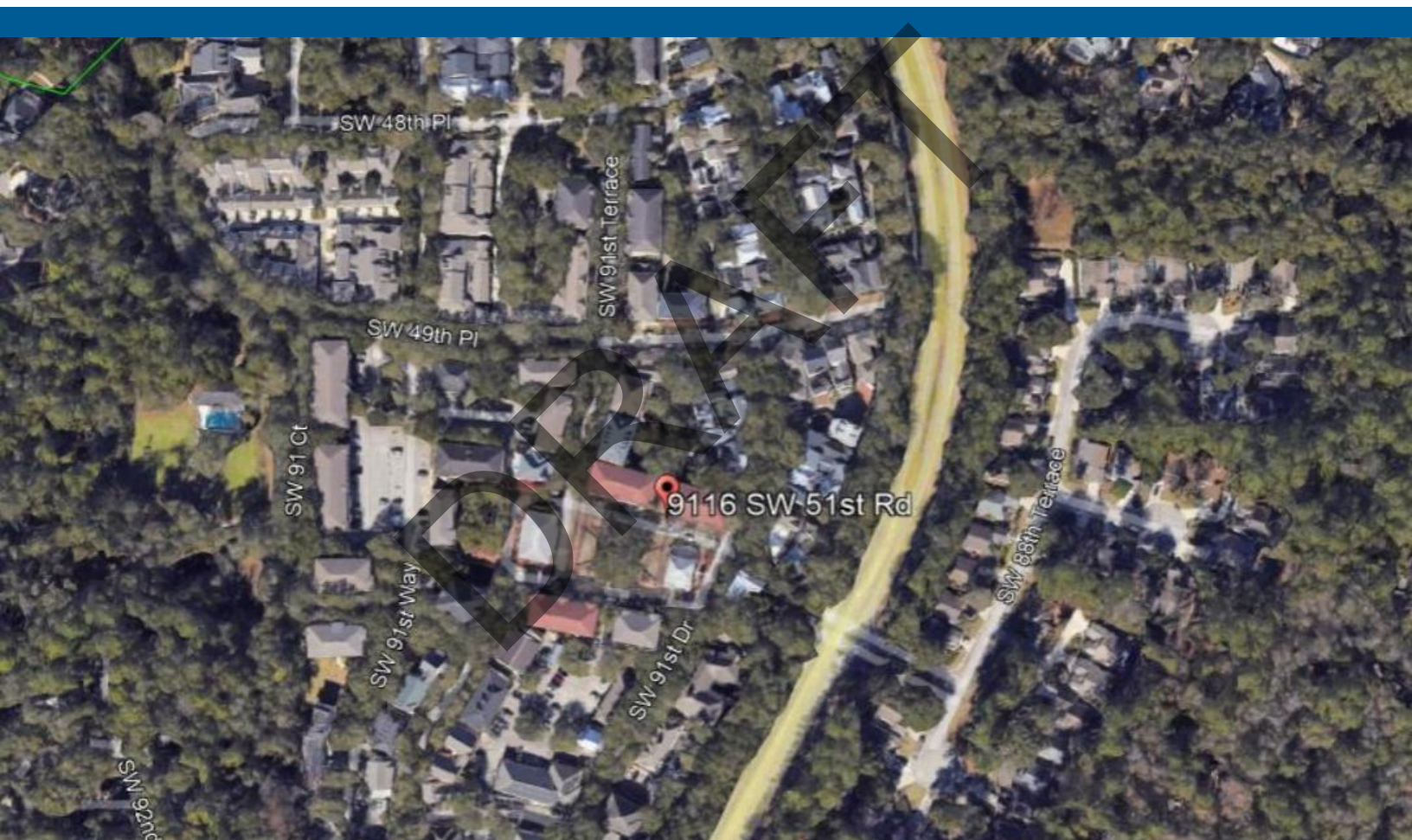


VILLAGE AT HAILE CONDOMINIUM – DESTRUCTIVE TESTING SUMMARY

July 17, 2026

Prepared For:

The Village at Haile Condominium Association
c/o Haile Management
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Gainesville, Florida 32608



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July 17, 2026

Bobbie Jo Blackwell
Village at Haile Condominium Association, Inc.
5230 SW 91 Drive, Suite C
Gainesville, Florida 32608

SUBJECT: Destructive Testing Summary and Recommendations

To Ms. Blackwell:

We are writing to provide a summary of the findings from the recent destructive testing (DT), identify typical conditions observed at the tested locations, and provide recommendations for restoring the affected areas to their pre-testing condition and addressing any observed deficiencies. Refer to **Figure 1** for the site layout with labeled building designations and **Figure 2** for the destructive testing locations, testing types, and conditions observed at each location. Representative photographs of the typical conditions are included in the **Typical Conditions** section of this report and are provided in **Attachment A**.

Balconies Destructive Testing and Observations

Typical DT at the balconies consisted of removing soffit materials and, in some cases, cutting and removing the perimeter trim to expose the underlying wood framing. More extensive DT was performed at the balcony of Unit A-201 (**Photograph 1**). This testing included removal of a decorative foam support below the balcony and cutting an opening in the bottom of the balcony column to expose internal components. Based on the destructive testing performed, the following observations were made:

- Deteriorated oriented strand board (OSB) sheathing was observed beneath the balconies, particularly at locations below the columns, at all tested locations (**Photograph 2**).
- A threaded rod was observed extending through the interior of the balcony column at Unit A-201 (**Photograph 3**). A nut and bearing plate were observed at the base of the threaded rod. Corrosion was observed on the threaded rod at some locations. In addition, some connections did not appear to be properly torqued. This is called a Hurri-bolt system and acts as lateral and uplift reinforcement in the structure.

- Cracking was observed in the concrete balcony slabs at several locations (**Photograph 4**).
- Wood balcony joists cantilevered from the building and were oriented parallel to the floor trusses. At some locations, gaps were observed between the balcony joists and adjacent floor trusses (**Photographs 5 through 7**).
- Cripple stud wood blocking was observed between the balcony joists and the top of the CMU wall, where it appeared to function as a load-bearing member (**Photograph 8**).

Balconies Summary and Recommendations

The extent of similar conditions at untested locations should be verified during repair implementation and may differ from the representative conditions observed during destructive testing. Deteriorated OSB sheathing was observed beneath the balcony columns at all tested locations. The observed deterioration is consistent with prolonged moisture exposure and may affect the serviceability of the balcony assembly. Cracking was also observed in the concrete balcony slabs at several locations.

Two cripple studs were observed between the balcony framing and the CMU wall. Based on our observations, these members appear to have been field-installed and do not appear to be part of an engineered load path. Therefore, we recommend installing a 4x4 column anchored to the CMU wall with a hurricane tie connection at the beam.

The Hurri-Bolt threaded rod assembly was observed within the balcony column system and consists of a threaded rod extending vertically through the column enclosure with a bearing plate and nut at the base of the rod. Portions of the exposed rod exhibited corrosion at some locations, and some connections appeared loose. The threaded rod was observed extending upward toward the roof structure; however, the upper connection could not be fully evaluated during the destructive testing because structural wood framing obstructed the view. The observed corrosion and improperly torqued connections may reduce the uplift and lateral load resistance provided by the system at these balcony locations. As such, the observed configuration warrants further evaluation to confirm the intended load path and structural function of the threaded rod system.

NV5 recommends submitting proposals to develop balcony restoration drawings that address damaged OSB subfloor sheathing, water infiltration, and deficient Hurri-Bolt connections. This restoration protocol will be implemented as a multi-phase project, with the most severe conditions addressed first and the remaining conditions phased based on severity. The most severe conditions

identified in Phase 1 will be required to be completed before the Milestone can be closed out; however, the remaining balconies may be addressed in subsequent phases in accordance with the repair protocol timeline.

Exterior Siding and Wall Sheathing Destructive Testing and Observations

Typical DT at locations exhibiting bulging exterior siding (**Photograph 9**) consisted of cutting and removing portions of the siding and associated OSB wall sheathing. Observations at the selected locations revealed the following:

- Warped OSB wall sheathing was observed at all tested locations (**Photograph 10**).
- Staining was observed on wood framing and sheathing components at several locations (**Photograph 11**). The more severe staining was generally observed adjacent to balconies.
- Missing fasteners were observed at several locations between the OSB wall sheathing and wall framing (**Photograph 12**).
- Several locations exhibited overdriven fasteners that had penetrated through the OSB wall sheathing (**Photograph 13**).

Exterior Siding and Wall Sheathing Summary and Recommendations

The extent of similar conditions at untested locations should be verified during repair implementation and may differ from the representative conditions observed during destructive testing. Based on the observations, the bulging exterior siding appears to be associated with deformation of the underlying OSB wall sheathing. Moisture exposure, in conjunction with improperly installed or missing fasteners, may have contributed to the warping and displacement of the wall sheathing.

NV5 recommends submitting proposals to develop shear wall sheathing restoration drawings that address the extent of damaged or warped wall sheathing requiring replacement. Areas containing warped, swollen, or otherwise deteriorated OSB wall sheathing should be removed and replaced in kind with proper fastening in accordance with applicable building code and manufacturer requirements. At locations adjacent to balconies, replacement of affected wall sheathing should be accompanied by evaluation and repair of potential water intrusion pathways. Additional flashing should be installed at balcony interfaces, as necessary, to direct water away from the exterior wall assembly. Following repairs, an appropriate water-resistive barrier shall be installed over the wall sheathing, and the exterior siding shall be restored to match the existing construction. All shear wall sheathing deficiencies identified as part of the Milestone Project shall be repaired prior to project

closeout.

If you require assistance coordinating these actions or have any additional questions, please do not hesitate to contact us. Thank you for trusting NV5, Inc. to assist with this matter. We look forward to continuing to support you in resolving this issue.

Sincerely, NV5, Inc.

Carter A. Nelson, P.E., R.S.
Senior Project Manager

Encl. Figure 1 Site Map – Building Layout
 Figure 2 Destructive Testing Summary (Buildings A-K)
 Attachment A Typical Conditions

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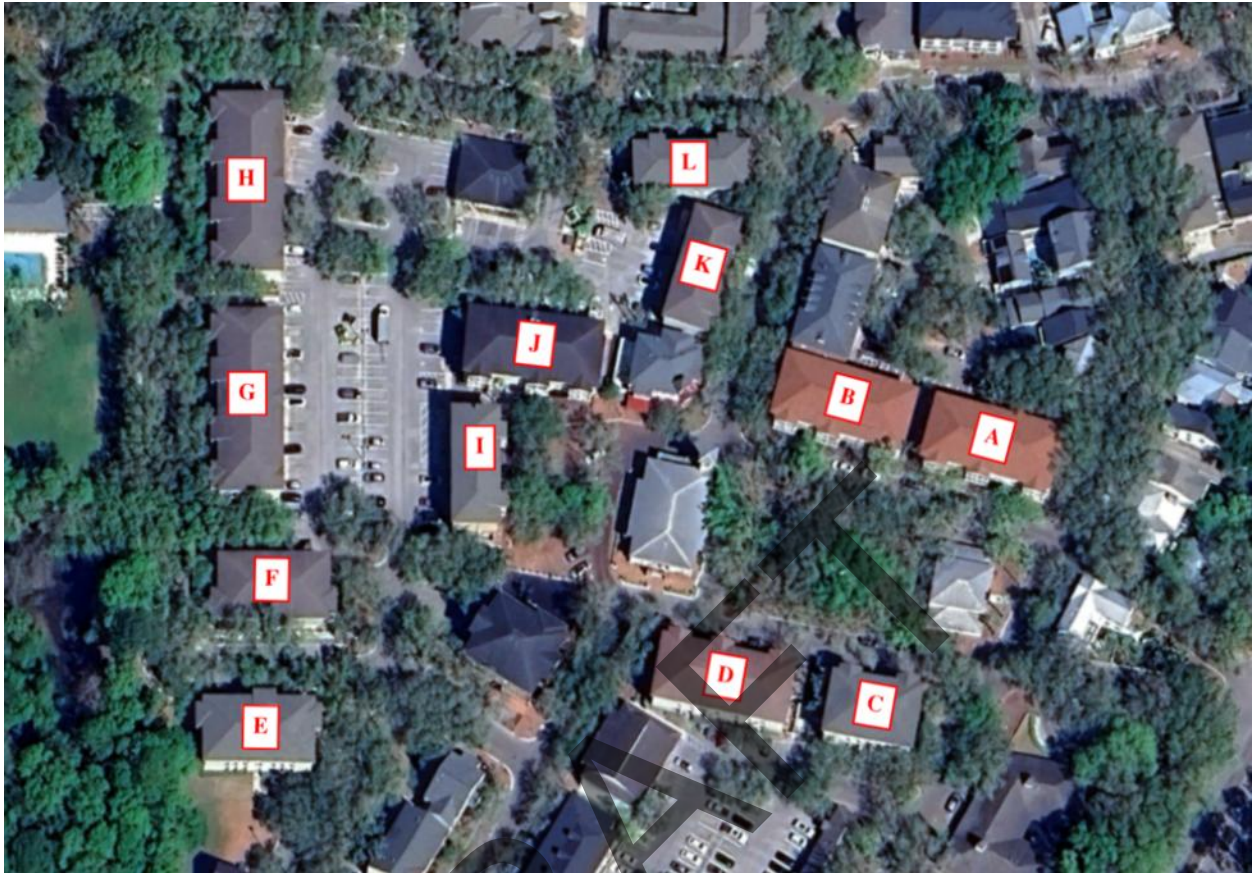


Figure 1 – Site Layout.

Unit					
Building	Number	Elevation	Location	Destructive Testing	Condition
A	201	South	Below Balcony	Remove Soffit Cut and Remove Exterior Trim Remove East Foam Undertrim Cut and Remove Bottom of 3rd Floor Column	Stained and deteriorated OSB below the columns
A	202	South	Below Balcony	Remove Soffit Cut and Remove Exterior Trim	Stained and deteriorated OSB below the columns
A	203	South	Below Balcony	Remove Soffit Cut and Remove Exterior Trim	Stained and deteriorated OSB below the columns
B	201	South	Below Balcony	Remove Soffit Cut and Remove Exterior Trim	Stained and deteriorated OSB below the columns
B	202	South	Below Balcony	Remove Soffit Cut and Remove Exterior Trim	Stained and deteriorated OSB below the columns
B	203	South	Below Balcony	Remove Soffit Cut and Remove Exterior Trim	Stained and deteriorated OSB below the columns
E	201	East	Below Balcony	Remove Soffit Cut and Remove Exterior Trim	Stained and deteriorated OSB below the columns
F	202	South	Below Balcony	Remove Soffit Cut and Remove Exterior Trim	Stained and deteriorated OSB below the columns
F	202	South	West of Balcony	Cut and Remove Siding Cut and Remove OSB Wall Sheathing	Warped OSB Wall Sheathing Overdriven nails
F	203	West	Bottom of Siding	Cut and Remove Siding Cut and Remove OSB Wall Sheathing	Warped OSB Wall Sheathing Missing nails
G	201	West	Above North Column	Cut and Remove Trim	Stained and Deteriorated Wood Corroded Threaded Rod
H	202-203	West	Above 2nd Floor Windows	Cut and Remove Siding Cut and Remove OSB Wall Sheathing	Warped OSB Wall Sheathing Overdriven nails
H	304	West	Above South Column	Remove Soffit Cut and Remove Exterior Trim	No Damages
J	201	South	Below Balcony	Remove Soffit Cut and Remove Exterior Trim	Stained and deteriorated OSB below the columns
J	202	South	Below Balcony	Remove Soffit Cut and Remove Exterior Trim	Stained and deteriorated OSB below the columns
J	202	South	East of Balcony	Cut and Remove Siding Cut and Remove OSB Wall Sheathing	Stained OSB sheathing Stained framing
J	203	South	Below Balcony	Remove Soffit Cut and Remove Exterior Trim	Stained and deteriorated OSB below the columns
K	201	West	Bottom of Siding	Cut and Remove Siding Cut and Remove OSB Wall Sheathing	Warped OSB Wall Sheathing Missing and overdriven nails

Figure 2 – Destructive Testing Summary (Buildings A through K).

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Attachment A – Typical Conditions

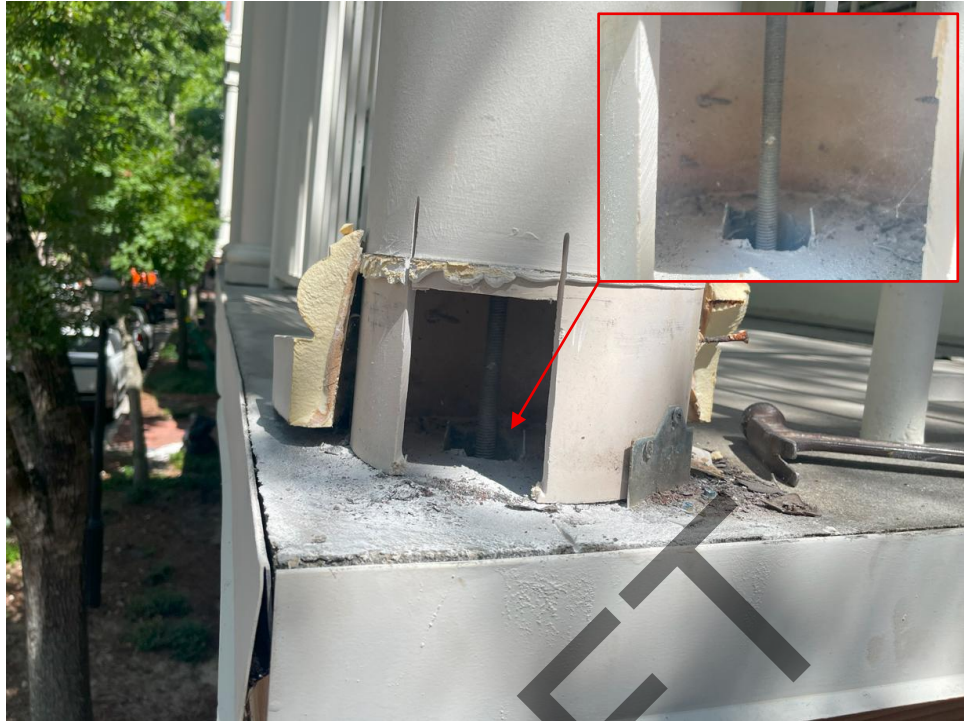


Photograph 1: View of the balcony at Unit A-201. This is a typical balcony configuration.



Photograph 2: View of deteriorated oriented strand board (OSB) sheathing below the balcony at Unit A-201.

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Attachment A – Typical Conditions



Photograph 3: View of the interior of the balcony column at Unit A-201. A threaded rod was observed extending through the column.



Photograph 4: View of cracking observed in the concrete balcony slab at Unit A-201.

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Attachment A – Typical Conditions



Photograph 5: View of the exposed wood framing at the balcony of Unit A-201 and the exposed wood floor trusses between the first and second floors.



Photograph 6: View of the exposed wood framing at the balcony of Unit A-201 and the exposed wood floor trusses between the first and second floors.



Photograph 7: View of an approximately 3- to 4-inch gap between the balcony joist and the floor truss between the first and second floors at Unit A-201.

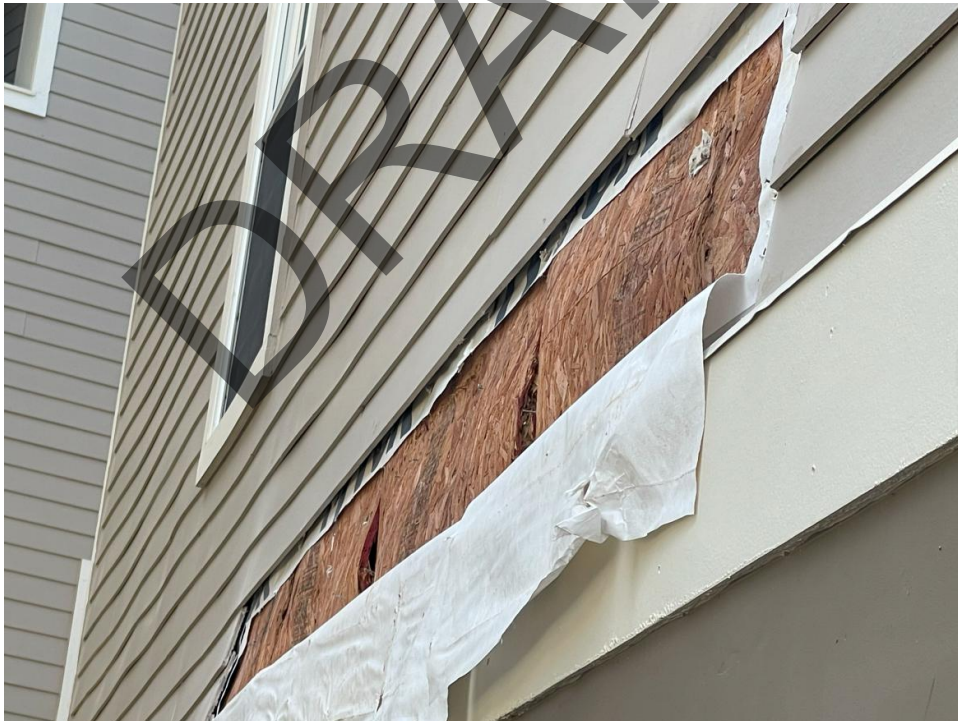


Photograph 8: View of wood blocking between the balcony joists and the CMU wall at the balcony of Unit F-202.

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Attachment A – Typical Conditions



Photograph 9: View of bulging siding observed along the west elevation of Building K.



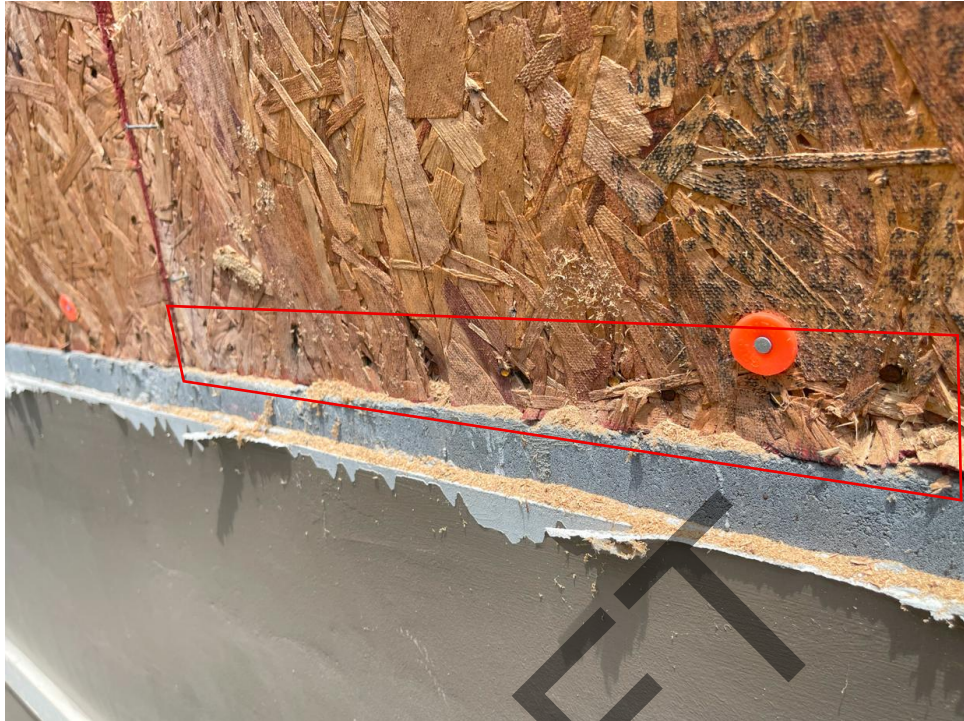
Photograph 10: View of warped oriented strand board (OSB) sheathing along the west elevation of Building K.



Photograph 11: View of stained wall framing observed to the east of the balcony at Unit J-202.



Photograph 12: View of missing fasteners between the OSB sheathing and wood framing along the west elevation of Building K.



Photograph 13: View of overdriven fasteners between the OSB sheathing and wood framing along the west elevation of Building K.