KEYSTONE ENGINEERING & CONSULTING, INC.

Sunset Harbor Condominium

3873 South Banana River Boulevard
Cocoa Beach, Florida 32931

Walkways and Exterior Condition Survey Report

Prepared By
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September 16, 2022

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KEYSTONE
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Sunset Harbor Condominium
Condition Survey Report

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September 16, 2022

Sunset Harbor Condominium Corp.
3873 South Banana River Boulevard
Cocoa Beach, Florida 32931

Re: Condition Survey Report –Walkways, Exterior Building Elements

EXECUTIVE SUMMARY

Keystone Engineering and Consulting, Inc. (Keystone) was contracted to provide an engineering inspection of the balconies, walkways, stairs and other exterior building elements at the Sunset Harbor Condominium. The inspection took place on November 10, 2021. It was performed by a professional engineer and trained assistants. Sunset Harbor consists of one, five-story, conventionally-reinforced, barrier island building constructed in 1985-1986.

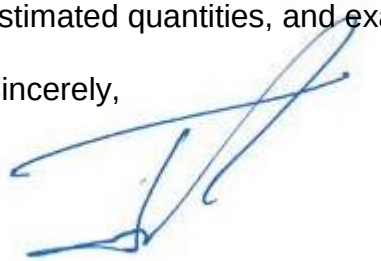
The inspection revealed a moderate amount of concrete spalling on the balconies and walkways. The concrete spalling is due to reinforcing steel corrosion induced by water and chloride (salt) intrusion. The damage was found throughout the inspected elements.

The structural repairs needed are straightforward and should be completed by qualified, experienced local restoration general contractors under the supervision of an experienced engineering firm, such as Keystone. The repairs, to provide proper structural performance and longevity, should be completed following the International Concrete Repair Institute (ICRI) and Post Tensioning Institute (PTI) standards.

For the purpose of this report, Keystone generated conceptual budgets for considering a comprehensive restoration and rehabilitation project. The budget considers two reasonable options for the floor coatings and railings/screens for discussion and decision making.

The following report provides additional details, as well as the described budgets, estimated quantities, and example photos.

Sincerely,



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CONSULTING, INC.

September 16, 2022

Sunset Harbor Condominium Corp.
3873 South Banana River Boulevard
Cocoa Beach, Florida 32931

Re: Condition Survey Report –Walkways, Stair Landings and Stairs

Dear Board and Association Members:

Keystone Engineering and Consulting, Inc. (Keystone) was contracted to perform an inspection of the exterior building elements at the Sunset Harbor Condominium in Cocoa Beach, Florida. The inspection was completed on November 10, 2021. Within this report, you will find a description of our inspection process, our findings, and recommendations, as well as budget estimates and options for the completion of a restoration project. Once this document is reviewed, Keystone can meet with the Association, provide more depth of information, and facilitate a dialogue of the specific project issues and options.

Facility Description

Located on the Banana River, Sunset Harbor consists of one, five-story conventionally-reinforced, barrier island building constructed in 1985-1986. Access to the units is by elevator or by stairwells.

The poured in place concrete horizontal slabs are supported by structural load bearing columns and pilings. The exterior walls are a masonry construction with a painted stucco finish. The balcony and walkway floors have a coating finish. The walkway railings are surface mounted.

The balconies face west and have a screen enclosure railing system. The balconies have a variety of shutter systems. Many, possibly all of the screens/shutters are not shimmed to drain. Many of the sliding glass doors are aged with corroded fasteners and associated concrete spalling.

Project History

Other contractors have completed repair projects at Sunset Harbor over the years. No information was available to review. The quality of repairs are unknown, but suspected to be below industry standards.

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Investigation Methodology

The inspection process was completed on a visual, acoustical, and hands-on basis by the undersigned Florida Registered Professional Engineer #50068 and trained assistants. Generally, the inspection of a coastal condominium focuses on the existing and potential for future concrete damage that occurs due to chloride-induced reinforcing steel corrosion. This electrochemical phenomenon is normally the driving force in coastal building maintenance and repair efforts. As a result of the actual and potential concrete damage, affected building components such as floor finishes, safety railings, glass doors, windows and storm shutters are also evaluated as applicable.

The inspection process was completed in a non-destructive manner by the project engineer. The concrete damage evaluation was achieved by visual inspection, chain-drag, and hammer sounding. These devices, when utilized by personnel with appropriate experience, prove to be a cost-effective means of evaluating corrosion induced concrete damage and the overall condition of the structure. The inspection process described and completed are acceptable means in accordance with the International Concrete Repair Institute (ICRI) and the American Concrete Institute (ACI). The concrete evaluation performed is generally in accordance with:

ACI 201.1R-92 Guide for Making a Condition Survey of Concrete in Service

ACI 364.1R-07 Guide for Evaluation of Concrete Structures Before Rehabilitation

The results of the inspection and evaluation will generate an anticipated and recommended scope of work. It must be considered and understood that many work items identified are interrelated and therefore not easily or cost-effectively addressed separately. For example, in order to repair and/or protect the balcony concrete slab edges or floors near the sliding glass doors, the screens/railings, sliding glass doors, and/or floor finishes will be affected and therefore must be considered as part of the repair process.

It should also be well understood that portions of the work anticipated are estimated quantities, while other items are fixed quantities. In general, all of the concrete and post tension cable repair work is an estimated quantity due to the number of variables involved and the high likelihood for hidden damage. Therefore, the concrete work is typically bid on a unit cost basis since we can establish the necessary concrete repair task items accurately but cannot estimate the exact quantities. Unit cost basis provides the fairest basis for both owner and contractor, as the contractor is paid only for the number of each units completed at the unit rate bid, whether the quantities are higher or lower than the engineer’s estimate. The remainder of the bid items will generally be at fixed cost, as they are directly measurable quantities and known scope of work. Railing work, waterproofing/coating of walls and floors, window replacement and

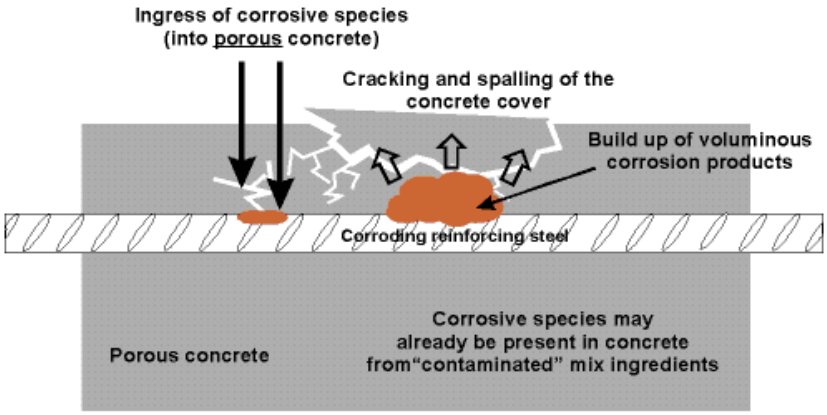
door replacement are examples of fixed items as both the task and quantities can be generally established accurately in advance.

It should also be clear that the estimates provided are for budgetary purposes only. Actual bids will need to be solicited for cost purposes. Also, there is a high likelihood for additional damage and hidden conditions to be found during the work that will increase the units of work and the project budget. Proper contingency estimates need to be considered and factored into the project budget estimate.

Concrete Damage General Discussion

Sunset Harbor is currently experiencing a moderate amount of corrosion induced concrete spalling damage on the walkways. Generally, this damage is in line with what we would expect on buildings of this age (36 years), history, location and construction type. The concrete damage, caused by chloride induced reinforcing steel corrosion, could be attributable to some variables from original construction, such as the quality of the concrete and the depth of concrete cover over the reinforcing steel. There are also conditions that exist that are known to lead to and exacerbate spalling as the building ages. All of these conditions can be improved to various degrees depending on the budget parameters. They include the screen enclosures, shutters, sliding glass doors and floor coatings.

Concrete spalling is due to the long-term exposure to the coastal salt air, whereby chlorides will migrate through the concrete and reach the reinforcing steel. Once the chlorides accumulate at the steel level within the slab, the corrosion process will accelerate in an exponential fashion, resulting in expanding steel reinforcement due to corrosion activity, internal delamination of the reinforced concrete, cracking and spalling of the surrounding concrete. Left unabated, this process will lead to increasingly costly building repair projects.



One of the most significant factors in the time and magnitude of reinforcing steel corrosion induced concrete damage is the ease of access for the chlorides to enter the concrete. Properly sealing and waterproofing the building, including all

openings, penetrations, achieving positive drainage, and using properly installed stainless-steel anchors, will greatly minimize chloride intrusion and corrosion. As part of a restoration project for an aged building, both existing and future chloride contamination must be considered and reduced. Initial concrete spalling typically becomes noticeable as the building approaches 15-20 years of age, grows exponentially, and then cyclically thereafter depending on the level and quality of repairs and protective measures.

Quality, long lasting repairs are crucial in controlling future maintenance costs. Additionally, the control of the corrosion rate is the primary factor in reducing the rate and magnitude of future repair projects and costs. Proper structural concrete repairs should not become cyclic type repairs and should last for 20 to 30 years or longer depending upon the level of protection from the elements employed afterward. Original cyclic structural repairs to areas of the structure outside of past repairs can be controlled through corrosion mitigation. There are several corrosion mitigation strategies available, each with varying costs, performances, and life expectancies.

Taking steps to reduce the cyclic nature of corrosion induced structural concrete damage has proven to be a good investment of maintenance dollars. Eliminating the redundancy of repairs to the same area can be achieved by ensuring proper industry standard structural repairs are accomplished during the restoration project. Protecting the newly repaired areas and slowing/mitigating the corrosion in the surrounding areas will greatly reduce future maintenance costs, increase the time between repair cycles and lessen the magnitude of each repair cycle.

From a cost perspective, the structural concrete repairs alone are significant. However, additional costs need to be considered, and strategically avoided as best possible, including the many collateral building components and aspects of a restoration project. The engineering costs, access to the building via scaffolding/staging, building permits, storage, equipment, and manpower mobilization all add to the actual costs of accomplishing concrete repairs. Additionally, floor finishes, railings, screens, glass doors and shutters can be impacted during a restoration project, including the removal, reinstallation and/or replacement of these elements. The removal of these items to complete concrete repairs may require the owner to upgrade to newer models that are compliant with current building codes.

In severe cases of concrete damage occurring under and due to the door/window assemblies, they may need to be removed and a temporary barricade installed to accomplish the structural repairs. This type of repair can also affect the interior flooring and finishes of the unit. Lastly, a concrete restoration project causes a disruption to the quality of living at the facility, loss of use and rental income. Noise, vibration, dust and limited balcony access and view can all be expected.

Because of these direct structural issues, collateral and lifestyle issues and substantial costs, a restoration project should be given due consideration to implement the most cost-effective use of skilled labor, proper materials, and methods along with technology to extend the time between repair projects and reduce the magnitude of the corrosion induced damage in the future. Poorly executed restoration projects, with improper repairs and inadequate consideration for future protection will inevitably cost the Association significantly more in terms of dollars, inconvenience, and time.

General Industry Methodology

There are several basic aspects to concrete spalling and restoration that must be understood and accepted to allow for the findings and recommendations to be discussed productively. The following represents some basic industry positions that dictate the consultants thought process:

Spalling-Concrete spalling is delamination of the concrete from the expansive effects of reinforcing steel corrosion. Spalling occurs when chlorides migrate to the reinforcing steel, which changes the chemistry of the concrete and creates a corrosive environment. Spalling can be detected visually and/or acoustically and requires an experienced eye to distinguish between spalling and non-spalling and to extrapolate findings into estimated quantities.

Contractor Selection-Concrete restoration is a small, specialized, yet mature industry. While the work must be performed by a licensed general contractor under the supervision of an experienced professional engineer, not all general contractors are experienced in concrete restoration of an existing occupied building. There is a relatively short, but high-quality list of local qualified restoration contractors. Restoration contractors generally perform best in their local region.

Repair Methods-Concrete restoration methods and materials are well established over the last 30 years, and the procedures and repairs followed in the industry follow the International Concrete Repair Institute (ICRI) standards and have proven to be both reliable and durable. There are no magic, short cut or permanent solutions. Concrete restoration/experience is learned “on the job”. By utilizing experienced restoration contractors, you will avoid having an unexperienced team “practice” on your building. These are structural repairs that left unchecked, can eventually affect the building viability and habitability.

Cyclic Nature-Spalling will be cyclic on an older building (more than 15-20 years old) and should be planned for accordingly. Repaired areas should be semi-permanent repairs (repairs will have an extended life if recommended protective measures are implemented and maintained), as the chlorides have been removed in that area, and future spalling will occur in other areas where chlorides

remain. A recommended repair cycle is 7 to 10 years to coordinate with painting cycles. A cycle of this period will keep spalling damage manageable.

Corrosion is Exponential-Once initiated on a building, spalling will worsen exponentially with time, with an acceleration after a 10-year cycle. Taking care of spalling on a 7 to 10-year cycle, coordinated with painting, and using maintenance friendly floor finishes, has proven to be a cost-effective time frame and procedure. Allowing the spalling to continue beyond the 7 to 10-year time frame will result in accelerated damage and increased project costs.

Project Timing-Project timing will be dictated by the decision-making process and contractor availability. However, the lowest cost project is one that is done today, as a single-phase project. Unnecessarily delaying a project or doing it in multiple phases will increase the project costs due to increased corrosion damage and rate, inflation of costs, and mobilization costs. Financing is available to allow for payments over time, while getting the work done in a single, lower cost, lower impact project.

Balcony Floor Finishes-Exposed balcony (and walkway/stair) floor finishes should be a protective coating system that is aesthetically pleasing and easy to repair and renew during future repair cycles. **Coating over older, failing coating systems is generally not successful or recommended. Stripping the older coatings to the concrete surface and applying a new system is both effective and able to be warranted.**

Railing Systems-Cored in place railing systems are known to accelerate and exacerbate concrete spalling, particularly at the slab edges and locations of the post tension anchor heads. Cored railings feed salt-water into the slab on a nearly continuous basis. Properly installed “surface mounted” railings can eliminate the water intrusion at the rail post and greatly reduce the concrete damage.

Improper railing coatings along the coast can be problematic. Powder coating systems following AAMA 2604 are known to experience filiform corrosion which causes peeling of the coating finish. This necessitates the continuous repainting of the railing system. AAMA 2605 (PVDF or generally known as Kynar) utilizes a preferred chromium pretreatment process to provide excellent adhesion and weathering in a coastal exposure and greatly minimize filiform corrosion and peeling of the finish.

Screen enclosures need to be properly installed with sealed stainless steel fasteners and drainage shims.

Sliding Glass Doors and Windows-The choice of sliding glass doors and windows for a coastal application must be given proper consideration. “Coastal Quality” products are recommended and should consider corrosion resistance,

coating finish performance, superior water resistance, the use of all stainless-steel hardware, concealed/sealed stainless-steel fasteners, energy efficiency and proper tint. Many of these are not achieved with a “minimum” code compliant door. Lastly, proper installation is a must, for any door quality level.

Having new glass doors or panels installed over existing spalled concrete is becoming a common issue. Most door installers are either not going to recognize these issues, or purposely overlook them in order to not delay the installation. Buildings that have a concrete spalling history should have an inspection performed by an experienced individual before new glass is installed, either at the opening or perimeter of the balcony**. It is preferred to incorporate needed or desired sliding glass door replacements as part of the restoration project and under the umbrella of the chosen restoration contractor**.

Many times, concrete spalling occurs under a sliding glass door due to long term, chronic water intrusion at the door track. This spalling can encroach on the interior space and affect interior finishes during the repairs. **Sliding Glass Doors are typically owned by the individual unit owner and not the Association, which can complicate the project activities. Cooperation is needed between the unit owners and the Association to handle necessary sliding glass door removal and reinstallation/replacement as necessary to complete the project scope of work.** For sliding glass doors, subcontractors are generally NOT viable as the sliding glass door work is generally completed during the restoration work, making it difficult to interject a 3rd party subcontractor. Having the restoration contractor handle the sliding glass door installation also provides for installation inspections by the engineering team during the project.

Drainage- Shutter systems, screen enclosures, floor finishes and sliding glass door installations should all be designed such that water readily drains off the balcony.

Shutters-When installing shutters, the area of installation should be inspected in advance to ensure no concrete repairs are needed that would necessitate the future removal and reinstallation of the shutter. The shutter should be installed to the proper building code and with stainless steel fasteners and appropriate drainage shims. **Shutters are typically owned by the individual unit owner and not the Association, which can complicate the project activities. Cooperation is needed between the unit owners and the Association to handle necessary shutter removal and reinstallation/replacement as necessary to complete the project scope of work using a qualified shutter subcontractor.** For shutters, subcontractors are viable as the shutter work can be completed before and after the restoration work.

Water Intrusion-If water can get in, the salt can get in, which leads to concrete spalling. Sliding glass doors, floor finishes, railings, shutters, fasteners-should all be designed and installed such that water intrusion is minimized.

Project Considerations-Project considerations are primarily safety, asset preservation and aesthetics. It is up to the Association to decide on what level of asset preservation and aesthetics they wish to employ. The engineer can only make recommendations and explain consequences of the decisions. Safety is the only area where the engineer has to insist on a solution. **The Association can decide to adopt all, some, or none of the engineer's recommendations.**

Comprehensive Solution-A long-term comprehensive solution provided is the most effective at minimizing future restoration cycles and providing the most aesthetic result. It is the lowest cost over time, and considers proactive protective measures and maintainable coating finishes, and overall protection of the structure from the elements. **This is the highest reasonable level of consideration.**

Decision-Making-Not everyone wants the same level of building maintenance, aesthetic considerations or maintenance budget funding. Everyone will have their individual opinion of what is appropriate or acceptable. That is one of the challenges of providing consultation to a condominium, as we cannot provide any solution that will please all parties. Each of you has the discretion to agree or disagree with our recommendations.

Florida State Statute 5B 4-D-Keystone intends for this report to satisfy a Phase II level structural inspection as exists under the current format of the statute. Keystone can also assist separately for the required roof, paint and windows inspection. Additional inspections for fire prevention, electrical and plumbing would be by others.

Major Project Considerations for Sunset Harbor

Balconies-Concrete Spalling -The balconies are experiencing a minor to moderate level of concrete spalling. The concrete spalling is predominantly at the slab edges and near the sliding glass doors. The balcony if Unit 309 has a high level of spalling throughout.

To minimize future concrete spalling, its frequency and magnitude a comprehensive project is recommended, including correcting, and improving the railings/screened enclosure, floor finishes and sliding glass doors as part of the restoration project.

Hidden conditions often exist behind shutters and under "patches" done by others.

To minimize future concrete spalling, its frequency and magnitude a comprehensive project is recommended, including correcting, and improving the shutter, screen enclosure, railing and floor finish issues as part of the balcony restoration project. This scope will require the removal of all screen enclosures, railings, floor finishes and most balcony shutters. In some cases, the concrete damage may extend under the sliding glass doors.

Balcony Floor Finishes – The balcony floor finish is the first line of defense against the corrosive elements of the salt air. Balconies had a fair to good coating, but had cracking and were different systems, colors and patterns. The recommended balcony finish is a high performance acrylic high build, single color, textured (knockdown) finish, with a faux grout line finish pattern. This system provides very good protection to the balcony or walkway slab surface, while considering the ease of future structural repairs and the ability to repair the coating texture and recoat the surface with relative ease, and without the need to fully strip the floors for several future repair cycles. It is also likely an aesthetic improvement for most, or at least equal to any current balcony finish.

Budget options are provided to repair and maintain the existing coating system or to strip to bare concrete and fully replace (recommended and preferred).

Balcony Screen Enclosures-The balcony screen enclosures exist on the perimeter of the majority of the balconies. In some cases, the screen frame base track is mounted directly to the balcony slab at the perimeter without drainage shims and is inhibiting drainage off the balcony. This lack of drainage is causing progressive concrete damage at the slab edge, stucco delamination and paint failure. The screen frames also have corroding fasteners and other deteriorating components. This is also accelerating the deterioration of the screen frames and fasteners, most of which are not stainless-steel.

The removal of the screens will allow the needed concrete repairs to be completed and the protective-decorative floor coating to be applied to the full balcony surface. Once the repairs are completed and the floor coating installed and walls painted, new screen enclosures can be installed. This would include proper Kynar coated aluminum framing, screening, drainage shims at the perimeter base track to accommodate continuous drainage, and the use of stainless-steel fasteners set in predrilled holes filled with urethane sealant.

Budgets are provided to maintain the existing screen/railing system, removing only as needed or to fully replace them (preferred and recommended option).

Note: The Association could consider switching from screen enclosures to an open railing system. This would reduce both current project and future maintenance costs.

Railing System-The existing railing system is built in to the screen enclosures. The Association could consider switching from screen enclosures to an open railing system. A full new railing system, surface mounted with the AAMA 2605 PVDF (Kynar) finish should be installed. Surface mounted railings provide future ease of repairs as they are easily removed and reinstalled. The railing option would be a cost saving over the screened enclosure.

Shutters-The current shutter installations have two fundamental and predominant issues; one is they lack proper drainage shims and are blocking water from existing the balcony. This is causing staining of the floor finish due to dirt build up, deterioration of the floor coatings, which are not designed to tolerate standing water, and ultimately, structural damage to the slab concrete edge o due to salt-water infiltration at the slab edges. The other issue is the numerous corroded fasteners used for the shutters, including abandoned fasteners. The corroding fasteners weaken the installation and also are staining the buildings finishes. There are numerous abandoned corroding shutter fasteners and many of the current corroding shutter fasteners will break during removal and require extraction. The shutters are also likely hiding concrete spalling from visual or acoustical detection.

The project recommends that all balcony shutters attached to the balcony slab floor or at the balcony edge floor or ceiling, be fully removed for the project. Once all concrete repairs are completed, and floor coatings installed, the shutters can be reinstalled, or replaced, by a qualified shutter company. It is preferable to utilize a shutter contractor for this work contracted directly with the Association or unit owner, and not the restoration contractor. Since the shutter work removal can occur in phases, before the restoration work begins, and the shutter reinstallation/replacement can also occur in phases, once the restoration contractor has completed all work, a subcontractor is both feasible and preferred. One factor is the scarcity of resources, including labor, and handling the shutters it too taxing on the restoration contractors' resources as a non-core activity.

One aspect of the shutter to consider is its existing condition and the changes to the building codes since it was originally installed. It should first be determined by the shutter vendor whether a shutter can be simply removed and reinstalled, needs refurbishment to be reinstalled or must be replaced due to deterioration or building code changes. All reinstalled/replaced shutters need to include proper drainage shims, and stainless-steel fasteners set in predrilled holes filled with sealant.

Sliding Glass Doors-Many of the sliding glass doors appear to be older. Many have corroded fasteners, which can allow saltwater intrusion. There is concrete spalling on the balconies that can be attributed to saltwater intrusion at the sliding glass doors. Some of the doors will have to be removed to complete the recommended structural repairs. If it is an original door, and/or a door in poor condition, replacement with a new code compliant model will be needed. All older doors are candidates for recommended replacement.

Sliding glass doors are an individual owner item. However, it is recommended to consider replacing any aged or original sliding glass door as part of the restoration project. Properly specified and installed, new sliding glass doors, appropriate for an oceanfront exposure and performance, will provide better protection for the structure and spalling, and also better performance for water resistance, storms, wind driven rain, high pressure differentials during tropical storms and thermal/energy considerations.

For sliding glass door replacements, it is advisable to have the doors and installation provided by the restoration contractor, and not a 3rd party subcontractor, as with the shutters. This is due to the fact that the most appropriate time to install a new slider is during the project (not before or after) especially if there is concrete repairs needed under the doors. It is best to install the doors before final floor coatings and sealants are installed. Doors installed after the project; many times damage the new floor finishes. Also, doors installed during the project will be inspected by the engineering team to ensure the installation meets the manufacturer's requirements.

Walkway and Stair Floor Finishes – The walkways appeared to have less concrete spalling than the balconies. The walkways also do not have the detrimental factor of shutters with corroding fasteners and blocked drainage. The coating system on the walkways is starting to wear in places.

The budgets provided include options to repair and recoat the existing coating system after concrete repairs are completed. The preferred option provided is to strip all existing coatings to the bare concrete, once concrete repairs are completed, verify positive drainage and improve as needed with profiling mortar. Then install a full new decorative and protective floor coating system with proper

flexible waterproof coatings, faux tile patterned knock down texture, and color pigmented wear coat.

The recommended floor coating finish as considered in the budget is a high-performance acrylic high build, single color, textured (knockdown) finish, with a faux grout line finish pattern. This system provides very good protection to the walkway and stairs slab surface, while considering the ease of future structural repairs and the ability to repair the coating texture and recoat the surface with relative ease, and without the need to fully strip the floors for several future repair cycles.

For budget considerations, it is feasible to make the walkways entirely a separate and future project.

Recommendations Summary for a Restoration Project

- **Discuss the budgets presented, for any questions. Keystone will participate in discussion.**
- **Once decisions are made, put the project out for competitive sealed bids among the local restoration contractors. All practical options could be bid for comparison.**
- **Consider a comprehensive restoration project as recommended including the following:**
    - **Unit 309 balcony to be removed and replaced.**
    - **All new balcony coatings to be applied.**
    - **Paint the exterior of the building.**

The Corrosion Process with Chloride Contaminated Concrete

Since we cannot undo the cyclic corrosive effects of decades of exposure to salt air unless we fully remove all of the concrete slabs, we must consider other available techniques to minimize or at least slow the damage due to corrosion.

The concrete “spalling” damage occurring on the building is primarily caused by reinforcing steel corrosion. The reinforcing steel corrosion is due to ongoing exposure to salt air and eventual saturation with chlorides. It is helpful to have some basic understanding of this phenomenon when faced with decision-making responsibilities for repair of such structures.

Uncontaminated reinforced concrete provides a natural corrosion-inhibiting environment due to the protective nature of high alkalinity concrete surrounding the reinforcing steel. However, in salt-water environments, the chloride intrusion eventually breaks down the concrete’s natural ability to inhibit corrosion by creating corrosion cells throughout the concrete. A corrosive environment is created whereby corrosion cells are created due to slight variations in corrosion potential throughout the structure. This is due to the slight inconsistency of the chloride intrusion. Therefore, areas with higher levels of chlorides have higher corrosion potential versus adjacent areas with lower potentials. These higher potential areas (called anodes or anodic areas) corrode and spall, while lower potential areas (called cathodes) do not.

The proper understanding of the corrosion process allows for a project to address the problem of rebar corrosion as well as the symptom of concrete spalling. It is therefore an important aspect of the project to take measures to mitigate the corrosion of the reinforcing steel while also repairing the damaged concrete. Effective corrosion mitigation can delay or eliminate future concrete spalling from rebar corrosion.

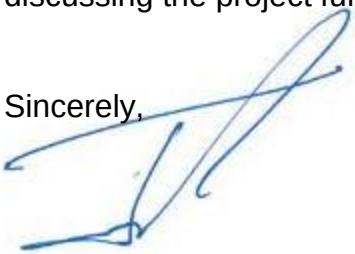
For the specific situations on this project, the most effective solutions available to us involve reducing the exposure of the structural components of the building to the corrosive atmospheric elements along with the use of corrosion mitigation products. This is best accomplished by the elimination of the current cracking due to concrete spalling (by repairing the concrete structural spall to ICRI standards), reducing exposure at railing posts, fasteners, shutter tracks, glass doors and horizontal surfaces by utilizing proper fasteners, methods, sealants and coatings. While these efforts will not fully stop the effects of corrosion on the building structure, they can greatly reduce the magnitude and rate of their effects over time. This will save the Association substantially in terms of maintenance costs, future assessments, the inconvenience, and loss of use as a result of construction and the collateral costs of construction including removing, reinstalling and/or replacing components such as railings, coatings, shutters and doors.

Conclusion

Once the information in this report is reviewed, discussed, and understood, the Association can reach conclusions as to the planning and timing of the recommended repair work. Keystone Engineering can provide valuable input and services towards this discussion and decision-making process. Keystone can also provide the necessary services for the subsequent solicitation of bids for the work from qualified contractors as well as the oversight of the construction phase to ensure the work is properly executed, including control of the budget, quality of work, contractor payments and warranties.

It is our intention to assist and guide you to complete a quality and cost-effective project that will both enhance the value of your building, lower future maintenance costs and provide extended service life. Enclosed you will find survey summary quantities, survey results and project budget estimates. The actual survey maps are also enclosed. We look forward to meeting and discussing the project further in order to assist with the ongoing decision process.

Sincerely,



Tomas Ponce P.E., MSCE
FL # 50068
Keystone Engineering & Consulting, Inc.

Balconies

Sunset Harbor
Estimated Project Budget

Keystone Engineering
September 2022

	A	B	C	D	E	F	G
1		**Budget-Sunset Harbor Balconies**				**Repair Existing Coatings/ Railings/Screens**	**All New Coatings and Railings/Screens**
2		**Item**	**Est. Qty.**	**Units**	**Estimated Unit Cost**	**Estimated Extended Cost**	**Estimated Extended Cost**
3	1	Mobilization	1	EA	$ 45,000.00	$ 45,000.00	$ 45,000.00
4	2	Floor Coating					
5		a. Coating Strip	11050	SF	$ 5.00		$ 55,250.00
6		b. Tile Strip	0	SF	$ 8.00		$ -
7		b. Coating Prep and Recoat	11050	SF	$ 1.50		$ 16,575.00
8	3	Concrete Repairs					
9		a. Floor Surface	320	SF	$ 185.00	$ 59,200.00	$ 59,200.00
10		b. Slab Edge	14	LF	$ 285.00	$ 3,990.00	$ 3,990.00
11		c. Slab Full Depth	20	SF	$ 275.00	$ 5,500.00	$ 5,500.00
12		d. Column/Beam	6	CF	$ 500.00	$ 3,000.00	$ 3,000.00
13		e. Small Repairs Allowance-Spots	200	EA	$ 75.00	$ 15,000.00	$ 15,000.00
14		f. Ceiling Spalls	30	SF	$ 225.00	$ 6,750.00	$ 6,750.00
15		g. Profiling Mortar	11050	SF	$ 9.00	$ -	$ 99,450.00
16		h. Crack Repairs Floor Slab	100	LF	$ 8.00	$ 800.00	$ 800.00
17		i. Remove Aboandoned Fasteners-allowance	100	EA	$ 12.00	$ 1,200.00	$ 1,200.00
18	4	Int. Weather Barricade/Door Removal	125	LF	$ 85.00	$ 10,625.00	$ 10,625.00
19		(interior finishes by others)					$ -
20		a. Sliding Glass Door Reinstall-Panels	12	EA	$ 500.00	$ 6,000.00	$ 6,000.00
21	5	Stucco Over Masonry Repairs Allowance	300	SF	$ 38.00	$ 11,400.00	$ 11,400.00
22	6	Window Sill Allowance Est.	36	LF	$ 85.00	$ 3,060.00	$ 3,060.00
23	7	Railings/Screens					
24		a. Remove and Replace as needed	600	LF	$ 130.00	$ 78,000.00	
25		b. Replace with New Screen/Railings	600	LF	$ 130.00	$ -	$ 78,000.00
26	8	Balcony Floor Coating System-					
27		a.New Full System	11050	SF	$ 8.00		$ 88,400.00
28		b. New topcoat over existing coating	11050	SF	$ 3.00	$ 33,150.00	$ -
29		c. Repair Base Coat	1200	SF	$ 8.00	$ 9,600.00	$ -
30		**Balconies Estimated Budget Total**				**$ 292,275.00**	**$ 509,200.00**
31		**Other Alternatives and Costs to Consider**					
32	9	Shutter R&R by others Incl. Fasteners	as needed to access needed repairs and apply protective coatings				
33	10	New Sliding Glass Door					
34		a. 12' x 6'-8"	1	EA	TBD		
35		b. 8' x 6'-8"	1	EA	TBD		
36		c. 6' x 6'-8"	1	EA	TBD		
37	11	Exterior Walls Painting	1	LS	TBD		
38	12	PT Cable Replace-If Needed			T&M		
39		**Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and**					
40		**additional concrete damage that may exist or occur over time**					
41		*Roof Work may require additional efforts and a roofing contractor if it goes beyond a surface repair depth					

Walkways

Sunset Harbor
Estimated Project Budget

Keystone Engineering
September 2022

	A	B	C	D	E	F	G
1		**Budget-Sunset Harbor Walkways**				**Repair Existing Coatings/ Railings**	**All New Coatings and Railings**
2		**Item**	**Est. Qty.**	**Units**	**Estimated Unit Cost**	**Estimated Extended Cost**	**Estimated Extended Cost**
3	1	Mobilization	1	EA	$ 25,000.00	$ 25,000.00	$ 25,000.00
4	2	Floor Coating					
5		a. Coating Strip	3864	SF	$ 5.00		$ 19,320.00
6		b. Coating Prep	3864	SF	$ 1.50	$ 5,796.00	
7	3	Concrete Repairs					
8		a. Floor Surface	110	SF	$ 185.00	$ 20,350.00	$ 20,350.00
9		b. Slab Edge	30	LF	$ 285.00	$ 8,550.00	$ 8,550.00
10		c. Slab Full Depth	10	SF	$ 275.00	$ 2,750.00	$ 2,750.00
11		d. Column/Beam	5	CF	$ 500.00	$ 2,500.00	$ 2,500.00
12		e. Small Repairs Allowance-Spots	80	EA	$ 75.00	$ 6,000.00	$ 6,000.00
13		f. Ceiling Spalls	16	SF	$ 225.00	$ 3,600.00	$ 3,600.00
14		g. Profiling Mortar	3864	SF	$ 9.00	$ -	$ 34,776.00
15		h. Crack Repairs Floor Slab	40	LF	$ 8.00	$ -	$ 320.00
16	4	Stucco Over Masonry Repairs Allowance	240	SF	$ 38.00	$ 9,120.00	$ 9,120.00
17	5	Window Sill Allowance Est.	28	LF	$ 80.00	$ 2,240.00	$ 2,240.00
18	6	Railings					
19		a. Remove and Reinstall as needed	200	LF	$ 24.00	$ 4,800.00	$ -
20		b. Regrout Post Pockets	0	EA	$ 45.00	$ -	$ -
21		c. Fill Abandoned Core Holes	0	EA	$ 90.00	$ -	$ -
22		d. Replace with New Surface Mount Railings	864	LF	$ 110.00	$ -	$ 95,040.00
23	7	Walkway Floor Coating System-					
24		a.Floor Coating Repair- Concrete Repairs or Loose Coating Finish	500	SF	$ 8.00	$ 4,000.00	
25		b. New topcoat over existing coating	3864	SF	$ 4.00	$ 15,456.00	$ -
26		c. New Coating System	3864	SF	$ 8.00		$ 30,912.00
27		**Walkways Estimated Budget Total**				**$ 110,162.00**	**$ 260,478.00**
28							
29		**Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and**					
30		**additional concrete damage that may exist or occur over time**					
31		*Roof Work may require additional efforts and a roofing contractor if it goes beyond a surface repair depth					

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	**Balcony Quantities-Sunset Harbor**														
2	**Unit #**	**Balcony Surface Area (SF)**	**Railings/ (LF)**	**Floor Finish**	**Concrete Spall Surface (SF)**	**Concrete Spall Ceiling (SF)**	**Concrete Spall Edge (LF)**	**Concrete Spall Full Depth (SF)**	**Concrete Spall Column- Beam (CF)**	**Concrete Small Repair**	**Door Intrusion (LF)**	**Window Sill (LF)**	**Coating (SF)**	**Door Condition**	**Shutters**
3	501	321	54	Coating	0	0	0	0	0	0	0	0	0	Good/Newer	Roll Down at Edge
4	401	321	54	Coating	0	0	0	0	0	0	0	0	0	Good/Newer	Roll Down at Edge
5	301	321	54	Coating	1	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
6	201	321	54	Coating	0	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
7	101	321	54		0	0	0	0	0	0	0	0	0		
8	502	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	None
9	402	224	32	Coating	0	0	0	0	0	0	0	0	0	Fair/Older	Roll Down at Edge
10	302	224	32	Coating	2	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
11	202	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
12	102	224	32		2	0	0	0	0	0	0	0	0		
13	503	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	None
14	403	224	32		0	0	0	0	0	1	0	0	0	Good/Newer	Roll Down at Edge
15	303	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
16	203	224	32	Coating	1	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
17	103	224	32		1	0	0	0	0	0	0	0	0		
18	504	224	32	Coating	0	0	0	0	0	0	0	0	0	Fair/Older	Roll Down at Door
19	404	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
20	304	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
21	204	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
22	104	224	32	Coating	0	0	0	0	0	0	0	0	0		
23	505	224	32	Coating	2	0	0	0	0	0	0	0	0	Good/Older	Accord at Door
24	405	224	32	Coating	8	0	0	0	0	0	0	0	0	Good/Newer	None
25	305	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
26	205	224	32	Coating	3	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
27	105	224	32		0	0	1	0	0	0	0	0	0		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	**Balcony Quantities-Sunset Harbor**														
2	**Unit #**	**Balcony Surface Area (SF)**	**Railings/ (LF)**	**Floor Finish**	**Concrete Spall Surface (SF)**	**Concrete Spall Ceiling (SF)**	**Concrete Spall Edge (LF)**	**Concrete Spall Full Depth (SF)**	**Concrete Spall Column- Beam (CF)**	**Concrete Small Repair**	**Door Intrusion (LF)**	**Window Sill (LF)**	**Coating (SF)**	**Door Condition**	**Shutters**
28	506	224	32	Coating	0	0	0	0	0	0	0	0	0	Fair/Older	Roll Down at Edge
29	406	224	32	Coating		0	7	0	0	0	0	0	0	Good/Newer	Roll Down at Edge
30	306	224	32	Coating	0	1	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
31	206	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	None
32	106	224	32	Coating	0	0	0	0	0	0	0	0	0		
33	507	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
34	407	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
35	307	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
36	207	224	32		0	0	0	0	0	0	0	0	0	Good/Newer	Roll Down at Edge
37	107	224	32		0	0	0	0	0	0	0	0	0		
38	508	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Newer	Roll Down at Edge
39	408	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Newer	Roll Down at Edge
40	308	224	32	Coating	0	0	0	0	0	0	0	0	0	Fair/Older	Roll Down at Edge
41	208	224	32	Coating	0	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
42	108	224	32		0	0	0	0	0	0	0	0	0		
43	509	321	54	Coating	2	0	0	0	0	0	0	0	0	Good/Older	Roll Down at Door
44	409	321	54	Coating	7	0	0	0	0	0	0	0	0	Fair/Older	Roll Down at Edge
45	309	321	54	Coating	56	5	0	0	0	0	0	0	0	Good/Older	Roll Down at Edge
46	209	321	54	Coating	2	0	0	0	1	0	0	0	0	Good/Older	Roll Down at Edge
47	109	321	54		0	0	0	0	0	0	0	0	0		
48	**Totals**	**11050**	**1660**	**0**	**87**	**6**	**8**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	**Walkway Quantities-Sunset Harbor**												
2	**Floor**	**Surface Area (SF)**	**Railings/ (LF)**	**Floor Finish**	**Concrete Spall Surface (SF)**	**Concrete Spall Ceiling (SF)**	**Concrete Spall Edge (LF)**	**Concrete Spall Full Depth (SF)**	**Concrete Spall Column-Beam (CF)**	**Concrete Small Repair**	**Door Intrusion (LF)**	**Window Sill (LF)**	**Coating (SF)**
3	5	966	216	Coating	5	0	0	0	0	0	0	0	0
4	4	966	216	Coating	11.5	0	0	0	0	0	0	0	0
5	3	966	216	Coating	1	0	0	0	0	0	0	0	0
6	2	966	216	Coating	6	0	0	0	0	0	0	0	0
7	**Totals**	**3864**	**864**	**0**	**23.5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Example Photos

Ponding water evident from markings on balcony slab; screen enclosure/railings not shimmed

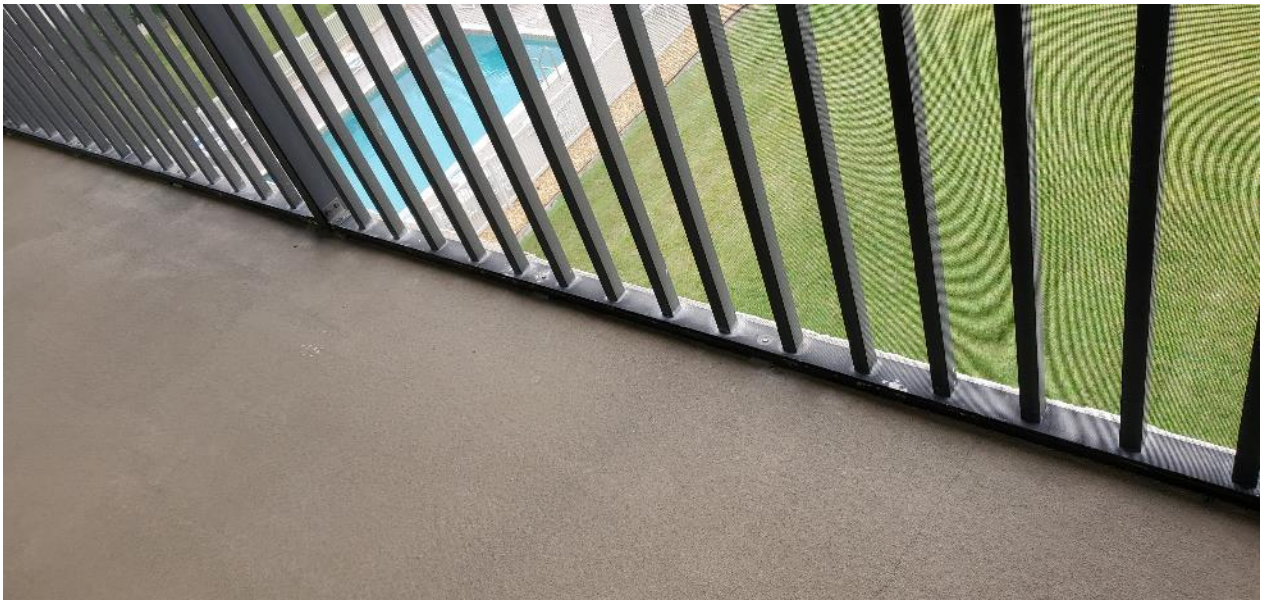
Ponding water evident from markings on balcony slab; screen enclosure/railings not shimmed

Screen enclosure/railing showing signs of oxidation

Corroded fasteners on screen enclosure

Corroded fasteners on screen enclosure

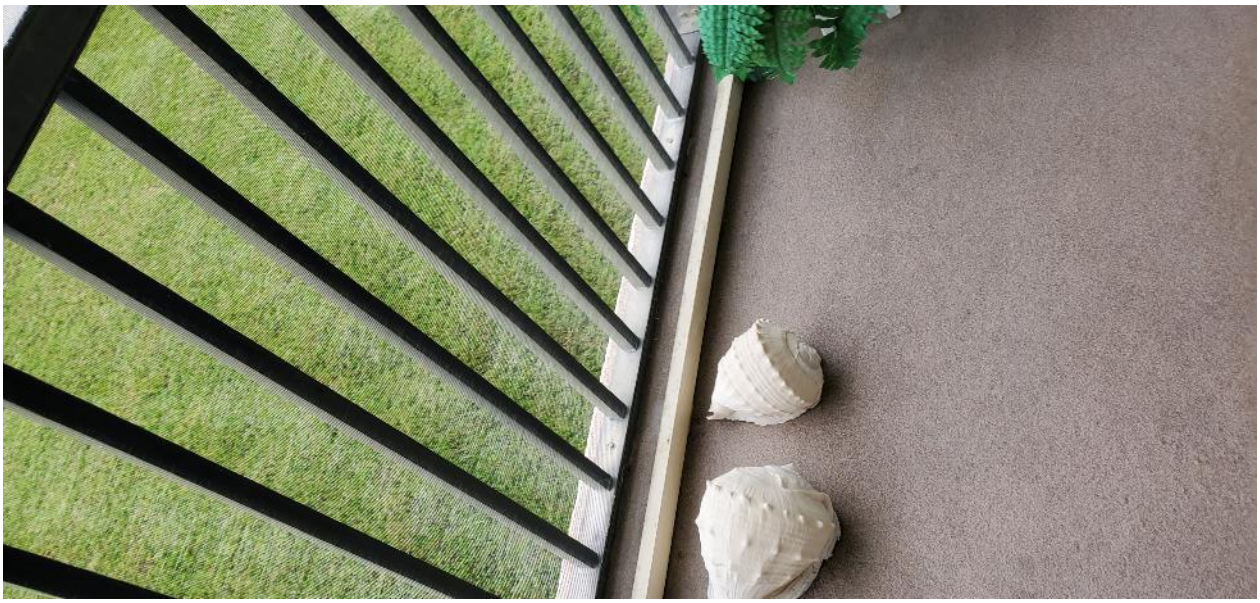
Screen enclosure fastener not embedded into concrete



Enclosure/railing coating oxidizing and failing

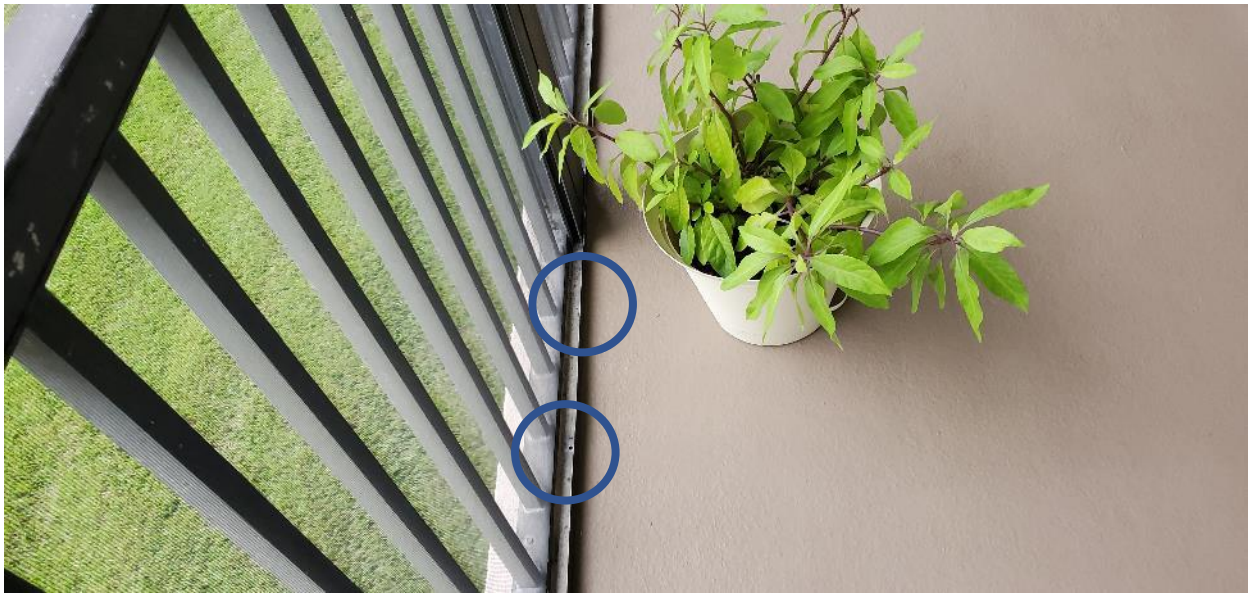
Enclosure/railing coating oxidizing and failing

Shutters at balcony edge properly shimmed



Shutters at balcony edge properly shimmed

Corroded fasteners on shutter track



Corroded fasteners on shutter track

Cracks in balcony floor coating

Cracks in balcony floor coating

Corroded sliding glass door fasteners

Corroded fasteners at sliding glass door

Concrete spall at sliding glass door caused by reinforcing steel corrosion

Concrete spall under shutter track caused by reinforcing steel corrosion

Concrete spall at sliding glass door caused by reinforcing steel corrosion

Concrete spall at sliding glass door caused by reinforcing steel corrosion

Concrete spall caused by reinforcing steel corrosion

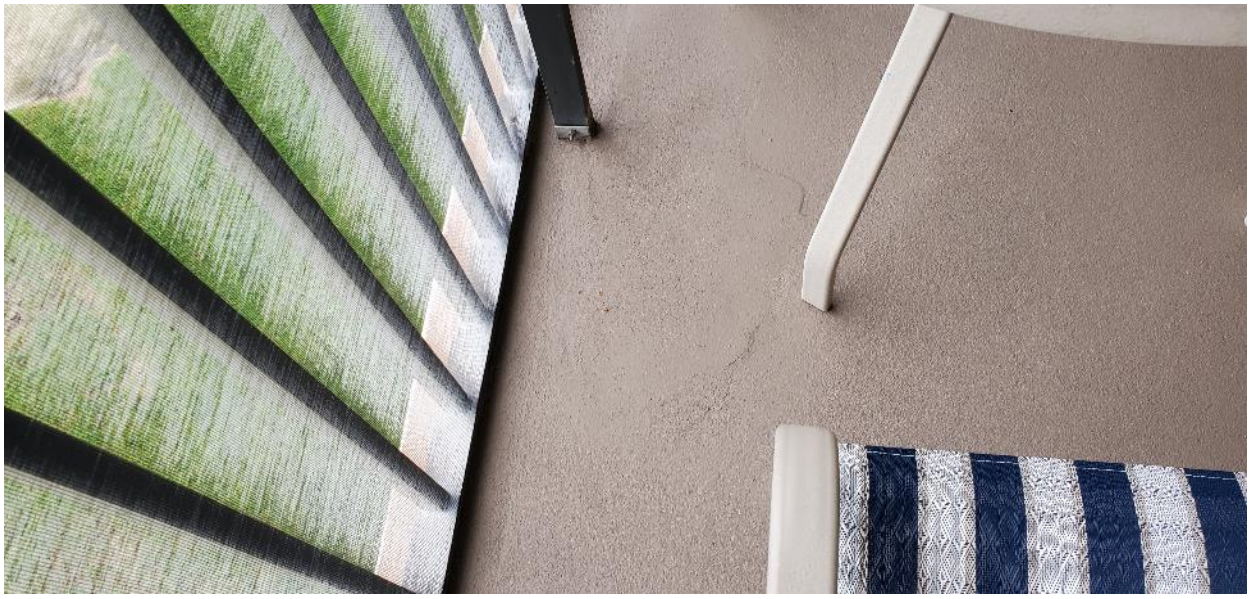
Concrete spall caused by reinforcing steel corrosion

Cracks at sliding glass door header

Cracks and rust spots on ceiling surface

Column spall and edge spall caused by reinforcing steel corrosion

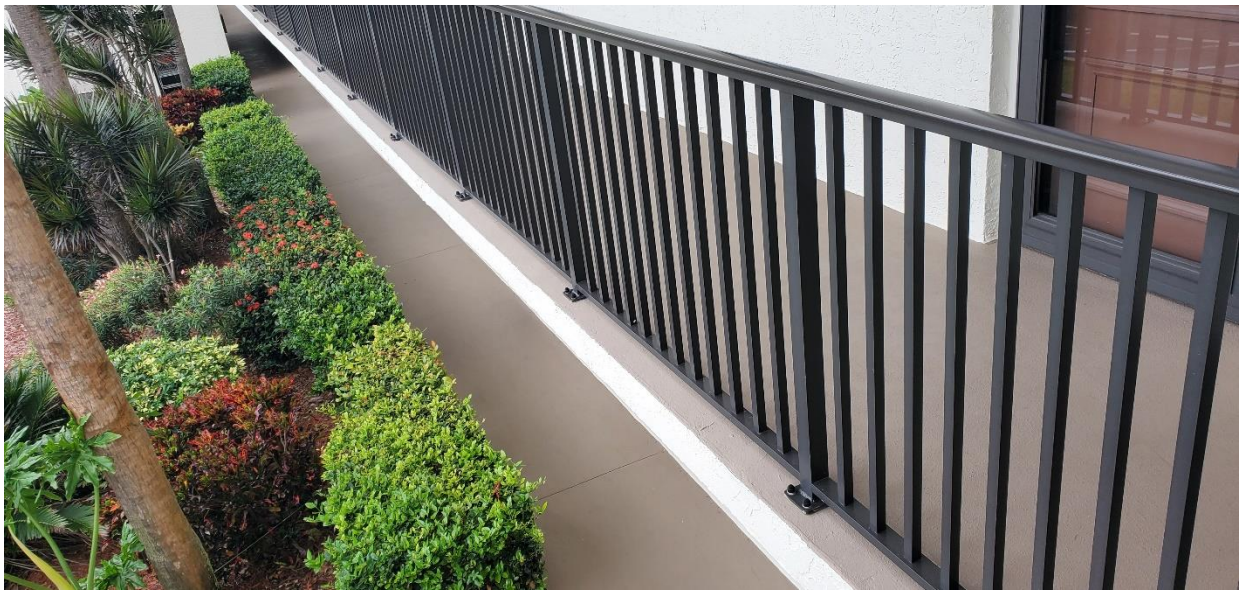
Spalls along balcony slab edge, caused by reinforcing steel corrosion



Spall along balcony slab edge, caused by reinforcing steel corrosion

Advanced spall caused by reinforcing steel corrosion

Overview of west elevation



Overview of east elevation

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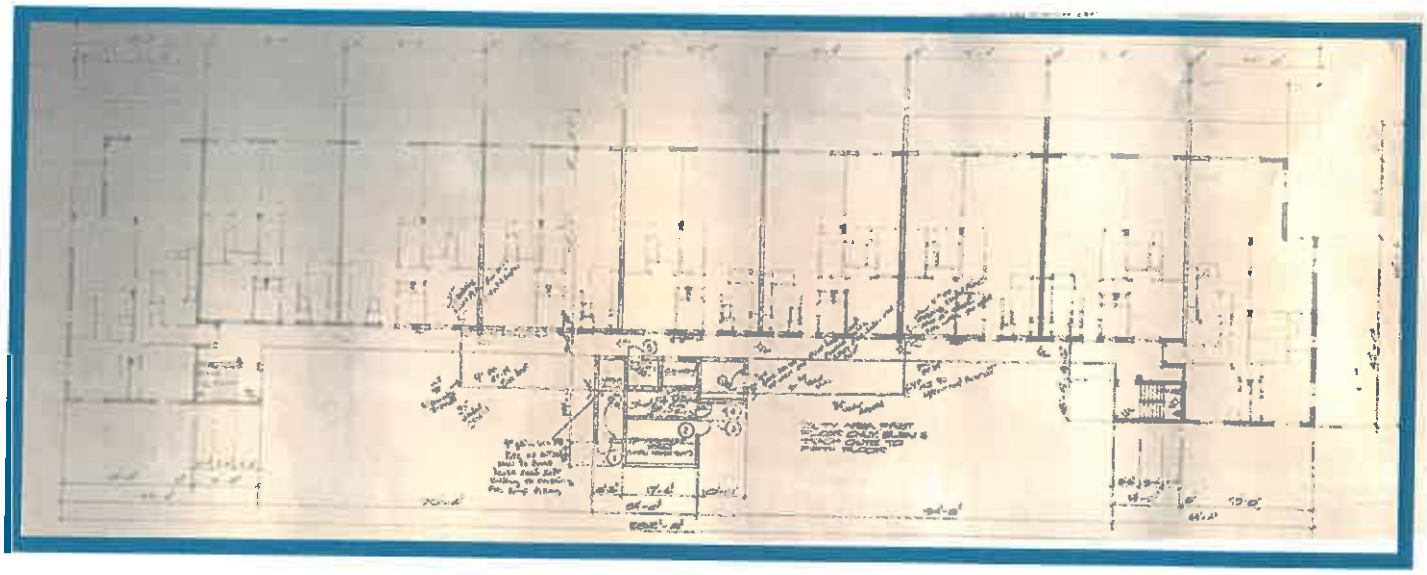
Site Map

Sunset Harbor
3873 South Banana River Boulevard
Cocoa Beach, FL 32931



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Balcony Survey Map

Stack 1

Project: Sunset Harbor Unit # 501 Date: November 10, 2021

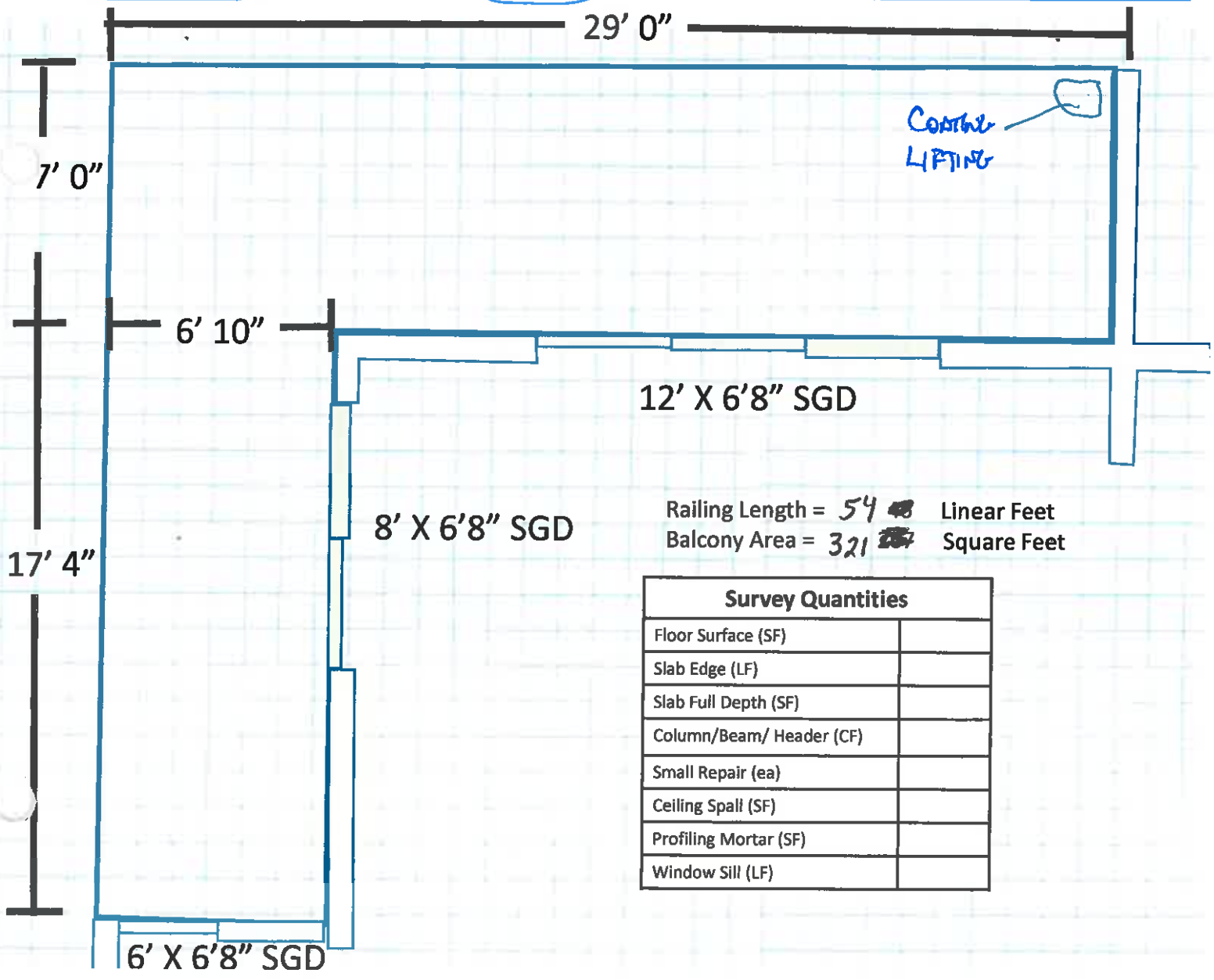
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 54 Linear Feet
Balcony Area = 321 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stack 1

Project: Sunset Harbor Unit # 401 Date: November 10, 2021

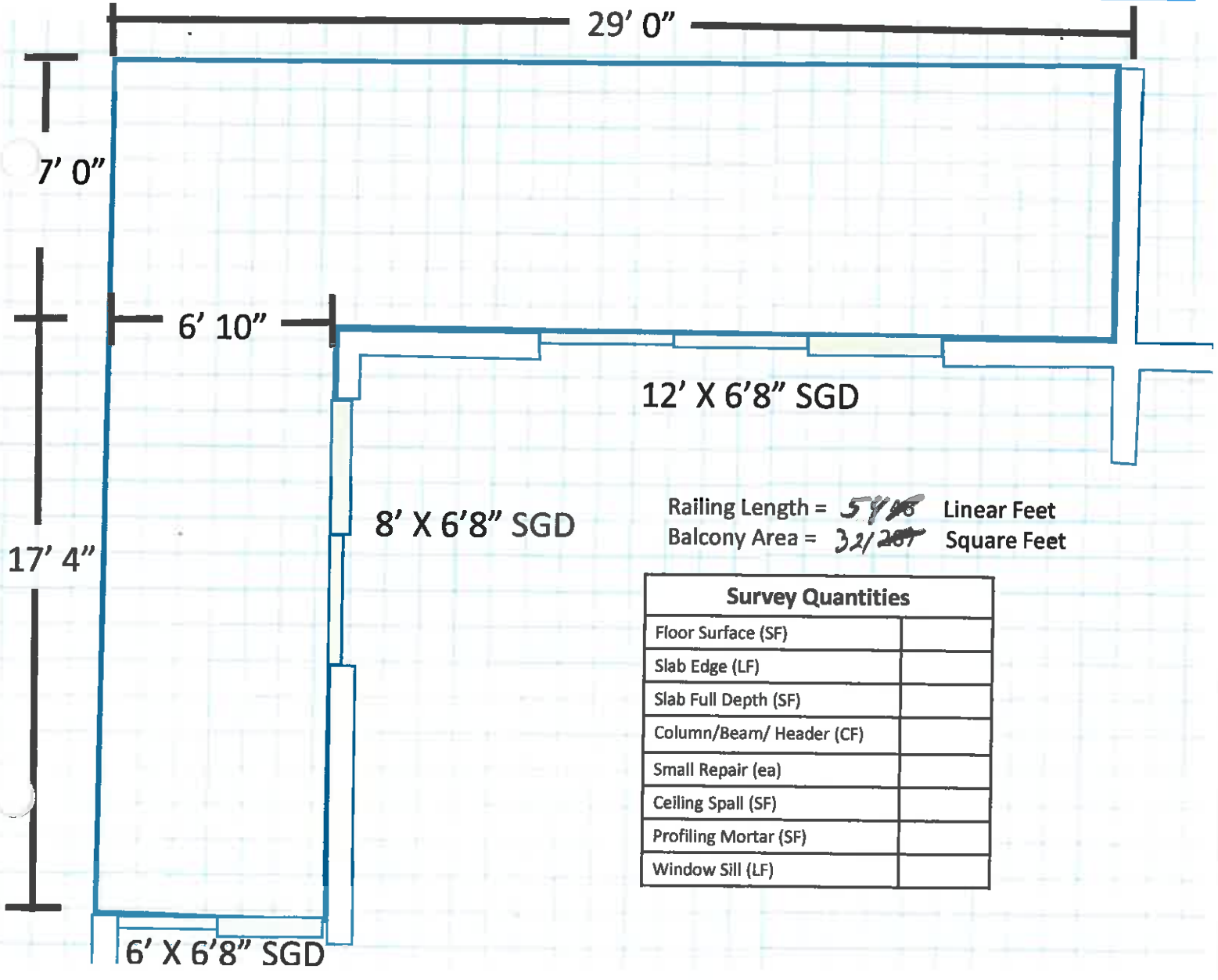
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: (Yes) No
Condition: Good (Fair) Poor
Type: Cored (Surface Mount) Screen
Screen Shimmed: (Yes) No

Shutters (Yes) No
Shimmed Yes No
(Edge) Door
Accordion (Roll Down)

Sliding Doors Vinyl Aluminum
Code Compliant: (Yes) No
Condition: (Good) Fair Poor
Age: Older (Newer)
Corroded Fasteners: Yes (No)
Holes In Threshold: Yes (No)

Flooring
Type: Tile (Coating) Pattern



Railing Length = ~~54~~ 56 Linear Feet
Balcony Area = 32/~~287~~ Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stack 1

Project: Sunset Harbor Unit # 301 Date: November , 2021

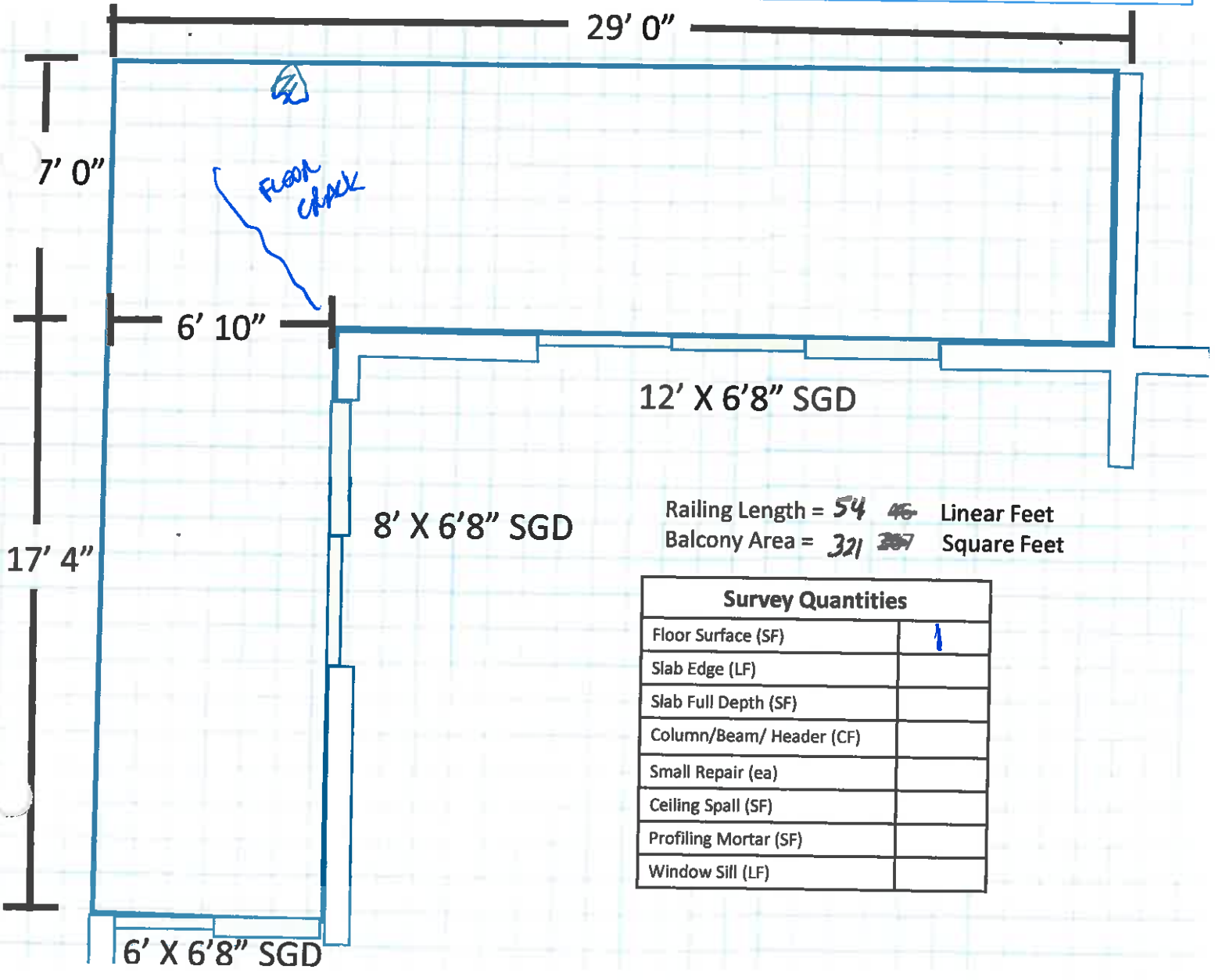
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 54 ~~46~~ Linear Feet
Balcony Area = 321 ~~307~~ Square Feet

Survey Quantities	
Floor Surface (SF)	1
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stack 1

Project: Sunset Harbor Unit # 201 Date: November 10, 2021

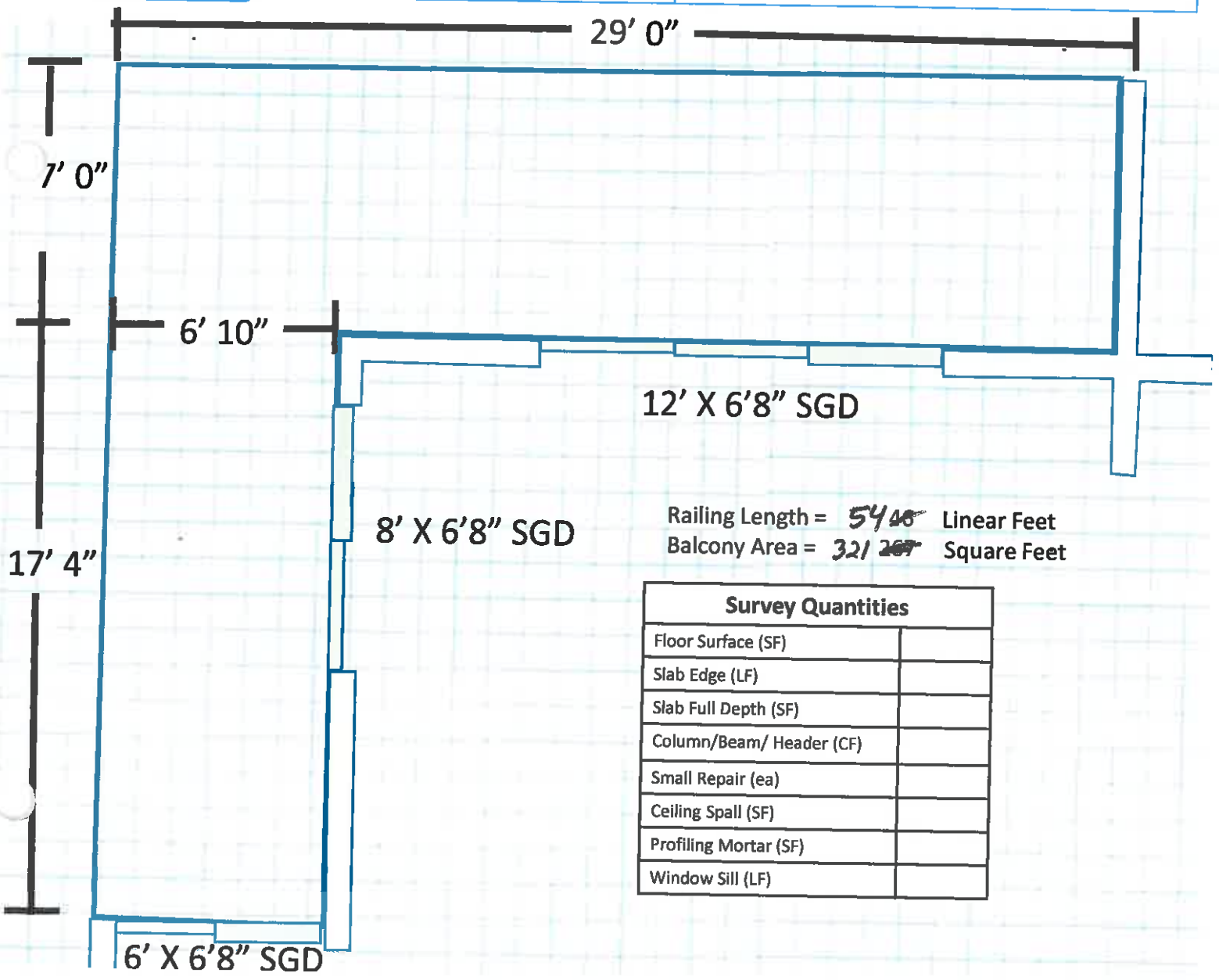
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = ~~544~~ Linear Feet
Balcony Area = ~~321~~ ~~267~~ Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor **Unit #** 502 **Date:** November 10, 2021

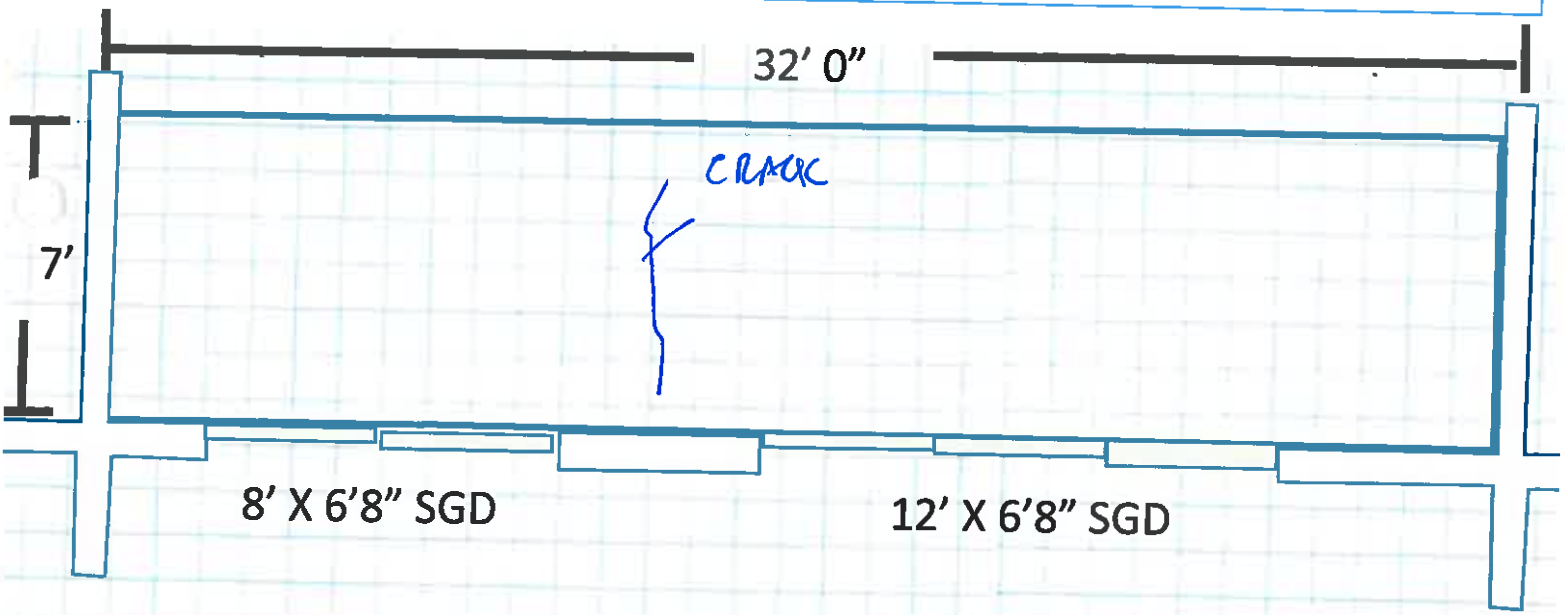
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: (Yes) No
Condition: Good (Fair) Poor
Type: Cored (Surface Mount) Screen
Screen Shimmed: (Yes) No

Shutters Yes (No)
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: (Good) Fair Poor
Age: (Older) Newer
Corroded Fasteners: (Yes) No
Holes In Threshold: Yes (No)

Flooring
Type: Tile (Coating) Pattern



Railing Length = 32 ~~46~~ Linear Feet
Balcony Area = 224 ~~287~~ Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 402 Date: November , 2021

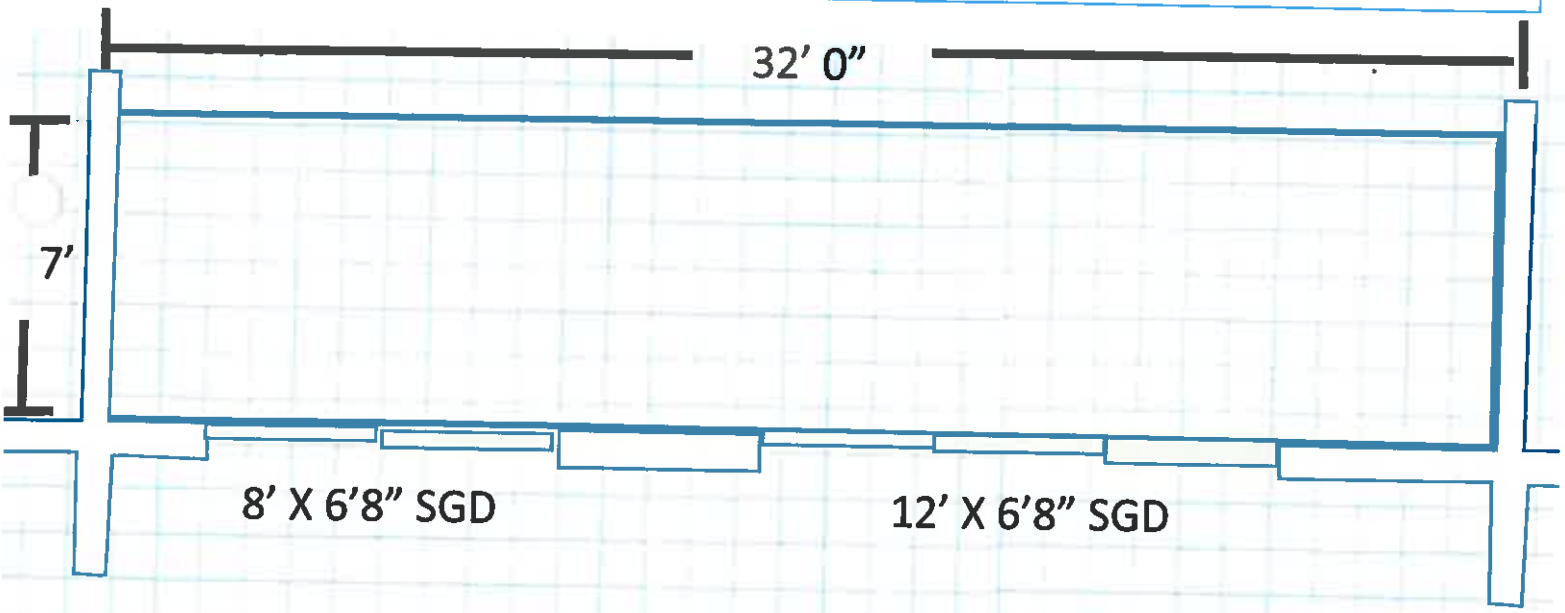
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 ~~45~~ Linear Feet
Balcony Area = 224 ~~267~~ Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor **Unit #** 302 **Date:** November 10, 2021

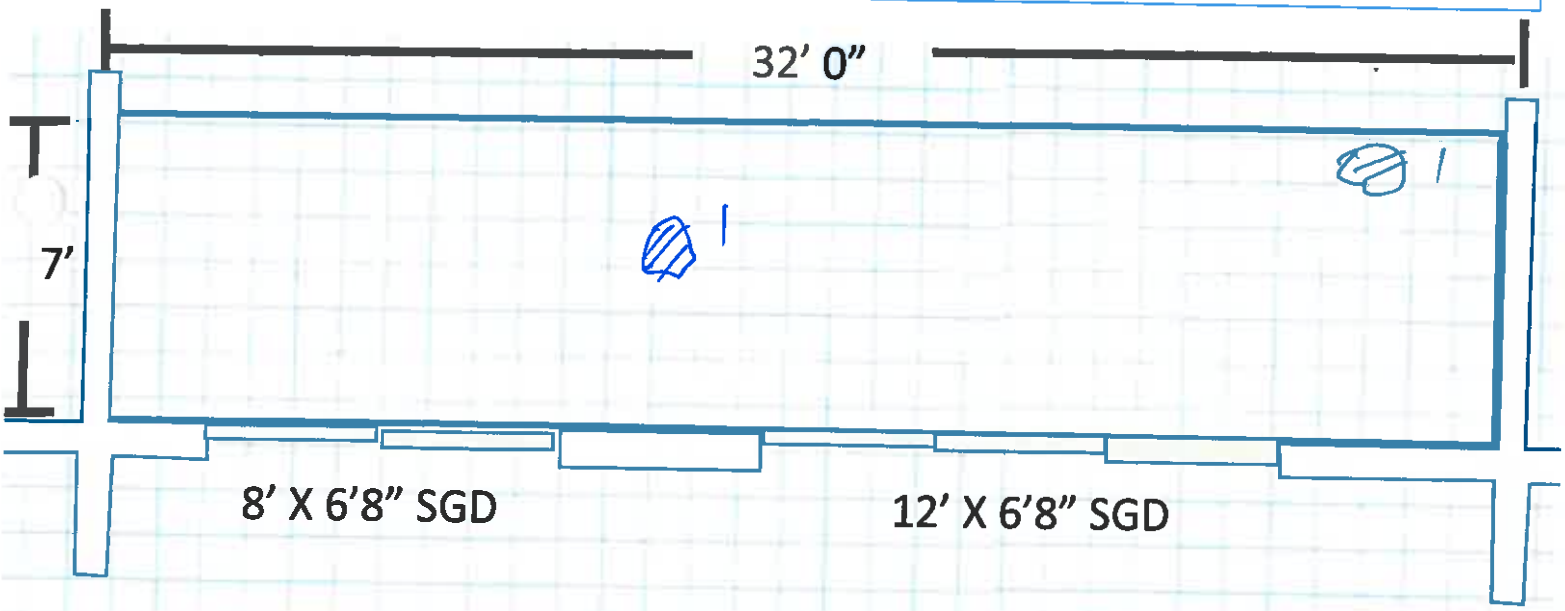
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 ~~48~~ Linear Feet
Balcony Area = 224 ~~267~~ Square Feet

Survey Quantities	
Floor Surface (SF)	2
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 207 Date: November 10, 2021

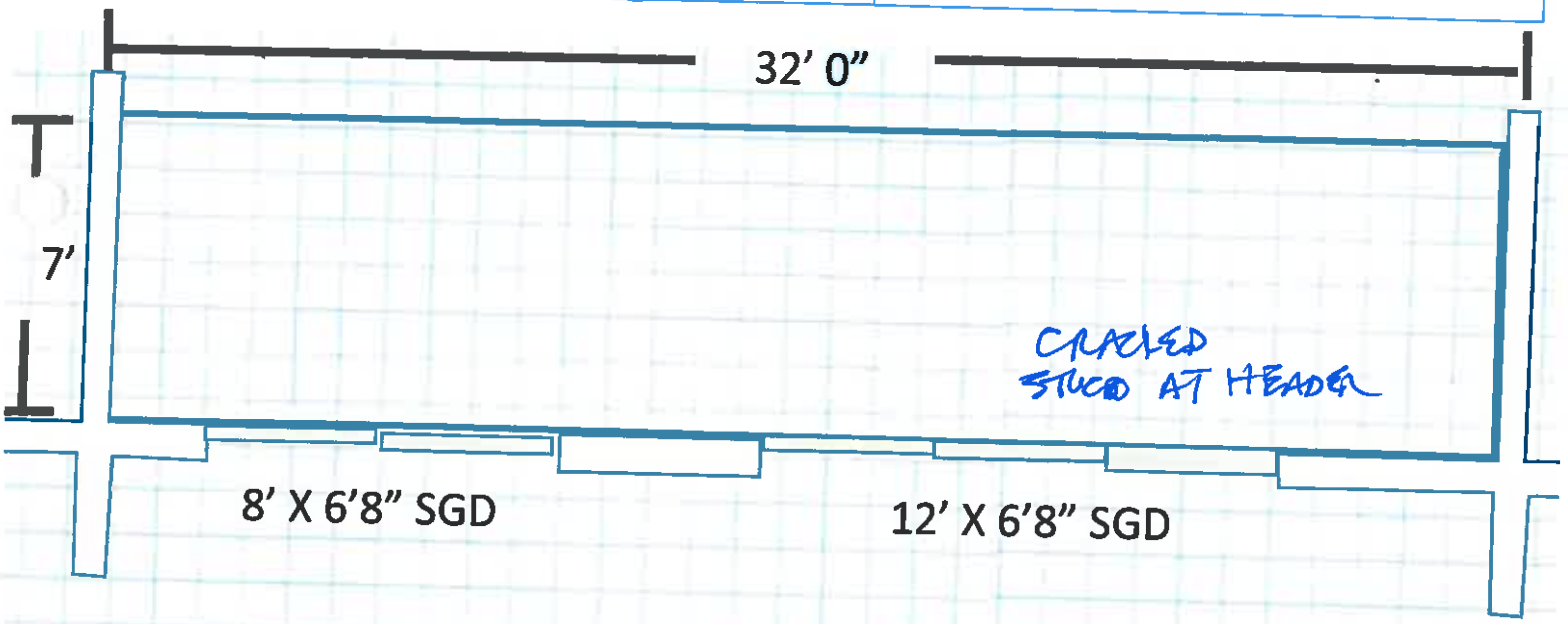
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 ~~46~~ Linear Feet
Balcony Area = 224 ~~207~~ Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 102 Date: November 10, 2021

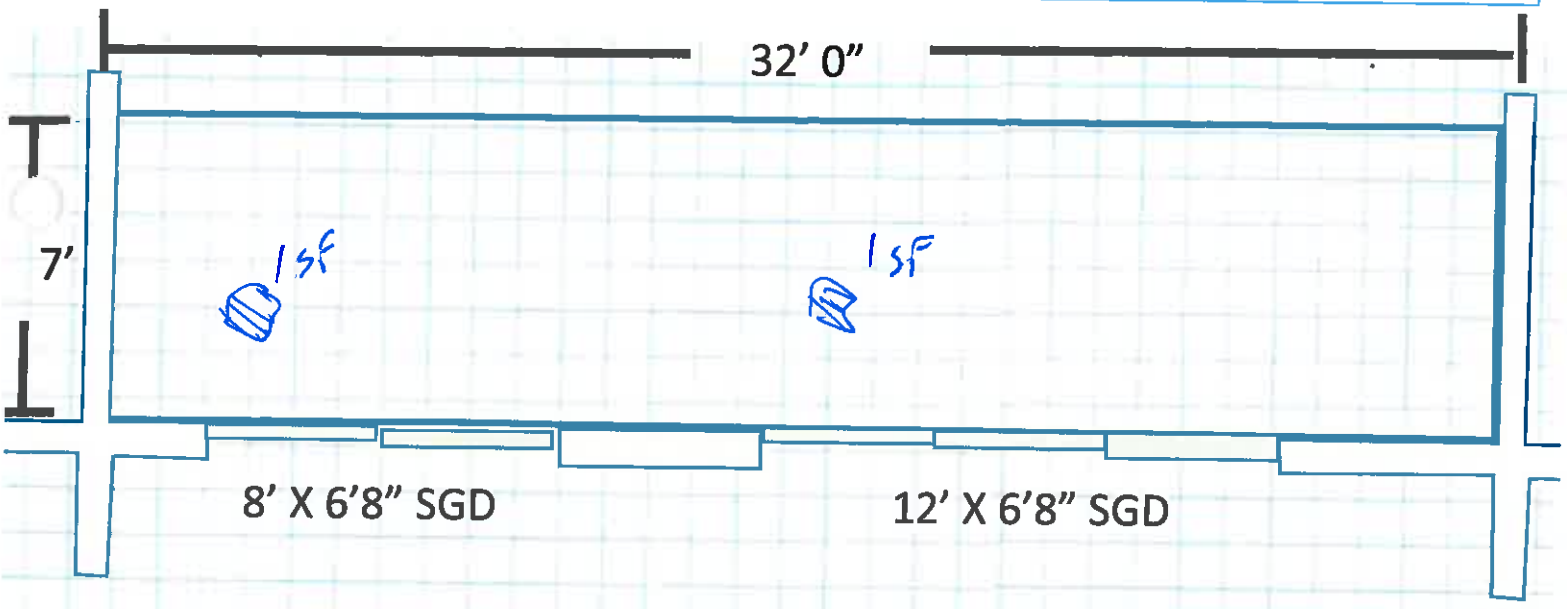
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	2
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor Unit # 503 Date: November 10, 2021

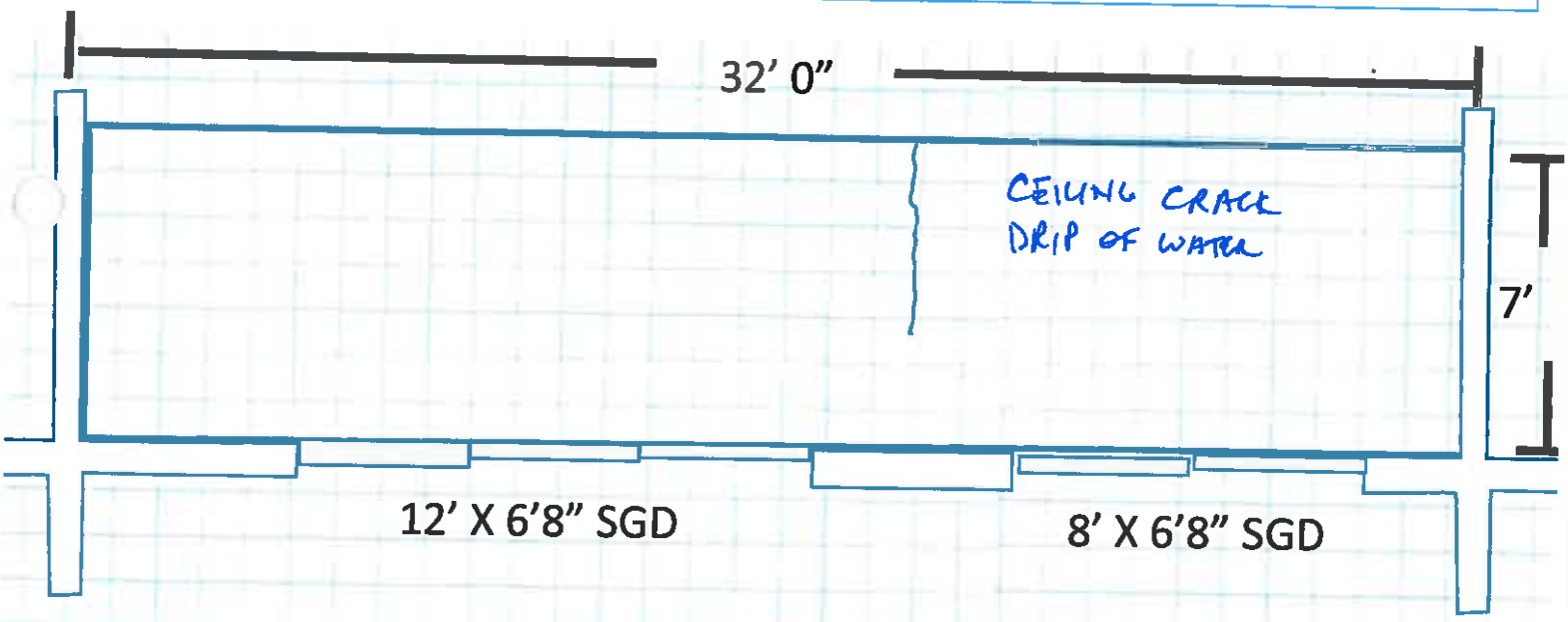
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor **Unit #** 403 **Date:** November 10, 2021

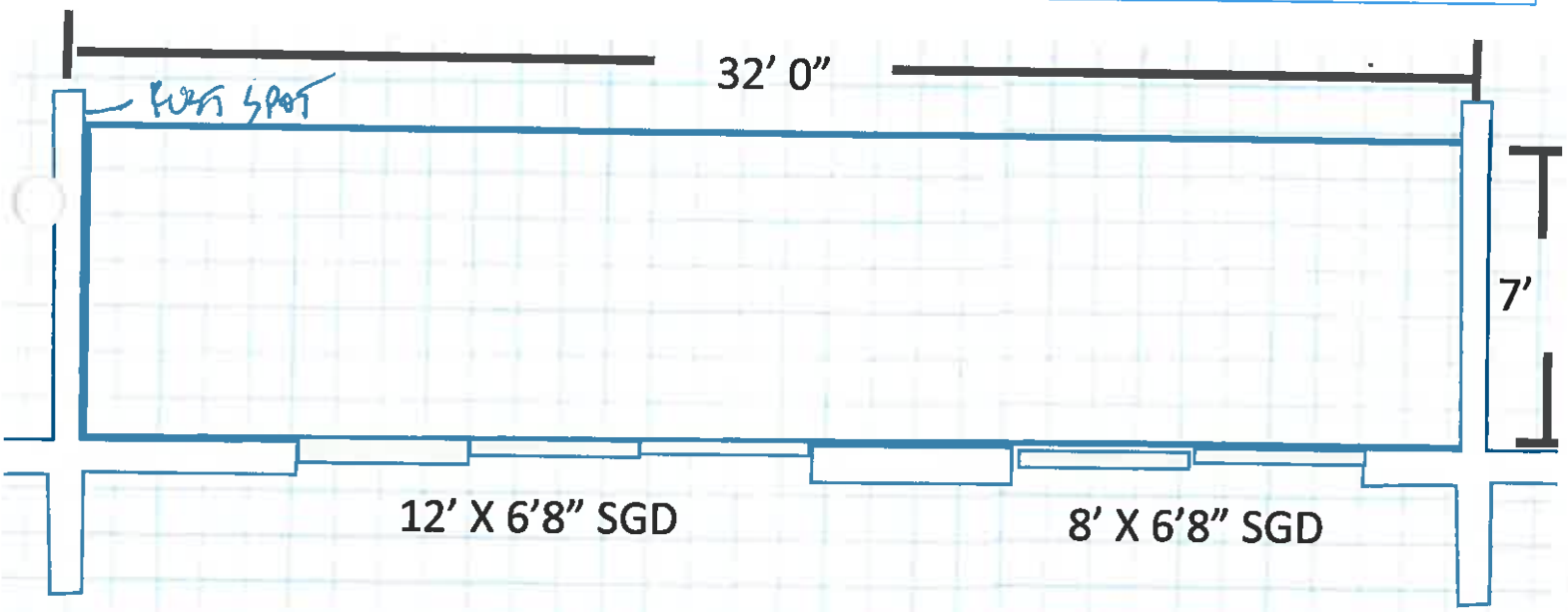
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	1
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor Unit # 303 Date: November 10, 2021

LEGEND

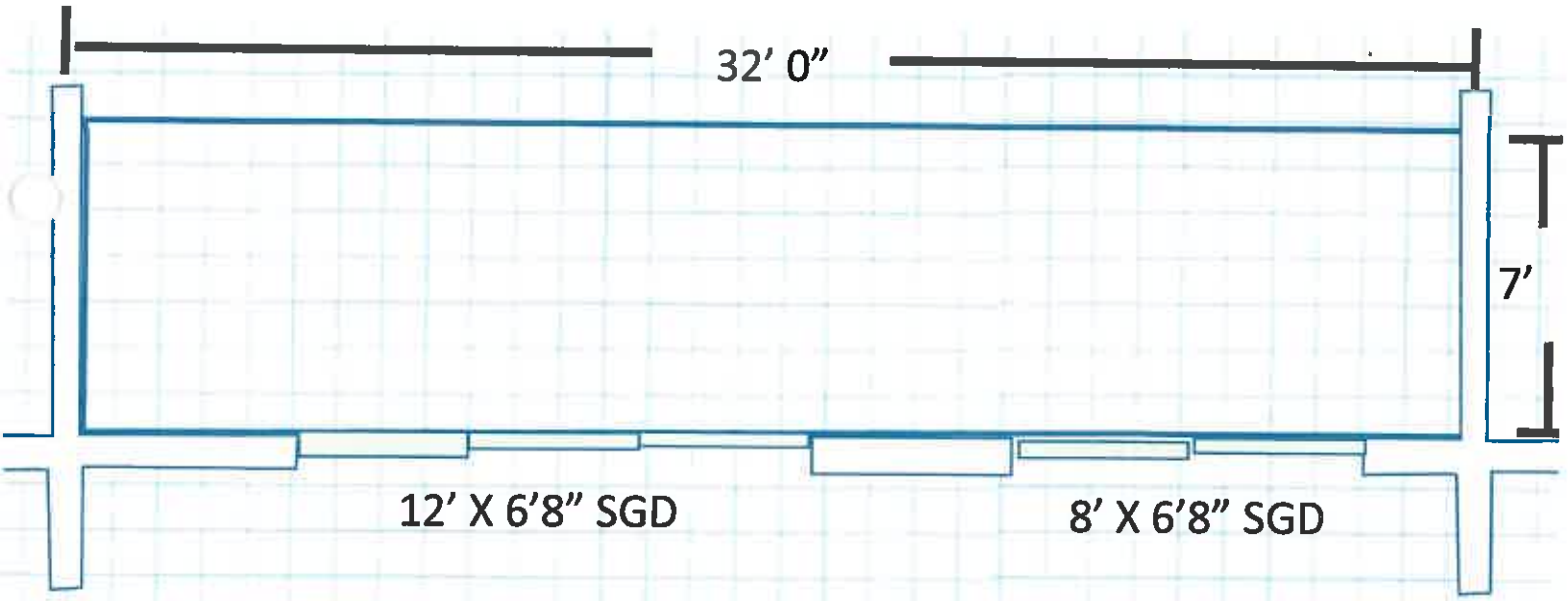
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor **Unit #** 203 **Date:** November 10, 2021

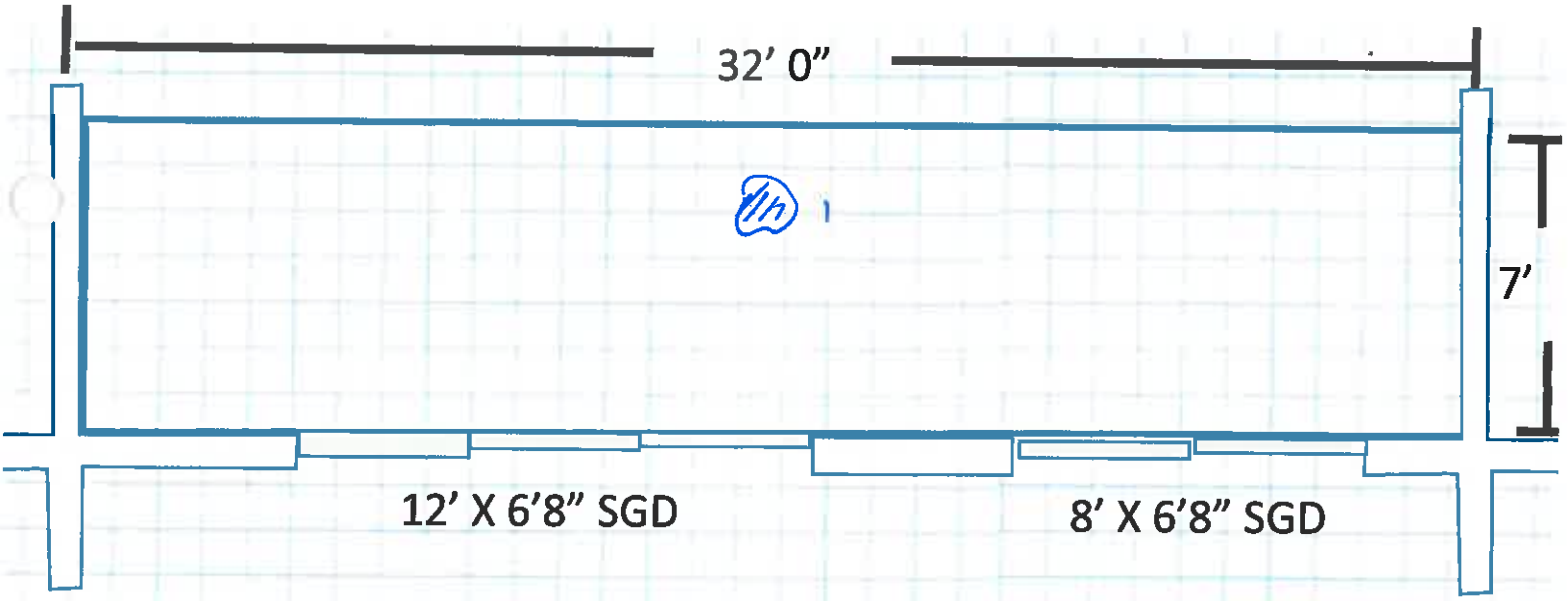
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	1
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor **Unit #** 103 **Date:** November 10, 2021

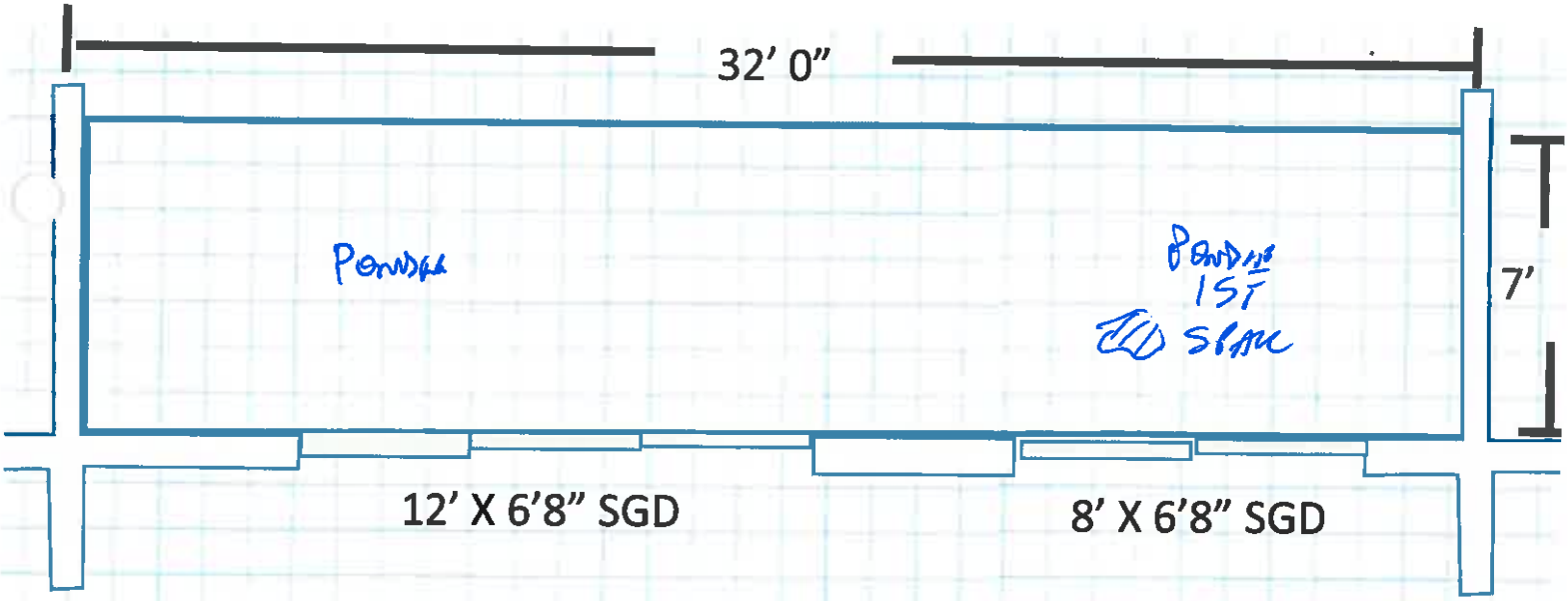
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	1
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 504 Date: November 10, 2021

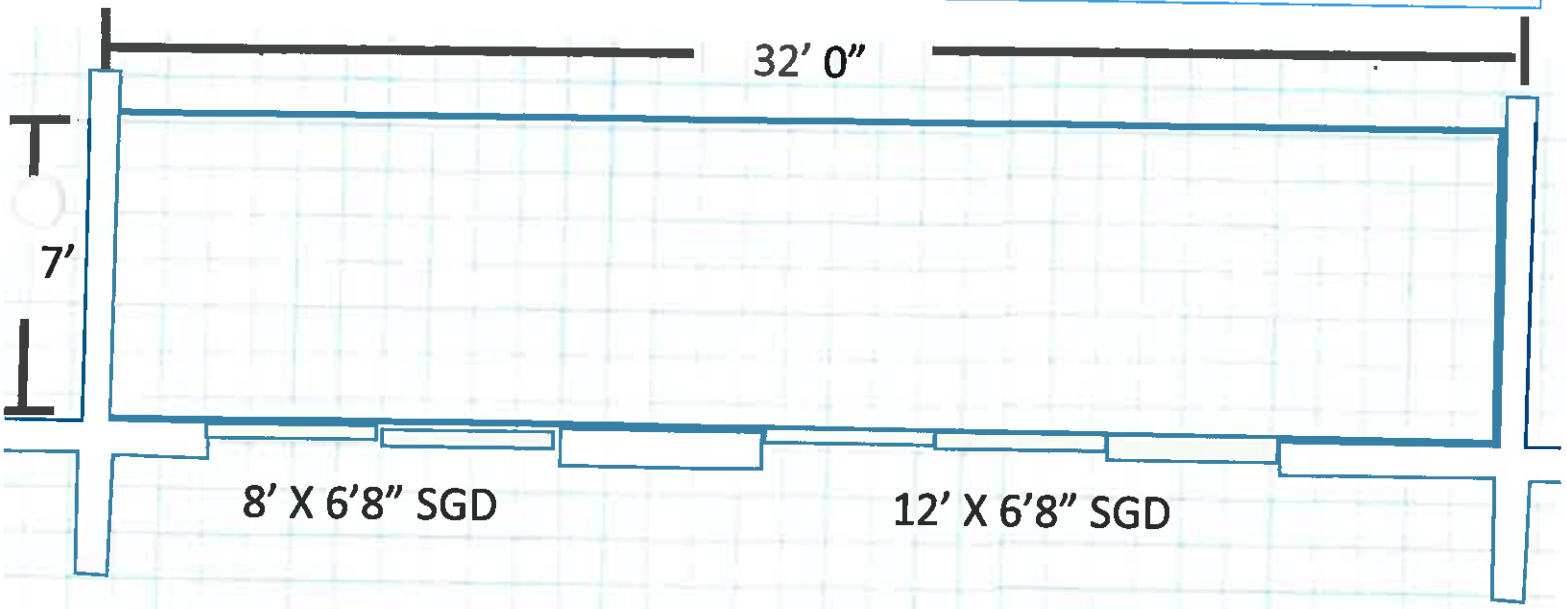
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 404 Date: November 10, 2021

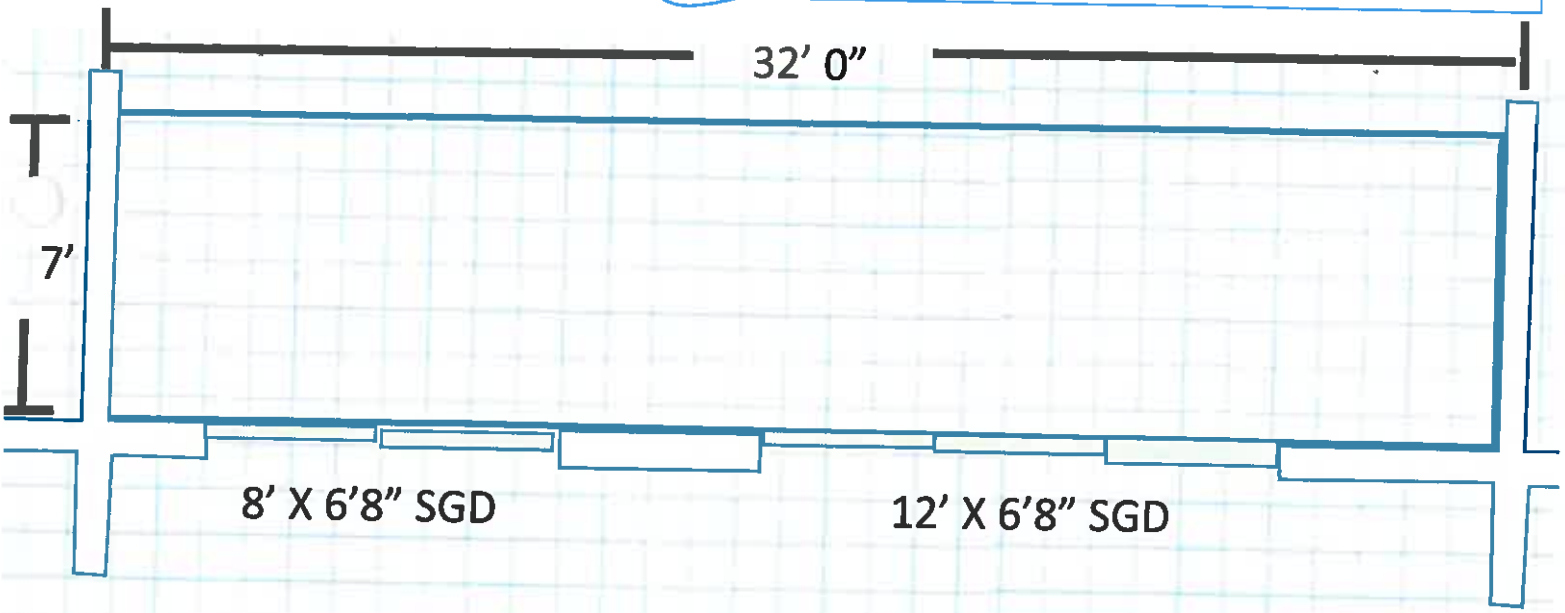
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 ~~207~~ Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 204 Date: November , 2021

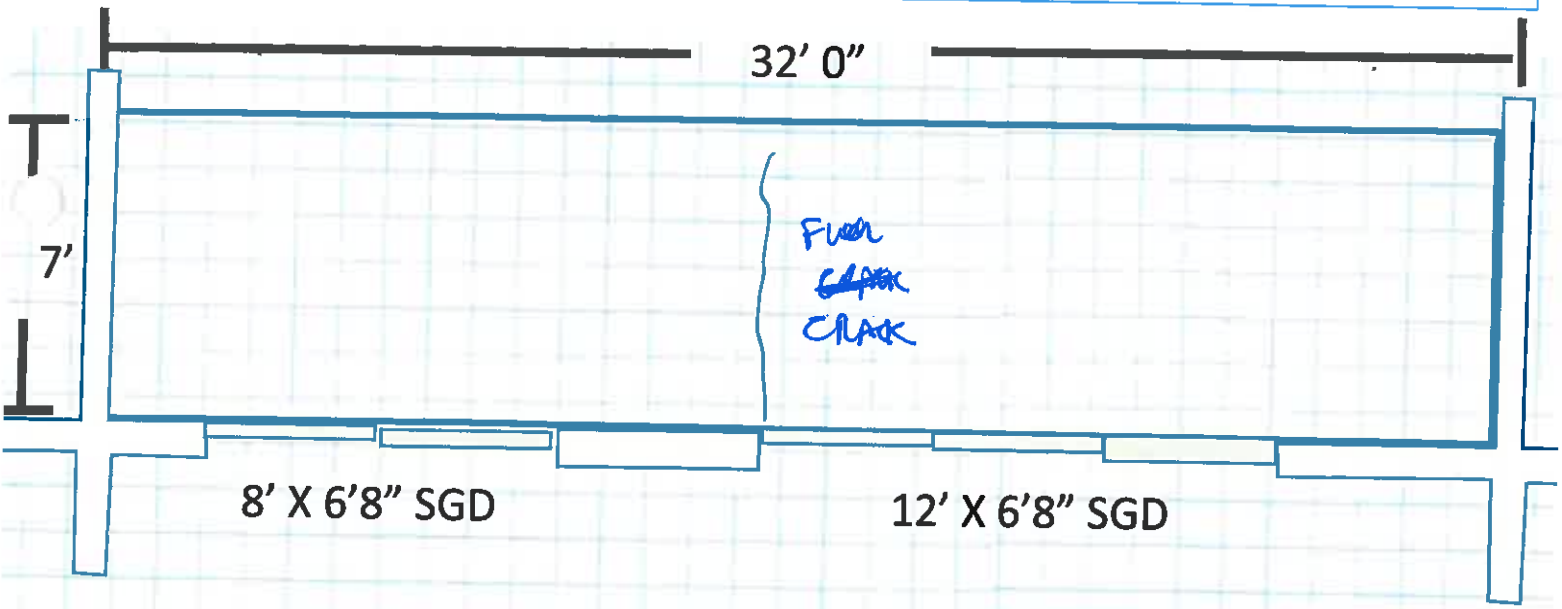
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 304 Date: November 10, 2021

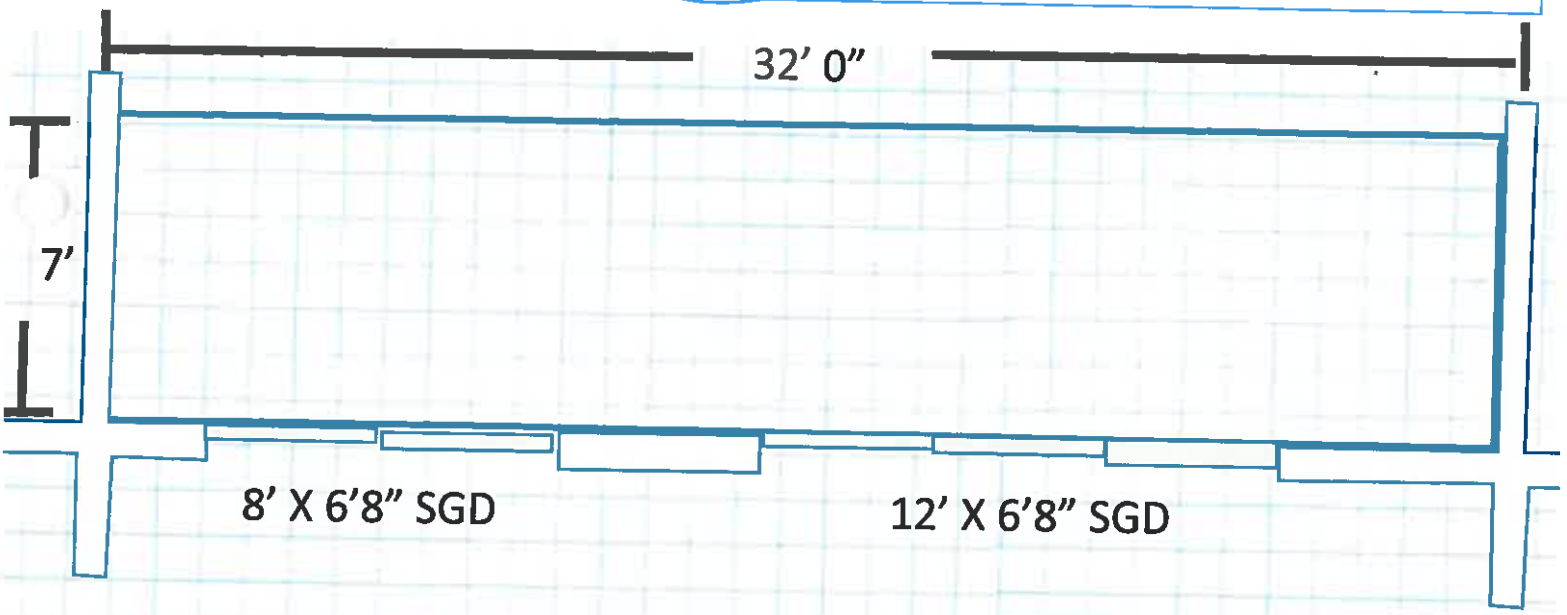
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 ~~46~~ Linear Feet
Balcony Area = 224 ~~267~~ Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 505 Date: November 10 , 2021

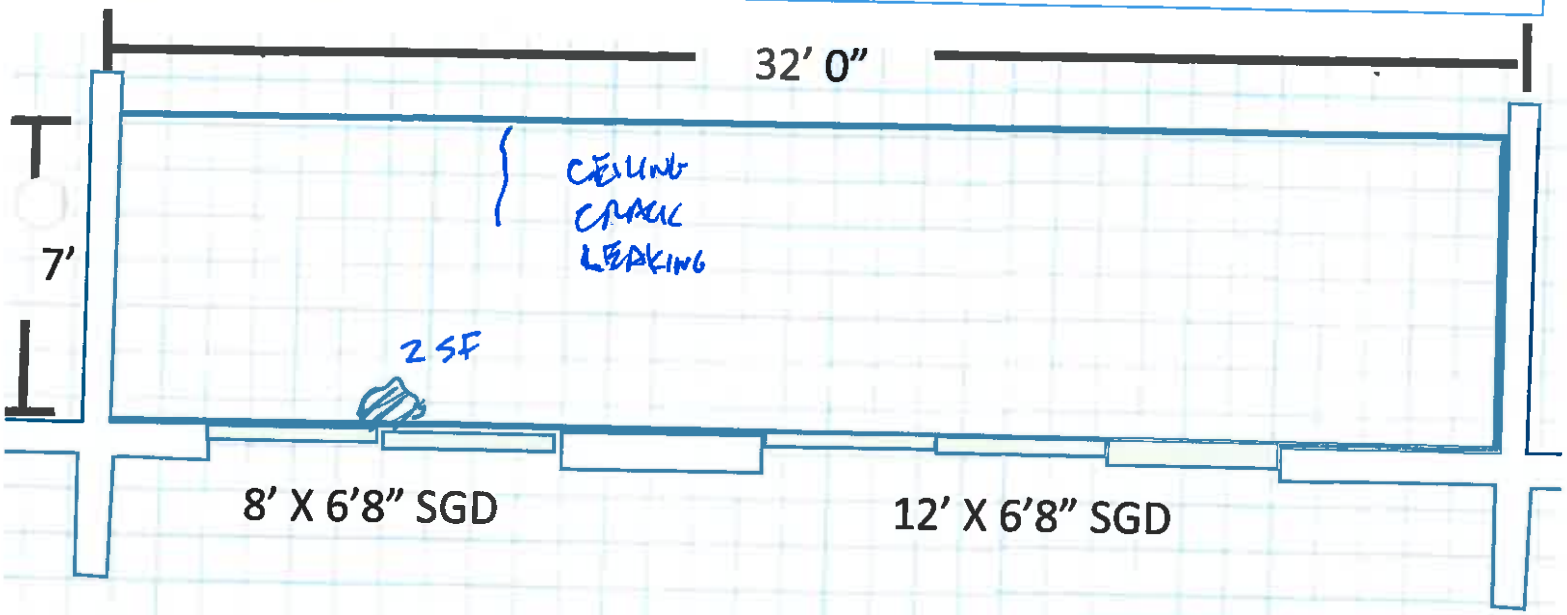
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	2
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 405 Date: November 10, 2021

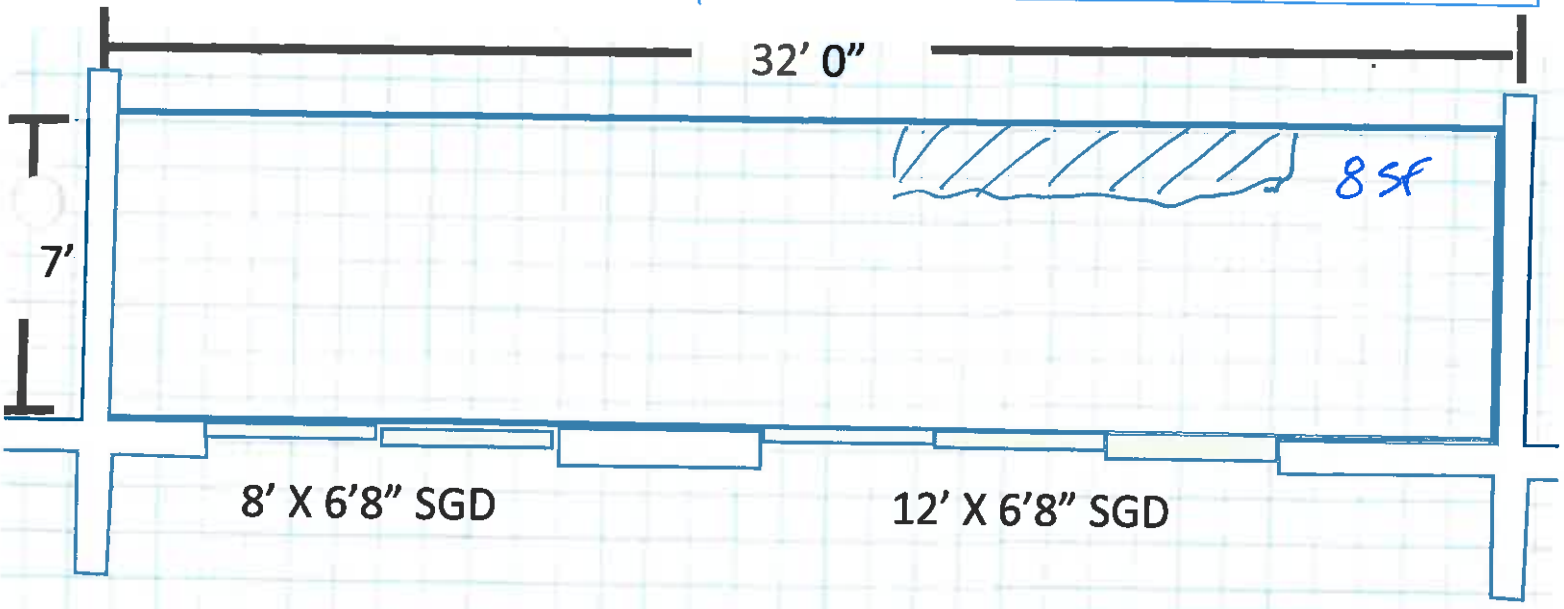
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 ~~267~~ Square Feet

Survey Quantities	
Floor Surface (SF)	8
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 305 Date: November , 2021

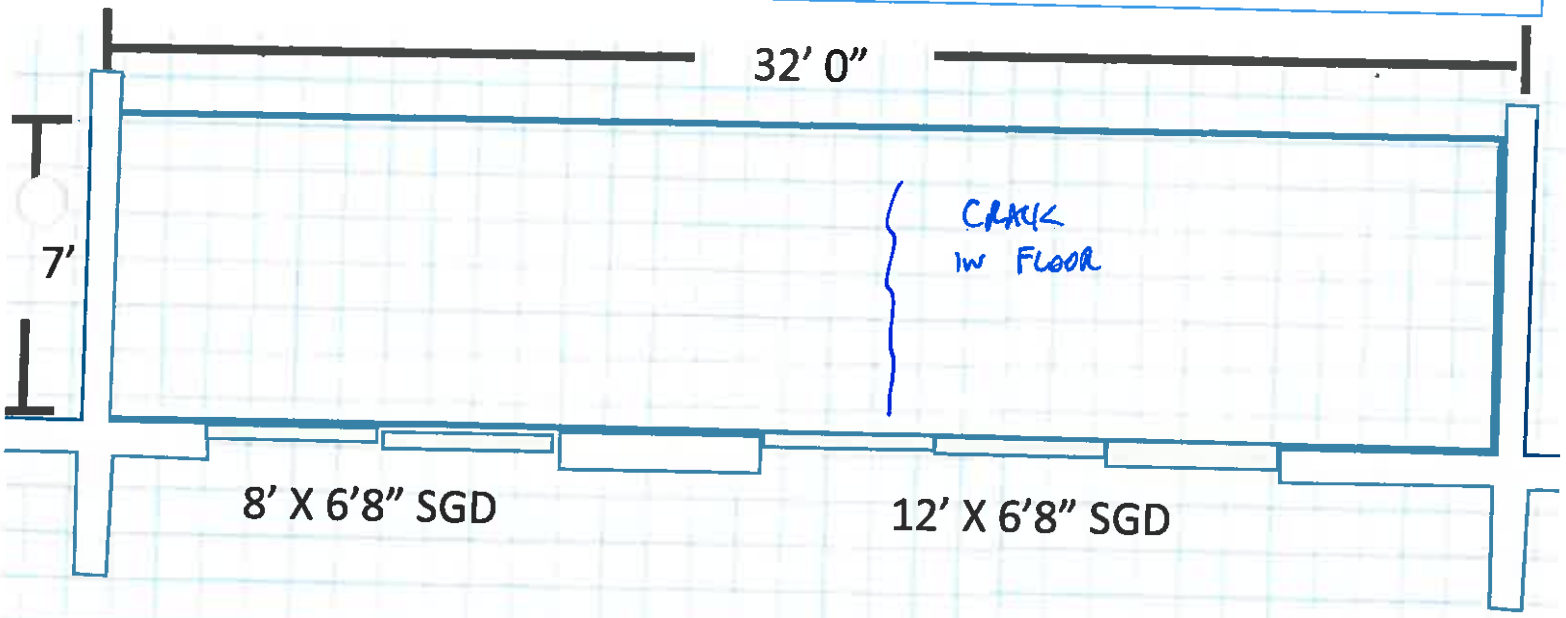
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 205 Date: November , 2021

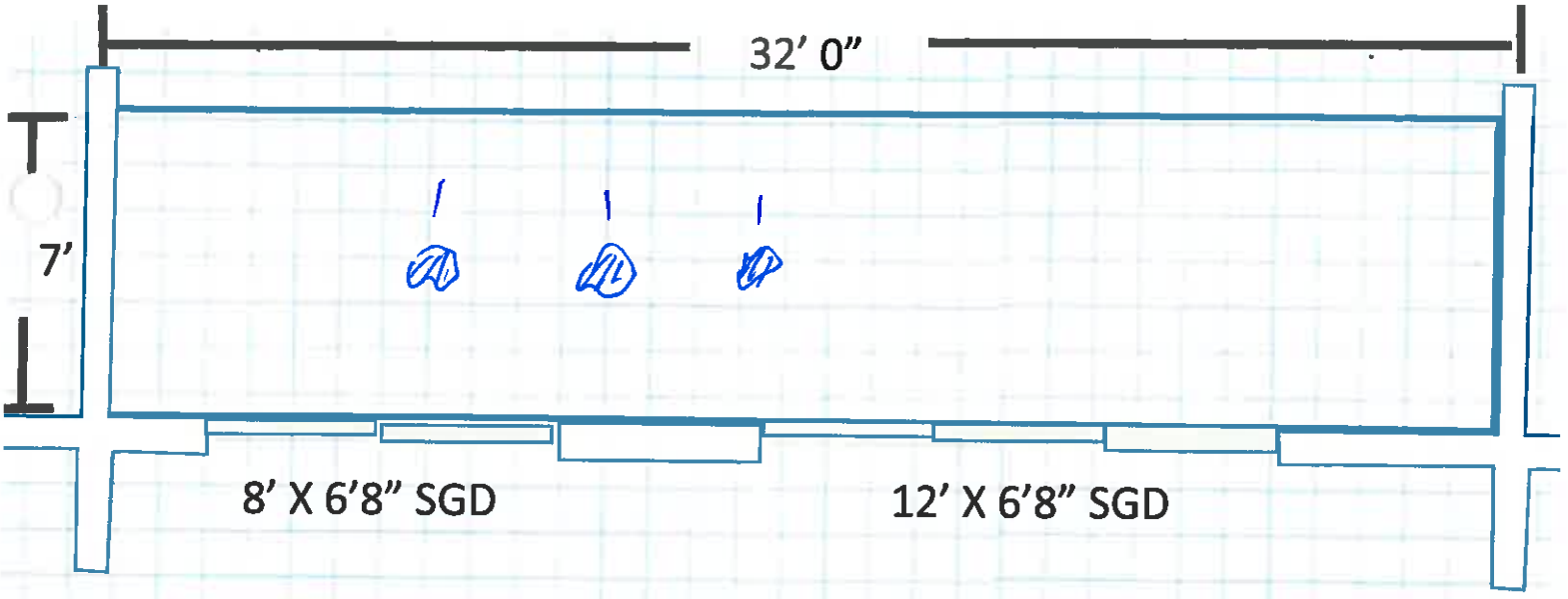
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	3
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 105 Date: November , 2021

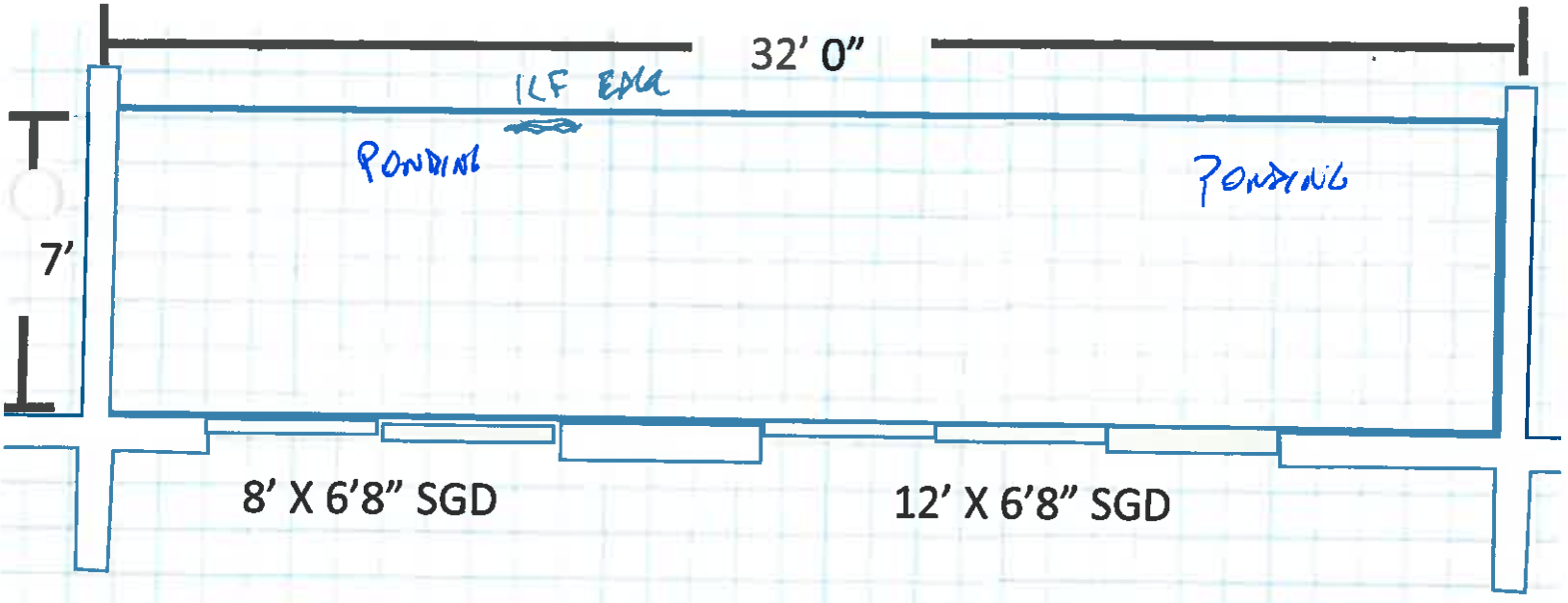
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 ~~48~~ Linear Feet
Balcony Area = 224 ~~336~~ Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	1
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	1
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor Unit # 506 Date: November 10, 2021

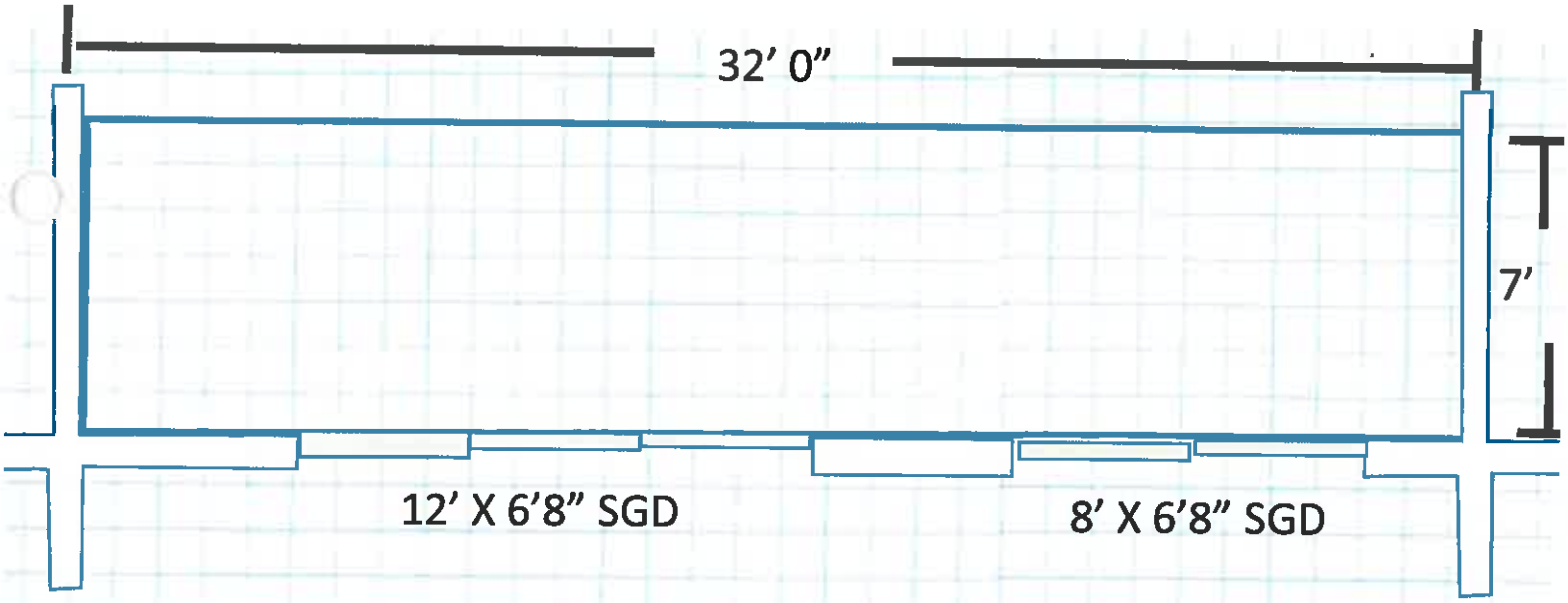
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 40 Linear Feet
Balcony Area = 224 280 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor **Unit #** 406 **Date:** November , 2021

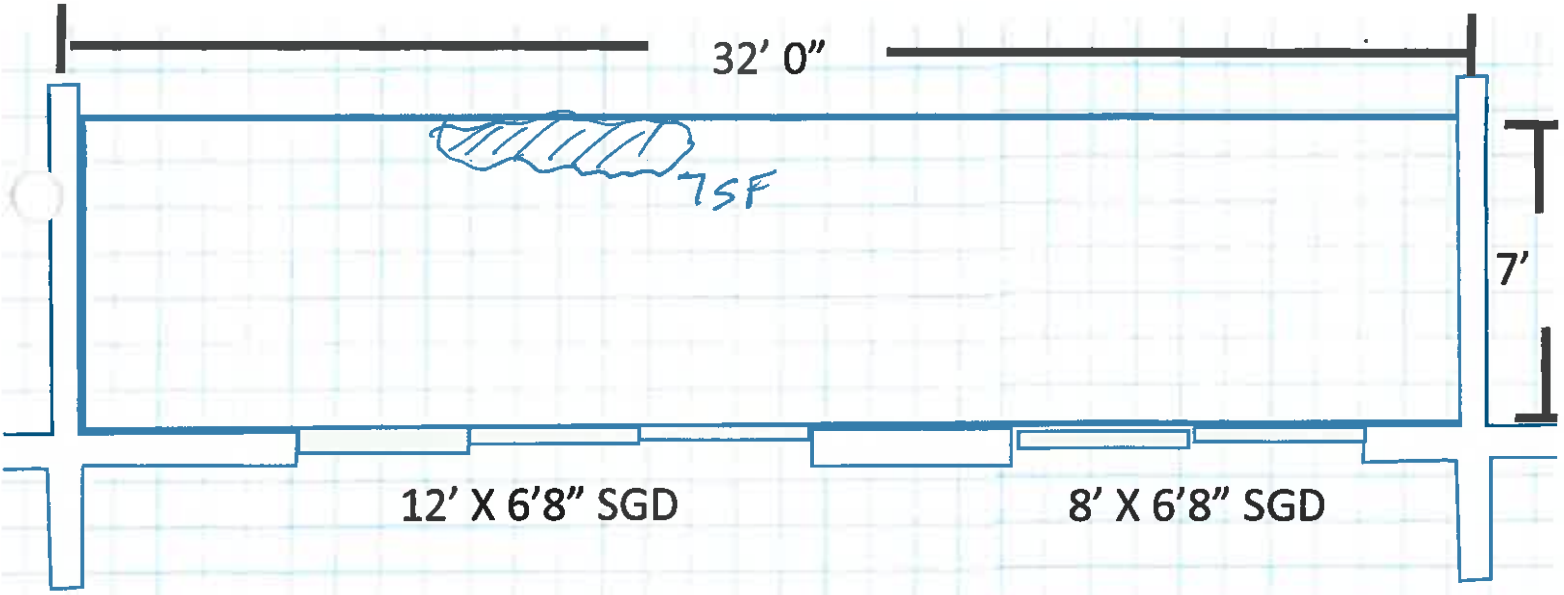
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	3
Slab Edge (LF)	7
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor **Unit #** 306 **Date:** November 10 , 2021

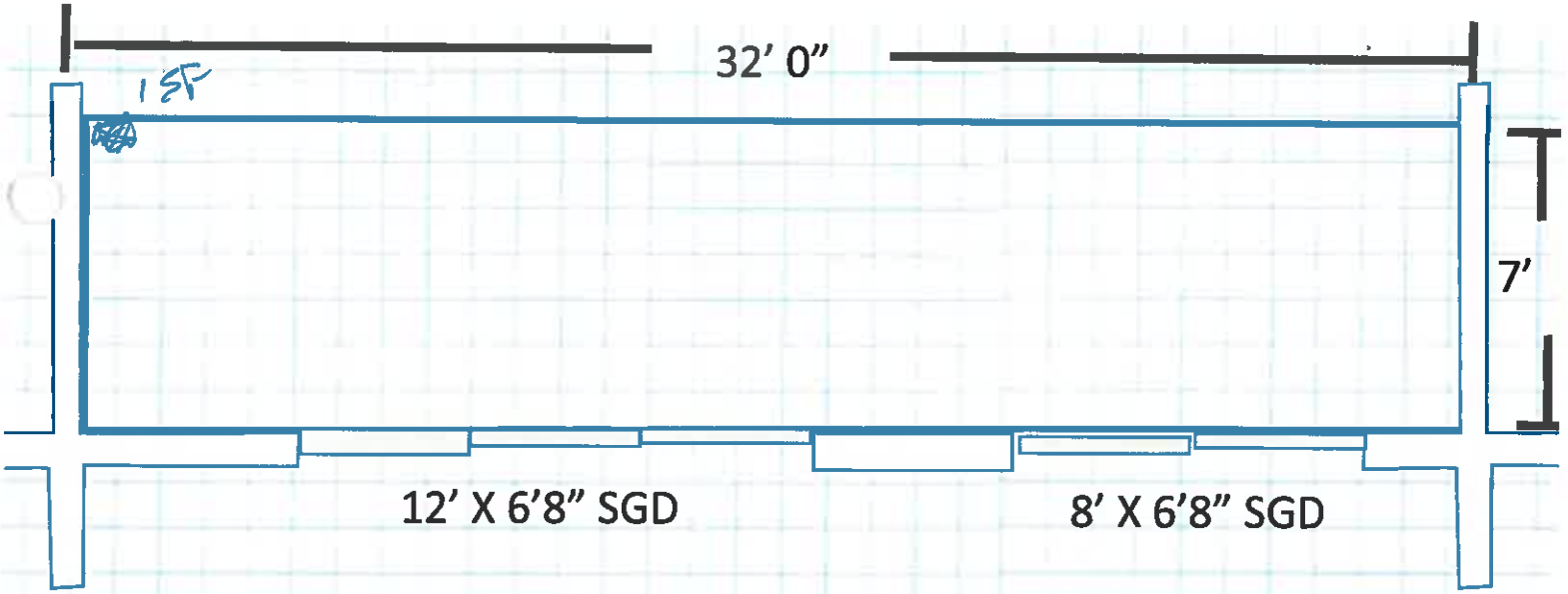
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 46 Linear Feet
Balcony Area = 224 257 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	1
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor Unit # 206 Date: November 10 , 2021

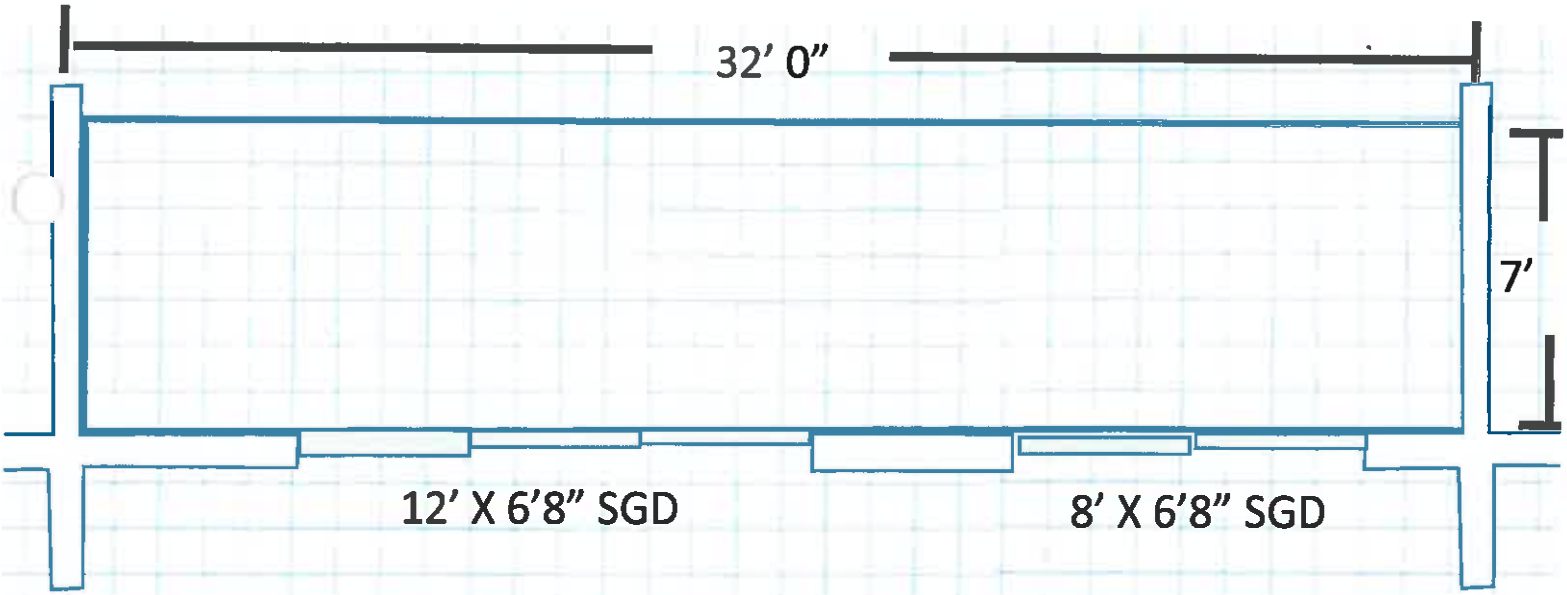
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 507 Date: November 10, 2021

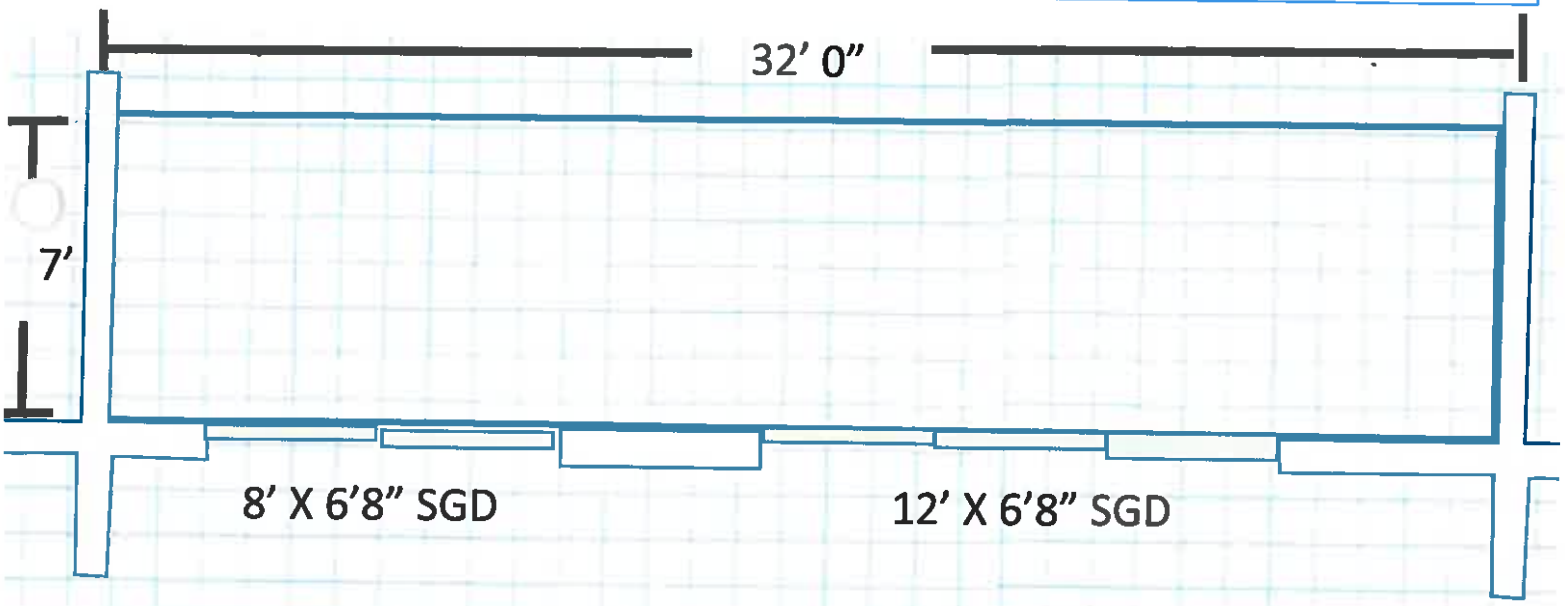
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 407 Date: November , 2021

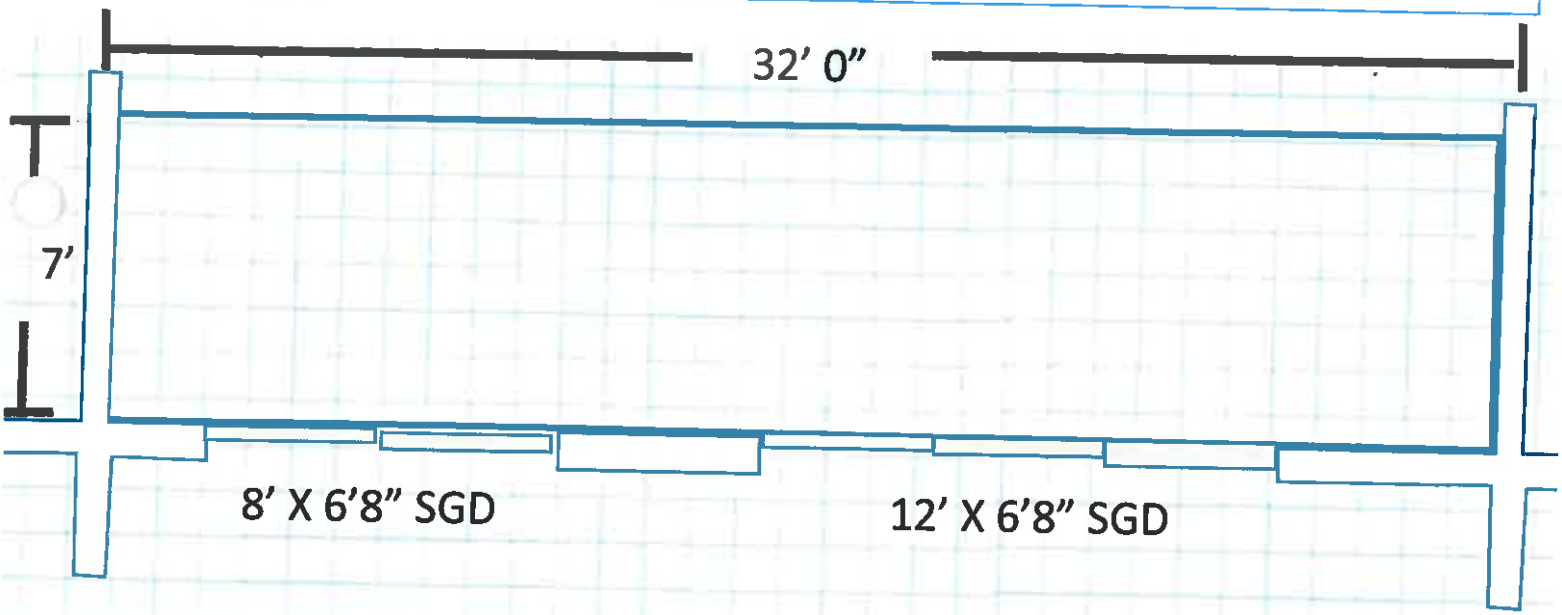
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: (Yes) No
Condition: Good (Fair) Poor
Type: Cored (Surface Mount) Screen
Screen Shimmed: Yes No

Shutters (Yes) No
Shimmed (Yes) No
(Edge) Door
Accordion (Roll Down)

Sliding Doors Vinyl Aluminum
Code Compliant: (Yes) No
Condition: (Good) Fair Poor
Age: (Older) Newer
Corroded Fasteners: Yes (No)
Holes In Threshold: Yes (No)

Flooring
Type: Tile (Coating) Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 307 Date: November 10, 2021

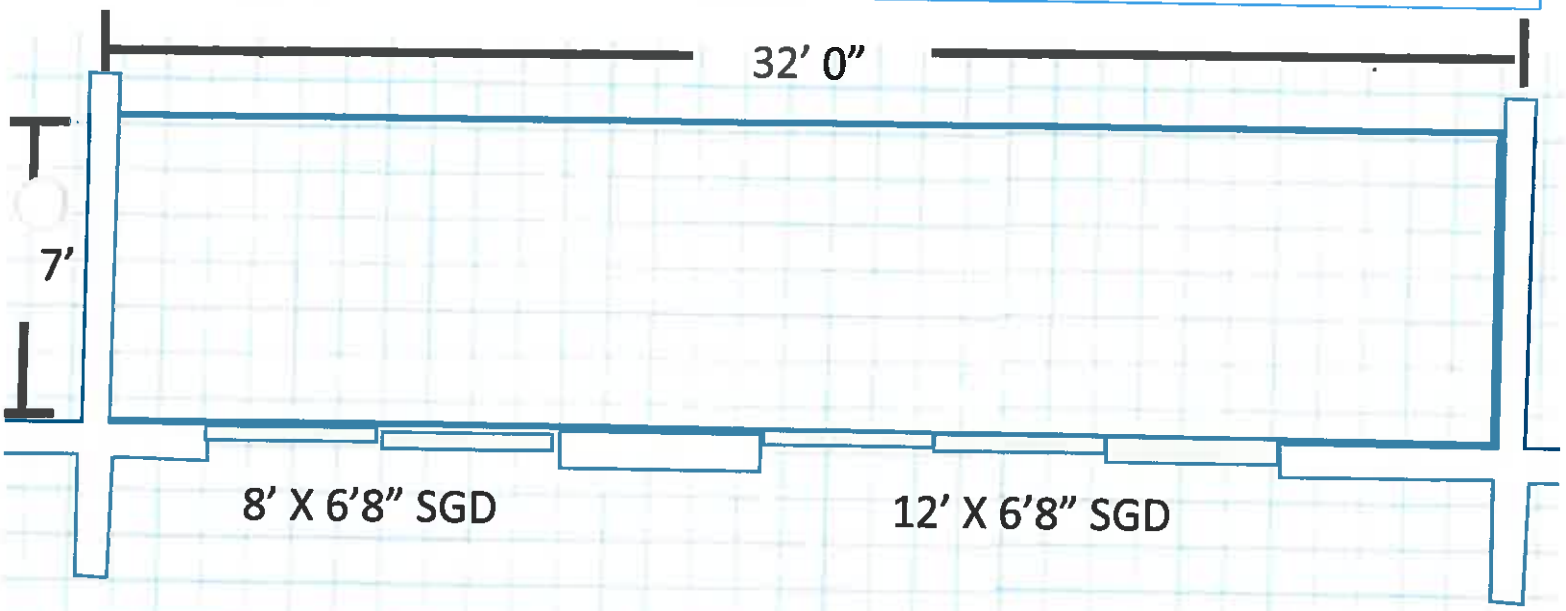
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 2, 4, 5, 7

Project: Sunset Harbor Unit # 207 Date: November 10, 2021

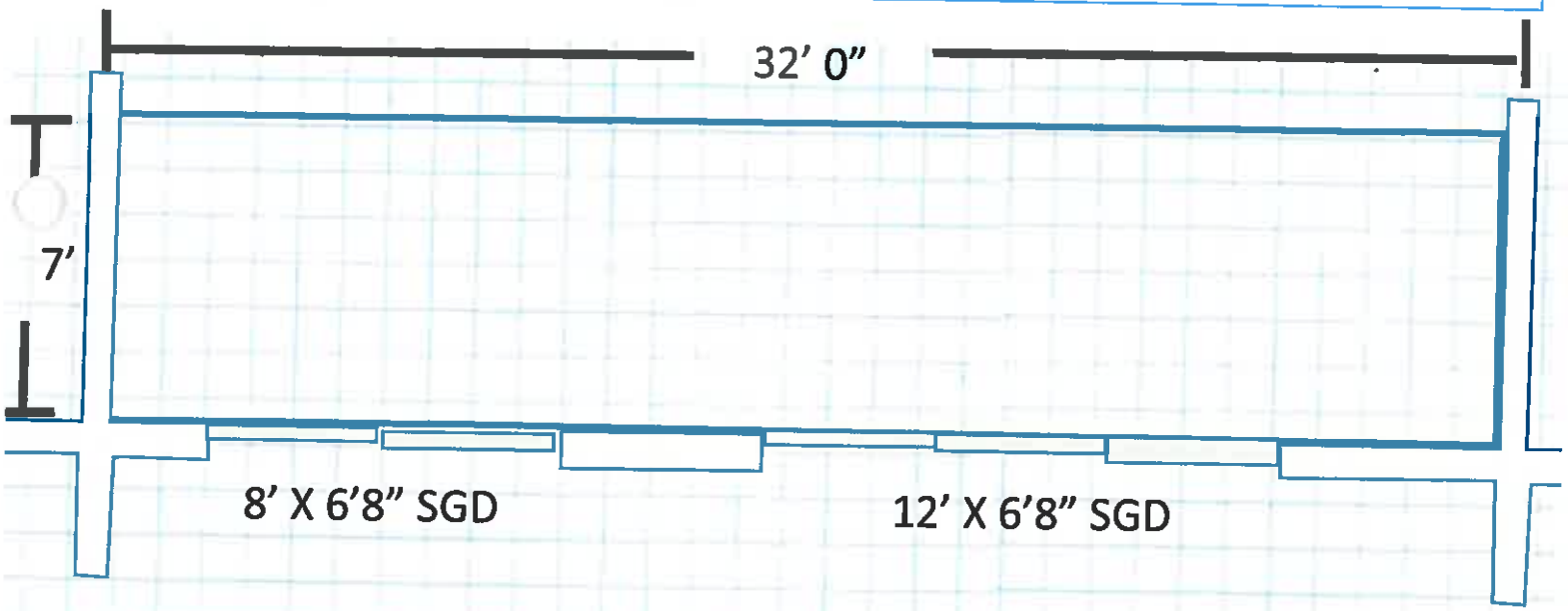
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor Unit # 508 Date: November 10, 2021

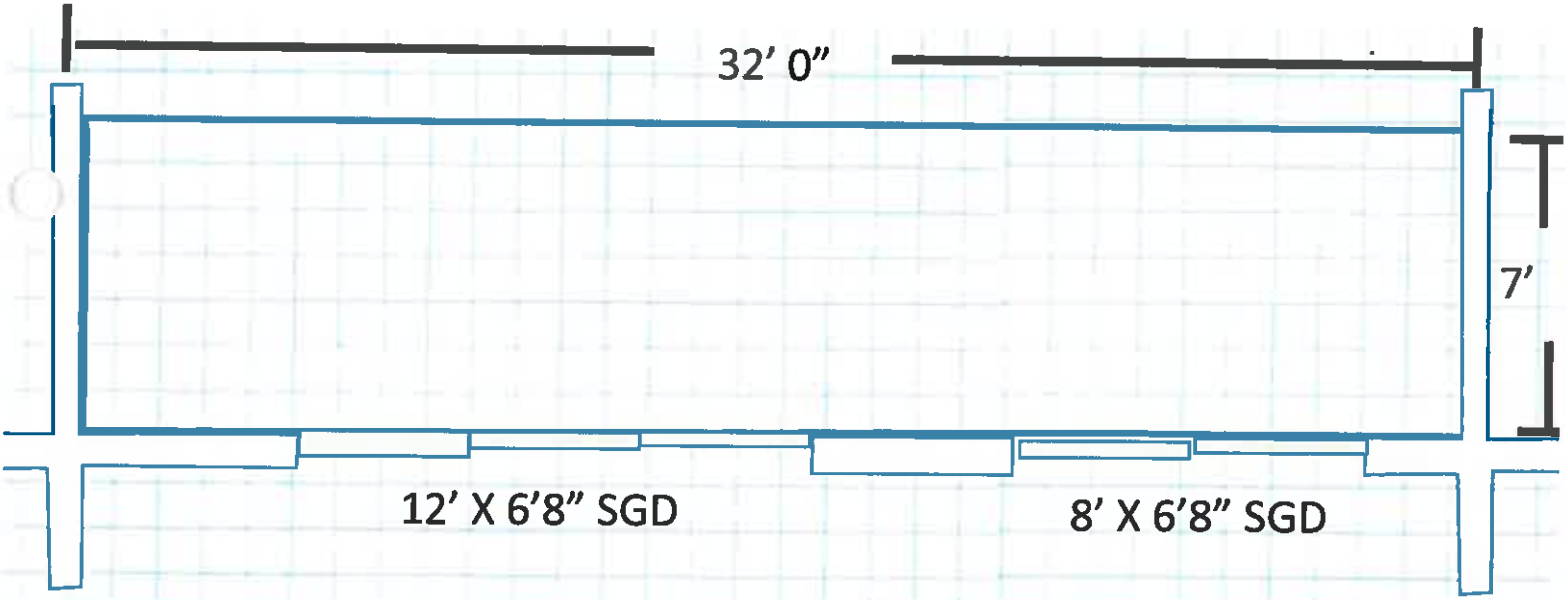
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes (No)
Condition: (Good) Fair Poor
Type: Cored (Surface Mount) Screen
Screen Shimmed: Yes (No)

Shutters (Yes) No
Shimmed Yes No
(Edge) Door
Accordion (Roll Down)

Sliding Doors Vinyl Aluminum
Code Compliant: (Yes) No
Condition: (Good) Fair Poor
Age: Older (Newer)
Corroded Fasteners: Yes (No)
Holes In Threshold: Yes (No)

Flooring
Type: Tile (Coating) Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor Unit # 408 Date: November 12, 2021

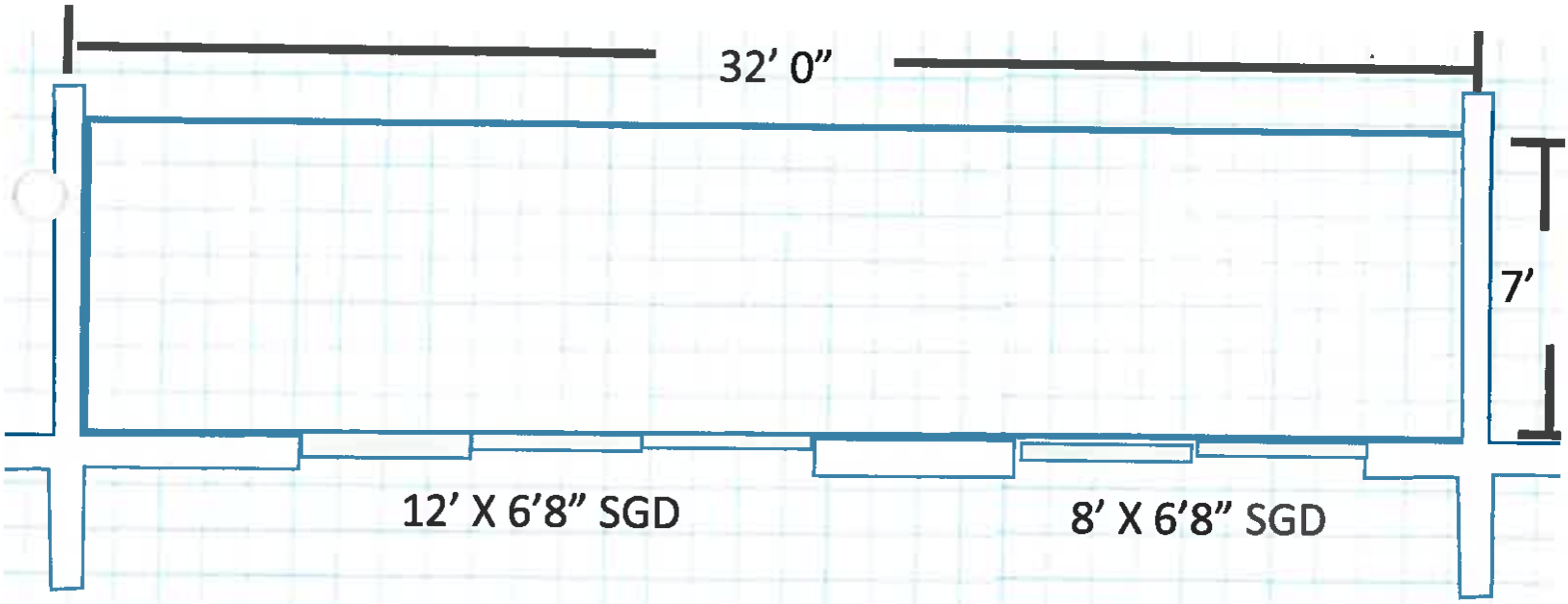
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor Unit # 308 Date: November 10, 2021

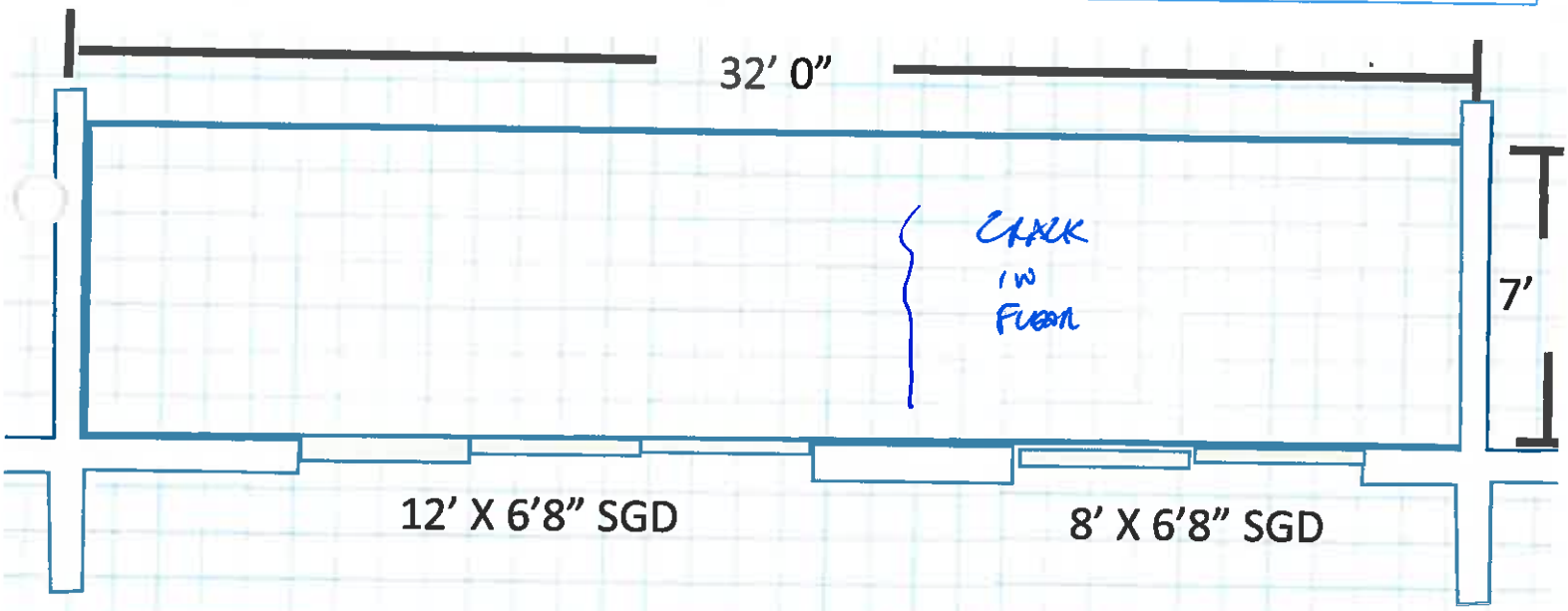
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stacks 3, 6, 8

Project: Sunset Harbor Unit # 208 Date: November 10, 2021

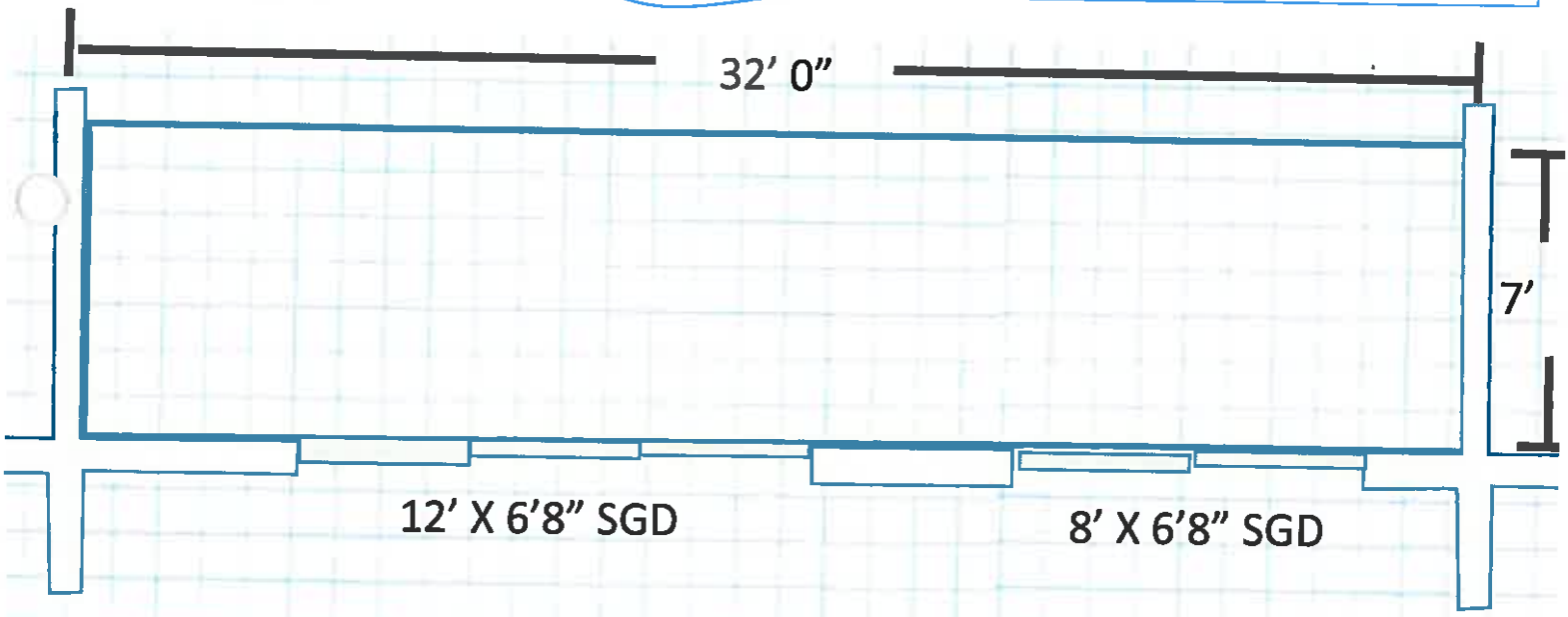
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 32 Linear Feet
Balcony Area = 224 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stack 9

Project: Sunset Harbor Unit # 509 Date: November , 2021

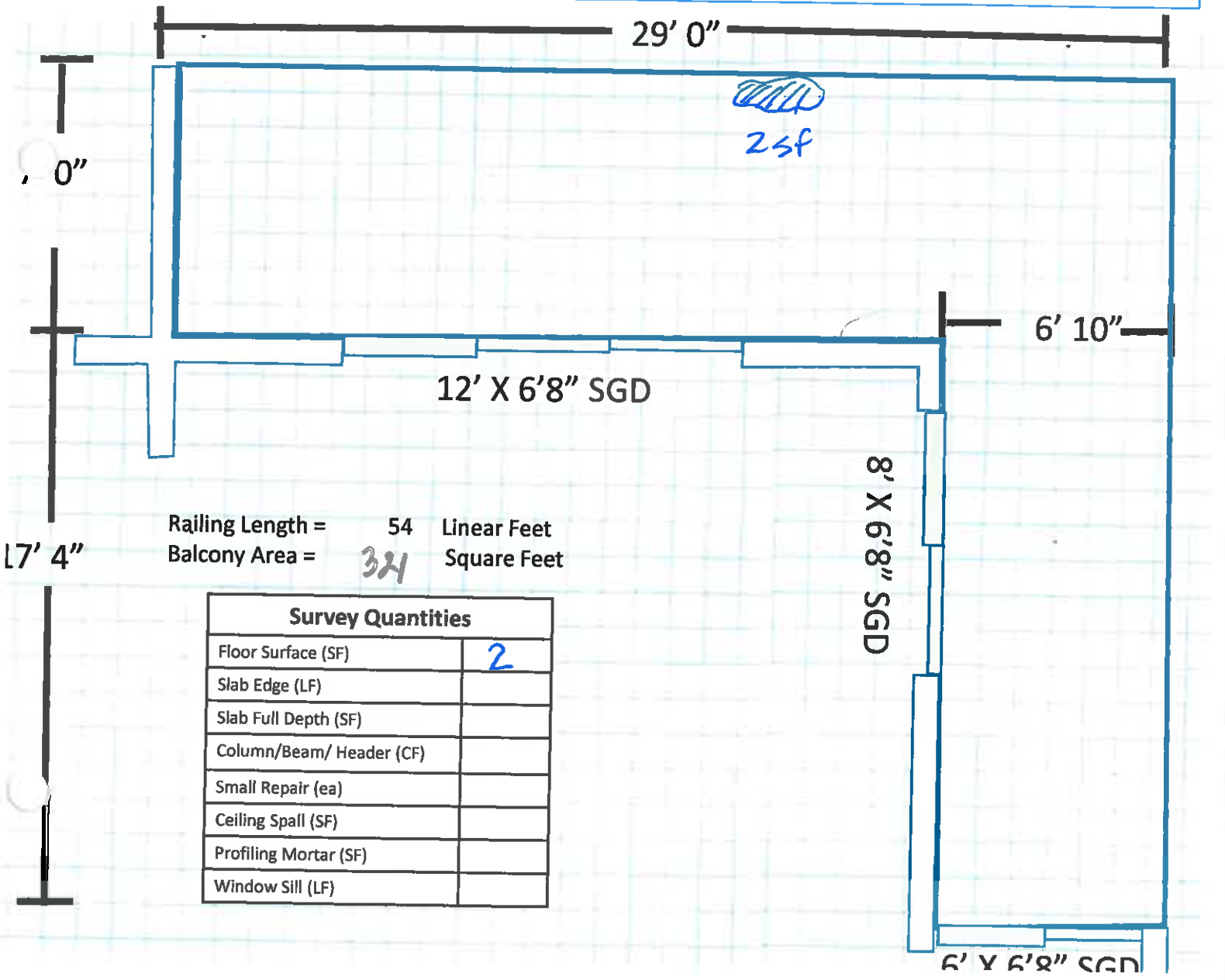
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 54 Linear Feet
Balcony Area = 321 Square Feet

Survey Quantities	
Floor Surface (SF)	2
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stack 9

Project: Sunset Harbor Unit # 409 Date: November 10, 2021

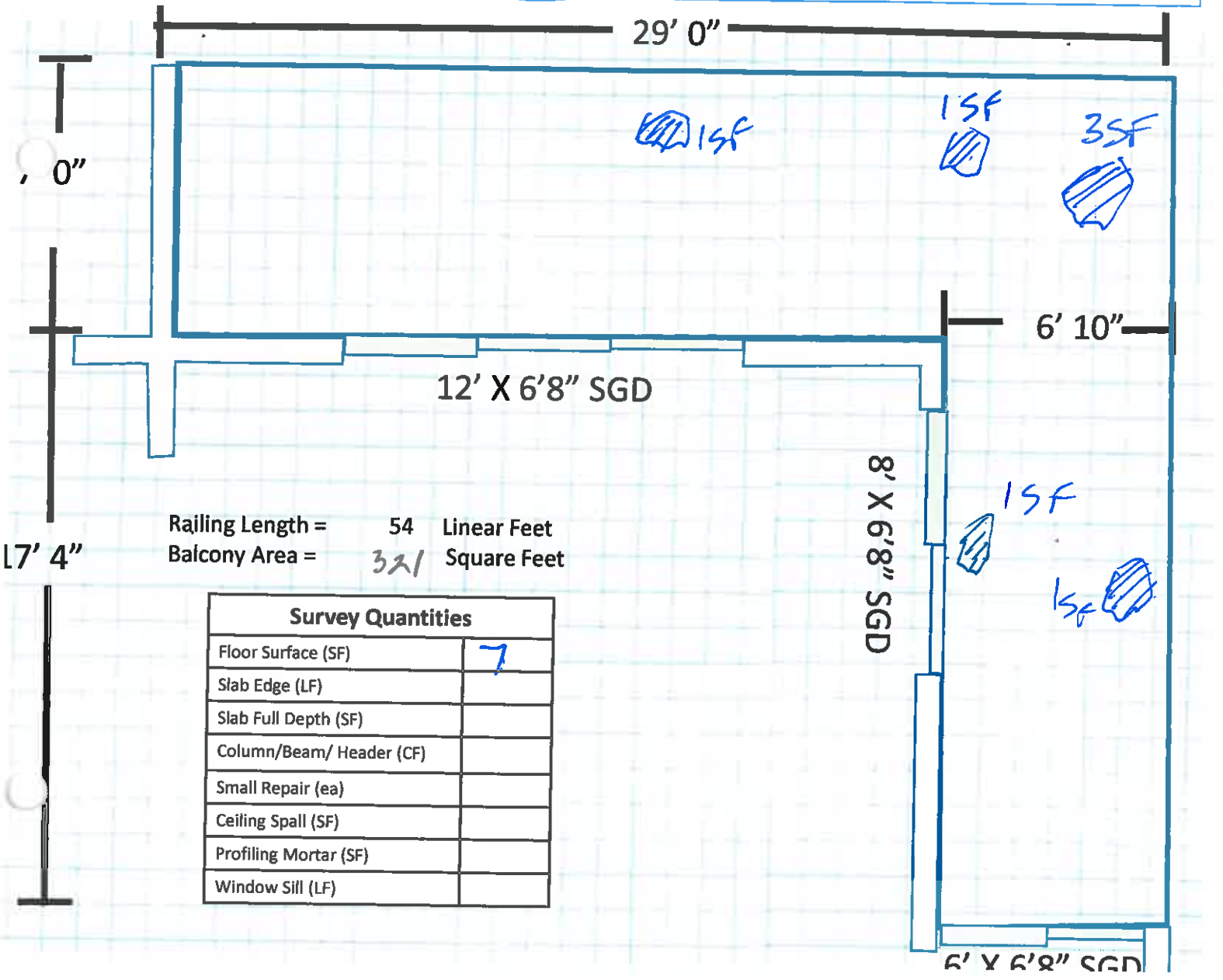
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 54 Linear Feet
Balcony Area = 321 Square Feet

Survey Quantities	
Floor Surface (SF)	7
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stack 9

Project: Sunset Harbor Unit # 309 Date: November 10, 2021

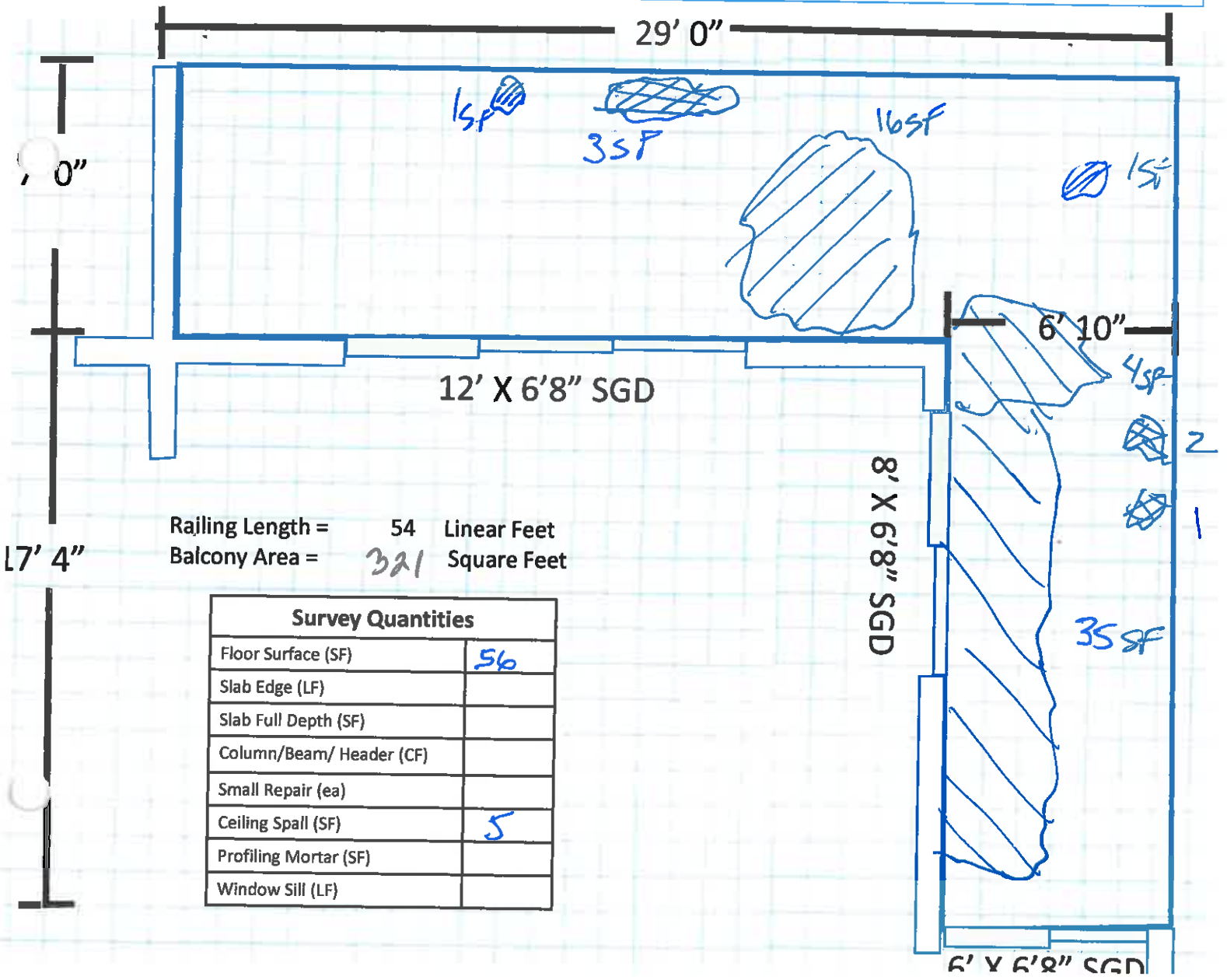
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 54 Linear Feet
Balcony Area = 321 Square Feet

Survey Quantities	
Floor Surface (SF)	56
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	5
Profiling Mortar (SF)	
Window Sill (LF)	

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Balcony Survey Map

Stack 9

Project: Sunset Harbor Unit # 209 Date: November , 2021

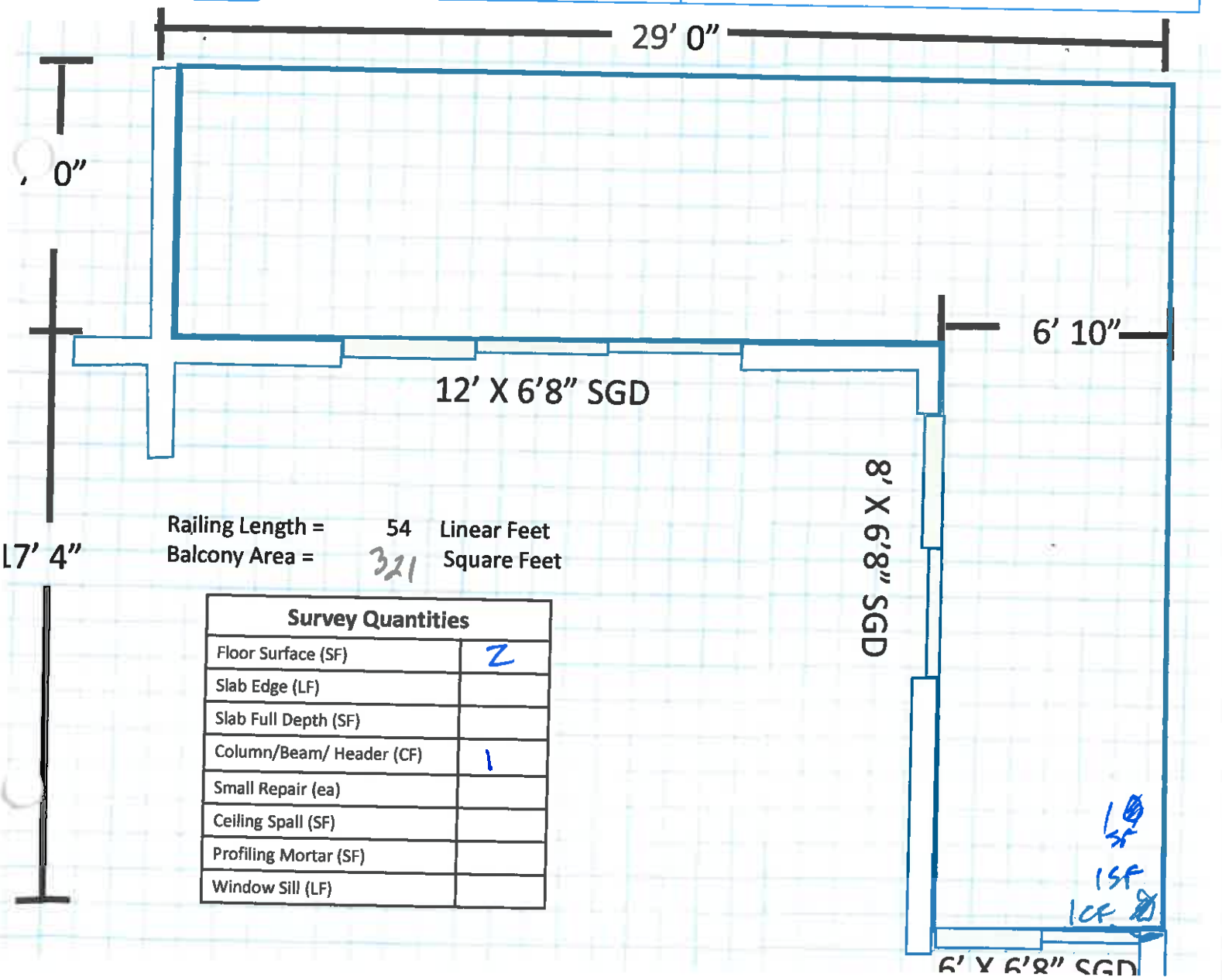
LEGEND
- Spall Above
- Spall Below
- Crack
- Rust Spot

Railings
Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring
Type: Tile Coating Pattern



Railing Length = 54 Linear Feet
Balcony Area = 321 Square Feet

Survey Quantities	
Floor Surface (SF)	2
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	1
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

1 SF
1SF
1CF

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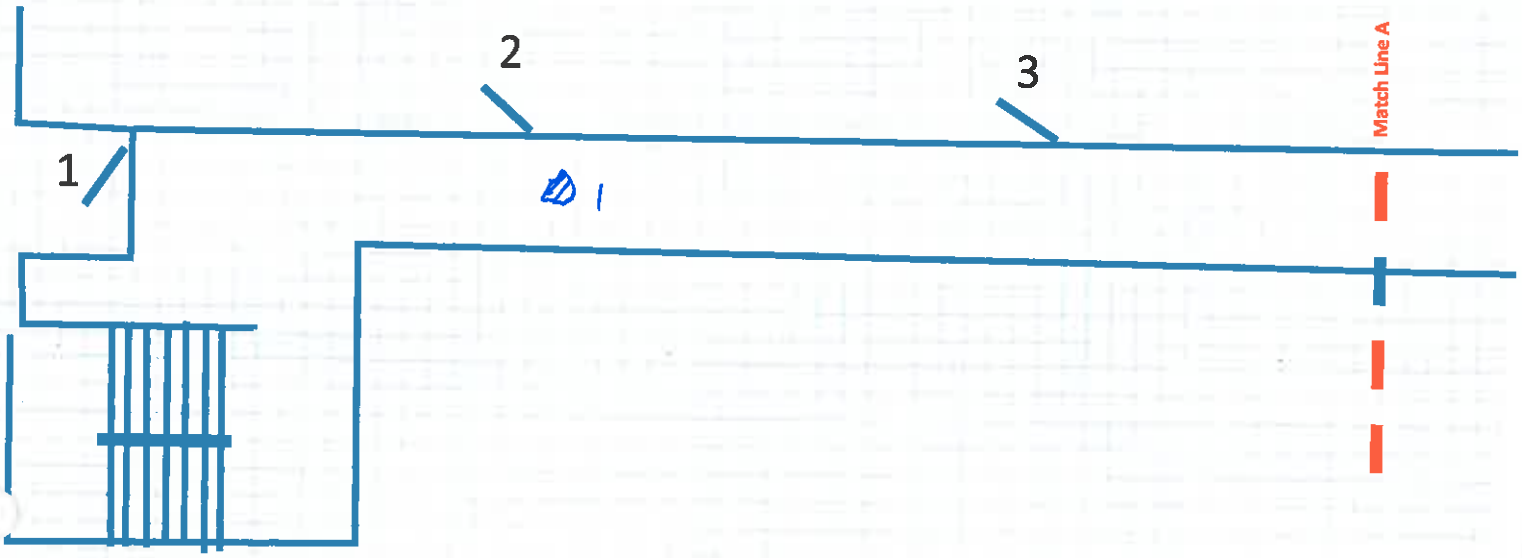
Walkway Survey Map

Project: Sunset Harbor **Floor #** 5 **Date:** 4/10, 2021



Survey Quantities	
Floor Surface (SF)	1
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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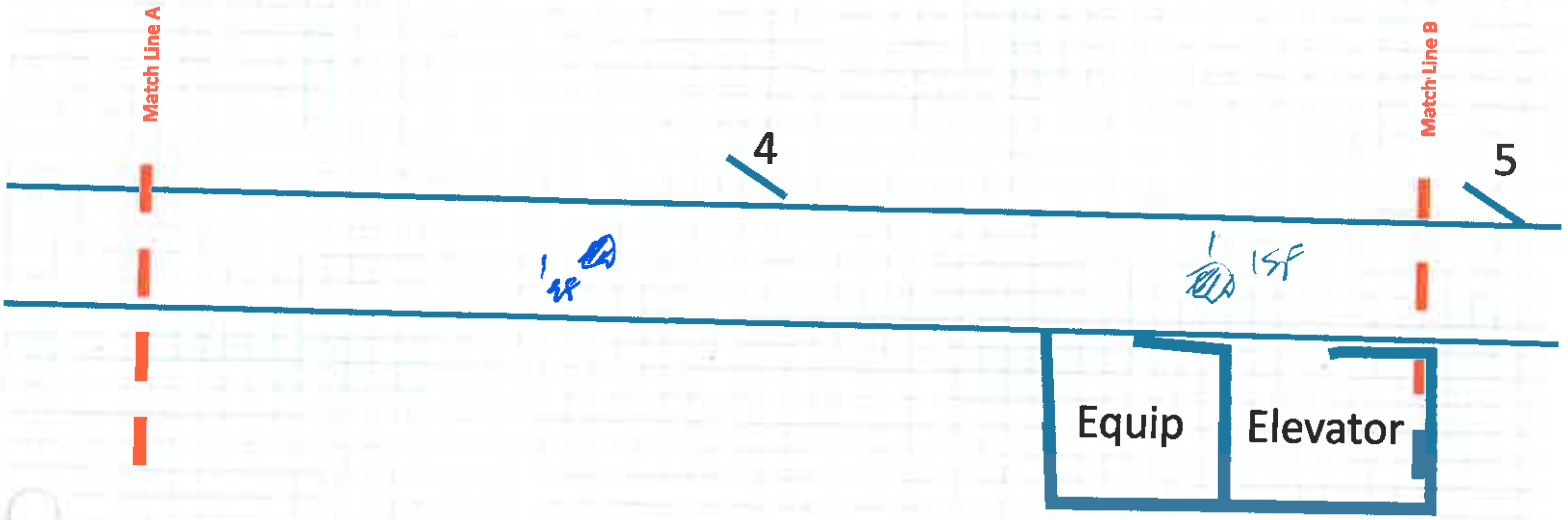
Walkway Survey Map

Project: Sunset Harbor Floor # 5 Date: 11/10, 2021



Survey Quantities	
Floor Surface (SF)	2
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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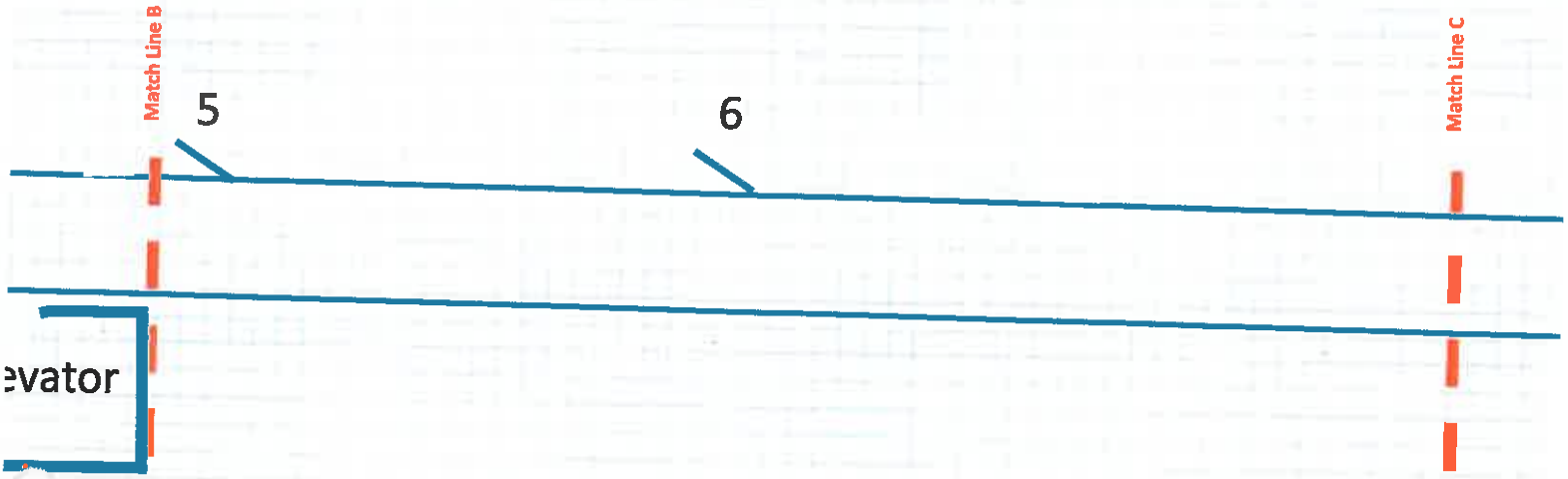
Walkway Survey Map

Project: Sunset Harbor **Floor #** 5 **Date:** 11/10, 2021



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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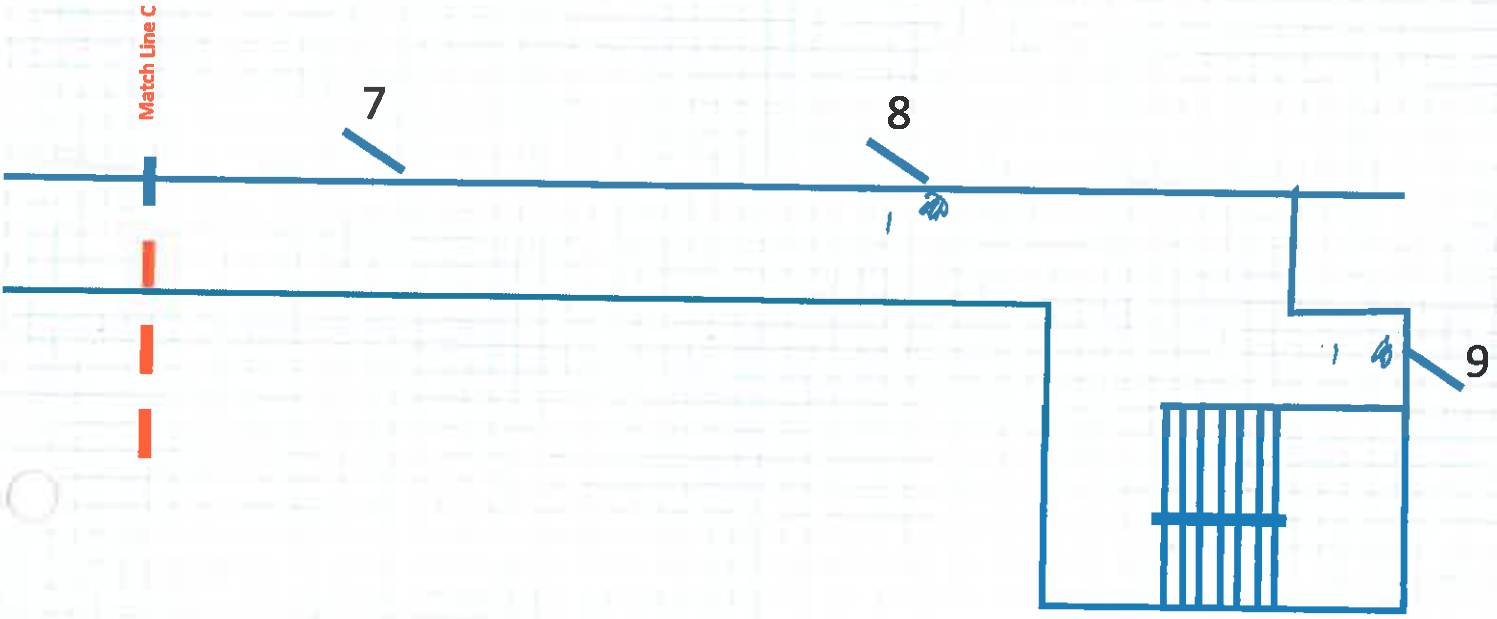
Walkway Survey Map

Project: Sunset Harbor Floor # 5 Date: 11/ , 2021



Survey Quantities	
Floor Surface (SF)	2
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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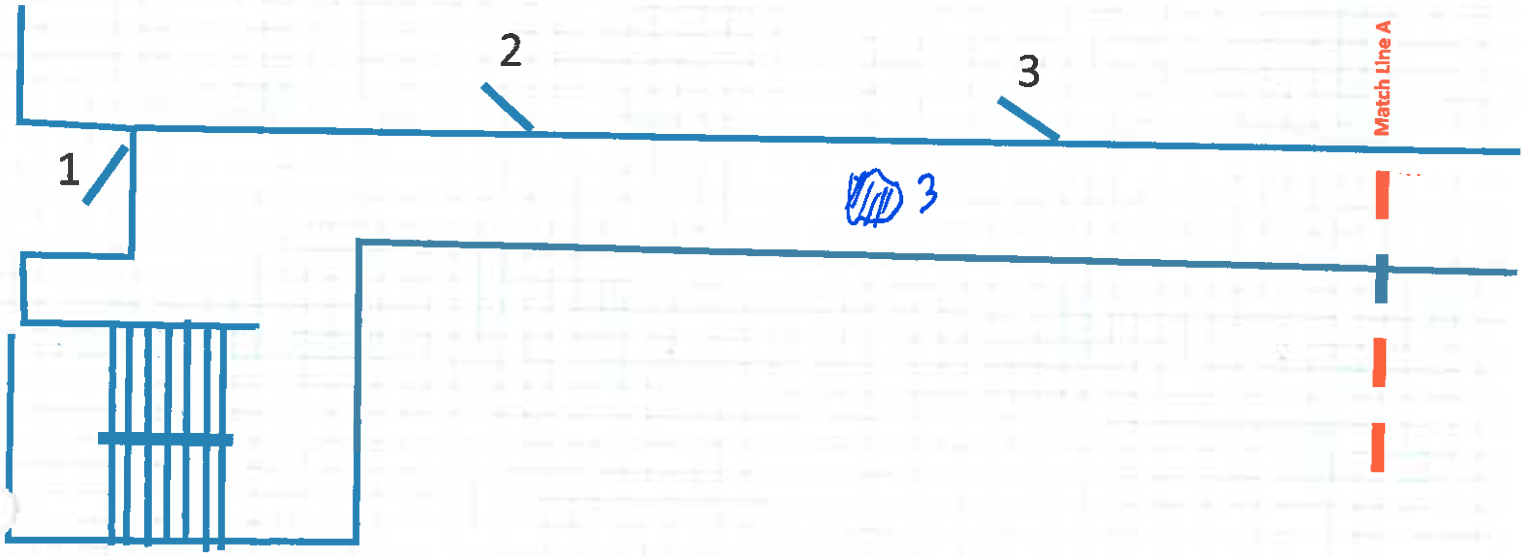
Walkway Survey Map

Project: Sunset Harbor Floor # 4 Date: 11/10, 2021



Survey Quantities	
Floor Surface (SF)	3
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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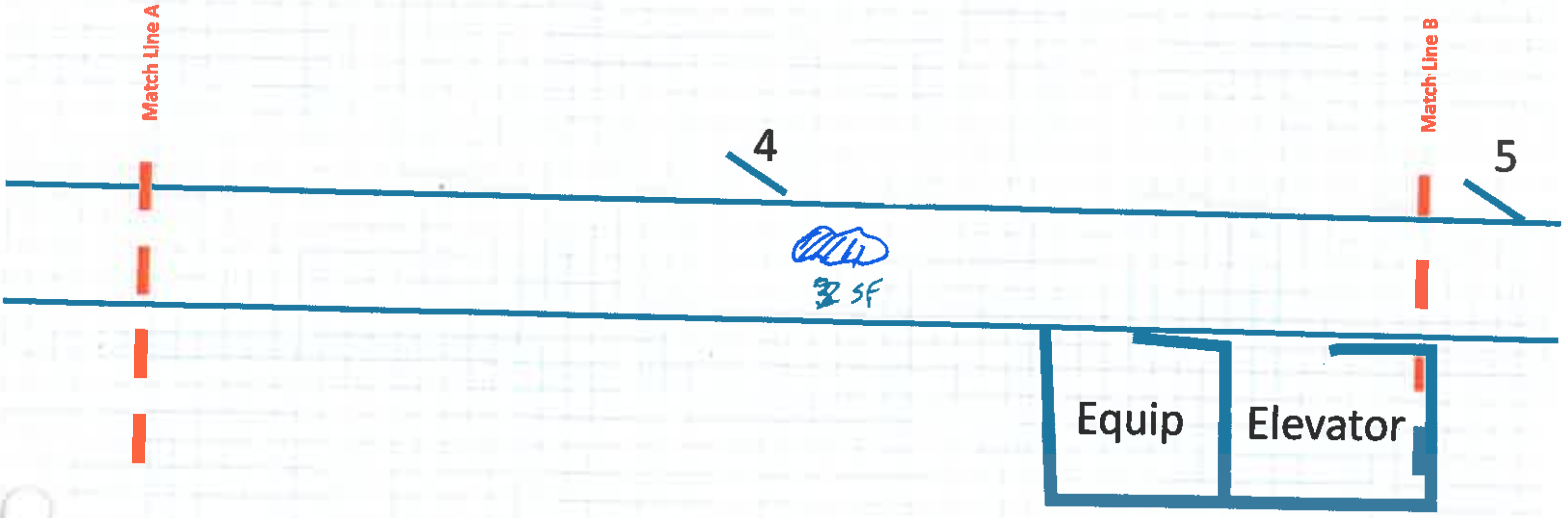
Walkway Survey Map

Project: Sunset Harbor **Floor #** 4 **Date:** 11/16, 2021



N

Survey Quantities	
Floor Surface (SF)	3
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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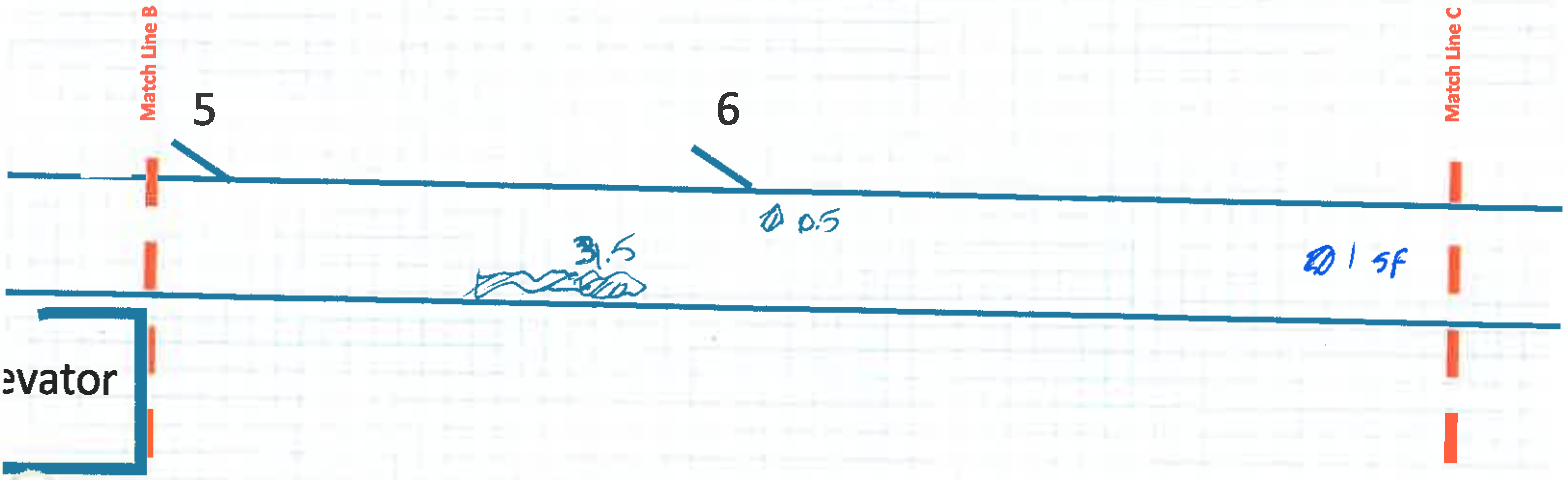
Walkway Survey Map

Project: Sunset Harbor **Floor #** 4 **Date:** 11/10 **, 2021**



Survey Quantities	
Floor Surface (SF)	5
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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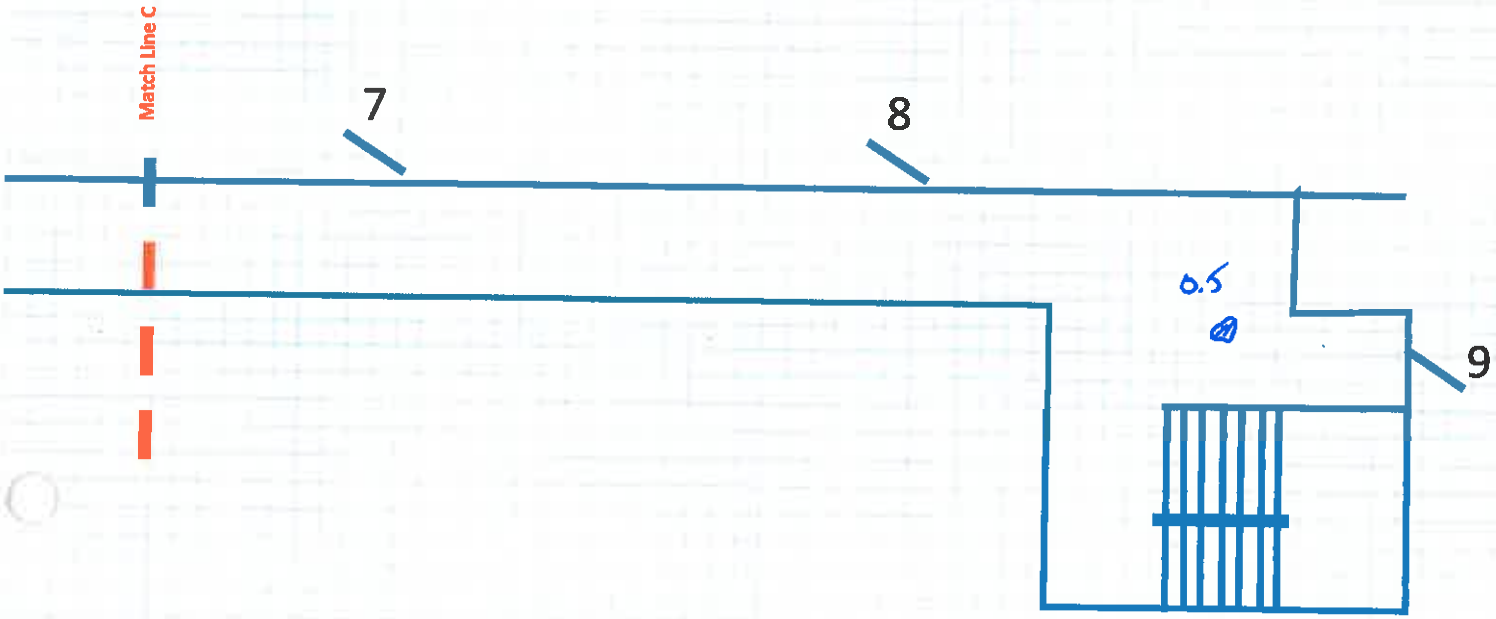
Walkway Survey Map

Project: Sunset Harbor Floor # 4 Date: 11/10, 2021



Survey Quantities	
Floor Surface (SF)	0.5
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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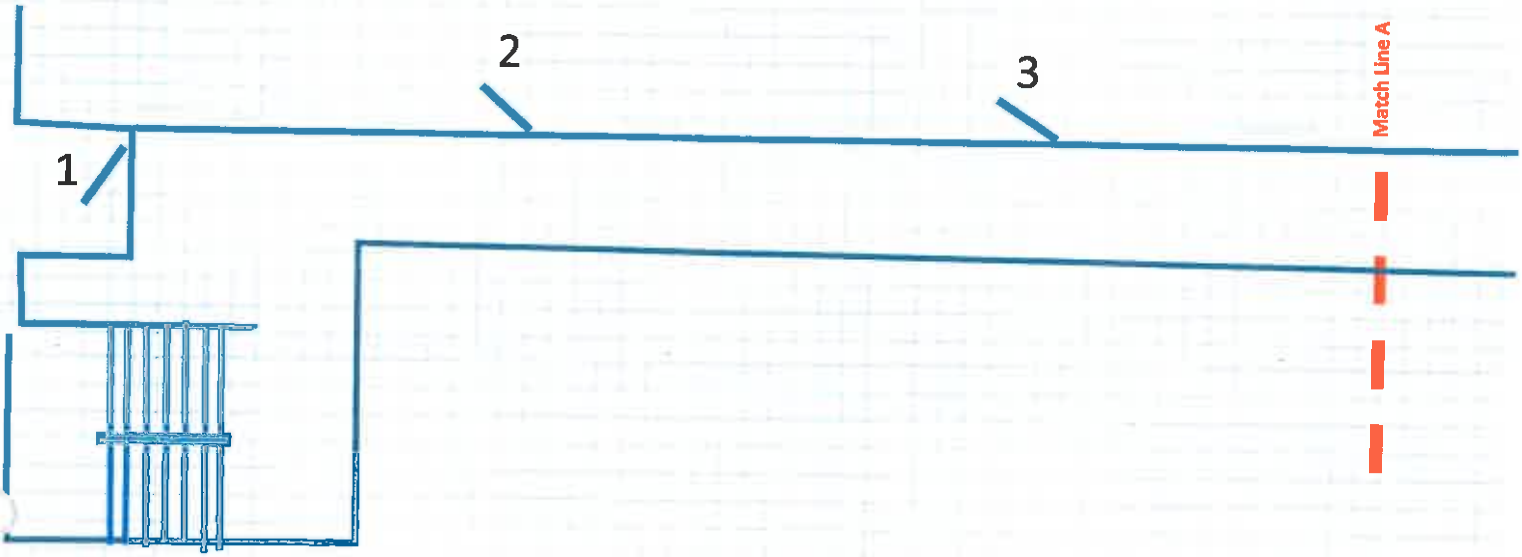
Walkway Survey Map

Project: Sunset Harbor Floor # 3 Date: 4/10, 2021



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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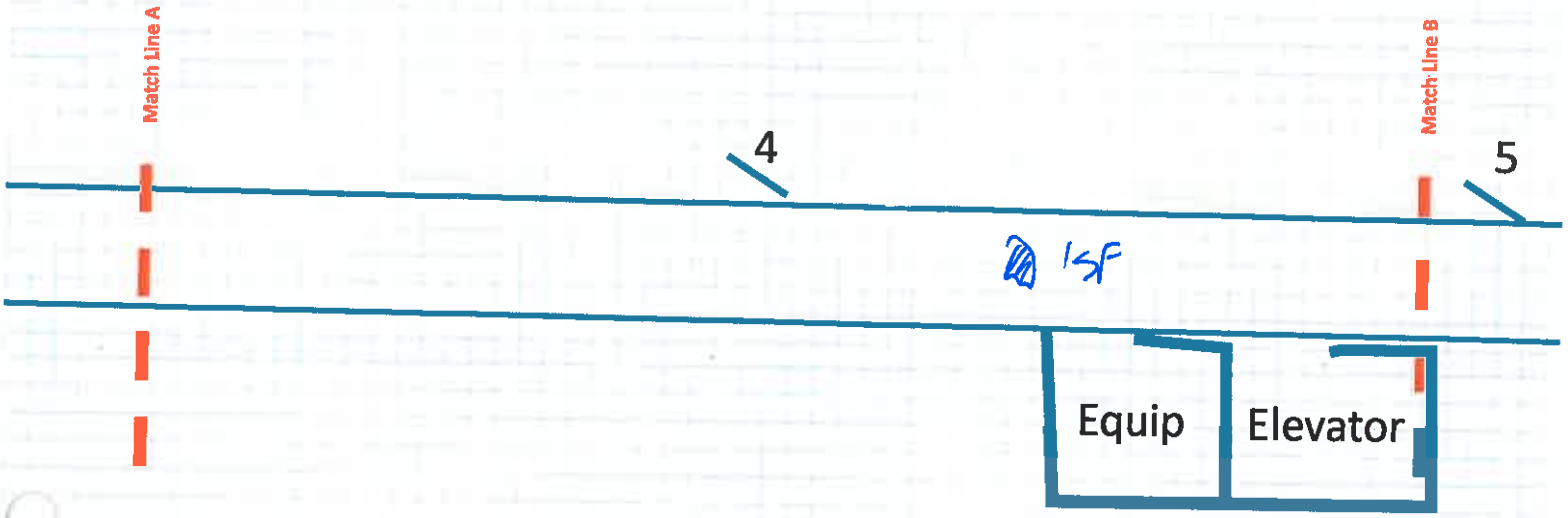
Walkway Survey Map

Project: Sunset Harbor **Floor #** 3 **Date:** 1/1/60, 2021



Survey Quantities	
Floor Surface (SF)	1
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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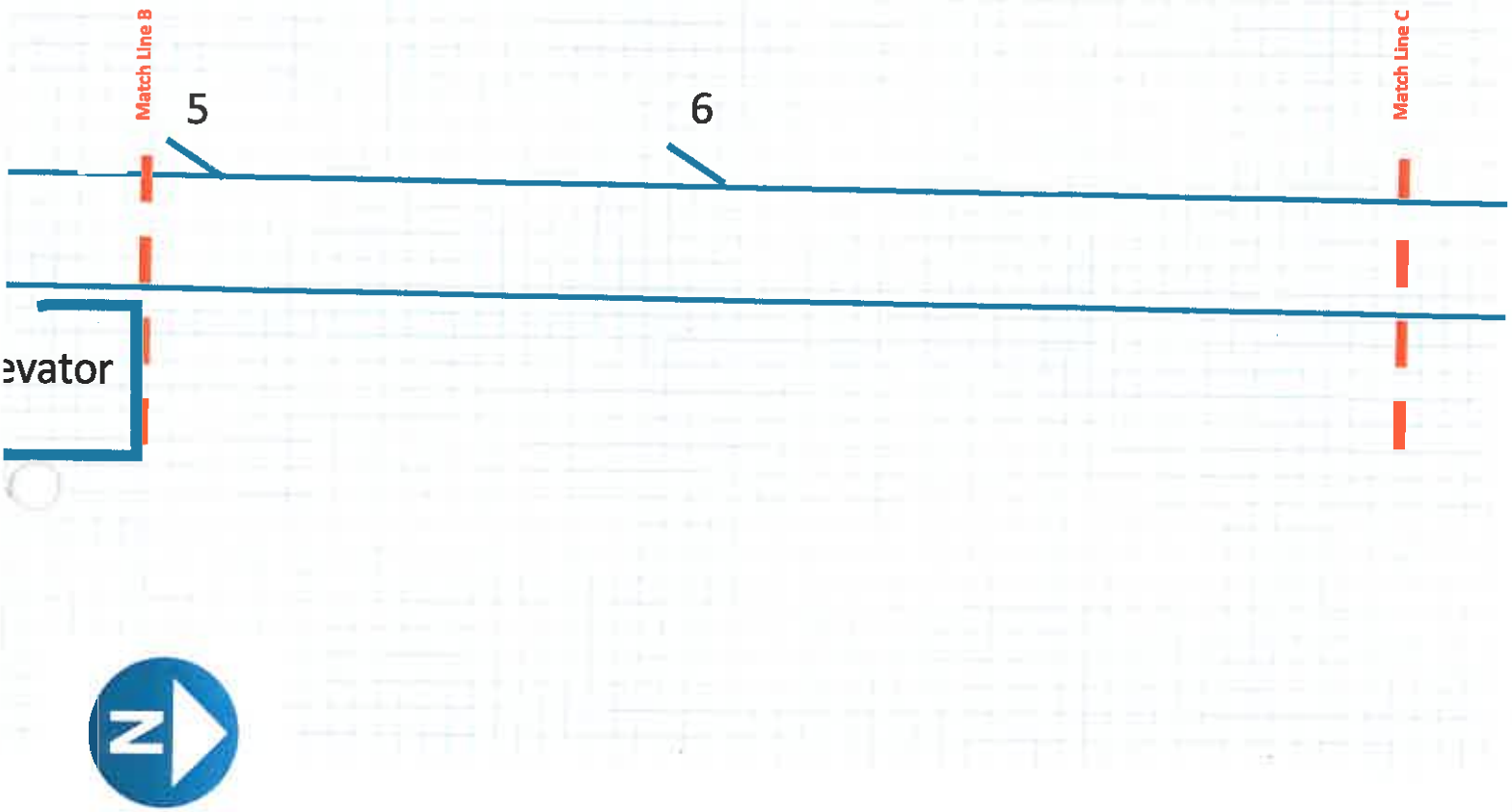
Walkway Survey Map

Project: Sunset Harbor **Floor #** 3 **Date:** 11/10, 2021



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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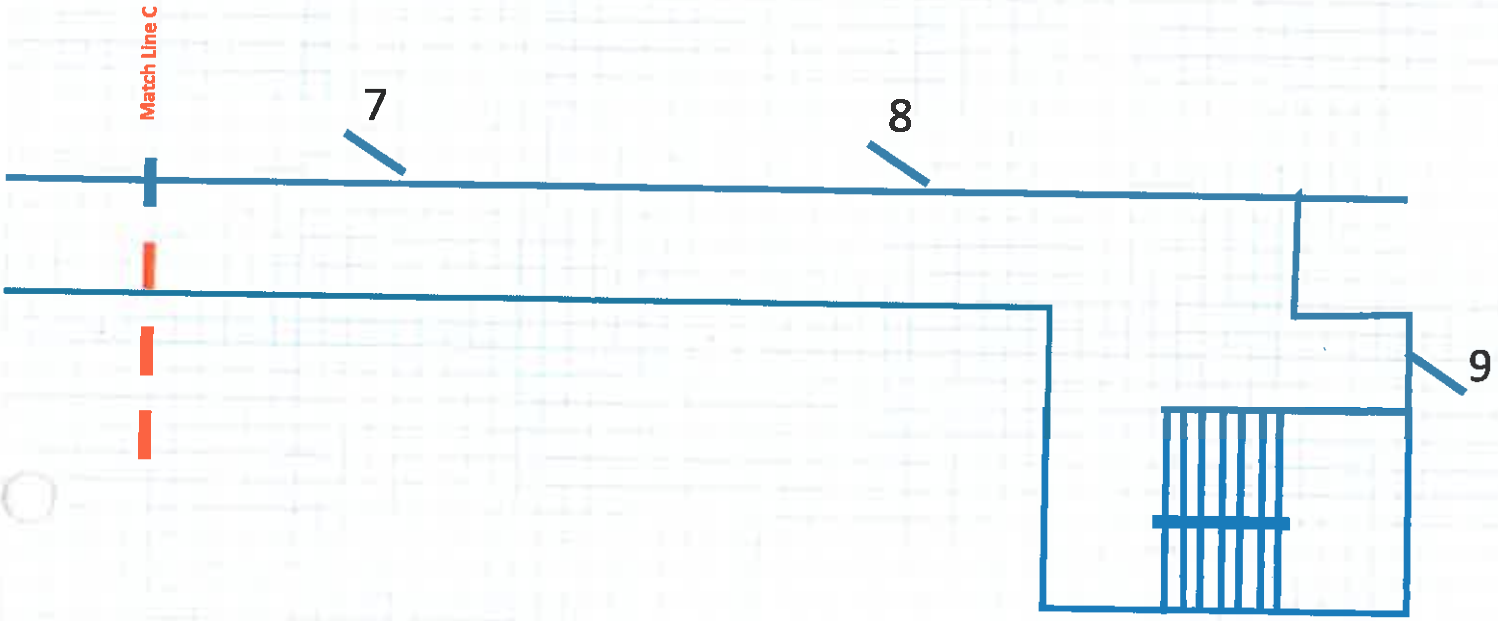
Walkway Survey Map

Project: Sunset Harbor **Floor #** 3 **Date:** 11/10, 2021



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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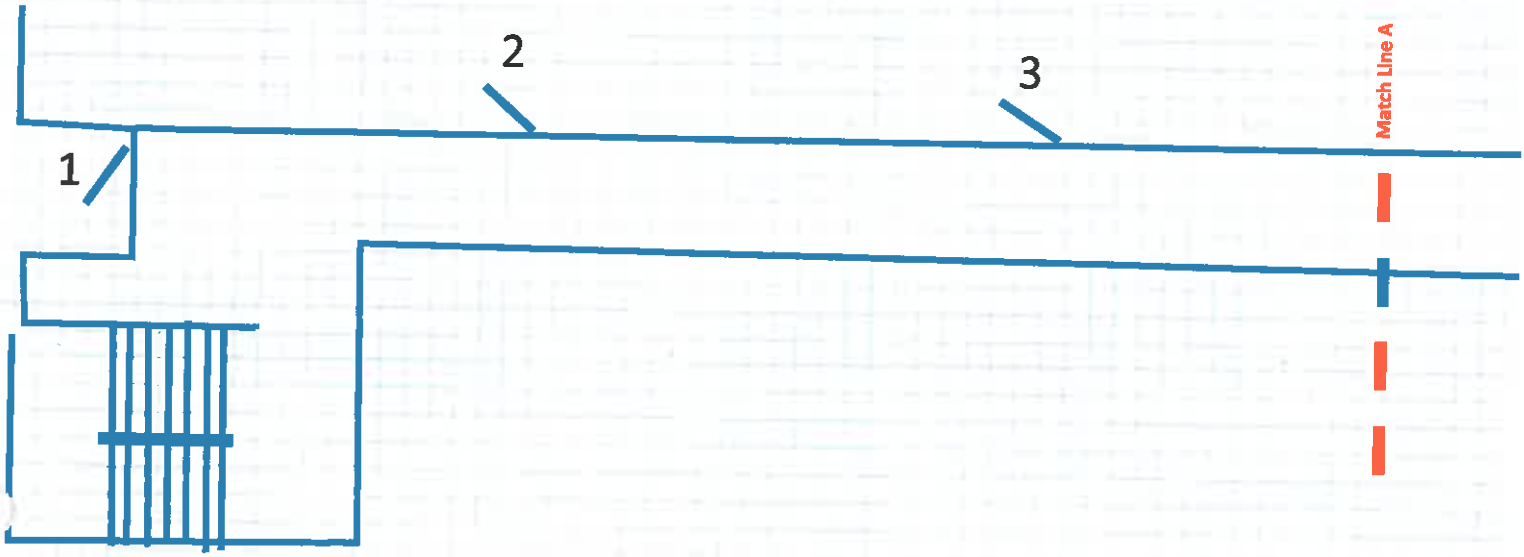
Walkway Survey Map

Project: Sunset Harbor **Floor #** 2 **Date:** n/a, 2021



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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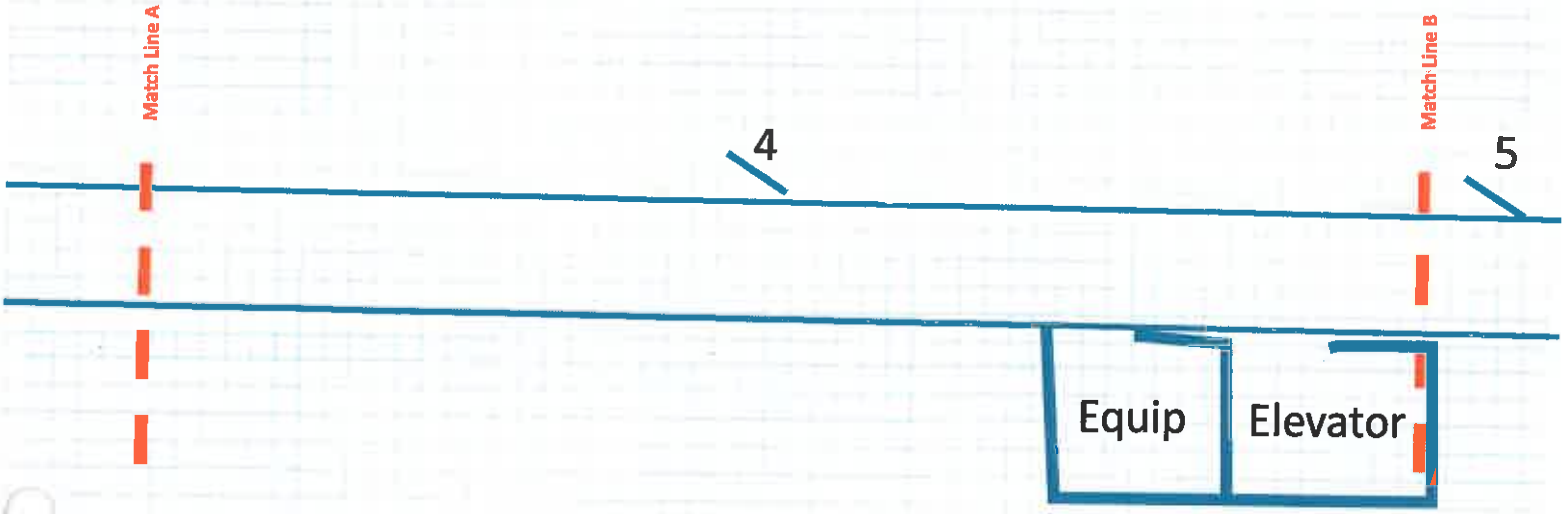
Walkway Survey Map

Project: Sunset Harbor **Floor #** 2 **Date:** 4/10, 2021



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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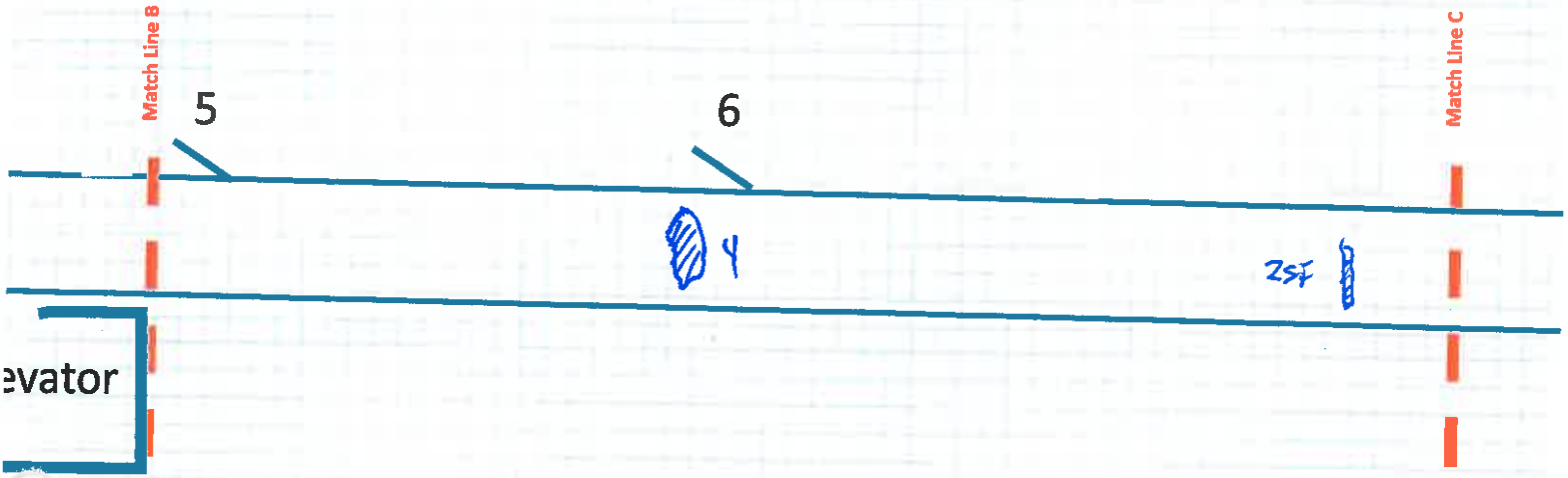
Walkway Survey Map

Project: Sunset Harbor Floor # 2 Date: n/a, 2021



Survey Quantities	
Floor Surface (SF)	16
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

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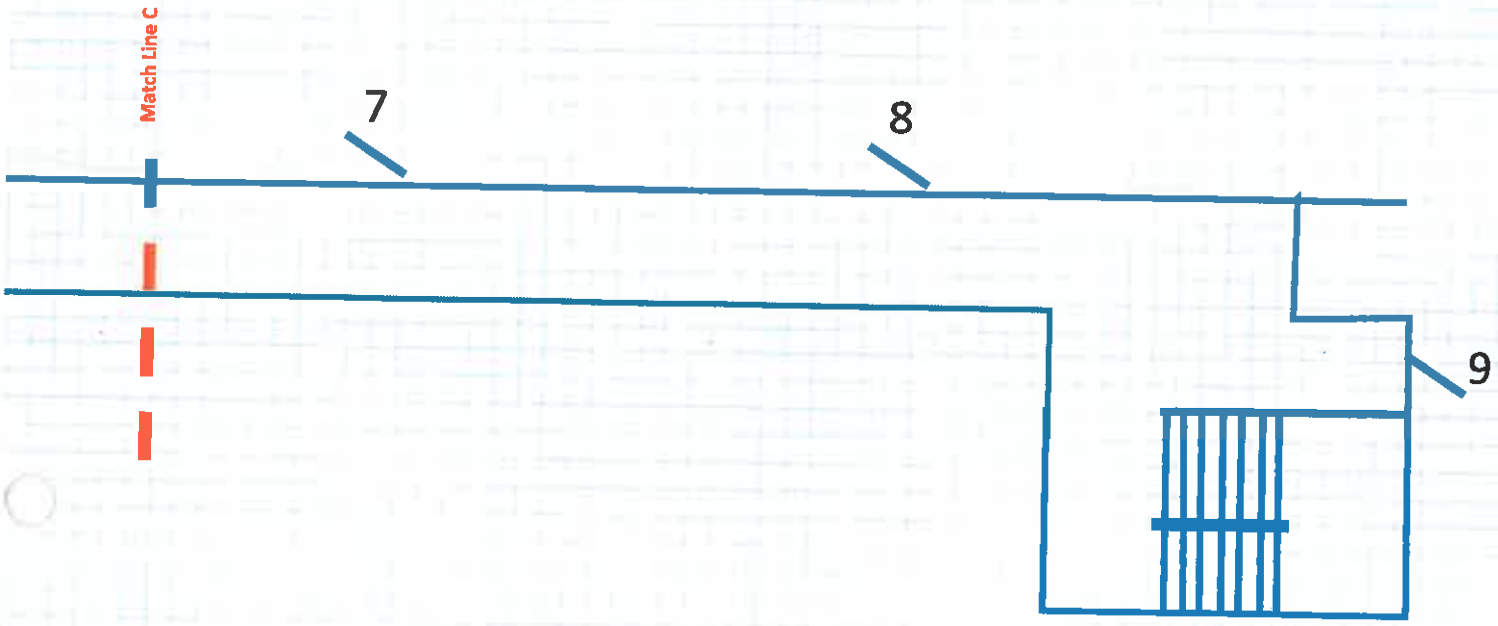
Walkway Survey Map

Project: Sunset Harbor **Floor #** 2 **Date:** 4/12, 2021



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot