



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.

<u>Summary</u>

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

No. 22824 FER O2/24/2023 O2/24/2023



Harbor Island Beach House and Ocean Villas

New deck design Need architect

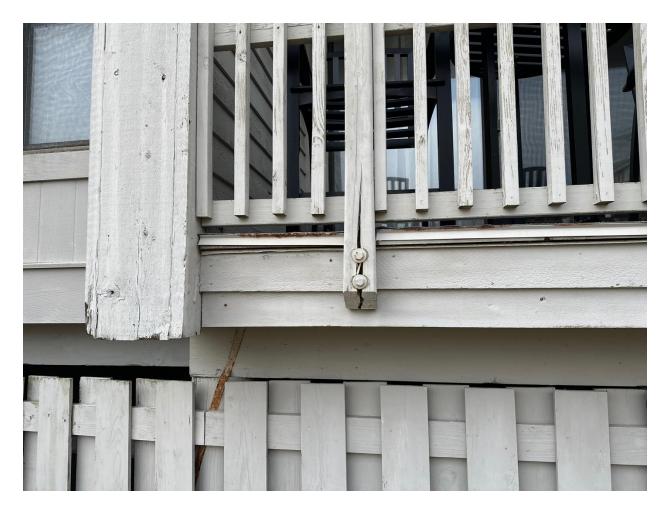
At unit m218 Joist hangers are corroded Need to reinforce under the joists with ledger

At unit 214 Some movement and deterioration of trim.



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.