	FINDINGS	RECOMMEND	29	30	31	32	33	34	35	36
	BUILDING ENVELOPE, CATWALK, STAIRS and ROOFS		**Item number found in report**							
1	envelope made of stucco'd concrete masonry block, post tension concrete floor slabs, and reinforced concrete framing	none	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**
2	simply supported catwalk slabs with columns at the edges of the catwalks	none	**2-x**	**2-x**	**2-x**	**2-x**	**2-x**			
a	cantilevered catwalk slabs	none						**2-x**	**2-x**	**2-x**
3	contains aluminum picket railings original to buildings	none	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**
4	railing system in poor condition	7	**4-x**	**4-x**	**4-x**	**4-x**	**4-x**	**4-x**	**4-x**	**4-x**
a	Majority of the picket railings were loose	7	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
b	Majority of the picket railings had unfilled rail post pockets holes that were holding water	7	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
c	significant corrosion observed at the surface mounted railing posts	7	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
d	significant missing bolts observed at the surface mounted railing posts	7	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
e	multiple locations of corroded railing attachment brackets	7	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
f	due to post pocket issues, many picket railing are loose	7	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
g	picket railings do not meet current codes due to spacing	7	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
h	picket railings may not meet current force requirements	7	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
i	all railing appear original to buildings	7		**x**	**x**	**x**	**x**	**x**	**x**	**x**
5	all railing appear original to buildings	none	**5-x**							
6	roof is flat with parapet wall leading to a sloped shingle roof above the catwalks, elevator tower and stair towers in the front of the	none	**6-x**	**5-x**	**5-x**	**5-x**	**5-x**	**5-x**	**5-x**	**5-x**
a	sloped roof areas contain asphalt shingles	none	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**

	FINDINGS	RECOMMEND	29	30	31	32	33	34	35	36
b	building has stair towers that go up to roof level	none	x	x	x	x	x	x	x	x
c	all access points located at he front right corner of the roof	none	x	x	x	x	x	x	x	x
7	could not be determined if roof structure was made up of prestresed concrete but all flat roof areas appear to be concrete slabs	none	7-x	6-x	6-x	6-x	6-x	6-x	6-x	6-x
8	all roof areas and portions of parapet walls appear to be covered in a spray foam	none	8-x	7-x	7-x	7-x	7-x	7-x	7-x	7-x
a	foam has delaminated in many areas	13	x	x	x	x	x	x	x	x
b	roof appears to have extensive patch repairs		x	x	x	x	x	x	x	x
c	large and small areas of ponding water and breaching observed	13	x	x	x	x	x	x	x	x
d	roof appears to be reaching end of useful life	13	x	x	x	x	x	x	x	x
9	catwalks coated in spray deck finish, found floor contains individual sidewalks to each front door. Ground floor walkway is tiled.	4	9-x	8-x	8-x	8-x	8-x	8-x	8-x	8-x
a	unknown if waterproofing system beneath finishes		x	x	x	x	x	x	x	x
10	delaminated topping found at several areas around railing post pockets on the catwalk	4	10-x	9-x	9-x	9-x	9-x			9-x
11	occasional edge spalling was observed along catwalks	1	11-x	10-x	10-x	10-x	10-x	10-x	10-x	10-x
12	a post tension grout pocket was fractured and the post tension cable was exposed at the slab edge of the catwalk	7, 8	12-x							
13	some stress cracking was observed on the catwalks running perpendicular to the walls, but may have only been in the topping material.	6	13-x	11-x	11-x	11-x	11-x	11-x		11-x

	FINDINGS	RECOMMEND	29	30	31	32	33	34	35	36
14	many areas of stucco delamination and cracking were observed on the masonry walls but were often found on the slab edges	9	**x**	**12-x**	**12-x**	**12-x**	**12-x**	**12-x**	**9-x**	**12-x**
a	rust spots observed along some of slab edges	2	**x**	**x**	**x**	**x**	**x**	**x**	**x**	
14	few areas of deteriorated fascia beneath the slope roofed areas was observed	13							**14-x**	
15	many areas of column spalling observed at columns supporting catwalks	1	**15-x**	**13-x**	**13-x**	**13-x**	**13-x**			
a	a few areas of column spalling observed at columns supporting catwalks	1						**13-x**		**13-x**
16	paint bubbling and delamination observed occasionally	4	**16-x**	**14-x**	**14-x**	**14-x**	**14-x**	**14-x**		**14-x**
17	stair tower structure and stair systems in fair condition	none	**17-x**	**15-x**	**15-x**	**15-x**	**15-x**	**15-x**	**11-x**	**15-x**
18	abandoned fasteners found throughout the building envelope as well as unsealed holes where fasteners once installed	10	**18-x**	**16-x**	**16-x**	**16-x**	**16-x**	**16-x**	**12-x**	**16-x**
18	elevator room door was metal and corroded at bottom. Some door panels and louvered openings were corroded.	11		**18-x**						
18	trash room (utility room) door was metal and corroded at bottom. Some door panels and louvered openings were corroded.	11			**18-x**	**18-x**	**18-x**			
18	rotted wood fascia was observed along the lobby roof areas	13								**18-x**

	FINDINGS	RECOMMEND	29	30	31	32	33	34	35	36
19	some areas of vertical expansion joint were failing at the front and back of the building	5	**19-x**	**17-x**	**17-x**	**17-x**	**17-x**	**17-x**	**13-x**	**17-x**
a	cover plates were installed at the expansion joints on the catwalks inhibiting inspection of horizontal expansion joints.	5	**x**	**x**	**x**	**x**	**x**	**x**	**x**	
	BALCONIES									
1	all units contain recessed, simply supported balconies	none	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**
2	recessed balconies contain variety of enclosures	none	**2-x**	**2-x**	**2-x**	**2-x**	**2-x**	**2-x**	**2-x**	**2-x**
a	most upper floors contained a screen enclosure with incorporated railing system	none	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
b	some owners have removed enclosures and installed custom window installations	none	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
c	existing railings do not appear to meet current code requirements	8	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
d	many first floor balconies had sliding window and swing door enclosures	none	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
3	all existing screen enclosures or railings appear to be original to the building, in fair condition	none	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**
a	some enclosure fasteners were missing	14	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
4	all recessed balconies contained a tile finish floor	none	**4-x**	**4-x**	**4-x**	**4-x**	**4-x**	**4-x**	**4-x**	**4-x**
a	some tiles were hollow sounding when tapped	3	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
b	some units had 100% hollow tiles through balconies	3			**x**	**x**	**x**	**x**	**x**	
c	some units had uplifted tiles	3				**x**	**x**	**x**	**x**	
5	many balconies are used as interior spaces, inhibiting inspection	none	**5-x**	**5-x**	**5-x**	**5-x**	**5-x**	**5-x**	**5-x**	**5-x**
6	column spalling was observed at balconies	1	**6-x**	**6-x**	**6-x**	**6-x**	**6-x**	**6-x**	**6-x**	**6-x**

	FINDINGS	RECOMMEND	29	30	31	32	33	34	35	36
7	minimal structural damage observed with few areas of spalling observed on the slabs	1	**7-x**	**7-x**	**7-x**	**7-x**	**7-x**	**7-x**	**7-x**	**7-x**
a	some edge spalling visible from exterior but not detected inside	1	**x**	**x**	**x**	**x**			**x**	**x**
8	areas of stucco cracking and delamination observed on masonry walls and above doors	9	**8-x**	**8-x**	**8-x**	**8-x**	**8-x**	**8-x**	**8-x**	**8-x**
9	some isolated rust spots or abandoned fasteners found within balconies from old decorations or plant hangers	2	**9-x**	**9-x**	**9-x**	**9-x**	**9-x**	**9-x**	**9-x**	**9-x**
10	corroded metal corner bead stucco accessories observed at walls adjacent to the sliding glass doors	1	**10-x**	**10-x**	**10-x**	**10-x**	**10-x**	**10-x**	**10-x**	**10-x**
11	sunshades installed on interior sides of railings on most balconies. Often screen enclosure, rollup sunshade system, and horizontal slider all containing their own rails or tracks on the floors	none	**11-x**	**11-x**	**11-x**	**11-x**	**11-x**	**11-x**	**11-x**	**11-x**
a	evidence of trapped water found in these areas which is causing corrosion of fasteners	14	**x**	**x**	**x**	**x**	**x**	**x**	**x**	
12	several tile finishes installed higher than existing sliding glass door tracks	3	**12-x**	**12-x**	**12-x**	**12-x**	**12-x**	**12-x**	**12-x**	**12-x**
a	potential to cause water to flow into and become trapped in the sliding door tracks	3	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
	WINDOWS AND DOORS									
1	all end units contain on front window, one swing door, and three side windows. Intermediate units contain 2 front windows and swing door. There is a single window opening in the rear of each unit	none	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**	**1-x**

	FINDINGS	RECOMMEND	29	30	31	32	33	34	35	36
2	each unit contains two sliding glass door entry points to the balcony.	none	**2-x**	**2-x**	**2-x**	**2-x**	**2-x**	**2-x**	**2-x**	**2-x**
a	A few owners have removed the sliding glass doors to make the balconies interior spaces	none	**x**	**x**	**x**	**x**				
b	original design had one sliding glass door in the living room, and one in the master bedroom	none	**x**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
c	some owners have installed custom enclosures	none							**x**	
3	front windows at all units are horizontal sliding windows	none	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**	**3-x**
4	rear windows typically awning or single hung windows	none	**4-x**	**4-x**	**4-x**	**4-x**				
5	side windows were single hug, horizontal sliders or awning windows	none	**5-x**	**5-x**	**5-x**	**5-x**	**4-x**	**4-x**	**4-x**	**4-x**
6	bedroom windows are 19" from the finished floor, originally designed for awning windows.	none	**6-x**	**6-x**	**6-x**	**6-x**				
7	all awning windows appear original to building and are in poor condition	14	**7-x**	**7-x**	**7-x**	**7-x**	**5-x**			
8	a few units contain accordion shutters	none	**8-x**	**8-x**	**8-x**	**8-x**	**6-x**		**5-x**	**5-x**
a	one unit had accordion shutters at all windows	none	**x**	**x**	**x**	**x**	**x**		**x**	**x**
b	no units contained shutters	none						**5-x**		
9	occasional accordion shutters were installed at the front and only obvious visible damage was noted	none	**9-x**	**9-x**	**9-x**	**9-x**	**7-x**		**6-x**	**6-x**
10	Roll-up aluminum sunshades were commonly installed at balcony edges instead of hurricane shutters.	none	**10-x**	**10-x**	**10-x**	**10-x**	**8-x**	**6-x**	**7-x**	**7-x**

	FINDINGS	RECOMMEND	29	30	31	32	33	34	35	36
a	owners often believed them to be hurricane shutters	none	x	x	x	x	x	x	x	x
b	functionality not tested	none	x	x	x	x	x	x	x	x
11	many balcony edges contained horizontal sliding windows, glass or plexiglass, or sliding glass doors. Some floor to ceiling, some with panel at the bottom	none	11-x	11-x	11-x	11-x	9-x	7-x	8-x	8-x
12	awning window enclosures walls observed at edges of some balconies	none	12-x	12-x	12-x	12-x	10-x		9-x	9-x
13	windows in varying conditions with many original to building.	none	13-x	13-x	13-x	13-x	11-x	8-x	10-x	10-x
a	some windows had been replaced by owners with impact windows	none	x	x	x	x	x	x	x	x
b	some windows could not be tested for function due to thumb locks	14	x	x	x	x	x	x	x	x
c	many windows could not be tested due to furniture or stored items on balconies	14	x	x	x	x	x	x	x	x
14	some sliding glass doors were missing fasteners and functioned poorly	14	14-x	14-x	14-x	14-x	12-x	9-x	11-x	11-x
15	some unit windows or door were missing fasteners or contained broken hardware	14	15-x	15-x	15-x	15-x	13-x	10-x	12-x	12-x
16	thumb locks on front or bedroom windows could prevent or slow down someone exiting through sliding windows at the front bedrooms	14	16-x	16-x	16-x	16-x	14-x	11-x	13-x	13-x
	RECOMMENDATIONS									

	FINDINGS	RECOMMEND	29	30	31	32	33	34	35	36
1	Concrete spalling should be repaired. Remove shutters, sunshades, railings, windows or doors impeding repair. Add temporary weather walls as needed. Proof of installation to be provided by unit owners for the reinstallation of existing enclosures. Screen enclosure reinstallation may not be possible due to age and railing replacement might be required.		x	x	x	x	x	x	x	x
2	all rust spots chipped out, steel cut back, and concrete replaced in that location. If due to rusted PT anchors, excavate anchors, clean, and coat with corrosion inhibitor. Anchor replacement and cable splicing should be performed as needed.		x	x	x	x	x	x	x	x
3	where hollow sounding, cracked or tented tile found on balconies or catwalks, remove tile and examine concrete slab. Remove all tile, carpet, and astroturf from balconies, waterproof after repairs completed and slope to remove areas of ponding water.		x	x	x	x	x	x	x	x
4	Spray deck coating should be re-applied where compromised due to slab repairs or delamination. Preferable all catwalks should be ground down and waterproofed. Low areas in catwalk slabs where water ponds should be corrected.		x	x	x	x	x	x	x	x
5	remove cover plates over catwalk expansion joints and inspect. Repair as needed with new backer rod and sealant. Repair expansion joints on building envelope at back. Repair spalled and cracked concrete around expansion joints if discovered.		x	x	x	x	x	x	x	x

	FINDINGS	RECOMMEND	29	30	31	32	33	34	35	36
6	stress cracks in catwalk slabs and balcony slabs should be routed and sealed		x	x	x	x	x	x	x	x
7	rail post pocket grout should be chipped out and replaced. Picket railing should be repaired and resecured. Railing repairs might require mechanically fastened brackets or post sleeves. Loose railings should be temporarily secured immediately.		x	x	x	x	x	x	x	x
8	Plan to replace existing balcony enclosures and picket railing with new code-compliant railings.		x	x	x	x	x	x	x	x
9	delaminated stucco should be removed from concrete or masonry surfaces. Repair and seal cracks as needed		x	x	x	x	x	x	x	x
10	Remove abandoned fasteners or embedded elements and seal holes		x	x	x	x	x	x	x	x
11	Replace rusted fasteners, brackets, junction boxes, conduit, or other elements with new corrosion resistant components of like size. Seal. Permits and engineering may be required.		x	x	x	x	x	x	x	x
12	maintain exterior wall coatings appropriately. Re-caulk and seal all exterior window and door perimeter seals or replace if deteriorated. Paint exterior metal doors.		x	x	x	x	x	x	x	x
13	replace all flat roof systems.		x	x	x	x	x	x	x	x
a	Inspect structural slabs prior to installation.		x	x	x	x	x	x	x	x
b	Stucco repairs required on parapet walls.		x	x	x	x	x	x	x	x
c	A/C unit stands might require replacement to meet current roofing standards.		x	x	x	x	x	x	x	x

	FINDINGS	RECOMMEND	29	30	31	32	33	34	35	36
14	egress windows and doors in bedrooms must be operational and unobstructed at minimum		x	x	x	x	x	x	x	x
a	remove temporary screw locks at egress windows		x	x	x	x	x	x	x	x
b	replace or refurbish doors and windows with code compliant components		x	x	x	x	x	x	x	x
c	install fasteners where missing at door and window frames		x	x	x	x	x	x	x	x
d	replace any window or door nearing end of useful life.		x	x	x	x	x	x	x	x