

Excellent Construction LLC

February 5, 2023

Lake Forest Homeowners Association
1600-1660 Lakeview Terrace
Frisco, Co 80443

Dear Lake Forest Board of Directors,

In February of 2022, the "Lake Forest Repair and Maintenance Committee" requested that Excellent Construction perform a unit-by-unit inspection of all "300" level units at Lake Forest Condominiums, 1600 thru 1660 Lakeview Terrace, Frisco, Co

This was to determine where domestic water lines and fire sprinkler lines charged with domestic water were located in known un-conditioned attic and exterior wall areas with minimum protection from freezing

A scope of work was determined to mitigate the existing known conditions.

The following is base estimate approved and completed for start of work 9-12-2022

Base Scope of Insulation Completed – Per Estimate Dated 8-18-2022

Fire Sprinkler piping charged with domestic water installed in un-conditioned attic spaces over master bedroom and mechanical room – Tent with cardboard and spray foam, as required over tenting, then blow in fiberglass insulation 12" depth over tented and foamed areas, all 300 level units Building A, B, C, D, E and F,

Mechanical room wall cavity between sister wall and exterior wall – a cavity approximately 11" front to back x 36" long x 96" high which has domestic water copper piping supplying master shower valve with direct exposure to exterior wall, drill 4" access hole thru drywall and blow fiberglass insulation entire cavity capacity filled front to back, side to side, bottom to top

In addition to base scope of work, as more in depth access to units was executed we identified additional areas where domestic water lines and sprinkler piping was present in unconditioned locations as follows and remedial protective measures were executed:

Living Room wall at Fireplace – Sprinkler up high on sidewall was installed laterally in un-conditioned attic space with improper protection from freezing,

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Remedial effort – All 300 level units, Wrap insulation exposed side piping, Tent exposed piping on attic side, foam insulate tenting attic side of piping,

Loft bath shower control wall – The loft bath shower wall where shower valve is installed has an 8" open cavity behind it. This cavity has a 4-foot vertical area open to the attic space, a 2 x 4 wall with a piece of 3 ½" batt fiberglass insulation as protection from un conditioned attic space

Remedial effort – All 300 level units, install cloth mesh on 2 x 4 framing in exposed attic area, blow cavity, 12" front to back x 30" wide x 7 feet high, solid with fiberglass blown in insulation

Loft area exterior facing sidewall with sidewall sprinkler head installed –

All 300 units in Buildings E and F -12 total – A sidewall sprinkler head was run from master bedroom ceiling vertically thru wall frame, unconditioned attic 3 vertical feet, then 7 vertical feet in framed 2 x 6 wall with 1 ½" of fiberglass batt insulation as protection in an exterior wall

Remedial effort – Cut drywall in loft wall to expose from floor to sprinkler head +10' off floor follow pipe run vertically and horizontally, Remove all fiberglass wall insulation wall, wrap steel piping with plastic to provide material barrier, spray foam 6" depth wall cavity entire pipe exposure, re-drywall, tape and texture drywall , color match and re- paint wall

Loft area with sidewall sprinkler head install in area above closet ceiling –

All 300 units in Buildings A, B, C, and D - 16 total – Roof framed area above closet ceiling was insulated in joist space with 12" unfaced fiberglass insulation

Remedial effort – Cut a 10" x 16" hole in ceiling drywall, install an open metal grille to allow unit heated air enter to create a conditioned environment

In summary , areas we became aware of that had domestic water charged systems installed in un-conditioned areas of units we were able to address, unknown conditions beyond our scope of investigation are not included

Please reach out with any questions,
Regards,

Ed

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