

Surfcrest One homeowner,

In Mid 2014 you were informed that the splitting door Jamb at your entry would be repaired. Subsequently, you were notified that this repair would not be done. This letter addresses the door jamb splitting issue.

During the touch up painting maintenance of the Surf One buildings in 2014, the Association had planned to address the splitting door jambs that have appeared on several entry door frames. Door jamb damage appeared to occur only on a few entry doors with side window panels. The repair envisioned consisted of simply removing and replacing the wood "stops" at the exterior edges of the vertical door frames, which were splitting.

To determine if this repair could be performed, and would correct the problem, the splitting door jamb at 19251 Surfview Dr. was investigated (the home of Surf One Board member Sizlo). What was encountered did not allow this repair to be completed. It was discovered that the wood door stops were not a separate piece of trim, but were a single piece of timber that was an integral structural part of a total door and side window assemble. Also, the side window was deeply inset into this wood vertical piece and the failed wood could not be simply removed.

To determine the source of the wood splitting, the door jamb was sawed into. It was discovered that the side window has a metal frame going completely around the glass contained within the wood frame, and that metal frame had rusted with the rust expanding and causing the surrounding wood to split under the expanding pressure. It was then determined that the metal flashing below the door window assemble was not a continuous piece, but was split at the corner of the door / side window intersection. This flashing split allowed water to penetrate into the window assembly from below. Also, the ends of the door threshold against the side door jamb were not completely sealed, thus allowing water from the threshold to penetrate the side trim. (While not an issue with this door, it has been observed that the weather stripping on some doors is not properly adjusted to completely seal against the door.) These water penetrations over time caused the metal window frame to rust and expand with resulting wood frame splitting. If a home has two side window panels at the entrance, both could be affected.

This failure is a building construction defect and not the responsibility of the Association, so the planned door frame repair was eliminated from the 2014 building maintenance effort. Homeowners have individual responsibility to repair this door jamb failure.

The Sizlos, 19251 Surfview Dr., have subsequently (mid February) repaired their door jamb at their own expense,. Following is a summary of that repair.

1. The wood post between the door and the side window was removed and discarded.
2. The glass side window was removed discarded.
3. The wood sill below the side window was removed and discarded.
4. The threshold below the door was removed.
5. The 2 pieces of the bottom door / window flashing were removed and discarded.
6. A new single one piece flashing was installed below the entire door / side window assemble.
7. A new wood post between the door and side window was installed.
8. A new window sill was installed below the side window.
9. A new tempered glass side window was installed with new wood trim. (No metal frame attached to glass.)
10. The old threshold was reinstalled below the door.
11. A new wood door stop was installed on the vertical post.
12. New door lock strike plates were installed into the vertical post.
13. New door weather stripping was installed.

Total cost was approximately \$1000.

The Surf One Board of directors is providing this information to the affected homeowners who have this problem to assist in their understanding of this issue. Hopefully, the detail repair description will aid other homeowners in their efforts to repair this damage.

Surfcrest One Board of Directors