

Attachment Summary — Standards Exhibit

Exhibit Label: Proposed Exhibit H | Title: Method Standards Sheet — Field Verification of Installed Fenestration (ASTM E1105 / ASTM E783 / AAMA 502)

File Name: Method_Standards_Sheet_Windows_Field_Verification.docx
(and PDF version if needed)

Prepared For: Omega Villas – Hollander Counsel Packet &
Watchdog/Oversight Distribution

Prepared By: Shawn Martin (Owner) — with standards summary for
reference

Date: August 19, 2025

Purpose of Exhibit

Provide a neutral, standards-based yardstick describing what legitimate field verification looks like for installed windows/doors. This lets decision-makers quickly contrast recognized methods (ASTM E1105/E783 via AAMA 502) with S&D's photo-only/checklist materials.

How This Exhibit Supports the Record

- Shows that credible window-leakage conclusions require standardized testing (ASTM E1105 water / E783 air) and a sampling plan under AAMA 502.
- Highlights required artifacts (calibration certificates, pressure/leakage logs, weather record, masking protocol, acceptance criteria).
- Explains unit vs. interface analysis (window unit performance vs. perimeter/cladding issues such as furring-strip interfaces).
- Flags red-flags typical of unreliable reports (photo-only, no standards, extrapolation to untested phases).

Paste-Ready Summary (for emails/motions)

Exhibit H is a one-page Method Standards Sheet summarizing ASTM E1105 (field water), ASTM E783 (field air), and AAMA 502 (field verification). It identifies the minimum elements of a legitimate field program (test plan, pressures, calibration certs, weather log, masking, sampling, acceptance criteria) and separates window unit performance from perimeter/cladding conditions. Reports lacking these elements should carry little weight.

Key Anchors in the Exhibit

- ASTM E1105 — pass/fail determination based on water reaching interior surfaces not intended to be wetted at a specified pressure/duration.
- ASTM E783 — measured air leakage rate (e.g., cfm/ft²) compared to contract/spec/product limits.
- AAMA 502 — provides the sampling/selection logic and acceptance framework for E1105/E783 in the field.

Cross-References (contrast against S&D materials)

Reference Exhibit	What it Shows	Why Exhibit H Matters Here
S&D Directive — Jan 30, 2025	Requires removal of all windows; specifies 1×4 wood furring strips; owner-leak liability language.	H shows how unit vs. interface must be separated; any leakage claims require standardized testing, not blanket assertions.
S&D Progress Report — Jan 24, 2025	Photos of crews installing wood strips; installation of new top windows.	H underscores that once assemblies are altered, testing must consider the new interface; photo logs alone are not verification.
S&D Windows “Evaluation” — Apr 3, 2025	Photo/checklist slides without ASTM/AAMA methods, pressures, logs, or criteria.	H labels this a red-flag: photo-only without test standards should carry little weight.
S&D Recommendation — Apr 23, 2025	Recommends disallowing reinstallation of non-impact windows; no field-test data attached.	H explains accepted methods; absence of E1105/E783 undercuts the recommendation.
Phase-IV Punch Lists — Sept 2024	No window-failure findings in Phase 4 paperwork.	H cautions against extrapolation to untested phases — a listed red-flag.

Requested Actions (how reviewers should use this)

- Association/Counsel: Withdraw S&D’s window/assembly opinions pending independent field verification per Exhibit H.
- Lenders: Condition/hold draws until a third-party envelope engineer completes E1105/E783 testing per AAMA 502 with a sealed report.

- DBPR/Oversight: Disregard photo-only submissions; require standardized field verification and complete test documentation.

Note: Exhibit H is an educational summary of recognized methods (ASTM E1105/E783; AAMA 502) and is not a substitute for the standards themselves or for a sealed engineering report.