VILLAGE AT HAILE CONDOMINIUM – DESTRUCTIVE TESTING SUMMARY

January 30, 2026

Prepared For:

The Village at Haile Condominium Association
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Bobbie Jo Blackwell
Village at Haile Condominium Association, Inc.
5230 SW 91 Drive, Suite C
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SUBJECT: Destructive Testing Summary and Recommendations

To Ms. Blackwell:

We are writing to provide a formal summary of the findings from the recent destructive testing and to identify the locations where temporary shoring is recommended to brace areas of structural concern. A total of 36 locations were marked for exploratory cuts to expose the building's structural components. These locations were denoted on the elevation views **(Attachment B – Building Elevations)** with numerical identifiers. Additionally, nine (9) locations were designated for removal of existing plastic covering from previous cuts, shown on the elevation views with a "P-" designation. Lastly, three (3) locations were identified for stone removal, denoted on the elevation views with an "S-" designation. Due to the expanded scope of destructive testing, not all identified locations were investigated. Refer to **Figure 2** and **Figure 3** for a summary of the locations, observed conditions, and corresponding recommendations.

Due to consistent findings across multiple buildings, several uninvestigated locations were assumed to exhibit similar conditions to those previously observed. The primary structural concern involves the breezeway beam connections to the concrete masonry unit (CMU) walls. At the first-floor breezeway level, the beams were observed bearing directly on the CMU wall and/or columns and were secured with a metal strap resembling a hurricane tie typically used in wood-framed roof truss systems **(Photograph 3)**. At the second-floor breezeway level, the beams did not appear to have any direct connection to the CMU wall; instead, each beam was observed bearing on a small section of wood framing **(Photograph 4)**. At the third-floor breezeway level, the beams were supported by USP face-mount joist hangers, installed with nails at the beam interface and anchor screws into the CMU wall. In several instances, the beams were pulling away from the wall, resulting in measurable separation between the hanger assembly and the CMU substrate **(Photograph 2)**.

NV5 recommends installing temporary shoring at all locations where the existing beam-to-wall connections present a structural concern (**Attachment C – Shoring Locations**). Additional shoring will also be required at locations below these elevated concern areas to ensure proper load transfer to the ground level and to prevent unintended overloading of intermediate building components. We further recommend that a properly engineered, permanent connection be designed and installed at these locations to prevent any additional structural movement. In addition, NV5 recommends expanding the destructive testing scope to confirm whether similar conditions exist throughout all buildings. These measures will help mitigate further damage and support timely and effective resolution of the issue.

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-E)
	Figure 3	Destructive Testing Summary (Buildings F-L)
	Attachment A	Typical Conditions
	Attachment B	Building Elevations
	Attachment C	Shoring Locations

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Figures

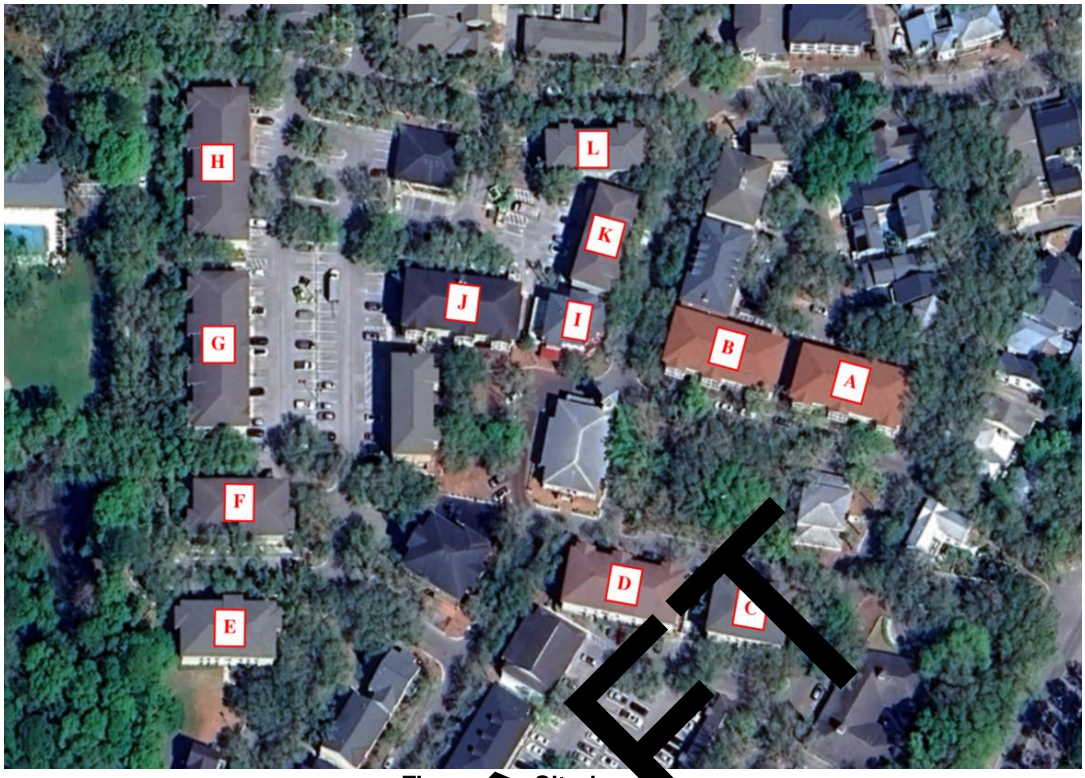

Figure Site layou

DT # on Elevation Photo	Building	Elevation	Floor	Location	Destructive Testing	Condition	Recommendation	Temperary Shoring Needed
2	A	South	2	East Balcony	Remove fascia board	Stained floor joists	Replace fascia board	No
1	A	South	2	Center Balcony	Remove fascia board	Stained floor joists	Replace fascia board	No
3	A	North	2	Outside of the east portion of the breezeway beam	Cut/remove stucco	No connection between beam and CMU wall (assumed)	Add connection with engineered solution	Yes
2	A	North	3	Inside of the east portion of the east breezeway beam	Remove plastic	Tight connection between beam and CMU wall	Replace connection with engineered solution	No
1	A	North	3	Inside of the west portion of the west breezeway beam	Remove plastic	Seperation between beam and CMU wall	Replace connection with engineered solution	Yes
1	B	South	1	East of the center balcony	Cut/remove stucco and EIFS	No structural concerns	Replace stucco and EIFS	No
1	B	West	1	South portion of the wall	Cut/remove stucco and EIFS	No structural concerns	Replace stucco and EIFS	No
1	B	North	1	Outside of the west portion of the east beam	Cut/remove stucco	No structural concerns	Replace stucco	No
2	B	North	1	Outside of center span	Cut/remove stucco	No structural concerns	Replace stucco	No
3	B	North	1	Inside of west portion of the wall	Cut/remove stucco	No structural concerns	Replace stucco	No
1	C	South	2	Inside of breezeway column	Cut/remove stucco	No stained or deteriorated sheathing	Cut sheathing to expose connection	No
2	C	South	2	Inside of the west portion of the breezeway beam	Cut/remove stucco and sheathing	No connection between beam and CMU	Add connection with engineered solution	Yes
3	C	South	2	Portion of the west breezeway wall	Cut/remove stucco	No structural concerns	Replace stucco	No
1	D	South	1	Outside of the west portion of the west beam	Cut/remove stucco	No structural concerns	Replace stucco	No
2	D	South	2	Inside of the east portion of the breezeway beam	Cut/remove stucco	No connection between beam and CMU wall	Add connection with engineered solution	Yes
3	D	South	2	Inside of the west portion of the breezeway beam	Cut/remove stucco	No connection between beam and CMU wall	Add connection with engineered solution	Yes
4	D	South	2	Portion of the west breezeway wall	No DT	Cracked stucco	Remove and replace stucco	No
5	D	South	3	Inside of the west portion of the west breezeway beam	Cut/remove stucco	Seperation between beam and CMU wall	Add connection with engineered solution	Yes
6	D	South	3	Inside of the east portion of the east breezeway beam	Cut/remove stucco	Seperation between beam and CMU wall	Add connection with engineered solution	Yes
1	E	South	1	Outside of the west portion of the west beam	Cut/remove stucco	No structural concerns	Replace stucco	No
2	E	South	1	Outside of the east portion of the west beam	No DT	Cracked stucco	Remove and replace stucco	No
3	E	South	1	Outside of center span	No DT	Cracked stucco	Remove and replace stucco	No
4	E	South	1	Outside of the west portion of east beam	No DT	Cracked stucco	Remove and replace stucco	No
5	E	South	1	Outside of the east portion of the east beam	No DT	Cracked stucco	Remove and replace stucco	No
6	E	South	2	Inside of west portion of east beam	Cut/remove stucco and sheathing	No connection between beam and CMU wall	Add connection with engineered solution	Yes
7	E	South	2	Inside of west portion of west beam	Cut/remove stucco and sheathing	No connection between beam and CMU wall	Add connection with engineered solution	Yes
8	E	South	3	Inside of west portion of west beam	Cut/remove stucco and sheathing	Underdesigned connection	Replace connection with engineered solution	Yes
9	E	South	3	Inside of center span	Cut/remove stucco and sheathing	Wood frame column	Replace sheathing and stucco	No
10	E	South	3	Inside of east portion of east beam	Cut/remove stucco and sheathing	Underdesigned connection	Replace connection with engineered solution	Yes

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

DT # on Elevation Photo	Building	Elevation	Floor	Location	Destructive Testing	Condition	Recommendation	Temperary Shoring Needed
1	F	North	1	Outside of the west portion of the west beam	No DT	Cracked stucco	Remove and replace stucco	No
2	F	North	2	Inside of east portion of the west beam	No DT	Cracked stucco No connection between beam and column (assumed)	Add connection with engineered solution	Yes
3	F	North	3	Inside of west beam above column	Cut/remove stucco	Hollow column No structural concerns	Replace stucco	No
4	F	North	2	Outside of the east portion of the east beam	Cut/remove stucco and sheathing	No connection between beam and CMU wall	Add connection with engineered solution	Yes
P1	F	North	2	Inside of the east portion of the east beam	Remove plastic and cut sheathing	No connection between beam and CMU wall	Add connection with engineered solution	Yes
P2	F	North	2	Inside of the west portion of the west beam	Remove plastic	No connection between beam and CMU wall (assumed)	Add connection with engineered solution	Yes
P3	F	North	3	Inside of the east portion of the east beam	Remove plastic	Tight connection between beam and CMU wall	Replace connection with engineered solution	No
P4	F	North	3	Inside of the west portion of the west beam	Remove plastic and cut stucco	Tight connection between beam and CMU wall	Replace connection with engineered solution	No
1	G	East	3	Above north stairwell	No DT	Delaminated [illegible]ng finish	Remove and replace ceiling finish	No
2	G	East	3	Inside of the north portion of the north beam	Cut/remove stucco	Seperati[illegible]tween beam and CMU w[illegible]	Replace connection with engineered solution	Yes
S1	G	East	1	Soffit above north breezeway	Remove soffit	Sta[illegible] and det[illegible]ated wood cking	Remove and replace wood decking	No
P1	G	East	2	Inside of the south portion of the south beam	Remove plastic	No connection betwe[illegible]am and CMU wall (assumed)	Add connection with engineered solution	Yes
P2	G	East	2	Inside of the north portion of the north beam	Remove plastic	No co[illegible]ction between beam an[illegible]U wall (assumed)	Add connection with engineered solution	Yes
P3	G	East	3	Center span	Remove plastic	[illegible]med and deteriorated wood aming	Remove and replace wood framing	No
P4	G	East	3	Inside of the south portion of the south beam	Remove[illegible]ic Cut/rem[illegible]	[illegible]ration between beam and CM[illegible]ll	Replace connection with engineered solution	Yes
P5	G	East	1	Below the south portion of the south beam	Remove pla[illegible]	[illegible]tructural concerns	Remplace stucco	No
1	H	East	1	Outside of the south por[illegible]of the south beam	N[illegible]T	Cracked stucco	Remove and replace stucco	No
S1	H	East	1	Soffit above north[illegible]ezeway		Cracked concrete flooring on breezeway above	Remove soffit for further inspection	No
S2	H	East	2	Soffit abov[illegible]orth breeze[illegible]	No DT	Cracked concrete flooring on breezeway above	Remove soffit for further inspection	No
1	I	West	1	[illegible]all outside of doorw[illegible]	No DT	Cracked wall finish	Remove and replace wall finish	No
-	J	-	-	N[illegible]ked locations	-	-	-	No
1	K	West	1	Siding al[illegible]orth[illegible]tion of wall	No DT	Bulging wall siding	Remove siding for further inspection	No
1	L	North	1	Exterior finish along west portion of the wall	No DT	Cracked wall finish	Remove and replace wall finish	No

Figure 3 – Destructive Testing Summary (Buildings F through L).

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Typical Conditions

Photograph 1: View of a portion of stained fascia board along the east balcony along the second floor balcony of Building A.

Photograph 2: View of separation between the north breezeway beam and CMU block on the third floor of Building A.

Photograph 3: View of a strap connection between the south breezeway beam and the CMU column on the first floor of Building B.

Photograph 4: View of no connection between the east breezeway beam and the CMU block on the second floor of Building F.

Photograph 5: View of a hollow column below the west breezeway beam on the third floor of Building F.

Photograph 6: View of stained and deteriorated wood decking above the north breezeway on the first floor of Building G.

Photograph 7: View of cracked exterior wall finish along the south wall of Building I.

Photograph 8: View of bulging siding along the west elevation of Building K.

Photograph 9: View of a portion of cracked exterior wall finish along the north elevation of Building L.

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Building Elevations

Elevation 1: View of the south elevation of Building A.

Elevation 2: View of the north elevation of Building A.

Elevation 3: View of the south elevation of Building B.

Elevation 4: View of the west elevation of Building B.

Elevation 5: View of the north elevation of Building B (East portion).

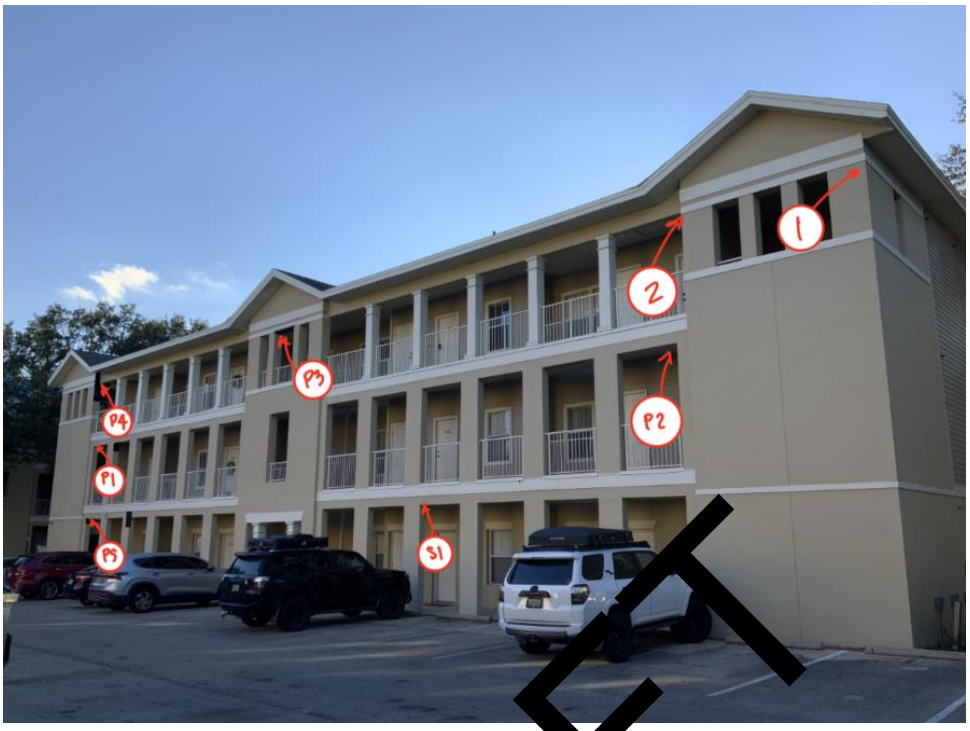
Elevation 6: View of the north elevation of Building B (West portion).

Elevation 7: View of the south elevation of Building C.

Elevation 8: View of the south elevation of Building D.

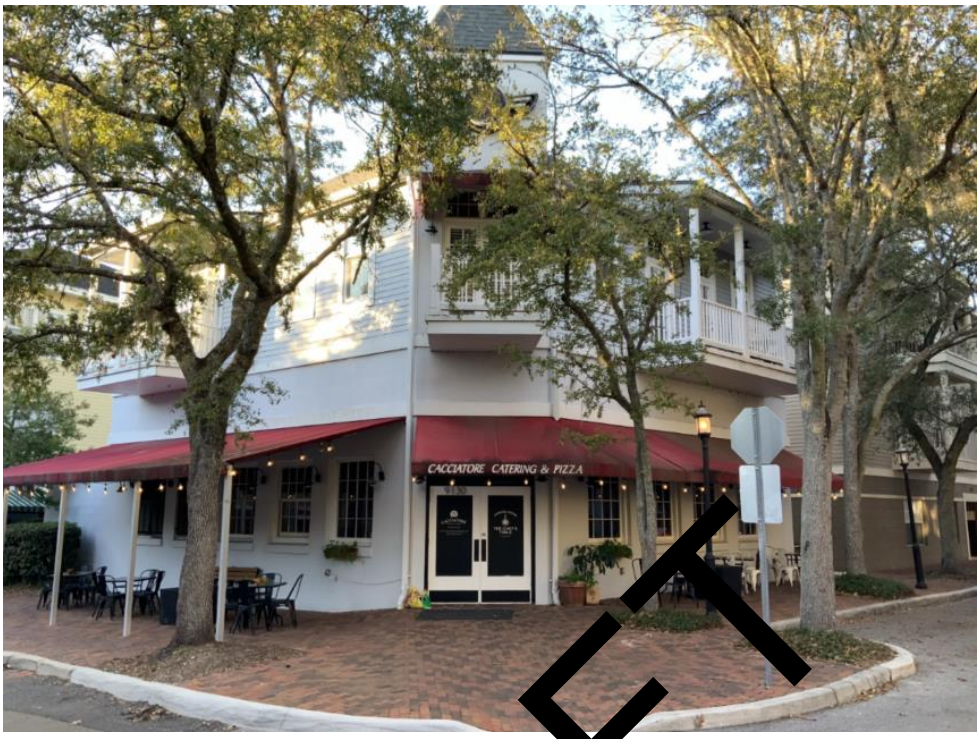
Elevation 9: View of the south elevation of Building E.

Elevation 10: View of the north elevation of Building F.



Elevation 11: View of the east elevation of Building G.

Elevation 12: View of the east elevation of Building H.



Elevation 13: View of the south and east elevations of Building I (No marked locations).

Elevation 14: View of the north and west elevations of Building I.

Elevation 15: View of the north elevation of B[illegible]g J (No marked locations).

Elevation 16: View of the west elevation of Building K.

Elevation 17: View of the north ele[illegible]n of Building L.

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Shoring Locations

Shoring 1: View of a portion of completed shoring along the north elevation of Building A.

Shoring 2: View of shoring locations along the north elevation of building A.

Shoring 3: View of shoring locations along the north elevation of building B.

Shoring 4: View of shoring locations along the north elevation of building B.

Shoring 5: View of shoring locations along the south elevation of building C.

Shoring 6: View of shoring locations along the south elevation of building D.

Shoring 7: View of shoring locations along the [illegible]th elevation of building E.

Shoring 8: View of shoring locations along the north elevation of building F.

Shoring 9: View of shoring locations along th elevation of building G.