

# SLATE ROOFING MAINTENANCE & REPAIRS

## FAIRLINGTON GLEN CONDOMINIUMS

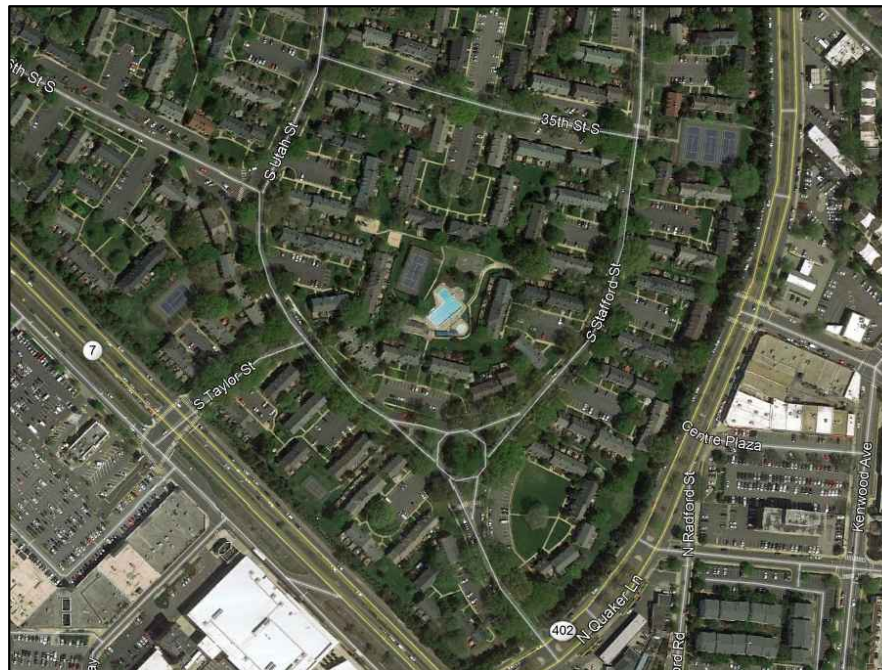
### ARLINGTON, VIRGINIA

**PREPARED FOR:**

CARDINAL MANAGEMENT GROUP, INC.  
 4330 PRINCE WILLIAM PARKWAY, SUITE 201  
 WOODBRIDGE, VIRGINIA 22192  
 PH: (703) 565-5012 FX: (703) 866-3156

**DOCUMENTS PREPARED BY:**

RESTORATION ENGINEERING, INC.  
 10503 WEST DRIVE, SUITE A  
 FAIRFAX, VIRGINIA 22030  
 PH: (703) 272-7787 FX: (703) 272-7786



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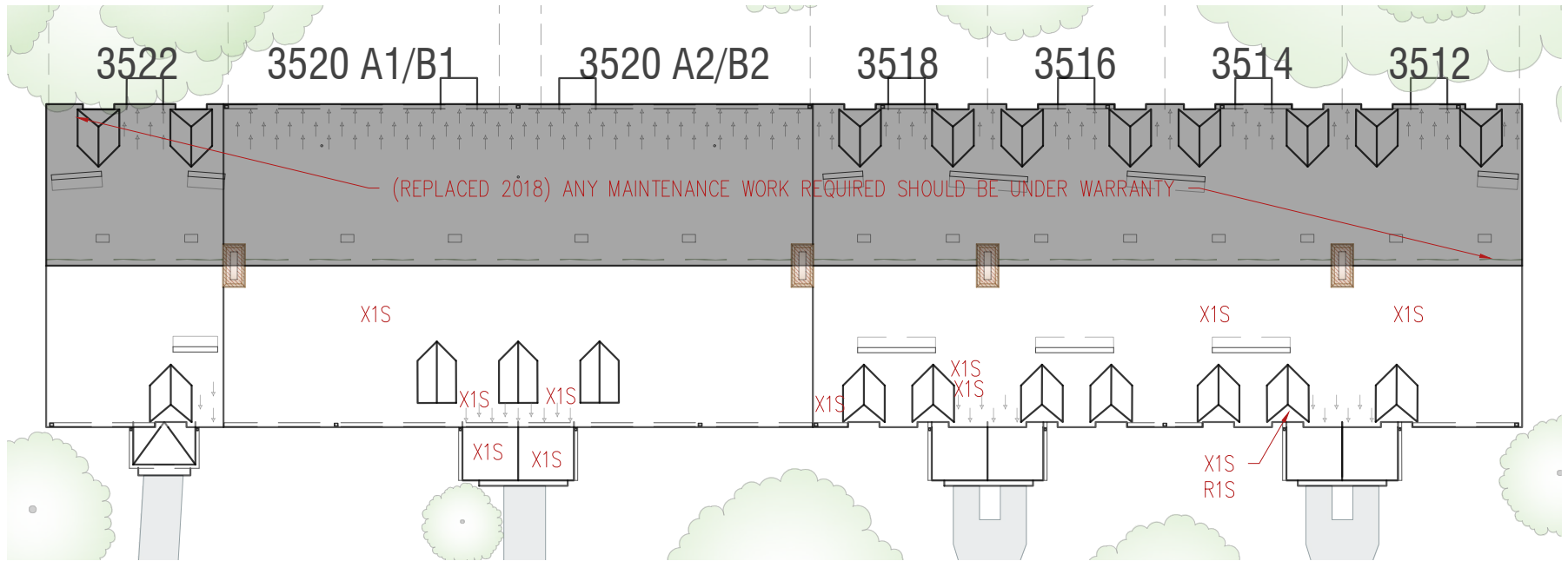
COURT NO.: 13-16	ADDRESS: S. STAFFORD & S. 35TH STREET
	CITY, STATE, ZIP ARLINGTON, VIRGINIA 22206
INSPECTED BY: REBECCA E. PALMER	INSPECTION DATE: 05/20/2021

C-1.0  
1 OF 16

**MAINTENANCE INVESTIGATION**  
**FAIRLINGTON GLEN CONDOMINIUM**  
**ARLINGTON, VIRGINIA 22206**



**KEY PLAN**  
NO SCALE



CODE:	DESCRIPTION:
R1S	RESEAL EXPOSED NAIL HEAD
R2S	REFASTEN SLATE IN KEYWAY
X1S	REPLACE SLATE SHINGLE
X2S	INSTALL COPPER BIB
X3S	INSTALL COPPER STRIPPING
X1SG	INSTALL NEW SNOW GUARDS
R1GU	REFASTEN GUTTER
X1GU	REPLACE MAIN ROOF GUTTER

CODE:	DESCRIPTION:
X2GU	REPLACE CANOPY ROOF GUTTER
X4GU	INSTALL NEW GUTTER STRAPS & REINF. ANGLES
X6GU	REPLACE GUTTER END CLOSURE
C1DS	CLEAR CLOGGED DOWNSPOUT
X3DS	REPLACE DOWNSPOUT
R1VP	PAINT VENT PIPE FLASHING
X1VP	REFLASH VENT PIPE

COMMENTS:
- FRONT REPLACED 1995 (VMT GREEN)
- REAR REPLACED 2018 (VMT GREEN)
- TRIM BACK BRANCHES FROM ROOF



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COURT NO.: 13 ADDRESS: 3512-3522 SOUTH STAFFORD STREET  
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A-1.1

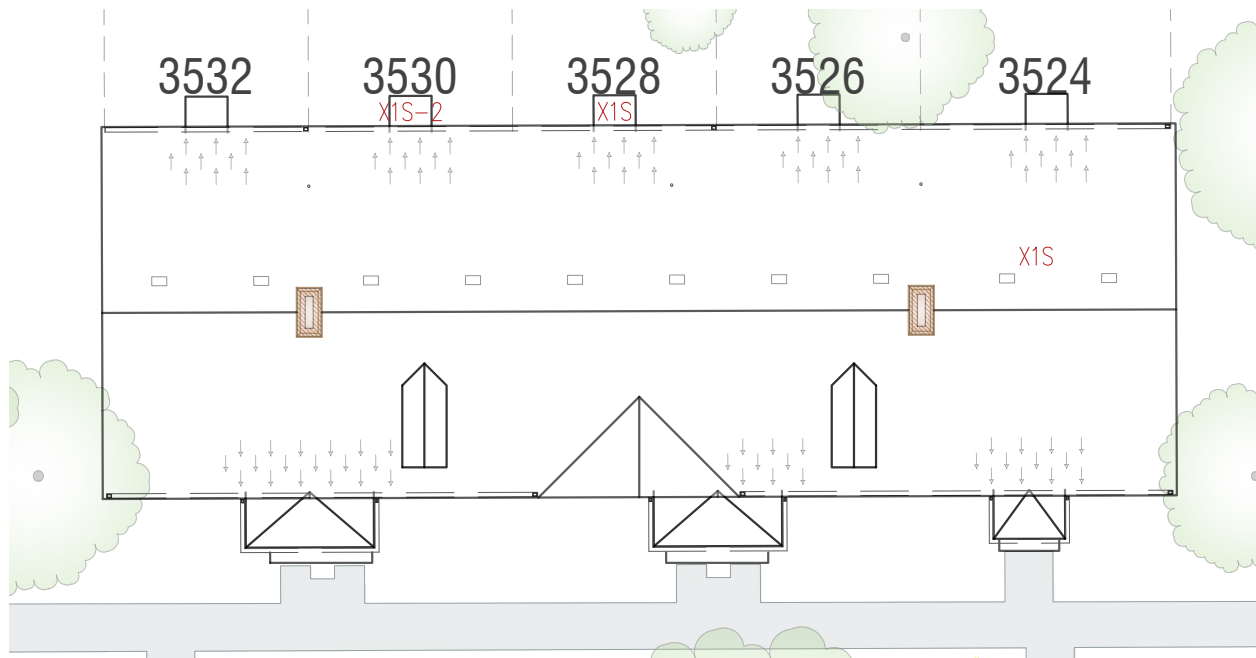
INSPECTED BY: REBECCA E. PALMER INSPECTION DATE: 05/20/2021

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MAINTENANCE INVESTIGATION  
FAIRLINGTON GLEN CONDOMINIUM  
ARLINGTON, VIRGINIA 22206



KEY PLAN  
NO SCALE



CODE:	DESCRIPTION:	CODE:	DESCRIPTION:	COMMENTS:
R1S	RESEAL EXPOSED NAIL HEAD	X2GU	REPLACE CANOPY ROOF GUTTER	- FRONT REPLACED 2010 (VRMT GREEN) - REAR REPLACED 2010 (VRMT GREEN) - TRIM BACK BRANCHES FROM ROOF
R2S	REFASTEN SLATE IN KEYWAY	X4GU	INSTALL NEW GUTTER STRAPS & REINF. ANGLES	
X1S	REPLACE SLATE SHINGLE	X6GU	REPLACE GUTTER END CLOSURE	
X2S	INSTALL COPPER BIB	C1DS	CLEAR CLOGGED DOWNSPOUT	
X3S	INSTALL COPPER STRIPPING	X3DS	REPLACE DOWNSPOUT	
X1SG	INSTALL NEW SNOW GUARDS	R1VP	PAINT VENT PIPE FLASHING	
R1GU	REFASTEN GUTTER	X1VP	REFLASH VENT PIPE	
X1GU	REPLACE MAIN ROOF GUTTER			



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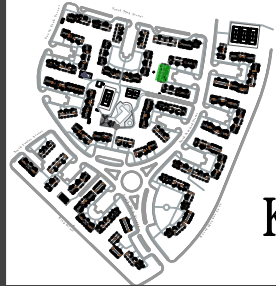
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**ADDRESS:** 3524-3532 SOUTH STAFFORD STREET  
 ARLINGTON, VIRGINIA 22206

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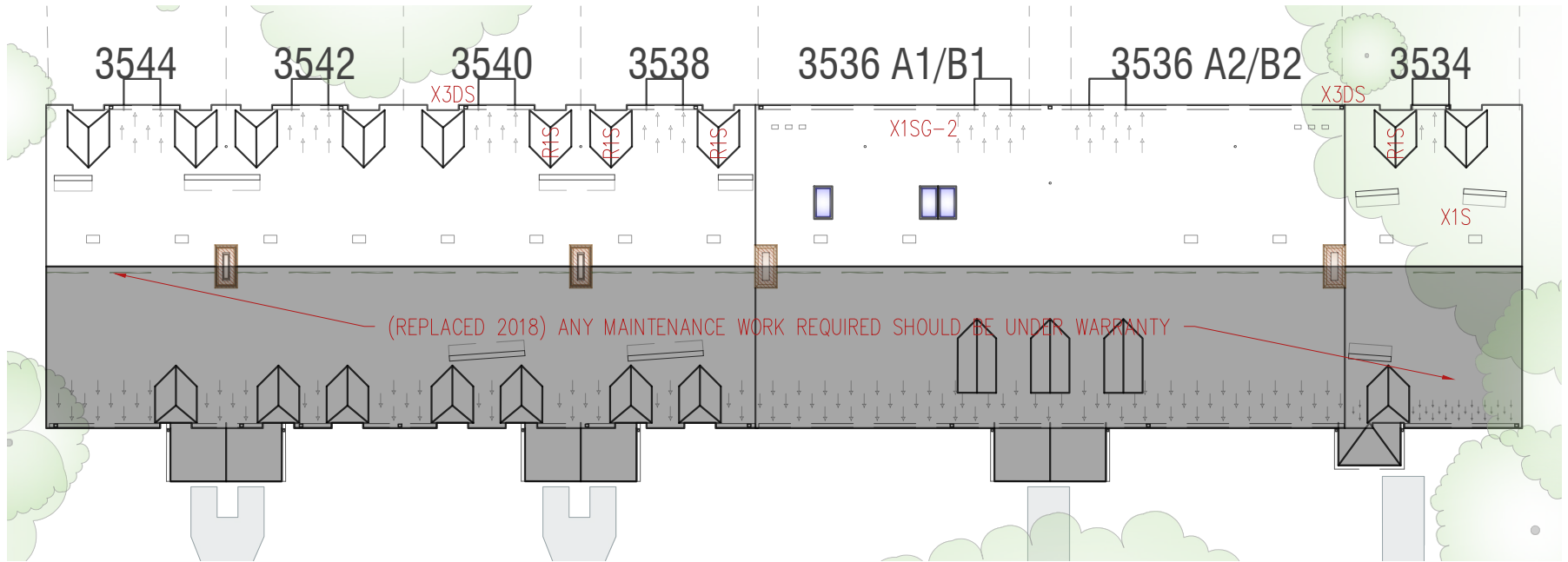
**INSPECTED BY:** REBECCA E. PALMER  
**INSPECTION DATE:** 05/20/2021

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**MAINTENANCE INVESTIGATION  
 FAIRLINGTON GLEN CONDOMINIUM  
 ARLINGTON, VIRGINIA 22206**



**KEY PLAN  
 NO SCALE**



**CODE: DESCRIPTION:**

R1S RESEAL EXPOSED NAIL HEAD  
 R2S REFASTEN SLATE IN KEYWAY  
 X1S REPLACE SLATE SHINGLE  
 X2S INSTALL COPPER BIB  
 X3S INSTALL COPPER STRIPPING  
 X1SG INSTALL NEW SNOW GUARDS  
 R1GU REFASTEN GUTTER  
 X1GU REPLACE MAIN ROOF GUTTER

**CODE: DESCRIPTION:**

X2GU REPLACE CANOPY ROOF GUTTER  
 X4GU INSTALL NEW GUTTER STRAPS & REINF. ANGLES  
 X6GU REPLACE GUTTER END CLOSURE  
 C1DS CLEAR CLOGGED DOWNSPOUT  
 X3DS REPLACE DOWNSPOUT  
 R1VP PAINT VENT PIPE FLASHING  
 X1VP REFLASH VENT PIPE

**COMMENTS:**

- FRONT REPLACED 2018 (VMT GREEN)
- REAR REPLACED 1998 (VMT GREEN)
- TRIM BACK BRANCHES FROM ROOF
- REPLACE TOP PART OF DOWNSPOUT WHERE CONNECTING TO THE GUTTER (X3DS)



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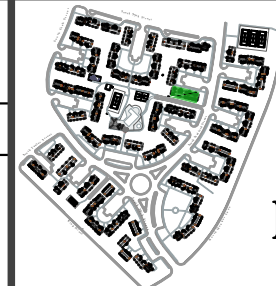
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 CITY, STATE, ZIP: **ARLINGTON, VIRGINIA 22206**

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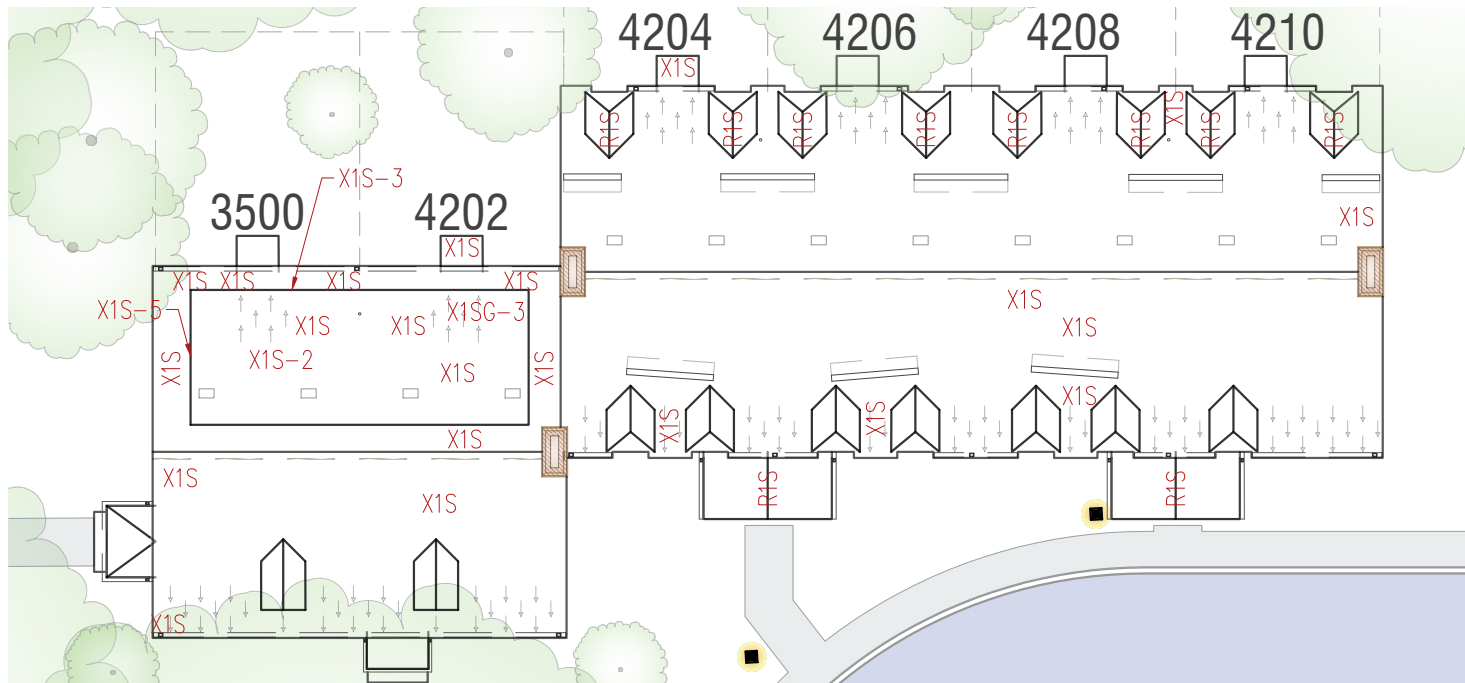
INSPECTED BY: **REBECCA E. PALMER** INSPECTION DATE: **05/20/2021**

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**MAINTENANCE INVESTIGATION  
 FAIRLINGTON GLEN CONDOMINIUM  
 ARLINGTON, VIRGINIA 22206**



**KEY PLAN  
 NO SCALE**



CODE:	DESCRIPTION:	CODE:	DESCRIPTION:	COMMENTS:
R1S	RESEAL EXPOSED NAIL HEAD	X2GU	REPLACE CANOPY ROOF GUTTER	<ul style="list-style-type: none"> <li>- FRONT REPLACED 2014 (VMT GREEN)</li> <li>- REAR REPLACED 2004 (VMT GREEN)</li> <li>- TRIM BACK BRANCHES FROM ROOF</li> </ul>
R2S	REFASTEN SLATE IN KEYWAY	X4GU	INSTALL NEW GUTTER STRAPS & REINF. ANGLES	
X1S	REPLACE SLATE SHINGLE	X6GU	REPLACE GUTTER END CLOSURE	
X2S	INSTALL COPPER BIB	C1DS	CLEAR CLOGGED DOWNSPOUT	
X3S	INSTALL COPPER STRIPPING	X3DS	REPLACE DOWNSPOUT	
X1SG	INSTALL NEW SNOW GUARDS	R1VP	PAINT VENT PIPE FLASHING	
R1GU	REFASTEN GUTTER	X1VP	REFLASH VENT PIPE	
X1GU	REPLACE MAIN ROOF GUTTER			



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COURT NO.: 14  
 ADDRESS: 3500 S. STAFFORD ST., 4202-4210 S. 35th ST.  
 CITY, STATE, ZIP: ARLINGTON, VIRGINIA 22206

A-1.4

INSPECTED BY: REBECCA E. PALMER  
 INSPECTION DATE: 05/20/2021

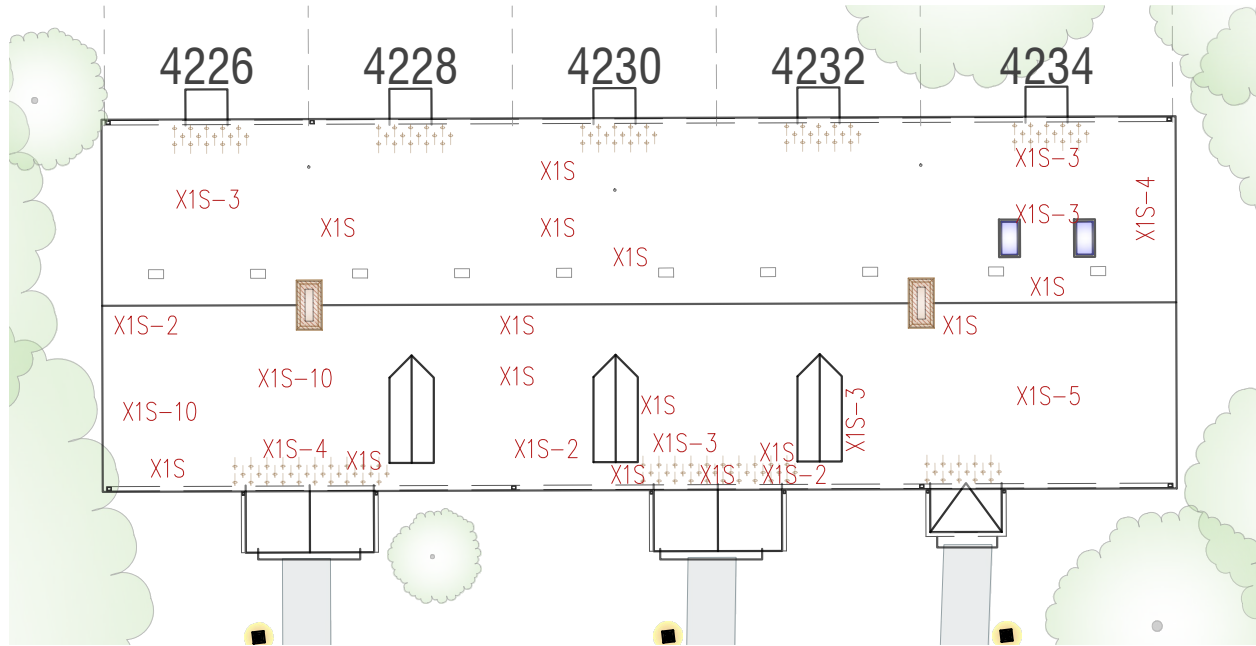
5 OF 16

**MAINTENANCE INVESTIGATION  
 FAIRLINGTON GLEN CONDOMINIUM  
 ARLINGTON, VIRGINIA 22206**



**KEY PLAN  
 NO SCALE**





CODE:	DESCRIPTION:	CODE:	DESCRIPTION:	COMMENTS:
R1S	RESEAL EXPOSED NAIL HEAD	X2GU	REPLACE CANOPY ROOF GUTTER	<ul style="list-style-type: none"> <li>- ORIGINAL VERMONT SLATE AT FRONT</li> <li>- ORIGINAL VERMONT SLATE AT REAR</li> <li>- EXIST WIRE SNOWGUARDS</li> <li>- TRIM BACK BRANCHES FROM ROOF</li> </ul>
R2S	REFASTEN SLATE IN KEYWAY	X4GU	INSTALL NEW GUTTER STRAPS & REINF. ANGLES	
X1S	REPLACE SLATE SHINGLE	X6GU	REPLACE GUTTER END CLOSURE	
X2S	INSTALL COPPER BIB	C1DS	CLEAR CLOGGED DOWNSPOUT	
X3S	INSTALL COPPER STRIPPING	X3DS	REPLACE DOWNSPOUT	
X1SG	INSTALL NEW SNOW GUARDS	R1VP	PAINT VENT PIPE FLASHING	
R1GU	REFASTEN GUTTER	X1VP	REFLASH VENT PIPE	
X1GU	REPLACE MAIN ROOF GUTTER			



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 CITY, STATE, ZIP ARLINGTON, VIRGINIA 22206

A-1.6

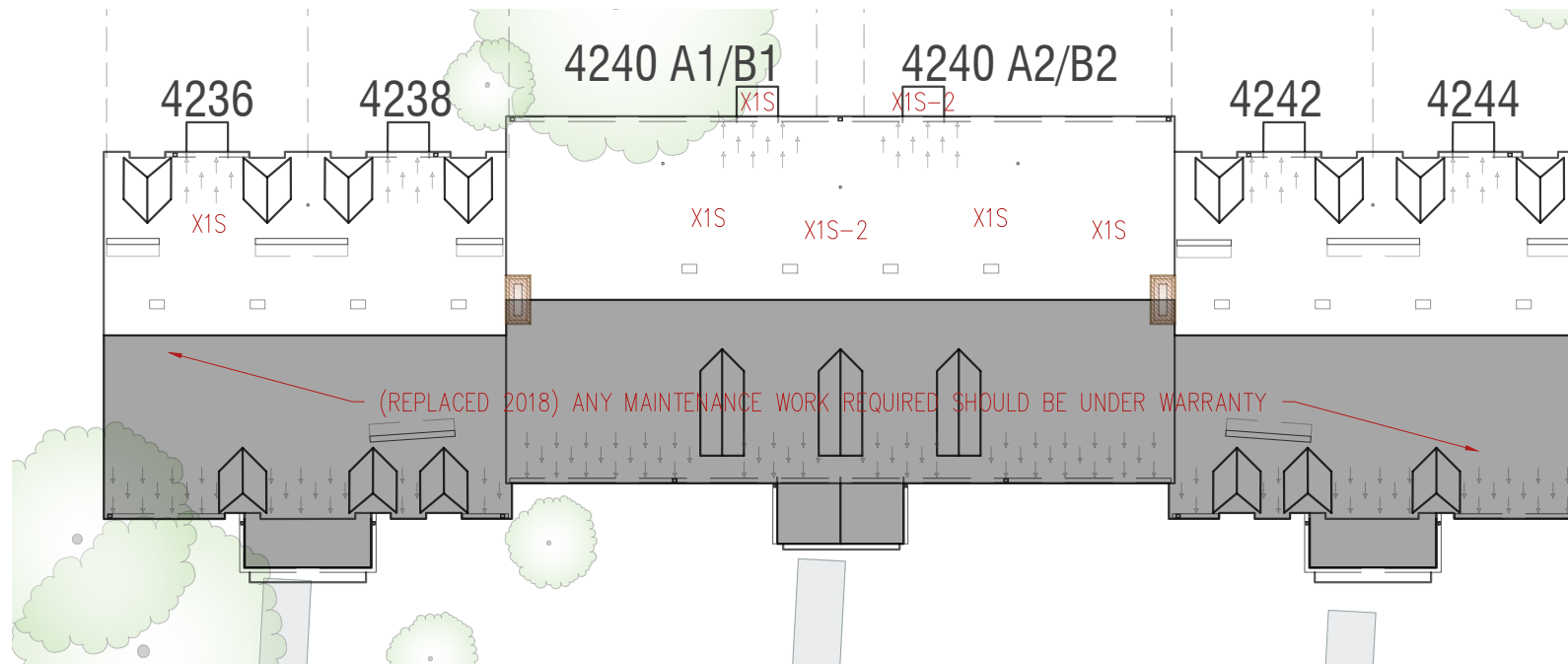
INSPECTED BY: REBECCA E. PALMER INSPECTION DATE: 05/20/2021

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**MAINTENANCE INVESTIGATION  
 FAIRLINGTON GLEN CONDOMINIUM  
 ARLINGTON, VIRGINIA 22206**



**KEY PLAN  
 NO SCALE**



CODE:	DESCRIPTION:	CODE:	DESCRIPTION:	COMMENTS:
R1S	RESEAL EXPOSED NAIL HEAD	X2GU	REPLACE CANOPY ROOF GUTTER	<ul style="list-style-type: none"> <li>- FRONT REPLACED 2018 (VMT GREEN)</li> <li>- REAR REPLACED 1998 (VMT GREEN)</li> <li>- TRIM BACK BRANCHES FROM ROOF</li> </ul>
R2S	REFASTEN SLATE IN KEYWAY	X4GU	INSTALL NEW GUTTER STRAPS & REINF. ANGLES	
X1S	REPLACE SLATE SHINGLE	X6GU	REPLACE GUTTER END CLOSURE	
X2S	INSTALL COPPER BIB	C1DS	CLEAR CLOGGED DOWNSPOUT	
X3S	INSTALL COPPER STRIPPING	X3DS	REPLACE DOWNSPOUT	
X1SG	INSTALL NEW SNOW GUARDS	R1VP	PAINT VENT PIPE FLASHING	
R1GU	REFASTEN GUTTER	X1VP	REFLASH VENT PIPE	
X1GU	REPLACE MAIN ROOF GUTTER			



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A-1.7

INSPECTED BY: REBECCA E. PALMER INSPECTION DATE: 05/20/2021

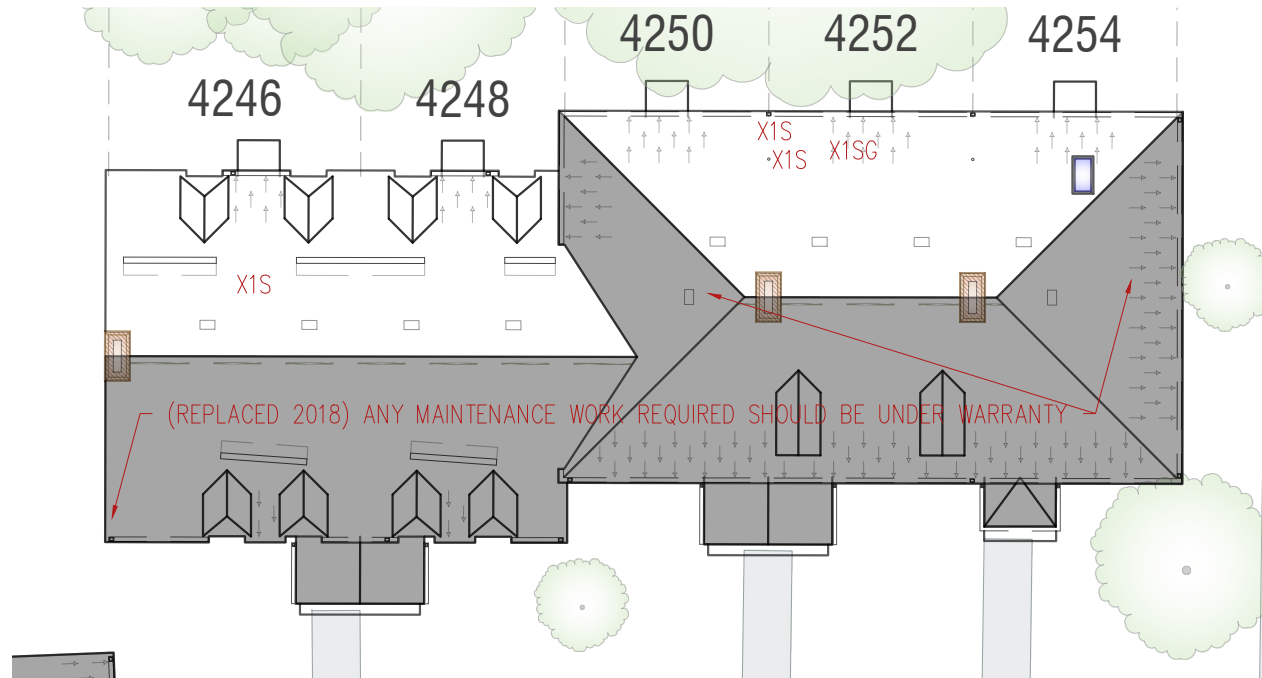
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**MAINTENANCE INVESTIGATION  
 FAIRLINGTON GLEN CONDOMINIUM  
 ARLINGTON, VIRGINIA 22206**



**KEY PLAN  
 NO SCALE**





CODE:	DESCRIPTION:	CODE:	DESCRIPTION:	COMMENTS:
R1S	RESEAL EXPOSED NAIL HEAD	X2GU	REPLACE CANOPY ROOF GUTTER	- FRONT REPLACED 2018 (VMT GREEN) - REAR REPLACED 2007 (VMT GREEN)
R2S	REFASTEN SLATE IN KEYWAY	X4GU	INSTALL NEW GUTTER STRAPS & REINF. ANGLES	
X1S	REPLACE SLATE SHINGLE	X6GU	REPLACE GUTTER END CLOSURE	
X2S	INSTALL COPPER BIB	C1DS	CLEAR CLOGGED DOWNSPOUT	
X3S	INSTALL COPPER STRIPPING	X3DS	REPLACE DOWNSPOUT	
X1SG	INSTALL NEW SNOW GUARDS	R1VP	PAINT VENT PIPE FLASHING	
R1GU	REFASTEN GUTTER	X1VP	REFLASH VENT PIPE	
X1GU	REPLACE MAIN ROOF GUTTER			



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A-1.8

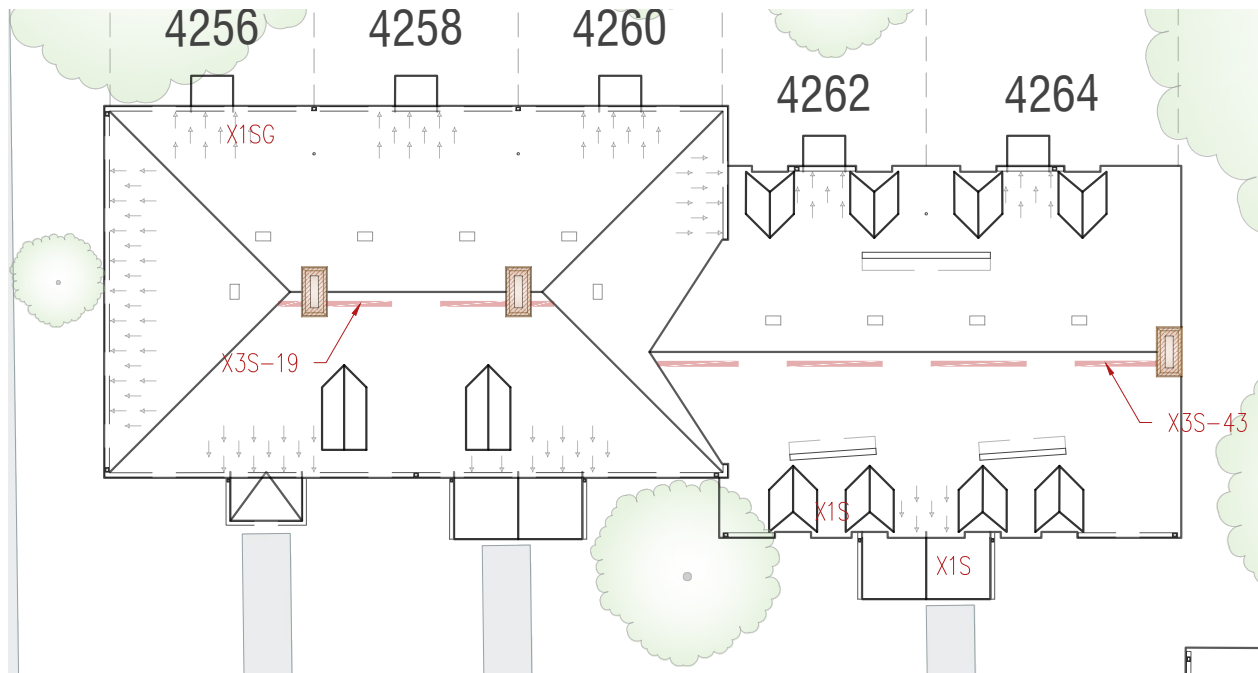
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**MAINTENANCE INVESTIGATION  
FAIRLINGTON GLEN CONDOMINIUM  
ARLINGTON, VIRGINIA 22206**



**KEY PLAN  
NO SCALE**



CODE:	DESCRIPTION:	CODE:	DESCRIPTION:	COMMENTS:
R1S	RESEAL EXPOSED NAIL HEAD	X2GU	REPLACE CANOPY ROOF GUTTER	- FRONT REPLACED 2007 (VMT GREEN) - REAR REPLACED 2007 (VMT GREEN) - BRICK MASONRY ABOVE FRONT ENTRY OF UNITS 4262/4264 IS DIRTY
R2S	REFASTEN SLATE IN KEYWAY	X4GU	INSTALL NEW GUTTER STRAPS & REINF. ANGLES	
X1S	REPLACE SLATE SHINGLE	X6GU	REPLACE GUTTER END CLOSURE	
X2S	INSTALL COPPER BIB	C1DS	CLEAR CLOGGED DOWNSPOUT	
X3S	INSTALL COPPER STRIPPING	X3DS	REPLACE DOWNSPOUT	
X1SG	INSTALL NEW SNOW GUARDS	R1VP	PAINT VENT PIPE FLASHING	
R1GU	REFASTEN GUTTER	X1VP	REFLASH VENT PIPE	
X1GU	REPLACE MAIN ROOF GUTTER			



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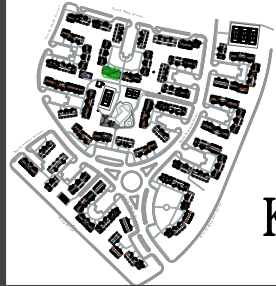
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 CITY, STATE, ZIP ARLINGTON, VIRGINIA 22206

A-1.9

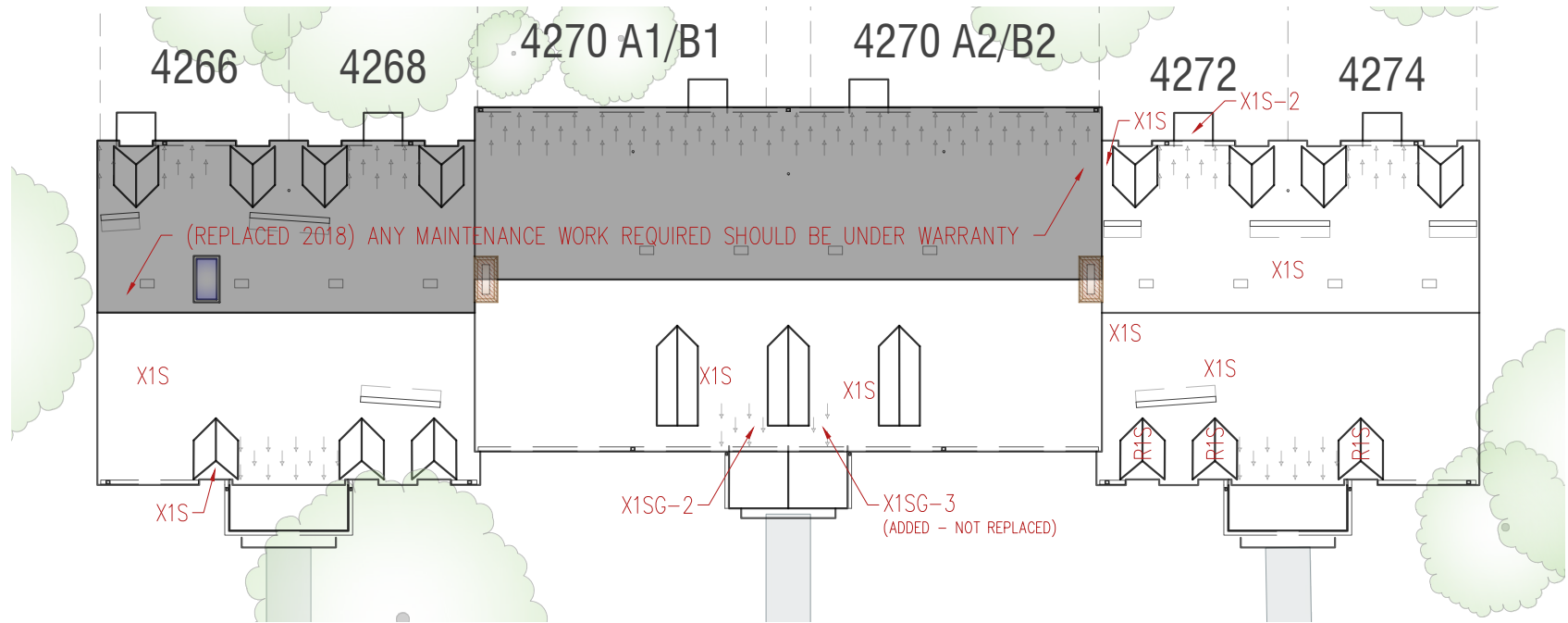
INSPECTED BY: REBECCA E. PALMER INSPECTION DATE: 05/20/2021

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**MAINTENANCE INVESTIGATION  
 FAIRLINGTON GLEN CONDOMINIUM  
 ARLINGTON, VIRGINIA 22206**



**KEY PLAN  
 NO SCALE**

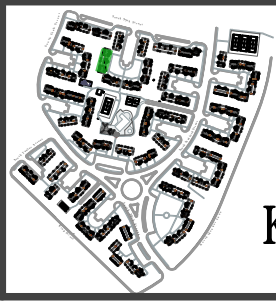


CODE:	DESCRIPTION:	CODE:	DESCRIPTION:	COMMENTS:
R1S	RESEAL EXPOSED NAIL HEAD	X2GU	REPLACE CANOPY ROOF GUTTER	- FRONT REPLACED 1999 (VMT GREEN) - REAR 4266-70 RPLCD 2018 (VMT GRN) - REAR 4272-74 RPLCD 1999 (VMT GRN) - TRIM BACK BRANCHES FROM ROOF
R2S	REFASTEN SLATE IN KEYWAY	X4GU	INSTALL NEW GUTTER STRAPS & REINF. ANGLES	
X1S	REPLACE SLATE SHINGLE	X6GU	REPLACE GUTTER END CLOSURE	
X2S	INSTALL COPPER BIB	C1DS	CLEAR CLOGGED DOWNSPOUT	
X3S	INSTALL COPPER STRIPPING	X3DS	REPLACE DOWNSPOUT	
X1SG	INSTALL NEW SNOW GUARDS	R1VP	PAINT VENT PIPE FLASHING	
R1GU	REFASTEN GUTTER	X1VP	REFLASH VENT PIPE	
X1GU	REPLACE MAIN ROOF GUTTER			

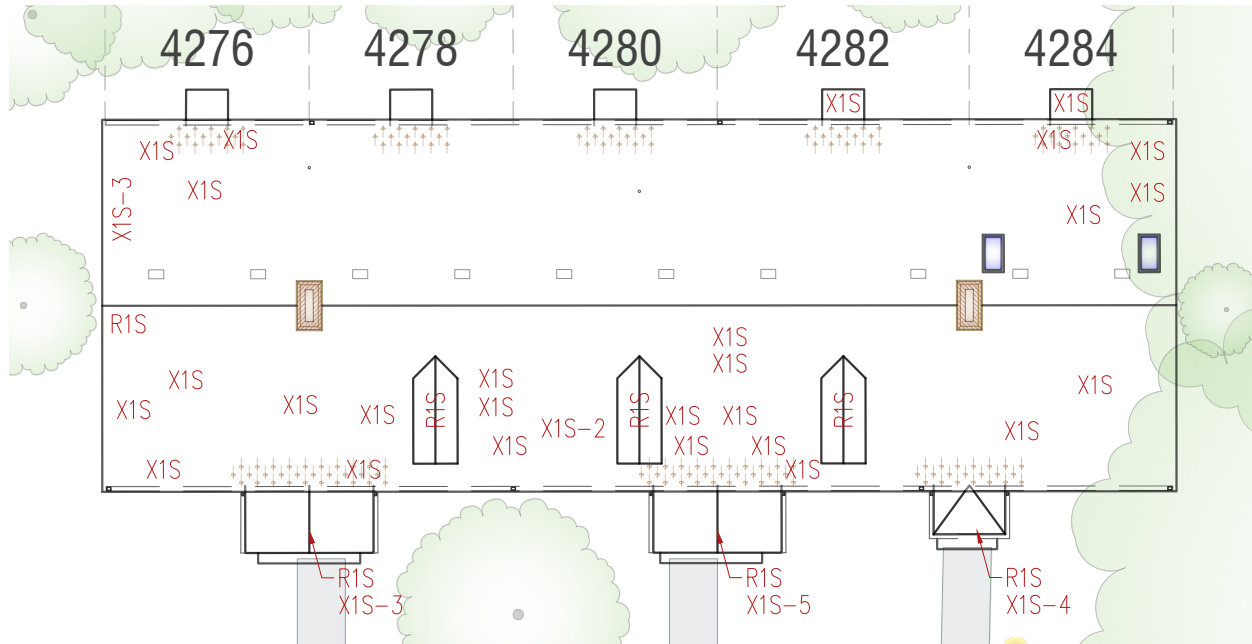


COURT NO.: 15  
 ADDRESS: 4266-4274 SOUTH 35th STREET  
 CITY, STATE, ZIP: ARLINGTON, VIRGINIA 22206  
 INSPECTED BY: REBECCA E. PALMER  
 INSPECTION DATE: 05/20/2021

A-1.10  
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**MAINTENANCE INVESTIGATION  
 FAIRLINGTON GLEN CONDOMINIUM  
 ARLINGTON, VIRGINIA 22206**



CODE:	DESCRIPTION:	CODE:	DESCRIPTION:	COMMENTS:
R1S	RESEAL EXPOSED NAIL HEAD	X2GU	REPLACE CANOPY ROOF GUTTER	<ul style="list-style-type: none"> <li>- ORIGINAL VERMONT SLATE AT FRONT</li> <li>- ORIGINAL VERMONT SLATE AT REAR</li> <li>- EXIST WIRE SNOWGUARDS</li> <li>- TRIM BACK BRANCHES FROM ROOF</li> </ul>
R2S	REFASTEN SLATE IN KEYWAY	X4GU	INSTALL NEW GUTTER STRAPS & REINF. ANGLES	
X1S	REPLACE SLATE SHINGLE	X6GU	REPLACE GUTTER END CLOSURE	
X2S	INSTALL COPPER BIB	C1DS	CLEAR CLOGGED DOWNSPOUT	
X3S	INSTALL COPPER STRIPPING	X3DS	REPLACE DOWNSPOUT	
X1SG	INSTALL NEW SNOW GUARDS	R1VP	PAINT VENT PIPE FLASHING	
R1GU	REFASTEN GUTTER	X1VP	REFLASH VENT PIPE	
X1GU	REPLACE MAIN ROOF GUTTER			



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 CITY, STATE, ZIP ARLINGTON, VIRGINIA 22206

A-1.11

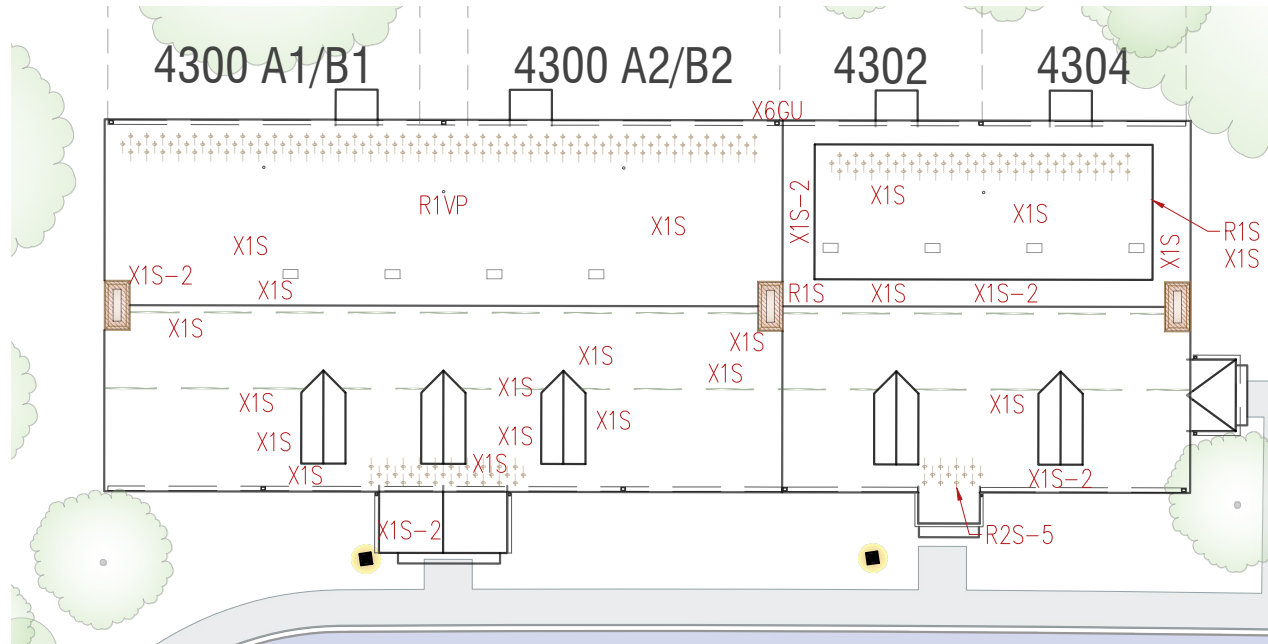
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**MAINTENANCE INVESTIGATION  
 FAIRLINGTON GLEN CONDOMINIUM  
 ARLINGTON, VIRGINIA 22206**



**KEY PLAN  
 NO SCALE**



CODE:	DESCRIPTION:
R1S	RESEAL EXPOSED NAIL HEAD
R2S	REFASTEN SLATE IN KEYWAY
X1S	REPLACE SLATE SHINGLE
X2S	INSTALL COPPER BIB
X3S	INSTALL COPPER STRIPPING
X1SG	INSTALL NEW SNOW GUARDS
R1GU	REFASTEN GUTTER
X1GU	REPLACE MAIN ROOF GUTTER

CODE:	DESCRIPTION:
X2GU	REPLACE CANOPY ROOF GUTTER
X4GU	INSTALL NEW GUTTER STRAPS & REINF. ANGLES
X6GU	REPLACE GUTTER END CLOSURE
C1DS	CLEAR CLOGGED DOWNSPOUT
X3DS	REPLACE DOWNSPOUT
R1VP	PAINT VENT PIPE FLASHING
X1VP	REFLASH VENT PIPE

**COMMENTS:**

- ORIGINAL VERMONT SLATE AT FRONT
- ORIGINAL VERMONT SLATE AT REAR
- EXIST WIRE SNOWGUARDS
- ASPHALT SHINGLES AT REAR CANOPIES
- REPLACE GUTTER END CLOSURE (X6GU) AT EAST END OF UNIT 4300 A2/B2



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**COURT NO.:** 16  
**ADDRESS:** 4300-4304 SOUTH 35th STREET  
 CITY, STATE, ZIP  
 ARLINGTON, VIRGINIA 22206

**A-1.12**

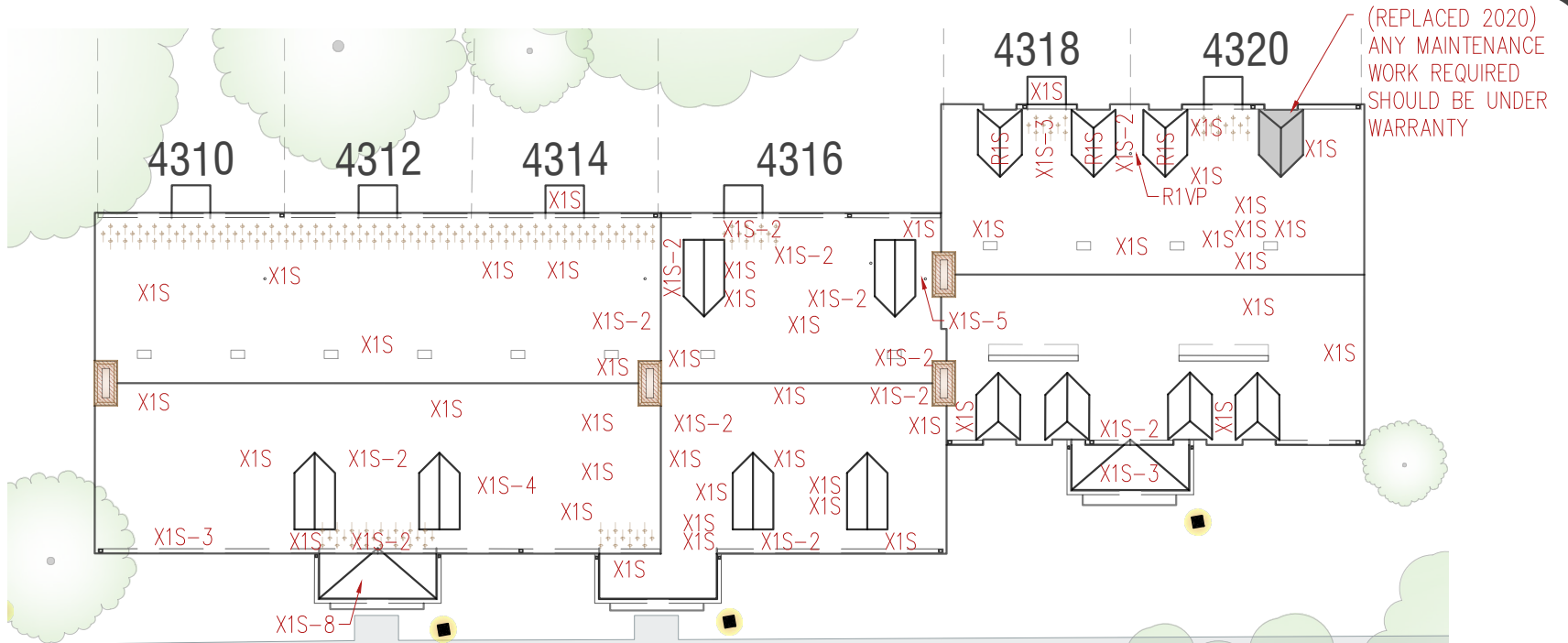
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13 OF 16

**MAINTENANCE INVESTIGATION  
 FAIRLINGTON GLEN CONDOMINIUM  
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**KEY PLAN  
 NO SCALE**



CODE:	DESCRIPTION:	CODE:	DESCRIPTION:	COMMENTS:
R1S	RESEAL EXPOSED NAIL HEAD	X2GU	REPLACE CANOPY ROOF GUTTER	<ul style="list-style-type: none"> <li>- ORIGINAL VERMONT SLATE AT FRONT</li> <li>- ORIGINAL VERMONT SLATE AT REAR</li> <li>- EXIST WIRE SNOWGUARDS</li> <li>- UNIT 4320 REAR EAST DORMER REPLACED WITH NEW UNDERLAYMENT MATERIALS AND NEW &amp; SALVAGED SLATE AS PART OF 2020 M&amp;R PROJECT</li> <li>- ASPHALT SHINGLES AT UNIT 4316 REAR CANOPY</li> </ul>
R2S	REFASTEN SLATE IN KEYWAY	X4GU	INSTALL NEW GUTTER STRAPS & REINF. ANGLES	
X1S	REPLACE SLATE SHINGLE	X6GU	REPLACE GUTTER END CLOSURE	
X2S	INSTALL COPPER BIB	C1DS	CLEAR CLOGGED DOWNSPOUT	
X3S	INSTALL COPPER STRIPPING	X3DS	REPLACE DOWNSPOUT	
X1SG	INSTALL NEW SNOW GUARDS	R1VP	PAINT VENT PIPE FLASHING	
R1GU	REFASTEN GUTTER	X1VP	REFLASH VENT PIPE	
X1GU	REPLACE MAIN ROOF GUTTER			



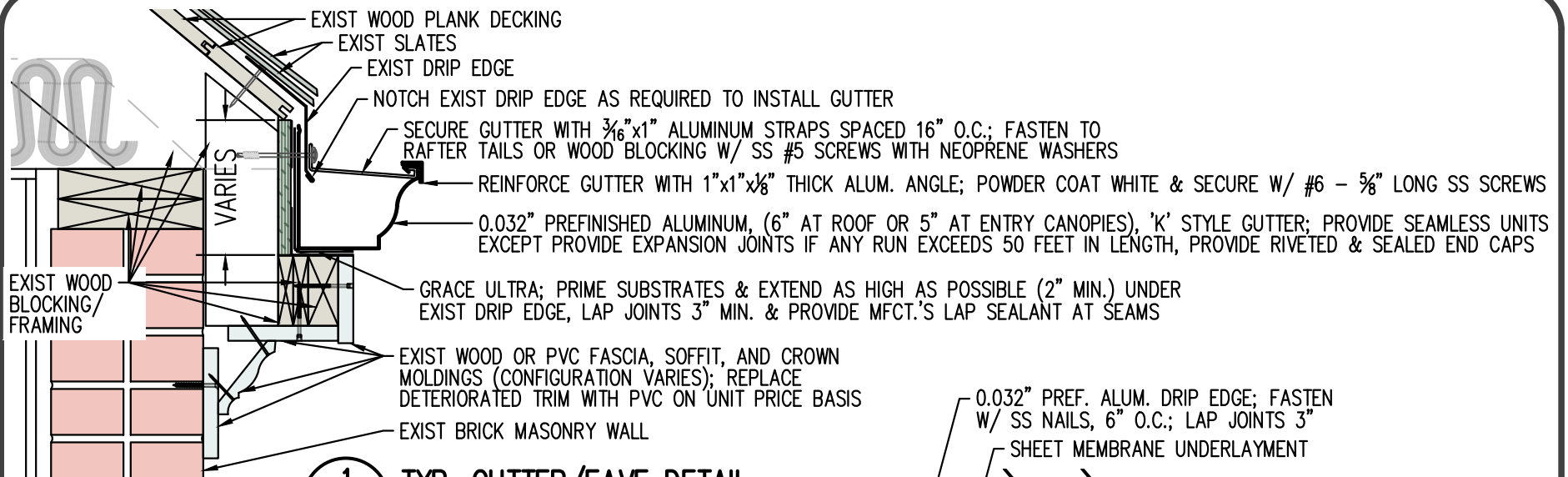
COURT NO.: 16  
 ADDRESS: 4310-4320 SOUTH 35th STREET  
 CITY, STATE, ZIP: ARLINGTON, VIRGINIA 22206  
 INSPECTED BY: REBECCA E. PALMER  
 INSPECTION DATE: 05/20/2021

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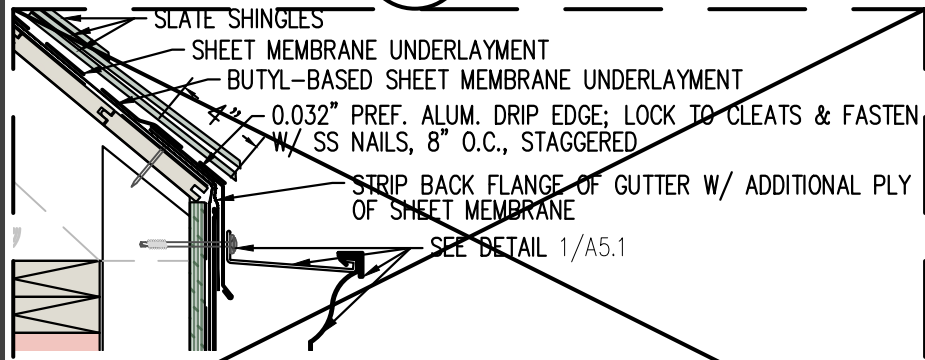


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 ARLINGTON, VIRGINIA 22206**

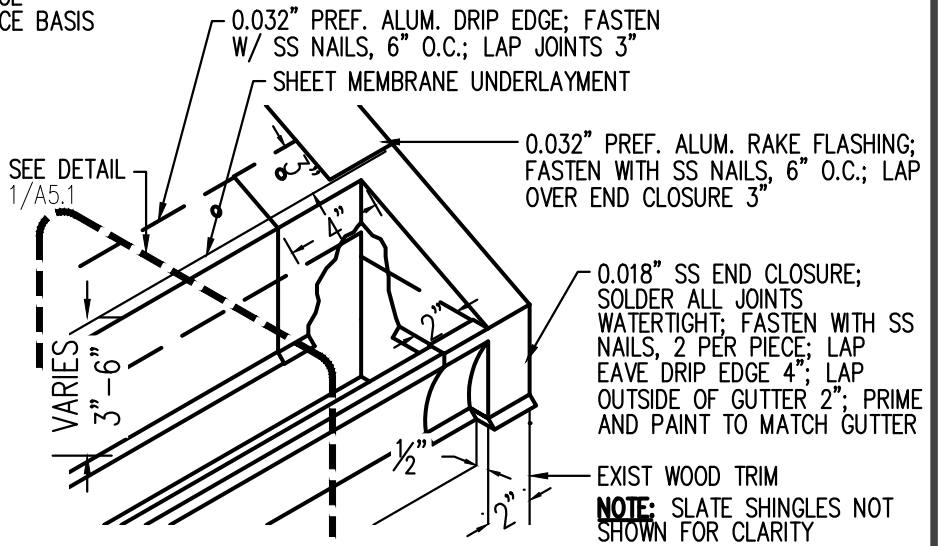
**KEY PLAN  
 NO SCALE**



**1** TYP. GUTTER/EAVE DETAIL  
 A5.1 1-1/2" = 1'-0"



**1A** GUTTER/EAVE DETAIL (SLATE REPL.)  
 A5.1 1-1/2" = 1'-0"



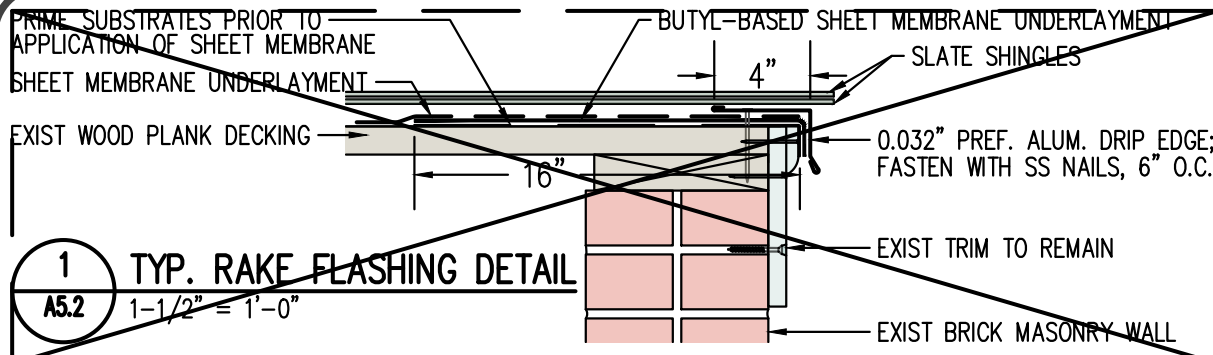
**2** GUTTER END CLOSURE DETAIL  
 A5.1 1-1/2" = 1'-0"



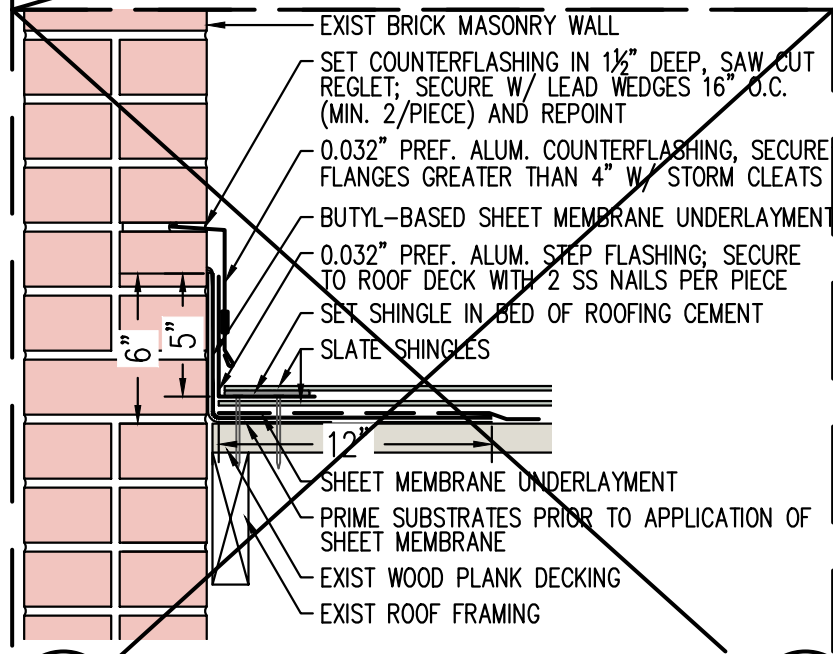
COURT NO.: ADDRESS:  
 13-16 S. STAFFORD & S. 35TH STREET  
 CITY, STATE, ZIP  
 ARLINGTON, VIRGINIA 22206  
 INSPECTED BY: REBECCA E. PALMER  
 INSPECTION DATE: 05/20/2021

A-5.1  
 15 OF 16

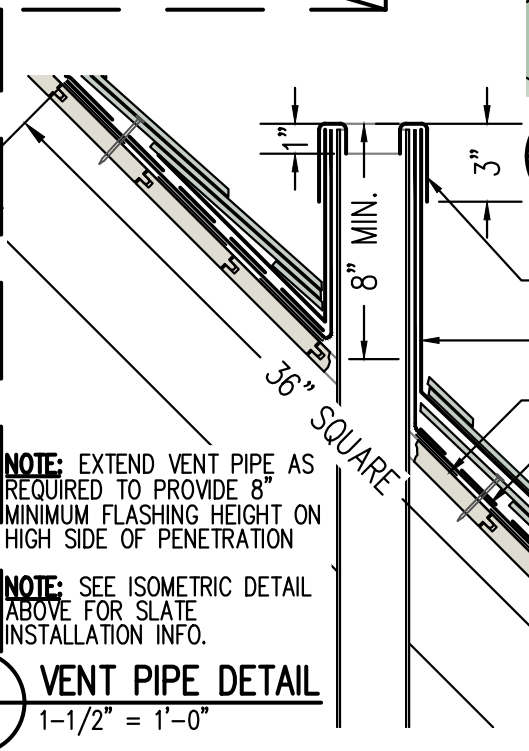
MAINTENANCE INVESTIGATION  
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 ARLINGTON, VIRGINIA 22206



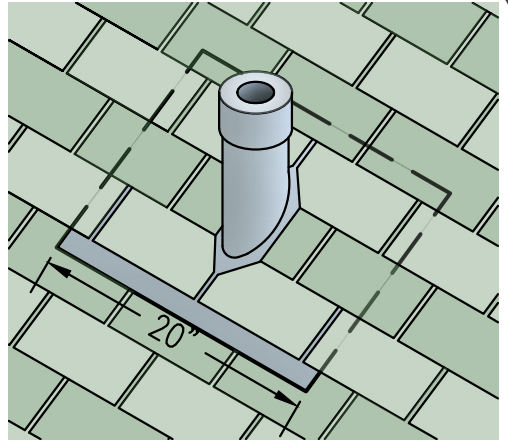
**1** TYP. RAKE FLASHING DETAIL  
 A5.2 1-1/2" = 1'-0"



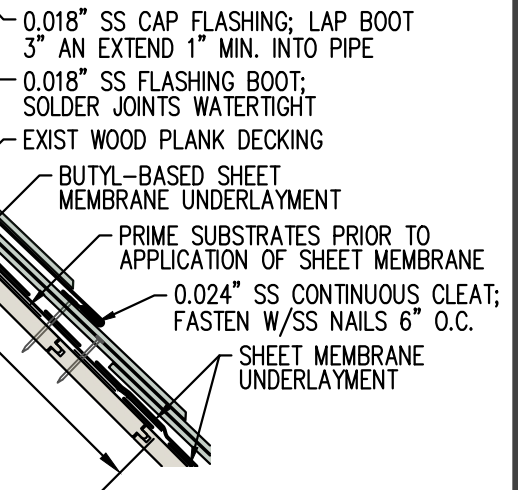
**2** BAS FLASHING DETAIL - SIDESLOPE  
 A5.2 1-1/2" = 1'-0"



**3** VENT PIPE DETAIL  
 A5.2 1-1/2" = 1'-0"



**3A** VENT PIPE ISOMETRIC  
 A5.2 NO SCALE



RESTORATION  
 ENGINEERING, INC.  
 10503 WEST DRIVE, SUITE A  
 FAIRFAX, VA 22030  
 (703) 272-7787

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A-5.2

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