



# PacificInterWest

BUILDING CONSULTANTS, INC.

- Architectural Peer Reviews**
- Course of Construction Inspections**
- Litigation Support Services**
- Annual Maintenance Surveys**
- Homeowner Association Maintenance Manuals**
- Training Seminar Series**
- Homebuilding Industry Publications**

Northern California Office  
1600 S. Main Street  
Suite 380  
Walnut Creek, CA 94596  
925.939.5500  
Fax 925.939.9561

Southern California Office  
9070 Irvine Central Drive  
Suite 125  
Irvine, CA 92618  
949.679.6300  
Fax 949.679.6330

Pacific Northwest Office  
1995 Osprey Drive  
Redmond, OR 97756  
541.923.8800  
Fax 541.923.8800

[www.PacificInterWest.com](http://www.PacificInterWest.com)  
[www.HouseFixIt.com](http://www.HouseFixIt.com)  
866.970.1800



Handy Hammer™



Pacific InterWest  
BUILDING CONSULTANTS, INC.

## Our message to you.

The homebuilding industry is undergoing a significant change. From the time I started as a homebuilder three decades ago to the present era, I have seen quality control become a keystone in the mission statement for many homebuilding companies. Whether driven by the desire to “build a better mousetrap” or an abundance of caution for legal actions, the homebuilding industry has a near universal commitment to provide a better product to the consumer.

At Pacific InterWest Building Consultants Inc., our roots in the homebuilding industry run deep. The men and women of our company share a major commitment to make our quality control programs, our seminar training series, and our homebuilding industry publications the most cost-effective tools a homebuilder can use to achieve a higher level of product quality.



David E. MacLellan  
CEO

## Pacific InterWest Services:

### Architectural Peer Review

Analyzing building plans prior to the start of construction identifies potential issues before they become built-in to the project. A typical peer review begins when the building plans are 90% complete and ready for submittal for a building permit. Our emphasis is placed upon omitted details, incorrect details, and redundant details carried from another plan set. We check cross sectioning and M/E/P alignment. Our findings are tabulated at the end of the peer review; we discuss our recommendations in a joint meeting with the client and the design professionals.

### Course of Construction Inspections

Onsite inspections are made by Pacific InterWest’s experienced and trained construction inspectors at specific stages during the construction process. Inspections include foundations, frame pre-wrap, building envelope, and building final. Fire and sound inspections are now important components of the entire inspection process. For buildings that have below-grade components,



we prefer to perform a water proofing inspection on the substructure. A written report is furnished to the project superintendent along with digital photographs that indicate items that require corrective work. The superintendent “closes the loop” by performing the corrective work, initialing the checklist form and faxing the corrective work form to our office. A more

formal report of the inspection using our exclusive Risk Ratr<sup>®</sup> System is prepared, and all reports are archived for the length of the builder liability period.

### Litigation Support Services

Our key personnel has provided testimony in more than 500 construction related cases in both state and federal courts and we are prepared to offer litigation support services to our clients and their legal counsel. Our specific disciplines include construction defect, industry standard of care, code compliance and construction delay.

### HOA Turnover Inspection

To ensure a clean transfer of maintenance responsibilities from the builder to the homeowner association, Pacific InterWest Building Consultants will perform an HOA Turnover Inspection. We will inspect all common areas, provide a punch list of necessary corrections and document the existing conditions at common facilities. After corrections have been completed, we will conduct a final inspection to verify that all the issues have been properly addressed.

## Annual Maintenance Surveys

We will perform an annual maintenance survey for the term of the builder liability period for projects that are constructed with common ownership components and governed by a homeowners association. The survey has two purposes: (1) To determine if any items resulting from original construction could be future defect liabilities for the builder and (2) To assess and report on the homeowner association's compliance with Section 907 of SB800. This section deals with the obligatory maintenance to be performed by an HOA after control is transferred from the builder.

## Homeowner Association Maintenance Manuals

Operating maintenance manuals for homeowner associations are an important tool to assure a smooth transition between builder-controlled interests in a common area project to the homeowners association. A well-written, easy-to-read manual, in conjunction with a third-party annual maintenance survey of the common area can significantly reduce a builder's exposure during the period of strict liability. We work with the builder's budget preparer to provide complete documents.

## Training Seminar Series

The educational training seminar series is a bi-level program that is designed to improve the skill levels of customer service personnel, warranty personnel and field superintendents. Level 1 is a 4-hour interactive seminar that is certificated and co-sponsored by the Building Standards Institute. Subjects covered include customer service systems, the Seven Deadly Sins of Homebuilding and SB800 functionality standards. Level 2 is the Advanced Superintendent Training program that includes graphic illustrations of best construction practices, consequences of improper installation and interpreting functionality standards. The training seminars are taught at the builder's place of business or a nearby facility.

## Homebuilding Industry Publications

Through our affiliated company, MacLellan Media, Inc. we offer three outstanding homebuilding industry publications. The California Building Performance Guidelines for Residential Construction, The National Home Maintenance Manual and The Handbook of Specifications and Scopes of Work for Trade Contractors. All have the common theme of homebuilding quality control, SB800 compliance and industry standards of care. Consumer expectations, workmanship guidelines and standards, structured maintenance programs are emphasized throughout each publication. More information on each publication is available on our website at [www.pacificinterwest.com](http://www.pacificinterwest.com).

