

The Villas of Park Shore Homeowners Association

September 22, 2023

Dear fellow homeowners,

As our discussions continue regarding the need to repair deferred and neglected maintenance on our homes such as wood rot on clapboards, fascias and trim, brick veneer water infiltration issues, failed caulking around windows and doors, and paint clogged soffit vents, we are providing information that you may find helpful as you endeavor to take on these necessary repairs. A professional engineering company was engaged by the Board to evaluate the exteriors of our homes. The report highlighted several areas that require attention. The Socotec report was previously sent to each owner by Anchor Management. The report is also posted on the portal that Anchor Management maintains for our community. We also may find issues with commonality as homeowners start their repairs.

Stated in the report there are several elements that exist in many of our homes and are in need of attention soon. Certainly prior to the planned painting project anticipated to begin in October 2024. These repairs MUST be completed by all homeowners not later than September 2024. Additionally, roofs must be cleaned prior to painting. Repairs not completed by this date will be reevaluated by the chosen painting contractor. Those repairs will be itemized and will be sent to the owner and Board. The report also identified a serious issue regarding the proper ventilation of our homes. Years of painting over these vents has rendered them useless. It will be very important to let the painters know that these vents must be properly protected during the painting process. THE REPLACEMENT OF SOFFIT VENTS WILL BE MANDATORY. My villa is my villa

From the conclusion of the Socotec Engineering report:

"In addition, we also recommend replacing all the soffit vents, so that the attic space is properly ventilated. Improper ventilation can lead to elevated moisture and interior decay to wood framing, as well as elevated energy costs for cooling the interior spaces of the residences."



View of typical fascia dry-rot decay and partially sealed soffit vent.

Common soffit vent conditions throughout the community.



Excerpts from local roofing contractor websites:

Proper ventilation:

1. Helps control attic moisture in winter and hot air in summer. Contrary to popular belief, vents are not only necessary in warm places. In fact, every home, new or old, requires ample ventilation to provide “breathing room” for your overall structure. Ideally, venting should be a mix of 50% on your roof and 50% under the eaves or soffits. Proper distribution allows air flow in the attic space which can greatly minimize ventilation-related problems. In cooler climates, vents are used to combat moisture retention. In summer, on the other hand, proper ventilation allows good air circulation – which occurs naturally through the elementary principle of convection: Hot air rises and cold air sinks.

2. Helps prevent condensation inside and out. Poor ventilation can cause moisture to be trapped in your attic, which can lead to various other issues. The goal of ventilation is to balance the air inside and out. Another direct impact of condensation is seen on warped roof decks, rust that forms on nails, duct straps, and other uncoated metal objects.

3. Helps stop mold formation. Once condensation issues progress in your attic, mold, mildew, and fungi can form.

4. Helps provide adequate airing. If you're wondering why your indoor air smells kind of stale, it's possible that your home lacks air circulation. Good ventilation keeps your home fresh, dry and comfortable.

8 Common Problems Caused by Poor Ventilation

Attic ventilation is an important aspect of maintaining the overall health and longevity of a home. Without proper ventilation, a number of roofing problems can arise, from heat buildup and moisture accumulation and reduced energy efficiency. These issues can lead to structural damage, mold, and mildew growth, as well as costly repairs. In addition, poor ventilation can also attract pests and shorten the lifespan of roofing materials. Consider the following problems.

1. Heat Buildup in the Attic

When an attic isn't properly ventilated, hot air gets trapped inside. This causes temperatures to get progressively warmer. When attic temperatures reach a certain level, they can begin to damage the roofing system and other structural components. Heat buildup may occur due to blocked vents or when there aren't enough vents to accommodate the size of the attic and roof.

2. Moisture Buildup

Poor ventilation can also lead to moisture buildup in the attic. The prolonged presence of moisture will eventually cause mold and mildew growth, which is both unsightly and dangerous to both your health and the health of your home. If left untreated, mold and mildew can advance to rot and decay, causing building materials to lose strength and deteriorate. This can be catastrophic, as it may go unnoticed until the structural integrity is compromised. Keep an eye out for signs of water damage in your home and undergo roofing inspections regularly to address issues before they advance.

3. Sagging Decking

The roof decking includes the wooden planks or sheets that form the entire surface area of the roof. When it's compromised, it can begin to bend or droop, causing a sagging appearance. This is often caused by a combination of factors such as improper installation, insufficient ventilation, water damage, age, and improper load distribution. However, sagging decking can be a serious problem as it can weaken the structural integrity of the roof. It's important to address any signs of sagging as soon as it's noticed and have it repaired or replaced by a professional roofing contractor.

4. Reduced Energy Efficiency

As mentioned, without proper attic ventilation, hot air gets trapped inside and causes temperatures to rise. This heat can then transfer into the living spaces within your home, making it more difficult to regulate the temperature. During summer months, this can put excess strain on your HVAC system, which results in higher energy bills. This can also lead to more expensive HVAC repairs and replacements over time.

5. Reduced Lifespan of Roofing Materials

In addition to all the above, poor attic ventilation can also drastically reduce the lifespan of your roofing materials. Heat buildup can cause shingles to become brittle and crack, thus requiring more frequent replacements. Moisture buildup caused by a lack of airflow can also weaken roofing materials and decrease the overall lifespan of your entire system. Algae, mold, mildew, and moss growth can cause unsightly discoloration, staining, and shorten the lifespan of your roof. Plus, the added heat and moisture can increase the weight of the roof, which can lead to sagging or even a full collapse if not addressed in a timely manner. By maintaining proper attic ventilation, homeowners can extend the lifespan of their roof and avoid unnecessary repairs or premature roof replacements.

6. Pest Infestation

Finally, poor attic ventilation can attract a variety of pests. Some of the most common types of pests that infest a roof include termites, rats and mice, squirrels, racoons, birds, wasps, bees, and even cockroaches. Each type of pest can cause unique damage and require professional removal, but without correcting the ventilation they will likely continue to happen.

Proper attic ventilation is an important aspect of caring for your home and keeping your family safe.

Soffit vent replacement materials. Most will need the services of a licensed professional contractor to replace the vents. This can be done while owners are having other dry rot repaired prior to the planned painting.

Our soffit vents for the most part seem to be 2 5/8" and some homeowners have found a replacement material that would work. (See below). However, your contractor may be able to provide you alternatives that will achieve the desired results. We have also been made aware that these replacement vents may be purchased from supply shops such as Naples Lumber, Lowes and Home Depot.

The screenshot shows an Amazon product listing for 'Continuous Soffit - 300, 2-5/8" Vented Area, 8' Length, 10 Pieces per Box, PVC'. The price is \$172.00. A technical diagram shows the soffit vent with dimensions: 3-3/4" (95 mm) for the top flange, 2-5/8" (67 mm) for the vented area, and 3/8" (10 mm) for the bottom flange. The product is listed as 'Generic' with a 5.0 star rating. A limited time offer is shown: 'pay \$172.00 \$0.00 for this order. Get a \$200 Amazon Gift Card upon approval for the Amazon Business Prime Card. Offer ends 07/31/23. Terms apply. Learn more.' The purchase options and add-ons section shows a payment plan of \$16.77/mo (12 mo) at an example APR of 30%. The material is PVC, brand is Generic, color is White, shape is Rectangular, and finish type is Painted. The shipping information indicates 'FREE delivery August 7 - 8' and 'In stock' with a quantity of 1. The page also includes 'Add to Cart' and 'Buy Now' buttons, and a table of shipping and return information.

Finally, please keep in mind that **all work will need an ARC Application prior to work beginning.** We all know how time consuming and difficult it can be finding good contractors to perform the necessary repairs to your home. That's why it makes sense to start your process soon. Time goes by fast. **ARC's must be submitted no later than July 1, 2024.**

A copy of the ARC Application is attached for your reference.

Please feel free to reach out with any questions.

Thank you.

Board of Directors

Lou Malzone	lmalzone44@yahoo.com
Katy Weidenmiller	katybobw@gmail.com
Chris Davitt	chrisdavitt8@gmail.com
Greg Salvatore	gsalvatore@salvatorecapital.com