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**Date:** Mon, Oct 31, 2005 8:14 PM  
**Subject:** Task Force Submission

The following letter was forwarded to me by a fellow shoddy housing victim. She is a physician in Bend with intelligence, education and means. I include her cover note to me. (Imagine how victims with less resources feel.)

.....  
Renee,

Thanks for the reply.\* Keep the faith.  
\*

I am tired of fighting, of having a house that leaked, and I got screwed on.\*  
\*

I am tired of having an office that leaks now, and no options.\* Both the property management and owners and tenants upstairs that leak x-ray chemicals into my office space don't care.\* I guess everyone has figured out that it is easy to screw people, and expensive to fight the legal battle....as both you and I have found out.  
\*

I do appreciate that you continue to keep the issue on the forefront.\* I used to say I have become cynical, but my nurse says I am just realistic, and I think she is right.\* There is a lot of unfairness in the world.  
\*

Call if you are ever in Bend,\*\* I do not get to Portland much...  
\*

Warmly,  
Linda

.....  
August 19, 2002

Richard Lindsay  
Dr. Linda Leffel  
3178 NW Starview Dr. Bend, Or.

Re: Code Violations of the International One and Two Family Dwelling Code

Mr. Lindsay & Dr. Leffel

You had requested that the City of Bend do an inspection of the property located at the above-mentioned address. This request was made to Bill Hunt former

City of Bend Building Official prior to his retirement, which you stated he had agreed to do. I have been appointed as the Interim Building Official and as such stated I would honor the previous request.

Prior to the inspection I reviewed the file and noted that the building was designed and constructed Norman Building and Design of Bend Oregon and was submitted to the City of Bend on August 30, 1999 for a building permit. Leroy Bodine former City of Bend inspector had reviewed and approved the plans in accordance with the 1996 Edition of the State of Oregon One and Two Family Dwelling Specialty Code which was the code in adoption at that time. The permit was purchased on September 17, 1999 and purchased by Jenny Norman.\*\*\*\*

The shower pan inspection was waived by Bill Hunt on June 28, 2000, all of the other required inspections by the City of Bend were conducted by Richard Van Raden former City of Bend inspector and Bill Hunt with the exception of\* the buildings insulation and the electrical system.

On August 12, 2002 I conducted an inspection of the property located at the above mentioned address. Ralph Giffin a City of Bend inspector, David Giacci contractor, Jim Reckling an associate of Mr. Giacci's, and Mr. Lindsay were also on site.

The following is a list of what I had noted.

The Exterior Insulation and Finish System (EFIS) was removed in various locations exposing the wall sheathing. Mr. Giacci stated that the product was not installed to the manufacturer specifications. I reviewed ER-3617 the evaluation report from International Conference of Building Officials (ICBO) the report requires a 1 1/2" thick drainage insulation board between the weather resistive barrier and the base coat. The areas that were exposed did not provide evidence that the drainage board was installed in all locations. The cultured stone was removed in various locations and appeared to be installed correctly as indicated with the manufacturer's installation instructions that were located in the building file. Mr. Giacci pointed out that the contractor used construction adhesive to apply the stone, which is against the manufactures installation instructions\*\* I did notice construction adhesive attached to the mortar. It could not be verified when the adhesive was applied in the phase of construction.

In the front of the house the EFIS was removed and untreated wood foundation was exposed. The exterior wall continued below grade a minimum of 12 inches the wall system was exposed to concrete and soil with a moisture barrier installed.

The roof is covered with a standing seam metal roof covering, from the ground I could not determine if a ridge vent system was installed. There were not any roof jacks (mid span vents) visible from the ground. The soffits had vents installed sparingly throughout portions of the house with some areas having continuous soffit venting. The vents measured 2 to 3 inches wide by 18 to 20 inches in length. The City of Bend permit application lists the house as 4271 square feet and 2 stories. If the roof area is half of that 2135 square feet, the house would require 14.2 square feet of venting if all of the ventilation was from the soffit area. It appears that the structure is inadequately ventilated.\*\*

Inside the lower level of the house and in the garage area there is water stained sheet rock. It was determined that the damage was caused from the exterior deck above. The exterior deck that are over either living space or the garage have a brick paving material with course sand used to fill the spaces between the bricks. It appears that water, snow or ice built up and could not drain properly and caused the damage to the sheet rock below. The code violation at these locations would be the lack of protecting the interior of the house from the elements of the weather section 703.1 of the International One & Two Family Dwelling Code.

The items listed above with the exception of the EFIS and Cultured Stone system were installed as per the approved plans that Leroy Bodine approved. With the exception of the ventilation for the attic areas the code violations are not required inspections by the City of Bend which would have made in very difficult for any of these items to be noticed during required inspections.

I spoke to Gary Norman on August 15, informing him of the inspection that I completed, and I also informed him that I would be writing a letter of the violations I found. I asked Gary about the wood foundation and Gary stated to me that Bill Hunt had allowed the wood foundation on a previous house on Meade Lane in the Broken Top Subdivision. I reviewed the file and could not locate any correspondence relating to this statement; attempt to contact Bill Hunt to verify the previous deviation of the code has been unsuccessful.

In summary, the code violations at this residence are in direct violation of The International Family Dwelling Codes One and Two. As described in my list of items noticed during the inspection performed on August 12, 2002. Item #3, in particular is certainly not the "standard of care for the construction industry" to have untreated wood framing 12" below grade. It is highly likely this main support to the house structure will fail due to moisture exposure from the surrounding dirt fill. This item should have been addressed during the normal course of inspections during the construction of this home.

Respectfully Submitted,

Mike Roberts  
Interim Building Official  
City of Bend

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Renee Haynes, Oregon Representative, 503-668-0889  
Homeowners Against Deficient Dwellings INC. (www.HADD.com)  
A National Not for Profit Organization

"Because Sick Buildings Make Sick Children"  
Whether you've been a victim (yet) or not, please sign this petition  
requesting  
a Congressional hearing concerning accountability of the home building  
industry  
<http://www.thepetitionsite.com/takeaction/322833272?ttl=1110496374>