

Contract # 31001

Milestone Inspection – Phase 1

Prepared for the Board of Directors for the
Cordova Green of Largo COA



This Report contains Milestone Inspection - Phase 1 for the
Property with Address of:

8681, 8693, 8605 Bardmoor Blvd Seminole, FL 33777

November 6, 2023



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This document has been prepared for the use of the client for the specific purposes identified in the report. The conclusions, observations and recommendations contained herein attributed to Beryl Engineering & Inspection, LLC (Beryl) constitute the opinions of Beryl. To the extent that statements, information and opinions provided by the client or others have been used in the preparation of this report, Beryl has relied upon the same to be accurate, and for which no assurances are intended, and no representations or warranties are made. Beryl makes no certification and gives no assurances except as explicitly set forth in this document.

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Purpose and Non-Conflict of Interest Disclosure

The purpose of this report is to certify the enclosed Milestone Inspection and Report prepared for Cordova Green of Largo COA and is the result of work performed by Beryl Engineering & Inspection, LLC (Beryl).

In addition, we certify that, to the best of our knowledge and belief:

1. All facts contained in this report are true and accurate.
2. Beryl has no present or prospective interest in the subject property of this report, and also has no personal interest with respect to the parties involved.
3. Beryl has no bias with respect to the subject property of this report or to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon producing or reporting predetermined results.
5. Our compensation is not contingent on any action or event resulting from this report.
6. We have the knowledge and experience to generate accurate Reserve Study and Report on all buildings contained within this report
7. We have performed a physical inspection of the subject risk(s) contained in this report.

Beryl conducted a Milestone Inspection – Phase I Per the Florida Statute Title XXXIII, Chapter 553, Section 899 and in conformance with the scope of work specified in SB 4-D & SB 154 – Building Safety, Dated May 26, 2022, and all other executed amendments to SB 4-D & SB 154, revisions Dated May 04, 2023, and, signed by the governor on June 09, 2023, passed by the state, as per the date of this report. The purpose of the Milestone Inspection – Phase I is to assess the subject property and determine the present condition of all of the major structural elements and components of the building(s), highlighting any deferred maintenance, commenting on on-site management issues as they relate to the care of the property, and documenting all observed deficiencies.

It is understood that Beryl did not evaluate the adequacy of the original construction system or materials used and does not ensure the adequacy and sufficiency of any documents or improvements reviewed. This assessment does not purport to encompass every report, record, permit, or other documentation relevant to the property and does not create or imply any guarantee of future building conditions or value.

The purpose of the property review was to assess the subject property and to determine the present condition of the following about the Building/Structural Components to include: Roofs, exteriors, breezeways, framing elements, load bearing, shear walls, foundation, and stairs.

We did not gain access to all areas, operate any specific equipment, or perform any tests. Beryl identified those areas that, in our opinion, require remedial work or restoration. This report is based on our professional opinion and field observations. It should be noted that site development drawings were not provided for our review.

Key Staff:

Leo Cannyn

Richard Leon Cannyn

Florida Professional Engineering License #65994

Introduction

Beryl Engineering & Inspection, LLC ("Beryl"), performed this Milestone – Phase 1 Inspection ("Report") in conjunction with with a Structural Integrity Reserve Study for Cordova Green of Largo COA ("Client"). The purpose of this Report was to evaluate the structural deficiencies and determine what testing and additional inspection is necessary for a Phase 2 Inspection per the State Statutes explained in the Purpose section of the Report.

The findings and recommendations contained herein are based upon the data and information provided to and reviewed by Beryl from Ameritech and at the time of the site visits only. The discovery of any additional information concerning the components evaluated may be forwarded to our firm for review. If necessary, we will reassess the potential impact and modify our recommendations as needed.

As part of the assessment process, Beryl performs the following tasks to investigate and evaluate the Property:

- Reviewed applicable reports and documents;
- Conducted interviews with applicable parties;
- Reviewed the industry standards and building codes applicable to the inspection;
- Conducted a limited visual, non-destructive assessment of the Property; and
- Prepared this Report.

Site visits to the Cordova Green of Largo COA were conducted by Beryl on 11/6/2023, where Beryl met with Shawn Finnigan, and Bobby Tolsma. The interviews with the Cordova Green of Largo COA included a discussion of the property, a review of what is covered by the Cordova Green of Largo COA, a review of the current budget, and current operational and maintenance issues. The information from the interviews and discussions were presented in the various sections of this report.

This Report has been prepared in accordance with generally accepted inspection practices. No warranty, expressed or implied, is provided with this report. The findings and recommendations contained herein are based upon the data and information provided to and reviewed by Beryl from the Cordova Green of Largo COA and at the time of the site visits only. The discovery of any additional information concerning the components evaluated may be forwarded to our firm for review. If necessary, we will reassess the potential impact and modify our recommendations as needed.

Site Information

The Property is a 3 building multifamily residence with each building having an average of 3 floors with 56 units in total. The property is located in Seminole, Pinellas, Florida located East of and South of Bardmoor Place. According to the Pinellas County Property Appraiser Website, the building average age was 48 (1975).

The structural systems were consistent with a Slab-on-Grade foundation with Concrete Masonry Units (CMU) walls clad in Stucco veneer. The observable roof structure was consistent with a predominantly

Flat roof design covered with Modified Bitumen. There was a secondary accent roof. That secondary accent roof was covered with Vinyl/Composite Roofing. Roof run-off is contained within adequate gutters. The doors and windows for the individual units are not the responsibility of the COA. The breezeways between units are located open walkways. A site map provided by Google Maps is provided below:



Assumptions

In conducting this review and performing our evaluation, Beryl has made certain assumptions, as follows:

1. Beryl has made no determination as to the validity and enforceability of any contract, agreement, rule, or regulation applicable to the Cordova Green of Largo COA. For purposes of this Report, we have assumed that all such contracts, agreements, rules and regulations will be fully enforceable in accordance with their terms.
2. The documents, reports, verbal communications, and the records supplied to us are accurate.
3. Beryl did not provide a financial audit of the bank statements or budgets provided by the Cordova Green of Largo COA.
4. Information provided about current reserve projects is considered reliable. Any on-site inspection of an active reserve project should not be considered a project audit or quality inspection.
5. The Cordova Green of Largo COA will continue to maintain the grounds and common elements as set forth by common industry standards.
6. There will be no significant changes in the maintenance conditions or costs in the future other than those identified during the review.

Results

Set forth below are the principal opinions we have reached after our limited review of the Property and documents. Please note that such opinions do not constitute a legal opinion. For a complete understanding of the estimates, assumptions, and calculations upon which these opinions are based, the

Study should be read in its entirety. On the basis of our Reserve Study analysis of the Cordova Green of Largo COA and the assumptions set forth in the Report:

From Beryl's observation, the structural components and elements were generally found to be in Fair condition, with evidence of substantial structural deterioration, therefore a Milestone – Phase 2 is required with forensic testing. With regards to collapse, Beryl found that the building was not be in danger of imminent collapse, repairs should be done in the near term..

Statement of Qualifications

Beryl is a professional engineering management and inspection firm with knowledge and experience in lowering costs and improving quality through project organizational management. Beryl's consulting services couple best practices with innovative approaches to save associations money. Portions of this report were prepared under the guidance of Richard Leon Cannyn, P.E., PMP. Additional team members to aid in the site inspection consisted of Sean Tipton and Lance Weister.

Mr. Cannyn is a licensed Professional Engineer, Mold Assessor, Mold Remediator, and Home Inspector in the State of Florida (Reg. No. 65994, MRSA3730, MRSR3897, & HI#8165). Mr. Cannyn is a Community Associations Institute Reserve Specialist (RS 471). Mr. Cannyn has a Remote Pilot License 4418248 from the Federal Aviation Administration, and a Certified Master Inspector by the International Association of Certified Home Inspectors ("InterNACHI") (#13030204). Cannyn is a Project Management Professional by the Project Management Institute (#222171) and an Envision SP from the Institute of Sustainable Infrastructure.

The observable roof structure was consistent with a predominantly Flat roof design covered with TPO. There was a secondary accent roof. That secondary accent roof was covered with Vinyl Roofing Sheets. Roof run-off is contained within adequate gutters. The primary roof covering was approximately 6 years old and has a traditional useful life of 20 years. The secondary roof covering was approximately 6 years old and has a traditional useful life of 25 years. Beryl did not note issues at the time of inspection that could result in a lower-than-expected service life for the roofing system. Below is a detailed breakdown of the issues at each building by location and type that we observed by building number if applicable:

- Building #8693
 - No concerns of note

- Building #8681
 - No concerns of note

For the flat roof, we do not recommend that the roof have a Phase 2 thermal inspection performed at this time. However, Annual roof inspections, as well as post-storm roof inspections, should be performed to allow for quick remediation of issues that can prevent structural impact on the framing.

Exterior Walls/Breezeways

The structural systems were consistent with Concrete Masonry Units (CMU) walls clad in Stucco veneer. The breezeways appeared to be concrete with a walkway coating. Below is a detailed breakdown of the issues at each building by floor and closest unit that we observed:

- Building 8681, Level 3 near unit #608
 - Cracked Walkway
- Building 8681, Level 3 near unit #606
 - Cracked Walkway
- Building 8681, Level 3 near unit #604
 - Cracked Walkway
- Building 8681, Level 3 near elevator lobby
 - Cracked Walkway
- Building 8681, Level 3 near unit #603
 - Cracked Walkway
- Building 8681, Level 3 near the stairwell on the left of the building
 - Sagging Support Member
- Building 8681, Level 2 near the stairwell on the right of the building
 - Cracked Walkway
- Building 8681, Level 2 near the front right corner of building
 - Rusted Handrail
- Building 8681, Level 2 near elevator lobby right side
 - Rusted Handrail
- Building 8681, Level 2 near unit #504
 - Cracked Walkway
- Building 8681, Level 2 at elevator shaft
 - Damaged Window Sill
- Building 8681, Level 2 near elevator lobby left side
 - Cracked Walkway
- Building 8681, Level 2 near electrical room
 - Spalled Concrete on Ceiling
- Building 8681, Level 2 near units #503 & 504

- Damaged Concrete at Walks
- Building 8681, Level 2 near left side stairwell
 - Cracked Walkway
- Building 8681, Level 2 near left side stairwell
 - Damaged Walkway
- Building 8681, Level 2 near units #401 & 501
 - Crack in Exterior Wall
- Building 8681, Level 2 near unit #401
 - Damaged Stucco
- Building 8693, Above all rear entrance ground floor units (except #102 where repair was made)
 - Moderate to severe cracking in stucco with stucco bulging
- Building 8693, Level 3 near right side stairwell
 - Damaged/Settled/Leaning Walkway
- Building 8693, Level 3 near left side stairwell
 - Damaged/Settled/Leaning Walkway
- Building 8693, Level 3
 - Walkway Railing Corroded in Multiple Areas Throughout Walkway
- Building 8693, Level 3
 - Prior Repairs Were Noted Where Walkway Appeared to Be Pulling Away/Leaning from Main Building
- Building 8693, Level 2 near right side stairwell
 - Damaged/Settled/Leaning Walkway
- Building 8693, Level 2 near left side stairwell
 - Damaged/Settled/Leaning Walkway
- Building 8693, Level 2
 - Walkway Railing Corroded In Multiple Areas Throughout Walkway & Corner Post At Left Side Corroded Through Completely
- Building 8693, Level 2
 - Prior Repairs Were Noted Where Walkway Appeared to Be Pulling Away/Leaning from Main Building
- Building 8693, Level 2 near unit #202
 - Support Column for Walkway Shifted/Displaced ~1”

- Building 8693, Level 2 near unit #206
 - Support Column for Walkway Cracked with Stucco Bulging
- Building 8693, Level 1 near unit #101 & 102
 - Support Column for Walkway Shifted/Displaced ~1”
- Building 8693, Level 1 near unit #106 & 107
 - Support Column for Walkway Cracked with Stucco Bulging

For the Exterior Walls/Breezeways, we recommend that the walkways have a Phase 2 destructive testing performed to determine if the noted areas are structurally compromised or not. During the inspection, we noted multiple concerning areas in the concrete that will require removal to determine the current damage to the reinforcing, as well as develop solutions with repairing these issues as part of a Milestone Phase 2 inspection.

At this time, a majority of the structural concerns stem from the lack of a proper waterproofing system. Therefore, we recommend that the breezeways, expansion joints, and joint sealants be replaced as soon as possible on the floor to prevent further structural damage due to water infiltration. Beryl can provide a proposal for these engineering designs, construction administration, and monitoring of the project to ensure the coatings are replaced properly.

For the typical cracks observed in the concrete, we recommend that the proper cementitious and masonry-based repair material is used, with Beryl providing oversight to ensure the correct material was used in the repair. After repairs, we recommend that the painting/waterproofing schedule is strictly adhered to. As part of a yearly inspection, we recommend that any surficial cracks developing are sealed with elastomeric sealer between formal painting cycles.

Beryl does not recommend erecting temporary shoring due to the level of damages found at the time of inspection.

Foundations

The structural systems were consistent with a Slab-on-Grade foundation. Below is a detailed breakdown of the issues at the foundation that we observed:

- Building 8681
 - No concerns of note

- Building 8693
 - No concerns of note

- Building 8605
 - No concerns of note

For the exterior walls, we do not recommend that the foundation have a Phase 2 destructive testing performed to determine if the noted areas are structurally compromised or not. When the breezeways/walkways are sealed, we recommend that any slab-on-grade cracks are repaired with epoxy. We further recommend removing any large shrubs or trees within 5 feet of the structure.

The structural systems were consistent with Concrete Masonry Units (CMU) walls clad in Stucco veneer. The balconies appeared to be concrete with a walkway coating. It is important to note that only 10% of the balconies for the individual units were entered into as part of this Report. Below is a detailed breakdown of the issues at each building by floor and unit number that we observed.

- Building 8681, Unit #503
 - Cracked Outer Edge of Balcony

- Building 8693, Unit #207
 - Stucco Buckled Under Balcony

- Building 8693, Unit #308
 - Stucco Cracked & Buckled Under Balcony

For the Exterior balconies, we recommend that the balconies have a Phase 2 destructive testing preformed to determine if the noted areas are structurally compromised or not. We also recommend that 100% of the balconies are inspected for at a minimum thermal imaging or visual observation to get a better understanding of the pervasiveness of the damages found.

During the inspection, we noted multiple concerning areas in the concrete that will require removal to determine the current damage to the reinforcing, as well as develop solutions with repairing these issues as part of a Milestone Phase 2 inspection. At the time of inspection, a majority of the structural concerns stem from the lack of a proper waterproofing system on the balconies and the use of tiles or other flooring materials. Therefore, we recommend that the balcony expansion joints, and joint sealants be replaced as soon as possible on the floor to prevent further structural damage due to water infiltration. This work will involve the removal and reattachment of the balcony handrails. Beryl can provide a proposal for these engineering designs, construction administration, and monitoring of the project to ensure the coatings are replaced properly.

For the typical cracks observed in the concrete, we recommend that the proper cementitious and masonry-based repair material is used, with Beryl providing oversight to ensure the correct material was used in the repair. After repairs, we recommend that the painting/waterproofing schedule is strictly adhered to. As part of a yearly inspection, we recommend that any surficial cracks developing are sealed with elastomeric sealer between formal painting cycles. No modifications to the balconies such as tile or carpet should be allowed by the COA without approval of the Board or Architectural Review Committee along with receiving plans on how the waterproofing both under the tiles and at the end walls are achieved.

Any balcony deemed structurally compromised during either the Phase 1 or Phase 2 inspection should not be utilized until repairs are performed.

The stairs were located at the corners of the building and were consisted with concrete. Below is a detailed breakdown of the issues at each stairwell that we observed:

- Stairs at the left side of Building #8681
 - Rusted Handrails
- Stairs at the right side of Building #8681
 - Rusted Stringer and Hardware
- Stairs at the right side of Building #8681
 - No concerns of note
- Stairs at the right side of Building #8693
 - L-brackets For Stair Treads Under Stairwell Corroded
- Stairs at the right side of Building #8693
 - Support Column Corroded
- Stairs at the left side of Building #8693
 - L-brackets For Stair Treads Under Stairwell Corroded

For the stairs, we recommend that the stairs have a Phase 2 destructive testing performed to determine if the noted areas are structurally compromised or not. When the breezeways/walkways are sealed, we recommend that the stairs are included to help prevent future structural issues caused by water infiltration as part of a preventative maintenance plan.

Limitations

The scope of work for this Reserve Study was limited to performing tasks as defined in the Professional Service Agreement between Beryl and Cordova Green of Largo COA. The use of this report by any unauthorized third parties shall be at their own risk. Our report is not intended to assume any responsibility of the Architect or Engineers of Record and this report does not confirm the absence of asbestos, PCBs, toxic soil, or any other environmental concerns on this property.

The opinions expressed herein are based on the information collected during our study, our present understanding of the site conditions, and our professional judgment in light of such information at the time of this report. The report is a professional opinion, and no warranty is expressed, implied, or made as to the conclusions, advice, and recommendations offered in this report. In expressing the opinions stated in this report, Beryl has exercised a reasonable degree of care and skill ordinarily exercised by a reasonably prudent professional in the same community and in the same time frame given the same facts and circumstances. Documentation and data provided by Cordova Green of Largo COA, designated representatives of Cordova Green of Largo COA, or other interested third parties, or from public domain, and referred to in preparation of this report, have been used and referenced with the understanding that Beryl assumes no responsibility or liability for their accuracy.

Independent conclusions represent our professional judgment based on the information and data available to us during the course of this assignment. Beryl's evaluations, analyses, and opinions do not represent design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by Cordova Green of Largo COA or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the site investigation. Our work was performed and prepared in accordance with procedures, practices, and standards generally accepted and customary in Beryl's profession for use in similar assignments.

This report is prepared for the exclusive use of Cordova Green of Largo COA, and opinions and recommendations contained in this report apply to the conditions existing when services were performed and are intended only for the client, purposes, locations, timeframes, and project parameters indicated. This report is not for the use and benefit of, nor may be relied upon by, any other person or entity without the advance written consent of Beryl.

The information reported was obtained through sources deemed reliable via a visual site survey of the areas readily observable, easily accessible or made accessible, by the property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the subject property. Applicable municipal information was obtained through file reviews of reasonably ascertainable standard government record sources, and interviews with authorities having jurisdiction over the property. Finding, conclusions, and recommendations included in the report are based on our visual observations in the field, the municipal information reasonably obtained, information provided by the Client, and/or a review of readily available and supplied drawings and documents. No disassembly of system or building components or physical or invasive testing was performed. Beryl renders no opinion as to the property condition at un-surveyed and/or inaccessible portions of the subject property. Beryl relies completely on the information, whether written, graphic, or verbal, provided by the property contact or as shown on the information on any documents reviewed or received from the property contact, owner or agent, or municipal source, and assumes that information to be true and correct. The

observations in this report are valid on the date of the survey. Beryl used the date established by the local Property Appraisers information as the effective year built of the subject property age. It is important to note that all but an exhaustive investigation might fail to locate or identify deficiencies that may not be reasonably visible.

The contents of this report are not intended to represent an in-depth evaluation or analysis of the systems and components of the subject property. The extent of the physical survey for the production of this report has been limited by contract and agreed upon Scope of Work. Assumptions regarding the overall conditions of the property have been developed based upon a survey of representative areas of the subject property. As such, no representative of ALL aspects of ALL areas or components was made. Routine maintenance items are not reported or included in this report. Where quantities could not be derived from actual takeoffs, lump sum figures or allowances were used. Estimated costs are based on professional judgment and probable or actual extent of the observed defect inclusive of the cost to design, procure, construct, and manage the corrections. Where property-unique or specialty equipment is present, Beryl relies solely on data regarding maintenance and/or replacement costs provided by the designated site contact or on-site individuals with first-hand knowledge of the specific equipment.

This Report is a reflection of information provided to Beryl and assembled for the Cordova Green of Largo COA's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.

The survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representative, express or implied, and no warranty or guarantee is included or intended. The report speaks only as of its date, in the absence of a specific written update of the report, signed, and delivered by Beryl.

Any additional information that becomes available after our survey concerning the subject property should be provided to Beryl so that our conclusions may be revised and modified if necessary, at additional cost. This report has been prepared in accordance with our Professional Services Agreement, which is an integral part of this report.

Any site plans or drawings provided show approximate dimensions and are included in this report to assist Cordova Green of Largo COA in visualizing the site and the surroundings, not to give a necessarily accurate dimensional representation of the site. Conclusions drawn from the results noted herein are limited by the methods used as agreed upon with Cordova Green of Largo COA and do not represent a warranty, guarantee, insurance policy, or substitute for exhaustive testing and analysis of any component.



1 Front of Building



2 Right Side of Building



3 Rear Side of Building



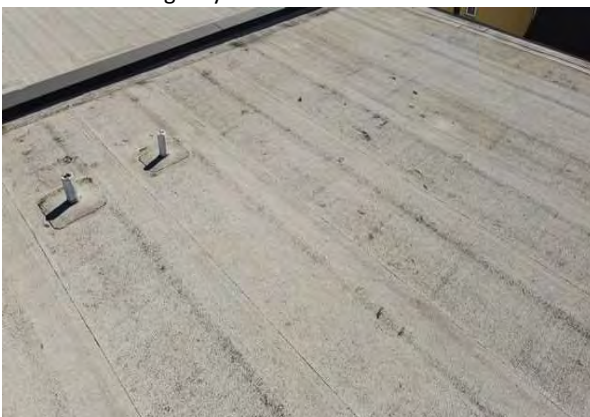
4 Left Rear Side of Building



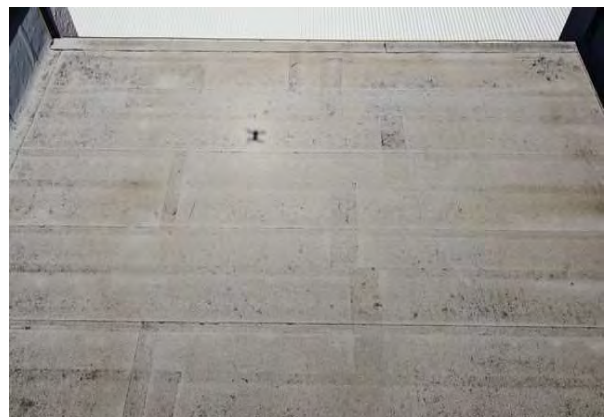
5 Roof Eagle Eye



6 HVAC Stands



7 Roof Overview



8 Roof Overview



9 Roof Hatch



10 Roof Overview



11 Unit 503 Balcony Cracking Overview



12 Unit 503 Cracked Balcony



13 Cracked Walkway 3rd Floor Near Unit 608 Overview



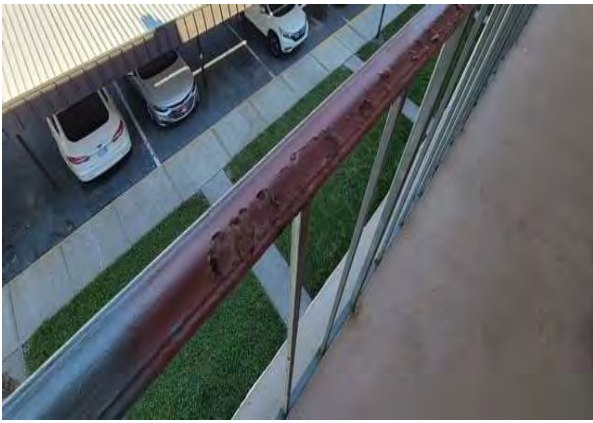
14 Cracked Walkway 3rd Floor Near Unit 608



15 Cracked Walkway 3rd Floor Near Unit 608



16 3rd Floor Rusted Rail Overview



17 3rd Floor Rusted Rail



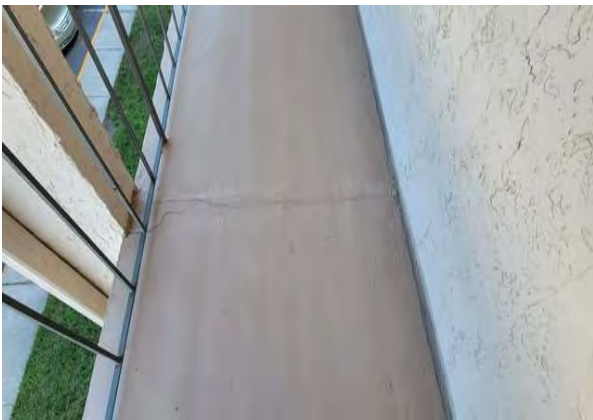
18 3rd Floor Rusted Rail



19 3rd Floor Rusted Rail



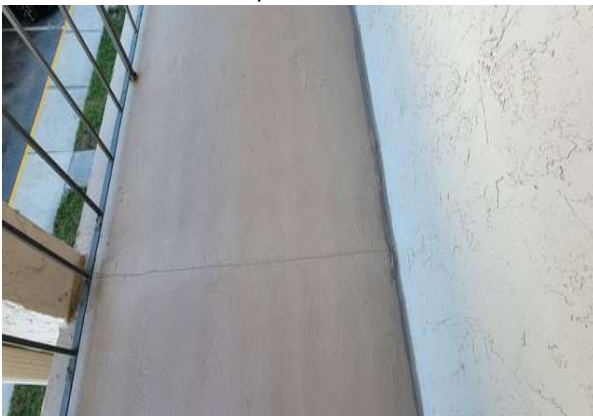
20 3rd Floor Rusted Rail



21 Cracked Walkway Near Unit 606 Overview



22 Cracked Walkway Near Unit 606



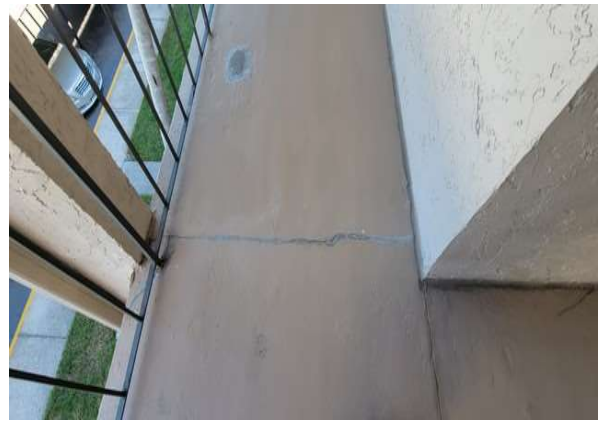
23 Cracked Walkway Near Unit 604 Overview



24 Cracked Walkway Near Unit 604



25 Cracked Walkway Near Unit 604



26 Cracked Walkway Near Elevator Lobby 3rd Floor Overview



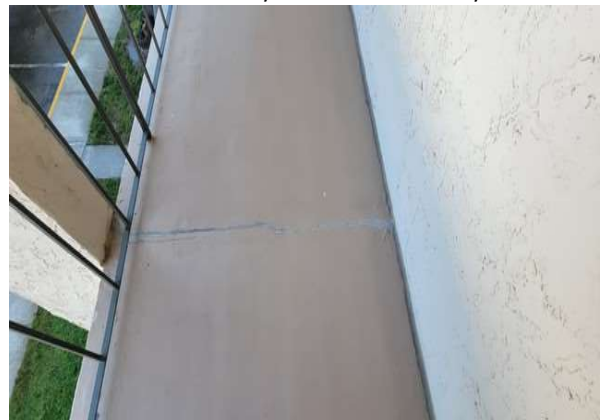
27 Cracked Walkway Near Elevator Lobby 3rd Floor



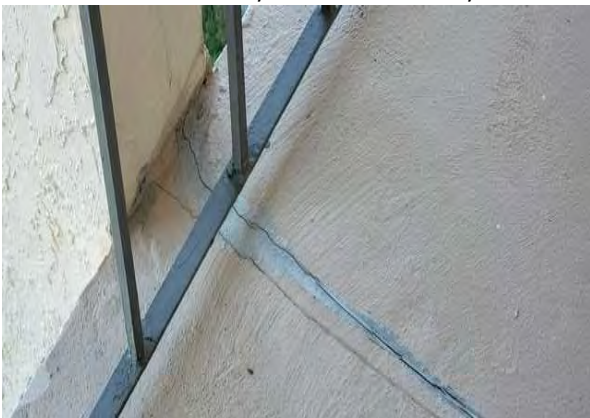
28 Cracked Walkway Near Elevator Lobby 3rd Floor



29 Cracked Walkway Near Elevator Lobby 3rd Floor



30 Cracked Walkway Near Unit 603 Overview



31 Cracked Walkway Near Unit 603



32 Cracked Walkway Near Unit 603



33 Sagging Support Member 3rd Floor Near Left Stairwell Overview



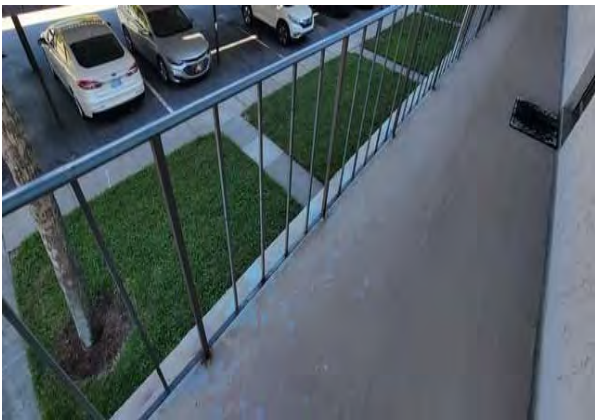
34 Sagging Support Member Near Left Stairwell



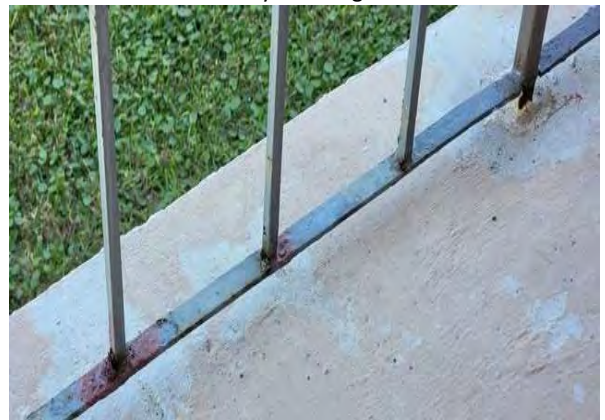
35 Cracked Walkway 2nd Floor Near Right Stairwell Overview



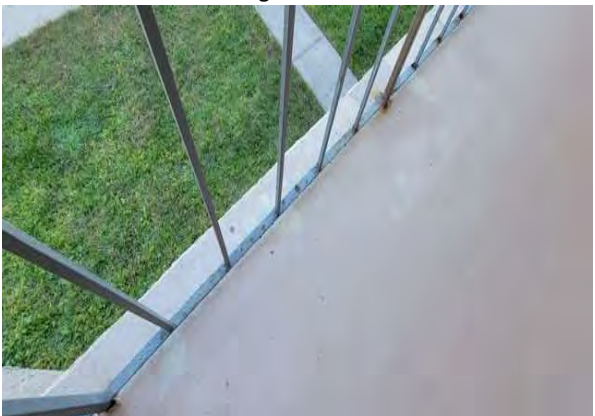
36 Cracked Walkway Near Right Stairwell



37 Rusty Handrail 2nd Floor Near Front Right Corner of Building



38 Rusty Handrail 2nd Floor Near Front Right Corner of Building



39 Rusty Handrail 2nd Floor Near Elevator Lobby Right Side Overview



40 Rusty Handrail 2nd Floor Near Elevator Lobby Right Side



41 Cracked Walkway 2nd Floor Near Unit 504
Overview



42 Cracked Walkway 2nd Floor Near Unit 504



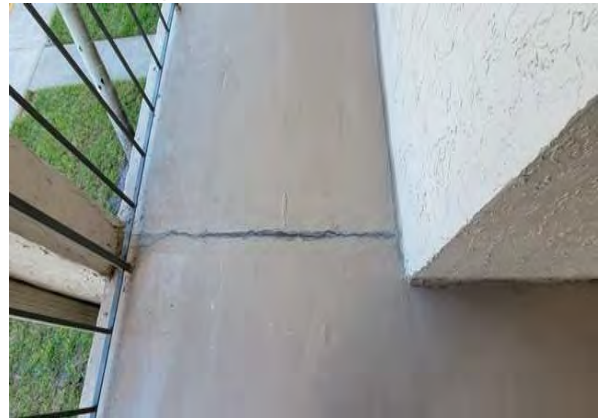
43 Cracked Walkway 2nd Floor Near Unit 504



44 Elevator Shaft Decorative Window Sill
Damaged Overview



45 Elevator Shaft Decorative Window Sill
Damaged



46 Cracked Walkway 2nd Floor Left of Elevator
Lobby Overview



47 Cracked Walkway 2nd Floor Left of Elevator
Lobby



48 Cracked Walkway 2nd Floor Left of Elevator
Lobby



49 Spalled Concrete Ceiling 2nd Floor Outside of Electrical Room Overview



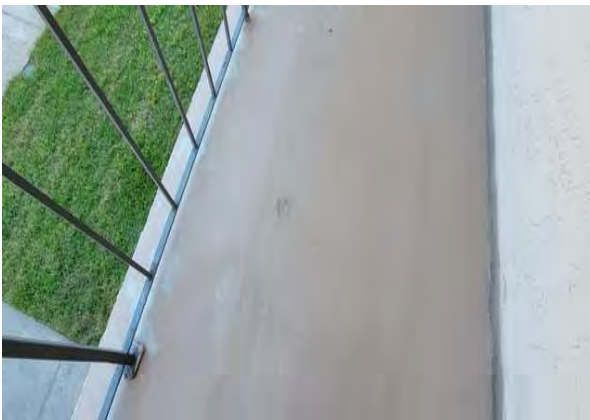
50 Spalled Concrete Ceiling 2nd Floor Outside of Electrical Room



51 Damaged Concrete 2nd Floor Between Units 503 & 504 Overview



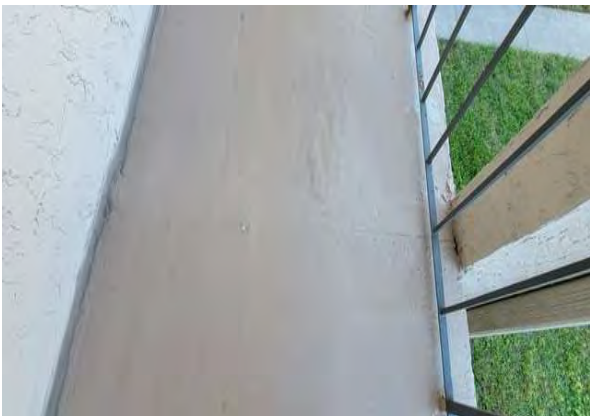
52 Damaged Concrete 2nd Floor Between Units 503 & 504



53 Damaged Concrete 2nd Floor Between Units 503 & 504 Overview



54 Damaged Concrete 2nd Floor Between Units 503 & 504



55 Damaged Concrete 2nd Floor Between Units 503 & 504 Overview



56 Damaged Concrete 2nd Floor Between Units 503 & 504



57 Cracked Walkway 2nd Floor Near Left Stairwell Overview



58 Cracked Walkway 2nd Floor Near Left Stairwell



59 Cracked Walkway 2nd Floor Near Left Stairwell



60 Damaged Walkway at Stairwell 2nd Floor Left Side Overview



61 Damaged Walkway at Stairwell 2nd Floor Left Side



62 Damaged Walkway at Stairwell 2nd Floor Left Side



63 Rusted Handrail at Stairwell to 1sr Floor Left Side Overview



64 Rusted Handrail at Stairwell to 1sr Floor Left Side



65 Rusted Handrail at Stairwell to 1sr Floor Left Side



66 Rusted Handrail at Stairwell to 1sr Floor Left Side



67 Damaged Stucco 1st Floor Near Unit 401 Overview



68 Damaged Stucco 1st Floor Near Unit 401



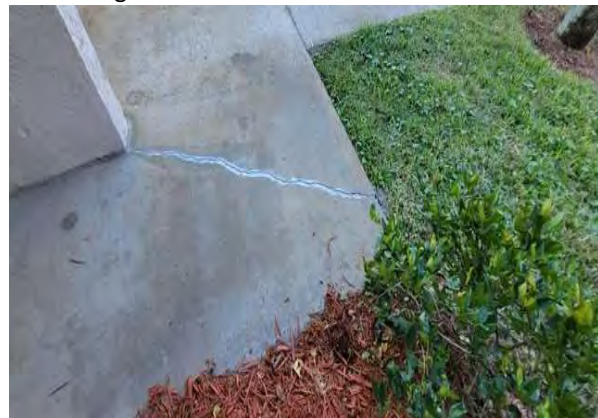
69 Damaged Stucco 1st Floor Near Unit 401



70 Broken Decroitive Window at 1st Floor Lobby Right Side Overview



71 Broken Decroitive Window at 1st Floor Lobby Right Side



72 Cracked Sidewalk Front Right Corner of Building Overview



73 Cracked Sidewalk Front Right Corner of Building



74 Cracked Sidewalk Front Right Corner of Building



75 Cracked Stucco Rear Wall Between Units 401 & 501 Overview



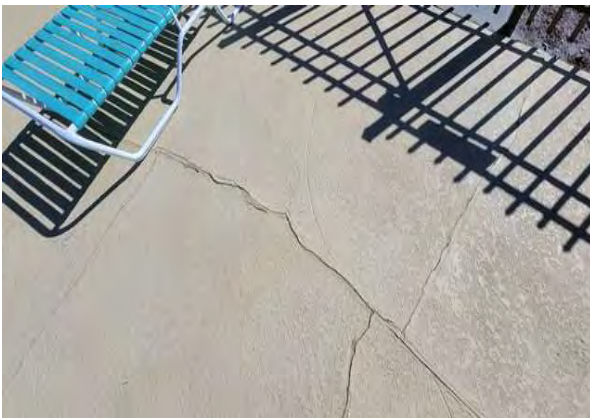
76 Cracked Stucco Rear Wall Between Units 401 & 501



77 Cracked Pool Deck Overview



78 Cracked Pool Deck



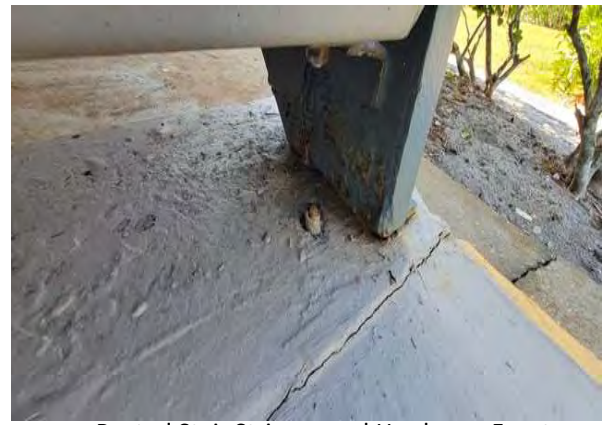
79 Cracked Pool Deck



80 Rusted Stair Stringer and Hardware Front Right of Building Overview



81 Rusted Stair Stringer and Hardware Front Right of Building



82 Rusted Stair Stringer and Hardware Front Right of Building



83 Rusted Tread Supports Stairs to 2nd Floor Front Right of Building Overview



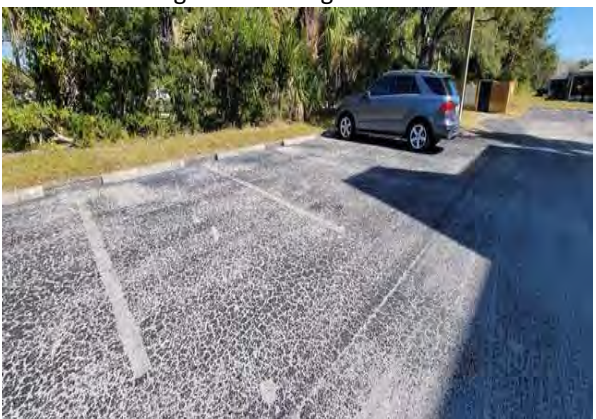
84 Rusted Tread Supports Stairs to 2nd Floor Front Right of Building



85 Rusted Tread Supports Stairs to 2nd Floor Front Right of Building



86 Pavement Overview



87 Pavement Overview



88 Pavement Overview



89 Meter Banks



90 Fire Alarm Control Unit



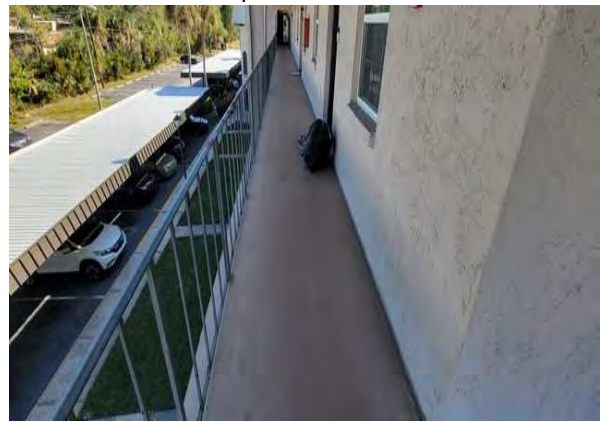
91 Elevator Control Board



92 Elevator Pump



93 Walkway Lighting



94 Walkway Overview



95 Unit Window



96 Unit Door



97 Vinyl Roofing Material



98 Roof Hatch



99 Lobby Overview



100 Community Mailboxes



101 Elevator Cab Door



102 Elevator Interior



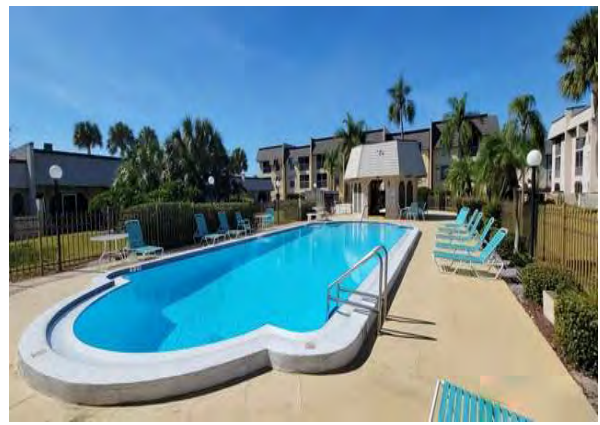
103 Elevator Floor Selection



104 Elevator Permit



105 Pool Area Eagle Eye



106 Pool Overview



107 Pool Area Restroom



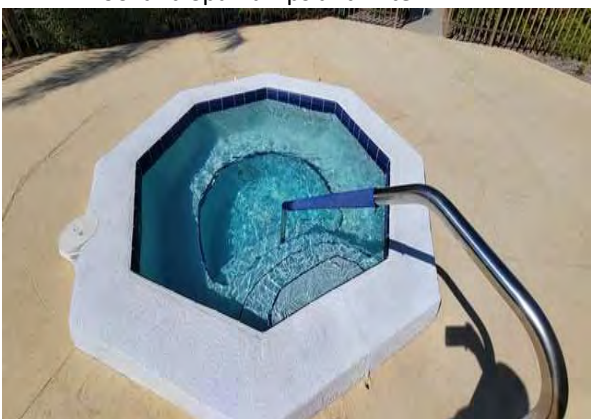
108 Pool Area Signage



109 Pool and Spa Pumps and Filter



110 Pool Area Restroom



111 Spa Overview



80 Front of Building 8605



81 Right Side of Building 8605



82 Rear of Building 8605



83 Left Side of Building 8605



84 Front of Building 8605



85 Front of Building 8605



86 Front of Building 8605



87 Front of Building 8605



88 Building 8605 Meters & Main Panel



89 Right Side of Building 8605



90 Right Side of Building 8605



91 Rear of Building 8605



92 Rear of Building 8605



93 Rear of Building 8605



94 Left Side of Building 8605



95 Left Side of Building 8605



96 Building 8605 Roof Overview



97 Building 8605 Roof Overview



98 Building 8605 Roof Overview



99 Building 8605 Roof Overview



100 Building 8605 Roof Overview

101

102

103



1 Front of Building 8693



2 Right Side of Building 8693



3 Rear of Building 8693



4 Left Side of Building 8693



5 Unit 207 Balcony



6 Unit 308 Balcony



7 Meters & Main Panels



8 Sub Panels



9 Fire Control Panel



10 Elevator Control Board



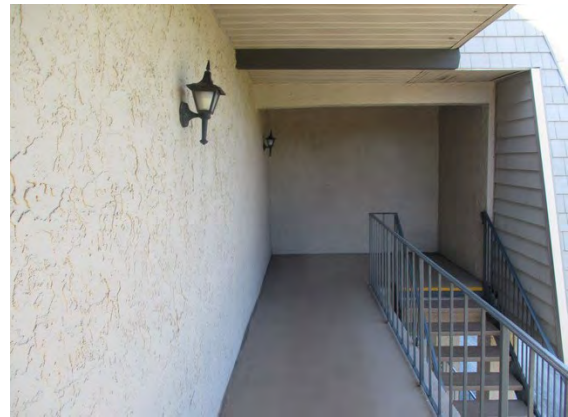
11 Elevator



12 Main Panel



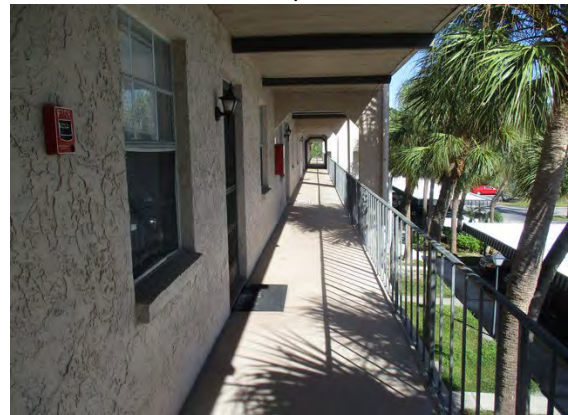
13 3rd Floor Walkway



14 3rd Floor Walkway & Stairwell



15 3rd Floor Walkway & Stairwell



16 3rd Floor Walkway



17 Elevator Cab



18 Elevator Cab Control Panel



19 Stairwell



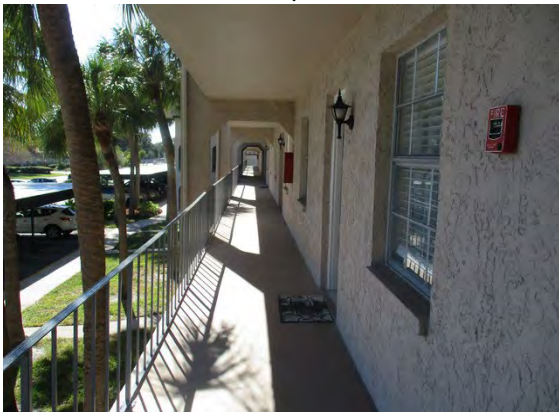
20 Stairwell



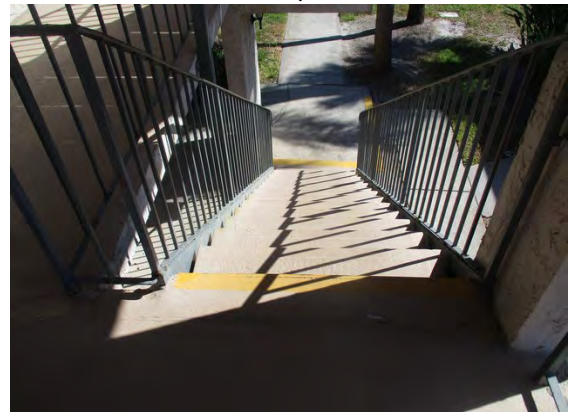
21 2nd Floor Walkway



22 2nd Floor Walkway & Stairwell



23 2nd Floor Walkway



24 Stairwell



25 1st Floor



26 1st Floor



27 Front of Building 8693



28 Front of Building 8693



29 Front of Building 8693



30 Right Side of Building 8693



31 Right Side of Building 8693



32 Rear of Building 8693



33 Rear of Building 8693



34 Rear of Building 8693



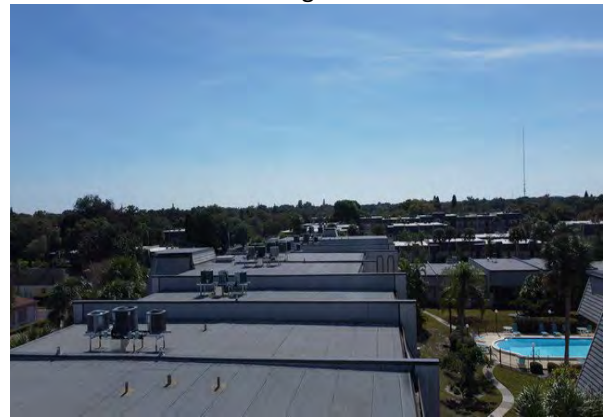
35 Rear of Building 8693



36 Left Side of Building 8963



37 Left Side of Building 8963



38 Roof Overview Building 8693



39 Roof Overview Building 8693



40 Roof Overview Building 8693



41 Roof Overview Building 8693



42 Roof Overview Building 8693

43

44

45

46

47

48



1 Front of Building 8693



2 Right Side of Building 8693



3 Rear of Building 8693



4 Left Side of Building 8693



5 Unit 207 Stucco Cracked/Bulging



6 Unit 207 Stucco Cracked/Bulging



7 Unit 308 Stucco Cracked/Bulging



8 Unit 308 Stucco Cracked/Bulging



Level 3 Walkway Railing Corroded Multiple Areas

9



Level 3 Walkway Railing Corroded Multiple Areas

10



Level 3 Walkway Settled/Leaning At Right Side of Building

11



Level 3 Walkway Settled/Leaning At Right Side of Building

12



Level 3 Walkway Settled/Leaning At Right Side of Building

13



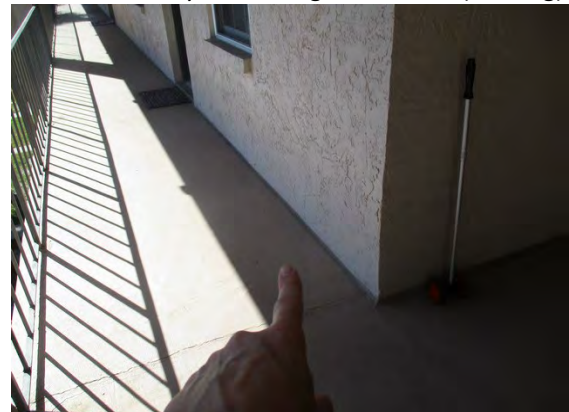
Level 3 Prior Repair For Separation at Walkway to Building Connection (Leaning)

14



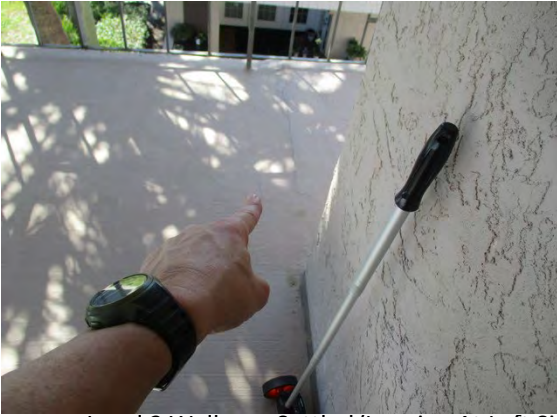
Level 3 Prior Repair For Separation at Walkway to Building Connection (Leaning)

15



Level 3 Prior Repair For Separation at Walkway to Building Connection (Leaning)

16



17 Level 3 Walkway Settled/Leaning At Left Side of Building



18 Level 3 Walkway Settled/Leaning At Left Side of Building



19 Level 3 Walkway Settled/Leaning At Left Side of Building



20 Right & Left Stairwell L-brackets For Stair Treads Corroded



21 Right & Left Stairwell L-brackets For Stair Treads Corroded



22 Right & Left Stairwell L-brackets For Stair Treads Corroded



23 Right & Left Stairwell L-brackets For Stair Treads Corroded



24 Right Stairwell Support Column Corroded



25 Right Stairwell Support Column Corroded



26 Level 2 Walkway Railing Corroded Multiple Areas



27 Level 2 Walkway Railing Corroded Multiple Areas



28 Level 2 Walkway Railing Corner Support Post Corroded Through Left Side of Building



29 Level 2 Prior Repair For Separation at Walkway to Building Connection (Leaning)



30 Level 2 Prior Repair For Separation at Walkway to Building Connection (Leaning)



31 Level 2 Prior Repair For Separation at Walkway to Building Connection (Leaning)



32 Level 2 Walkway Support Column Shifted/Displaced Left of #202



33 Level 2 Walkway Support Column
Shifted/Displaced Left of #202



34 Level 2 Walkway Support Column
Shifted/Displaced ~1" Left of #202



35 Level 2 Walkway Support Column Stucco
Cracked/Bulging Right of #206



36 Level 2 Walkway Support Column Stucco
Cracked/Bulging Right of #206



37 Level 2 Walkway Support Column Stucco
Cracked/Bulging ~3/4" Right of #206



38 Level 2 Walkway shifted/Displaced/Leaning
Right Side of Building



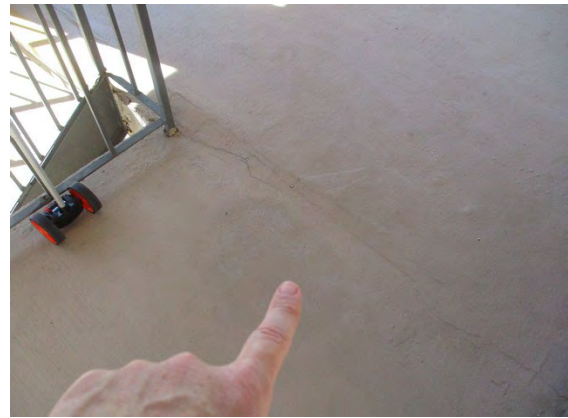
39 Level 2 Walkway Shifted/Displaced/Leaning
Right Side of Building



40 Level 2 Walkway Shifted/Displaced/Leaning
Right Side of Building



41 Level 2 Walkway Shifted/Displaced/Leaning
Right Side of Building



42 Level 2 Walkway Shifted/Displaced/Leaning
Left Side of Building



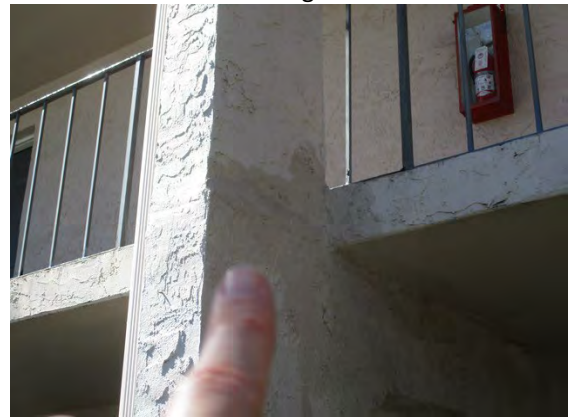
43 Level 2 Walkway Shifted/Displaced/Leaning
Left Side of Building



44 Level 2 Walkway Shifted/Displaced/Leaning
Left Side of Building



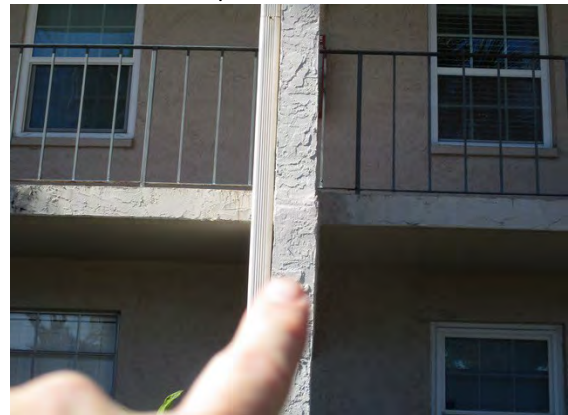
45 Level 2 Prior Repair For Separation at
Walkway to Building Connection (Leaning)



46 Level 2 Walkway Support Column
Shifted/Displaced Between 101 & 102



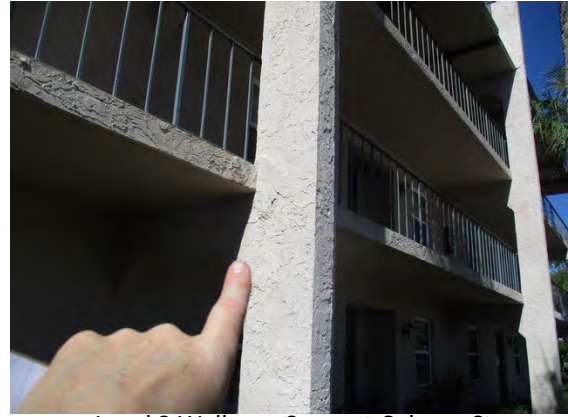
47 Level 2 Walkway Support Column
Shifted/Displaced Between 101 & 102



48 Level 2 Walkway Support Column
Shifted/Displaced Between 101 & 102



49 Level 2 Walkway Support Column Stucco Cracked/Bulging Between 106 & 107



50 Level 2 Walkway Support Column Stucco Cracked/Bulging Between 106 & 107



51 Level 2 Walkway Support Column Stucco Cracked/Bulging Between 106 & 107



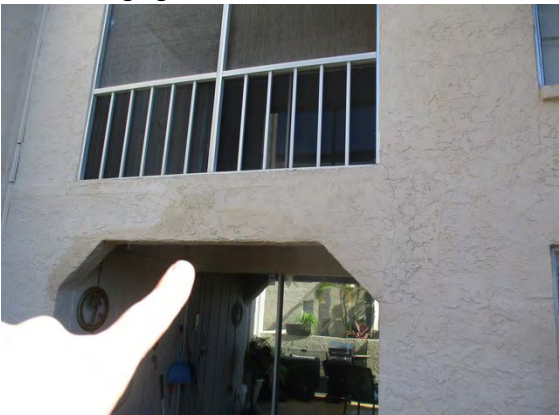
52 Ground Floor Rear Entry Stucco Cracked & Bulging



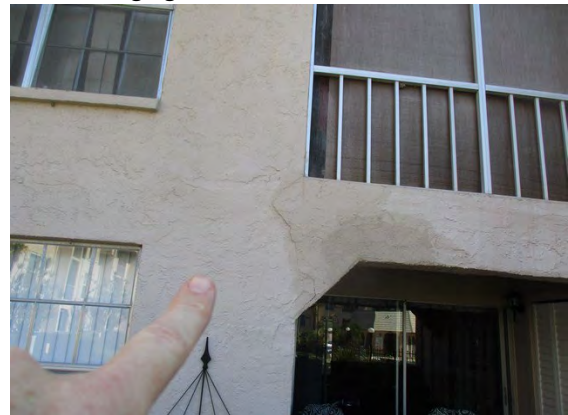
53 Ground Floor Rear Entry Stucco Cracked & Bulging



54 Ground Floor Rear Entry Stucco Cracked & Bulging



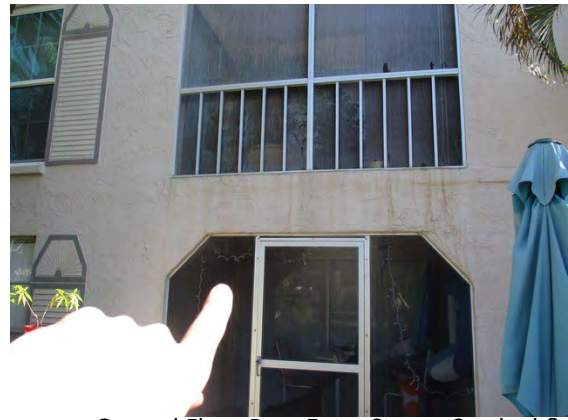
55 Ground Floor Rear Entry Stucco Cracked & Bulging



56 Ground Floor Rear Entry Stucco Cracked & Bulging



57 Ground Floor Rear Entry Stucco Cracked & Bulging



58 Ground Floor Rear Entry Stucco Cracked & Bulging

59

60

61

62

63

64