

2023
STRUCTURAL INSPECTION REPORT
MARINERS POINT
Lakeside Decks
STRUCTURE TAG NO.: LAKESIDE DECKS

Previous Inspection Date: N/A
Globex Job No.: G-6970

Date Of Inspection: 4/26/2023, 5/17/2023 and 5/18/2023
Report Issued Date: 06/09/2023
Inspected By: B. Gerst, J. Myers

GENERAL NOTES: See the attached sheets for inspection findings and recommendations.

A structural condition based inspection of the wooden exterior decks and their support columns on the lake side of Buildings 1 – 5 was performed from the ground level and a 20' and 28' extension ladder.

At each of the buildings, the beam to building connections are covered with vinyl siding trim preventing inspection of this connection.

All fasteners and connection hardware recommended to be replaced shall be for exterior use, corrosion resistant hot-dipped galvanized or stainless steel. The fastener type shall be selected in accordance with Simpson Strong-Tie Fastening Systems Technical Guide (<https://ssttoolbox.widen.net/view/pdf/2chusvbeue/C-F-2023TECHSUP.pdf?t.download=true>) and Simpson Strong-Tie Deck Connection and Fastener Guide (<https://ssttoolbox.widen.net/view/pdf/mlauxumqkxk/F-DECKCODE22.pdf>) or equal.

(Continued on Next Page)

This inspection report is intended to convey the condition of the inspected portion of the structure. The recommended repair guidelines and priorities given in this report are based solely on Globex Corporation's experience with similar structures. However, these recommendations cannot be expected to account for any unknown occurrence of excessive loads being imposed on the structure, incorrect operating practices, accidents or abuse. The report is not intended to be a warranty or guarantee of present or future performance of the structure, its systems or structural elements. A complete structural, mechanical, and electrical assessment is required to determine the structure's serviceability, code compliance, performance under service loads, and durability of which a structural, mechanical, and electrical inspection is only part.

SUMMARY OF REPAIR PRIORITIES

P1 (IMMEDIATE REPAIR) **P2** (PERFORM REPAIRS WITHIN 30 DAYS) **P3** (PERFORM REPAIRS WITHIN 6 MONTHS) **P4** (PERFORM REPAIRS WITHIN 1 YEAR) **P5** (MONITOR) **RO** (Record Only)

P1	P2	P3	P4	P5	RO	TOTAL
9	118	54	3	3	35	222

P1: 57,96,111,127,128,129,130,131,132 | P2: 3,4,7,12,13,14,16,17,18,21,22,23,24,26,27,28,29,30,31,32,34,37,39,40,42,44,45,46,47,48,49,50,54,58,59,61,65,66,67,69,72,80,83,84,85,89,90,91,92,94,95,98,99,100,101,102,103,105,106,107,108,110,112,113,114,115,116,117,118,119,120,121,122,134,135,136,137,139,140,142,143,145,147,148,149,152,156,157,159,160,161,162,165,168,170,171,174,175,177,178,180,182,187,188,189,190,192,193,194,195,197,200,203,209,211,212,213,221 | P3: 1,2,5,6,8,10,15,19,25,38,51,52,53,55,62,68,70,71,73,78,81,82,86,87,88,93,104,109,123,125,126,133,138,141,144,150,163,176,179,183,185,186,191,196,198,199,202,204,207,214,215,216,217,219 | P4: 79,124,184 | P5: 33,167,206 | RO: 9, 11, 20, 35, 36, 41, 43, 56, 60, 63, 64, 74, 75, 76, 77, 97, 146, 151, 153, 154, 155, 158, 164, 166, 169, 172, 173, 181, 201, 205, 208, 210, 218, 220, 222

GENERAL NOTES: See the attached sheets for inspection findings and recommendations.

At any loose or separated connections that cannot be secured by installing new fasteners as recommended herein or if the member cracks or splinters due to numerous fastener holes, the connecting members shall be replaced in kind with pressure treated lumber.

In order to complete some of the repairs, in many cases other adjacent and connecting deck elements/members may need to be removed and reinstalled depending on the repair.

Please note finding nos. 57, 96, 11,127-132, are high priority findings, that Globex advised Mariner's Point Condo Association of findings in the inspection.

Please note finding nos. 6, 93, and 126, are recommended to have further engineering performed.

Copies of design drawings of the subject stair towers, walkways and decks were requested from Mariners Point Condo Association and from Ashtabula County Zoning Department. The Zoning Department advised that the design drawings were not available.

The average life expectancy of a wood deck is 10 to 20 years. Therefore, it is important the owners budge for future replacements and that decks are inspected and monitored on a regular basis.

See the attached matrix which was prepared to show the design characteristics of one deck at each building.

FINDINGS

RECOMMENDATIONS

UNIT 136

1. At the topside of unit 136 deck, at the West corner of the North guardrail, the 2x6 is starting to separate.

1. Remove the existing fasteners and secure the guard rail connection with the proper length and type of exterior screws for decks.
Repair Priority: P3



3550



3549

Image(s) For Finding No.1

2. At the topside of unit 136 deck, there are 3 loose deck boards on the West side.

2. Remove the existing fasteners and secure the deck boards with the proper length and type of exterior screws for decks.
Repair Priority: P3



3548

Image(s) For Finding No.2

STRUCTURE TAG NO.: LAKESIDE DECKS

3. At the topside of unit 136 deck, there are 3 loose balusters on the North side.

3. Remove the existing fasteners and secure the balusters with the proper length and type of exterior screws for decks.
Repair Priority: P2



3547

Image(s) For Finding No.3

4. At the underside of unit 136 deck, at the 1st joist from West, the joist has been toe nailed. However, the nails missed the ledger board.

4. Secure the joist to the ledger board with the proper size nails for the joist.
Repair Priority: P2



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Image(s) For Finding No.4

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 126

5. At the topside of unit 126 deck, at each corner of the North guardrail, the connections are end nailed and separating.

5. Remove the existing fasteners and secure the guardrail connections with the proper length and type of exterior screws for decks.
Repair Priority: P3



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Image(s) For Finding No.5

STRUCTURE TAG NO.: LAKESIDE DECKS

6. At the underside of unit 126 deck, both the East and West support (6" x 6"x 10' lg.) columns are decayed at ground level with approximately 40% section loss.

6. Further engineering is recommended to develop a repair procedure to raise the concrete footing.
Repair Priority: P3



0370



0369

Image(s) For Finding No.6

UNIT 135

7. At the topside of unit 135 deck, on North side, there is 1 loose baluster and 1 cracked baluster.

7. Replace the cracked baluster in kind with pressure treated lumber and secure the new and loose baluster with the proper length and type of exterior screws for decks.
Repair Priority: P2



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Image(s) For Finding No.7

STRUCTURE TAG NO.: LAKESIDE DECKS

8. At the underside of unit 135 deck, at the N.E. corner, the rim joist is end nailed and separating.

8. Remove the existing fasteners and secure the rim joist connection with the proper length and type of exterior screws for decks.

Repair Priority: P3



3567

Image(s) For Finding No.8

UNIT 125

9. At the topside of unit 125 deck, there were no deficiencies.

9. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

10. At the underside of unit 125 deck, at the N.E. corner, the rim joist is end nailed and separating.

10. Remove the existing fasteners and secure the rim joist connections with the proper length and type of exterior screws for decks.
Repair Priority: P3



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Image(s) For Finding No.10

UNIT 134

11. At the topside of unit 134 East deck, there were no deficiencies.

11. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

12. At the topside of unit 134 West third floor deck, the East guardrail 2x6 to building connection is toe nailed, screwed and separating.

12. Remove the existing fasteners and secure the guardrail connections with the proper length and type of exterior screw for decks.

Repair Priority: P2



3688



3687

Image(s) For Finding No.12

13. At the topside of unit 134 West third floor deck, there is 1 loose and 1 deteriorated deck board

13. Replace the deteriorated deck board in kind with pressure treated lumber and secure the new and existing loose deck boards with the proper length and type of exterior screws for decks.

Repair Priority: P2



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Image(s) For Finding No.13

STRUCTURE TAG NO.: LAKESIDE DECKS

14. At the underside of unit 134 West third floor deck, the North rim joist is end nailed and separated at the East end and partially separated at the West end.

14. Remove the existing fasteners and secure the rim joist connections with the proper length and type of exterior screws for decks.
Repair Priority: P2



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Image(s) For Finding No.14

15. At the topside of unit 134 West deck, there are 4 deck boards loose.

15. Remove the existing fasteners and secure the deck boards with the proper size and type exterior screws for decks.
Repair Priority: P3



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Image(s) For Finding No.15

STRUCTURE TAG NO.: LAKESIDE DECKS

16. At the topside of unit 134 West deck, at the N.E. guardrail connection, the 2x6's are end nailed and separating.

16. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks
Repair Priority: P2



3576

Image(s) For Finding No.16

17. At the topside of unit 134 West deck, at the East guardrail to building connection, the 2x6 is toe nailed and screwed and is separating.

17. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks.
Repair Priority: P2



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Image(s) For Finding No.17

18. At the underside of unit 134 East deck, at the N.E. corner, the rim joist is end nailed and separated 1/4 to 3/8" at the 1st and 2nd joist.

18. Remove the existing fasteners and secure the rim joist connections with the proper length and type of exterior screws for decks.
Repair Priority: P2



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Image(s) For Finding No.18

STRUCTURE TAG NO.: LAKESIDE DECKS

19. At the underside of unit 134 West deck, the East end joist consists of a 2x8 and 2x4 instead of a 2x12. This corner of the deck sags downward when stepped on.

19. Temporarily shore the deck and replace the end joist with 2x12 pressure treated lumber.
Repair Priority: P3



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Image(s) For Finding No.19

UNIT 124

20. At the underside of unit 124 East deck, no deficiencies were found.

20. For the record only. No action required at this time

21. At the topside of unit 124 East deck, at the N.E. corner of the guardrail, the 2x6 is end nailed and separating.

21. Remove the existing fasteners and secure the guardrail connection with the proper length and type of exterior screws for decks.
Repair Priority: P2



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Image(s) For Finding No.21

STRUCTURE TAG NO.: LAKESIDE DECKS

22. At the topside of unit 124 West deck, there is 1 deck board loose and 4 balusters loose.

22. Remove the existing fasteners and secure the deck board and baluster connections with the proper size and type exterior screws for decks.
Repair Priority: P2



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Image(s) For Finding No.22

STRUCTURE TAG NO.: LAKESIDE DECKS

23. At the underside of unit 124 West deck, the West rim joist is split/cracked and separating.

23. Temporarily shore the deck and replace the rim joist in kind with pressure treated lumber.
Repair Priority: P2

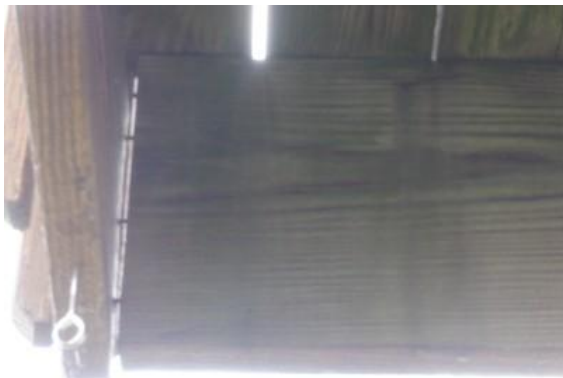


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Image(s) For Finding No.23

24. At the underside of unit 124 West deck, at N.E. corner, the rim joist is end nailed and separating.

24. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks.
Repair Priority: P2



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Image(s) For Finding No.24

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 133

25. At the topside of unit 133 deck, there are 3 deck boards loose.

25. Remove the existing fasteners and secure the deck boards with proper size and type of exterior screws for decks.
Repair Priority: P3



3603



3602

Image(s) For Finding No.25

26. At the underside of unit 133 deck, at the N.W. corner, the rim joist connection is end nailed and separating.

26. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks.
Repair Priority: P2



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Image(s) For Finding No.26

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 123

27. At the topside of unit 123 deck, the West guardrail separated from the column and is loose.

27. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks. Repair Priority: P2



3604



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Image(s) For Finding No.27

STRUCTURE TAG NO.: LAKESIDE DECKS

28. At the topside of unit 123 deck, the guardrail 2x4 is loose all around.

28. Secure the loose guardrail 2x4 with proper size and type exterior screws for decks.
Repair Priority: P2



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Image(s) For Finding No.28

STRUCTURE TAG NO.: LAKESIDE DECKS

29. At the topside of unit 123 deck, at the West guardrail, there are 4 loose balusters.

29. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3613



3612

Image(s) For Finding No.29

30. At the topside of unit 123 deck, at the East guardrail, there 1 loose baluster.

30. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3614

Image(s) For Finding No.30

STRUCTURE TAG NO.: LAKESIDE DECKS

31. At the topside of unit 123 deck, at the East guardrail to building connection, the 2x6 is toe nailed and separating.

31. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks. Repair Priority: P2



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Image(s) For Finding No.31

32. At the underside of unit 123 deck, the N.W. rim joist connection is end nailed, separating and the West rim joist is cracked.

32. Replace the damaged rim joist in kind with pressure treated lumber and secure to columns with proper size and type of exterior screws for decks. Repair Priority: P2



3620



3619

Image(s) For Finding No.32

STRUCTURE TAG NO.: LAKESIDE DECKS

33. At the underside of unit 123 deck, the West support column is starting to decay below ground level.

33. Monitor the condition of the column until the next inspection.
Repair Priority: P5



0379

Image(s) For Finding No.33

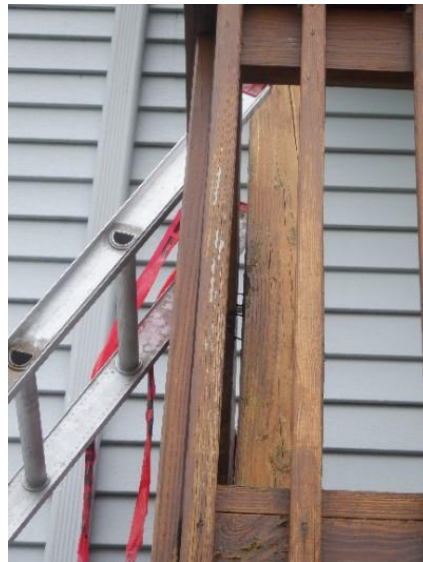
UNIT 122

34. At the topside of unit 122 deck, at the East support column, the guardrail is separating from the column.

34. Remove the loose fasteners and secure the guardrail to the column with the proper size and type of exterior screws for decks.
Repair Priority: P2



0386



0385

Image(s) For Finding No.34

STRUCTURE TAG NO.: LAKESIDE DECKS

35. At the underside of unit 122 deck, the East and West support column is decayed below ground level.

35. Monitor the condition of the columns until the next inspection.



0384

Image(s) For Finding No.35

UNIT 131

36. At the topside of unit 131 deck, no deficiencies were found at the time of inspection.

36. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

37. At the underside of unit 131 deck, the second joist from West is end nailed and separated from the rim joist.

37. Remove the existing fasteners and secure the joist with a joist hanger and proper size and type exterior screws for decks. Repair Priority: P2



3622



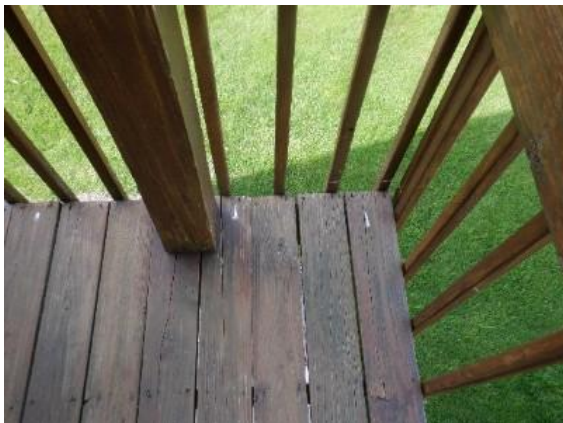
3621

Image(s) For Finding No.37

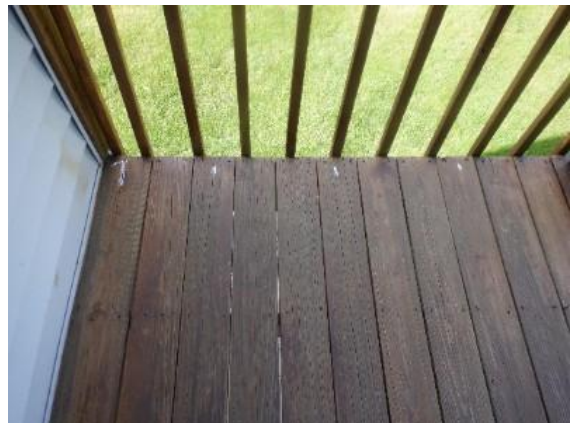
UNIT 121

38. At the topside of unit 121 deck, there are 6 loose deck boards on the West side.

38. Remove the existing fasteners and secure the deck boards with the proper size and type exterior screws for decks. Repair Priority: P3



3624



3623

Image(s) For Finding No.38

STRUCTURE TAG NO.: LAKESIDE DECKS

39. At the topside of unit 121 deck, the West guardrail is toe nailed, lagged separated and the 2x6 is split.

39. Replace the guardrail 2x6 in kind with pressure treated lumber and secure with the proper size and type of exterior deck screws for decks.
Repair Priority: P2



3626



3625

Image(s) For Finding No.39

40. At the topside of unit 121 deck, the N.E. guardrail connection is toe nailed and separating from the building.

40. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks.
Repair Priority: P2



3630



3629

Image(s) For Finding No.40

41. At the underside of unit 121 deck, no deficiencies were found at the time of inspection.

41. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 236

42. At the topside of unit 236 deck, the North and South guardrails are not connected to the building and are wobbly.

42. Install new Southern pine 4x4 pressure treated guard post at each end of the guardrail per Simpson guard post to decking from hold down and fastener details or equal.

Repair Priority: P2



3632



3631

Image(s) For Finding No.42

43. At the underside of unit 236 deck, the rim joist connections are end nailed and separating.

43. Remove the existing fasteners and secure the rim joist connections with the proper size and type exterior screws for decks.



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Image(s) For Finding No.43

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 226

44. At the topside of unit 226 deck, the North and South guardrails are not connected to the building and are wobbly.

44. Install new Southern pine 4x4 pressure treated guard post at each end of the guardrail per Simpson guard post to decking from hold down and fastener details or equal.
Repair Priority: P2

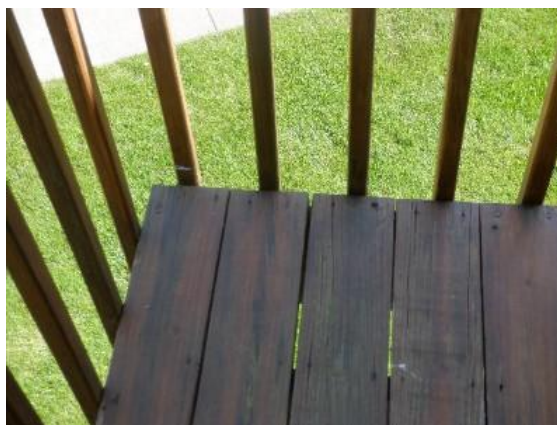


3635

Image(s) For Finding No.44

45. At the topside of unit 226 deck, at the N.W. corner, there is 1 loose baluster.

45. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks.
Repair Priority: P2



3635

Image(s) For Finding No.45

STRUCTURE TAG NO.: LAKESIDE DECKS

46. At the topside of unit 226 deck, at the N.W. corner, the guardrail 2x4 is loose.

46. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks. Repair Priority: P2



3637



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Image(s) For Finding No.46

47. At the underside of unit 226 deck, the rim joist corner connections are end nailed and separating.

47. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks. Repair Priority: P2



3641



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Image(s) For Finding No.47

STRUCTURE TAG NO.: LAKESIDE DECKS

48. At the underside of unit 226 deck, at the beam to building connection, the beams are only toe nailed and not bearing on support.

48. Provide bearing support for the beams at the building and connection.
Repair Priority: P2



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Image(s) For Finding No.48

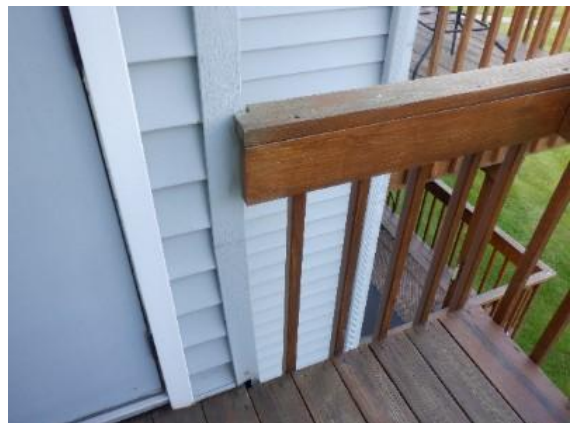
UNIT 235

49. At the topside of unit 235, the North and South guardrails are not connected to the building and are wobbly.

49. Install new Southern pine 4x4 pressure treated guard post at each end of the guardrail per Simpson guard post to decking from hold down and fastener details or equal.
Repair Priority: P2



3643



3642

Image(s) For Finding No.49

STRUCTURE TAG NO.: LAKESIDE DECKS

50. At the topside of unit 235 deck, the guardrail 2x4 is loose and deteriorated with connections separating.

50. Replace the loose and deteriorated guardrail 2x4 in kind with pressure treated lumber.
Repair Priority: P2



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Image(s) For Finding No.50

51. At the topside of unit 235 deck, there is 1 deck board loose

51. Remove the fasteners and secure the deck board with proper size and type of exterior screw for decks.
Repair Priority: P3



3646

Image(s) For Finding No.51

STRUCTURE TAG NO.: LAKESIDE DECKS

52. At the underside of unit 235 deck, the rim joist corner connections are end nailed and separating



3648

52. Remove the existing fasteners and secure the rim joist connections with the proper size and type exterior screws for decks. Repair Priority: P3

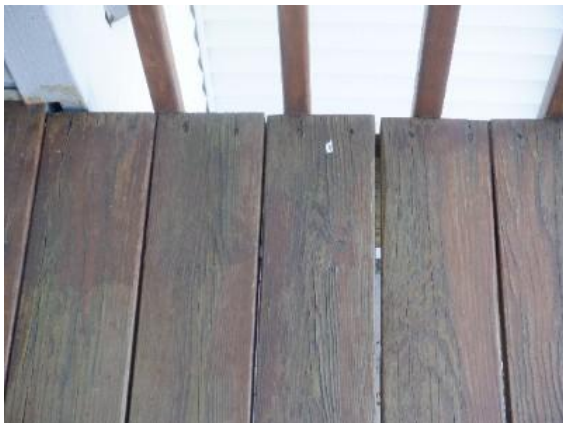


3649

Image(s) For Finding No.52

UNIT 225

53. At the topside of unit 225 deck, there are 4 loose deck boards



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53. Remove the existing fasteners and secure the deck boards with the proper size and type exterior screws for decks. Repair Priority: P3



3650

Image(s) For Finding No.53

STRUCTURE TAG NO.: LAKESIDE DECKS

54. At the topside of unit 225 deck, the North and South guardrails are not supported with a post at the building side and are wobbly.

54. Install new Southern pine 4x4 pressure treated ground post at each end of the guardrail per Simpson guard post to decking from hold down and fastener details or equal.
Repair Priority: P2



3652



3653

Image(s) For Finding No.54

55. At the underside of unit 225 deck, the N.W. corner of the rim joist is end nailed and separating

55. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks.
Repair Priority: P3



3654

Image(s) For Finding No.55

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 234

56. At the topside of unit 234 deck, the North and South guardrails are connected to the building with wooden cleats which are deteriorated and loose with lag screws which have pulled out.

56. Install new Southern pine 4x4 pressure treated guard post at each end of the guardrail per Simpson guard post to decking from hold down and fastener details or equal.



3657



3655

Image(s) For Finding No.56

57. At the topside of unit 234 deck, at the S.W. corner of the guardrail, the 2x6 and 2x4 are deteriorated with nails and screws that have pulled out and the connection is separated.

57. Replace the deteriorated guardrail in kind using pressure treated lumber. POSTS Repair Priority: P1



3655

Image(s) For Finding No.57

STRUCTURE TAG NO.: LAKESIDE DECKS

58. At the underside of unit 234 deck, at the S.W. corner, the rim joist connection is end nailed and separated.

58. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks. Repair Priority: P2



3659

Image(s) For Finding No.58

UNIT 224

59. At the topside of unit 224 deck, the North and South guardrails are not supported with a post at the building side and are wobbly.

59. Install new Southern pine 4x4 pressure treated guard post at each end of the guardrail per Simpson guard post to decking from hold down and fastener details or equal. Repair Priority: P2



3661



3660

Image(s) For Finding No.59

STRUCTURE TAG NO.: LAKESIDE DECKS

60. At the underside of unit 224 deck, no deficiencies were found at the time of inspection.

60. For the record only. No action required.

UNIT 233

61. At the topside of unit 233 deck, the North and South guardrails are not supported with a post at the building side and are wobbly.

61. Install new Southern pine 4x4 pressure treated guard post at each end of the guardrail per Simpson guard post to decking from hold down and fastener details or equal.
Repair Priority: P2



3664



3663

Image(s) For Finding No.61

STRUCTURE TAG NO.: LAKESIDE DECKS

62. At the topside of unit 233 deck, there are 2 loose deck boards at the north side.

62. Remove the existing fasteners and secure the deck boards with the proper size and type exterior screws for decks.
Repair Priority: P3



3662

Image(s) For Finding No.62

63. At the underside of unit 233 deck, no deficiencies were found at the time of inspection.

63. For the record only. No action required.

64. At the underside of unit 233, the support column is twisted.

64. For the record only. No action required.



0395



0394

Image(s) For Finding No.64

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 223

65. At the topside of unit 223 deck, the North and south guardrails are not supported with a post at the building side and are wobbly.

65. Install new Southern pine 4x4 pressure treated ground post at each end of the guardrail per Simpson guard post to decking from hold down and fastener details or equal.
Repair Priority: P2



3666



3665

Image(s) For Finding No.65

66. At the topside of unit 223 deck, at both guardrail corner connections, the 2x6 and 2x4 are toe nailed and separating.

66. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks.
Repair Priority: P2



3669



3667

Image(s) For Finding No.66

STRUCTURE TAG NO.: LAKESIDE DECKS

67. At the underside of unit 223 deck, the S.W rim joist corner connection is end nailed and separating.

67. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks.
Repair Priority: P2



3670

Image(s) For Finding No.67

UNIT 232

68. At the topside of unit 232 deck, there are 2 loose deck boards and 1 deteriorated deck board.

68. Replace the deteriorated deck board in kind with pressure treated lumber and secure the new and existing loose deck boards with the proper size and type exterior screws for decks.
Repair Priority: P3



3672



3671

Image(s) For Finding No.68

STRUCTURE TAG NO.: LAKESIDE DECKS

69. At the topside of unit 232 deck, the North and South guardrails are not supported with a post at the building side and wobbly.

69. Install new Southern pine 4x4 pressure treated guard post at each end of the guardrail per Simpson guard post to decking from hold down and fastener details or equal.
Repair Priority: P2



3674



3673

Image(s) For Finding No.69

70. At the topside of unit 232 deck, the guardrail 2x4 is deteriorated and separating at the connections.

70. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber.
Repair Priority: P3



3676



3675

Image(s) For Finding No.70

STRUCTURE TAG NO.: LAKESIDE DECKS

71. At the underside of unit 232 deck, the rim joists corner connections are end nailed.

71. Remove the existing fasteners and secure the rim joist corner connections with the proper size and type exterior screws for decks.

Repair Priority: P3



3583



3582

Image(s) For Finding No.71

UNIT 222

72. At the topside of unit 222 deck, the North and South guardrails are not supported on a post at the building side and are wobbly.

72. Install new Southern pine 4x4 pressure treated guardpost at each end of the guardrail per Simpson guard post to decking from hold down and fastener details or equal.

Repair Priority: P2



3679



3678

Image(s) For Finding No.72

STRUCTURE TAG NO.: LAKESIDE DECKS

73. At the topside of unit 222 deck, at the S.W. corner guardrail connection, the 2x6 and 2x4 are both separated.

73. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks. Repair Priority: P3



3880

Image(s) For Finding No.73

UNIT 231

74. At the topside of unit 231 deck, no deficiencies were found at the time of inspection.

74. For the record only. No action required.

75. At the underside of unit 231 deck, no deficiencies were found at the time of inspection.

75. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 221

76. At the topside of unit 221 deck, no deficiencies were found at the time of inspection.

76. For the record only. No action required.

77. At the underside of unit 221 deck, no deficiencies were found at the time of inspection.

77. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 337

78. At the topside of unit 337, the guardrail 2x4 is weathered and splintered.

78. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber.
Repair Priority: P3



3693



3692

Image(s) For Finding No.78

79. At the underside of unit 337 deck, the rim joist is soft at the south end.

79. Replace the deteriorated rim joist in kind with pressure treated lumber.
Repair Priority: P4



3699



3698

Image(s) For Finding No.79

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 327

80. At the topside of unit 327 deck, the N.E. corner guardrail connection, the 2x6 and 2x4 are separating.

80. Remove the existing fasteners and secure the guardrail connections with the proper size and type exterior screws for decks. Repair Priority: P2



3694



3695

Image(s) For Finding No.80

81. At the topside of unit 327 deck, there is 1 loose deck board.

81. Remove the existing fasteners and secure the deck board with the proper size and type exterior screws for decks. Repair Priority: P3



3697



3696

Image(s) For Finding No.81

STRUCTURE TAG NO.: LAKESIDE DECKS

82. At the underside of unit 327 deck, 2nd joist from South is soft and decayed at the top.

82. Replace the damaged joist in kind with pressure treated lumber and deck joist flashing tape added. Secure with proper size and type of exterior screws for decks. Repair Priority: P3



3700



3701



3702

Image(s) For Finding No.82

STRUCTURE TAG NO.: LAKESIDE DECKS

83. At the underside of unit 327 deck, the rim joist corner connection is end nailed and separating.

83. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks. Repair Priority: P2



3703

Image(s) For Finding No.83

UNIT 336

84. At the topside of unit 336 deck, at the N.W. corner of the guardrail, there is 1 loose baluster.

84. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks. Repair Priority: P2



3705

Image(s) For Finding No.84

STRUCTURE TAG NO.: LAKESIDE DECKS

85. At the topside of unit 336 deck, at the S.W. corner of guardrail, there is 1 baluster missing and laying on deck.

85. Replace the missing baluster in kind with pressure treated lumber and secure with proper size and type exterior screws for decks.

Repair Priority: P2



3706

Image(s) For Finding No.85

86. At the topside of unit 336 deck, there is 1 loose deck board.

86. Remove the existing fasteners and secure the deck board with the proper size and type exterior screws for decks.

Repair Priority: P3



3707

Image(s) For Finding No.86

STRUCTURE TAG NO.: LAKESIDE DECKS

87. At the topside of unit 336 deck, the guardrail 2x4 is weathered and splintered.

87. Replace the deteriorated 2x4 guardrail in kind using pressure treated lumber.
Repair Priority: P3



3704

Image(s) For Finding No.87

88. At the underside of unit 336 deck, the South rim joist and 2 joists North are soft and decayed at the top.

88. Replace the deteriorated joists in kind with pressure treated lumber and deck joint flashing tape added. Secure with proper size and type of exterior screws for decks.
Repair Priority: P3



3714



3713

Image(s) For Finding No.88

STRUCTURE TAG NO.: LAKESIDE DECKS

89. At the underside of unit 336 deck, the rim joist corner connections are end nailed and separating.

89. Remove the existing fasteners and secure the rim joist connections with the proper size and type exterior screws for decks. Repair Priority: P2



3712



3711

Image(s) For Finding No.89

90. At the underside of unit 336 deck, along the length of the rim joist, all joist end nails are popped out.

90. Remove the existing fasteners and secure the joist connections with the proper size and type exterior screws for decks. Repair Priority: P2



3709



3708

Image(s) For Finding No.90

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 326

91. At the topside of unit 326 deck, the North guardrail is loose at the building side post.

91. Secure the guardrail with proper size and type of exterior screws for decks.
Repair Priority: P2



3715

Image(s) For Finding No.91

92. At the topside of unit 326 deck, on West guardrail, there are 4 balusters loose

92. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks.
Repair Priority: P2



3716

Image(s) For Finding No.92

STRUCTURE TAG NO.: LAKESIDE DECKS

93. At the underside of unit 326 deck, the West support column is decayed at the deck elevation.

93. Temporarily shore the decks above and replace the decayed support column in kind with Simpson DJTZ connectors added at the beam connections. Since the column is being replaced, further engineering is recommended to develop a repair procedure to raise the concrete footer.

Repair Priority: P3



0405

Image(s) For Finding No.93

STRUCTURE TAG NO.: LAKESIDE DECKS

94. At the underside of unit 326 deck, all joists including the North and South end joists are soft and decayed at the top and the North is cracked.

94. Replace the deteriorated joists in kind with pressure treated lumber and deck joist flashing tape added. Secure with proper size type of exterior screws for decks. Repair Priority: P2



3722



3724



3729



3727

Image(s) For Finding No.94

STRUCTURE TAG NO.: LAKESIDE DECKS

95. At the underside of unit 326 deck, the West rim joist has multiple screws and nails at both end connections and the joist is cracked and splintered as a result.

95. Replace the damaged rim joist in kind with pressure treated lumber and deck joist flashing tape added. Secure with proper size type of exterior screws for decks. Repair Priority: P2



3718



3717

Image(s) For Finding No.95

96. At the underside of of unit 326 deck, at the first and second joist from the South on the building side, the joist hanger nails are pulling out.

96. Remove the loose fasteners and secure with the proper size and type of exterior screws for decks. Repair Priority: P1



3721



3719

Image(s) For Finding No.96

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 335

97. At the topside of unit 335 deck, no deficiencies were found at the time of inspection.

97. For the record only. No action required.

98. At the underside of unit 335 deck, the West rim joist is cracked at mid depth almost full length.

98. Replace the damaged rim joist in kind with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P2



3738



3737

Image(s) For Finding No.98

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 325

99. At the topside of unit 325 deck, there are 13 loose deck boards and 1 missing.

99. Replace the missing deck board in kind with pressure treated lumber and secure the new and existing loose deck boards with the proper size and type exterior screws for decks.
Repair Priority: P2



3740



3739

Image(s) For Finding No.99

100. At the topside of unit 325 deck, the South guardrail to building connection is loose.

100. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks.
Repair Priority: P2



3743

Image(s) For Finding No.100

STRUCTURE TAG NO.: LAKESIDE DECKS

101. At the underside of unit 325 deck, the West rim joist is cracked, soft and decayed. Also, the N.W. corner connection is end nailed, lag bolted and is separating.

101. Replace the damaged rim joist in kind with pressure treated lumber and deck joist flashing tape added. Secure with proper size type of exterior screws for decks. Repair Priority: P2



3745



3744

Image(s) For Finding No.101

102. At the underside of unit 325, the first 4 joists from South are soft and decayed.

102. Replace the deteriorated joists in kind with pressure treated lumber and deck joist flashing tape added. Secure with proper size type of exterior screws for decks. Repair Priority: P2



3745



3744

Image(s) For Finding No.102

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 334

103. At the topside of unit 334 deck, there are 6 loose balusters.

103. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks.
Repair Priority: P2



3732



3731

Image(s) For Finding No.103

104. At the topside of unit 334 deck, there are 2 loose deck boards.

104. Remove the existing fasteners and secure the deck boards with the proper size and type exterior screws for decks.
Repair Priority: P3



3734

Image(s) For Finding No.104

STRUCTURE TAG NO.: LAKESIDE DECKS

105. At the topside of unit 334 deck, the guardrail 2x4 is weathered and splintered.

105. Replace the damaged 2x4 guardrail in kind with pressure treated lumber. Secure with proper size type of exterior screws for decks.
Repair Priority: P2



3733



3730

Image(s) For Finding No.105

106. At the underside of unit 334 deck, the joists at the ledger board are toe nailed and pulling out.

106. Remove the existing fasteners and secure the joist connections with the proper size and type exterior screws for decks.
Repair Priority: P2



3751



3752

Image(s) For Finding No.106

STRUCTURE TAG NO.: LAKESIDE DECKS

107. At the underside of unit 334 deck, the fifth and sixth joists from the South, are soft and decayed at the top.

107. Replace the deteriorated joists in kind with pressure treated lumber and deck joist flashing tape added. Secure with proper size type of exterior screws for decks. Repair Priority: P2



3754



3756

Image(s) For Finding No.107

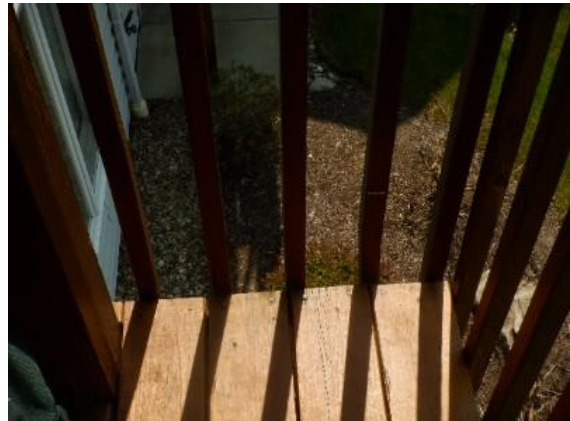
UNIT 324

108. At the topside of unit 324 deck, at South guardrail, there is 1 loose baluster

108. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks. Repair Priority: P2



3759



3758

Image(s) For Finding No.108

STRUCTURE TAG NO.: LAKESIDE DECKS

109. At topside of unit 324 deck, the guardrail 2x4 is weathered and splintered all around.

109. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber. Secure with proper size type of exterior screws for decks.
Repair Priority: P3



3761

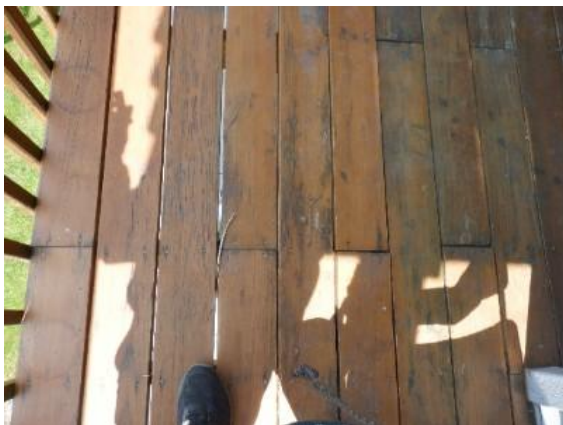


3760

Image(s) For Finding No.109

110. At the topside of unit 324 deck, all deck boards are loose at seams.

110. The deck boards are loose due to the deteriorated joists below. After the joist below are replaced, secure the deck boards with proper size and type exterior screws for decks.
Repair Priority: P2



3765



3762

Image(s) For Finding No.110

STRUCTURE TAG NO.: LAKESIDE DECKS

111. At the underside of unit 324 deck, the third thru sixth joists from the South are soft and decayed at the top and the fifth joist is cracked and sagging.

111. Replace the deteriorated joists in kind with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P1



3768



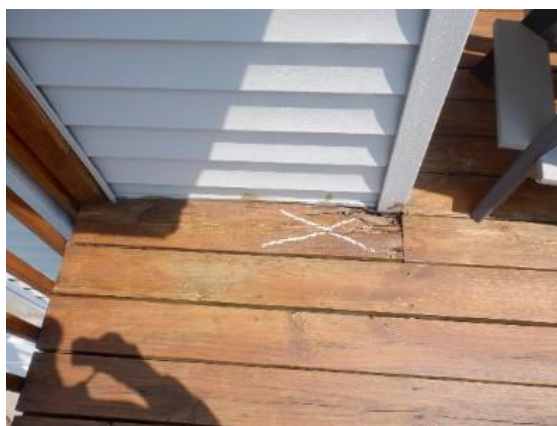
3767

Image(s) For Finding No.111

UNIT 333

112. At the topside of unit 333 deck, at the North corner, there is 1 deck board deteriorated.

112. Due to the extent of damage noted in the findings for unit 333 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P2



3772

Image(s) For Finding No.112

STRUCTURE TAG NO.: LAKESIDE DECKS

113. At the underside of unit 333 deck, the N.W. corner connection of rim joist has been end nailed and lagged, as a result the rim joist is cracked.

113. Due to the extent of damage noted in the findings for unit 333 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P2



3773

Image(s) For Finding No.113

114. At the underside of unit 333 deck, at the 2x12 main beams, at North building connection, the beam is not fully nailed in the hanger bracket.

114. Due to the extent of damage noted in the findings for unit 333 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P2



3776



3774

Image(s) For Finding No.114

STRUCTURE TAG NO.: LAKESIDE DECKS

115. At the underside of unit 333 deck, the ledger board is soft at the corner.

115. Due to the extent of damage noted in the findings for unit 333 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P2



3778



3777

Image(s) For Finding No.115

116. At the underside of unit 333 deck, the 2x4 joist hangers were used for 2x8 joists.

116. Due to the extent of damage noted in the findings for unit 333 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P2



3779

Image(s) For Finding No.116

STRUCTURE TAG NO.: LAKESIDE DECKS

117. At the underside of unit 333 deck, 4.5" wide hanger brackets were used during a prior reinforcement attempt to allow the decayed joists to remain. However, the decayed joists are still carrying the load.

117. Due to the extent of damage noted in the findings for unit 333 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P2



3782



3780

Image(s) For Finding No.117

118. At the underside of unit 333 deck, new joists were added in an attempt to reinforce the deck. However, the new joists are tied into the decayed joists.

118. Due to the extent of damage noted in the findings for unit 333 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P2



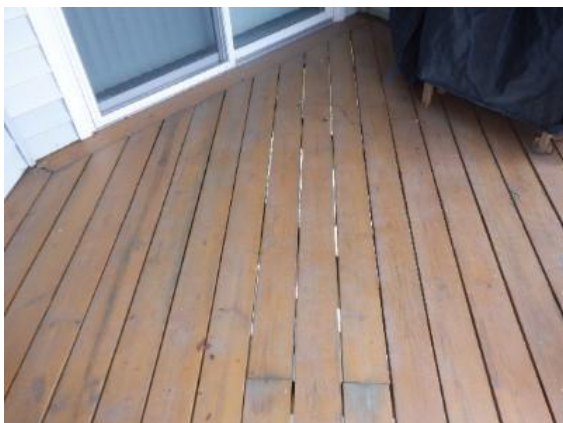
3783

Image(s) For Finding No.118

STRUCTURE TAG NO.: LAKESIDE DECKS

119. At the underside of unit 333 deck, the rim joist is toe nailed, screwed and separating.

119. Due to the extent of damage noted in the findings for unit 333 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P2



3794



3793

Image(s) For Finding No.119

120. At the underside of unit 333 deck, the third joist from the North is soft and decayed at the top.

120. Due to the extent of damage noted in the findings for unit 333 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P2



3790

Image(s) For Finding No.120

UNIT 323

121. At the topside of unit 323 deck, there is 1 loose baluster.

121. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks. Repair Priority: P2



3792



3791

Image(s) For Finding No.121

122. At the underside of unit 323 deck, the front rim joist is sagging at the splice as evident by the 1" elevation difference between the top of the new reinforcement joists and top of the rim joist. Also, there is a gap at the top of the rim joist to South building connection.

122. Replace the sagging rim joist in kind with pressure treated lumber and deck joist flashing tape added. Repair Priority: P2



3795



3798

Image(s) For Finding No.122

STRUCTURE TAG NO.: LAKESIDE DECKS

123. At the underside of unit 323 deck, at the main 2x12 beam splice, there is 1 beam hanger that is not fully nailed.

123. Secure the hanger bracket to the beam in accordance with manufacturer's requirements. Due to the limited clearance, a right angle drill will be required.
Repair Priority: P3



3802



3800

Image(s) For Finding No.123

UNIT 332

124. At the topside of unit 332 deck, the recently added guardrail 2x4 and balusters need sealant.

124. Prepare and apply a protective sealant in accordance with the manufacturer's recommendations.
Repair Priority: P4



3803

Image(s) For Finding No.124

STRUCTURE TAG NO.: LAKESIDE DECKS

125. At the underside of unit 332 deck, the new reinforcement joists were added next to existing joists and connected to ledger board with corner brackets instead of hanger brackets. Also, the new joists were screwed into the old joists.

125. Remove the deteriorated joist and secure the new joist using the proper size hangers and fasteners.
Repair Priority: P3



3807



3804

Image(s) For Finding No.125

126. At the underside of unit 332 deck, the South support column is soft and decayed with approximately 40% section loss behind the recently installed rim joist. Note the rim joist was installed with 2 lag screws and a thru bolt. At the topside of unit 322 deck, the same South support column is soft and decayed with approximately 50% section loss at deck level.

126. Temporarily shore the decks and replace the deteriorated column in kind with pressure treated lumber and with Simpson DJTZ connections added at the beam connections. Since the column is being replaced, further engineering is recommended to develop a repair procedure to raise the concrete footer. Repair Priority: P3



3822



3821

Image(s) For Finding No.126

UNIT 322

127. At the topside of unit 322 deck, the South guardrail to building connection is loose because the building framing is deteriorated.

127. Due to the extent of damage noted in the findings for unit 322 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.

Repair Priority: P1



3808



3814



3815



3811

Image(s) For Finding No.127

STRUCTURE TAG NO.: LAKESIDE DECKS

128. At the topside of unit 322 deck, at the South guardrail, all balusters are loose.

128. Due to the extent of damage noted in the findings for unit 322 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P1



3817

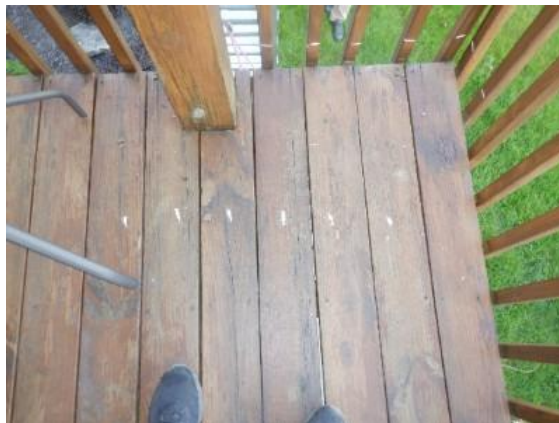


3816

Image(s) For Finding No.128

129. At the topside of unit 322 deck, there are 6 loose deck boards.

129. Due to the extent of damage noted in the findings for unit 322 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P1



3818

Image(s) For Finding No.129

STRUCTURE TAG NO.: LAKESIDE DECKS

130. At the underside of unit 322 deck, new joists were added next to decayed joists. However, the new joists are not connected to the ledger board and only screwed to the decayed joist.

130. Due to the extent of damage noted in the findings for unit 322 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P1



3828



3826

Image(s) For Finding No.130

131. At the underside of unit 322 deck, the South rim joist is completely decayed. The South end of ledger board is decayed and building framing in the wall is decayed from precipitation infiltrating the wall.

131. Due to the extent of damage noted in the findings for unit 322 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P1



3824



3823

Image(s) For Finding No.131

STRUCTURE TAG NO.: LAKESIDE DECKS

132. At the underside of unit 322 deck, the North rim joist is soft and decayed at the top.

132. Due to the extent of damage noted in the findings for unit 322 deck, it is recommended that this deck be replaced with a new deck in accordance with OBC-latest edition requirements with pressure treated lumber and deck joist flashing tape added.
Repair Priority: P1



3831



3830

Image(s) For Finding No.132

UNIT 331

133. At the topside of unit 331 deck, there are 8 loose deck boards.

133. Remove the existing fasteners and secure the deck boards with the proper size and type exterior screws for decks.
Repair Priority: P3



3836

Image(s) For Finding No.133

STRUCTURE TAG NO.: LAKESIDE DECKS

134. At the topside of unit 331 deck, at the South guardrail, there are 2 loose balusters.

134. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks. Repair Priority: P2



3837

Image(s) For Finding No.134

135. At the topside of unit 331 deck, at the North guardrail to building connection the toe nails are pulled out and the OSB behind is exposed.

135. Install proper flashing and caulking to protect the building structure. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks. Repair Priority: P2



3834



3835

Image(s) For Finding No.135

STRUCTURE TAG NO.: LAKESIDE DECKS

136. At the underside of unit 331 deck, 2 new joists were added next to the decayed joists. However, the new joists are screwed into the old joists and only connected to the ledger with 1 toe screw.

136. Remove the deteriorated joists, add deck joist flashing tape to the new joists and secure to the ledger board with proper hangers and proper size and type exterior screws for decks.
Repair Priority: P2



3852



3851

Image(s) For Finding No.136

STRUCTURE TAG NO.: LAKESIDE DECKS

137. At the underside of unit 331 deck, there are 4 joists which are soft and decayed at the top.

137. Replace the deteriorated joists in kind with pressure treated lumber and deck joist flashing tape added. Secure the new joists to ledger board with proper size and type of exterior screws for decks.
Repair Priority: P2



3844



3838



3841



3843

Image(s) For Finding No.137

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 321

138. At the topside of unit 321 deck, there are 12 loose deck boards.

138. Remove the existing fasteners and secure the deck boards with the proper size and type exterior screws for decks.
Repair Priority: P3

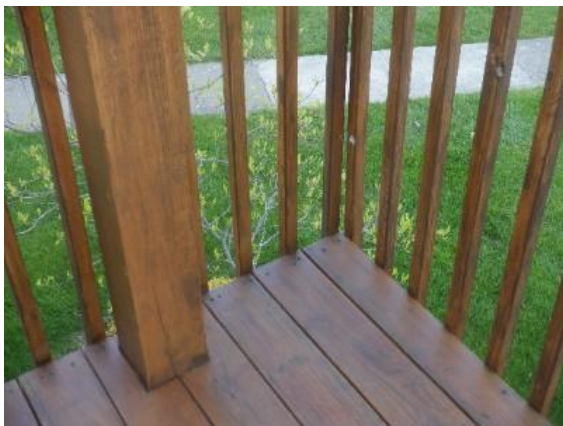


3845

Image(s) For Finding No.138

139. At the topside of unit 321 deck, there are 4 loose balusters.

139. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks.
Repair Priority: P2



3847



3846

Image(s) For Finding No.139

STRUCTURE TAG NO.: LAKESIDE DECKS

140. At the topside of unit 321 deck, there are 2 deteriorated deck boards.

140. Replace the deteriorated deck boards in kind with pressure treated lumber and secure with the proper size and type exterior screws for decks.
Repair Priority: P2



3849



3848

Image(s) For Finding No.140

STRUCTURE TAG NO.: LAKESIDE DECKS

141. At the underside unit 321 deck, 6 new joists were added next to the decayed joists. However, 5 of them are connected to the ledger with corner brackets and 1 is toe screwed to the ledger instead of using hanger brackets.

141. Remove the deteriorated joist and secure the new joist with proper size hangers and fasteners.
Repair Priority: P3



3855



3851



3852



3854

Image(s) For Finding No.141

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 436

142. At the topside of unit 436 deck, the South guardrail has 4 balusters loose.

142. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3856

Image(s) For Finding No.142

143. At the topside of unit 436 deck, the East guardrail at North end has 2 balusters loose.

143. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3857

Image(s) For Finding No.143

STRUCTURE TAG NO.: LAKESIDE DECKS

144. At the topside of unit 436 deck, there is 1 deck board with popped nails on South end.

144. Remove the existing fasteners and secure the deck board with the proper size and type exterior screws for decks.
Repair Priority: P3



3858

Image(s) For Finding No.144

145. At the topside of unit 436 deck, the East guardrail at the North end building connection is loose.

145. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks. Removal of siding and J-channel may be required.
Repair Priority: P2



3860



3859

Image(s) For Finding No.145

146. At the underside of unit 436 deck, no deficiencies were found at the time of inspection.

146. For the record only. No action required.

(Previously Existing Finding)

STRUCTURE TAG NO.: LAKESIDE DECKS

147. At the topside of unit 426 deck, there are 7 balusters loose on the East side.

147. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3862



3861

Image(s) For Finding No.147

STRUCTURE TAG NO.: LAKESIDE DECKS

148. At the underside of unit 426 deck, at the rim joist S.E. corner connection, the top of the connection is separated, and the bottom is lagged tight.

148. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks. Repair Priority: P2



3864



3863

Image(s) For Finding No.148

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 435

149. At the topside of unit 435 deck, at the East guardrail North end, there are 3 loose balusters.

149. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3865

Image(s) For Finding No.149

STRUCTURE TAG NO.: LAKESIDE DECKS

150. At the topside of unit 435 deck, at the East guardrail North end, the 2x4 is loose.

150. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks. Repair Priority: P3



3866

Image(s) For Finding No.150

151. At the underside of unit 435 deck, no deficiencies were found at the time of inspection.

151. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 425

152. At the topside of unit 425 deck, at the East guardrail North end, the 2x4 is starting to deteriorate.

152. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber. Secure with proper size and type of exterior screws for decks.
Repair Priority: P2



3867

Image(s) For Finding No.152

153. At the underside of unit 425 deck, no deficiencies were found at the time of inspection.

153. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 434

154. At the topside of unit 434 deck, no deficiencies were found at the time of inspection.

154. For the record only. No action required.

155. At the underside of unit 434 deck, the West 2x12 beam is bowed.

155. For the record only. No action required.



3868

Image(s) For Finding No.155

STRUCTURE TAG NO.: LAKESIDE DECKS

156. At the underside of unit 434 deck, at the East 2x12 beam to North post connection, the top of the connection is separated.

156. Secure the beam to post connection with Simpson DJTZ connectors in accordance with the manufactures recommendations.
Repair Priority: P2



3869

Image(s) For Finding No.156

UNIT 424

157. At the topside of unit 424 deck, at the East guardrail South end, there is 1 loose baluster.

157. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks.
Repair Priority: P2

STRUCTURE TAG NO.: LAKESIDE DECKS

158. At the underside of unit 424 deck, no deficiencies were found at the time of inspection.

158. For the record only. No action required.

UNIT 433

159. At the topside of unit 433 deck, at the South guardrail, there are 4 loose balusters.

159. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3871

Image(s) For Finding No.159

STRUCTURE TAG NO.: LAKESIDE DECKS

160. At the topside of unit 433 deck, at the East guardrail, there are 3 loose balusters.

160. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3872

Image(s) For Finding No.160

161. At the topside of unit 433 deck, at the East guardrail North end, the 2x6 nails are popped out.

161. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks. Repair Priority: P2



3873

Image(s) For Finding No.161

STRUCTURE TAG NO.: LAKESIDE DECKS

162. At the underside of unit 433 deck, the East joist South end connection is end nailed, lagged and separating.

162. Remove the existing fasteners and secure the joist connection with the proper size and type exterior screws for decks.
Repair Priority: P2



3876

Image(s) For Finding No.162

UNIT 423

163. At the topside of unit 423 deck, at the South guardrail, there is 1 loose baluster.

163. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks.
Repair Priority: P3



3875

Image(s) For Finding No.163

STRUCTURE TAG NO.: LAKESIDE DECKS

164. At the underside of unit 423 deck, no deficiencies were found at the time of inspection.

164. For the record only. No action required.

UNIT 432

165. At the topside of unit 432 deck, at the North guardrail, there are 2 loose balusters and 1 cracked baluster.

165. Replace the cracked baluster in kind with pressure treated lumber and secure the new and existing loose balusters with proper size and type screws for decks. Repair Priority: P2



3874

Image(s) For Finding No.165

STRUCTURE TAG NO.: LAKESIDE DECKS

166. At the underside of unit 432 deck, no deficiencies were found at the time of inspection.

166. For the record only. No action required.

UNIT 423

167. At the underside of unit 423 deck, the South support column below grade is starting to decay with rounded corners.

167. Monitor the condition of the column base until the next inspection.
Repair Priority: P5



0427

Image(s) For Finding No.167

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 422

168. At the topside of unit 422 deck, at the East guardrail South end, there is 1 loose baluster.

168. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks. Repair Priority: P2



3878

Image(s) For Finding No.168

169. At the underside of unit 422 deck, no deficiencies were found at the time of inspection.

169. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 431

170. At the topside of unit 431 deck, at the North guardrail, there is 1 loose baluster.

170. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks. Repair Priority: P2



3879

Image(s) For Finding No.170

171. At the topside of unit 431 deck, at the East guardrail North end, there are 3 loose balusters.

171. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3880

Image(s) For Finding No.171

STRUCTURE TAG NO.: LAKESIDE DECKS

172. At the underside of unit 431 deck, no deficiencies were found at the time of inspection.

172. For the record only. No action required.

UNIT 421

173. At the topside of unit 421 deck, no deficiencies were found at the time of inspection.

173. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

174. At the underside of unit 421 deck, on the East rim joist, at the second and fourth joist from the North, the nails are popped out.



3882

174. Remove the existing fasteners and secure the rim joist connections with the proper size and type exterior screws for decks. Repair Priority: P2



3881

Image(s) For Finding No.174

UNIT 537

175. At the topside of unit 537 deck, at the South guardrail, there is 1 loose baluster

175. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks. Repair Priority: P2



3883

Image(s) For Finding No.175

STRUCTURE TAG NO.: LAKESIDE DECKS

176. At the topside of unit 537 deck, the guardrail 2x4 is weathered and splintered.

176. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber. Secure with proper size and type of exterior screws for decks.
Repair Priority: P3



3884

Image(s) For Finding No.176

177. At the underside of unit 537 deck, on the East rim joist, at the second and fourth joists from the North, the nails are popped out.

177. Remove the existing fasteners and secure the rim joist connections with the proper size and type exterior screws for decks.
Repair Priority: P2



3890



3889

Image(s) For Finding No.177

STRUCTURE TAG NO.: LAKESIDE DECKS

178. At the underside of unit 537 deck, at the S.E. corner of the rim joist is lagged and separating.



3891

178. Remove the existing fasteners and secure with the proper size and type of exterior screws for decks.
Repair Priority: P2

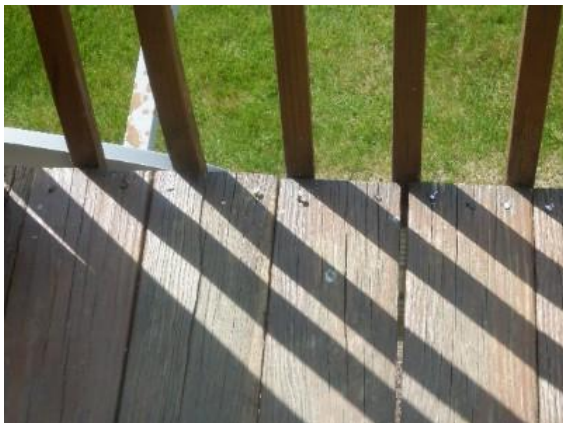


3892

Image(s) For Finding No.178

UNIT 527

179. At the topside of unit 527 deck, at the South end, the deck boards are loose with popped nails.



3886

179. Remove the existing fasteners and secure the deck boards with the proper size and type exterior screws for decks.
Repair Priority: P3



3887

Image(s) For Finding No.179

STRUCTURE TAG NO.: LAKESIDE DECKS

180. At the topside of unit 527 deck, at the South guardrail, there are 2 loose balusters.

180. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3885

Image(s) For Finding No.180

181. At the underside on unit 527 deck, no deficiencies were found at the time of inspection.

181. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 536

182. At the topside of unit 536 deck, at the South guardrail, there is 1 loose baluster.

182. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks.
Repair Priority: P2



3894

Image(s) For Finding No.182

183. At the topside of unit 536 deck, the guardrail 2x4 weathered and splintered.

183. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber. Secure with proper size and type of exterior screws for decks.
Repair Priority: P3



3893

Image(s) For Finding No.183

STRUCTURE TAG NO.: LAKESIDE DECKS

184. At the topside of unit 536 deck, there are 6 loose deck boards.

184. Remove the existing fasteners and secure the deck boards with the proper size and type exterior screws for decks.
Repair Priority: P4



3895

Image(s) For Finding No.184

185. At the underside of unit 536 deck, the North rim joist corner is lagged and separated.

185. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks.
Repair Priority: P3



3901

Image(s) For Finding No.185

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 526

186. At the topside of unit 526 deck, there are 2 loose deck boards.

186. Remove the existing fasteners and secure the deck boards with the proper size and type exterior screws for decks.
Repair Priority: P3



3896

Image(s) For Finding No.186

187. At the topside of unit 526 deck, at the South rail, there are 2 loose balusters.

187. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks.
Repair Priority: P2



3897

Image(s) For Finding No.187

STRUCTURE TAG NO.: LAKESIDE DECKS

188. At the topside of unit 526 deck, at the N.E. corner, there is 1 loose baluster.

188. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks. Repair Priority: P2



3898

Image(s) For Finding No.188

189. At the topside of unit 526 deck, at the guardrail, the 2x4 is weathered and splintered.

189. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber. Secure with proper size and type of exterior screws for decks. Repair Priority: P2



3899



3900

Image(s) For Finding No.189

STRUCTURE TAG NO.: LAKESIDE DECKS

190. At the underside of unit 526 deck, on the East rim joist, at the 4th joist from the North, the nails are popped out.

190. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks. Repair Priority: P2



3903

Image(s) For Finding No.190

191. At the underside of unit 526 deck, the S.E. corner connection of rim joist is end nailed, lagged and separated.

191. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks. Repair Priority: P3



3904

Image(s) For Finding No.191

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 535

192. At the topside of unit 535 deck, at the East guardrail, there is 1 loose baluster.

192. Remove the existing fasteners and secure the baluster connection with the proper size and type exterior screws for decks. Repair Priority: P2



3905

Image(s) For Finding No.192

193. At the underside of unit 535 deck, at the East rim joist North building connection is bowed and separating.

193. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks. Repair Priority: P2



3906

Image(s) For Finding No.193

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 525

194. At the topside of unit 525 deck, the guardrail 2x4 is weathered and splintered.

194. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber. Secure with proper size and type of exterior screws for decks.
Repair Priority: P2



3908



3907

Image(s) For Finding No.194

195. At the topside of unit 525 deck, at the East guardrail, there are 2 loose balusters

195. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks.
Repair Priority: P2



3909

Image(s) For Finding No.195

STRUCTURE TAG NO.: LAKESIDE DECKS

196. At the underside of unit 525 deck, the east 2x12 beam is bowed downward in center and the joists are no longer bearing on it.

196. Replace the bowed 2x12 beam in kind with pressure treated lumber. secure both beams with Simpson DJTZ connectors in accordance with the manufactures recommendations. Repair Priority: P3



3944



3946

Image(s) For Finding No.196

UNIT 534

197. At the topside of unit 534, the guardrail has 2 cracked balusters and 1 loose baluster.

197. Replace the cracked balusters in kind with pressure treated lumber and secure the new and existing loose balusters with proper size and type exterior screws for decks. Repair Priority: P2



3912



3911

Image(s) For Finding No.197

STRUCTURE TAG NO.: LAKESIDE DECKS

198. At the topside of unit 534, there are 8 loose deck boards and 1 deteriorated deck board.

198. Replace the deteriorated deck board in kind with pressure treated lumber and secure the new and existing loose deck boards with proper size and type exterior screws for decks.
Repair Priority: P3



3916

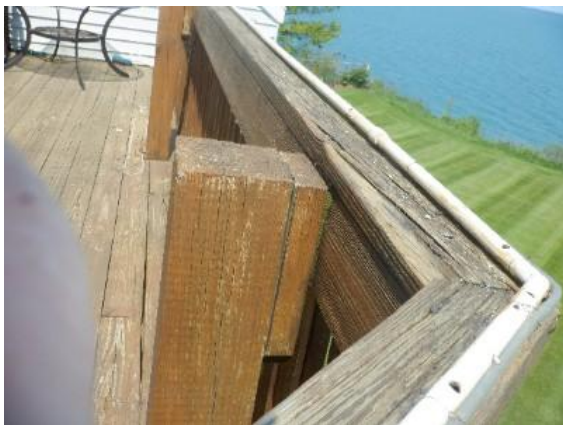


3914

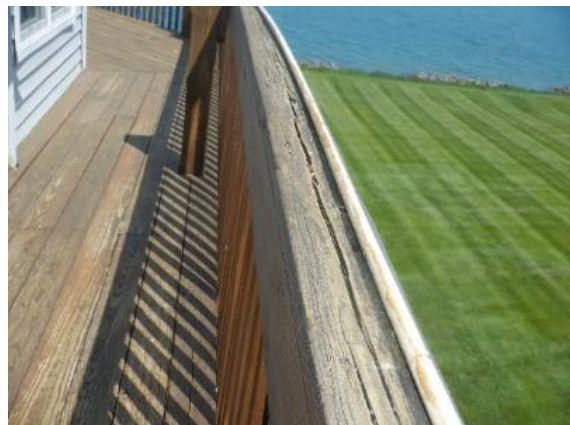
Image(s) For Finding No.198

199. At the topside of unit 534, the guardrail 2x4 is weathered and splintered.

199. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber. Secure with proper size and type of exterior screws for decks.
Repair Priority: P3



3919



3918

Image(s) For Finding No.199

STRUCTURE TAG NO.: LAKESIDE DECKS

200. At the topside of unit 534, the guardrail 2x6 is separating from the post connection at 4 locations.

200. Secure the loose guardrail connections with proper size and type exterior screws for decks.

Repair Priority: P2



3927



3925

Image(s) For Finding No.200

201. At the underside of unit 534 deck, no deficiencies were found at the time of inspection.

201. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

UNIT 524

202. At the topside of unit 524 deck, the guardrail 2x4 is weathered and splintered.

202. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber. Secure with proper size and type of exterior screws for decks.
Repair Priority: P3



3921



3920

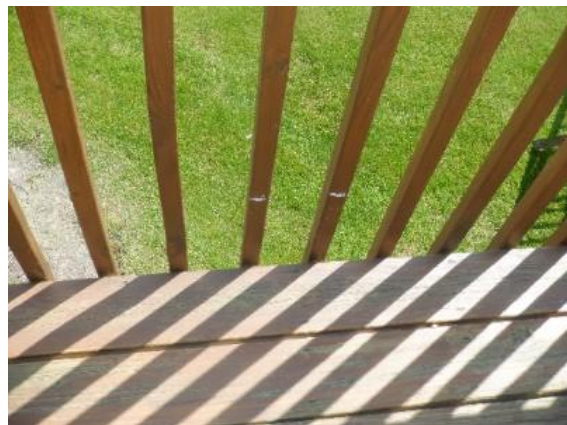
Image(s) For Finding No.202

203. At the topside of unit 524 deck, there are 3 loose balusters.

203. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks.
Repair Priority: P2



3922



3923

Image(s) For Finding No.203

STRUCTURE TAG NO.: LAKESIDE DECKS

204. At the topside of unit 524 deck, there is 1 deck board that is bowed upward and splintering at the end.

204. Replace the damaged deck board in kind with pressure treated lumber. Secure with proper size and type of exterior screws for decks.
Repair Priority: P3



3924

Image(s) For Finding No.204

205. At the underside of unit 524 deck, no deficiencies were found at the time of inspection.

205. For the record only. No action required.

STRUCTURE TAG NO.: LAKESIDE DECKS

206. At the underside of unit 524, at the center 2 support columns are starting to decay with rounded corners.

206. Monitor the condition of the column bases until the next inspection
Repair Priority: P5



0434



0435

Image(s) For Finding No.206

UNIT 533

207. At the topside of unit 533, the guardrail 2x4 is weathered and splintered.

207. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber. Secure with proper size and type of exterior screws for decks.
Repair Priority: P3



3930



3929

Image(s) For Finding No.207

STRUCTURE TAG NO.: LAKESIDE DECKS

208. At the underside of unit 533 deck, no deficiencies were found at the time of inspection.

208. For the record only. No action required.

UNIT 523

209. At the topside of unit 523 deck, there are 2 loose balusters.

209. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks.
Repair Priority: P2



3931

Image(s) For Finding No.209

STRUCTURE TAG NO.: LAKESIDE DECKS

210. At the underside of unit 523 deck, no deficiencies were found at the time of inspection.

210. For the record only. No action required.

UNIT 532

211. At the topside of unit 532 deck, at the South guardrail, there are 2 loose balusters.

211. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3937



3936

Image(s) For Finding No.211

STRUCTURE TAG NO.: LAKESIDE DECKS

212. At the topside of unit 532 deck, at the N.E. corner of guardrail, there are 2 loose balusters.

212. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3938

Image(s) For Finding No.212

213. At the topside of unit 532 deck, at the S.E. corner of guardrail, the 2x6 is separating.

213. Remove the existing fasteners and secure the guardrail connection with the proper size and type exterior screws for decks. Repair Priority: P2



3940



3939

Image(s) For Finding No.213

STRUCTURE TAG NO.: LAKESIDE DECKS

214. At the topside of unit 532 deck, the guardrail 2x4 is weathered and splintering.

214. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber. Secure with proper size and type of exterior screws for decks.
Repair Priority: P3



3939



3941

Image(s) For Finding No.214

215. At the underside of unit 532, the S.E. corner of rim joist is lagged and separating.

215. Remove the existing fasteners and secure the rim joist connection with the proper size and type exterior screws for decks.
Repair Priority: P3



3933

Image(s) For Finding No.215

STRUCTURE TAG NO.: LAKESIDE DECKS

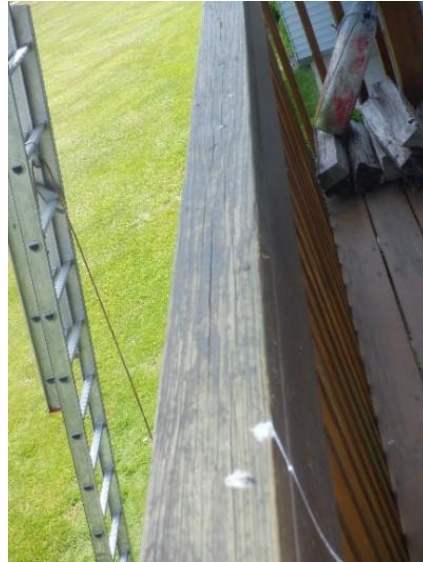
UNIT 522

216. At the topside of unit 522 deck, the guardrail 2x4 is weathered and splintering.

216. Replace the deteriorated 2x4 guardrail in kind with pressure treated lumber. Secure with proper size and type of exterior screws for decks.
Repair Priority: P3



3934

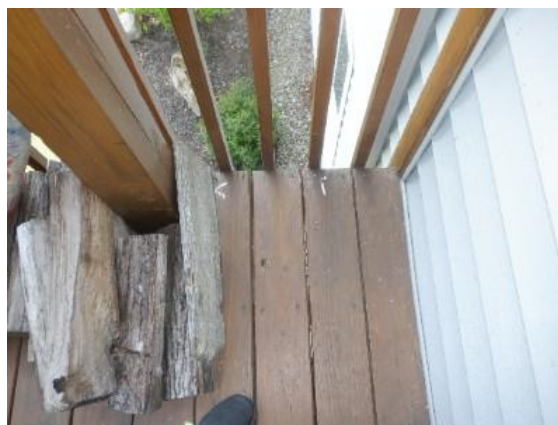


3935

Image(s) For Finding No.216

217. At the topside of unit 522 deck, there are 2 loose deck boards at the South end.

217. Remove the existing fasteners and secure the deck boards with the proper size and type exterior screws for decks.
Repair Priority: P3



3932

Image(s) For Finding No.217

STRUCTURE TAG NO.: LAKESIDE DECKS

218. At the underside of unit 522 deck, no deficiencies were found at the time of inspection.

218. For the record only. No action required.

UNIT 531

219. At the topside of unit 531 deck, there is a deck board with a popped nail.

219. Remove the existing fasteners and secure the deck board with the proper size and type exterior screws for decks.
Repair Priority: P3



3942

Image(s) For Finding No.219

STRUCTURE TAG NO.: LAKESIDE DECKS

220. At the underside of unit 531 deck, no deficiencies were found at the time of inspection.

220. For the record only. No action required.

UNIT 521

221. At the topside of unit 521 deck, the East guardrail has 2 loose balusters.

221. Remove the existing fasteners and secure the baluster connections with the proper size and type exterior screws for decks. Repair Priority: P2



3943

Image(s) For Finding No.221

222. At the underside of unit 521 deck, no deficiencies were found at the time of inspection.

222. For the record only. No action required.