FORM EB 18-2024
MILESTONE INSPECTION REPORT FORM

PHASE 1 - Milestone Inspection

Inspection Firm or Individual Name: RAY ENGINEERING, INC.

Address: 5001 N. Nebraska Avenue, Ste A, Tampa, FL 33603

Telephone Number: 770-923-1122

Inspection Commenced Date: 09/13/2024

Inspection Completed Date: 09/13/2024

☐ No Repairs Required

☐ Repairs are required as outlined herein.

☑ Phase 2 inspection is required

☐ Phase 2 inspection is required, and the need is of such a critical nature that it is time sensitive

Licensed Design Professional: [X] Engineer [ ] Architect

Name: Steven W. Ray, P.E., R.S.

License Number: 54977

Seal

I am qualified to practice in the discipline in which I am hereby signing,

Signature: _____ Date: _____

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in *Chapter 18 of the Florida Building Code, Existing Building*. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

1. DESCRIPTION OF STRUCTURE
a. Name on Title: The Village at Haile Condominium
b. Street Address: 9116 SW 51st Rd, Gainesville, FL 32608
c. Legal Description: The Village at Haile Condominium
d. Owner's Name: Haile Village Owners Assn., Inc., Sally A DeNotta, President, Bobbie Jo Blackwell, Haile Mgmt

e. Owner's Mailing Address:

9116 SW 51st Rd, Gainesville, FL 32608

f. Email Address: info@hailemanagement.com

Contact Number: 352-561-3327

g. Folio Number of Property on which building is located:
06860-000-000

h. Building Code Occupancy Classification:
R-2

i. Present Use:
Residential Condo/Commercial

j. General Description:
(12) buildings with (3) stories each. Multiple buildings contain commercial residences on the first level.

Type of Construction:
CMU block with wood-framed roof and floor truss system

k. Square Footage:

1. Total building area: 163,386

Number of Stories: 3

2. Building footprint area: 54,462

l. Name of the Condo or Coop entity:

The Village at Haile Condominium Association, Inc.

m. Special Features:
The commercial residences on the first level of all buildings excluding building E, F, G, and H.

n. Describe any additions to original structure:
No additions were reported during the inspection.

o. Distance to the coast: Approximately 62 miles

2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fire, Poor, Explain if significant):

1. Bulging: ☐ Good ☐ Fair ☑ Poor ☐ Significant (Explain):

Bulging was observed in multiple buildings, mainly behind the siding of the buildings.

2. Settlement: ☐ Good ☑ Fair ☐ Poor ☐ Significant (Explain):

Settlement was observed from the stair-step cracks in buildings B, I, and J.

3. Deflections: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

4. Expansion: ☐ Good ☑ Fair ☐ Poor ☐ Significant (Explain):

Expansion and control joints were observed to be covered up in some areas which is causing bulging in the walls.

5. Contraction: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

The areas that are showing distress are observed in buildings A, B, D, F, G, H, and J. The distress is mainly observed in columns, beams, and the structural walls around the stairwells.

c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

In general, the finishes around the community are observed with staining, cracking, and delamination. No moisture penetration was observed during the inspection, but there are areas that were observed to be cracked near the fascia of buildings that will need to be opened to observe if there are any moisture penetrations occurring.

d. Cracks – Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1mm and 2mm in width; WIDE if over 2mm:

Cracks were observed throughout the community. The majority of the cracks were observed around the beams, columns, and walls near the stairwells. These were all observed to be fine to medium cracks. Cracks were also observed in all of the breezeways in each building, and are described as medium to wide. Hairline and fine cracks were observed around the railing alcoves in each building. Fine to medium stair step, vertical, and horizontal cracks were observed on all of the buildings, mainly toward the bottom of the building.

e. General extent of deterioration – Cracking or spalling concrete or masonry, oxidation of metals; rot or borer attack in wood:

There are many areas that were observed with cracks in the concrete/masonry and oxidization of metals at the corners of walls and columns.

f. Note previous patching or repairs:

No previous patching or repairs were observed during the inspection.

g. Nature of present loading indicate residential, commercial, other estimate magnitude:

The nature of the present loading was observed to be commercial on the first level of buildings A-D and I-L and residential on the second and third levels. Buildings E-H contain only residential loading throughout the buildings.

3. INSPECTIONS

a. Date of notice of required inspection: N/A

b. Date(s) of actual inspection: 09/13/2024

c. Name and qualifications of the individual preparing report:

Steven W. Ray, P.E., R.S.

Carter Nelson, E.I., R.S.

Tiara Walters, E.I.

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

No formal testing was done.

e. Structural Repairs – note appropriate line:

1. None required _____
2. Required (describe and indicate acceptance)

Minor cracks that are not specified for phase 2, paint delamination, siding bulging, paint bubbles, metal cleaning, cleaning the stains seen around the community, exteriors should be repainted, waterproofing breezeways and stairwells need to be updated.

f. Has the property record been researched for any current code violations or unsafe structure cases? ☐ Yes ☑ No

Explanation/Comments:

No records were disclosed at the time of inspection.

4. SUPPORTING DATA ATTACHED

a. Sheets of written data: N//A

b. Photographs: (132) photos attached.

c. Drawings or sketches: N/A

d. Test reports: N/A

5. FOUNDATION

a. Describe building foundation:

The foundation of the buildings are assumed to be slab-on-grade with perimeter footings.

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No) Yes

d. Describe any cracks or separation in the walls, column or beams that signal differential settlement:

The cracks observed around the base of the walls are signs of settlement. Stair-step cracks, vertical, and horizontal cracks were observed.

e. Is there additional sub-soil investigation required? ☐ Yes ☑ No

1. If yes, explain:

_____

_____

_____

f. Is water drained away from foundation? (Yes/No): Yes

g. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe: _____

_____

_____

6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines

a. Concrete masonry units:	☐ Good	☑ Fair	☐ Poor
b. Clay tile or cotta units:	☐ Good	☐ Fair	☐ Poor
c. Reinforced concrete tie columns:	☐ Good	☑ Fair	☐ Poor
d. Reinforced concrete tie beams:	☐ Good	☑ Fair	☐ Poor
e. Lintel:	☐ Good	☑ Fair	☐ Poor
f. Other type bond beams:	☐ Good	☑ Fair	☐ Poor

g. Masonry Finishes – **Exterior**:

1. Stucco:	☐ Good	☑ Fair	☐ Poor
2. Veneer:	☐ Good	☐ Fair	☐ Poor
3. Paint Only:	☐ Good	☑ Fair	☐ Poor
4. Other:	☐ Good	☐ Fair	☐ Poor

4a. Explain: _____

_____

_____

h. Cracks – Note beams, columns, or others, including locations (description):

Multiple beams, columns, and walls contain cracks that will need to be opened up to investigate in phase 2. See attached photographs for specific locations. Settlement and cracks were also noted around all buildings, typically near the bottom of the first level of the building.

i. Spalling – In beams, columns, or others, including locations (description):

Spalling was only observed at a corner of Building H. No other spalling was observed.

j. Rebar corrosion – Check appropriate line:

1. [✔] None Visible
2. [ ] Minor – Patching will suffice
3. [ ] Significant – Patching will suffice
4. [ ] Significant – Structural repairs required

4a. Describe:

k. Were samples chipped out for examination in spalled areas?

1. [✔] No
2. [ ] Yes – Describe color, texture, aggregate, general quality:

7. FLOOR AND ROOF SYSTEM

a. Roof:

1) Roof pitch

- [ ] Flat
- [x] Pitched

2) Roof structural framing

- [x] Wood
- [ ] Steel
- [ ] Concrete

3) Structural framing condition

- [ ] Good
- [x] Fair
- [ ] Poor

Structural framing condition of the roof framing was not observed but it is assumed to be in fair to good condition. Due to cracked and missing portions of the fascia in Building D and K, the fascia will need to be removed for phase 2 to determine the truss condition.

4) Roof deck material

- [ ] Concrete
- [x] Wood
- [ ] Structural concrete on steel deck
- [ ] Non-structural / insulating concrete on steel deck
- [ ] Bare steel deck

5) Roof cladding type

- [ ] Tile
- [x] Asphalt shingles
- [ ] Built-up roofing (BUR)
- [ ] Single ply (Membrane)
- [ ] Metal
- [ ] Other

6) Roof covering condition

Condition	Good	Fair	Poor
	■		

7) Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

No heavy equipment was observed to be located along the roofs of the buildings.

8) Note types of drains, scuppers, and condition:

No roof drainage was observed to be located along the roofs of the buildings.

9) Describe parapet construction and current condition:

No parapets are installed along the roofs of the buildings.

10) Describe mansard construction and current condition:

Condition		Good	X	Fair		Poor

11) Describe any roofing framing member with obvious overloading, overstress, deterioration, or excessive deflection:

No roof framing members were observed to obviously contain any of the conditions above.

12) Note any expansion joint and condition:

Condition ☐ Good ■ Fair ☐ Poor

b. Floor System(s):

1. Describe (Type of system framing, material, spans, condition, balconies):

Condition ☐ Good ■ Fair ☐ Poor

The floor system is assumed to be wood trusses throughout the building and steel framing with a concrete topping in the breezeways and balconies. We were not informed of any issues regarding the floor system but did observe cracking in the breezeways and a balcony.

2. Balcony structural system

- ☐ Edge and building face supported
- ☑ Cantilever

3. Balcony exposure (if structure is on the coast)

- ☐ Ocean facing
- ☑ Non-ocean facing

4. Balcony construction

- ☐ Concrete
- ☑ Steel framing with concrete topping
- ☐ Wood
- ☐ Other (define in narrative)

5. Balcony condition rating

- [ ] Good
- [x] Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
- [ ] Poor (e.g., significant cracking, rebar corrosion requiring repairs)
- [ ] N/A

Minor cracking was observed in a balcony during inspection.

6. Balcony condition description (e.g., spalling, cracking, rebar corrosion)

The balconies were observed to be in good condition with minor transverse cracking.

7. Stairs and escalators – Indicate location, framing system, material, and condition:

The framing of the stairs is consistent with metal with a concrete topping. They are in fair condition as paint delamination along the metal, cracking along the concrete topping, and corrosion along metal.

8. Ramps – Indicate location, framing system, material, and condition:

No ramps were observed in the buildings.

9. Guardrails – Indicate type, location, material, and condition:

Guard system

- [ ] Wood
- [x] Metal
- [ ] Aluminum
- [ ] Stainless steel
- [ ] Ungalvanized Steel
- [ ] Concrete Kneewall
- [ ] Glass
- [ ] CMU Kneewall
- [ ] Other _____

The railings around the community are located in all upper breezeways and all balconies. They are all in fair condition but are in need of repainting as paint delamination was observed.

10. Guard condition (define ratings depending on guard system)

- ☐ Good
- ☑ Fair
- ☐ Poor

All railings are all in fair condition but are in need of repainting as paint delamination was observed.

c. Inspection – Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

No areas were exposed for inspection.

8. STEEL FRAMING SYSTEM

a. Full description of system:

The steel framing that was observed around the community consisted of the stairways, breezewyas, ans balconies.

b. Exposed Steel – Describe condition of paint and degree of corrosion:

The exposed area of steel was observed with paint delmaination and minor corrosion under the stairwells.

c. Steel Connections – Describe type and condition:

The steel connections observed were consistent with welded connections. They were observed to be in fair condition with minor corrosion.

d. Concrete or other fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection:

The concrete that is installed over the metal framing was observed to contain cracks in many areas along the breezeways, along a balcony, and the stairwells. Paint delamination was observed throughout the breezeways and stairwells. No toppings were removed during the inspection

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

No steel members were observed to to contain any of the conditions listed above.

f. Elevator sheave beams, connections, and machine floor beams – Note column:

No elevators were observed during the inspection.

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

It is assumed that there are areas of reinforced concrete framing mixed in with the masonry framing.

b. Cracking:

1. ☑ Significant ☐ Not Significant

2. Description of members affected, location and type of cracking:

There are many minor cracks around the concrete framing in the walls, columns, and beams. Many of the buildings were observed to contain significant cracking in the columns, walls, and beams. See the photographs for specific areas that will need to be observed during the phase 2 inspection.

c. General condition:

The concrete framing is generally in fair condition. There are many areas that contain cracking, staining, and delamination.

d. Rebar Corrosion – Check appropriate line:

1.	☑	None Visible
2.	☐	Location and description of members affected and type cracking
3.	☐	Significant – Patching will suffice
4.	☐	Significant – Structural repairs required (Describe):

e. Were samples chipped out for examination in spalled areas?

1. ☑ No
2. ☐ Yes – Describe color, texture, aggregate, general quality:

f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):

There are a multitude of beams, columns, and walls that are located around the building that contain deterioration. Potential overloading was observed as the main cracking issues are in the first level beams, columns, and walls.

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. **Structural Glazing on the exterior envelope of threshold building:** ☐ Yes ☑ No

1. Previous Inspection Date:	

2. Description of Curtainwall Structural Glazing and adhesive sealant: _____

3. Describe condition of system: _____

b. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):

The doors around the community were observed to be aluminum and wood. There are no sliding glass doors around the community. Doors in the community are Unit owner responsibility with no Association exterior doors.

2. Anchorage type and condition of fasteners and latches:

Anchorage type and condition of fasteners are unknown, assumed to be structural screws installed into the framing of the building.

3. Sealant type and condition of sealant:

Sealant type and condition are unknown.

4. General Condition:

All doors are in generally fair condition.

5. Describe repairs needed:

No repairs are needed.

11. WOOD FRAMING

a. Type – Fully describe if mill construction, light construction, major spans, trusses:

Wood framed roof trusses and floor trusses were assumed to be installed.

b. Indicate condition of the following:

1. Walls: No wood framed structural walls were observed.

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2. Floors:

The wood floor trusses were assumed to be in good condition as we were not notified of any issues.

3. Roof member, roof trusses:

The wood roof trusses were assumed to be in good condition as we were not notified of any issues. Building H and K will need to be inspected during phase 2 due to the cracked and missing pieces of fascia.

c. Note metal fitting (i.e., angles, plates, bolts, splint pintles, other and note condition):

Metal fittings were not visibly accessible

d. Joints – Note if well fitted and still closed:

Joints were not visibly accessible

e. Drainage – Note accumulations of moisture:

No water accumulation was observed during the inspection but the trusses in Building H will need to be observed during a phase 2 inspection.

f. Ventilation – Note any concealed spaces not ventilated:

No concealed spaces were observed during the inspection.

g. Note any concealed spaces opened for inspection:

No concealed spaces were opened during the inspection.

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

No wood framing members were observed with any of the conditions listed above.

12. BUILDING FAÇADE INSPECTION

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

The exterior walls around all buildings were clad with stucco, siding, and paint.

b. Identify attachment type of each appurtenance type (mechanically attached or adhered):

The attachment is assumed to be the typical type for the appropriate facade.

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

Bulging, cracking, and bubbling of the paint was observed throughout the community.

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

No special features were observed during the inspection.

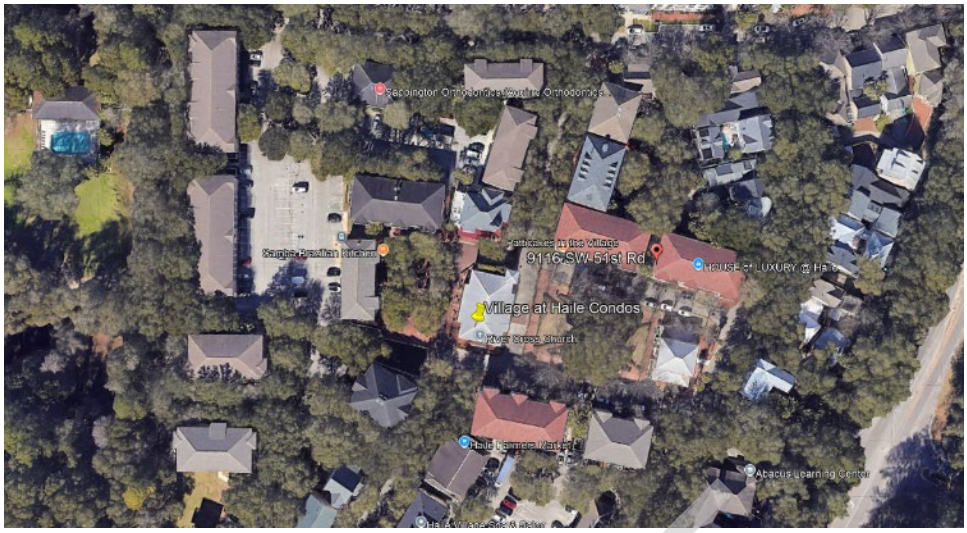
b. Indicate condition of special feature, its supports and connections:

No special features were observed during the inspection.

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration.

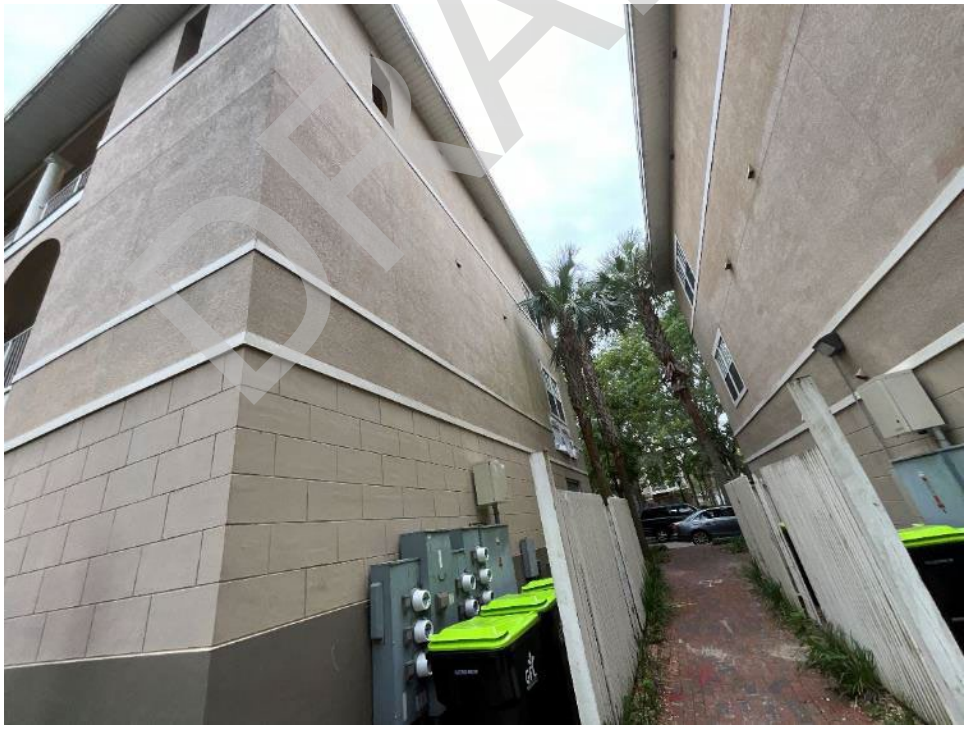
During the review, we observed multiple structural concerns that appeared to be primarily occurring along the breezeways of the buildings, with isolated issues observed throughout. It is our opinion these issues range from minor to moderate with a phase 2 being required to determine the full extent of these issues and best practices to rectify them.



1. View of all buildings in the community.

2. View of the typical front elevation of the subject complex.

3. View of the typical rear elevation of the subject complex.



4. View of the typical side elevation of the subject complex.

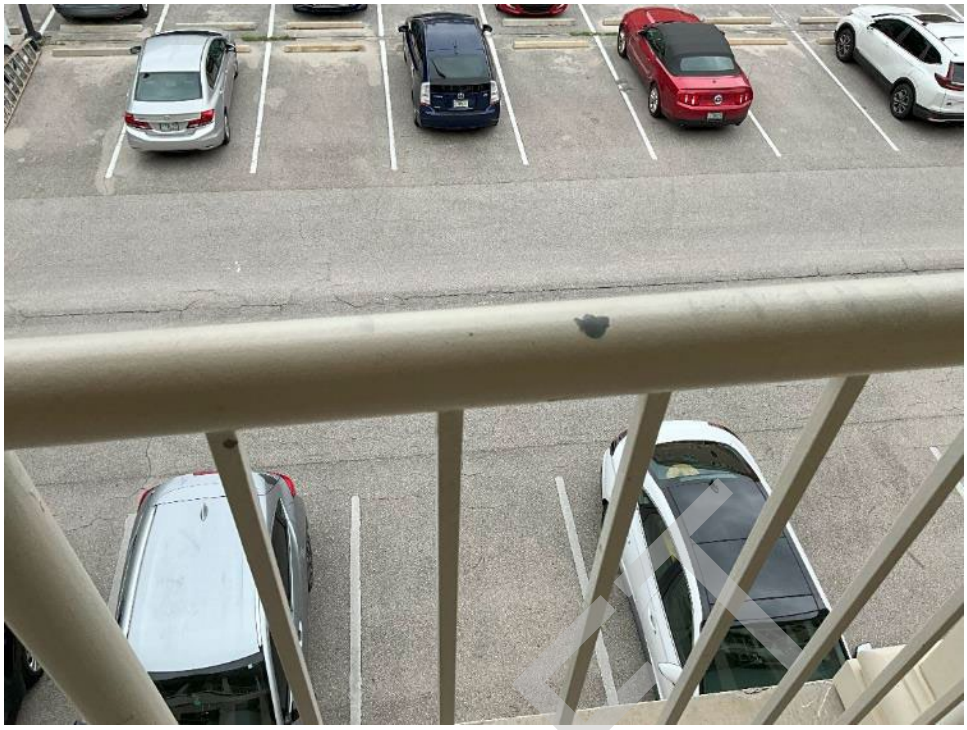
All Buildings

5. View of typical breezeways throughout the buildings.

6. View of staining around the fascias of each building.

7. View of staining along the finish around the windows.

8. View of staining observed along the walls, columns, and beams of the balconies of all buildings.



9. View of paint delamination along the breezeway railing at each building.

10. View of cracking underneath the railing alcoves at each building.

11. View of cracking in the concrete topping in the stairwells.

12. View of cracks in the breezeways of the building.

13. View of paint delamination along the ceiling of the stairwells.

Building A

14. View of an area of Building A where stucco is unrepaired and paint delamination below.

15. View of paint delamination alogn the walls of Building A.

16. View of staining observed on the ceiling of a balcony of Building A.

17. View of staining and corrosion along the base of the window of Suite A-103.

18. View of corrosion observed at the base of the metal columns along the rear of Building A.

19. View of cracked section of beam below the Building A breezeway. The paint and stucco will need to be removed to expose the beam for Phase II.

20. View of cracked section of wall next to unit A303. The paint and stucco will need to be removed to expose the wall for Phase II.

21. View of paint delamination along the stairwells.

22. View of corrosion below the metal stairs.

23. View of horizontal cracking between windows on the second level.

24. View of horizontal cracking between the breezeway slab and the wall.

25. View of cracking along wall and breezeway slab flooring that extends through the floor slab.

26. View of cracking in the column next to the third level breezeway.

Building B

27. View of cracked section of wall next to unit B303. The paint and stucco will need to be removed to expose the wall for Phase II.

28. View of spalling in decorative beam below balcony above unit B101.

29. View of staining along the walls of the building.

30. View of spalled concrete above steel column base plate at rear elevation.

31. View of corrosion along edges of column in rear elevation.

32. View of corrosion under stairs in stairwell.

33. View of cracking along control joint and delamination along the breezeway floors.

34. View of finish cracking along column near unit B201.

35. View of delamination on the concrete topping along the stairs.

36. View of stair step cracking on the exterior wall.

37. View of cracking along the finish around the entry door to suite B-102

38. View of cracking along the interface between the window and the sill in suite B-102.

39. View of unrepaired walls in suite B-102.

40. View of water intrusion along a ceiling panel in suite B-103.

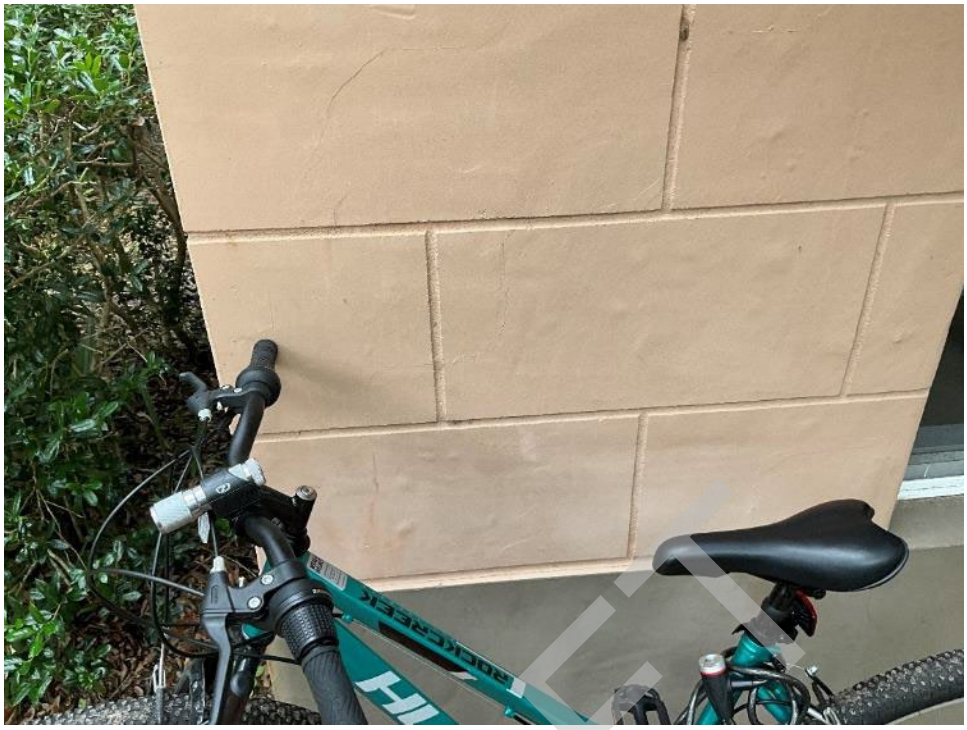
41. View of crack in the finish around a window in suite B-103.

Building C

42. View of open electrical receptical in unit C101.

43. View of paint bubbling along all the walls.

44. View of holes and cracks in the finish fo the beams above unit C101.



45. View of stair-step cracks in the wall finish.

46. View of stainng and cracking around the foundation of the building.

47. View of major staining along the first level slab.

48. View of corrosion along the stairs.

49. View of paint delamination along the stairs.

50. View of cracking around the control joint.

51. View of staining along the breezeway floor in front of unit C201.

Building D

52. View of cracked section of wall next to unit D201 balcony. The paint and stucco will need to be removed to expose the wall for Phase II.

53. View of cracked section along the west elevation fascia. The fascia will need to be removed to expose the trusses for Phase II.

54. View of cracked section along the exterior column near D203. The stucco will need to be removed to expose the column for Phase II.

55. View of crack observed in the finish of the exterior wall of suite D-102.

56. View of staining and cracking along the base of the walls around the building.

57. View of minor vertical crack in the wall near the window to unit D-102.

58. View of cracking and holes in the finish of the beams above unit D-103.

59. View of corrosion at the corners of the building.

60. View of cracking at a corner of the building.

Building E

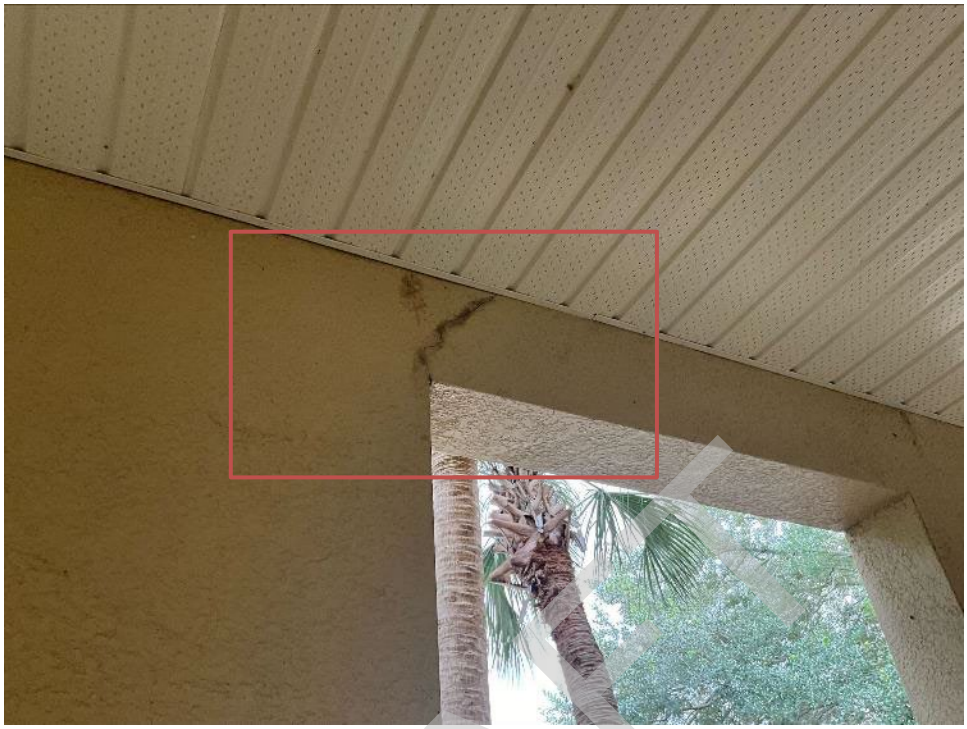
61. View of staining under the balconies.

62. View of paint delamination along the walls around the building.

63. View of corrosion around the railing alcoves around the building.

Building F

64. View of cracked section along the exterior column near F103. The stucco will need to be removed to expose the column for Phase II.

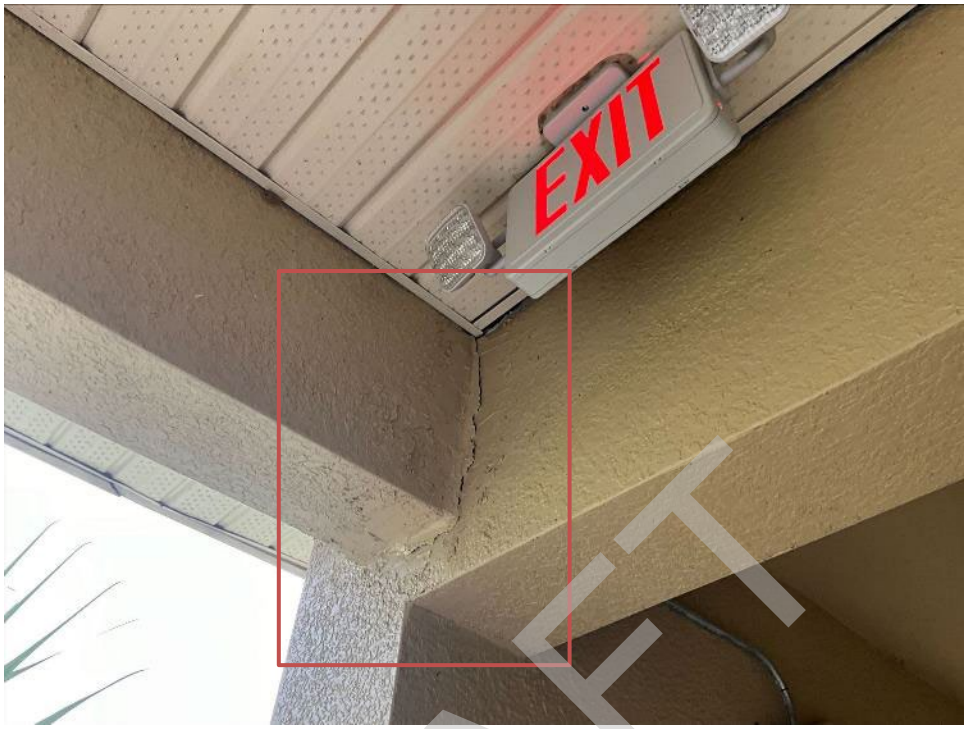


65. View of cracked section along the wall and beam near unit F101. The stucco will need to be removed to expose the interface for Phase II.

66. View of cracked section along the wall and beam near unit F203. The stucco will need to be removed to expose the interface for Phase II.

67. View of cracked section along the wall between units F201 and F202. The stucco will need to be removed to expose the column for Phase II.

68. View of cracked section along the wall and beam near unit F201. The stucco will need to be removed to expose the interface for Phase II.

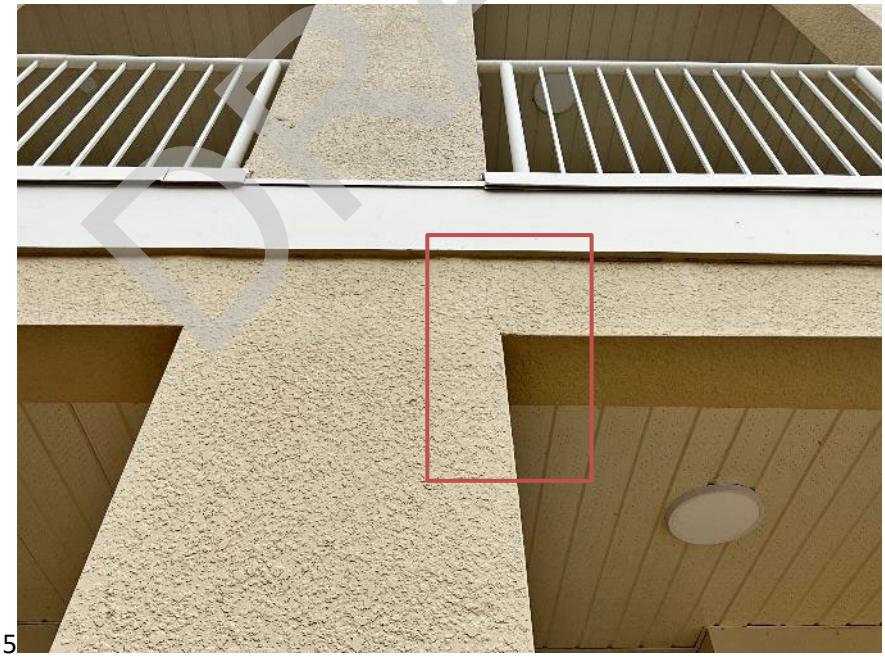


69. <u>View of cracked section along the beam to wall interface near unit F301. The stucco will need to be removed to expose the interface for Phase II.</u>

70. View of an opening that is observed to be left open.

Building G

71. View of cracked section along the beam to column interface near unit G104. The stucco will need to be removed to expose the interface for Phase II.

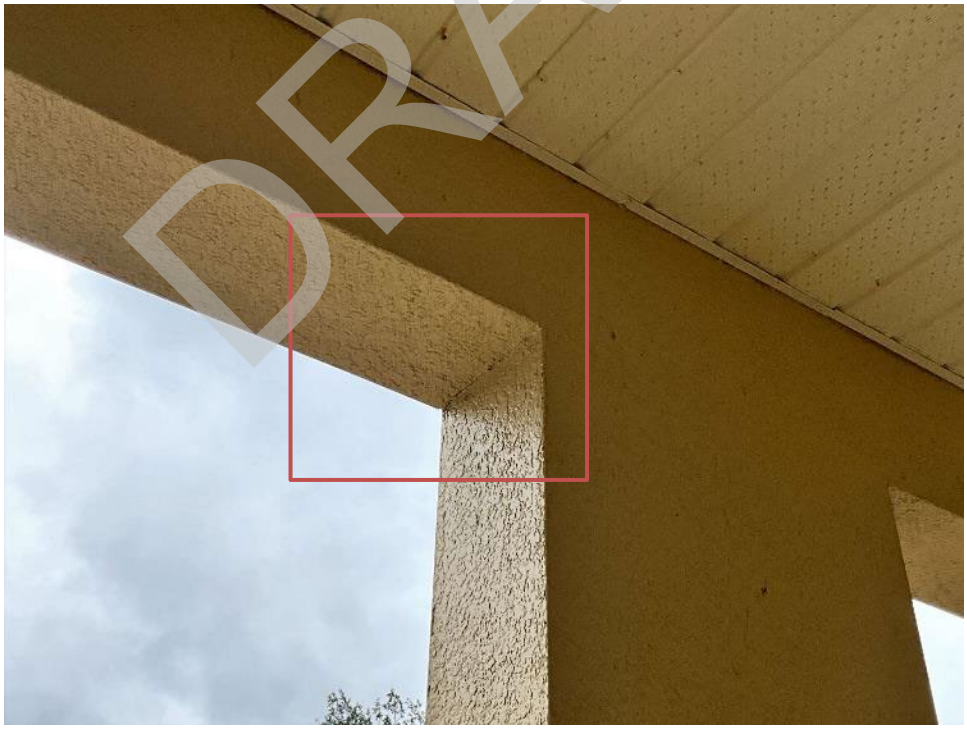


72. View of cracked section that runs along each side of the beam to column interface near units G102 and G104. The stucco will need to be removed to expose the interface for Phase II.

73. <u>View of cracked section along the bottom of the beam near units G302 and G303. The stucco will need to be removed to expose the beam for Phase II.</u>

74. <u>View of cracked sections along the beam and wall near unit G304. The stucco will need to be removed to expose this area for Phase II.</u>

75. View of cracked section along the wall near unit G204. The stucco will need to be removed to expose the wall for Phase II.



76. View of cracked section along both sides of the beam to column interface near unit G204. The stucco will need to be removed to expose the interface for Phase II.

77. View of cracked section along the beam near unit G201. The stucco will need to be removed to expose the beam for Phase II.

78. View of crack in bottom of the column in front of unit G104.

79. View of corrosion in the corner of a column on the first level.

80. View of bulging on the front of a first level column.

81. View of bulging along the siding of the building.

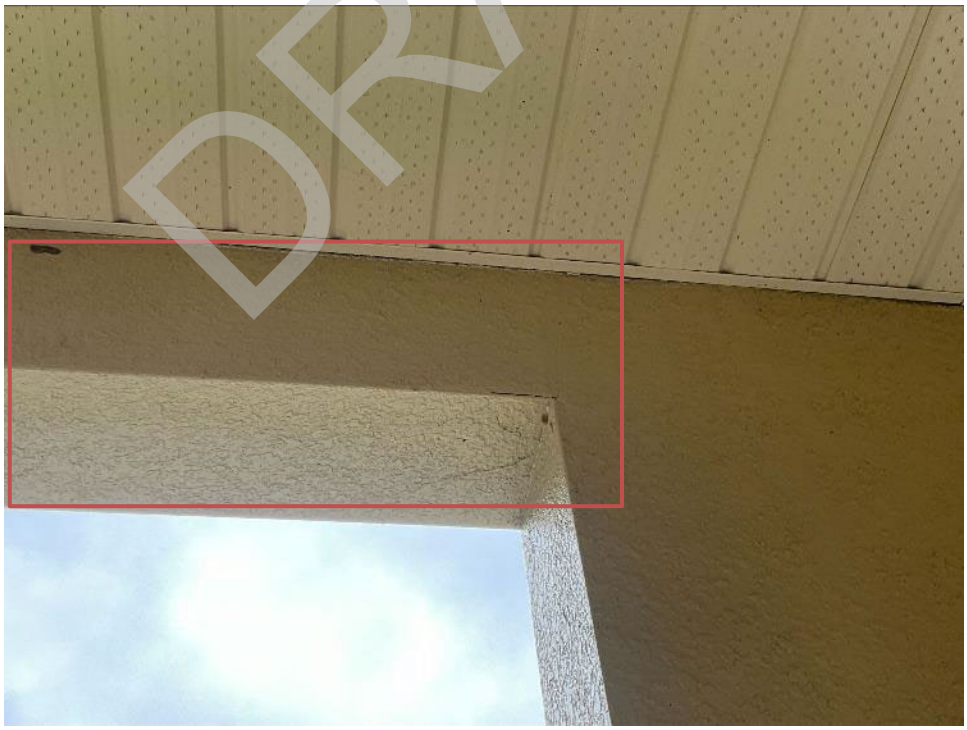
82. View of delamination on the exterior of the building.

83. View of bulging along the stairs leading to unit G102.

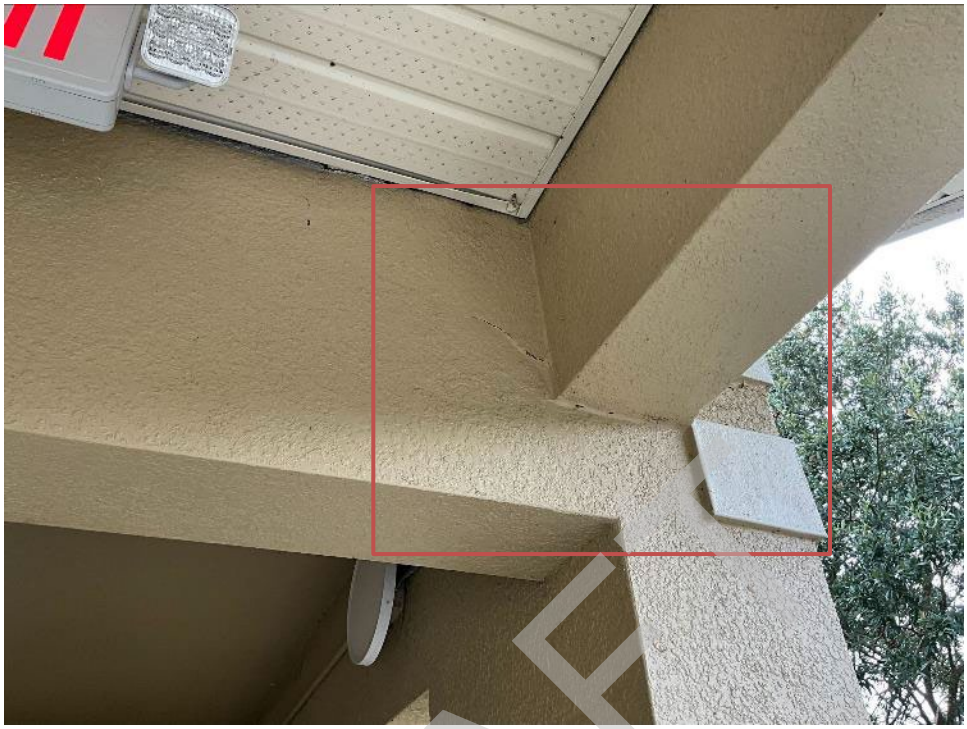
84. View of minor corrosion under the metal stairs.

85. View of finish cracking in the beam near the stairwell.

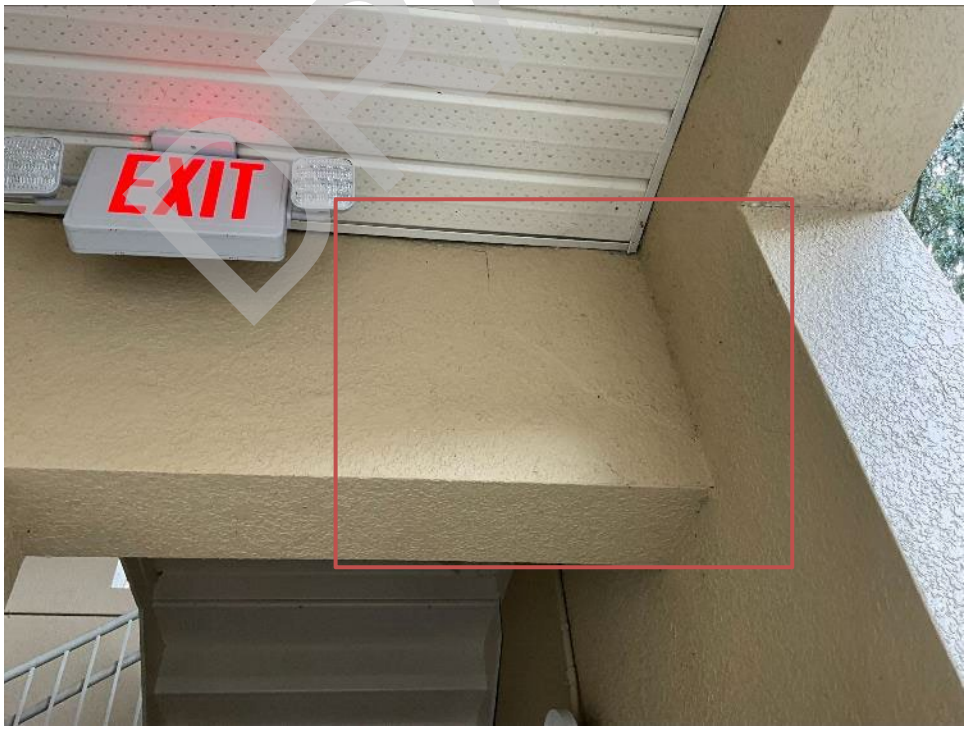
Building H



86. **View of cracked section along the beam near unit H102. Cracks are observed along all faces of the beam. The stucco will need to be removed to expose the beam for Phase II.**



87. View of cracked section along the beam to beam interface near unit H301. The stucco will need to be removed to expose the interface for Phase II.



88. View of cracked section along the beam near unit H201. The stucco will need to be removed to expose the beam for Phase II.

89. View of a crack in the balcony of unit H201.

90. View of unrepaired column section unit H104.

91. View of missing section of stucco at the bottom of a column near unit H104.

92. View of spalled concrete column near unit H103.

93. View of missing section of bottom of column in balcony near unit H201.

94. View of spalled section of concrete stairs.

95. View of bulging in siding along the rear elevation.

96. View of spalled section and minor bulging along the concrete stairs of unit H104.

97. View of spalling at the corner of the building.

98. View of bubbling in the paint in the column near unit H304.

99. View of cracks in the interface of the column top and the column.

100. View of finish cracking in the beam near the stairwell and unit H301.

101. View of finish cracking in the column near the stairwell and unit H201.

Building I

102. View of stair-step cracking observed in multiple walls around the building.

103. View of vertical cracking in base of walls.

104. View of staining along a ventilation stack.

Building J

105. View of cracked section on both sides of the beam to wall interface near unit J201. The stucco will need to be removed to expose the interface for Phase II.

106. View of section observed with bulging and cracking along the first level beam along the rear elevation. The stucco will need to be removed to expose the interface for Phase II.

107. View of bulging siding observed around the building.

108. View of cracking in the base of the walls.

109. View of crack running from the corner of the window to the bottom of the wall.

110. View of stair-step crack in the wall near the window.

111. View of vertical cracking observed around the base of the wall.

112. View of cracking in the stucco in front of the bottom slab.

113. View of repaired slab.

114. View of corroded edge of wall base.

115. View of cracked wall behind AC stand.

116. View of stair-step cracks along north wall.

117. View of crack in the edge of the second level breezeway floor.

Building K

118. View of paint bubbling and finish cracks in multiple areas around the building.

119. View of stair-step crack observed in multiple areas around the building.

120. View of bulging under the siding around the building.

121. View of missing area in the fascia with vegetation growth located on the west side of the roof. The fascia will need to be removed to expose the trusses for Phase II.

Building L

122. View of missing soffit material at the roof of a balcony on the west elevation.

123. View of horizontal crack at the base of the wall next to the opening on the west elevation.

124. View of cracking under a window-sill.

125. View of hole dug out under the building.

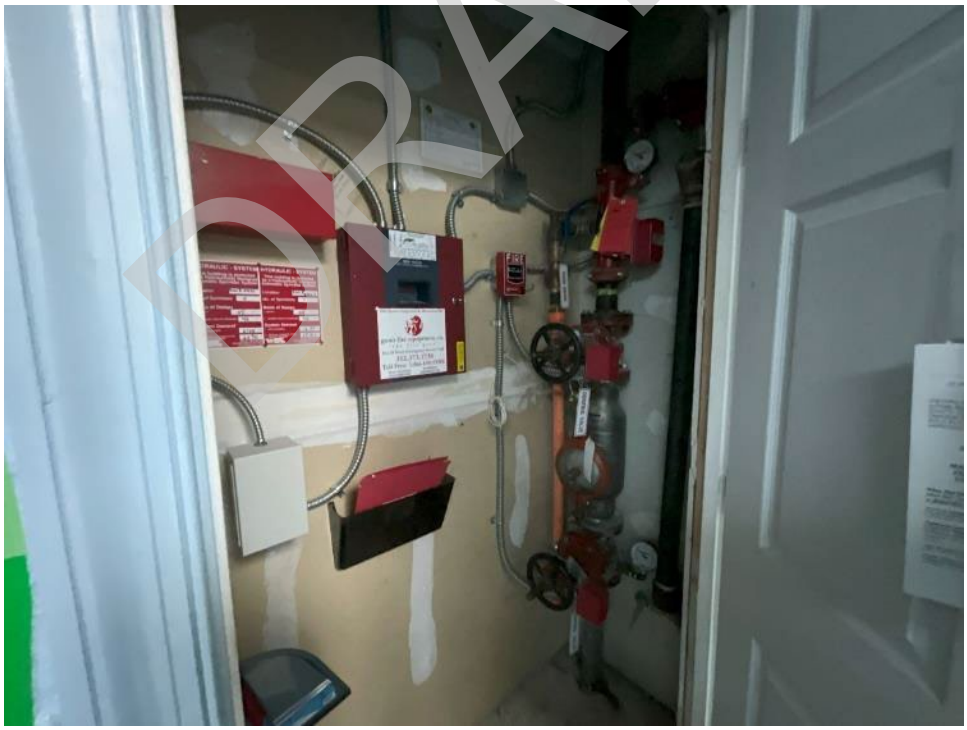
126. View of missing piece of the finish on the fascia along the east elevation.

127. View of crack in the finish along the interior breezeway.

Utilities

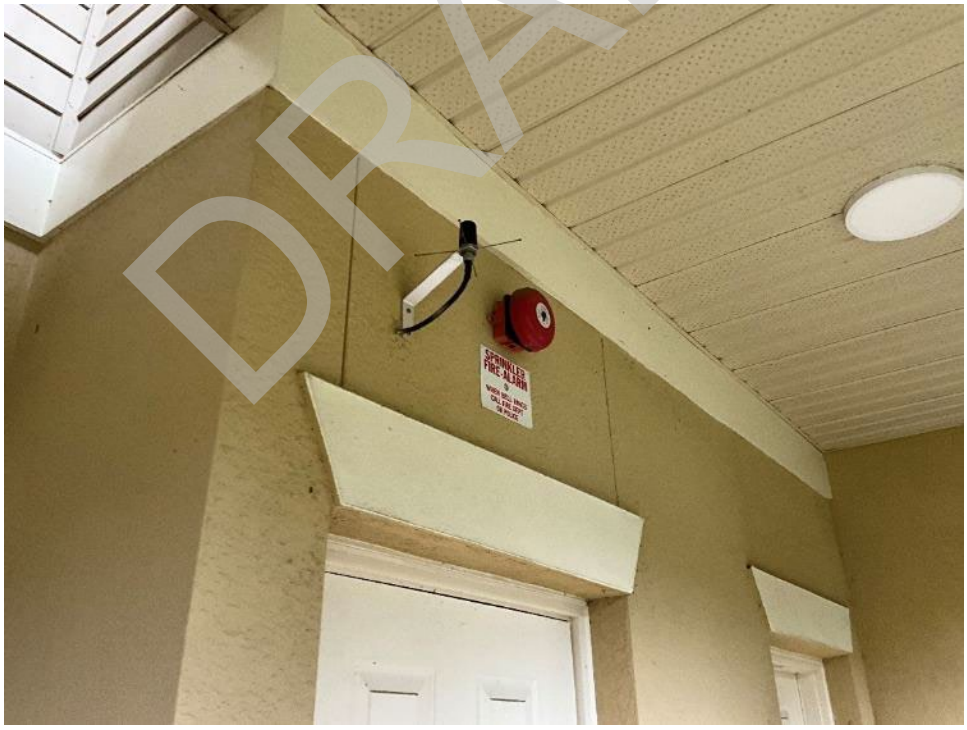
128. View of typical electrical meters.

129. View of typical sprinklers through out the buildings.



130. View of typical fire alarm control panel.

131. View of typical fire equipment around the community.



132. View of fire equipment around the community.