



Harborview Mixed-Use

1200 Western Ave
Seattle, WA 98101

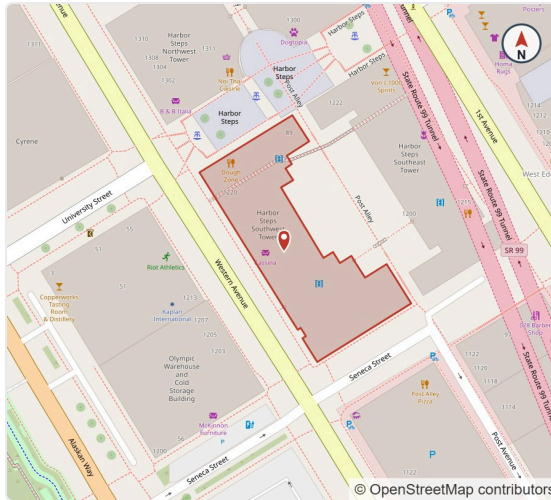
OWNER



ARCHITECT



GENERAL CONTRACTOR



SITE MAP

WEATHER Overcast, 54 F, wind SW 8 mph · Humidity 71% · Dew Point 45°F

Fri ☁ 58°/47° Sat ☁ 55°/46° 💧 0.22" Sun ☁ 60°/45° Mon ☁ 63°/48° Tue ☁ 61°/49°

PEOPLE PRESENT

Name	Company	Title	Email
Brian Powell	Specified Inspection Platforms	Observer	
Dana Whitfield	Cascade Ridge Construction	Project Manager	dwhitfield@cascaderidge.example
Adrian Finch	Alder & Finch Architects	Principal Architect	afinch@alderfinch.example
Grant Holloway	Beacon Property Group	Owner's Representative	gholloway@beaconproperty.example

PHOTOGRAPHS

11 referenced

SYSTEMS REVIEWED

Roofing: Modified Bitumen - General, Single-Ply - General

1. Roofing 5 items

1.1 Modified Bitumen

YES

Membrane field - 1. Modified bitumen base and cap sheets per ply count; application method (torch / mopped / cold-adhesive / self-adhered) per spec; full bond.

North
Roof

 See Photographs 1-4

Cap sheet torch-applied over the base sheet; rolls aligned, laps staggered from the base ply, full bleed-out at the side laps where reviewed.

1.2 Modified Bitumen

ACTION ITEM

Seams / welds / laps - 1. Side/end laps min per spec; fully bonded with consistent bitumen bleed-out at laps; no voids, skips or fishmouths.

North
Roof

 See Photographs 5-7

Side lap at the north area torched without consistent bleed-out; an unbonded edge about 4 ft long was found by probe. Contractor to reheat and seal the lap and probe the remaining laps before the cover.

1.3 Modified Bitumen

ACTION ITEM

Base / curb flashings - 1. Membrane flashing at walls/curbs $\geq 8"$; fully adhered; fastened and sealed at top.

East
Roof

 See Photograph 8

Liquid flashing at the RTU curb was applied to the deck only; the curb face and the top termination are not yet flashed. Contractor to complete the curb flashing and terminate under the counterflashing.

1.4 Modified Bitumen

YES

SBS vs APP - Application

1. SBS: base and cap may be mopped in hot asphalt, set in cold adhesive, self-adhered or torch-applied - confirm the method used against the spec.
2. APP: base and cap are torch-applied.

 See Photographs 9-10

North
Roof

APP cap sheet torched; applicator maintained a continuous bead ahead of the roll. Fire extinguisher and watch in place.

1.5 Single-Ply Membrane

YES

Membrane field - 1. Single-ply membrane (TPO / PVC / KEE / EPDM) as specified, thickness per spec; fully adhered or mechanically attached per design.

South
Roof

 See Photograph 11

Single-ply membrane complete over the south penthouse; seams welded and probed by the contractor, no voids found where reviewed.

Meeting Minutes

1. Sequence at the east parapet (Brian Powell)

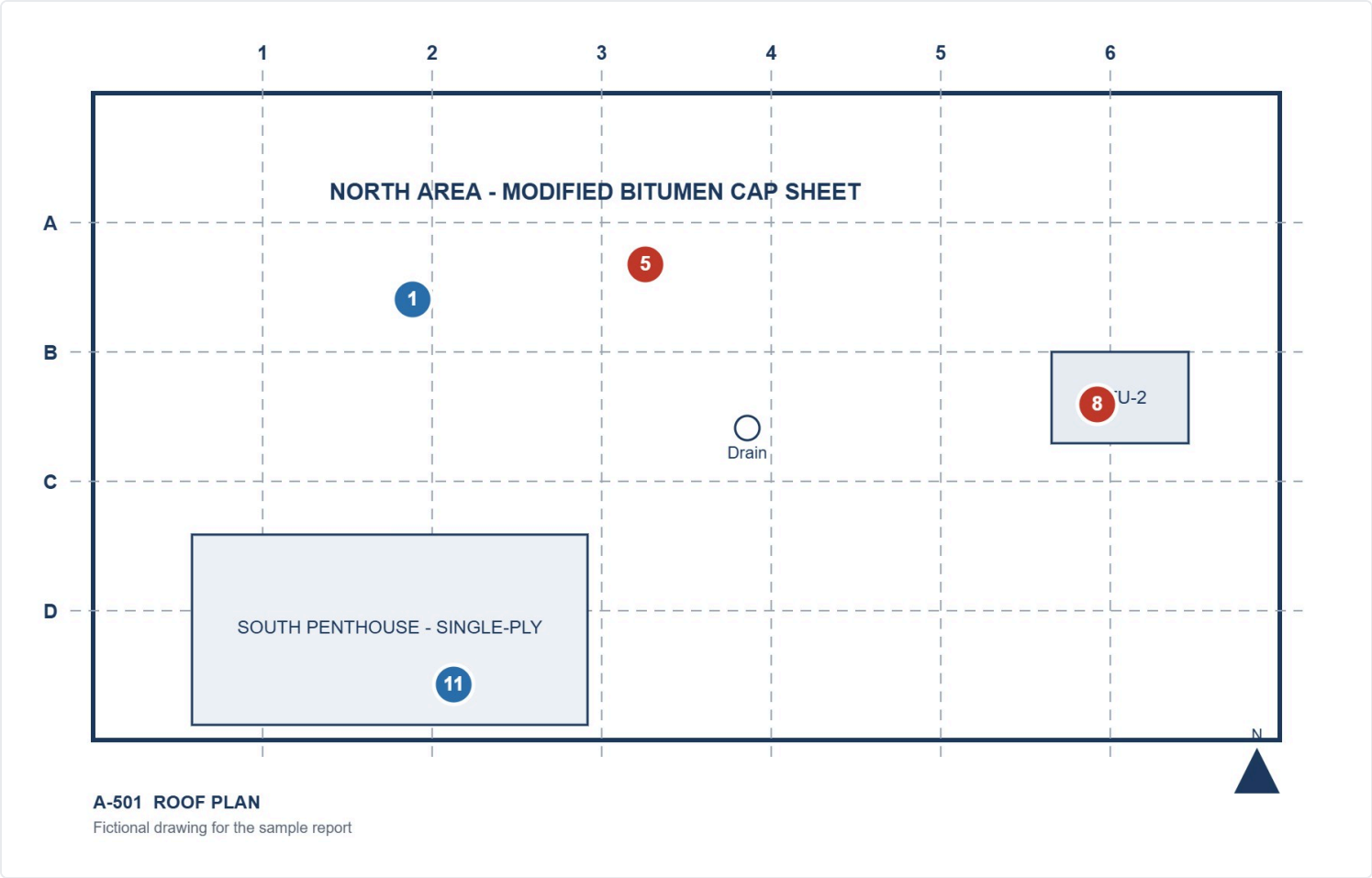
Sheet metal follows the cap sheet by one day; coping after the flood test.

2. Roof drains (Brian Powell)

Drain bowls to be cleaned and strainers set before the next rain event.

3. Window retest, Unit 304 (Brian Powell)

Testing agency to return next week to retest W-2 once the sill corner is resealed.



- PIN LEGEND · RED = ACTION ITEM BLUE = REFERENCE
- 1** Photograph 1 — Cap sheet application (North)

5 Action Item 5 — Side lap without bleed-out (North)
- 8** Action Item 8 — RTU curb, liquid flashing (East)

11 Photograph 11 — Completed single-ply roof, south penthouse (South)

Notes: Pins show where the photographs on this visit were taken. Red = action item.

Item 1.2

OPEN

[18. Roofing] Seams / welds / laps — 1. Side/end laps min per spec; fully bonded with consistent bitumen bleed-out at laps; no voids, skips or fishmouths.

Side lap at the north area torched without consistent bleed-out; an unbonded edge about 4 ft long was found by probe. Contractor to reheat and seal the lap and probe the remaining laps before the cover.

Location: North / Roof



Item 1.3

OPEN

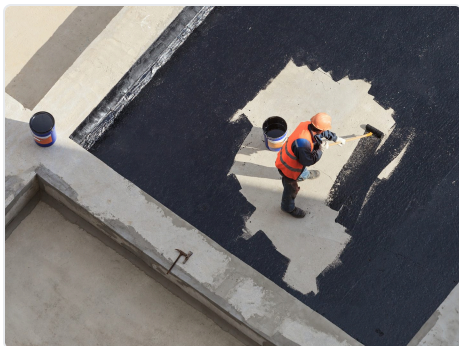
[18. Roofing] Base / curb flashings — 1. Membrane flashing at walls/curbs $\geq 8"$; fully adhered; fastened and sealed at top.

Liquid flashing at the RTU curb was applied to the deck only; the curb face and the top termination are not yet flashed.

Contractor to complete the curb flashing and terminate under the counterflashing.

RFI-001 — General Contractor asked to issue an RFI; see the RFI Requests page.

Location: East / Roof



003

CLOSED

Pitch pan at the west vent stack not filled.

Resolution: Filled with pourable sealer; reviewed this visit.

Location: West roof area, vent stack

Closed September 24, 2026 with Dana Whitfield (Report #4) · raised on Report #3, September 17, 2026

004

OPEN

Window water test (AAMA 502), Unit 304 W-2: water observed at the interior sill corner after 4 minutes at 6.24 psf. Contractor to reseal the sill corner and re-test before the unit is closed in.

Location: Unit 304, living room, W-2

Carried forward from Report #3 (opened September 17, 2026)

Action items. Correcting an action item is the contractor's responsibility. An item shown as Closed reflects the information available to Specified Inspection Platforms on the date shown and is not a certification or warranty that the correction is complete or conforms to the contract documents.

RFI Requests

1 request — the General Contractor is asked to issue an RFI for each

Each item below is a condition observed on site that the contract documents do not appear to cover. We are asking the General Contractor to submit an RFI to the design team and to provide the response before the work is covered. Each one is tracked as an action item on this report until it is answered.

RFI-001

Curb flashing termination at RTU-2

LOCATION

East / Roof

SPEC / DETAIL

07 52 00

REQUESTED OF

Cascade Ridge Construction

RESPONSE NEEDED BY

October 1, 2026

STATUS

Open

The curb detail shows the liquid flashing terminating under a counterflashing that is not shown on the mechanical drawings. Please confirm the counterflashing detail and who furnishes it.



Photograph 8

Specified Inspection Platforms — Field Observation Report #4

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Harborview Mixed-Use



Location: North roof area

Photograph: 1

Cap sheet application

Comments:

Cap sheet torch-applied over the base sheet at the north area; laps staggered from the base ply.

Roofing YES

Membrane field

Cap sheet torch-applied over the base sheet; rolls aligned, laps staggered from the base ply, full bleed-out at the side laps where reviewed.



Location: North roof area

Photograph: 2

Rolling out the cap sheet

Comments:

Roll aligned to the chalk line before torching; substrate swept and dry.



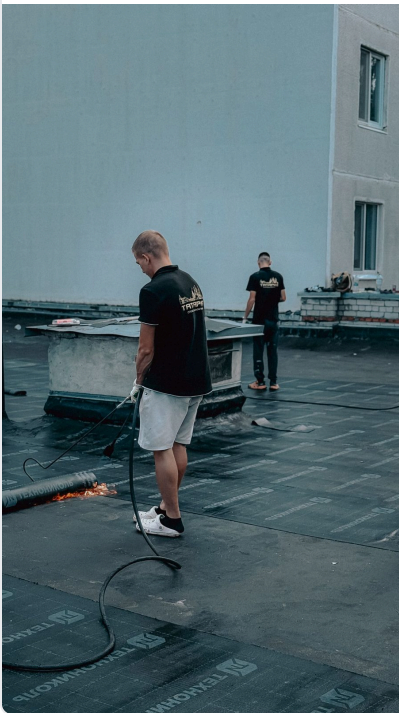
Location: North roof area

Photograph: 3

Cap sheet at the roll end

Comments:

Roll end trimmed square; selvage edge clean for the next side lap.



Location: North roof area

Photograph: 4

Work in progress, north area

Comments:

Two applicators on the field membrane; fire watch equipment on the roof.

ACTION ITEM

Location: North roof area, grid 4-C

Photograph: 5

Side lap without bleed-out

Comments:

Cap sheet side lap torched with no bleed-out along about 4 ft; the edge lifted under a probe.

Roofing

ACTION ITEM

Seams / welds / laps

Side lap at the north area torched without consistent bleed-out; an unbonded edge about 4 ft long was found by probe. Contractor to reheat and seal the lap and probe the remaining laps before the cover.



Location: North roof area

Photograph: 6

Torch at the lap

Comments:

Lap being reheated and rolled after the probe.



Location: North roof area

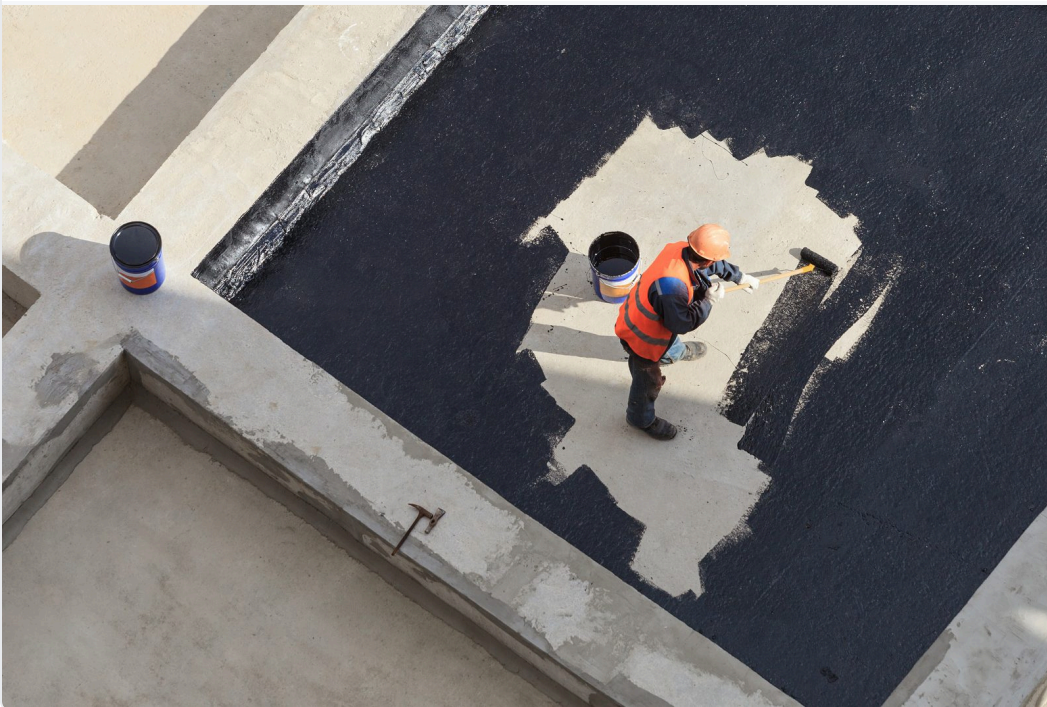
Photograph: 7

End lap being torched

Comments:

End lap torched and rolled; bleed-out visible at the edge.

ACTION ITEM



Location: East roof area, RTU-2

Photograph: 8

RTU curb, liquid flashing

Comments:

Liquid flashing applied around the curb at deck level; curb face and top termination outstanding.

Roofing

ACTION ITEM

Base / curb flashings

Liquid flashing at the RTU curb was applied to the deck only; the curb face and the top termination are not yet flashed. Contractor to complete the curb flashing and terminate under the counterflashing.



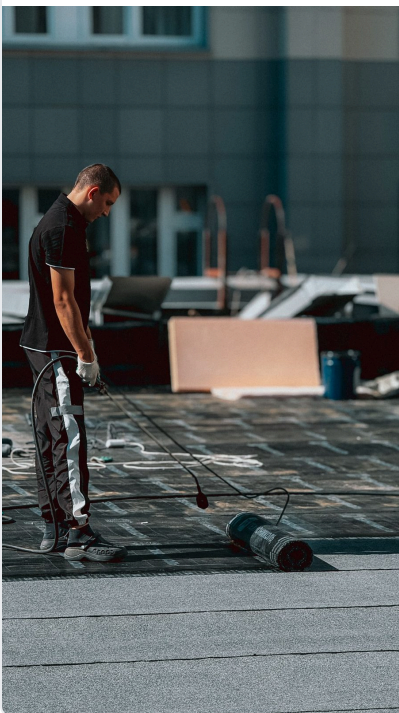
Location: North roof area

Photograph: 9

Torch application

Comments:

Torch held to the roll with a continuous melt line ahead of it.



Location: North roof area

Photograph: 10

Set-up at the north area

Comments:

Rolls staged and the field swept ahead of application.



Location: South penthouse roof

Photograph: 11

Completed single-ply roof, south penthouse

Comments:

Field membrane complete; seams welded and probed; drains clear.

Brian Powell

Brian Powell

Specified Inspection Platforms · September 24, 2026

Electronically signed Sep 30, 2026 1:44 PM