

S99

BELLEVUE HIGHLANDS



AFTER

LOCATION: Bellevue, Washington
BLDG TYPE: CONDOMINIUM - 240 units

CONSTRUCTION REPAIRS INCLUDED:

- Water damage and decay repairs to wood framing and sheathing
- Structural upgrades for earthquake resistance
- New reinforced PVC windows
- Upgraded wall insulation.
- New prefinished metal cladding, and fiber-cement cladding with weatherproof underlayments
- New vent outlets, hosebibs and light fixtures
- New reinforced, aluminum, fascia mounted guardrails at decks
- New flashings and waterproof deck coatings
- Rebuilt decks and stairs
- New Low Slope PVC roofing with added slope and drainage.



BEFORE



AFTER



BEFORE

S99 FORTUNE VIEW

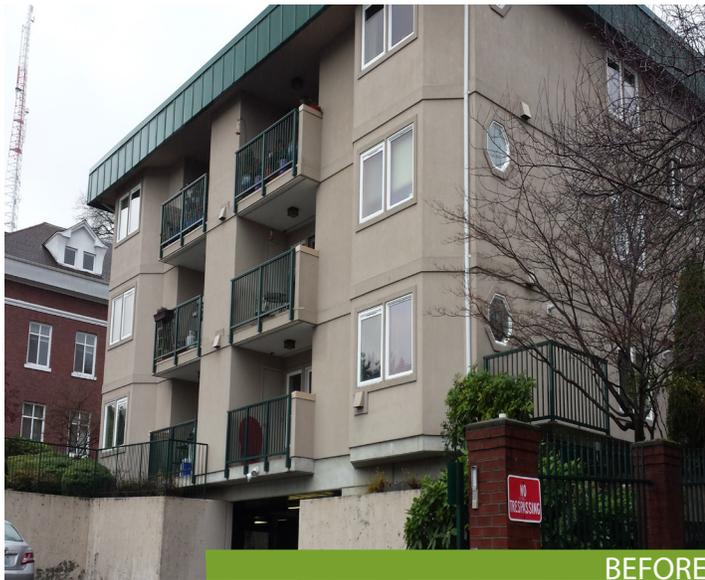


AFTER

LOCATION: **Seattle, Washington**
BLDG TYPE: **CONDOMINIUM - 15 units**

CONSTRUCTION REPAIRS INCLUDED:

- Water damage and decay repairs to wood framing and sheathing
- Structural upgrades for earthquake resistance
- New reinforced vinyl windows
- Upgraded wall insulation.
- New prefinished metal cladding, and fiber-cement cladding with weatherproof underlayments
- New vent outlets, hosebibs and light fixtures
- New reinforced, aluminum, fascia mounted guardrails at decks
- New flashings and waterproof deck coatings
- New Low Slope PVC roofing with added slope and drainage.



BEFORE



AFTER



BEFORE

S99 HIGHLAND PARK



AFTER

LOCATION: Edmonds, Washington
BLDG TYPE: CONDOMINIUM - 67 units

CONSTRUCTION REPAIRS INCLUDED:

- Water damage and decay repairs to wood framing and sheathing
- Decay repairs to heavy timber construction decks
- Structural upgrades for earthquake resistance
- New reinforced vinyl windows
- Rebuilding window walls at stair towers
- Upgraded wall insulation.
- New fiber-cement lap cladding with weatherproof underlayments
- New vent outlets, hosebibs, and light fixtures
- New reinforced, aluminum, fascia mounted guardrails at decks
- New flashings and waterproof deck coatings
- New vent outlets, hosebibs, and light fixtures



BEFORE



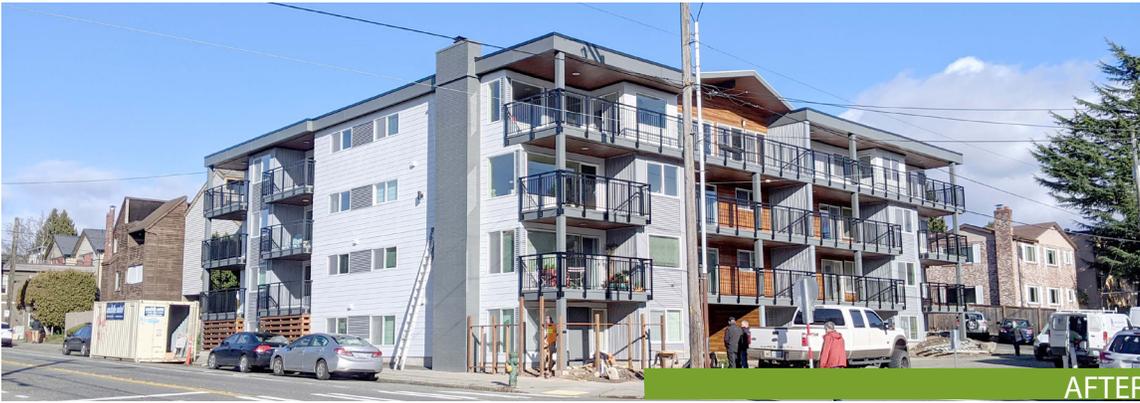
BEFORE



AFTER

S99

HILDUR MANOR



LOCATION: Seattle, Washington
BLDG TYPE: CONDOMINIUM - 19 units



CONSTRUCTION REPAIRS INCLUDED:

- Water damage and decay repairs to wood framing and sheathing
- Structural upgrades for earthquake resistance
- New reinforced vinyl windows
- Upgraded wall insulation.
- New prefinished metal cladding, and fiber-cement panel and lap cladding with weatherproof underlayments
- New vent outlets, hosebibs light fixtures, and signage
- New reinforced, aluminum, fascia mounted guardrails at decks
- New site fence patio enclosures at street sides
- New prefinished metal canopies over exposed entries
- New flashings and elastomeric deck coatings
- New Low Slope PVC roofing with added slope and drainage.



S99 MAGNOLIA RIDGE



AFTER

LOCATION: Seattle, Washington
BLDG TYPE: CONDOMINIUM - 38 units

CONSTRUCTION REPAIRS INCLUDED:

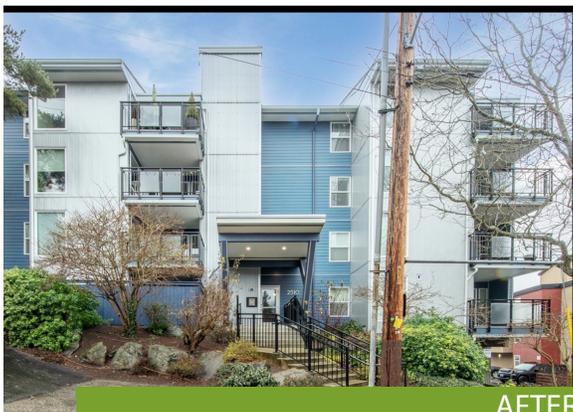
- Water damage and decay repairs to wood framing and sheathing
- Structural upgrades for earthquake resistance
- New reinforced vinyl windows
- Upgraded wall insulation.
- New fiber-cement panel and lap cladding with weatherproof underlayments
- New vent outlets, hosebibs, light fixtures, and signage
- New reinforced, aluminum, fascia mounted guardrails at decks and stairs
- New flashings and elastomeric deck coatings
- New fence at courtyard
- New low sloped PVC and steep sloped shingle roofing
- New entry canopy and roofing
- New entry storefront assembly



AFTER



BEFORE



AFTER



BEFORE

S999

NORTHGATE VILLA



AFTER

LOCATION: **Seattle, Washington**
BLDG TYPE: **CONDOMINIUM - 135 units**

CONSTRUCTION REPAIRS INCLUDED:

- Water damage and decay repairs to wood framing and sheathing
- Structural upgrades for earthquake resistance
- New reinforced vinyl windows
- Upgraded wall insulation.
- New prefinished metal cladding, and fiber-cement panel and lap cladding with weatherproof underlayments
- New vent outlets, hosebibs, light fixtures, and signage
- New reinforced, aluminum, fascia mounted guardrails at decks
- New flashings and elastomeric deck coatings
- New site fence patio enclosures at street sides
- Rebuilding and modernizing fireplace chases.



BEFORE



BEFORE



AFTER

S99 REGATTA



AFTER

LOCATION: Seattle, Washington
BLDG TYPE: CONDOMINIUM - 103 units

CONSTRUCTION REPAIRS INCLUDED:

- Water damage and decay repairs to wood framing and sheathing
- Structural upgrades for earthquake resistance
- New reinforced vinyl windows
- Upgraded wall insulation.
- New prefinished metal cladding, and fiber-cement cladding with weatherproof underlayments
- New vent outlets, hosebibs and light fixtures
- New reinforced, aluminum, fascia mounted guardrails at decks
- New flashings and waterproof deck coatings
- New Low Slope PVC roofing with added slope and drainage.



BEFORE



BEFORE



AFTER



LOCATION: Bothell, Washington
 BLDG TYPE: TOWNHOME - 100 units

CONSTRUCTION REPAIRS INCLUDED:

- Water damage and decay repairs to wood framing and sheathing
- Structural upgrades for earthquake resistance
- Rebuilt wood and concrete entry stairs
- New reinforced vinyl windows
- Upgraded wall insulation.
- New fiber-cement panel and lap cladding with weatherproof underlayments
- New vent outlets, hosebibs, light fixtures, and signage
- New reinforced, aluminum, fascia mounted guardrails at decks and stairs
- New flashings and elastomeric deck coatings
- New French drain and sump pump system at flooded crawlspaces
- New Shingle roofing and attic venting at select buildings.



S99 ZENITH VIEW



AFTER

LOCATION: Des Moines, Washington
BLDG TYPE: CONDOMINIUM - 5 units

CONSTRUCTION REPAIRS INCLUDED:

- Water damage and decay repairs to wood framing and sheathing
- Structural upgrades for earthquake resistance
- New reinforced vinyl windows
- Upgraded wall insulation.
- New prefinished metal cladding, and fiber-cement panel cladding with weatherproof underlayments
- New vent outlets, hosebibs light fixtures, and signage
- New reinforced, aluminum, fascia mounted guardrails at decks
- New flashings and waterproof deck coatings with pedestal system
- New Low Slope PVC roofing with added slope and drainage.
- New prefinished metal canopies over exposed entries



BEFORE



AFTER



BEFORE