

Date: January 15, 2025

From: Jay Grant, Facilities Advisors

To: Harbortown HOA  
Board of Directors

RE: Executive Summary of SPS Invasive Investigation

**Facility Advisors** engaged SPS to complete a comprehensive evaluation of the current condition and expected performance of the Building Envelope system protecting the 312 homes at Harbortown HOA in San Mateo, California. The following is the executive summary for this engagement, supported by fieldwork captured in the shared SPS Phase 1 Presentation (114 slides).

### **Methodology**

SPS spent two days on-site with two building envelope analysts, six envelope technicians, and two executives. We walked the entire property to capture visual observations and opened 29 separate locations to identify underlying conditions. We used a combination of technical instruments, professional direct contact, visual observation, and technical experience to evaluate the envelope system and develop conclusions.

### **Summary Conclusions**

The current building envelope system is 47 years old, has reached the end of its service life, and is no longer protecting the underlying building's structural components from the weather. SPS's findings are consistent with the SB 326 findings, results from recent and current repair work, and professional input from industry experts. We recommend that the board expands its current team of advisors to include a Building Envelope Restoration expert to develop, vet, and deliver a comprehensive building envelope replacement solution.

### **Overall:**

The building envelope exhibits widespread signs of moisture intrusion and deterioration due to aging materials, varied installation practices, and climate effects. The report concludes that these conditions are typical for buildings of this age and construction type in the given climate.

### **Building Envelope Evaluation Summary (from presentation content)**

#### **Siding:**

- Primarily horizontal wood lap siding (4" & 8") and shingles, all showing signs of age and wear.
- Significant moisture intrusion and deterioration were observed at 26 of the 35 locations inspected, approximately 74%.
- **Conditions:** Poor to Fair.

- This is typical for aged wood siding in this climate.

#### **Building Underlayment:**

- Original WRB consists of Asphalt Felt and/or Rosin Paper.
- Multiple instances of skips, voids, and deterioration.
- Moisture intrusion and degradation were observed at 32 of 35 locations inspected; approximately 91%.
- **Condition:** Poor to Fair.
- This is typical for aged and improperly installed underlayment in this climate.

#### **Trim:**

- Painted wood, PVC, and wood roofline trim.
- Varied fastening and securement.
- **Condition:** Fair.
- Typical for aged trim.

#### **Windows/Doors:**

- Vinyl and Metal flanged windows and patio doors.
- Aging seals, premature glass failure, and inconsistent flashing.
- Elevated moisture intrusion was observed at 15 of 17 window locations inspected; approximately 88%.
- **Condition:** Poor to Fair.
- Typical for aged windows in this climate.

#### **Roofs:**

- Architectural asphalt shingles with typical granule loss due to weathering.
- Inconsistent roof-to-wall flashing.
- Aged and worn chimney cladding and flashings.
- **Condition:** Fair to Good.
- Typical for aged asphalt shingles.

#### **Roof-to-Wall Transitions:**

- Inconsistent integration and sequencing.
- Skips, voids, and missing WRB were observed at 5 of 6 locations, approximately 83%.
- High risk of moisture intrusion.
- **Condition:** Poor to Fair.
- Typical for aged and improperly installed transitions.

#### **Decks:**

- Wood and composite decks with wood and concrete components.
- Aged and worn materials with inconsistent fastening.

- **Condition:** Poor to Fair.
- Typical for aged decks.

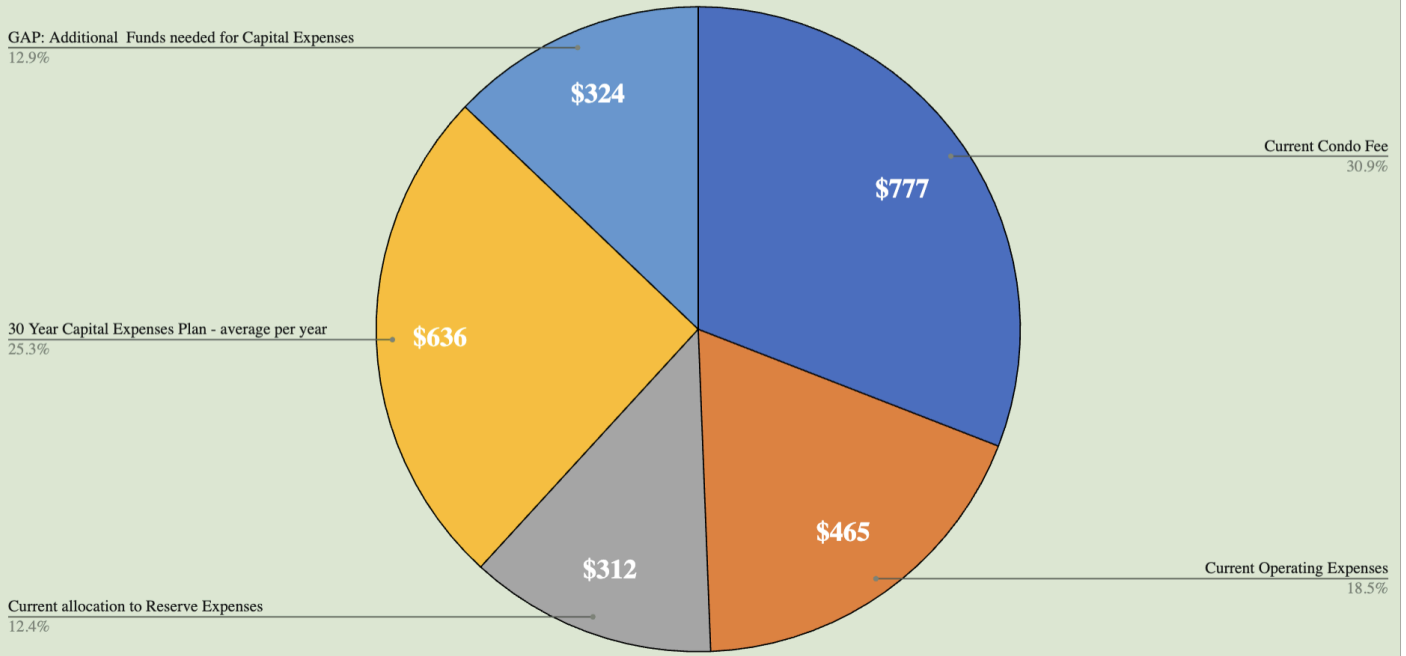
**Key Findings & Takeaways:**

- Widespread moisture intrusion throughout the exterior envelope.
- Deteriorating building underlayment and roof-to-wall transitions.
- Aged and failing windows, doors, and siding.
- The overall condition of the exterior envelope ranges from Poor to Fair.
- The building envelope requires significant repairs and upgrades to address moisture intrusion and prevent further deterioration.
- Addressing the WRB issues is crucial to protect the building's structure.
- Window and door replacements may be necessary to improve energy efficiency and prevent further water damage.
- Deck repairs or replacements are recommended to ensure safety and prevent further deterioration.

Exhibit 1. Preliminary financial review and modeling using financial number by Facilities Advisors.

**Exhibit I I: Preliminary financial review and modeling using financial numbers provided by Facilities Advisors.**

**How is our Money Being Spent? (in 2024 dollars)**



**Monthly Homeowner Fee Schedule**

- N/A
- Baseline Funding Requirements with Adjustments for SB 326 and NO Envelope Restoration
  - Monthly Fee Funding with required SB 326 repairs and NO Envelope Restoration
  - Financed Funding for Comprehensive Envelope Restoration

