

## **CONSTRUCTION DEFECT SURVEY**

### **Arbor Reserve Homeowners Association**

As you may be aware, the Arbor Reserve Homeowners Association Board of Directors is investigating the construction quality of the townhomes. The Board of Directors is in the process of retaining an expert to analyze the buildings to determine the nature and extent of any construction defects, as well as a plan for remediation if defects exist. In an effort to assist the Board and its expert, it is requested that you complete the following survey.

It is very important that we get feedback from EVERYONE in the community. Please return this survey by **February 18, 2009** to:

**Tom Johnson, Attorney**  
**7000 SW Varns St.**  
**Portland, OR 97223**

YOUR NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

#### **INSTRUCTIONS:**

- 1) Write a description of the problem in the space provided in the first column
- 2) Include the date that you noticed the problem in the second column
- 3) Include what you have done about the problem in the third column, INCLUDING if the problem was reported and when and who it was reported to
- 4) If you need to give further details about any problems please use the last page; any details are very helpful to the analysis of the problems
- 5) Include information and the location of any water stains, water pooling or puddling, rust, rot, mold and fungi.

**EXTERIOR ELEMENTS**

| <b><u>PROBLEM</u></b>           | <b><u>DESCRIPTION</u></b> | <b><u>DATE NOTICED</u></b> | <b><u>WHAT I HAVE DONE</u></b> |
|---------------------------------|---------------------------|----------------------------|--------------------------------|
| Roofing                         |                           |                            |                                |
| Eaves and Gutters               |                           |                            |                                |
| Windows, Screens,<br>and Frames |                           |                            |                                |
| Doors and Frames                |                           |                            |                                |
| Siding                          |                           |                            |                                |
| Painting                        |                           |                            |                                |

| <b><u>PROBLEM</u></b>  | <b><u>DESCRIPTION</u></b> | <b><u>DATE NOTICED</u></b> | <b><u>WHAT I HAVE DONE</u></b> |
|--|---------------------------|----------------------------|--------------------------------|
| Flashing - metal strips around windows (caulking alone not adequate) |                           |                            |                                |
| Stairs   |                           |                            |                                |
| Cement; porches and walkways   |                           |                            |                                |
| Cement Foundation (cracks or mold)                                   |                           |                            |                                |
| Decks and Balconies  |                           |                            |                                |
| Courtyards   |                           |                            |                                |
| Other EXTERIOR Problems  |                           |                            |                                |

## INTERIOR ELEMENTS

| <u>PROBLEM</u>             | <u>DESCRIPTION</u> | <u>DATE NOTICED</u> | <u>WHAT I HAVE DONE</u> |
|----------------------------|--------------------|---------------------|-------------------------|
| Walls                      |                    |                     |                         |
| Floor (soft spots)         |                    |                     |                         |
| Carpet, Linoleum,<br>tiles |                    |                     |                         |
| Doors and Door<br>Jambs    |                    |                     |                         |
| Moldings                   |                    |                     |                         |
| Painting                   |                    |                     |                         |
| Lighting/Wiring            |                    |                     |                         |

|  |  |  |  |  |
|--|--|--|--|--|
| Plumbing, faucets, toilets, tubs and showers |  |  |  |  |
| Heating or A/C                               |  |  |  |  |
| Closets                                      |  |  |  |  |
| Other INTERIOR Problems                      |  |  |  |  |

**SALE OF UNIT**

When did you purchase your home at Arbor Reserve? \_\_\_\_\_

Who was *your* real estate agent? \_\_\_\_\_

Who was the *seller's* real estate agent? \_\_\_\_\_

Did the seller's real estate agent make any representations to you regarding the quality or workmanship of Arbor Reserve? If so, what were the representations (be as specific as possible)?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Do you feel any of the seller's representations were *misrepresentations*? If so, which ones?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ANY OTHER PROBLEMS? (include date that they were discovered)**