

Third-Party Inspections



Our inspectors understand the process necessary to deliver a quality building enclosure.

In 2005 Washington State enacted a law requiring third party inspectors be utilized in condominium construction and repair. Our extensive experience investigating water intrusion, studying failed projects, and designing waterproofing details used in repair make us especially qualified for these inspections to conform with RCW 64.55 (House Bill 1848).

What is a "building envelope?" One can think of a building envelope as being similar to envelopes used to mail packages through the postal service. A standard package envelope is used to protect the interior contents from moisture, wind and damage while in transit. A building's envelope acts similarly by protecting the structure from rain, sleet or snow...so the saying goes.

A building's envelope includes the walls, siding, flashing, roof, foundation and so forth. These systems should work together by providing a barrier between the interior of the structure and the exterior environmental elements. The installation materials and methods used in the building's construction will determine how heat, air and moisture travel through the structure.

Amento Group's inspectors are recognized for their extensive knowledge and expertise in the proper design of a building's envelope. We observe, report, and verify that construction is performed in accordance with the plans and specifications. Working together with our architectural department, we focus on quality conformance with details, specifications, and manufacturer's installation requirements, and identify areas requiring additional detailing.

"Amento Group's focus was on building envelope components starting from below grade waterproofing to the roof. Their timely reports and follow-up took the quality control pressure off the other team members. The Owners received good value for the services provided."

Roger Oakdale, AIA
Baylis Architects