
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

Villages at Woodholme Condominium Transition Warranty Analysis



The Villages at Woodholme Condominium is a residential condominium project located on a rolling site in Pikesville (Baltimore County), Maryland.

The condominium was constructed between 2002 and 2007 and consists of 253 townhouse units arranged in 57 building clusters along with 33 single family homes. The townhouses and single family homes are constructed of prefabricated wood-frame wall panels, wood i-joint floor framing and wood truss roof framing. The prefabricated wall panels, floor framing and roof trusses were delivered to the site as a package and erected on concrete basement foundations. Exterior cladding consists of brick veneer and vinyl siding, with vinyl-framed windows. Wood French or vinyl sliding doors are installed at decks and patios. Owners reported numerous incidences of water damage to floor, wall and ceiling finishes throughout the units, particularly around dormer windows, deck doors and in finished basements. D&A conducted a forensic evaluation that not only identified numerous site and construction deficiencies, particularly in masonry, window and roof flashing installations resulting in the reported water damage, but also concealed framing damage as a result of the water infiltration and significant life-safety deficiencies in the construction of the decks and fire-rated roof and wall construction. Through D&A's efforts the condominium association reached a substantial monetary settlement with the developer that also included repairs to the decks and fire-rated construction.

Service performed: Services included warranty analysis, negotiations with the developer, litigation support, repair cost estimating, and preparation of remedial repairs scopes of work and details.

Date of Commencement of Services: Spring 2009