

Milestone Inspection Phase 2- Village at Haile Condominiums – Summary Letter

July 15, 2025

Prepared For:

**The Village at Haile Condominium
Association, Inc.**
C/O Haile Management
5230 SW 91st Drive, Suite C
Gainesville, FL 32608



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The Village at Haile Condominium Association, Inc.
C/O Haile Management
5230 SW 91st Drive, Suite C
Gainesville, FL 32608

SUBJECT: The Village at Haile Condominium – Milestone Inspection Phase 2 – Summary Letter

To Whom It May Concern:

During the phase 2, a sampling of areas that showed signs of significant stucco cracks and spalling, and issues in the soffit, were selected for limited destructive testing. Once the noted areas in the report were exposed, we observed primarily poor construction joints, insufficient transition between materials, and incorrect installation of the stucco system at these locations, which resulted in the large cracks, separation, and spalls. In addition, components of the building envelope (joint sealant, flashing, construction joints) have failed in multiple locations at the buildings, allowing water to infiltrate and impact localized areas of Buildings A, D, and K. At this time, the breezeway above A101 and A102, has been temporarily shored, per the specifications from NV5, on site. In addition, the water-damaged truss member at Building D has been repaired to allow for the roof replacement of the building to continue.

Based on our findings, we recommend that the approximately 10-20 other locations in the building exterior that is exhibiting these issues be exposed to determine the current condition and if major structural systems have been impacted. The areas will be field marked, after removal of the finishes, we will provide a list to the Association which of the exposed destructive testing areas can be closed up and will not require structural repairs.

We recommend the board take the following steps to ensure the Milestone restoration process is performed correctly, overseen by an EOR:

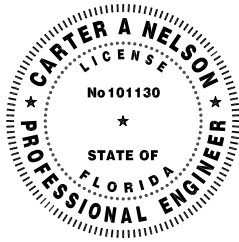
- 1) Replacement and repair of the compromised beam above Units A101 and A102
- 2) Roof truss repairs at Building D and K (D has already been completed at the time of this report)
- 3) Exposure of the remaining areas with significant cracking (greater than ¼" thick) or cracking to determine the full extent of issues
- 4) Repair of the building envelope components in areas already exposed/ will be exposed
- 5) Exterior repair and paint of the cladding, including routing and sealing of joints, as well as waterproofing the breezeways and balconies, including properly grading the slopes to prevent water infiltration.

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CONSTRUCTION QUALITY ASSURANCE - INFRASTRUCTURE - ENERGY - PROGRAM MANAGEMENT - ENVIRONMENTAL

Thank you for trusting NV5, Inc. to assist with this matter.

Sincerely, NV5



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by Carter A
Nelson
Date:
2025.07.15
14:16:16-04'00'

Carter A. Nelson, P.E., R.S.

Senior Project Manager

