

Our team was contacted by the Village at Montreux HOA because they were dissatisfied with new waterproof coatings applied by a previous contractor. Upon inspection of multiple walking surfaces we discovered several deficiencies with the coatings the Association had paid for. We worked closely with the Board of Directors to formulate a replacement plan and were ultimately hired to apply new elastomeric pedestrian traffic coatings with proper flashing and application techniques.

After building some trust with the Board we were also hired to inspect roofs and aid in an Intrusive Investigation of the community's vinyl cladding system. Subsequently our team repaired uncovered water intrusion damage and completely replaced roofs which had failed prematurely due to a lack of proper ventilation.

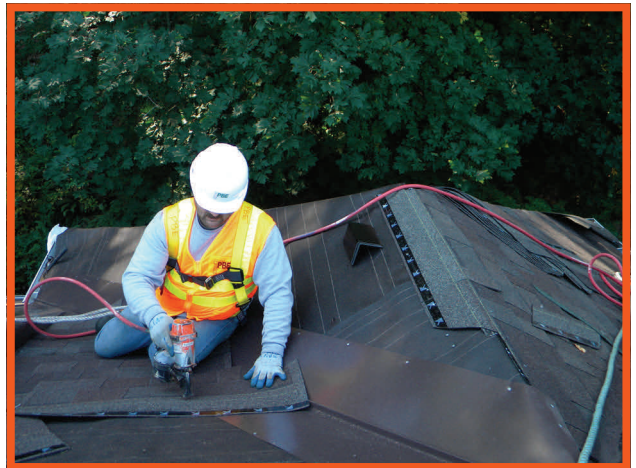


Read more>>> http://www.pacificbuildingenvelope.com/608fc825-098f-4e46-ad09-914e38e24d04/village_at_montreux



Scope of Work

- ◆ Intrusive Investigation Support
- ◆ Complete Roof Replacement
- ◆ Ventilation Modifications & Additions
- ◆ Structural (Rot) Repairs
- ◆ New Elastomeric Pedestrian Traffic Coatings
- ◆ Installation of Integral Flashings
- ◆ Selective Vinyl Siding Repairs



"I just wanted to tell you how impressed I am with the project team working on the walkways at the Village at Montreux. I see that the crew is now working on the final touches of this project and it is beginning to come together nicely, they are doing a good job. I have been a condo dweller for many years and have witnessed many projects, I must say that this crew is the nicest, hard-working group I have ever known. They work hard, are always gracious when I had questions about the ongoing work, and were very accomodating when I needed access to my unit. I have several friends who live in condominium communities and I will definitely recommend your company for their community projects."

- D. Moore, **Homeowner**, Village at Montreux Condos





Huckleberry Circle Condominiums

Issaquah, WA

The pristine Huckleberry Circle Community sits atop the Issaquah Highlands at the base of the Cascade foothills and is subject to harsh winds and torrential rainfall during portions of the year. Over the course of a decade this poorly designed and installed cladding system really took a beating. As a result, windows leaked and infiltrating water caused substantial damage to framing members and other building components. The solution in part called for the installation of a new rain-screen system.

How Rain-Screen Systems Work

A rain-screen system keeps the cladding separate from the building through the use of furring strips or a specialized rain-screen product. These types of systems rely on a space between the cladding and the exterior wall to prevent water from penetrating the structural wall assembly.



Read more>>> http://pacificbuildingenvelope.com/huckleberry_circle_condominiums



Scope of Work (60 townhouse style condos)

- James Hardie Siding
- New Rain-Screen Weather Resistive Barrier (WRB)
- Milgard Vinyl Windows
- Pacific Polymer Traffic Coatings
- Polyglass "Torch-Down" Roofing Membranes
- CertainTeed Asphalt Shingle Roofing Repairs
- New Powder-Coated Aluminum Guardrails
- Exterior Painting



"On behalf of the Huckleberry Circle board of directors I wanted to thank you for the great job that PBE did for us with our remediation project. We are just a couple of days from completion and the project is coming in at budget and in the projected time..."

"I highly recommend you and your company to any association that would require exterior renovations or repairs."

- Doug Carpenter, President Huckleberry HOA





Maxwell Condominiums

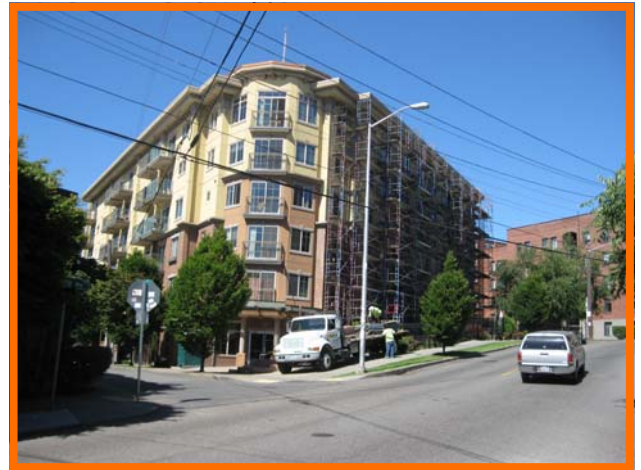
Seattle, WA

The Maxwell Homeowners Association is a good example of a proactive community. They recognized their brick and stucco facade was in need of some help, or at very least some close examining. After hiring a professional architectural firm it was determined simply maintaining their existing cladding and waterproofing systems made good financial sense.

Perched on the west side of **Capitol Hill near downtown Seattle** The Maxwell receives the full force of this region's weather.



Read more>>> http://pacificbuildingenvelope.com/608fc825-098f-4e46-ad09-914e38e24d04/maxwell_condominiums



Scope of Work

Our crew repaired the balcony deck's waterproofing system and replaced all of the backer rod and sealants around windows, doors, and expansion joints.

Before the scaffolding came down windows and sliding glass doors were cleaned and the building exterior was pressure washed.



"PBE has stood out as a contractor that is driven to complete this project on time, within the Association's budget and of very high quality. As we have entered the home stretch, PBE has illustrated that a General Contractor can stand in the exclusive club of its peers as one of the best in this industry."

- Marty Savage, VP of Operations, J2 Building Consultants





Islandia Condominiums

Lynnwood, WA

Our team worked with the Islandia community for several years to fix their deteriorating unit decks. It wasn't feasible from a cost standpoint to repair all of the decks at once so we worked closely with the Association to scheduled repairs at a few decks each year.

To help reduce costs, we had the decks converted from the existing cantilevered system to a post and beams system – **Saving the community thousands of dollars!**



Read more>>> http://pacificbuildingenvelope.com/608fc825-098f-4e46-ad09-914e38e24d04/islandia_condominiums



Scope of Work

- Selective unit deck demolition
- Structural alterations
- Pacific Polymers Elastomeric Pedestrian Traffic Coatings
- Installation of new deck soffits and venting
- New cedar guardrails
- Painting



Testimonial

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- Marty Savage, VP of Operations, J2 Building Consultants





Taylor Condominiums

Seattle, WA

PBE was hired by the Taylor Avenue Condominium HOA to perform a limited scope of repairs. We worked with the Association's President and the Property Manager to successfully complete all contracted work.

Perched on the southeast side of **Queen Anne Hill near downtown Seattle** the Taylor Condominiums receives the full force of this region's weather.



Read more>>> http://pacifcbuildingenvelope.com/608fc825-098f-4e46-ad09-914e38e24d04/taylor_avenue_condominiums



Scope of Work

- Partial replacement of the weather resistive barrier and cedar lap siding at select locations
- Installation of new vinyl windows at the common entrance
- Structural repairs to multiple decks that were damaged by decay
- Selective roof repairs around chimney chases
- Painting of the entire building and adjacent carports



Testimonial

"As a property manager I have come to realize the value of our vendors and that having a construction company such as PBE is a Big Feather in our cap. We have had several completed contracts with PBE as the contractor and all have been very successful. From the bidding stage to completion PBE is with out doubt a pleasure to work with. Look forward to another year of knowing we have you guys to depend on for needed building projects."

B. Cleveland, President, Crown Management, Inc.

