

May 19, 2023

**To:** Mariners Point Condo Association  
**From:** Globex Corporation  
**Subject:** Lakeside Deck Inspections – High Priority Findings

Globex completed the lakeside deck inspections on 5/18/2023 and identified several high priority deficiencies listed below. Please note that additional deficiencies exist with the decks listed below and many other decks. The additional deficiencies and their recommended repairs will be included in the inspection report submittal to follow.

1F: At unit 234, the East and West guardrails are connected to the building with wooden cleats which are deteriorated with lag screws that are pulling out and loose. At the S.W. corner of the railing, the 2x6 and 2x4 railing members are deteriorated with nails and screws pulled out. The railing is wobbly. (3655-57)

1R: Replace deteriorated members in kind with pressure treated lumber. At the ends of the guardrail, install 4x4 support posts next to the building and thru-bolted to the rim joist below.



3655



3656

2F: At unit 326, at the underside, at the 1<sup>st</sup> and 2<sup>nd</sup> joists from the South, the joist hanger nails are pulled out from the ledger board. (3719-21)

2R: Remove the loose nails and secure the joist hangers to the ledger board with screws.



3719



3720

3F: At unit 324, at the underside, at the 3<sup>rd</sup> to 6<sup>th</sup> joists from the South, the top of the joists are soft and decayed at the top and 5<sup>th</sup> joist is also cracked and sagging. (3767-71)

3R: Replace the cracked joist in kind with pressure treated lumber with deck joist flashing tape added. Other joists are recommended to be replaced but not as high of a priority.



4F: At unit 322, at the South guardrail, the rail connection to the building is loose because the building framing behind is deteriorated. (3808-15)



3808



3809



3810



3811



3812



3813



3814



3815

5F: At unit 322, at the South guardrail, all balusters are loose and there are 6 deck boards loose.

6F: At unit 322, at the underside, new joists were screwed into the old joists. However, the new joists are not connected to the ledger board. (3826-28)



3826



3827

7F: At unit 322, at the underside, the South rim joist is completely decayed, the South end of the ledger board is decayed and the building framing behind is decayed from moisture infiltration. (3823, 24, 29)



3823



3824



3829

8F: At unit 322, at the underside, the North rim joist is soft and decayed at the top. (3830-31)



3830



3831

9F: At unit 322 and 332, the South column is soft and decayed behind the 332 South rim joist with approximately 40% section loss. Also, the column is soft and decayed at 322 deck level with approximately 50% section loss. (3819-24 & 3821-22)



3819



3820



3821

4R-9R: Based on the damage to the building framing behind the deck, it appears that the building was not properly flashed at this location. Repair the damaged building framing and add proper flashing. Rebuild the damaged deck in accordance with OBC-latest edition requirements using pressure treated lumber and deck joist flashing tape.