AB/28.5" ca (14.3" o/c). NG, SB 8" o/c.
EL1555.jpg	Exterior-GR	SW 15 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	SW 10 has five 1/2" diam. AB/110 oa (22° o/c). OK.
EL1745.jpg	Great Room	SW 10 has five 1/2" diam. AB/110 oa (22" o/c). OK.
EL1945.jpg	Exterior-G	SW 13 has three 1/2" diam. AB/24" oa (8" o/c). OK.
EL1946.jpg	Exterior-G	SW 13 has three 1/2" diam. AB/24" oa (8" o/c). OK.
EL1947.jpg	Exterior-G	SW 13 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	SW 13 has three 1/2" diam. AB/24" oa (8" o/c). OK.
EL2128.jpg	Exterior-GR	SW 15 has three 1/2" diam. AB/28" oa (9.3" o/c). NG, SB 8" o/c.
EL2129.jpg	Exterior-GR	SW 15 has three 1/2" diam. AB/28" oa (9.3" o/c). NG, SB 8" o/c.
EL2130.jpg	Exterior-GR	SW 15 has three 1/2" diam. AB/28" oa (9.3" o/c). NG, SB 8" o/c.
EL2131.jpg	Exterior-GR	SW 15 has three 1/2" diam. AB/28" oa (9.3" o/c). NG, SB 8" o/c.
EL2132.jpg	Exterior-GR	SW 15 has three 1/2" diam. AB/28" oa (9.3" o/c). NG, SB 8" o/c.
EL2546.jpg	Exterior-GR	SW 12 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	SW 12 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	SW 12 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	SW 12 has five 1/2" diam. AB/48" oa (9.6" o/c). OX.
EL2880.jpg	Exterior-GR	SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c.

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EL2881.jpg

EL2882.jpg

EL2883.ipg

EL2884.jpg

EL2885.jpg

EL2886.jpg

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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
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
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	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 Harlzon Wind	9/7/2007

Exterior-GR EL2887.jpg EL3118.jpg Exterior-G EL3119.jpg Exterior-G Exterior-G EL3120.jpg EL3121.ipo Exterior-G EL3122.jpg Exterior-G EL3214.jpg Exterior-G EL3216.jpg Exterior-G EL3217.jpg Exterior-G EL3218.jpg Exterior-G EL3219.jpg Exterior-G EL3220.jpg Exterior-G EL3382.jpg Exterior-GR E1.3381.jpg Exterior-GR EL3380.jpg Exterior-GR EL3379.jpg Exterior-GR EL3378./pg Exterior-GR EL3596.jpg Exterior-GR EL3595.jpg Exterior-GR EL3594.jpg Exterior-GR EL3593.jpg Exterior-GR EL3592.jpg Exterior-GR

EL3591.jpg

EL3590.jpg

EL3589.jpg

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Exterior-GR SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. Exterior-GR SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. Exterior-GR SW 15 has three 1/2" diam, AB/34" oa (11.3" o/c), NG, SB 8" o/c. SW 15 has three 1/2" diam, AB/34" oa (11.3" o/c). NG, SB 8" o/c. Exterior-GR SW15 has three 1/2" diam, AB/34" oa (11.3" o/c). NG, SB 8" o/c. Exterior-GR Exterior-GR SW 15 has three 1/2" diam, AB/34" oa (11.3" o/c). NG, SB 8" o/c. SW15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c. SW13 has three 1/2" diam, AB/25" oa (8" o/c). OK. SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK. SW 13 has three 1/2" diam. AB/25" oa (8" o/c). OK. SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK. SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK. SW 13 has three 1/2" diam. AB/25" oa (8" o/c). OK. SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK. SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK. SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK. SW13 has three 1/2" diam. AB/25" oa (8" o/c). OK. SW13 has three 1/2" diam. AB/25" oa (8° o/c). OK. SW15 has two 1/2" diam. AB/24" oa (12" o/c). NG, SB 8" o/c. SW 15 has two 1/2" diam. AB/24" oa (12" o/c). NG, SB 8" o/c. SW 15 has two 1/2" diam. AB/24" oa (12" o/c). NG, SB 8" o/c. SW 15 has two 1/2" diam. AB/24" oa (12" o/c). NG, SB 8" o/c. SW 15 has two 1/2" dlam. AB/24" oa (12" o/c). NG, SB 8" o/c. SW 15 has four 1/2" diam, AB/32" (10.7" o/c). NG, SB 8" o/c. SW 15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c. SW15 has four 1/2" dlam. AB/32" (10.7" o/c). NG, SB 8" o/c. SW 15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c. SW 15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c. SW15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c. Exterior-GR Exterior-GR SW15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c. Exterior-GR SW 15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.

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EL3588.jpg	Exterior-GR	SW 15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.	102	8639
EL3587.jpg	Exterior-GR	SW 15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.	102	8639
EL3718.jpg	Exterior-GR	SW'15 has four 1/2" diam, AB/32" (10.7" o/c). NG, SB 8" o/c.	102	8674
EL3719.jpg	Exterior-GR	SW 15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.	102	8674
EL3720.jpg	Exterior-GR	SW15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.	102	8674
EL3721.jpg	Exterior-GR	SW 15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.	102	8674
EL3722.jpg	Exterior-GR	SW 15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.	102	8674
EL3723.jpg	Exterior-GR	SW 15 has four 1/2" diam. AB/32" (10.7" o/c). NG, SB 8" o/c.	102	8674
EL3734.jpg	Exterior-GR	SW 15 has two/four 1/2" diam. AB with cross threads and double washers.	102	8674
EL3735.jpg	Exterior-GR	SW 15 has two/four 1/2' diam. AB with cross threads and double washers.	102	8674
EL3738.jpg	Exterior-GR	SW15 has two/four 1/2" diam. AB with cross threads and double washers.	102	8674
EL3737.jpg	Exterior-GR	SW 15 has two/four 1/2" diam. AB with cross threads and double washers.	102	8674
EL3738.jpg	Exterior-GR	SW 15 has two/four 1/2" diam. AB with cross threads and double washers.	102	8674
EL3739.jpg	Exterior-GR	SW15 has two/four 1/2" diam. AB with cross threads and double washers.	102	8674
EL3740.jpg	Exterior-GR	SW15 has two/four 1/2" diam. AB with cross threads and double washers.	102	8674
EL3741.jpg	Exterior-GR	SW 15 has two/four 1/2' diam. AB with cross threads and double washers.	102	8674
E1.3933.jpg	Exterior-GR	SW12 has one 1/2" diam. AB/22" ca (22" o/c). NG, SB 16" o/c.	103	9440
EL3934.jpg	Exterior-GR	SW12 has one 1/2" diam. AB/22" ca (22" o/c). NG, SB 16" o/c.	103	9440
EL3935.jpg	Exterior-GR	SW 12 has one 1/2" diam. AB/22" ca (22" c/c). NG, SB 16" c/c.	103	9440
EL3936.jpg	Exterior-GR	SW 12 has one 1/2" diam. AB/22" oa (22" o/c). NG, SB 16" o/c.	103	9440
EL3937.jpg	Exterior-GR	SW 12 has one 1/2" diam. AB/22" oa (22" o/c). NG, SB 16" o/c.	103	9440
EL3938.jpg	Exterior-GR	SW 12 has one 1/2" diam. AB/22" oa (22" o/c). NG, SB 16" o/c.	103	9440
EL4127.jpg	Exterior-GR	SW 12 has two 1/2" diam AB/18" (18" o/c). NG, SB 16" o/c.	103	8645
EL4128.jpg	Exterior-GR	SW 12 has two 1/2" diam AB/18" (18" o/c). NG, SB 16" o/c.	103	8645
EL4129.]pg	Exterior-GR	SW 12 has two 1/2" diam AB/18" (18" o/c). NG, SB 16" o/c.	103	8645
EL4130.jpg	Exterior-GR	SW 12 has two 1/2" diam AB/18" (18" o/c). NG, SB 16" o/c.	103	8645
EL4131.jpg	Exterior-GR	SW 12 has two 1/2" diam AB/18" (18" o/c). NG, SB 16" o/c.	103	8645
EL4132.jpg	Exterior-GR	SW 12 has two 1/2" diam AB/18" (18" o/c). NG, SB 16" o/c.	103	8645
EL4451.jpg	Exterior-GR	SW 15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c.	102	8805
EL4452.jpg	Exterior-GR	SW 15 has three 1/2" diam. AB/34" os (11.3" o/c). NG, SB 8" o/c.	102	8805
EL4453.jpg	Exterior-GR	SW 15 has three 1/2" diam. AB/34" oa (11.3" o/c). NG, SB 8" o/c.	102	8805

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

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EL4454.jpg	Exterior-GR	SW 15 has three 1/2" clam. AB/34" oa (11.3" o/c).	NG, SB 8" o/c.	102	8805 Traveling Breeze	9/12/200
EL4455.jpg	Exterior-GR	SW 15 has three 1/2" clam. AB/34" oa (11.3" o/c).	NG, SB 8" o/c.	102	8805 Traveling Breeze	9/12/200

OBSERVATION CODE: 6.0

CATEGORY DESCRIPTION: Non-Shear Framing Details

Photo#:	Location	Notes	Unit	Address	Date
FMM01606.jpg	Attic	Longitudinal partywall with perpendicular root 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
FMM01838.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	Longitudinai partywali with perpendicular roof trusses.	102	8789 Harizon 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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				MARCON Project No. 0 ARLINGTON RANCH)7011
FMM9528.jpg	Exterior-G	SW13 has OSB shim behind sheathing at GL header.	102	9440 Thunder Sky	8/2
R\$5557.jpg	Attic	Attic framing.	101	8765 Traveling Breeze	9/
RS5559.jpg	Attic	Roof framing.	101	8765 Traveling Breeze	9/(
RS5665.ipg	Attic	Attic framing.	102	8654 Traveling Breeze	9/
RS5666.jpg	Attic	Attic framing.	102	8654 Traveling Breeze	9/

OBSERVATION CODE: 7.1 CATEGORY DESCRIPTION: Post-Tension Slabs

Photo#:	Location	Notes		Unit	Address	Date
FMM01598.ipg	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	Stab 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 stab 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
R\$5560.jpg	Garage	Slab crack.		101	8765 Traveling Breeze	9/5/2007
R\$5561.jpg	Garage	Slab crack.		101	8765 Traveling Breeze	9/5/2007
R\$5562.jpg	Garage	Slab crack.		101	8765 Traveling Breeze	9/5/2007

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8/29/2007

9/5/2007

9/5/2007

9/6/2007

9/8/2007

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 attlc, 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
FMM01802.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 8.		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.	HNAR00010505	102	8789 Horizon Wind	7/18/2007

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FMM01740.jpg Exterior

FMM01739.jpg Elevation

FMM01727.jpg Exterior

FMM01726.jpg Elevation

FMM01760.jpg Elevation

FMM01761.jpg Exterior

Elevation

Roof

Roof

FMM8944.jpg

FMM8945.jpg

FMM9036.jpg

FMM9037.jpg

FMM9038.jpg

FMM9071.jpg

FMM9072.jpg

FMM9092.jpg

FMM9093.jpg

FMM9129.jpg

FMM9130.jpg

FMM9163.jpg

FMM9164.jpg

FMM9191.jpg

FMM9192.jpg

FMM9260.jpg

FMM9261.jpg

FMM9295.jpg

FMM9296.jpg

FMM9323.jpg

FMM9324.jpg

FMM9373.jpg

FMM9372.jpg

FMM9461.jpg

FMM9462.jpg

Building and unit address. Front elevation A. Building and unit address. Front elevation B. Front elevation B. Building and unit address. Building address. Building address. Building address. Building address. Unit address. Building address. Front elevation. Building address. Building address. Front elevation. Building address. Front elevation. Building address.

Front elevation.

Unit address.

Unit address.

Unit address.

Unit address.

Front elevation.

Front elevation.

Unit address.

Front elevation.

Front elevation.

Building address.

Building front elevation.

102 8647 Tom Noon 7/18/2007 102 8647 Tom Noon 7/18/2007 7/18/2007 102 8768 Tom Noon 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 8758 Tom Noon 8/27/2007 102 102 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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FMM9539.jpg Elevation FMM9540.jpg Elevation FMM9588.jpg Elevation FMM9589.jpg Elevation FMM9590.jpg Elevation FMM9591.jpg Elevation FMM9626.jpg Elevation FMM9627.jpg Elevation FMM9665.jpg Elevation FMM9666.jpg Elevation FMM9667.jpg Elevation FMM9670.jpg Elevation FMM9671.jpg Garage FMM9702.jpg Elevation FMM9703.jpg Elevation FMM9704.jpg Elevation FMM9742.jpg Elevation FMM9743.jpg Elevation RS5211.jpg Elevation R\$5212.jpg Elevation R\$5213.jpg Elevation RS5214.jpg Elevation R\$5241.jpg Elevation RS5242.jpg Elevation RS5262.jpg Elevation R\$5263.jpg Elevation RS5264.jpg Elevation R\$5265.jpg Elevation RS5266.jpg Elevation RS5267.jpg Elevation RS5268.jpg Elevation Side elevation.

Front elevation. Unit address. Front elevation. Unit address. Front elevation. Unit address. Front elevation. Unit address. Front elevation. Units address. Units address. Front elevation. Unit address. Front elevation. Front elevation. Unit address. Front elevation. Unit address. Front elevation. Side elevation. Unit address. Side elevation. Building address. Building address. Building address. Side elevation. Front elevation. Building address. Front elevation. Side elevation.

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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	8895 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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RS5322.jpg	Elevation	Building addross.
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.
RS5492.jpg	Elevation	Side elevation.
R\$5491.jpg	Elevation	Front elevation.
RS5490.jpg	Elevation	Unit address.
RS5489.jpg	Elevation	Unit address.
RS5515.jpg	Elevation	Side elevation.
RS5514.jpg	Elevation	Front elevation.
R\$5513.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.
R\$5548.jpg	Elevation	Side elevation.
RS5549.jpg	Elevation	Side elevation.
R\$5550.jpg	Elevation	Unit address.
RS5551.jpg	Elevation	Unit address.
RS5576.jpg	Elevation	Unit address.
RS5579.jpg	Elevation	Side elevation.
RS5578.jpg	Elevation	Side elevation.
R\$5577.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 Travoling 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	8785 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
103	8730 Horizon Wind	9/6/2007

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RS5608.jpg	Elevation
RS5609.jpg	Elevation
RS5610.jpg	Elevation
RS5611.jpg	Elevation
RS5615.jpg	Elevation
RS5614.jpg	Elevation
RS5613.jpg	Elevation
RS5612.jpg	Elevation
RS5644.jpg	Elevation
R\$5643.jpg	Elevation
RS5642.jpg	Elevation
RS5641.jpg	Elevation
R\$5657.jpg	Elevation
EL_03741.jpg	Elevation
EL_03742.jpg	Elevation
EL_03743.jpg	Elevation
EL_03744.jpg	Elevation
EL_03745.jpg	Elevation
EL_03746.jpg	Elevation
EL_03747.jpg	Elevation
EL_03748.jpg	Elevation

EL_03749.]pg Elevation EL_03750.jpg Elevation EL_03791.jpg Elevation EL_03790.jpg Elevation

EL_03788.jpg Elevation EL_03787.jpg Elevation EL_03786.jpg Elevation

EL_03784.jpg Elevation

Elevation

Elevation

EL_03789.jpg

EL_03785.jpg

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Unit address.
Front elevation.
Side elevation.
Unit address.
Side elevation.
Side elevation.
Front elevation.
Building address.
Unit address.
Side elevation.
Front elevation.
Building address.
Unit address.
Front elevation.
Front elevation.
Side elevation.
Building address.
Building address.
Side elevation.
Side elevation.
Side elevation.
Side elevation.
Unit address.
Unit address.
Side elevation.
Building address.

DEFECTS BY CATEGORY MARCON Project No. 07011 ARLINGTON RANCH

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	8729 Horizon Wind	9/6/2007
101	8729 Horizon Wind	9/6/2007
101	8729 Horizon Wind	9/6/2007
101	8729 Horizon Wind	9/8/2007
102	8679 Tom Noon	9/6/2007
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	8668 Tom Noon	7/19/2007
102	8668 Tom Noon	7/19/2007
102	8668 Tom Noon	7/19/2007
102	8668 Tom Noon	7/19/2007
102	8668 Tom Noon	7/19/2007
102	8668 Tom Noon	7/19/2007
102	8668 Tom Noon	7/19/2007
102	8668 Tom Noon	7/19/2007
102	8668 Tom Noon	7/19/2007
102	8668 Tom Noon	7/19/2007
102	8689 Tom Noon	7/19/2007
102	8689 Tom Noon	7/19/2007
102	8689 Tom Noon	7/19/2007
102	8689 Tom Noon	7/19/2007
102	8689 Tom Noon	7/19/2007
102	8689 Tom Noon	7/19/2007
102	8689 Tom Noon	7/19/2007
102	8689 Tom Noon	7/19/2007

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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.

102	8689 Tom Noon	7/19/2007
102	8689 Tom Noon	7/19/2007
102	8689 Tom Noon	7/19/2007
102	8759 Horizon Wind	7/19/2007
102	8759 Horizon Wind	7/19/2007
102	8759 Horizon Wind	7/19/2007
102	8759 Horizon Wind	7/19/2007
102	8759 Horizon Wind	7/19/2007
102	8759 Horizon Wind	7/19/2007
102	8759 Horizon Wind	7/19/2007
102	8759 Horizon Wind	7/19/2007
102	8759 Horizon Wind	7/19/2007
102	8759 Horizon Wind	7/19/2007
102	8759 Horizon Wind	7/19/2007
102	8759 Horizon Wind	7/19/2007
101	9440 Thunder Sky	7/19/2007
101	9440 Thunder Sky	7/19/2007
101	9440 Thunder Sky	7/19/2007
101	9440 Thunder Sky	7/19/2007
101	9440 Thunder Sky	7/19/2007
101	9440 Thunder Sky	7/19/2007
101	9440 Thunder Sky	7/19/2007
101	9440 Thunder Sky	7/19/2007
101	9440 Thunder Sky	7/19/2007
101	9440 Thunder Sky	7/19/2007
101	9440 Thunder Sky	7/19/2007
101	9440 Thunder Sky	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

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EL_03982.jpg

EL_03983.jpg

EL_03984.jpg

EL_03986.jpg

EL_03987.jpg

EL_03988.jpg

EL_04057.jpg

EL_04056.jpg

EL_04055.jpg

EL_04054.jpg

EL_04053.jpg

EL_04052.jpg

EL_04051.jpg

EL_04050.jpg

EL_04049.jpg

EL_04048.jpg

EL_04108.jpg

EL_04107.jpg

EL_04106.jpg

EL_04105.jpg

EL_04104.jpg

EL_04103.jpg

EL_04102.jpg

EL_04101.jpg

EL_04100.jpg

EL_04166.jpg

EL_04165.jpg

EL_04164.jpg

EL_04163.jpg

EL_04162.jpg

10/31/07

EL_03985.jpg Attic

Attic

Attic

Attic

Attic

Attic

Attic

Elevation

Side elevation. Side elevation. Side elevation. Side elevation. Side elevation. Unit address. Unit address. Unit address. Unit address. Side elevation. Building address. Building address. Building address. Side elevation. Front elevation. Front elevation. Front elevation. Unit address. Unit address, Side elevation. Building address. Building address. Building address. Front elevation. Front elevation. Front elevation. Unit address. Unit address. Unit address. Side elevation. Side elevation.

DEFECTS BY CATEGORY MARCON Project No. 07011 ARLINGTON RANCH

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
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	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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EL_04161.jpg

EL_04160.jpg

EL_04159.jpg

EL_04158.jpg

EL_04157.]pg

EL_04156.jpg

EL_04155.jpg

EL_04154.jpg

EL_04219.jpg

EL_04218.jpg

EL_04217.jpg

EL_04216.]pg

EL_04215.jpg

EL_04214.jpg

EL_04213.pg

EL_04212.jpg

EL_04211.jpg

EL0297.jpg

EL0296.jpg

EL0295.jpg

EL0294.jpg

EL0293.jpg

EL0292.jpg

EL0291.jpg

EL0290.jpg

EL0289.jpg

EL0288.jpg

EL0287.jpg

EL0499.jpg

EL0500.jpg

EL0501.jpg

Elevation Side elevation. Side elevation. Elevation Side elevation. Elevation Building address. Elevation Front elevation. Elevation Front elevation. Elevation Front elevation. Elevation Front elevation. Elevation Unit address. Elevation Unit address. Elevation Side elevation. Elevation Side elevation. Elevation Elevation Building address. Building address. Elevation Elevation Front elevation. Elevation Front elevation. Elevation Front elevation. Elevation Unit address. Elevation Unit address. Elevation Side elevation. Side elevation. Elevation Elevation Side elevation. Elevation Building address. Elevation Building address. Elevation Front elevation. Front elevation. Elevation Front elevation. Elevation

DEFECTS BY CATEGORY MARCON Project No. 07011 ARLINGTON RANCH

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01	8717 Tom Noon	7/19/2007
01	8717 Tom Noon	7/19/2007
01	8717 Tom Noon	7/19/2007
01	8717 Tom Noon	7/19/2007
01	8717 Tom Noon	7/19/2007
01	8717 Tom Noon	7/19/2007
01	8717 Tom Noon	7/19/2007
01	8717 Tom Noon	7/19/2007
02	8718 Tom Noon	7/19/2007
02	8718 Tom Noon	7/19/2007
02	8718 Tom Noon	7/19/2007
02	8718 Tom Noon	7/19/2007
02	8718 Tom Noon	7/19/2007
02	8718 Tom Noon	7/19/2007
02	8718 Tom Noon	7/19/2007
02	8718 Tom Noon	7/19/2007
02	8718 Tom Noon	7/19/2007
02	8618 Tom Noon	8/27/2007
02	8618 Tem Noon	8/27/2007
02	8618 Tom Noon	8/27/2007
02	8618 Tom Noon	8/27/2007
02	8618 Tom Noon	8/27/2007
02	8618 Tom Noon	8/27/2007
02	8618 Tom Noon	8/27/2007
02	8618 Tom Noon	8/27/2007
02	8618 Tom Noon	8/27/2007
02	8618 Tom Noon	8/27/2007
02	8618 Tom Noon	8/27/2007
02	8758 Tom Noon	8/27/2007
02	8758 Tom Noon	8/27/2007
02	8758 Tom Noon	8/27/2007

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EL0502.jpg

EL0503.jpg

EL0504.jpg

EL0505.jpg

EL0506.jpg

EL0507.jpg

EL0508.jpg

EL0702.jpg

EL0703.jpg

EL0704.jpg

EL0705.jpg

EL0706.jpg

EL0707.jpg

EL0708.jpg

EL0709.jpg

EL0710.jpg

EL0711.jpg

EL0819.jpg

EL0820.jpg

EL0821.jpg

EL0822.jpg

EL0823.jpg

EL0824.jpg

EL0825.jpg

EL1177.jpg

EL1176.jpg

EL1175.jpg

EL1174.jpg

EL1173.jpg

EL1172.jpg

EL1171.jpg

Elevation

Front elevation.

Building address. Building address.

Side elevation.

Side elevation.

Unit address.

Unit address.

Front elevation.

Front elevation.

Front elevation.

Front elevation.

Building address.

Building address.

Side elevation.

Side elevation.

Side elevation.

Unit address.

Front elevation.

Front elevation.

Building address.

Side elevation.

Side elevation.

Side elevation.

Unit address.

Unit address.

Unit address.

Side elevation.

Side elevation.

Building address.

Building address.

Front elevation.

DEFECTS BY CATEGORY
MARCON Project No. 07011
ARLINGTON RANCH

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	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 Horlzon Wind	8/28/2007	
	103	8670 Horizon Wind	8/28/2007	
	103	8670 Horlzon 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	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	
	103	8775 Traveling Breeze	8/29/2007	

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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.)pg	Elevation	Front elevation.
EL1673.jpg	Elevation	Front elevation.
EL.1674.jpg	Elevation	Front elevation.
EL1675.jpg	Elevation	Front elevation.
EL1676.]pg	Elevation	Building address.
EL1677.jpg	Elevation	Building address.
EL1678.jpg	Elevation	Side elevation.
EL1679.jpg	Elevation	Unit address.
EL1680.)pg	Elevation	Unit address.
EL1863.jpg	Elevation	Front elevation.
EL1864.jpg	Elevation	Front elevation.

DEFECTS BY CATEGORY MARCON Project No. 07011 ARLINGTON RANCH

103	8775 Traveling Breeze	B/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
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
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	8665 Traveling Breeze	8/30/2007
102	8799 Horizon Wind	8/31/2007
102	8799 Horizon Wind	8/31/2007

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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.
EL 1870.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.)pg	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.]pg	Elevation	Front elevation.
EL2147.jpg	Elevation	Front elevation.
EL2148.jpg	Elevation	Euliding 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	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	8764 Traveling Breeze	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	8764 Traveling Breeze	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	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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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	8550 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
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	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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	101	9480 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
	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
	102	8810 Horizon Wind	9/5/2007
	101	8828 Tom Noon	9/8/2007
	101	8828 Tom Noon	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
	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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Building address. EL2696.jpg Elevation EL2697.jpg Building address. Elevation Side elevation. EL2698.jpg Elevation Side elevation. EL2699.jpg Elevation Unit address. EL2700.jpg Elevation EL2787.jpg Elevation Front elevation. Front elevation. EL2788.jpg Elevation Building address. EL2789.jpg Elevation EL2790.jpg Elevation Building address. Side elevation. EL2791.jpg Elevation EL2792.jpg Side elevation. Elevation Side elevation. EL2793.jpg Elevation Unit address. EL2794.jpg Elevation EL2905.jpg Elevation Front elevation. Front elevation. EL2906.jpg Elevation Building address. EL2907.jpg Elevation Building address. EL2908.jpg Elevation Side elevation. EL2909.jpg Elevation Side elevation. EL2910.jpg Elevation Unit address. EL2911.jpg Elevation Front elevation. EL3049.jpg Elevation Building address. EL3050.jpg Elevation Side elevation. EL3051.jpg Elevation Side elevation. EL3052.jpg Elevation Unit address. EL3053.jpg Elevation Front elevation. EL3139.jpg Elevation Front elevation. EL3140.jpg Elevation Front elevation. EL3141.jpg Elevation Building address. EL3142.jpg Elevation Side elevation. EL3143.jpg Elevation Side elevation. EL3144.jpg Elevation

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.
EL.3491.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	9/6/2007
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
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 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

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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
101	8749 Horizon Wind	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	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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EL4236.jpg	Elevation	Side elevation.
EL4237.jpg	Elevation	Unit address.
EL4352.)pg	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.
EL4483.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.[pg	Elevation	Unit address,
EL4620.jpg	Elevation	Front elevation.
EL4621.)pg	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.

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	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
103	8824 Traveling Breeze	9/13/2007
102	9470 Thunder Sky	9/13/2007
102	9470 Thunder Sky	9/13/2007
102	9470 Thurider 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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Building address.	101	8780 Horizon Wind	9/13/2007
Building address.	101	8780 Horizon Wind	9/13/2007
Side elevation.	101	8780 Hortzon Wind	9/13/2007
Unit address.	101	8780 Horizon Wind	9/13/2007
Unit address,	101	8780 Horizon Wind	9/13/2007
Unit address.	101	8780 Horizon Wind	9/13/2007
Front elevation.	103	8750 Horizon Wind	9/13/2007
Front elevation,	103	8750 Horizon Wind	9/13/2007
Building address.	103	8750 Horizon Wind	9/13/2007
Side elevation.	103	8750 Horizon Wind	9/13/2007
Unit address.	103	8750 Horizon Wind	9/13/2007
Unit address.	103	8750 Horizon Wind	9/13/2007

OBSERVATION CODE: 9.2

Elevation

EL4628.jpg

EL4629.jpg

EL4830.jpg

EL4631.jpg

EL4632.jpg

EL4633.jpg

EL4634.jpg

EL4635.jpg

EL4636.jpg

EL4637.jpg

EL4838.jpg

EL4639.jpg

CATEGORY DESCRIPTION: Stucco Cracks

Photo#:	Location	Notes	Unit	Address	Date
RS5652.jpg	Exterior	Small stucco crack.	102	8679 Tom Noon	9/6/2007

OBSERVATION CODE: 9.3

CATEGORY DESCRIPTION: Drywall Cracks

Photo#:	Location	Notes		Unit	Address	Date
FMM01653.jpg	Stairwell	Drywall cracks.		101	8644 Traveling Breeze	7/17/2007
FMM01654.jpg	Stairwell	Drywall crack in ceiling.		101	8644 Traveling Breeze	7/17/2007
FMM01655.ipg	Stairwell	Drywall crack in wall.		101	8644 Traveling Breeze	7/17/2007
FMM01656.jpg	Stairwell	Drywall crack in wall.		101	8644 Traveling Breeze	7/17/2007
FMM01657.jpg	Stairwell	Drywall crack in wall.		101	8644 Traveling Breeze	7/17/2007
FMM01671.jpg	Kitchen	Ceiling drywall crack.	HNAR00010521	101	8730 Horizon Wind	7/18/2007

10/31/07

FMM01657.jpg Stairwell FMM01671.jpg Kitchen FMM01672.jpg Kitchen FMM01705.jpg Stairwell FMM01706.jpg Stairwell FMM01762.jpg Living Room FMM01763.jpg Living Room FMM01764.jpg Living Room FMM01765.jpg Living Room FMM01766.jpg Living Room FMM01768.jpg Hallway FMM01769.jpg Hallway FMM01770.jpg Hailway FMM01771.jpg Hailway FMM01773.jpg Hallway FMM01774.jpg Hattway Stairwell RS5552.jpg RS5553.jpg Stairwell RS5554.jpg Kitchen Kitchen RS5555.jpg Hallway RS5556.jpg Great Room RS5649.jpg RS5650.jpg Great Room Great Room AS5651.jpg Great Room RS5658.jpg RS5659.jpg Great Room Great Room RS5660.jpg Hallway RS5661.jpg Hallway RS5662.jpg RS5663.jpg Hallway RS5664.jpg Hallway

Drywall crack in wall. Ceiling drywall crack. Celling drywall crack. Wall crack. Wall crack. Ceiling crack. Ceiling crack. Celling crack. Patched wall crack. Patched wall crack. Wall crack at comer bead. Wall crack at corner bead. No drywall cracks observed. No drywall cracks observed.

DEFECTS BY CATEGORY MARCON Project No. 07011 ARLINGTON RANCH

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
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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 Broeze	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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<text><text><text><text><text><text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text></text></text></text></text></text>				BURKETTEWONG	
January B, 2003 Difference Max. Namery Quon, Esq. Difference QUON DRUCCE CHRISTENSEN Summers X330 Passeo del Pratto, Suita C101 Lato PLANING Las Vegas, MV 89102 FAX: 702.942-1601 Project High Noon at Arfington, Las Vegas, NV. Dear Mis Quon In accordances with your request, we have inspected the subject project. The forming is our List of CAN Defects. Please see our Existing Conditions plan for the exact locations. 1 In accordances with your request, we have inspected the subject project. The forming is our List of CAN Defects. Please see our Existing Conditions plan for the exact locations. 1 Defect Canded concrete carb or cub and gatter. Cause: Demaged during building construction or ingroups installation. Damage: Act. Standards, Unition Standard Drawings and Uniton Damage: Acting that and dive Intere suitin the development. Cause: Defect: Catalest country trees, Newada. Defect: Catalest countries tange suitin file dovelopment. Cause: Defect: Catalest country trees, Newada. Defect: Catalest countries tange suitin. Cataleston. Cause: Defect: Cataleston countrie stange suitin. Defect:				ENGINEERS	
Max. Namely Queon, Esq. Summer Sec. QUON BRUCE CHRISTENSEN Summer Sec. 2330 Passeo del Prasto, Sulta C101 Lat Vegas, MV 89102 FAL: 7022.402-1601 Lat Vegas, MV 89102 FAL: 7022.402-1601 Max Prasto Project: High Noon at Artington, Las Vegas, NV. Dear Mis Quorin In accordance with your request, we have inspected the subject project. The following is our List of CAVI Defects. Please see our Existing Conditions plan for the exact locations. 1 In accordance with your request, we have inspected the subject project. The following is our List of CAVI Defects. Please see our Existing Conditions plan for the exact locations. 1 Defect: Cackied concrete carb and gutter. Cause: Demaged during building construction or Ingroper Installation. Damage: Aesthetically unacceptable: datastization or Ingroper Installation. Damage: Act I. Standards, Uniform Standard Drawings and Uniform Standard Standards Standards County Area, Neveda. 2 Defect: Cacked concrete statestication or Ingroper Installation. Cause: Defection: Please Standards, Uniform Standard Drawings and Uniform Standard Standard Standard Drawings and Uniform Standard Draw		January 8, 200	8	STRUCTURAL ENGINEERING	
QUON BRFUCE CHRISTENSEN SURVING 2330 Passo del Prazho, Sulla C101 Lato PLANNING Las Vegas, NV 89102 FAX: 702,942-1001 Project: High Noon at Arlington, Las Vegas, NV. Der Mo Quon: In accordance with your request, we have inspected the subject project. The following is our List of CNNI Defects. Please see our Existing Conditions plan for the exact locations. 0. Defect: Cracked concrete carb or curb and guiter. Location: Parking lot and cirve lanes within the development. Damage: Austhetic Concrete for Carb or four Standard Drawings and Uniform Standard Specifications for Clark County Area, Neveda. Ote & Standards: A.L.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Neveda. Defect: Cracked concrete drainage strate. Coates & Standards: A.L.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Neveda. Defect: Cracked concrete drainage strate. Cause: Damage: Austingto the draw base at the origin and failure of the asphal. Defect: Cracked concrete strate. Cause: Interpret installation in the strate of the asphal. Defect: Cracked concrete strate. Cause: Interpret installation in the strate of the asphal. Defect: Cr		Ms. Nancy Qu	on Esa.	CIVIL ENGINEERING	
2330 Passeo del Prazlo, Sublis C101 Las Vagas, NV 80102 FAX: 702.942-1601 Project: High Noon at Arlington, Las Vagas, 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. 9. Defect: Cracked concrete carb or curb and gutter. Location: Parking to and othere lanes within the diversionment. Course: Damaged during building construction or improper installation. Damage: Aesthetically unacceptable: charing sand Uniform Standard Specifications for Clark County Area, Nevada. 9. Defect: Cracked concrete drainage swatch. Codes 4 Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada. 9. Defect: Cracked concrete drainage swatch. Codes 4 Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada. 9. Defect: Cracked concrete sidences! Codes 4 Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada. 9. Defect: Cracked concrete sidences! Codes 4 Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada. 9. Defect: Cracked concrete sidences! Codes 4 Standards: Mitter Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada. 9. Defect: Cracked concrete sidences! Cause: Defection: Unacceptable: codesionation and failure of the asphali provens. Codes 4 Standards: Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada. 9. Defect: Cracked concrete sidences! Codes 4 Standards: Uniform Standard Drawings and Uniform Standard Cause: Context County Area, Nevada. 9. Defect: Cracked concrete noted caub and gutter. Codes 4 Standards: Mitter Standards Uniform Standard Chaves for the asphalia. Codes 4 Standards: Clarker County Area, Nevada.		QUON BRUCE	CHRISTENSEN	SURVEYING	
 Las Vegas, NY 89102 FAX: 702.942-1601 Project: High Noon at Arlington, Las Vegas, NY. 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. Defect: Cracked concrete curb or curb and gutter. Location: Parking lot and drive lanes within the development. Cause: Demaged during building construction or improper installation. Danage: Assthetically unacceptable: distribution for development. Codes & Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada. 2. Defect: Cracked concrete during evalue. Codes & Standards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada. Defect: Cracked concrete during evalue. Location: Parking lot and drive lanes within the development. Cause: Danaged during building construction or improper installation. Danage: Assthetically unacceptable: distribution that and a flature of the asphall pavement. Defect: Cracked concrete sidewide. Cause: Brandard Current evaluations for Clark County Area, Nevada. Cause: Cracked concrete sidewide. Cause: Cracked concrete sidewide. Cause: Asthetically unacceptable: does for addres of the asphall pave filter of the same mathematication in the production of improper installation. Defect: Cracked concrete sidewide. Cause: Asthetically unacceptable: does for addres of the same filter of the same fil		2330 Paseo de	el Prado, Suite C101	LAND PLANNING	
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Ms. Namry Quor, Ext. QUON BRUCE CHRASTENSEN Project High Noon at Affagton, Las Vegas, NV. January 8, 2008 Page 2 of 4

- Defect Chipped concrete sidewalk. Location: Private concrete walkway within the development. Cause: Immoper grading and installation of the sidewalk. Damage: This creates a "trip and fat" hazard for pedestrians. Codes & Standards: Unitiom Standard Drawings and Unitone Standard Specifications for Clark County Area, Newada s
- Chipped concrete drainage swate. Parking lot and thive lanes within the development. Damaged during building construction or improper installation. Aesthetically unacceptable: deterioration and failure of the asphalt Defect Location: Damage: Causer

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- indarchs. A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevarda. pravement.
- M
- Defect Ponding in concrete gutters. Location: Parking lot and drive lance within the development. Cause: Improper installation of the gutter. Damage: Aesthetically unacceptable: deterioration and failure of the aspiral: pavement, creates a 'stip and fail' hazard for pedestrians. Codes & Standards. A.C.I. Stendards, Uniform Standard Drawings and Uniform Standards. A.C.I. Stendards, Uniform Standard Drawings and Uniform Standards. Specifications for Clark County Area, Nevarta.
- See report by Terrapacific. Deterioration of the pavement: creates a "trip and fail" hazad for Ponding in depressions in the asphalt pavement. Drive targes within the development. pedestrian Damager Location Cause Defect

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- ndards: Design plans for the development, Uniform Standard Drawings and Uniform Standard Specifications for Clark Courtly Area. Nevada. Codes & Str
- Ponding in terrefscape areas and yand drainage is inadequate. Private yards at ground level. Improper grading design and lamiscape installation resulting in imadequate drainage away building. Premature deterioration of building components due to soil influence. Location Defect Cauge 6
 - Unitorm Building Code, softs report and project design Codes & Standards: ptarts. Damage
- Ponding in concrete cross gutters. Parking lot and drive lanes within the development. Anytroper installation of the gutter. Asstitetically unacceptable: deterioration and takinge of the asphalt parement, oreales a 'stip and fail' hazard. parement, oreales a 'stip and fail' hazard. Nandards: A.C.I. Standards, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada. Defect: Location: Canse Ő.
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Ma. Nancy Oum, Est OLION BRUCE CHRISTENSEN Project High Noon at Afright, Las Vegas, NV. Project: 1 January 6, 2008 Page 3 of 4

Private concrete walkway within the development. Improper grading and installation of the sidewalk. This creates a "trip and fair hazard for podestrians. Inderds: Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada. Vertically officed concrete sidenally. Damage: This cre Codes & Standards: Location: Defect Cause

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klait box pedestals are sinking.

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improper grading and soil compaction along with soil types that may be ndiards: Design plans for the development, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Nevada. subject to witume change with the actifican of water. Creates a "trip and fait" hazard for packestrian. Indardo: Uniform Building Code and project design plans, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area, Navada. Missing valve covers. Private streets within the development. Omission during construction. Damage to the utilities. Common areas. Damage: Codes & Sta Codes & Sta Defect: Location: Defect Location: Demage Causer

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- Fire hydrants are too chose to the buildings. Common areas within the development. Project design conflicts with gransral notes on the approved plans. Hydrants too chose to buildings to be useful during a fire. ndands: Deskipn plans for the development, Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area. Nevada. Damage: Hydrant Codes & Standards: ocation: Defect Cause: 4
 - The surface of the asphalt pavement is below the tp of the guitter or Defect ų,
 - drainage swale. Drive tanes within the development. Improper asphalt installation. Deterioration of the pavement, creates a 'trip and fail' hazard for ocation Damager
- ndards: Design plans for the development. Uniform Standard Drawings and Uniform Standard Specifications for Clark County Area. Nevada Codes & Oz
 - - Interlocking pavers in front of the garages are sinking. Private concrete drivencays within the development. Improper installation and inadequate soil compaction (see report by Terrapacific). Creates a "trip and fail" hazard for podestrians. Indards: Uniform Standard Dreasings and Uniform Standard Specifications for Clark County Area, Neveda. Defect. Location: Caracter <u>.</u>
 - Damage: Creates Codes & Standards:

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

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	Cause.	Annalyzer that used in this construction of the andorhisms
	Damage	Creates a up and as nacau wi peussians.
	Codes & St	andards: Unitome Standard Drawings and Unitom Standard
		Specifications for Clark County Area, Nevada.
18.	Defect	Deteriorated asphalt pavement.
	Location:	Drive lanes white the development.
	Cause:	Omission of the concrete outlers and swates.
	Damage:	Deterioration of the pavement: creates a "trip and fall" hazard for oedestrians.
	Codes & St	andards: Design plans for the development, Uniform Standard
		Drawings and Uniform Standard Specifications for Clark County Area,
		Dimendo

Sincerely,

BURKETT & WONG ENGINEERS

Robert M. Shaffer JT.E.

Robert M. Shaffer, P.E. Principal

RMS:te

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





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

FOR MEDIATION FURPOSES ONLY. N.R.S. 48.109 and N.R.S.49.680

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	CRIPTION hattion Roofs Decks & Balconies Exterior Stairs & Landings One Coat Stucco System Siding & Wood Trim Sheet Metal Shiding Glass Door Exterior Doors Concrete Fire Resistive Construction Wallboard Interior Stairs Fireplace & Chase Sub-floors Miscellaneous Architectural Windows	CRIPTION PAGE NUMBER huction iii Roofs Decks & Balconies Exterior Stairs & Landings One Coat Stucco System Siding & Wood Trim Sbeet Metal Sbeet Metal N Sliding Glass Door Exterior Doors Concrete N Fire Resistive Construction Wallboard Interior Stairs Fireplace & Chase Sub-floors Miscellaneous Architectural Windows State

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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.680

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.

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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.49,689

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*.

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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.680

Elevation 'A'			
	RHA Visual	RHA DT	RHA Total
Addresses	Inspection	Inspection	Inspected
8640 Horizon Wind	X		Х
8649 Horizon Wind		X	X
8660 Horizon Wind		X	Х
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	<u></u>		
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		Х
8667 Tom Noon			•
8678 Tom Noon			
8689 Tom Noon	X	· ·	. X
8698 Tom Noon			
8718 Tom Noon	Х		X
8727 Tom Noon			
8738 Tom Noon			
8747 Tom Noon			
8758 Tom Noon	Х	X	X
8778 Tom Noon			
8787 Tom Noon	X	:	X
8797 Tom Noon			

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ARLINGTON RANCH FOR MEDIATION PURPOSES ONLY. Preliminary Defect List & N.R.S. 48.109 and N.R.S.40.680 Repair Recommendations January 7, 2008 8798 Tom Noon 8807 Tom Noon ٠X 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 X 8725 Traveling Breeze X 8744 Traveling Breeze X X 8745 Traveling Breeze 8764 Traveling Breeze X X X 8765 Traveling Breeze X X 8784 Traveling Breeze X 8785 Traveling Breeze X X 8804 Traveling Breeze X 8805 Traveling Breeze X 8825 Traveling Breeze 8835 Traveling Breeze **61 Total Addresses** 31 of 61 24 16

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ARLINGTON RANCH

Preliminary Defect List & Repair Recommendations January 7, 2008 FOR MEDIATION PURPOSES ONLY. N.R.S. 45.109 and N.R.S.40.680

Elevation 'B'			
	RHA Visual	RHA DT	RHA Total
Addresses	Inspection	Inspection	Inspected
8639 Horizon Wind			
8650 Horizon Wind	X	X	X
8659 Horizon Wind			
8670 Horizon Wind	X	X	Х
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		Х
8780 Horizon Wind	X		X
8810 Horizon Wind	Χ.	X	Х
8829 Horizon Wind			•
9430 Thunder Sky	Х		X
9450 Thunder Sky	X		X
9470 Thunder Sky	X		X
8628 Tom Noon		· · · ·	
8637 Tom Noon	X		X
8648 Tom Noon		1	
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	1	X
8728 Tom Noon	······································	1	
8739 Tom Noon	· · · · · · · · · · · · · · · · · · ·		
8748 Tom Noon			·
8757 Tom Noon	X		X
8768 Tom Noon	X		X
8777 Tom Noon	· ·	1	
8788 Tom Noon		1	
8808 Tom Noon		· · · · · · · · · · · · · · · · · · ·	
8817 Tom Noon	•	1	
8828 Tom Noon		X	X
8645 Traveling		1	
Breeze			
8664 Traveling			
Breeze			
8665 Traveling		X	X

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ARLINGTON RANCH FOR MEDIATION PURPOSES ONLY. Preliminary Defect List & N.R.S. 48-109 and N.R.S.40.680 **Repair Recommendations** January 7, 2008 Breeze 8684 Traveling Breeze 8685 Traveling Breeze 8694Traveling Breeze х Х X 8715 Traveling Breeze 8734 Traveling Breeze 8735 Traveling Breeze 8754 Traveling Breeze 8755 Traveling Breeze Х Х 8775 Traveling Breeze X Х 8794 Traveling Breeze 8795 Traveling Breeze 8814 Traveling . Breeze 8815 Traveling Breeze 8824 Traveling Breeze **53 Total Addresses** 19 9 23 of 53

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TILE ROOFS

1.0

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. <u>19 Buildings:</u> 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, 8765 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 Traveling Breeze

c. <u>3 Buildings</u>: 8669 Horizon Wind, 9480 Thunder Sky, 8764 Traveling Breeze

d. <u>15 Buildings</u>: 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

- c. <u>4 Buildings</u>: 8649 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 8618 Tom Noon
- f. <u>4 Buildings</u>: 8729 Horizon Wind, 8749 Horizon Wind, 8638 Tom Noon, 8654 Traveling Breeze

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

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

g. <u>3 Buildings</u>: 86

8649 Horizon Wind, 8618 Tom Noon, 8758 Tom Noon 8799 Horizon Wind, 8758 Tom Noon

h. <u>2 Buildings</u>:

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

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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, 8694Traveling Breeze 8694Traveling Breeze c. 1 Building: d. 6 Buildings: 8650 Horizon Wind, 9470 Thunder Sky, 8637 Tom Noon, 8679 Tom Noon, 8717 Tom Noon, 8755 **Traveling Breeze** 8650 Horizon Wind, 8750 Horizon Wind, 8679 e. 3 Buildings: Tom Noon f. O 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:

8.	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

Defective plus - 8740 Horizon Wind, 8749 Horizon b. 31 Buildings: 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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ARLINGTON RANCH Preliminary Defect List &

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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

Defective plus - 8640 Horizon Wind, 8660 Horizon

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

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

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,

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N.R.S. 48.169 and N.R.S.40.680

e. 31 Buildings:

f. <u>16 Buildings</u>:

g. 16 Buildings:

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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Traveling Breeze

Breeze

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

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Turner the stad for

investigated for De	lect 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. <u>9 Buildings</u> :	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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008

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, 8694Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze

FOR MEDIATION PURPOSES ONLY.

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

Projected Defective at Elevation A:

a. 37 Buildings:	$(61\% \times 61)$ with a repair at 3 broken field tiles per building.
b. 47 Buildings:	$(77\% \times 61)$ with a repair at 2 chipped tiles per building.
c. <u>6 Buildings</u> :	$(10\% \times 61)$ with a repair at 2 unsecured field tiles per building.
d. 30 Buildings:	$(48\% \times 61)$ with repairs made where they occur in conjunction with other repairs.
e. <u>8 Buildings</u> :	$(13\% \times 61)$ with repairs made where they occur in conjunction with other remains.
f. 15 Buildings:	$(25\% \times 61)$ with repairs made where they occur in conjunction with other repairs.
g. 11 Buildings:	$(19\% \times 61)$ with repairs made where they occur in conjunction with other repairs.
h. <u>4 Buildings</u> :	$(6\% \times 61)$ with a repair at 1 pair of penetrations per building
Projected Defective	of Flavatian B.
20 Duildinger	(570
a. <u>30 Dunungs</u> :	building.
b. <u>41 Buildings</u> :	(78% x 53) with a repair at 2 chipped tiles per building.
c. <u>2 Buildings</u> :	(4% x 53) with a repair at 2 unsecured field tiles per building.
d. <u>14 Buildings</u> :	$(26\% \times 53)$ with repairs made where they occur in conjunction with other remains.
e. <u>7 Buildings</u> :	$(13\% \times 53)$ with repairs made where they occur in conjunction with other repairs.
f A Buildinge	(0% x 53) with repairs made where they occur in
r. <u>v manungs</u> .	conjunction with other repairs.
g. <u>18 Buildings</u> :	(33% x 53) with repairs made where they occur in conjunction with other repairs.

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

h. <u>2 Buildings</u>:

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 $(4\% \times 53)$ with a repair at 1 pair of penetrations per building.

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

a,b.

c.

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e.

f.

g.

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

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 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.

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.

Repair covered by all other repairs.

Repair in conjunction with all other repairs. Where observed, clean all tile scrap, stucco, vegetation and other miscellaneous debris from roof and tile surfaces.

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

Repair where found in conjunction with other repairs. Where nail heads are found to protrude, hammer flush with the substrate surface.

h.

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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.
- Cover the abandoned opening through the substrate with 26gauge 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.
- Install new or reusable secondary flashings in sequence with reinstallation of the tiles. Set the lower flange in a bed of mastic.
- 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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Preliminary Defect List	&	N.R.S. 48.109 and N.R.S.40.680	•
Repair Recommendation	15		
January 7, 2008			
• 1.0 TILE RC	OFS		
1.02 Defect: 1	Eaves		
a. Ede	e Metal Lans Less That	4 Inches	
b. Und	lerlayment Short at Eav	Edge	
Location	: Tile Roof Area		
Observed	I Defective at Elevation	1A:	
a. <u>2 B</u>	uildings: 8660 Horiz	on Wind, 8654 Traveling Breeze	
b. <u>4 B</u>	uildings: 8749 Horiz	on Wind, 8789 Horizon Wind, 948	0
	Thunder SI	ty, 8785 Traveling Breeze	
Observed	Defective at Elevation	B:	
a. <u>3 B</u>	uildings: 8650 Horiz	on Wind, 8665 Traveling Breeze, 8	3775
	Traveling I	Breeze	
b. <u>1 B</u>	uilding: 8670 Horiz	on Wind	
Investiga	ted for Defect at Eleva	tion A:	ан ал сайта сайта
a. <u>161</u>	Buildings: Defective p	lus - 8649 Horizon Wind, 8729 Ho	orizon
•	Wind, 8730) Horizon Wind, 8740 Horizon Wir	nd,
	8749 Horiz	on Wind, 8789 Horizon Wind, 879	9
	Horizon W	ind, 9440 Thunder Sky, 9480 Thun	der
	Sky, 8618	Forn Noon, 8638 Tom Noon, 8758	Tom
	Noon, 8764	Traveling Breeze, 8785 Traveling	
	Breeze		
b. <u>161</u>	Buildings: Defective p	lus - 8649 Horizon Wind, 8660 Ho	rizon
	Wind, 872	9 Horizon Wind, 8730 Horizon Wi	nd,
	8740 Horiz	on Wind, 8799 Horizon Wind, 944	U
	Thunder Si	y, 8618 Tom Noon, 8638 Tom No	on,
	8/58 10m	Noon, 8654 Traveling Breeze, 8764	
Investion	I raveung E	Presze	
a O D	vildingen Defect at Eleva	LON IS:	_ 1
a. <u>2 p</u>	<u>indings</u> : Delective p	ius - 50/0 Horizon wind, 8/39 Ho	
	Wind, 8810	Horizon wind, 80/9 Iom Noon, 8	5828
ኑ ዕም	10m Noon,	8094 I raveling Breeze	
0. <u>9 p</u>	<u>indings</u> : Detective p	Ius - 8030 Horizon wind, 8739 Ho	FIZON 1929
	Tom Noon	ROTZON WING, 80/9 10m NOON, 8	5626
	Droome 977	600J Traveling Diceze, 6094 Trave	ang
Projected	Defective at Florentian	A.	
a S Br	ildings (13% y 61)	with a rangin at 20% of adapt matal	lone
	ner huilding	wan arepan at 2000 of edge fikaar	Iaho
b. 15 B	buildings: (25% x 61)	with a renair at 10% of eave edge a	-
	huilding	when a roban at 10 to or case offer I	
Projected	Defective at Elevation	R	
a. 18 P	uildings: (33% x 53)	with a renair at 20% of edge metal	lans
	ner huilding		****
b. 6 Bn	ildings: (11% x 53)	with a renair at 10% of eave edge	her
5. <u>0 P</u>	huilding		
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ARLINGTON RANCH

Preliminary Defect List & Repair Recommendations January 7, 2008

a.

b.

FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40,680

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:

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

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FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.430

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
		Reporte

8640 Horizon Wind, 8649 Horizon Wind, 8729 b. 12 Buildings: 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

8660 Horizon Wind, 8669 Horizon Wind, 8730 c. 13 Buildings: 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

8649 Horizon Wind, 8660 Horizon Wind, 8729 d. 16 Buildings: 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:

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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:

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 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, 8764 Traveling Breeze, 8785 Traveling Breeze

FOR MEDIATION PURPOSES ONLY.

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

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, 8694Traveling 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, 8694Traveling 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, 8694Traveling Breeze, 8775 Traveling Breeze c. 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, 8694Traveling 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,

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8694Traveling Breeze, 8775 Traveling Breeze

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

h. 8 Buildings:

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

8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8665 Traveling Breeze, 8694Traveling Breeze, 8775 Traveling Breeze 8650 Horizon Wind

i. <u>1 Building</u>:

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FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.650

Investigated for Defect at Elevation A:

a. <u>31 Buildings</u>: 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
 Same as Defective

f. <u>16 Buildings</u>: Same as Defective g. <u>16 Buildings</u>: 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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FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.680

Noon, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze, 8764 Traveling Breeze, 8785 Traveling Breeze

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

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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008	FOR MEDIATION FURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.480
Duningted Defective	at Elevation As
a 10 Buildinger	(16% x 61) with a rangin at 1 damaged trim tile per
a. <u>IV Dunumgs</u> .	(10% X 01) with a topan at 1 Gaillaged dim the por
b. 24 Buildings:	(39% x 61) with a repair at 4 open rake trim tiles per building.
c. <u>26 Buildings</u> :	(42% x 61) with a repair at 5open rake trim tiles per building.
d. <u>61 Buildings</u> :	(100% x 61) with a repair at 13 shortened open rake tiles per building.
e. <u>39 Buildings</u> :	(65% x 61) with a repair at 3 transitions at open rakes per building.
f. <u>61 Buildings</u> :	(100% x 61) with a repair at 100% of open rakes per building.
g. <u>61 Buildings</u> :	(100% x 61) with a repair at 100% of cut field tiles along the open rakes per building.
h. <u>61 Buildings</u> :	(100% x 61) with a repair at 1000% of open rakes per building.
I. <u>o Dunomys</u> :	building.
Projected Defective	at Elevation B:
a. <u>2 Buildings</u> :	(4% x 53) with a repair at I damaged trim the per building.
b. <u>18 Buildings</u> :	(35% x 53) with a repair at 4 open rake trum tiles per building.
c. <u>25 Buildings</u> :	(48% x 53) with a repair at Sopen rake trum tiles per building.
d. <u>53 Buildings</u> :	(100% x 53) with a repair at 13 shortened open rake tiles per building.
e. <u>32 Buildings</u> :	(61% x 53) with a repair at 3 transitions at open rakes per building.
f. <u>53 Buildings</u> :	(100% x 53) with a repair at 100% of open rakes per building.
g. <u>53 Buildings</u> :	(100% x 53) with a repair at 100% of cut field tiles along the open rakes per building.
h. <u>47 Buildings</u> :	(89% x 53) with a repair at 1000% of open rakes per building.
i. <u>6 Buildings</u> :	(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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FOR MEDIATION PURPOSES ONLY. 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 $1x2^{11}$ 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.
- Reinstall trim tiles. But 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.
- Add mortar weather blocking per manufacturer's recommendations at transitions and terminations to walls.

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

Observed Defective at Elevation B: a. 1 Building: 8650 Horizon Wind b. 3 Buildings: 8739 Horizon Wind, 8665 Traveling Breeze, **8694Traveling Breeze** 8650 Horizon Wind, 8670 Horizon Wind, c. 4 Buildings: 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 Brecze **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 Idings: Same as Defective

d. 16 Buildings:

c. 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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f. <u>15 Buildings</u>: (25% x 61) with a repair at 1 valley flashing per building

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g. <u>31 Buildings</u>:

building. <u>ngs:</u> (50% x 61) with a repair at 1 valley termination per building.

h. <u>19 Buildings</u>: (31% x 61) with a repair at 1 valley sweat sheet per building.

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N.R.S. 48.169 and N.R.S.40.680

Projected Defective at Elevation B:

- a. <u>6 Buildings</u>: (11% x 53) with a repair at 1 valley termination per building.
- b. <u>18 Buildings</u>: (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. <u>53 Buildings</u>: (100% x 53) with a repair at 100% of valley tiles per building.
- e. <u>53 Buildings</u>: (100% x 53) with a repair at 100% of valley tiles per building.
- f. <u>29 Buildings</u>: (56% x 53) with a repair at 1 valley flashing per building.
- g. <u>18 Buildings</u>: (33% x 53) with a repair at 1 valley termination per building.
- h. <u>12 Buildings</u>: (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 6th 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.

- Remove 3 tiles per course at each side of valley to access flashing. Store tiles to reuse. Remove riser metal as necessary.
- 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.
- Install a new valley flashing with a multiple diverter cross section. Extend the flashing edges beyond the edge of the cave.
- Replace dry-in sheets over flashing edges. Patch in underlayment observing proper laps.
- Replace riser metal. Trim at valley termination to permit unobstructed drainage. Do not nail through valley flashing.

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

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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.

ARLINGTON RANCH FOR MEDIATION PURPOSES ONLY. Preliminary Defect List & N.R.S. 48,109 and N.R.S.49,680 **Repair Recommendations** January 7, 2008 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 8650 Horizon Wind, 8670 Horizon Wind, 8739 c. 8 Buildings: Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8665 Traveling Breeze, 8694Traveling Breeze, 8775 Traveling Breeze d. 4 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8679 Tom Noon, 8775 Traveling Breeze HNAR00010569 37

FOR MEDIATION PURPOSES ONLY. N.R.S. 42,109 and N.R.S.A4650

Investigated for Defect at Elevation A:

a. <u>31 Buildings</u>: 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, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze, 8805 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. <u>16 Buildings</u>: d. <u>16 Buildings</u>:

Defective plus - 8740 Horizon Wind 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. <u>23 Buildings</u>: Defective plus - 8650 Horizon Wind, 8670 Horizon Wind, 8739 Horizon Wind, 8750 Horizon Wind, 8759 Horizon Wind, 8759 Horizon Wind, 8779 Horizon Wind, 8780 Horizon Wind, 8810 Horizon Wind, 9430 Thunder Sky, 9450 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, 8775 Traveling Breeze
b. <u>23 Buildings</u>: Defective plus - 8780 Horizon Wind, 9470 Thunder Sky, 8637 Tom Noon, 8708 Tom Noon, 8757 Tom Noon, 8694Traveling Breeze, 8755 Traveling Breeze

c. 9 Buildings:

igs: Defective plus - 8828 Tom Noon

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ARLINGTON RANCH FOR MEDIATION PURPOSES ONLY. Preliminary Defect List & N.R.S. 48.109 and N.R.S.40.680 **Repair Recommendations** January 7, 2008 d. 9 Buildings: Defective plus - 8739 Horizon Wind, 8810 Horizon Wind, 8828 Tom Noon, 8665 Traveling Breeze, **8694Traveling 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. (94% x 61) with a repair at 100% of ridge trim tiles c. 57 Buildings: 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 ER-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.

- Inspect the ridge nailer for adequate length and 24" o.c. fastening. Add additional nailer board and 16d corrosion resistant toenails as required.
- 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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ARLINGTON RANCH Preliminary Defect List &

FOR MEDIATION PURPOSES ONLY. N.R.S. 45.109 and N.R.S.40.650

Repair Recommendations January 7, 2008 •

TILE ROOFS 1.0

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. <u>5 Buildings</u>: 8740 Horizon Wind, 8749 Horizon Wind, 8760

b. 7 Buildings:

Horizon Wind, 9480 Thunder Sky, 8638 Tom Noon 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:

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**

8660 Horizon Wind, 8749 Horizon Wind, 8789

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Observed Defective at Elevation B: 8757 Tom Noon

a. 1 Building:

- b. 5 Buildings: 8670 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8694Traveling 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, 8694Traveling 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, 8694Traveling 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 Defective plus - 8649 Horizon Wind, 8660 Horizon

b. 16 Buildings:

Wind, 8729 Horizon Wind, 8740 Horizon Wind, 8749 Horizon Wind, 9480 Thunder Sky, 8638 Tom Noon, 8758 Tom Noon, 8654 Traveling Breeze Same as Defective

c. 31 Buildings:

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:

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Defective plus - 8729 Horizon Wind, 8764 Traveling Breeze, 8785 Traveling Breeze

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

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Investigated for Defect at Elevation B:

a. 23 Buildings:	Defective plus - 8650 Horizon Wind,	8670 Horizon
	9750 Horizon Wind 9770 Horizon W	and 97 80
	Uprizon Wind 9910 Horizon Wind 0	an, 0700 A30 Thunder
	Sky 0450 Thunder Sky 0470 Thunder	~50 Indiada ~ Sby 8637
	Tom Noon 9669 Tom Noon 9670 To	m Noon
	2709 Tem Neen 9717 Tem Neen 97	Ke Tom
	Noon 9999 Tom Noon 9665 Traveli	OO TOM
	NOOH, 0020 TOHI NOOH, 0000 Traveling	ng Diceze,
	8775 Traveling Breeze	g Diccze,
b. <u>9 Buildings</u> :	Defective plus - 8650 Horizon Wind,	8739 Horizon
	Wind, 8828 Tom Noon, 8665 Travelin	ng Breeze
c. 23 Buildings:	Same as Defective	
d. <u>9 Buildings</u> :	Defective plus - 8670 Horizon Wind,	8679 Tom
	Noon, 8828 Tom Noon, 8665 Travelin	ng Breeze,
	8694Traveling Breeze, 8775 Traveling	g Breeze
e. <u>9 Buildings</u> :	Defective plus - 8679 Tom Noon	
Projected Defective	at Elevation A:	
a. <u>10 Buildings</u> :	(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 term	inations per
	building.	
c. 61 Buildings:	(100% x 61) with a repair at 100% of	confined rake
	per building.	
d. <u>19 Buildings</u> :	(31% x 61) with a repair at 3 pan flash	nings per
	building.	
e. 50 Buildings:	(81% x 61) with a repair at 5 pan flash	ungs per
	building.	
Projected Defective	at Elevation B:	
a. <u>2 Buildings</u> :	(4% x 53) with a repair at 2 confined a	ake tiles per
	building.	
b. <u>29 Buildings</u> :	(46% x 53) with a repair at 2 pan term	inations per
	building.	
c. <u>53 Buildings</u> :	(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 flash	iings per
	building.	
e. 47 Buildings:	(89% x 53) with a repair at 5 pan flash	ings per
	building.	•
Codes and Standar	ds:	
 Eagle ICC Rep 	ort ER-4660, June 1, 2003	
 TRI / WSRCA 	Installation Manual, September 2002	4
• 2000 IBC	-	
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• WSCRA, 5/99

NRCA Fifth Edition, 2001
SMACNA 6th Edition, 2003

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

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

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.
- 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.
- 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.
- 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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ARLINGTON RANCH Preliminary Defect List &

Repair Recommendations January 7, 2008

1.0

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1.07 Defect: Headwalls

TILE ROOFS

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. <u>7 Buildings</u>: 8669 Horizon Wind, 8729 Horizon Wind, 8730 Horizon Wind, 9440 Thunder Sky, 8658 Tom Noon, 8644 Traveling Breeze, 8805 Traveling Breeze

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

b. 16 Buildings:

c. 17 Buildings:

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

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Observed Defective at Elevation B:

a. <u>2 Buildings</u>: 8650 Horizon Wind, 8750 Horizon Wind b. <u>4 Buildings</u>: 8750 Horizon Wind, 8679 Tom Noon, 8708 Tom

c. 7 Buildings:

d. 23 Buildings:

Noon, 8665 Traveling Breeze 8650 Horizon Wind, 8670 Horizon Wind, 8750 Horizon Wind, 8679 Tom Noon, 8768 Tom Noon, 8665 Traveling Breeze, 8775 Traveling Breeze 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, 8694Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze

Investigated for Defect at Elevation A:

a. 31 Buildings: D

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, 8764 Traveling Breeze, 8765 Traveling Breeze, 8785 Traveling Breeze

Defective plus - 8640 Horizon Wind, 8649 Horizon

b. 31 Buildings:

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 Defective plus – 8640 Horizon Wind, 8649 Horizo

c. 31 Buildings:

Traveling Breeze, 8744 Traveling Breeze 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:

Defective plus - 8670 Horizon Wind, 8739 Horizon a. 23 Buildings: 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, 8694Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze Defective plus - 8650 Horizon Wind, 8670 Horizon b. 23 Buildings: 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,
	8/08 10m Noon, 8828 10m Noon, 80941 raveiing
	Breeze, 8755 Traveling Breeze, 87/5 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,
	8694Traveling Breeze, 8755 Traveling Breeze
d. 23 Buildings:	Same as Defective
Projected Defective	at Rievation A:
a 14 Buildinger	(220 x 61) with a rappir at 12 headwall tiles per
a. <u>14 Dunungs</u> .	(25% X 01) will a tepair at 12 headwart dies per
	buiking.
D. 31 Buildings:	(52% x 61) with a repair at 15 neadwall tiles per
	building.
c. <u>33 Buildings</u> :	(55% x 61) with a repair at 50% of headwall
	flashings per building.
d. <u>61 Buildings</u> :	(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:	$(17\% \times 53)$ with a repair at 15 headwall tiles per
	huilding
c. 16 Buildings	(30% x 53) with a repair at 50% of headwall
v. Av Dundings.	floohinge per huilding
	nashings per outning.

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d. <u>53 Buildings</u>: (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" tic-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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ARLINGTON RANCH Preliminary Defect List & **Repair Recommendations** January 7, 2008

1.0

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- **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 Harizon 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. **O 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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008	FOR MEDIATION FURPOSES ONLY. N.R.S. 48.109 and N.R.S.44.680
Investigated for Def a. <u>16 Buildings</u> :	ect at Elevation A: Defective plus - 8729 Horizon Wind, 8740 Horizon Wind, 8789 Horizon Wind, 8799 Horizon Wind, 9480 Thunder Sky, 8654 Traveling Breeze, 8785 Traveling Breeze
b. <u>16 Buildings</u> :	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
c. <u>16 Buildings</u> :	Breeze 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. <u>16 Buildings</u> :	Detective plus - 8000 Horizon Wind, 8758 10m Noon
Investigated for Def	ect at Elevation B:
a. <u>9 Buildings</u> :	Defective plus - 8670 Horizon Wind, 8739 Horizon Wind, 8665 Traveling Breeze
b. <u>9 Buildings</u> :	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
c. <u>9 Buildings</u> :	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:	$(56\% \times 61)$ with a repair at 20 plumbing penetration tiles per building.
b. <u>8 Buildings</u> :	(13% x 61) with a repair at 2 primary plumbing flashings per building.
c. <u>31 Buildings</u> :	(50% x 61) with a repair at 14 primary plumbing flashings per building.
d. <u>53 Buildings</u> :	(88% x 61) with a repair at 18 primary plumbing flashings per building
Projected Defective	at Flevation R:
a. <u>35 Buildings</u> :	(67% x 53) with a repair at 20 plumbing penetration
b. <u>O Buildings</u> :	(0% x 53) with a repair at 2 primary plumbing flashings per building.

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c. 24 Buildings:

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d. 53 Buildings:

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(44% x 53) with a repair at 14 primary plumbing flashings per building. (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.

ARLINGTON RANCH FOR MEDIATION PURPOSES ONLY. Preliminary Defect List & N.R.S. 48.109 and N.R.S.40.680 **Repair Recommendations** January 7, 2008 **TILE ROOFS** ۵ 1.0 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:** 8787 Tom Noon, 8725 Traveling Breeze, 8744 a. 3 Buildings: **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 8660 Horizon Wind, 8729 Horizon Wind, 8740 c. 8 Buildings: 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:** 8668 Tom Noon a. 1 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8810 b. 6 Buildings: Horizon Wind, 8679 Tom Noon, 8694Traveling Breeze, 8775 Traveling Breeze c. 6 Buildings: 8650 Horizon Wind, 8739 Horizon Wind, 8828 Tom Noon, 8665 Traveling Breeze, 8694Traveling Breeze, 8775 Traveling Breeze d. 4 Buildings: 8650 Horizon Wind, 8670 Horizon Wind, 8810 Horizon Wind, 8694Traveling 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

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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:

d. 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 Defective plus – 8649 Horizon Wind, 8729 Horizon Wind, 8749 Horizon Wind, 8789 Horizon Wind,

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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, 8694Traveling Breeze, 8755 Traveling Breeze, 8775 Traveling Breeze

b. <u>9 Buildings</u>: Defective plus – 8739 Horizon Wind, 8828 Tom Noon, 8665 Traveling Breeze

c. <u>9 Buildings</u>: Defective plus – 8670 Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon

d. <u>9 Buildings</u>: 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. <u>38 Buildings</u>: (63% x 61) with a repair at 8 b-vent penetration tiles per building.

c. <u>31 Buildings</u>: (50% x 61) with a repair at 4 primary b-vent flashings per building.

d. <u>31 Buildings</u>: (50% x 61) with a repair at 6 primary b-vent flashings per building.

Projected Defective at Elevation B:

a. <u>2 Buildings</u>: (4% x 53) with a repair at 1 b-vent per building.
b. <u>35 Buildings</u>: (67% x 53) with a repair at 8 b-vent penetration tiles per building.

- c. <u>35 Buildings</u>: (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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.680

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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FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40,680

1.10 Defect: T-Tops

TILE ROOFS

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

8650 Horizon Wind, 8670 Horizon Wind, 8739 c. 9 Buildings: Horizon Wind, 8810 Horizon Wind, 8679 Tom Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694Traveling 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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008

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

Noon, 8828 Tom Noon, 8665 Traveling Breeze, 8694Traveling Breeze, 8775 Traveling Breeze

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ARLINGTON RANCH	FOR MEDIATION PURPOSES ONLY.
Preliminary Defect List &	N.R.S. 48.109 and N.R.8.40.680
Repair Recommendations	
January 7, 2008	•
Investigated for Def	ect at Elevation A:
a. <u>16 Buildings</u> :	Defective plus - 8729 Horizon Wind, 8740 Horizon
	Wind, 8789 Horizon Wind, 8799 Horizon Wind,
	8638 Tom Noon, 8758 Tom Noon, 8654 Traveling
	Breeze
b. <u>16 Buildings</u> :	Defective plus - 8649 Horizon Wind, 8000 Horizon
	Wind, \$789 Horizon Wind, 8018 Tom Nooil, 6736
t C Buildinger	10m Noon, 8034 Travening Diceze
C. <u>10 Buildings</u> ;	Same as Defective
G. <u>To buildings</u> .	Same as Defective
a O Buildinger	Defective plus - 8810 Horizon Wind, 8665
a. <u>2 Dununigs</u> .	Traveling Breeze, 8694Traveling Breeze
b 9 Buildings	Defective plus - 8679 Tom Noon, 8665 Traveling
··· · ································	Breeze, 8694Traveling 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. <u>38 Buildings</u> :	(63% x 61) with a repair at 6 primary t-top flashings
	per building.
c. <u>61 Buildings</u> :	(100% x 61) with a repair at 8 primary t-top
	flashings per building.
d. <u>61 Buildings</u> :	$(100\% \times 61)$ with a repair at 8 t-top penetrations per
	building.
Projected Defective	at Elevation B:
a. <u>35 Buildings</u> :	(0/% X 55) with a repair at 10 secondary t-top
h 25 Duildinge	Hastings per bundling. (676×52) with a manufactor of primary toton flashings
u. <u>35 Dunungs</u> .	(0/70 X JJ) WHIT & ICPAIL AL O PAIntary Coup masnings
a 53 Ruildinger	(100% x 52) with a repair at 8 primary t-top
c. 55 purkings.	flashinge per building
d 53 Ruildinge	$(100\% \times 53)$ with a renair at 8 (-top pepetrations per
w. <u>Se conveliga</u> .	building.
Codes and Standard	ls:
Eagle ICC Rep	ort 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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FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.484

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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 2.0 DECKS AND BALCONIES

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

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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 2.0 DECKS AND BALCONIES 2.01 Defect: Sheet metal f	54 N.	IR MEDIATION PURPOSES ONLY. R.S. 48.109 and N.R.S.40.680	
Preliminary Defect List & Repair Recommendations January 7, 2008 2.0 DECKS AND BALCONIES 2.01 Defect: Sheet metal f	N.	R.S. 48.109 and N.R.S.40.688	
2.0 DECKS AND BALCONIES 2.0 Defect: Sheet metal f	i		
2.01 Defect: Sheet metal f			
balconies.	ashing nails non-ring sha e 1 balconies and options	nk. I plan types 2 and 3	
Tom Noon 8638 Unit 101 Traveling Breaze 8785	Unit 101 Tom Noon 8638 U	it 101 Traveling Breeze 878	5Uni 101
Oberved Detective at		Atheses Inspector	
Addresses: 2	Addresses In	spectod: 2	
Promote Detroits 2 of 2=100% walking decks tested	at plan/unit 101	and states	
Thurder Sky 9440 Unit 102 Tram Non 8758 Unit 10	2 Thurder Sty 940	Lhit 102 Tom Non 8758 Lhit	102
Tom Noon 8618 Unit 102 Traveling Breeze 8005	Unit 102 Tom Noon 8618 Ur	it 102 Traveling Breeze 866	5 Unit 102
Chervel Deciver: 24		Addresses Inspected.	
Addresses: 4	Addresses In	spected: 4	
Receiver Deceveration 2017 August 2017	355400% of units of measing at plan/unit 102	iched (C. Chille Constant)	
Address		ense indectet R	
Traveling Breeze 8775 Unit 103	Traveling Preeze 8	75 Unit 103	

1 of 1=100% walking decks tested at plan/unit 103

7 of 7=100% walking decks tested

ARLINGTON RANCH Preliminary Defect List & **Repair Recommendations** January 7, 2008 **DECKS AND BALCONIES** 2.0

FOR MEDIATION PURPOSES ONLY.

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

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.

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- 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.

ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 2.0 DECKS AND BALCONIES FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40,680

Repair Recommendation:

Perform this repair with 4.0, 7.0, and 8.0 repair recommendations. Assume this repair occurs at 100% of balconics (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 Bnduro-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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FOR MEDIATION PURPOSES ONLY. **ARLINGTON RANCH** N.R.S. 48.109 and N.R.S.40.680 Preliminary Defect List & **Repair Recommendations** January 7, 2008 2.0 DECKS AND BALCONIES Defect: Sheet metal flashing laps incomplete at inside and outside corners. 2.02 Location: At plan type 1 balconies and optional plan types 2 and 3 balconies. Chart of Dentry Card Adhes. Address TomNoon8638 Unit 101 Traveling Breeze 8785 Unit 101 Operved Directive at 1 Addresses Inspected: Ð Addresses: 12/20 and constrained and a second Promise Defective 0 of 2=00% walking decks tested at plan/unit 101 Tom Non 8758 Unit 102 Thunder Sky 9440 Unit 102 Thunder Sky 9440 Unit 102 TomNon8758 Unit 102 Traveling Breeze 8665 Unit 102 Tom Non 8618 Unit 102 Traveling Breeze 8665 Unit 102 TomNoon8618 Unit 102 The state of the second s Clearvel Deletive at: 4 4 Addresses Inspected: Addresses 2002/comercineering House Decone 4 of 4=100% walking decks tested at plan/unit 102 Athese Traveling Breeze 8775 Unit 103 Traveling Breeze 8775 Unit 103 Chervel Dianty at 17 and 18 and 19 Addresses Inspected: Addresses: 1

5 of 7=71% walking decks tested

ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 2.0 DECKS AND BALCONIES

FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40,680

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 "Pire 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:

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- 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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 2.0 DECKS AND BALCONIES FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.680

2.03 Defect: Sheet metal flashing laps without scalant. Location: At plan type 1 balconies and optional plan types 2 and 3 balconies.

	Traveling Breeze 8785 Unit 101	TomNoon 8638 Unit 101	Traveling Breeze 8785 Unit 101	
	(thered Discovers, 20, 41, 21, 21, 21, 21, 21, 21, 21, 21, 21, 2	San States	Inspected	
Addresses:	1	Addresses Inspected:	2	
Receive Decine	50	d unis or mus association		
1 of 2=50% wolking decks tested at plan/unit 101				

0.700	No. 1		ente de la composición de la composición Composición de la composición de la comp
The second s	Tam Nam 8758 Lhit 102	Thurder Sky 9140 Unit 102	Tom Noon 8758 Lhit 102
TamNaan 8618 Uhit 102		TomNoon 8618 Lhit 102	Traveling Breeze 8665 Unit 102
	Chevel Digitize and Statistics		inspread
Addresses:	2	Addresses Inspected:	4
2 of 4=50% w	aiking decks tested at plan/	0.70 Million and Impacial Con-	
Traveling Breeze 8775 Uhit 10	3	Traveling Breeze 8775 Unit 10	3
State of the second	Chervel Delective at State State	A CONTRACTOR OF A CONTRACTOR	Inspected

Addresses Inspected:

Provide Decises 200 Walking decks tested at plan/unit 103

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4 of 7=57% walking decks tested

Addresses

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ARLINGTON RANCH Preliminary Defect List & **Repair Recommendations** January 7, 2008 DECKS AND BALCONIES 2.0

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

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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 2.0 DECKS AND BALCONIES

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

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.

(), (), (), (), (), (), (), (), (), (),			
		Tom Noon 8638 Linit 101	Traveling Breeze 8785 Unit 101
Contract of the second	erved Delective and the Constant		Instanting of the second second second
Addresses:	0	Addresses Inspected:	2
Remember Defective		of Carlinson and Street and Street	的现在分词是一种问题是一种问题
0 of 2=00% walk	ing decks tested at plan/uni	it 101	

$\overline{\mathbb{G}}_{1}$, $\overline{\mathbb{D}}_{1}$			مر المعالية المراجع ال المراجع المراجع	
	TomNon8758 Utit 102	Thurder Sky 9440 Urit 102	Tom Non 8758 Unit 102	
TamNan 8618 Urit 102	Traveling Breeze 8065 Unit 102	TamNan 8618 Lhit 102	Traveling Breeze 8665 Unit 102	
Children and Child		and the second second second		
Addresses	3	Addresses Inspected:	4	
Description - 2 - 1		CONFORT INTERIOR		
3 of 4=100% walking decks tested at plan/unit 102				

Antonia Obsectibutory		an s <u>an an sa</u> n sa	
Traveling Breeze 8775 Unit 103		Traveling Breeze 8775 Unit 103	
	ved Defective not all the New York	in the second of the second	protect and the second second
Addresses:	1	Addresses Inspected:	1
Penerhan I Martin La Contract		A STATE OF A	State State Add State State State

1 of 1=100% walking decks tested at plan/unit 103

4 of 7=57% walking decks tested

ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 2.0 DECKS AND BALCONIES FOR MEDIATION PURPOSES ONLY. N.R.S. 48,109 and N.R.S.40,680

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

DECKS AND BALCONIES

2.05 Defect: Deck with inadequate slope and/or ponding. • Location At plan type 1 balconies and optional plan types 2 and 3 balconies.

	A PARTY AND A PARTY OF	A STATE AND A STATE OF A	
	T T	Horizon Wind 8650 Unit 101	Tom Noon 8658 Unit 101
	1	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 8750 Unit 101	Tom Noon 8828 Unit 101
		Hexizon Wind 8760 Unit 101	Traveling Breeze 8644 Link 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 \$800 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
	1	Tom Noon 8638 Unit 101	Traveling Breeze 8805 Unit 101
	8 Units ·	2	5 Units
		Construction of the second	

8 of 28=29% walking decks inspected at plan/unit 101

A STANDARY	Deally in the second	ARTINITATION INTERNIT	51.5 Sec. 1
Horizon Wind 8780 Unit 102	TomNon 8718 Unit 102	Horizon Wind 8780 Unit 102	TumNon 8718 Unit 102
Horizon Wind 8789 Unit 102	TomNon 8758 Unit 102	Huizon Wind 8789 Unit 102	TornNon 8758 Unit 102
Thurder Sky 9440 Unit 102	Tom Noca 8768 Unit 102	Thurder Sky 9440 Unit 102	TornNoon 8768 Unit 102
	Tom Noon 8828 Unit 102	Thurder Sky9470 Unit 102	TomNon 8828 Unit 102
		TomNon 8618 Unit 102	Traveling Breeze 8665 Unit 102
TomNoon 8668 Uhit 102	Traveling Breeze 8805 Unit 102	TomNon 868 Unit 102	Traveling Breeze 8805 Unit 102
		Linko Artik inspired	
9	Units	ľ	Units
Percentage Delective	HE 12 10 10 175%	danis a new instantil a	

9 of 12=75% walking decks inspected at plan/unit 102

Horizon Wind 8789 Unit 102	Tom Non 8758 Unit 102	Hoizon Wind 8789 Unit 102	TomNon 8758 Unit 102
Thunder Sky 9440 Unit 102	TamNoon 8768 Unit 102	Thurder Sky 9440 Unit 102	Tom Non 8768 Unit 102
	Tom Noon 8828 Unit 102	Thunder Sky 9470 Unit 102	TomNoon 8828 Unit 102
		TomNoon 8618 Unit 102	Traveling Breeze 8665 Unit 102
Tam Noon 8668 Unit 102	Traveling Breze 8805 Unit 102	TamNoon 8668 Unit 102	Traveling Breeze 8805 Unit 102
		Units of Areas Inspected:	计算机的现在分词 在这些
	Units	E	2 Units
Party and Differ that	A STATE AND A STATE OF THE OWNER	Water States and States and States	MIRON PARAMANANA

9 of 12=75% walking decks inspected at plan/unit 103

26 of 52=50% walking decks inspected

ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 2.0 DECKS AND BALCONIES

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

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.

ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 4.0 ONE-COAT STUCCO SYSTEM

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

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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ARLINGTON RANCH FOR MEDIATION PURPOSES ONLY. Preliminary Defect List & N.R.S. 48,109 and N.R.S.40,680 **Repair Recommendations** January 7, 2008 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 <u>ER-3878</u>. 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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 4.0 ONE-COAT STUCCO SYSTEM

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

	OF THE				
	THE		Dar Tin		A State of Long State of State
				Horizon Wind 8639	Tors Noon 8618
Horizon Wind 8640	4			Hurizon Ward 8640	Then Noon 8637
				Horizon Wind 8649	Torn Noon 8638
		TomNoon 8647	2	Harizon Wind \$650	Tum Noon 8647
		I		Herizen Wind 8660	Tom Noon 8658
Horizon Wind 8669	2	Tom Noon 8668	2	Hurizon Wind 8669	Than Noon 8668
		1		Horizon Wind 8670	Tom Noon 8678
		TomNoon 8679	5	Horizon Wind 8679	Tom Noon 8679
		Tom Noon 8689	3	Horizon Waad 8680	Tom Noon 8689
		Î	1	Horizon Wind 8729	Tom Noon 8698
				Horizon Wind 8730	Tom Noon 8708
Horizon Wind 8740	1		1	Horizon Wind 8740	Tom Noon 8717
	1	Tom Noon 8718	5	Horizon Wind 8749	Tam Noon 8718
Horizon Wind 8750	6			Horizon Wind 8750	Tora Noon 8757
		Torn Noan 8758	3	Horizon Wind 8759	Tam Noan 8758
Horizon Wind 8760	5		•	Horizon Wind 8760	Tom Noon 8768
Herizon Wind 8779	2			Horizon Wind 8779	Tom Noon 8787
		1		Horizon Wind 8780	Tom Noon 8788
				Horizon Wind 8789	Tom Noon 8818
				Horizon Wind 8799	Tom Noon 8828
		l	1	Honizon Wind 8800	Traveling Breeze 8644
		Traveling Breeze 8645	3	Horizon Wind 8810	Thaveling Breeze 8645
Hkrizon Wind 8820	5	1		Horizon Wind 8820	Traveling Breeze 8654
Thunder Sky 9440	2			Thunder Sky 9440	Thaveling Breeze 8665
		1	· · · ·	Thunder Sky 9450	Traveling Breeze 8674
Thunder Sky 9460	2		1	Thunder Sky 9460	Traveling Brocze 8694
			1	Thunder Sky 9470	Traveling Breeze 8695
				Thunder Sky 9480	Threeling Brocze 8725
			Í	Thunder Sky 9490	Traveling Broza: 8744
		· ·		······································	Thaveling Breeze 8755
			1		Traveling Breeze 8764
	f		1		Traveling Brocze 8765
	<u> </u>		1		Traveling Brozze 8775
		Traveling Brocze 8785	2		Traveling Brozz 8785
			1		Traveling Brosse 8805
			1		Traveling Brocze 8824
				And the second second second second	
Buildings:	17	Total Linear Peet:	56	Buildings Inspecied:	65
Percentage Defective		of Lands of Artes Inspected. Set			ALC: NO. OF CONTRACT OF CONTRACT.

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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 4.0 ONE-COAT STUCCO SYSTEM

FOR MEDIATION PURPOSES ONLY. N.R.S. 48.109 and N.R.S.40.650

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 <u>ER-3878</u>.
- 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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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 4.0 ONE-COAT STUCCO SYSTEM FOR MEDIATION PURPOSES ONLY. N.E.S. 48.109 and N.R.S.40.680

	13	Martin Providence			A MARY HE REAL DESIGNATION OF
The Street Designed at Name			1. Silver	Sector and a management	International Anna and Anna
Horizon Wind 8639	1	TamNoon 8618	3	Horizon Wind 8639	Tim Noon 8618
	1	Tom None 8637	2	Horizon Wind 8640	(Tom Noon 9637
Honizon Wind 8649		1	1	Horizon Wind 8649	Tom Noon 8628
			1	Horizon Wind 8650	Tom Nam 8647
			1	Horizon Wind \$660	Tom Noon 8658
				Hurizon Wind 8669	Tam Nom 8668
		Tom Noon 8678	1	Horizon Wind 8670	Tom Noon 8678
			1	Horizon Wind 8679	TamNoon \$679
			T	Horizon Wind 8680	Tann Noon 8689
			1	Horizon Wind \$729	Tom Noon \$698
			1	Herizon Wind 8730	Tom Noon 8708
		Tom Noon 8718	1. 1	Hunzon Wind 8740	Tom Noon 8717
Horizon Wind 8749	1	1	1	Horizon Wind 8749	Tom Noon 8718
Horizon Wind 8750	1	1	1	Horizon Wind 8750	Tom Noon 8757
+			1	Horizon Wind 8759	Tom Noon 8758
Horizon Wind \$760		1	1	Honizon Wind \$760	Tom Noon 8768
			1	Hurizon Wind 8779	TomNoon 8787
Horizon Wind \$780		1	1	Horizon Wind 8780	Tom Noon 8788
		1		Horizon Wind 8789	Thra Noon 8818
	1	Tom Noon 8828		I lonizon Wind 8799	Tom Noon 8828
		1	1	Horizon Wind 8800	Traveling Breeze 8644
Horizon Wind 8810			1	Horizon Wind 8810	Traveling Breeze 8645
			<u> </u>	Horizon Wind 9820	Traveling Breeze 8664
	1	Traveling Breeze 8666	1	Thunder Sky 9440	Traveling Breeze 8665
	1		1	Thunder Sky 9450	Theveling Breeze 8674
	1	Theoring Breeze 8694	1	Thunder Sky 9460	Traveling Breeze \$694
		Traveling Breeze 8695		Thunder Sky 9470	Traveling Breeze 8695
Thunder Sky 9480	1	Traveling Breeze 8725	1	Thunder Sky 9480	Traveling Breczt 8725
		1		Thunder Sky 9490	Traveling Breeze 8744
					Threeling Breeze 8755
					Thaveling Breeze \$764
					Traveling Dreese 8765
		I	1		Turveling Brocae 8775
			1		Traveling Brocze 8785
					Theveling Breeze 8805
	1	I	1		Traveling Boscac 8824
2.2.2	La di De				
Buildings	17	Total Prostrations:	20	Bolidings Inspected:	65
Contractor Description	*****	d units or some inspected .	Carriers and		

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ARLINGTON RANCH Preliminary Defect List & Repair Recommendations January 7, 2008 4.0 ONE-COAT STUCCO SYSTEM

FOR MEDIATION PURPOSES ONLY. N.R.S. 48, 109 and N.R.S.40,680

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.

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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 Upit 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
		STREET, PROPERTY AND	
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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.
- 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.

- 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.

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