



February 24, 2023

Project: Harbor Island Beach House & Ocean Villas
6 Harbor Drive North
Harbor Island, Sc 29920

RE: New Deck Design
Construction Site Visit (CSV) #03

Purpose:

A Structural Observation was conducted on February 22, 2023 This observation was conducted by Andy Richardson, PE and serves as a construction site visit (CSV) & structural observation.

Attendees:

Andy Richardson, PE
JC Cuppia, Property Manager
Shannon Grayson

Structural Observations, Notable Actions, and Discussion

Structural Observations:

The attached *field notes* include all observations and actions needed for the project including photographs.

Summary

There are a number of reasons that lead to the conclusion that it may be best to replace the decks. They can be repaired, but it may not be the best outcome from the standpoint of cost, design, or longevity.

All photos taken at the time of the site visit and provided by the contractor have been attached at the end of this report. Full size photos are available upon request.

Regards,

Andy Richardson
SCPE #22824



Harbor Island Beach House and Ocean Villas

New deck design

Need architect

At unit m218

Joist hangers are corroded

Need to reinforce under the joists with ledger

At unit 214

Some movement and deterioration of trim.

Remove trim for observation



Post at unit 114

Beam is notched at end. Not a substantial concern.

End Unit

Post is cracking at the bolts



Most of the decks appear to be flat at best
Minimal to no slope measured in multiple
Decks

Rot in various locations

Handrails
Nails are corroded
Rails are too large

Siding replacement
When the siding is replaced, it will likely make logical sense to remove the decks and replace them with a new design.