December 12, 2023

Village of Fountainview Condominium Association
C/o Ms. Lisa Bolin
FirstService Residential
3604 Rustic Lane
Wilmington, DE 19808

VIA E-MAIL (lisa.bolin@fsresidential.com) ONLY

RE: Village of Fountainview Condominium Association – Newark, DE
Stone and Vinyl Replacement Project - Progress Report #2
Y:\Clients\Falcon2019\19-0863\004_Facade Replacement Field Observations\Progress Report\R231212- Progress Report #2.docx

Dear Ms. Bolin:

In accordance with our Contract, Falcon is providing part-time field observations of the Stone and Vinyl Replacement Project in the Village of Fountainview Condominium Association . During our time on site, we observed the following conditions:

Observations:

- National Contractors have finished setting up scaffolding and temporary protections at the North and West Elevation of Building 3000.
- Existing stone veneer and vinyl siding removal has been completed at the North and West Elevations of Building 3000.
- Upon removal of the existing cladding, it was observed that the building contains significant damage to the existing sheathing and structural members of the building. All damaged framing members are being removed and replaced in kind. This work is being performed under the “Existing Building Code” (EBC),incorporated into the IBC, as a repair.
    - Wood components behind the stone veneer were observed to be significantly more damaged than behind the vinyl siding. The inside and outside corners appear to show the most damage.
    - Damaged OSB sheathing is being removed and replaced with new CDX plywood.
    - Falcon anticipates that similar conditions exist behind the cladding on majority of Building 3000 including the areas outside the scope of work.

Additional Discussions:

- The foundation on the Northeast side of the 3000 Building is above grade and does not require the Foundation Waterproofing Detail while the Northwest and West side of the 3000 Building contains a foundation that is below grade and the Foundation Waterproofing Detail will need to be incorporated . The board shall decide whether they want to continue the Foundation Waterproofing Detail along the Northeast side of the 3000 Building for aesthetic purposes.

Existing Dryer Vent Covers / Exhaust Fans

While on site, it was noted that the existing dryer vent covers were trapping lint. Some dryer vents were observed to be installed with a built-in powered fan that essentially traps lint as it has no way to escape. The existing dryer vent covers do not contain a removable lint trap which could cause a potential fire hazard. Falcon has reached out to the manufacturer (Fantech) of the covers and learned that these covers are not approved for use with dryer vents. The exhaust duct lines for the dryer vents also appear to be more than 35 feet in length which fails to comply with IRC 2018 code M1502.4.5.1 (shown below) that states that the exhaust duct shall be no more than 35 feet of length not including fittings. Where fittings are used, the maximum length shall be reduced.

M1502.4.5.1 Specified length.

The maximum length of the exhaust duct shall be 35 feet (10 668 mm) from the connection to the transition duct from the dryer to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table M1502.4.5.1. The maximum length of the exhaust duct does not include the transition duct.

The manufacturer of the existing powered vents does have an in-line dryer vent booster fan with a removal lint trap option that supports duct runs up to 125 linear feet. This is just a power fan, not an exterior vent cover meaning we would still need an exterior dryer vent cover to install this product and bring the dryer vent exhausts into conformance with the current code for new construction. If the Association would like, Falcon can get pricing from National for this change. Pricing would include a new booster fan (about $400 each), exterior dryer vent cover, and labor. Please advise how the Association would like to proceed. It should be noted that we were not aware of this pre-existing condition, so this was not budgeted for during the bid process.

Falcon also notes that the Code allows duct length to be dictated by the Dryer Manufacturer's Instructions and some Manufacturers make models for longer exhaust runs. The community could specify allowable dryer models without changing the exhausts or adding booster fans if they choose to.

In accordance with our Contract, Falcon Engineering will continue with limited part-time field observations of the work. Please note that Falcon can only comment on work observed while on site and completed work. It shall be the sole responsibility of National Contractors to follow the plans and specifications when Falcon is not on site to observe the work. We make no representations regarding the quality of work when Falcon is not on site to observe it. If you have any questions or concerns regarding this project, please feel free to contact our office or meet us on site. Falcon will be on site on Monday, December 11, 2023, for our next site visit.

Respectfully,

Attachments: Photos

cc.

Photographic Documentation

Unit 216 North Elevation – PSL Column has been replaced at the corner by the CMU wall.

Unit 116 North Elevation – Typical damage found at the outside corners at the North Elevation.

Damage at Northeast corner of Building 3000.

Unit 115 North Elevation – Damage at the outside corner at the West side of the unit.

Northeast Side of Building 3000 – Foundation is above grade. No Foundation Waterproofing required.

Unit 416 North Elevation- Wood replacement at the right-side deck column.

Existing dryer vent cover with built in powered fan. Existing dryer vent cover showing trapped lint.

Photo showing (DEDPV-705 UL Listed Ventilator) in-line dryer vent booster fan with removal lint trap.