Sexton, John

From: RalphMarcia Brown <grits2@roadrunner.com>
Sent: Wednesday, September 27, 2017 1:33 PM
To: teresa bianchi
Cc: Barry Weiss; Angela watson
Subject: code violations

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Teresa,

I am emailing you on the advice of John Sexton after we had a brief conversation last evening (after you left the meeting) about several code violations existing in multiple Habitat houses. These situations have been present for over a year without correction.

There is a code for the degree of slope a porch needs to have to carry water away from the structure. At least one of the houses built in 2016-17 on Wende violates this code.

There is a code for the maximum rise for a step. All the houses built in 2016-17 on Wende violated this code originally, some have been corrected with a wooden pallet-like step, but there is at least one that is still too high. The pallet built to correct the violation is really the cheapest, most unsightly way of doing the job.

There is a general workmanship code that is violated by the wall at 33 Wende that is not plumb. Apparently, since my conversation with the City Building Inspector, someone from that department has looked at the wall and decided it's OK, which baffles me, as it is painfully apparent and will adversely affect the future resale of the house. You & I would not accept it in our own houses, and we should not require this family to.

Although not a code, there are manufacturer's recommendations on the installation of the exterior 2-inch foam insulation. It needs to be print side out, and right side up because the manner in which the foam is extruded makes water and condensation flow in a certain direction. Since many sheets have been incorrectly installed, moisture will then be directed toward the frame of the house instead of away from it. However, it doesn't matter how the foam is installed if house wrap is installed over it. This is a $100 fix that takes about an hour of labor. All the houses built in 2016-17 and so far in 2017 are affected by this.

I am copying Barry on this email at John's direction, and also Angela, as the step height and porch slope are safety concerns. I know a drain was installed on one porch, however in the winter that is likely to freeze and ice will collect and present a falling hazard.

I am very distressed that the Board last evening did not seem particularly concerned that there are code violations in houses we have sold to families, especially after just having reviewed the Memorandum of Board Obligations earlier in the meeting. The Duty of Care requires oversight of the organization's activities. The Board Member Commitment Form asks that we act with integrity, and that is why I am pursuing these issues. The Commitment also says I will represent the organization in a positive manner, but I am not sure I can continue to do that if these substandard construction practices do not change. I used to be proud of the houses we built, but in the past 4-5 or so years, the quality has taken a sharp turn in an undesirable direction. Families do not seem to be important, just the number of houses and closings we do. What we are doing is unethical. We are supposed to be a Christian organization, but what I see in what the families are forced to accept, and the calculated discouragement of bringing these problems to light, do not meet my Christian

standards. People should not be treated this way, and it is the people, both homeowners and volunteers, who should be the organization's priority.

I would appreciate a reply indicating what progress is being taken on these matters. Thank you.

Sincerely,

Marcia Brown