INTERIOR COLUMN AND OVERHEAD REPAIRS

Column repairs are done on the back side of your unit on either side of your window wall (the screen or sliders leading to the exterior). Overhead repairs are done in the ceiling and drop wall area over your window wall or interior sliding glass doors.

a. A test area is marked and all wall covering removed to expose the beam. The area may be as small as 8" x 12". The engineer inspects.
b. If the beam is shown to be intact with no rust, the excavation will stop and wall repairs will start.
c. If the beam has rust, the area will continue to be removed until 2" of clean steel is found. Engineer visits will continue.
d. Interior sliding glass doors or exterior window walls may need to be removed to do column or overhead repairs. A weather wall will be installed as needed.
e. When the repairs are complete and the engineer has signed off, wall and ceiling repairs will begin.
f. Appropriate coverings will be applied, along with a stucco finish to match the existing wall or ceiling. If your lanai walls or ceiling are not stucco, an appropriate finish will be applied. Engineer inspections will be required along the way.
g. The final finish will be painted with a sealant, then a primer.
h. Several days will elapse between each of the above steps.
i. Your sliding glass doors/window wall/screenwall will be reinstalled during the process and the frames caulked/sealed.
j. IF YOU HAVE, or can get, YOUR ORIGINAL PAINT, the repairs will be painted. The contractor will not match or get paint on your behalf.