

Contract # 21090

Milestone Inspection – Phase 1

Prepared for the Board of Directors for the

Cordova Greens V COA



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

8799 Bardmoor Blvd. Largo, FL 33777

November 15, 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 Greens V 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 Greens V 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 Cordova Greens V Condominium Association Inc. 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 roofs of 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.

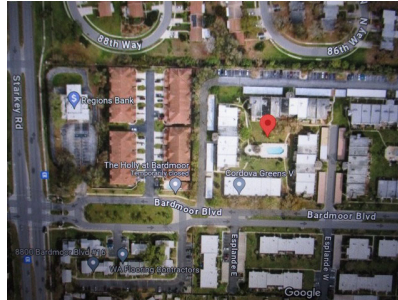
Site visits to the Cordova Greens V COA were conducted by Beryl on 11/15/2023, where Beryl met with Kathleen Dupiere, and Bob Tolsma. The interviews with the Cordova Greens V COA included a discussion of the property, a review of what is covered by the Cordova Greens V COA, a review of the current budget, 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 Greens V 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

For the purposes of the Milestone Inspection, the Property is a 3 building multifamily residence with each building having an average of 3 floors with 60 units in total. There is a 4th building not included in this report. The property is located in Largo, Pinellas County, Florida located East of Starkey Road and North of Bardmoor Boulevard. According to the Pinellas County Property Appraiser Website, the building average age was 1979/44 years.

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 TPO and modified bitumen. There was a secondary accent roof. That secondary accent roof was covered with Metal 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 Greens V 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 Greens V 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 Greens V 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 Greens V 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 Lance Weister & Sean Tipton.

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 and modified bitumen. There was a secondary accent roof. That secondary accent roof was covered with Metal Roofing. Roof run-off is contained within adequate gutters. The primary roof covering was approximately 16 years old and has a traditional useful life of 25 years. The secondary roof covering was approximately 5 years old and has a traditional useful life of 30 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 #8765
 - No concerns of note

- Building #8799
 - No concerns of note

- Building #8703
 - 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 8765, Level 3
 - Corrosion noted on the railings in multiples areas
- Building 8765, Level 3
 - Cracking noted on walkways in multiple areas
- Building 8765, Level 3
 - Concrete spalling with exposed and corroded rebar in multiple areas
- Building 8765, Level 3
 - Multiple repairs noted on the walkway in multiple areas
- Building 8765, Level 2
 - Cracking noted on walkways in multiple areas
- Building 8765, Level 2
 - Concrete spalling with exposed and corrode rebar in multiple areas
- Building 8765, Level 2
 - Multiple repairs noted on the walkway in multiple areas
- Building 8765, Level 1
 - Prior repair with potential displacement at left side of building
- Building 8799, Level 3 near unit #303
 - Cracked Walk Exposed Rebar
- Building 8799, Level 3 near elevator
 - Cracked Walk
- Building 8799, Level 1-3
 - Multiple areas of shrinkage cracking
- Building 8799, Level 3 near unit #304
 - Cracked Walk
- Building 8799, Level 3 near unit #306
 - Cracked Walk

- Building 8799, Level 2 near right stairs
 - Cracked Walk
- Building 8799, Level 2 near right stairs
 - Spalled Concrete
- Building 8799, Level 2 near unit #206
 - Cracked Walk
- Building 8799, Level 2 near unit #205
 - Cracked Walk
- Building 8799, Level 3 near unit #206
 - Rust through Stucco
- Building 8799, Level 2 front left corner
 - Cracked Walk
- Building 8703, Level 1 near unit #102(Rear of Building)
 - Rust at Balcony Edge
- Building 8703, Level 2 near unit #204(Rear of Building)
 - Cracked Sill
- Building 8703, Level 1 near unit #103(Rear of Building)
 - Cracked Support
- Building 8703, Level 1 near unit #102
 - Cracked Walk
- Building 8703, Level 1 near unit #106
 - Cracked Walk
- Building 8703, Level 1 near unit #102
 - Cracked Wall
- Building 8703, Level 2 near right stairs
 - Cracked Walk(multiple locations) with Spalling
- Building 8703, Level 2 multiple locations throughout floor
 - Cracked Walk
- Building 8703, Level 2 near unit #204
 - Spalled Concrete
- Building 8703, Level 3 near left stairs
 - Spalled Concrete

- Building 8703, Level 3 near elevator
 - Cracked Walk
- Building 8703, Level 2 near unit #203
 - Cracked Walk
- Building 8703, Level 2 near unit #202
 - Failing Repairs
- Building 8703, Level 3 near unit #301
 - Spalled Concrete
- Building 8703, Level 3 near unit #302
 - Cracked Walk
- Building 8703, Level 3 near unit #304 &305
 - Spalled Concrete
- Building 8703, Level 3 near unit #305
 - Cracked Walk

For the Exterior Walls/Breezeways, we recommend that the breezeways and walls have a Phase 2 destructive testing preformed 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 on the breezeways. 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 8765, near 3rd parapet wall from the right when looking at the rear of the building
 - Moderate step crack with displacement at the 3rd floor
- Building 8765, near right side of building when looking at the rear of the building
 - Moderate horizontal crack above 2nd floor balcony with stucco bulging
- Building 8799
 - No concerns of note
- Building 8703
 - No concerns of note

For the foundation, 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 since these areas would be addressed in the Exterior Wall/Walkway/Breezeway testing. 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 8765, Unit #207
 - No concerns of note
- Building 8765, Unit #303
 - No concerns of note
- Building 8765, Unit #203
 - No concerns of note
- Building 8799, Unit #206
 - No concerns of note
- Building 8799, Unit #305
 - No concerns of note
- Building 8799, Unit #306
 - No concerns of note
- Building 8703, Unit #201
 - No concerns of note
- Building 8703, Unit #304
 - No concerns of note
- Building 8703, Unit #305
 - No concerns of note

For the Balconies, we do not recommend that the balconies have a Phase 2 destructive testing preformed. 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.

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 right side of Building #8765
 - Corrosion noted at railing connection points
- Stairs at the left side of Building #8765
 - Corrosion noted at railing connection points
- Stairs at the right side of Building #8703
 - Rusted Stringer, Hardware and Brackets
- Stairs at the left side of Building #8799
 - Rusted Stringers, Hardware and Brackets

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 Greens V 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 Greens V COA, designated representatives of Cordova Greens V 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 Greens V 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 Greens V 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 Greens V 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 Greens V 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 Greens V COA and do not represent a warranty, guarantee, insurance policy, or substitute for exhaustive testing and analysis of any component.



1 Front of Building 8703



2 Right Side of Building



3 Rear Side of Building



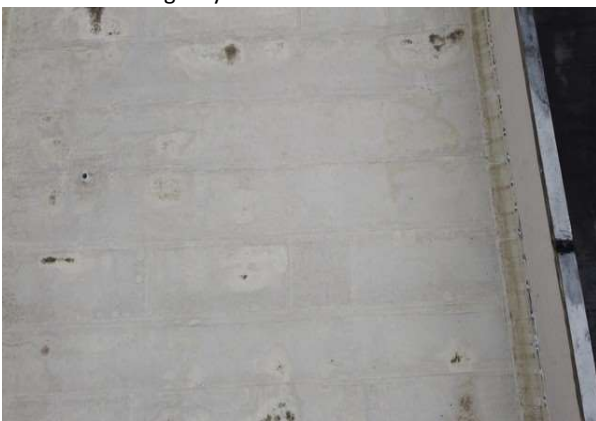
4 Left Side of Building



5 Roof Eagle Eye



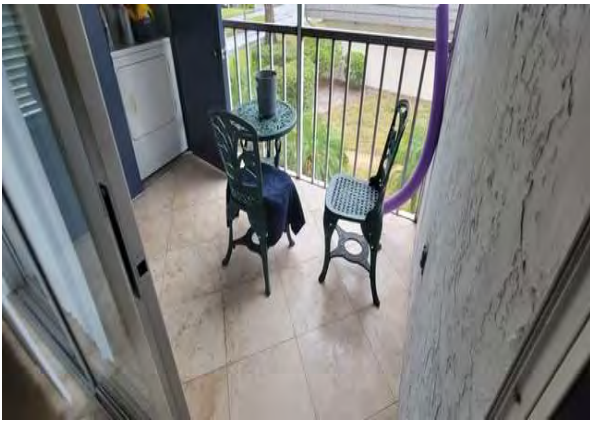
6 Roof Overview



7 Roof Overview



8 Roof Overview



9 Balcony Overview Unit 201



10 Balcony Overview Unit 304



11 Balcony Overview Unit 305



12 Meter Banks and Disconnects



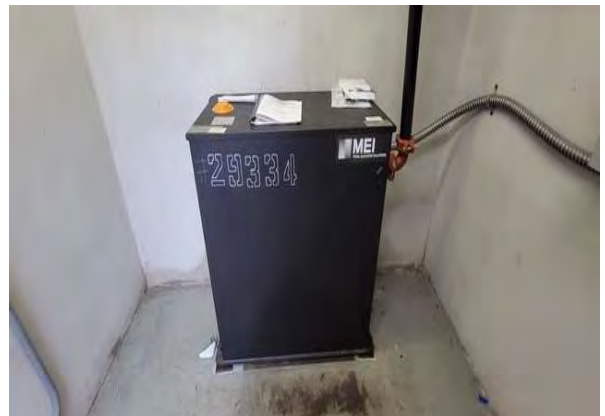
13 Electrical Room Meter



14 Electrical Room Panel



15 Fire Alarm Control Unit



16 Elevator Pump



17 Elevator Disconnects



18 Elevator Control Board



19 Walkway Overview



20 Community Mailboxes



21 Unit Window



22 Unit Door



23 Elevator Door



24 Elevator Cab



25 Elevator Control Panel



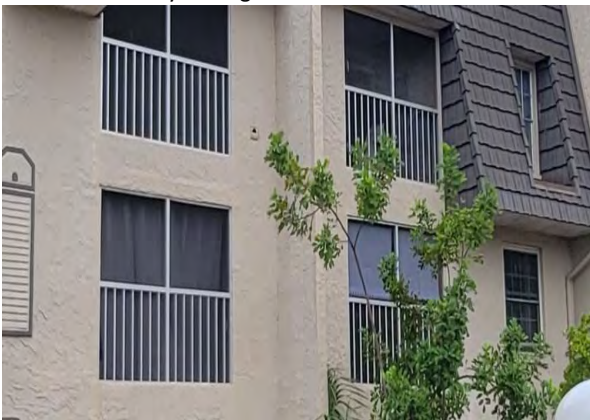
26 Fire Alarm Pull Block and Siren



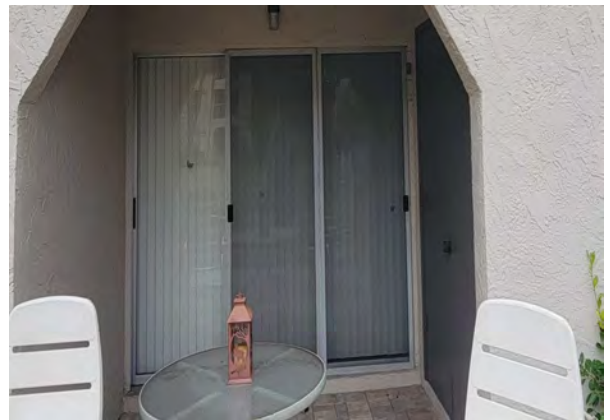
27 Walkway Railing Overview



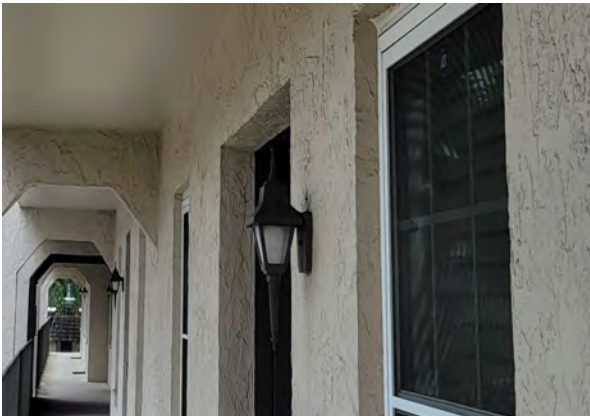
28 Staircase Overview



29 Balcony Railing Overview



30 Unit Slider Overview



31 Building Lighting Overview



32 Walkway Overview



33 Unit 204 Cracked Sill



34 Unit 204 Cracked Sill



35 Unit 204 Cracked Sill



36 Unit 103 Cracked Support



37 Unit 103 Cracked Support



38 Unit 103 Cracked Support



39 Unit 103 Cracked Support



40 Unit 103 Cracked Support



41 Unit 202 Rust at Balcony



42 Unit 202 Rust at Balcony



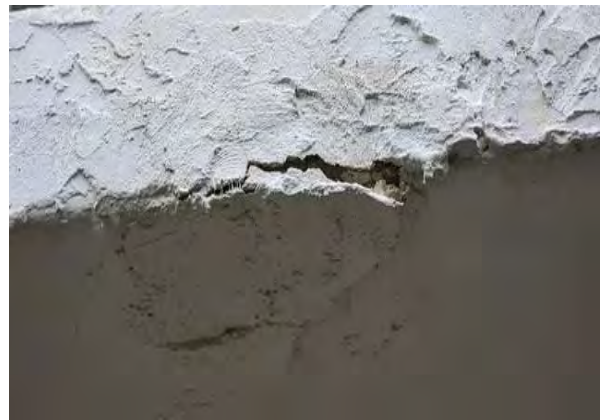
43 Unit 202 Rust at Balcony



44 Cracked Walk Above Unit 102



45 Cracked Walk Above Unit 102



46 Cracked Walk Above Unit 102



47 Cracked Walk Above Unit 102



48 Cracked Walk Above Unit 102



49 Cracked Walk Above Unit 102



50 Crack in Wall Near Unit 103



51 Crack in Wall Near Unit 103



52 Crack in Wall Near Unit 103



53 Cracked Walk Near Unit 106



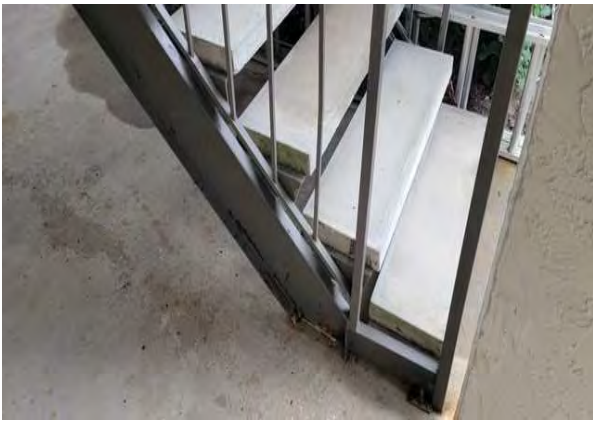
54 Cracked Walk Near Unit 106



55 Cracked Walk Near Unit 106



56 Cracked Walk Near Unit 106



57 Rusted Stringer Right Staircase 1st Floor



58 Rusted Stringer Right Staircase 1st Floor



59 Rusted Right Staircase 1st Floor



60 Rusted Right Staircase 1st Floor



61 Rusted Right Staircase 1st Floor



62 Rusted Right Staircase 1st Floor



63 Rusted Right Staircase 1st Floor



64 Rusted Right Staircase 1st Floor



65 2nd Floor Right Staircase Spalled Concrete



66 2nd Floor Right Staircase Spalled Concrete



67 2nd Floor Right Staircase Cracked Walk



68 2nd Floor Right Staircase Cracked Walk



69 2nd Floor Right Staircase Cracked Walk



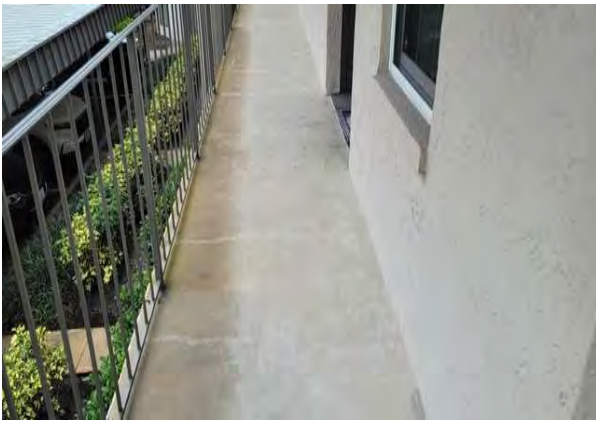
70 2nd Floor Right Staircase Rusted Bracket



71 2nd Floor Right Staircase Rusted Bracket



72 2nd Floor Right Staircase Rusted Bracket



73 Cracked Walk Multiple Areas 2nd Floor



74 Cracked Walk Multiple Areas 2nd Floor



75 Cracked Walk Multiple Areas 2nd Floor



76 Cracked Walk Multiple Areas 2nd Floor



77 Cracked Walk Multiple Areas 2nd Floor



78 Cracked Walk Multiple Areas 2nd Floor



79 Spalled Concrete Near Unit 204



80 Spalled Concrete Near Unit 204



81 Cracked Walk Near 2nd Floor Elevator Door



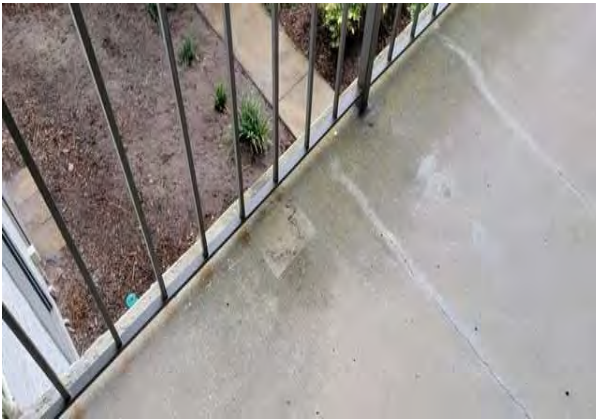
82 Cracked Walk Near 2nd Floor Elevator Door



83 Cracked Walk Near Unit 203



84 Cracked Walk Near Unit 203



85 Failing repair Near Unit 202



86 Failing repair Near Unit 202



87 Failing Repairs to Walk 3rd Floor Near Left Stairs



88 Failing Repairs to Walk 3rd Floor Near Left Stairs



89 Failing Repairs to Walk 3rd Floor Near Left Stairs



90 Failing Repairs to Walk 3rd Floor Near Left Stairs



91 Spalled Concrete Near Unit 301



92 Spalled Concrete Near Unit 301



93 Spalled Concrete Near Unit 301



94 Cracked Walk Near Unit 301



95 Cracked Walk Near Unit 301



96 Cracked Walk Near Unit 301



97 Cracked Walk Near 3rd Floor Elevator



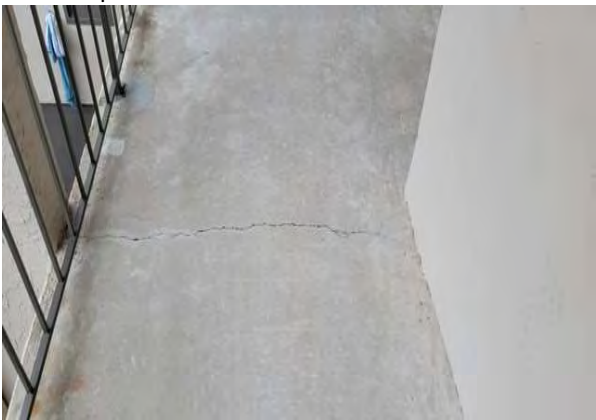
98 Cracked Walk Near 3rd Floor Elevator



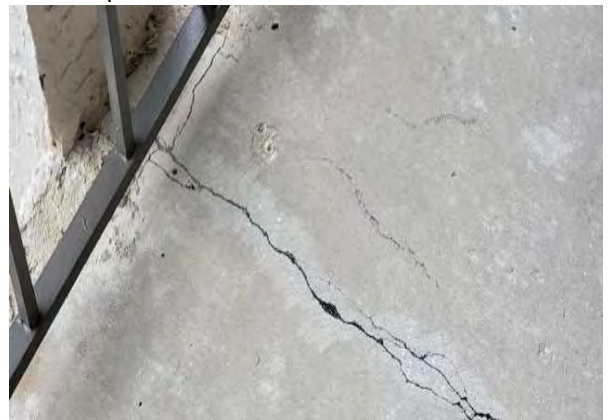
99 Spalled Concrete Ner Unit 304



100 Spalled Concrete Ner Unit 304



101 Cracked Walk Near Unit 305



102 Cracked Walk Near Unit 305



103 Cracked Walk Near Unit 305



104 Spalled Concrete Near Unit 305



105 Spalled Concrete Near Unit 305



1 Front of Building 8799



2 Right Side of Building



3 Rear Side of Building



4 Roof Eagle Eye



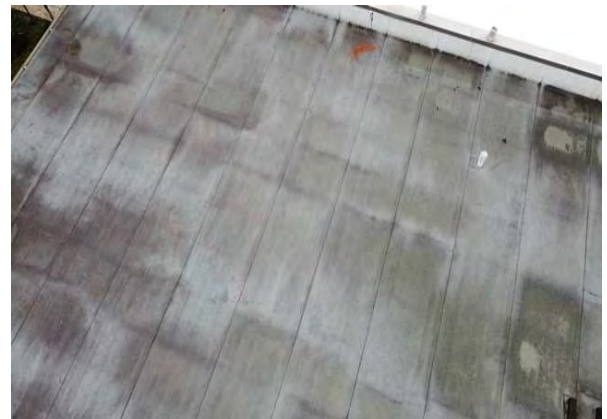
5 Roof Overview



6 Roof Overview



7 Roof Overview



8 Roof Overview



9 Unit 305 Balcony Overview



10 Unit 304 Balcony Overview



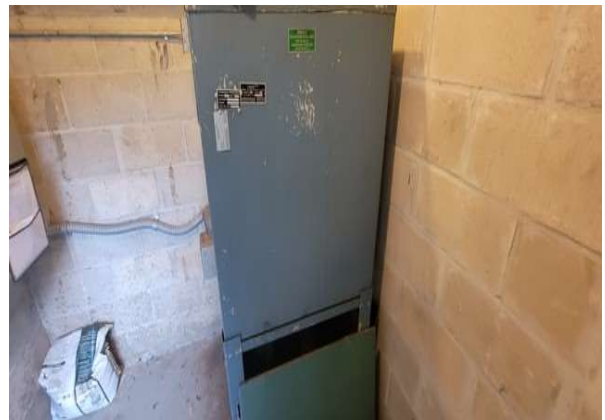
11 Unit 201 Balcony Overview



12 Elevator Disconnects



13 Elevator Control Board



14 Elevator Pump



15 Meter Banks and Disconnects



16 Fire Alarm



17 Electrical Panel Fire Alarm Room



18 Trash Chute



19 Staircase Overview



20 Walkway Overview



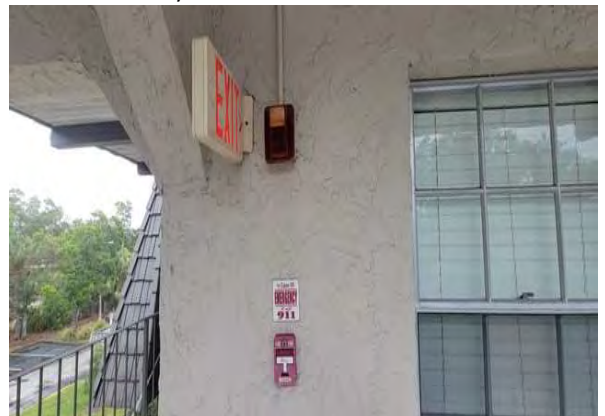
21 Building Lighting



22 Walkway Overview



23 Walkway Railing Overview



24 Fire Alarm Pullblock and Siren Overview



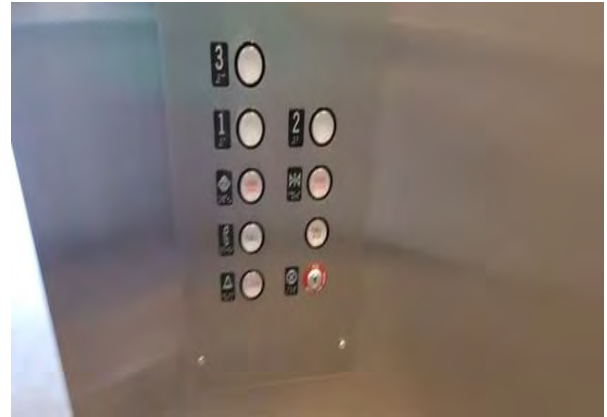
25 Unit Door Overview



26 Elevator Door Overview



27 Elevator Cab Overview



28 Elevator Control Panel



29 Trash Chute



30 Unit Window Overview



31 Community Mailboxes



32 Cracked Walkway Near 303



33 Cracked Walkway Near 303



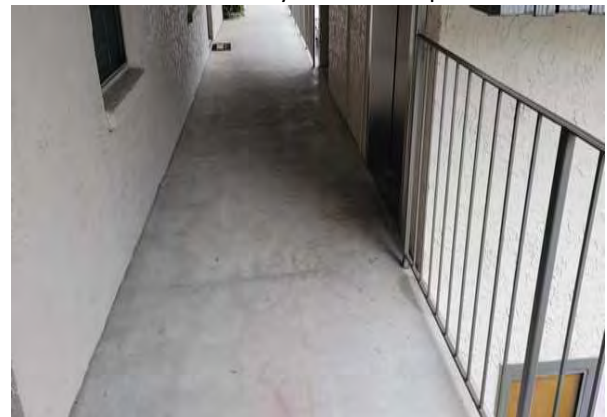
34 Cracked Walkway Near 303



35 Cracked Walkway Near 303 Exposed Rebar



36 Cracked Walkway Near 303



37 Cracked Walkway 3rd Floor Elevator Lobby



38 Cracked Walkway 3rd Floor Elevator Lobby



39 Cracked Walkway 3rd Floor Elevator Lobby



40 Overview of Shrinkage Cracking Throughout Building



41 Overview of Shrinkage Cracking Throughout Building



42 Crack in Walkway Near Unit 304



43 Crack in Walkway Near Unit 304



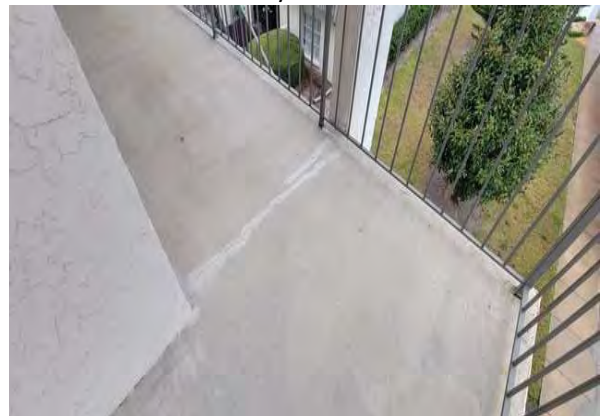
44 Crack in Walkway Near Unit 304



45 Crack in Walkway Near Unit 304



46 Crack in Walkway Near Unit 304



47 Crack in Walkway Near Unit 306



48 Crack in Walkway Near Unit 306



49 Crack in Walkway Near Unit 306



50 Crack in Walkway Near Unit 306



51 Crack in Walkway Base of Stairs 2nd Floor
Right Side



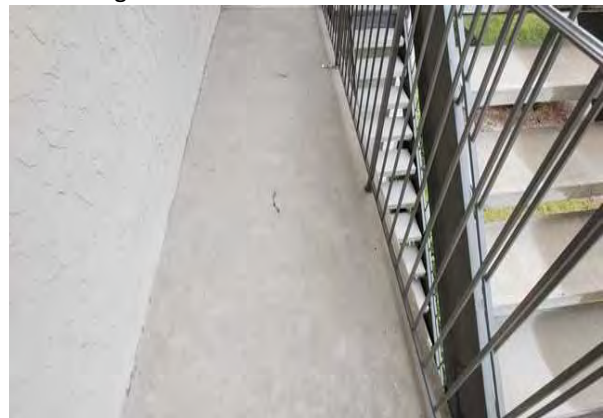
52 Crack in Walkway Base of Stairs 2nd Floor
Right Side



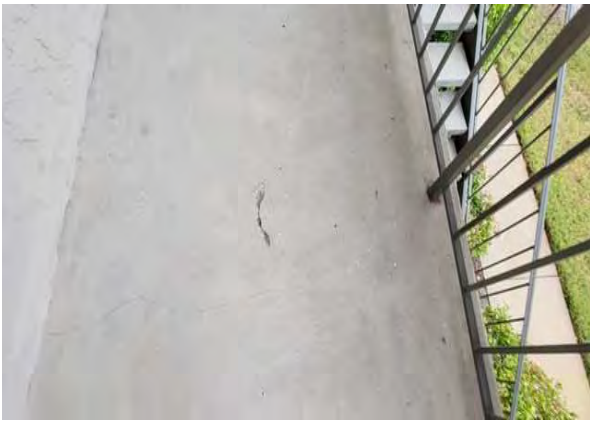
53 Crack in Walkway Base of Stairs 2nd Floor
Right Side



54 Crack in Walkway Base of Stairs 2nd Floor
Right Side



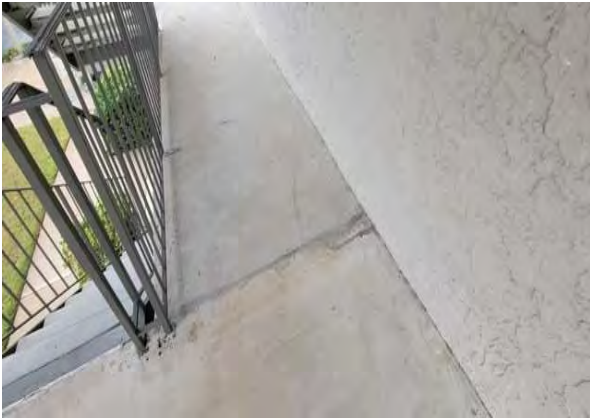
55 Spalled Concrete 2nd Floor Near Right Stairs



56 Spalled Concrete 2nd Floor Near Right Stairs



57 Spalled Concrete 2nd Floor Near Right Stairs



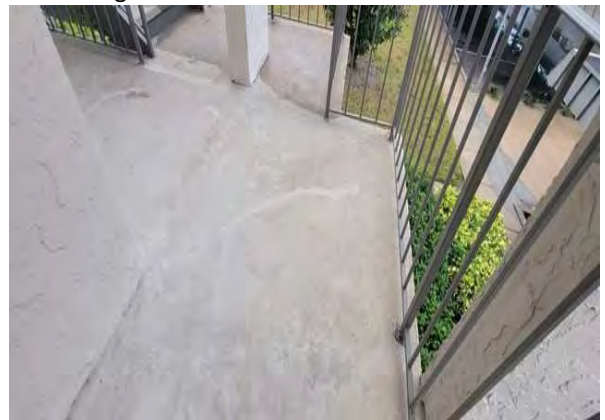
58 Crack in Walkway 2nd Floor Stairs Down
Right Side



59 Crack in Walkway 2nd Floor Stairs Down
Right Side



60 Crack in Walkway 2nd Floor Stairs Down
Right Side



61 Crack in Walkway Near Unit 206



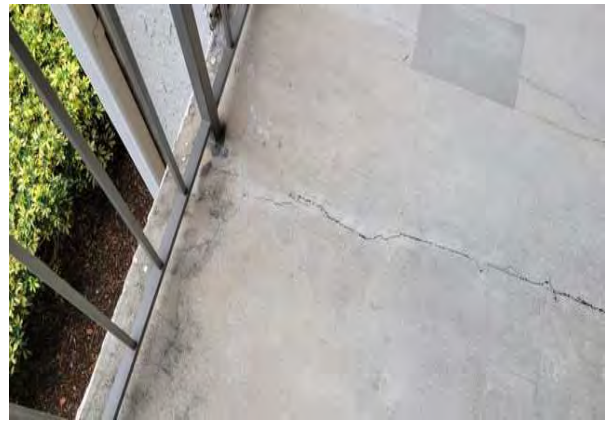
62 Crack in Walkway Near Unit 206



63 Crack in Walkway Near Unit 206



64 Crack in Walkway Near Unit 205



65 Crack in Walkway Near Unit 205



66 Crack in Walkway Near Unit 205



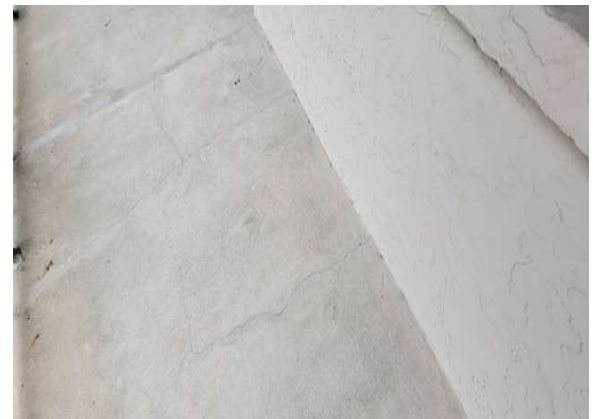
67 Crack in Walkway Near Unit 205



68 Rust at Wall Near Unit 206



69 Rust at Wall Near Unit 206



70 Crack in Walkway Near Unit 204



71 Crack in Walkway Near Unit 204



72 Crack in Walkway Near Unit 204



73 Crack in Walkway Near Unit 204



74 Crack in Walkway 2nd Floor Front Left Corner



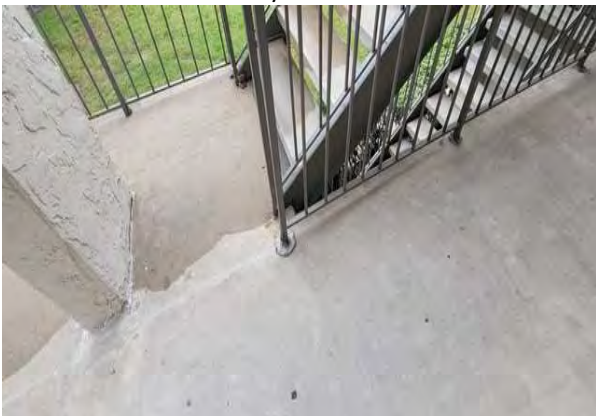
75 Crack in Walkway 2nd Floor Front Left Corner



76 Crack in Walkway 2nd Floor Front Left Corner



77 Crack in Walkway 2nd Floor Front Left Corner



78 2nd Floor Rusted Handrail Left Stairs



79 2nd Floor Rusted Handrail Left Stairs



80 2nd Floor Rusted Handrail Left Stairs



81 Rusted Stringer 2nd Floor to 3rd Floor at Left Stairs



82 Rusted Stringer 2nd Floor to 3rd Floor at Left Stairs



83 Rusted Stringer 2nd Floor to 3rd Floor at Left Stairs



84 Rusted Stringer 2nd Floor to 3rd Floor at Left Stairs



85 Rusted Stringer 2nd Floor to 3rd Floor at Left Stairs



86 Rusted Stringer 2nd Floor to 1st Floor at Left Stairs



87 Rusted Stringer 2nd Floor to 1st Floor at Left Stairs



88 Rusted Stringer 2nd Floor to 1st Floor at Left
Stairs



89 Rusted Stringer 2nd Floor to 1st Floor at Left
Stairs



1 Front of Building 8765



2 Right Side of Building 8765



3 Rear of Building 8765



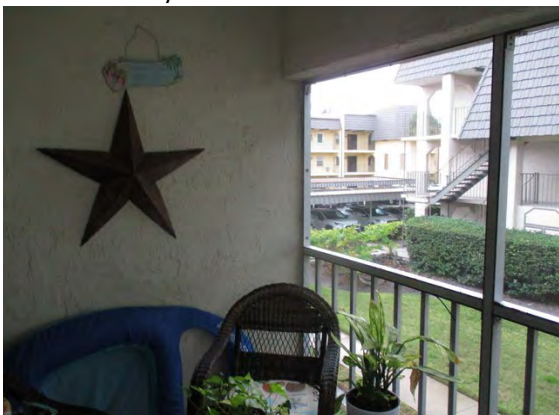
4 Left Side of Building 8765



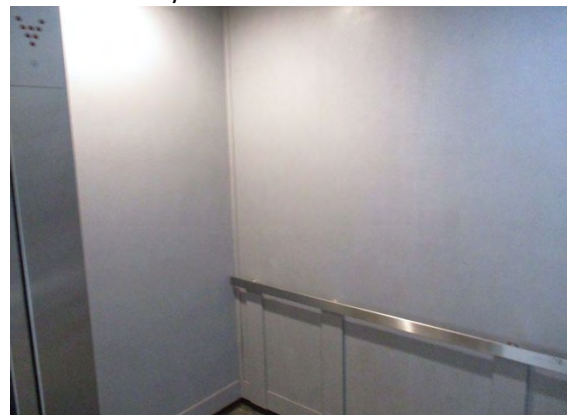
5 Balcony Unit #207



6 Balcony Unit #303



7 Balcony Unit #203



8 Elevator Cab



9 Elevator Cab Control Panel



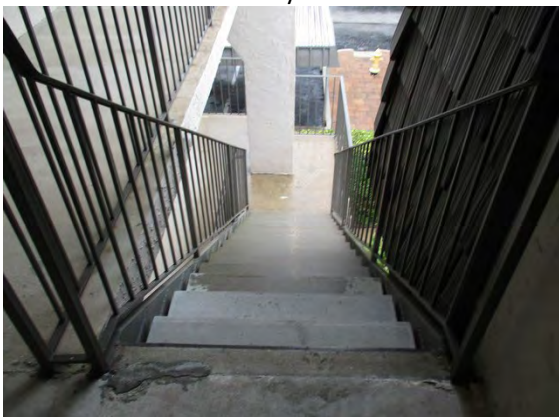
10 Elevator Cab



11 3rd Floor Walkway



12 3rd Floor Walkway



13 Stairwell



14 Stairwell



15 Electrical Meters & Main Panels



16 Sub Panels & Fire Control Panel



17 Elevator Motor



18 Elevator Control Board



19 Main & Sub Panel



20 Stairwell



21 2nd Floor Walkway



22 2nd Floor Walkway



23 1st Floor Walkway



24 1st Floor Walkway



25 Parking Lot



26 Carports



27 Building Overview



28 Building Overview



29 Building Overview



30 Building Overview



31 Building Overview



32 Building Overview



33 Building Overview



34 Building Overview



35 Building Overview



36 Roof Overview



37 Roof Overview



38 Roof Overview



39 Roof Overview



40 Roof Overview



41 Roof Overview

42

43

44

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1 Front of Building 8765



2 Right Side of Building 8765



3 Rear of Building 8765



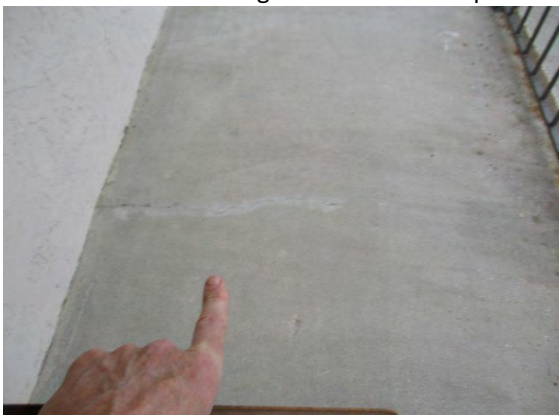
4 Left Side of Building 8765



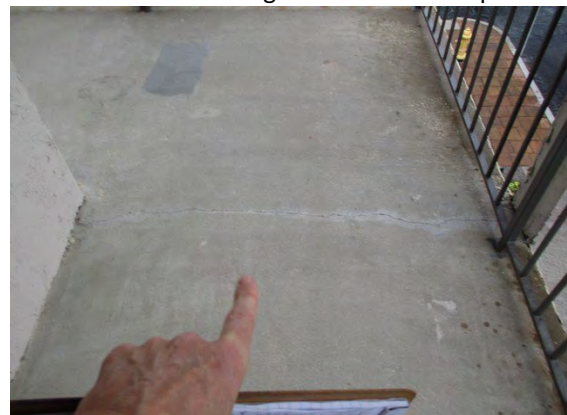
5 3rd Floor Railing Corroded In Multiple Areas



6 3rd Floor Railing Corroded In Multiple Areas



7 3rd Floor Walkway Cracked In Multiple Areas



8 3rd Floor Walkway Cracked In Multiple Areas



9 3rd Floor Walkway Cracked In Multiple Areas



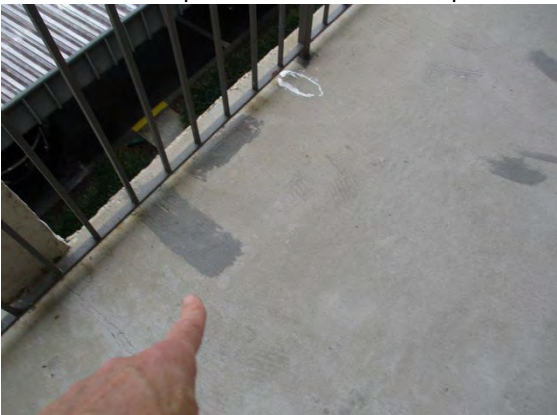
10 3rd Floor Walkway Concrete Spalling With Rebar Exposed & Corroded Multiple Areas



11 3rd Floor Walkway Concrete Spalling With Rebar Exposed & Corroded Multiple Areas



12 3rd Floor Walkway Concrete Spalling Multiple Areas



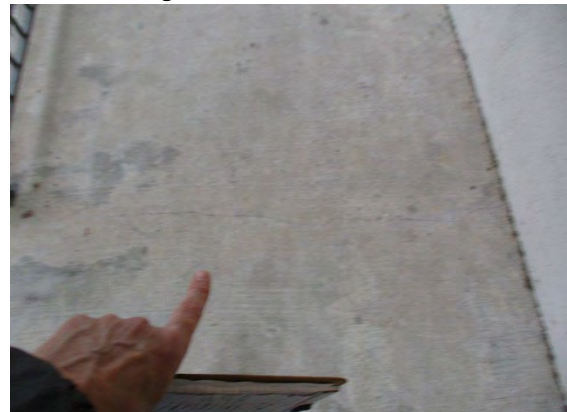
13 3rd Floor Walkway Prior Repairs Noted Throughout



14 3rd Floor Walkway Prior Repairs Noted Throughout



15 3rd Floor Walkway Concrete Spalling Multiple Areas



16 2nd Floor Walkway Cracked In Multiple Areas



17 2nd Floor Walkway Cracked In Multiple Areas



18 2nd Floor Walkway Cracked In Multiple Areas



19 2nd Floor Walkway Concrete Spalling with Exposed Rebar (Corroded) Multiple Areas



20 2nd Floor Walkway Concrete Spalling Multiple Areas



21 2nd Floor Walkway Concrete Spalling Multiple Areas



22 2nd Floor Walkway Concrete Spalling Multiple Areas



23 2nd Floor Walkway Prior Repairs Noted Throughout



24 2nd Floor Walkway Prior Repairs Noted Throughout



25 2nd Floor Walkway Prior Repairs Noted Throughout



26 Right & Left Stairwells Corroded At Connection Points



27 Right & Left Stairwells Corroded At Connection Points



28 Right & Left Stairwells Corroded At Connection Points



29 1st Floor Walkway Ceiling Prior Repair With Displacement Left Side of Building



30 1st Floor Walkway Ceiling Prior Repair With Displacement Left Side of Building



31 Moderate Step Crack With Displacement Rear of Building



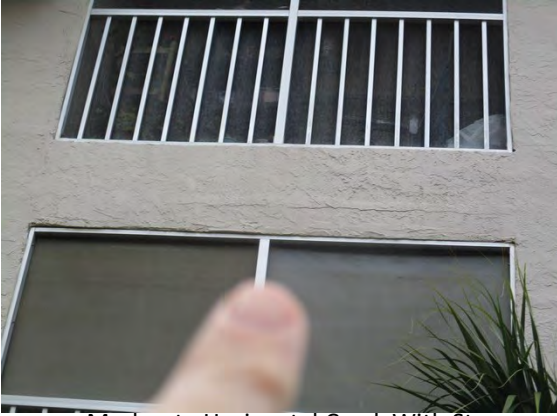
32 Moderate Step Crack With Displacement Rear of Building



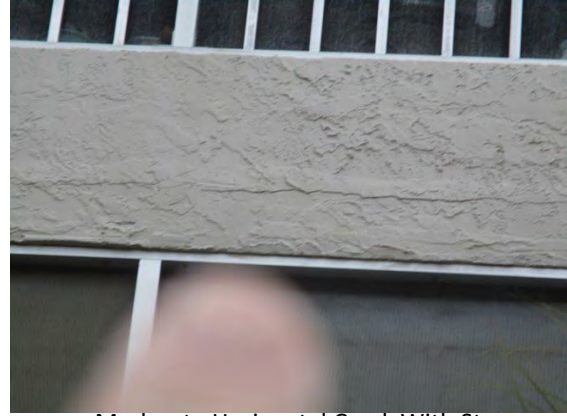
33 Moderate Step Crack With Displacement
Rear of Building



34 Moderate Horizontal Crack With Stucco
Bulging Rear Left Side of Building



35 Moderate Horizontal Crack With Stucco
Bulging Rear Left Side of Building



36 Moderate Horizontal Crack With Stucco
Bulging Rear Left Side of Building

37

38

39

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