

From: Michael Yin [mailto:myin@draegerconstruction.com]  
Sent: Tuesday, September 19, 2006 7:46 PM  
To: Celeste Moore (E-mail); Barney Gooden (E-mail); Dick Norwood (E-mail);  
John Mark (E-mail); Koesoemayanti (Yanti) Soenarto (E-mail); Tom Vogel  
(E-mail)  
Cc: Miguel Martinez; Lou Hernandez  
Subject: Hidden damages

Everyone,

By tomorrow, you should receive an additional services proposal for the additional damages found during the repairs. This change order covers most of the additional damages found at the first two (2) buildings. We have already taken care of the smaller items (trim, fascia, etc.) on the proposal. For Unit 257 third floor deck that is included in this proposal, we need you to authorize this work for us to proceed due to the dollar amount for this portion of repairs. This is the unit that I mentioned in an earlier email that had significant deck and railing damages (never reported to us for a site visit). Since they will be painting the building soon, a quick response to this change order is appreciated.

I met with Miguel today for our weekly on-site meeting. Our painters have power-washed the first building and found an additional decay to the roof fascia. Since it is a small repair, we will take care of this to minimize the delay of the painting. Also during this walk, we looked at Building 3 (Units 225 & 231) at the areas previously not accessible or reported by the homeowners for a site walk. We have found extensive decay to the siding, trim, and wall framing at Unit 231. At Unit 225, we have found some decay to the bellyband and soffit area. I will be providing you a change order for these.

One final thing, during the previous meetings and conversations, the Board mentioned the garage doors being a homeowner's responsibility. Since I had initially included a few garage doors to be replaced on the original proposal/matrix, I will be providing a credit change order to the HOA. Therefore, we will not install the garage doors due to homeowner's responsibility. If the homeowner would like to contract with us directly, we can do so. I recommend they contact a garage door company since they will they would have various selections and good pricing.

I have attached a few pictures of Units 225 & 231 to show you the decay and damages.

Please contact me if you have any questions.

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