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March 17, 2023

Mr. Kent Magill, Board Vice President
West Shore Place Condominiums
19534 Gulf Blvd,
Indian Shores, Fl 33785

Via Email: k-magill@fbcglobal.net

RE: West Shore Place Condominiums
19534 Gulf Blvd,
Indian Shores, Fl 33785
KEG File# 23RT-0005

1.0 INTRODUCTION

This Condition Survey Summary Report lists findings and recommendations for repairs which includes descriptions and estimated quantities of the types of damage found, and representative photographs depicting the typical damaged areas. This report will provide a baseline of estimated damage and enable Karins Engineering (KEG), in conjunction with the Board, to prioritize and formulate recommendations for addressing found deficiencies. This report also intends to meet the requirements for the Phase 1 Milestone Inspection. KEG performed a visual inspection of the building structures, including the load-bearing walls, primary structural members, and primary structural systems to provide a qualitative assessment of the overall structural conditions of the building. Note that this review is not exhaustive or intended to detect all design deficiencies, omissions or conflicts, and it is not a attempt to verify the adequacy of the original structural design and construction.

West Shore Place Condominiums is a residential multi-family condominium building located at 19534 Gulf Blvd, Indian Shores, Fl 33785. The condominium contains one (1) six-story building with a total of 10 living units. The parcel is centrally located in Indian Shores, a beach in the southwest portion of Pinellas County. The building consists of two units per floor over an under-building parking garage, which are individually enclosed at all sides. The ground floor, beside the garages, have common areas like entrance hallway, storage rooms, and electrical room.

The building is seemingly built with a combination of reinforced concrete framing (columns and beams) and floor slabs and concrete masonry unit in-fill vertical exterior walls. Stucco appears to be the standard exterior surface. The existing roof consists of concrete deck with light weight concrete poured on top to provide slope to internal drains. The main roof areas have a smooth multiple ply modified bitumen/built up roof system with a coating on the surface (assumed).

Karins Engineers, LLC (KEG) performed a limited Condition Survey of all balconies, walkways, parking garage, accessible walls, all stair towers, and main roof at the building during February 2023 as requested by the Board. The following report includes a description of the non-destructive procedures and methods used to determine the physical condition of all these elements, including but not limited to the slabs and slab surfaces, walls, stairs, sliding glass doors, windows, guardrails, and roof. This report also includes a summary of the findings and recommendations for future action by the West Shore Place Condominium Association Board of Directors.

The condition survey included physical sounding and visual observations of exterior walls where reachable, and all unit's balcony surfaces and walkways with waterproofing coatings and/or tiles including slab edges, walls, and ceilings. The walls at the common areas and parking garages, pool plaza, and 2 stair towers were also inspected using the same criteria. KEG

visually inspected for defects, including cracks, spalls, and delamination in and/or under the coatings, deteriorated sealants at corners and openings, and deficiencies in vertical wall finish, including stucco and paint coatings. KEG also visually inspected the existing balcony/stair guardrail systems, including posts, grouted post pockets, pickets, and horizontal top and bottom rails. Finally, the stairs were inspected for corrosion and the roof system for potential water intrusion.

2.0 SUMMARY TABLE

KEG, as part of this report, has prepared a Survey Data Summary Table for the building, including all balconies and areas surveyed. The spreadsheets include for each area inspected, floor covering if any, total linear footage of cracks, and slab edge damage. Wall/column/beam and ceiling deficiencies are also noted in the form of spalls, cracks, delamination, and exposed metal (screws, hooks, etc.).

Other items observed which are not reflected on the spreadsheets include sliding glass door frames and tracks, paint coatings, and sealants. The majority of the sliding glass door tracks and frames were observed with functional sealants. The paint coatings were observed to be within their useful life in most areas throughout the balconies, where areas of flaking and peeling paint were not observed. The stairs, in general, are free of oxidation and corrosion at the stringers and railings. The roof system manifests some aging aspects due to colorations, cracks, and loss of granules, but openings that could result in water intrusion to the interior of the units on the last floor were not present, except for a section above the west stairs.

3.0 SURVEY RESULTS

The following deficiencies were noted during the condition survey on the 10 unit's balconies, walkways and exterior building envelope, stairways, roofs, pool area, and parking garages:

Paint, Sealants, and Fasteners:

- Rusted fasteners at the solar openings on the roof
- Windows and doors have good sealants in general. Some exceptions are the sliding glass doors at the small balconies of units 301, 302, 401, 501, 502
- Unsealed and rusted fasteners/hangers attaching electric conduits to the wall/slab around the pool area
- Weathered sealants covering seams of metallic elements on the roof (fair condition)
- Failed sealant at the transition between walls and slabs

Balconies:

- Water pounding on small northeast balcony at unit 101
- Post pockets are typically hollow. One example is unit #102
- Shutter track has all screws rusted at unit #201
- Efflorescence observed on the balcony curb at unit #201
- Tile is typically cracked under SGD jambs of small balconies
- Typically lamps at the curb of balconies have rusted screws and failed sealant
- Unit #302 has most of balcony tiles hollow
- Spalls and edge spalls are not common, but they are present at small balconies of units #101, 201, 202, 302 and 401, where 401 is the most representative and 202 the least representative.

Pool Plaza:

- Cracks around the pool plaza perimeter at the interface between wall an slab
- Pool plaza slab has typical crack and hollow concrete
- Railing paint has fair condition with some deteriorated areas

- All four decorative lamps at the pool area present corrosion at the exposed elements and at the section attached to the concrete slab

Exterior Vertical Walls and Garage Level:

- Typical Stucco delaminated/crack at exterior wall transitions with floors
- Stucco delaminated and cracked with sealant failed at the expansion joint of the exterior wall at the front side
- The exposed section of the discharge pipe coming from the fire protection system presents corrosion in the garage 501
- Stucco on the exterior walls presents some areas with delamination and cracks.
- Stucco has some exposed and non-exposed metallic elements that present corrosion staining the surface in some areas on the back of the building
- Exterior densglass to densglass and/or to masonry transition present cracks
- Top of the electric panel has severe corrosion
- Efflorescence at the parapet above the main balcony of unit #501

Stair Towers:

- Some corrosion visible at the bottom of the door on the ground floor
- Some walls present stucco delamination at the interface between concrete columns and masonry wall

Roof:

- Existing drains are higher than the roof surface. Some water pounding areas were observed around the roof showing drainage issues.
- Heavy efflorescence on the ceiling of the west stair tower indicates water intrusion from the roof above
- Possible water intrusion was reported at one solar opening above the bathroom of unit 502
- Stucco is hollow and cracked around transition flashings at the bottom of walls
- Roof surface membrane cracked and dried from UV exposure and age
- The potential for water intrusion is increased by the dry, cracking condition of the roof surface subjecting the roof deck below to long term water damage if not corrected

4.0 SUMMARY AND RECOMMENDATIONS

KEG surveyed all roofs, stair towers, parking garages and made limited observations of exterior building surfaces and elevated balconies at West Shore Place Condominiums per the request of the Board of Directors in accordance with our proposal dated January 3rd, 2023.

The main concerns observed during the condition survey are open cracks and stucco delamination along balconies and roof, some spalls along small balconies and some efflorescence due to roof leakage. However, none of these problems are widespread currently. On the other hand, these types of problems may generate secondary damages that could escalate quickly over time. Some examples of consequences that are already ongoing in the field include efflorescence, growing stucco delamination and spalls that accelerate degradation due to water intrusion through those initial openings. Spalling and deterioration of the concrete is a condition that occurs when moisture and chemical reactions (due to elevated chloride levels and possibly carbonation effects) act on reinforcing steel, causing deterioration, rusting, and ultimately the expansion of this steel. This expansion of the steel reinforcing results in spalling and delaminating in the surrounding concrete. These conditions, when left unattended, allow salt-ridden moisture to penetrate the balcony slab edges at post pockets, walls, columns, and garage ceiling areas resulting in additional damage to the concrete. Similarly, the water flowing through slabs will carry carbonates from the cement, causing stains on top of painted surfaces and disaggregating the stucco material from walls and beams. Delaminated stucco was frequently noticed close to areas where the surface was cracked, generally at the

transition with different materials. Failure of sealants around openings, fasteners, and wall/slab transition may also cause corrosion inside walls and fascia and the lightweight steel frame. Other warning areas observed for stucco delamination and spalls include the base of stucco at ground level in direct contact with moisture, and some areas in the pool plaza, its slab and walls.

Most items are well maintained like the common stairs, for instance, where rusted areas were not observed. The base of stringers, edge of landings, and railings have no visible corrosion. All items observed infer that this is a typical condition even under new layers of paint. The existing guardrails are in accordance with current Florida Building Code requirements. The guardrails were measured to be 42"- 43" in height with a picket spacing of less than 4" and an underside spacing of 2"- 3". The current building code requires less than a 4" picket spacing. Similar situation was noticed about the balcony railings, but these elements present some paint peeling. Guardrails are required to meet specified loads, and it seems that this is the case for the subject condominium. The only exception is the railing around the pool plaza, where the paint seems rough, evidencing some past paint work covering a surface that were not properly prepared. Some post pockets were also observed hollow around the balconies and the pool plaza, suggesting the existence of some openings that could allow to water intrusion.

The roof of the building presents existing and potential entry points for rainwater. Some of these existing entries are creating efflorescence on the ceiling of the west stair tower. Also, trapped moisture could create damages to the slab supporting the roof. The roof surface membrane cracks and dries from UV exposure and age, and the potential for water intrusion is increased by the dry, cracking condition of the roof surface subjecting the roof deck below to long-term water damage if not corrected. Potential entry points include failed sealant and rusted screws as seen around the solar roofs.

As a full approach to waterproofing and protecting the building envelope, garage level, stairways, and balconies at West Shore Place Condominiums, KEG recommends that a single-phase approach be undertaken during the next painting project. The recommended scope would include removing tiles to allow KEG to identify and determine possible water intrusion and the full amount of damage present. The balcony surface would then be repaired and include repairs to spalls, cracks, divots, ponding water and guardrail post pockets if needed. Complete tile removal is recommended because the balcony slabs are properly prepared, repaired, and sloped to generate a positive slope. Then the exposed slab could also be treated with a liquid-applied corrosion inhibitor and have a new warrantable waterproofing membrane applied, with a decorative coating added if the Board so chooses. Alternatively, but less recommendable, a waterproofed surface could be prepared for a future replacement of tiles by homeowners. KEG also recommends that delaminated sections of stucco and spalls be removed and properly repaired. Where rust bleed spots are exposed on the stucco and/or concrete surface, a further evaluation is advised to obtain the most adequate and definitive repair.

An additional area of concern is the condition of the roof. There are already known areas of rainwater intrusion above the west stair tower. However, the general condition of the roof seems brittle and cracked, with accelerated loss of granules. An elastomeric coat applied on the roof suggests a tentative of gaining some years over an already surpassed useful life expectancy. Under normal circumstances, the roof would be the last step for a major restoration project, but the board may consider starting with this item due to already existing water intrusion issues and a worse condition compared to the rest of the building components.

The Board also has the option to perform the restoration in a phased approach with the General Contractor addressing the recommended repairs while following the above-described method. KEG can prioritize and could recommend the balconies be repaired in a phased approach, with other elements like the roof. However, with the varying types and locations of damage observed throughout the building, KEG cannot fully recommend this approach. For this reason, KEG recommends the single project approach as future projects would be more costly with the Contractors having to work around previously repaired elements.

KEG realizes that a full-scale restoration project is not always possible. KEG can, if the Board opts to take the phased approach, continue to perform yearly inspections coordinated through the Board to monitor the level of progression of observed damage. Future recommendations of complete tile removal and repairs could be made after the condition surveys

are completed for any subsequent and necessary restoration work. All restoration work for either a complete one-time approach or a multiple-phase approach would require that the balcony surfaces be stripped and repaired, in order to create the access required for waterproofing work per KEG restoration project specifications.

In regards to the roof system, KEG recommends that a moisture survey be performed by a third-party testing company. The moisture survey will accurately show the areas of the roof that are saturated and the overall percentage of the roof experiencing moisture damage. Based on the results of this testing, a re-roofing and/or repair project can be formulated. Please note that if the testing shows that over 25% of the roof surface area is saturated, the entire roof system will need to be replaced.

5.0 CONDITION SURVEY CONCLUSION

KEG recommends that all the above recommendations for repair be addressed during a single restoration project. A complete project would include stripping, repairing, sealing, and waterproofing all balconies to obtain a five-year warranty. A paint coating system for the building walls could be specified to obtain a 10-year warranty. A KEG recommended minimum approach would include painting the building and stripping, repairing, and waterproofing the balconies with yearly inspection of the remainder to determine future work required. A 10-year product warranty may be available from select product manufacturers if all repairs, waterproofing, sealants, and paints are single-sourced. The complete project would also require the removal and repair of delaminated stucco as needed, reseal all windows and doors using proper material/tools. KEG also recommends a complete roof replacement because it was observed that rainwater intrusion is frequent, and this trapped moisture will continuously cause the rupture of the current system. This recommendation will need to be confirmed via further moisture testing.

The complete project, as indicated above, will prove to be the most cost-effective, timely, and manageable approach. The ability to have a single General Contractor perform one comprehensive repair project will reduce mobilization fees, cost of redoing work and inconvenience to the unit owners. If the necessary repairs are performed in more than one project, mobilization fees will be charged when each restoration project is performed in the future. Many times, work completed in one phase of the project is partially redone in the next phase, thus increasing the overall final repair costs. Overall engineering fees are also reduced when the work is completed in one comprehensive project, including the elimination of a need for subsequent continual yearly inspections.

In summary, the advantages of a single-phased approach are a lower anticipated overall long-term cost due to the efficiency of the contractor only mobilizing one time (and possibly avoiding increased material costs), and less inconvenience to the unit owners and occupants. The disadvantages of the single-phase approach are higher up-front costs and possible longer initial repair time. The advantages of a multiple-phased approach are lower up-front costs and an initial shorter repair time, with disadvantages being higher long-term costs and more inconvenience to the unit owners and occupants during each phase of work.

As a next step, KEG would be pleased to provide the Association with an Additional Services Agreement for the moisture survey of the roof. KEG would also be pleased to provide the Board with a proposal to prepare an Engineers Project Manual for repairs as to either approach they choose. The information and data obtained during the condition survey encompassed into a comprehensive Project Manual allow for the procurement of competitive and qualified contractor and other required professional services bids to implement the repairs and/or restoration processes as necessary and recommended. This process allows for proper competitive bidding by pre-approved and qualified waterproofing and restoration general contractors, thus reducing the overall cost to the Association.

6.0 MILESTONE INSPECTION

Karins Engineering Group, Inc. (KE) agreed to render professional engineering services in connection with a Milestone Phase 1 Inspection at **West Shore Place Condominiums** (hereinafter called the "Project"), located at **19534 Gulf Blvd, Indian Shores, Fl 33785,** for **West Shore Place Condominiums** (hereinafter called the "Client"), on January 03, 2023. Per the signed contract by the Client dated January 03, 2023, KE completed a limited condition observation and evaluation of the current condition and construction in February of 2023, as it relates to the building envelope and related structural components that are readily accessible.

Our observations are intended to identify significant deficiencies, problems, or ongoing maintenance concerns that are visible at the time of our observations. This review is intended to ascertain the general condition of these components and to make recommendations for appropriate repair and protection. This included an inspection from the exterior ground as well as walkways and balconies.

The structural inspection is for the sole purpose of identifying structural deficiencies of the building or structure that poses an immediate threat to the life, safety, and welfare of the public. Particularly, where a potential failure of a critical component is imminent. This structural inspection was to determine the current structural condition of the building to the reasonable extent possible that any part, material, or assembly of a building which affects the safety of such building or structure and/or which supports any dead of designed live load may be affected by internal or external elements, components, or forces.

Neither our observations nor this report is intended to address hidden defects, such as mechanical, electrical, architectural, code compliance, or other areas of the building not specifically mentioned herein. Our investigation was not intended to be exhaustive or to detect deficiencies except as specifically mentioned herein. Due to the limited scope of this investigation, we cannot attest to the structure's compliance with applicable building codes and/or accepted construction techniques, except as noted herein. KE did not attempt to verify the adequacy of the original design or supplant the responsibility of the Engineer of Record.

EXECUTIVE SUMMARY:

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

GENERAL INFORMATION:

KE visited the site on February 06, 2023, and February 13, 2022. During our visit, KE observed the following with a Board member providing escort:

- Grounds / Common Areas
  - Parking garages
  - Pool area
  - Sidewalks
  - Landscaping
  - Entrance hallway

- Walkways and Stairwells
- General overview of the Exterior
- Roof
- Units 101, 102, 201, 202, 301, 302, 401, 402, 501, and 502 were entered (all units).
    - Unit Doors, Sliding Glass Doors, Windows, Sills, and Shutters

Karins site visit was visual only. No destructive testing was undertaken during the tenure of our site visit. Only the Units listed above were entered. At no time did KE move or alter any member or component to access items not visible whether structural or non-structural (drywall over a structural wall was not inspected beyond a visual overview). Karins did not observe the following:

- Foundations or groundwork
- Structural members that are covered with finishes
- Major electrical components beyond corrosion
- Major mechanical components beyond obvious deterioration
- Major plumbing components beyond obvious and present leaks
- Doors and windows beyond visual inspection of sealants and frames
- Inspection of exterior finishes beyond reasonable observation

Copies of the Original Building Plans were provided to KEG. While they appears to be the entire set, there may be sheets that were not transmitted to KEG. Addition limited historic contract were also provided to KEG for review. They are listed below.

REFERENCES AND CONTACTS:

KE had access to the following documents and discussed the making of this report with the following contacts:

1) Documents
    - Original Structural, Architectural, Civil/Site, Electrical, Mechanical, and Plumbing Drawings
    - Porter Paints Specification dated June 8, 2013
    - Island Painting – Repainting contract signed and dated July 19, 2013
    - Island Painting – Repainting contract unsigned and dated December 18, 2017
    - Island Painting – Sealant and stucco contract unsigned and dated October 30, 2019
    - Oasis Resurfacing – Pool resurfacing contract unsigned and dated November 01, 2017
    - Stormfitters – Window replacement project signed and dated December 16, 201)

2) Contacts
    - Kent Magill – Board Vice President

Figure 1: Front view of the property

LEGAL NOTE:

The newly passed bill, CS/HB 5D creates a statewide building Milestone Inspection requirement for condominiums and cooperative buildings that are three (3) stories or higher in height and thirty (30) years after initial occupancy. For buildings located within three (3) miles of the coast, the requirement is twenty-five (25) years after initial occupancy.

West Shore Place Condominium's building is 6 stories tall and was built circa 2000. Any additional buildings on the property not specifically mentioned here are less than 3 stories tall and are not required to be part of this report.

West Shore Place Condominium does not appear to have substantial structural deterioration. This report meets the requirements of a Phase 1 inspection. An inspection every 10 years after this initial Phase 1 inspection will be required by West Shore Place Condominium.

West Shore Place Condominium does not require an additional more intensive Phase 2 inspection.

KE is to provide this Phase 1 Milestone Inspection report to the local building official for the City of Indian Shores and the West Shore Place Condominium is to make this report part of the association's official records. Additionally, the West Shore Place Condominium is required to make this report available to all unit owners, as well as any potential purchaser of a unit.

Further to this inspection report, West Shore Place Condominium is to conduct a Structural Integrity Reserve Study every 10 years.

OPINIONS AND RECOMMENDATIONS:

Based upon our visual observations of the above-listed systems at the West Shore Place Building, Karins has provided a list of opined recommendations below. These recommendations are further prioritized from important and urgent to non-important and not-urgent categories for the prudent implementation and scheduling by West Shore Place Condominium. An Eisenhower Matrix was used.

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

It is our professional opinion that the following course of action should be taken to protect the building in the future:

Important and Urgent

1. Water intrusion from the roof is causing heavy efflorescence on the ceiling at the west stair tower.

Important Not Urgent

1. Repair stucco delamination and cracks at the transition between stucco and flashing at the base of the elevator penthouse.
2. Repair spalls at the ceiling of some of the small balconies
3. Roof has a heavy loss of granules, and a white coating was applied suggesting that this element has surpassed its useful life span.
4. Pool plaza has several cracks at the transition between slab and masonry and on the slab surface. Delamination and/or hollow concrete areas were also noticed on the slab surface.
5. Stucco on the exterior walls presents delamination and cracks.
6. Stucco has some exposed and non-exposed metallic elements that present corrosion staining the surface in some areas on the back of the building.
7. Exterior densglass to densglass and/or to masonry transition present cracks.

Urgent Not Important

1. The exposed section of the discharge pipe coming from the fire protection system presents corrosion in the garage 501.
2. All four decorative lamps at the pool area present corrosion at the exposed elements and at the section attached to the concrete slab.

Not Important Not Urgent

1. N/A

SUMMARY:

The structural inspection is for the sole purpose of identifying structural deficiencies of the building or structure that poses an immediate threat to the life, safety, and welfare of the public. Particularly, where a potential failure of a critical component is imminent. This structural inspection was for the purpose of determining the current structural condition of the building to the

reasonable extent possible that any part, material, or assembly of a building which affects the safety of such building or structure and/or which supports any dead of designed live load may be affected by internal or external elements, components, or forces.

Deficiencies that require immediate attention:

- None noted.

CONCLUSION:

Our opinion is that the existing conditions at West Shore Place Building are good, and any items noted are due to the age of the building and not a lack of maintenance.

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

We believe that the most prudent action to be taken would be to continue the aggressive maintenance schedule in place while planning to implement our previously listed recommendations based on importance, urgency, and incidence. This would allow time for the association to appropriately exhaust insurance claims if any, and reserve capital to satisfy our recommendations. Special Assessments may be required to comprehensively institute our recommendations. Our office would be more than happy to review these avenues and provide West Shore Place Condominiums with appropriate services.

Due to the limited scope of this investigation, we cannot attest to the structure's full compliance with building codes or accepted construction techniques. Our statements regarding the structural integrity of the building and components at West Shore Place Condominiums are in reference to the original construction and installation.

This report is prepared for the sole benefit of the Client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering.

We trust this information is helpful. Should questions arise, please do not hesitate to contact us at your earliest convenience.

Sincerely,
Karins Engineering

JOSHUA P MANNIX LICENSE No 76974 STATE OF FLORIDA PROFESSIONAL ENGINEER
04-12-23

Joshua P. Mannix, PE
Tampa Branch Manager
FL Reg. # 76974

Attachments: Representative Photos

REPRESENTATIVE PHOTOS

Photo #1 – Overview of front elevation

Photo #2 – Stucco delamination and crack at the transition with the flashing at bottom of walls at the west stair tower and elevator penthouse

Photo #3 - Rusted fastener at the elevator penthouse louver.

Photo #4 – Stucco crack at the transition of walls.

Photo #5 – Roof and penetrations typical condition

Photo #6 – Roof and penetrations typical condition.

Photo #7 – Roof coated and previously patched

Photo #8 – Rusted fastener at solar opening

Photo #9 – Raised drain

Photo #10 – Roof matt transition cracked.

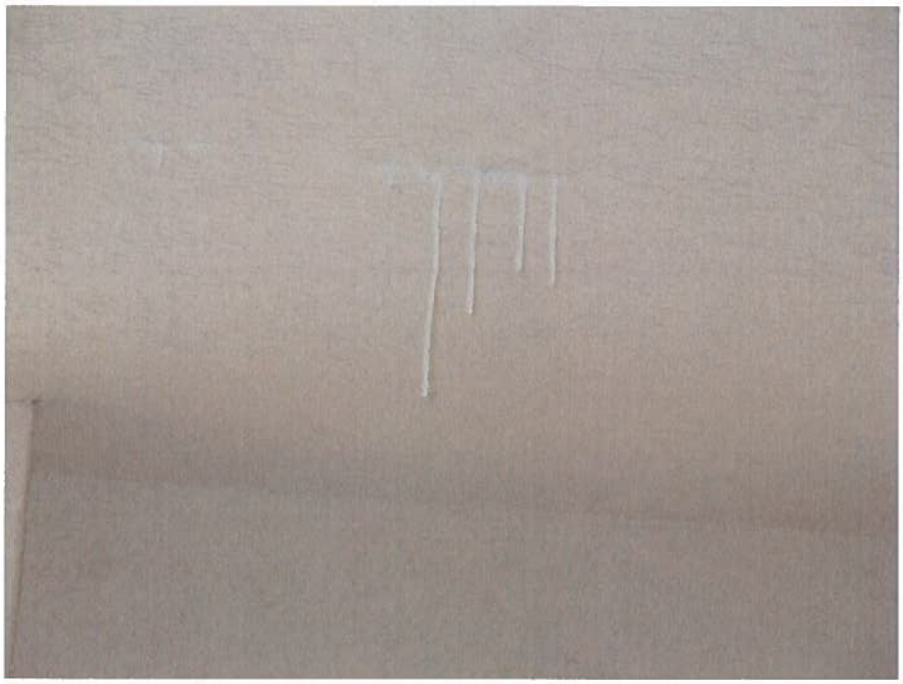

Photo #11 – Efflorescence at west stair tower

Photo #12 – Landing painted over built-up efflorescence residue

Photo #13 – Stair towers generally in good consition

Photo #14 – Brackets holding glass wall in good condition

Photo #15 – Rusted base of steel wall

Photo #16 – Galvanized pipe (fire protection system) rusting at the exterior wall

Photo #17 – Galvanized pipe rusting at the exterior wall

Photo #18 – Sealant failed at expantion joint

Photo #19 – Stucco failed at transition with slab

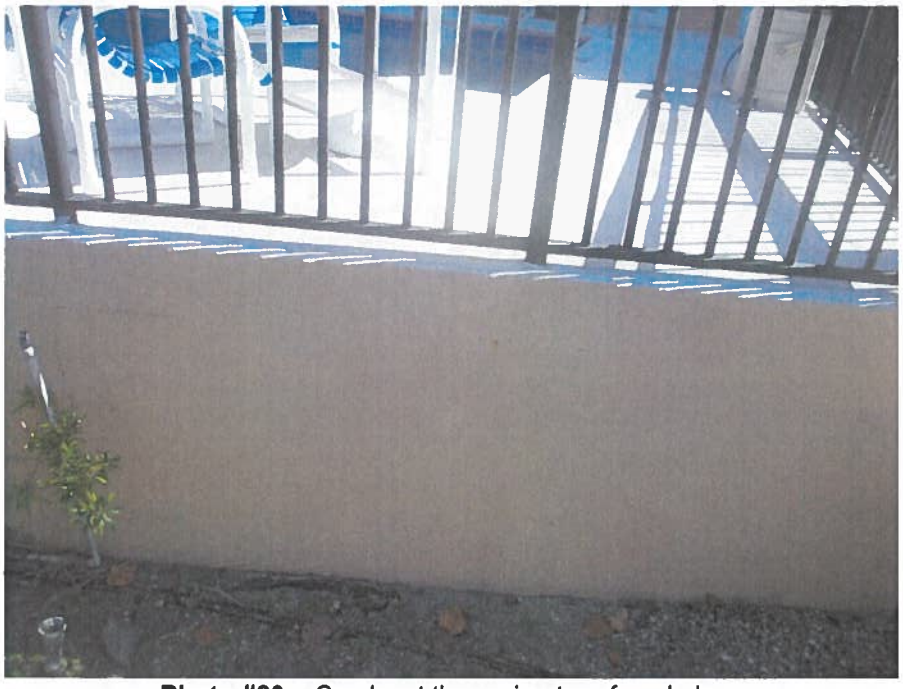

Photo #20 – Cracks at the perimeter of pool plaza

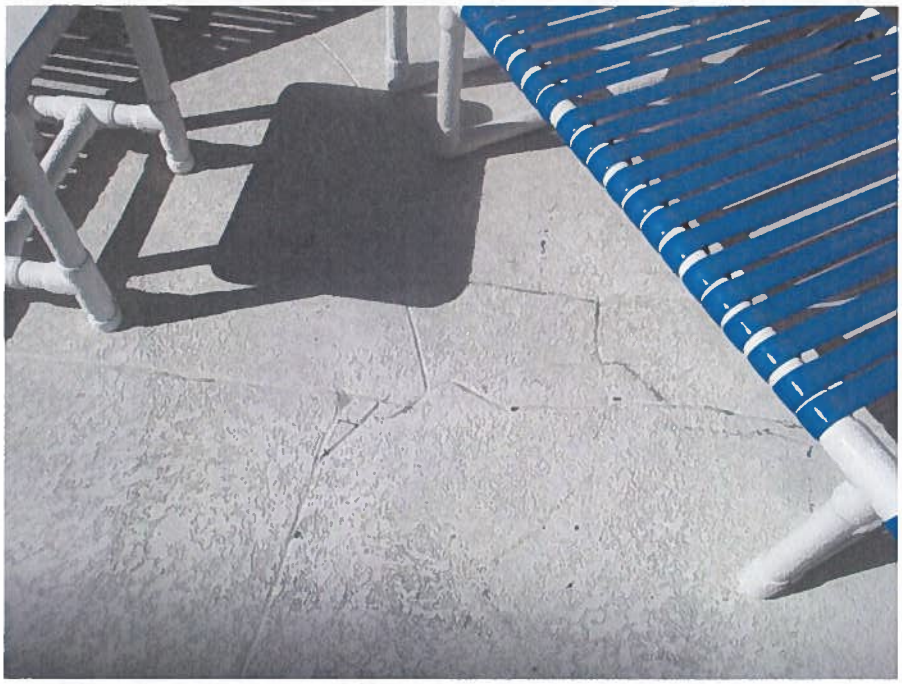

Photo #21 – Cracks and spalls at the pool plaza slab

Photo #22 – Decorative lamps at pool plaza rusted. That includes the sections into the concrete slab

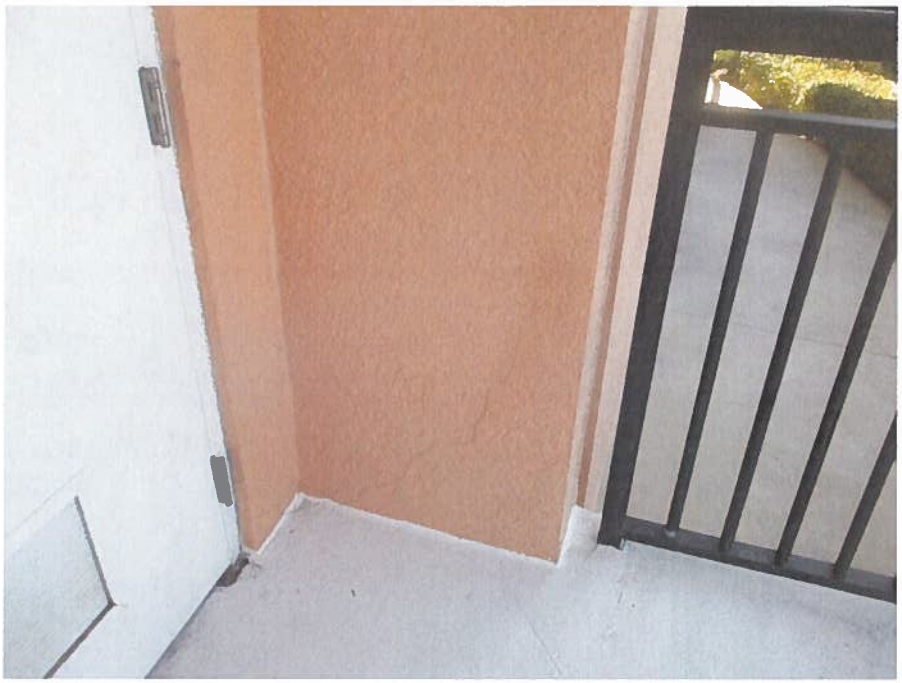

Photo #23 – Cracks at stucco and at wall to slab transition

Photo #24 – Rusted fasteners

Photo #25 – Failed sealant

Photo #26 – Shallow reinforcement under stucco

Photo #27 – Cracks at the transition of different materials

Photo #28 – Rusted electric panel

Photo #29 – Failled sealant at transitions

Photo #30 – Gap between scupper and tile

Photo #31 – Delaminating stucco at the balcony

Photo #32 – Pounding water on the small balcony

Photo #33 – Railing with some paint peeling

Photo #34 – Hollow post pocket

Photo #35 – Some paint peeling at gate

Photo #36 – Typical good sealant around windows

Photo #37 – Edge spall at the small balcony

Photo #38 – Edge spall at the small balcony

Photo #39 – Electric with corrosion

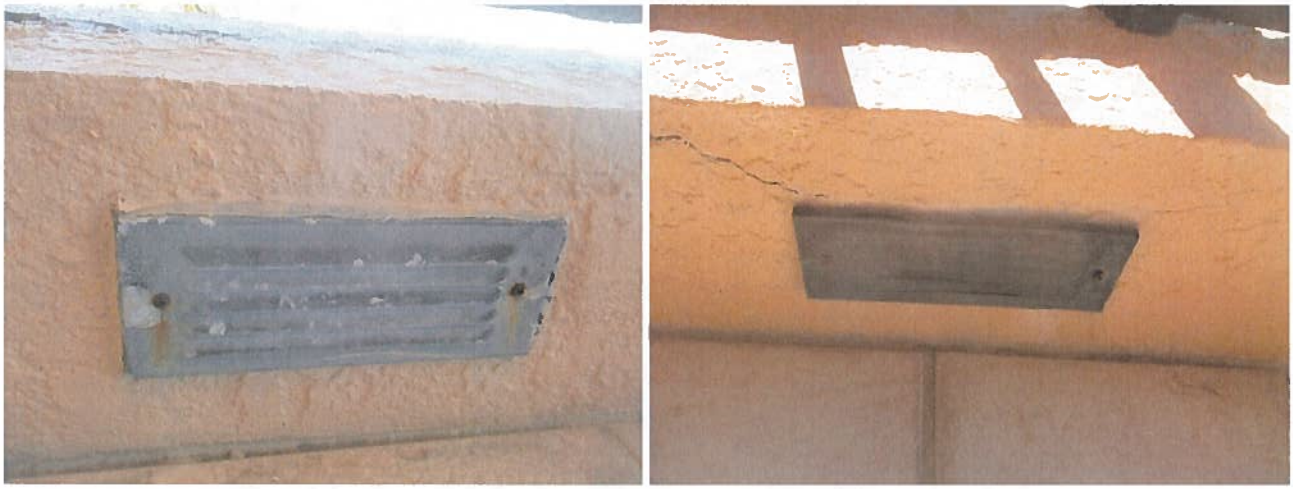

Photo #40: Balcony lights with failed sealant and rusted screws

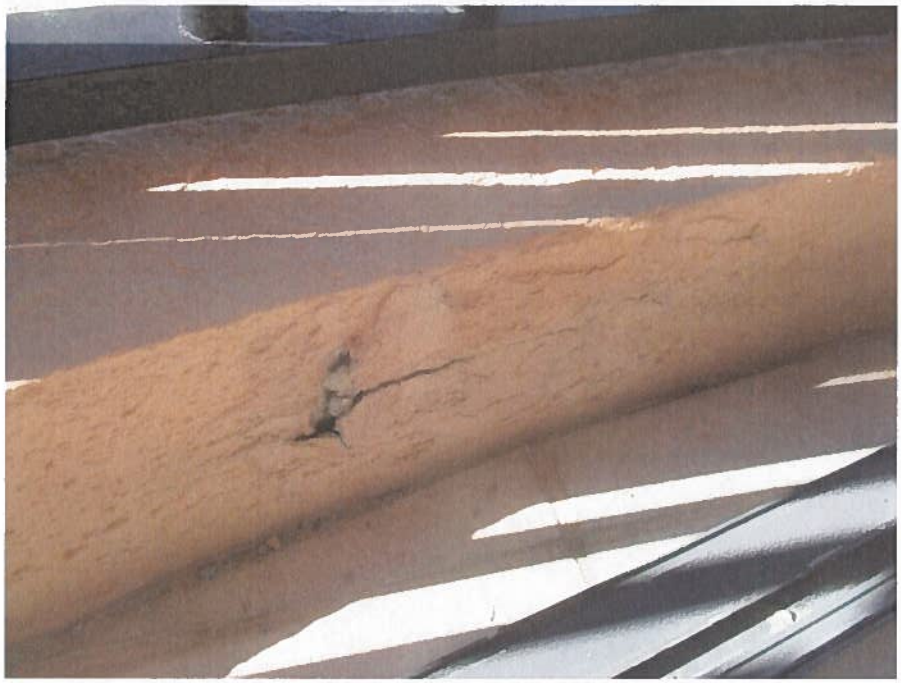

Photo #41 – Damaged stucco at balcony curb

Photo #42 – Typical cracked tile under small balcony sliding glass door

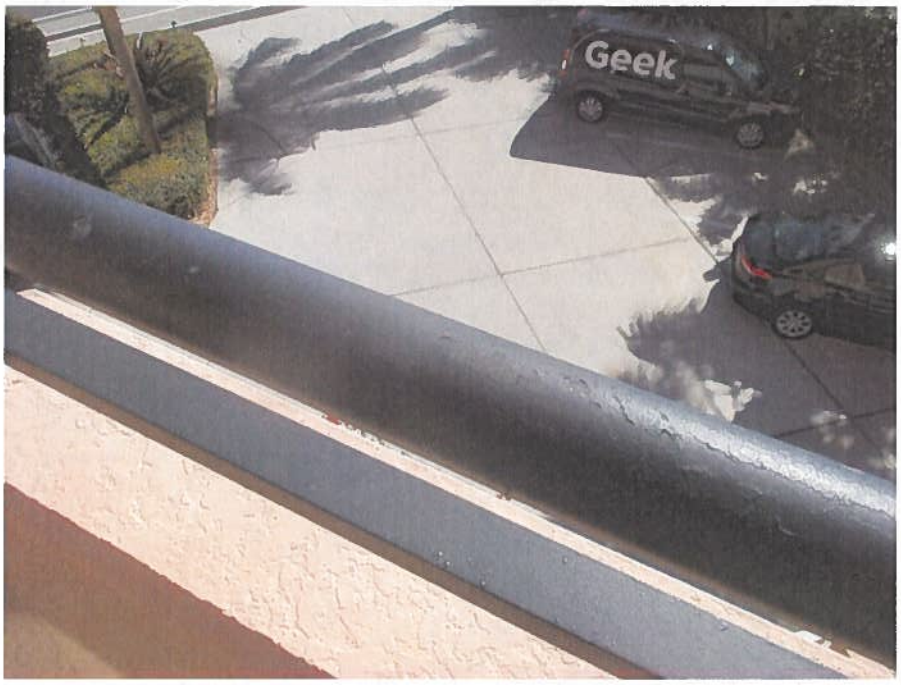

Photo #43 – Railing typical condition

Photo #44 – Replaced SGD w/ bad stucco patch and failed selant

Photo #45 – Rusted screws attaching balcony storm shutter

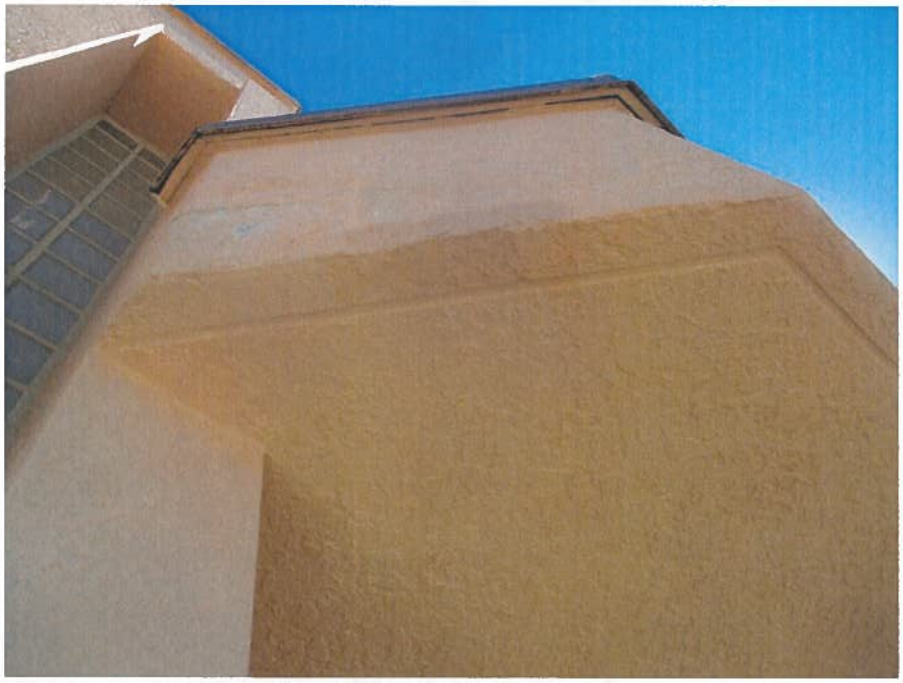

Photo #46 – Eflorescence at parapet above unit #501