



Ms. Diane Keller
The Parkwood Condominiums
233 SW 154th St.
Burien, WA 98166

Friday, November 06, 2009

RE: Roofing Analysis for 233 SW 154th St, Burien, WA.

Dear Ms. Keller,

At your request, we conducted a limited visual survey of specific construction components of the condominium complex at the property referenced above.

Our analysis included the roofing system, interior ceiling finish materials.

Our findings:

The Roofing system is in good overall condition with some minor areas of water migration found on the main roof surface. A number of areas of failure of the roofing membrane were located at the upper roofs over the front room areas of units 301-312, 311-310, main roof to the west of 310.



All areas of standing water must be cleaned and inspected to determine which areas will require patching with roofing material



The roofing system at unit 301-312 has reached the end of its effective life and will require replacement in the short term.

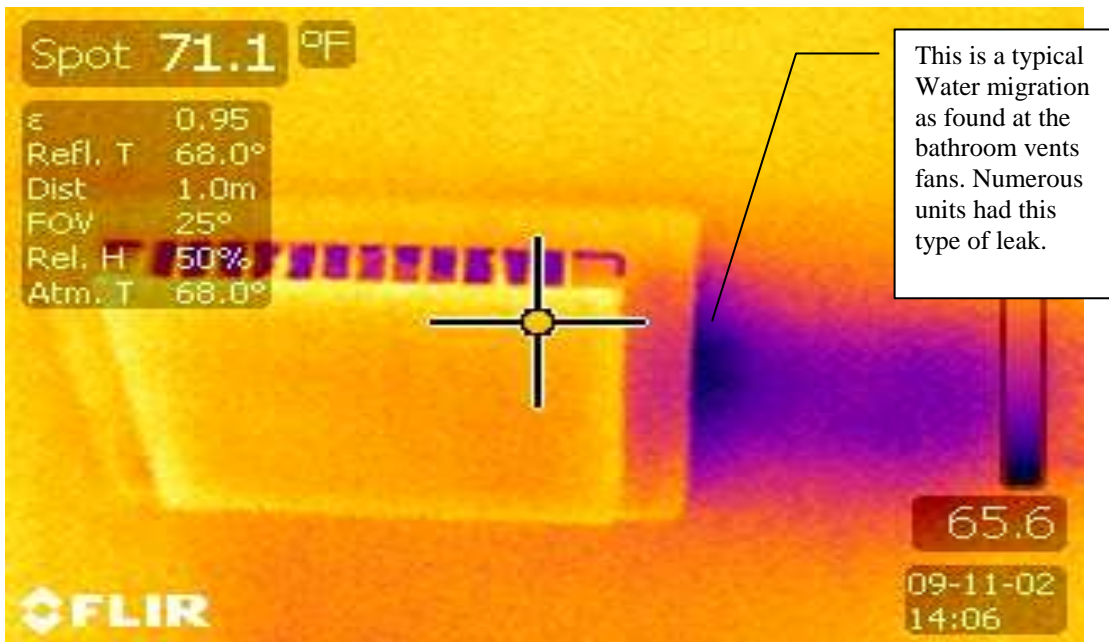


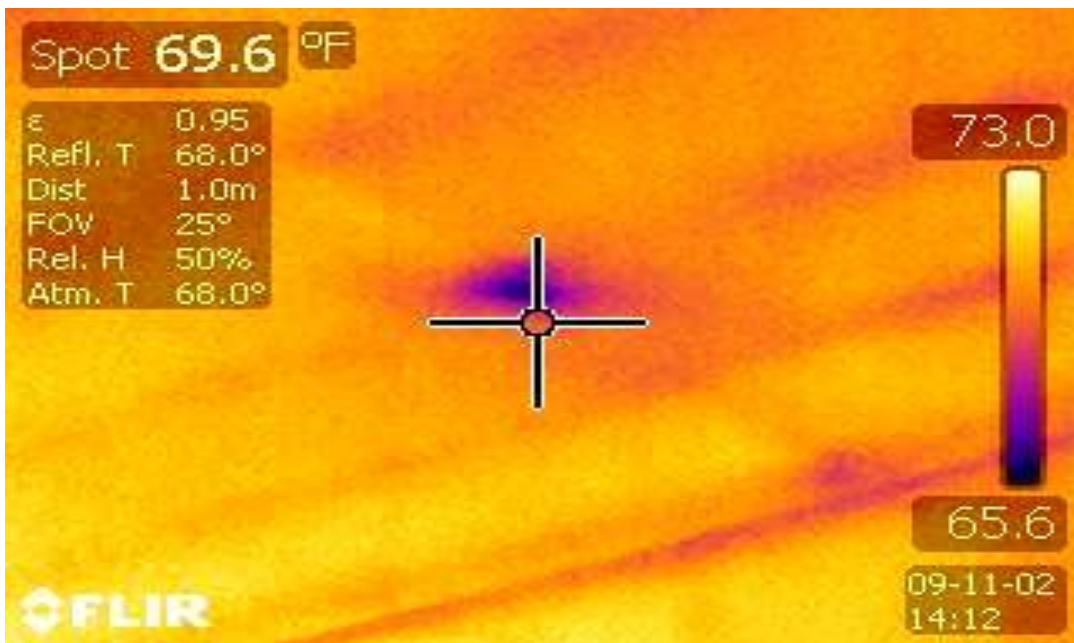
Active roof leak above unit #306 hallway area. Water is migrating out of the failed roofing seam.



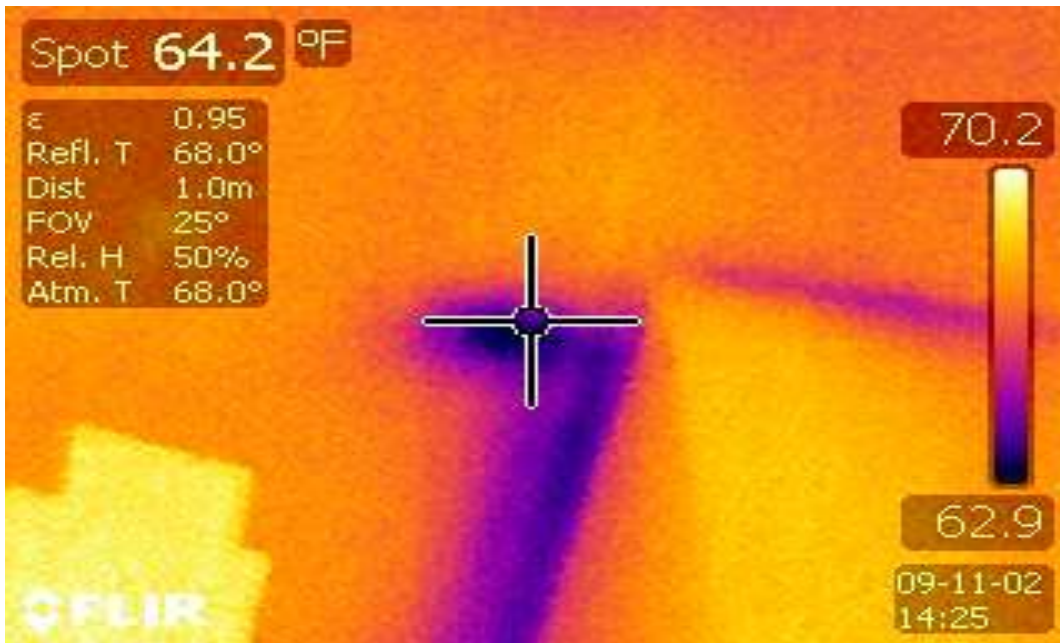
Limited areas of roofing failure and water migration were found throughout the building as shown below in the infrared thermographs and in the drawing outlining the specific areas of water migration.

Most of the areas of concern are small enough in area and have very limited areas of minor water migration and do not require removing any finish work unless further damage is found during the roof surface repairs.

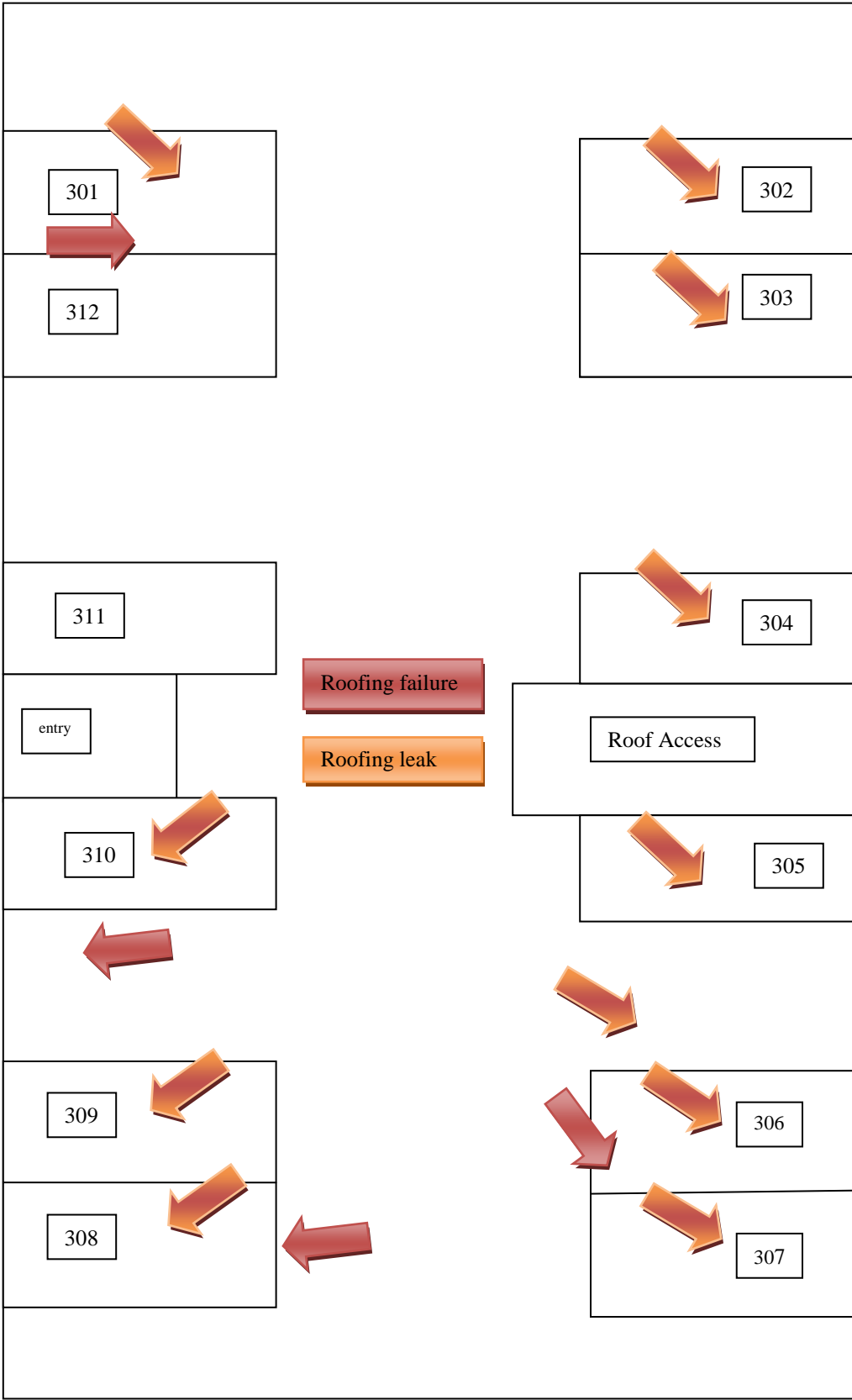




The areas of the interior finish work that show signs of water migration were generally very small, in the two to three inch diameter range. The specific areas are shown in the diagram below.



The areas around the chimneys at units 301, 312, 302 were found. See corrective actions listed in this report for the repairs required.



Unit # 306: Location of damage	ACTIVE
Unit # 306: Bedroom hallway/bathroom fan	ACTIVE
Unit # 301: SW corner of living room/to the right of bath fan	ACTIVE
Unit # 302: N side of chimney chase	ACTIVE
Unit # 303: Along chimney chase/center of living room/hallway near smoke detector/bedroom hall	ACTIVE
Unit # 304: Hallway	ACTIVE
Unit # 305: Bathroom fan	ACTIVE
Unit # 310: Hallway near smoke detector/in front of the master closet	ACTIVE
Unit # 309: Bedroom hallway	ACTIVE
Unit # 308: Bedroom hallway	ACTIVE
Unit # 307: Hallway near smoke detector	ACTIVE

Corrective actions suggested:

- 1. All failed roofing areas a noted above and as located by the roofing contractor must be repaired or replaced as is found to be required.**
- 2. All areas of active leaks as located must be repaired as found to be required by the roofing contractor.**
- 3. Remove all standing water from the roof and located and properly repair any failing roofing material including all previous areas of patching.**
- 4. Locate and repair all localized areas of roofing failure.**
- 5. Seal all roof penetrations including all waste stacks, chimneys, vent, etc.**
- 6. Complete all repairs as located in the diagram above.**
- 7. Repair the damaged cap flashing at unit 310.**
- 8. Complete any other repairs required to stop all active leaks as found to be required by the roofing contractor.**
- 9. Complete all repairs required at all chimney / roof penetrations to ensure all active leaks are repairs.**

Thank you for asking Inspection Services Northwest Inc., to perform this important survey for you. We look forward to working with you again in the future. If, after carefully reviewing this report, you have any questions regarding this survey, please contact our office.

Sincerely,
Inspection Services Northwest Inc.

Wade A. Pennington
President
W.S.H.I. # 326
A.S.H.I. # 112673
C.P.C.C Lic. # 49240
I.C.C. #500237