



Building Confidence

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## West Campus Point HOA Exterior Renovations Project

### Home Inspections

As part of the planning for the upcoming work, all homes at West Campus Point HOA should schedule a Home Inspection in the coming weeks. Unit-specific inspections are necessary as conditions may vary from unit to unit depending upon sources of water intrusion, defects, presence of wood rot, site specifics, drainage, etc. Information gathered during this inspection will build upon that of previous surveys to provide the most comprehensive perspective on each home's water intrusion history. This is a visual inspection for information purposes only and is limited to areas that can be readily seen. It includes a walk-through that usually takes less than one hour with the homeowner and photo documenting those conditions that are included in the scope of work. This will also be an opportunity for homeowners to voice their specific concerns and ask questions about the project in general. Stonemark inspectors will look at the appearance of each door and window, discuss replacement options and order-of-magnitude costs. Please bear in mind that Stonemark recommends replacement of all wood doors and windows wherever possible as this is consistent with the project intent to maintain watertight integrity, is the most economical time to perform the work and is of maximum benefit to homeowners in the long run. We will not be able to express an opinion or provide predictions of future acceptability. Stonemark does not benefit from door and window replacement: decisions rest ultimately with the homeowner.

Please take a few minutes to review your home in advance of your inspection and be prepared to discuss areas of concern such as:

1. Leak locations.
2. Interior damage caused by water intrusion or dry rot.
3. Replacement of 1<sup>st</sup> floor wood windows & doors.
4. Wood trellis rot. For many homes, the trellis will need replacement of the wood ledger, general wood repairs and repainting.

Please contact our office as soon as possible to schedule your inspection.

Inspections are generally available on Tuesdays & Fridays from 8 am ending at 4pm.

You may call (805) 676-3500 or e-mail us at [Melissa@stonemarkcm.com](mailto:Melissa@stonemarkcm.com) ext 107 or [Jacklyn@stonemarkcm.com](mailto:Jacklyn@stonemarkcm.com) ext 106.

Thank you! Stonemark Construction Management  
On behalf of your Board of Directors