

MATERIAL FINDINGS AND RECOMMENDATIONS:

INSPECTOR SUMMARY OF MILESTONE PHASE 1 INSPECTION

Property Name: Hickory Grove Condominium Association
Address: 9 Turner Street & 15 Turner Street, Clearwater, FL
33756
Inspection Date(s): 10/23/24
Summary Date: 11/21/2024

Inspection Findings and Recommendations:

- 1) No unsafe or dangerous conditions were observed. No substantial structural deterioration was observed. The building is in good structural condition. A Phase 2 inspection is not required.
- 2) 9 Turner—exterior guardrail at ground level, front entrance is loose, needs reattachment. Additionally, exterior electrical component housings, front/east elevation need replacement due to corrosion.
- 3) 15 Turner—Wood frame enclosures at front patios, front elevation require wood frame repair starting with Unit 5 outside corner.
- 4) 9 Turner—majority of balconies should have horizontal waterproof coatings removed and replaced to prevent corrosion-induced deterioration of concrete slab.
- 5) 9 Turner—elevator room is located below grade. Foundation walls are deteriorating due to long-term water intrusion. Walls may require repair, recommend inspection following scraping removal of paint and stucco on walls. Recommend below-grade waterproofing to prevent further deterioration.
- 6) In general, both of these buildings are due for an exterior painting and weatherproofing project which will repaint previously field-painted surfaces.
- 7) 7) This is a summary. Review our full report for full details and recommendations.



Andrew Schrader, PE
Florida License #72231
Certificate of Authorization #31955
Recon Response Engineering LLC

ANDREW SCHRADER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 72231. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SCHRADER, PE ON 11/21/2024 USING AN SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



NOVEMBER 21ST, 2024

THIS MILESTONE PHASE 1
INSPECTION REPORT WAS
PRODUCED FOR HICKORY
GROVE CONDOMINIUMS
ASSOCIATION LOCATED AT
9/15 TURNER ST., CLEARWATER,
FL 33576 AND 15 TURNER ST.,
CLEARWATER, FL 33756

Hickory Grove Condominiums

MILESTONE PHASE1 INSPECTION SURVEY

Recon Response Engineering LLC, Florida Engineering Certificate of Authorization #31955
Toll-Free Nationwide: (844)-44-RECON or via email at info@reconresponse.com



11/21/2024

Mr. Doug Seegmiller
Hickory Grove Condominiums Association
9 Turner St. & 15 Turner St.
Clearwater, FL 33756

Re: Milestone Phase 1 Inspection: Hickory Grove Condominiums Association
9 Turner St. & 15 Turner St.
Clearwater, FL 33756

Dear Doug,

In accordance with your request, we tasked engineer Andrew Schrader with performing a Phase 1 structural inspection of the building, including an inspection of load-bearing walls, primary structural members and primary structural systems at Hickory Grove Condominium. Engineering Technician Hal Dearing visited the site under Andrew Schrader's direct supervision on 10/23/2024.

PROJECT BACKGROUND ON PHASE 1 INSPECTIONS

Recon Response Engineering LLC ("RRE") prepared this report to provide the Association with a Phase 1 Milestone Inspection in accordance with Florida Statute 553.899. The purpose is to attest to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determine the general structural condition of the building as it affects its safety. This includes a determination of any necessary maintenance, repair or replacement of any structural component of the building. This does not include making a determination if the condition of the building is in compliance with the Florida Building Code or the fire safety code.

This inspection requires a visual examination of habitable and non-habitable areas of the building, including its major structural components. It is a qualitative (non-quantitative) assessment of the building's structural condition, with a key goal to determine if substantial structural deterioration exists.



“Substantial structural deterioration” is defined in Florida Statute 553.899 as substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the inspector determines that such surface imperfections are a sign of substantial structural deterioration

As stated in Florida Statute 553.899, if we find no signs of substantial structural deterioration to the building components under visual examination, then a Phase 2 inspection is not required. If, however, any substantial deterioration is identified during the Phase 1 inspection, then a Phase 2 inspection must be performed.

PROJECT BACKGROUND ON PHASE 2 INSPECTIONS

The purpose of a Phase 2 inspection, if required, is to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use. Additionally, a Phase 2 inspection requires the inspector to recommend a program for fully assessing and repairing distressed and damaged portions of the building.

A Phase 2 inspection may involve destructive or non-destructive testing and may be as extensive or as limited as necessary to fully assess areas of structural distress. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure.

ONCE THE INSPECTION IS COMPLETED

Following both the Phase 1 and Phase 2 inspection, the inspector must submit a sealed copy of the inspection report with a separate summary of, at a minimum, its material findings and recommendations. This information must be furnished by the inspector to both the condominium association and to the building official of the local government which has jurisdiction. This signed and sealed inspection report must meet all the following criteria:

- 1) Indicate the manner and type of inspection forming the basis for the inspection report.
- 2) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection.
- 3) Describe the extent of such deterioration and identify any recommended repairs for the observed deterioration.



- 4) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- 5) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- 6) Identify and describe any items requiring further inspection.

APPLICABLE DEFINITIONS FROM THE FLORIDA BUILDING CODE

“Unsafe” is defined in the 2020 Florida Building Code, 7th Edition, as follows:

Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of “Dangerous,” or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

“Dangerous” is defined in the 2020 Florida Building Code, 7th Edition, as follows:

Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

- 1) The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
- 2) There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

Note that the Florida Building Code has a specific definition for “substantial structural damage” which is separate and distinct from the definition of “substantial structural deterioration” as used in Florida Statute 553.899. Since this report is predicated on the specific requirements of Florida Statute 553.899, the criterion for substantial structural deterioration is used in this report as defined in Florida Statute 553.899.



WHAT THE ASSOCIATION MUST DO WITH THIS INFORMATION

- 1) The Association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in this report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to receive notice by electronic transmission.
- 2) The Association must post a copy of the inspector-prepared summary of the inspection report in a conspicuous place on the condominium or cooperative property.
- 3) The Association must publish the full report and inspector-prepared summary on the Association's website if the Association is required to have a website.

We also recommend consultation with the Association's legal counsel to determine what other actions (if any) should be taken.



- 1) Pinellas County Property Appraiser Records
- 2) Pinellas County Construction Permit Records

BUILDING INFORMATION

The structure located at 9 Turner St. consists of eight (08) units. The adjacent buildings at 15 Turner street consist of six (6) units.

The building at 9 Turner St. is four (4) stories tall over a crawlspace, and the structural components consist of reinforced concrete beams, slabs, and columns with infill Concrete Masonry Unit (CMU) block walls. The exterior walls are reinforced concrete block. The homes at 15 Turner St. are three (3) stories tall.

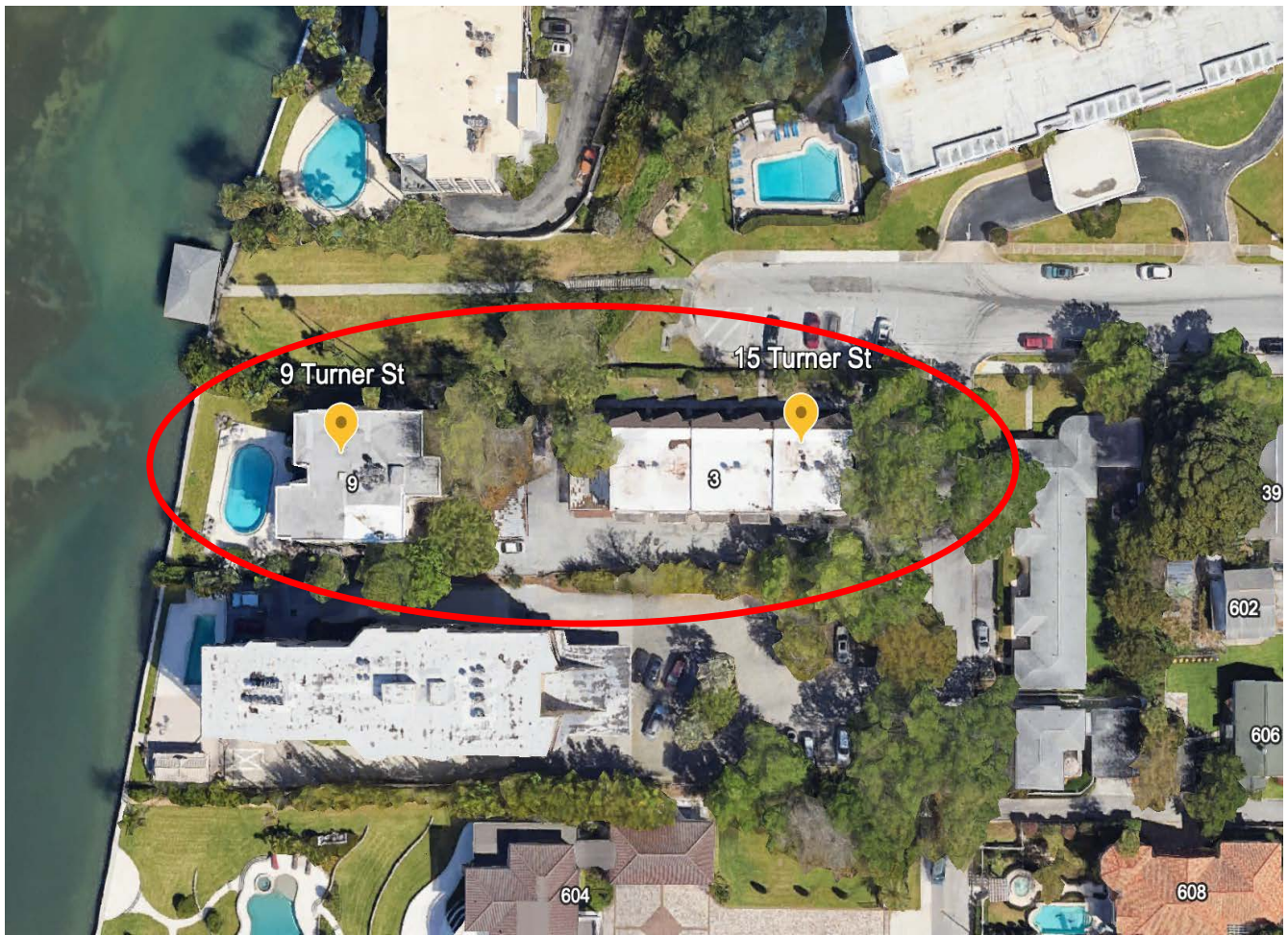
The main roof system is composed using a modified bitumen asphalt membrane with secondary roof(s) using a (Mod Bit) system.

The structure was built in 1979 according to Pinellas County Property Appraiser Records.

The buildings at 15 Turner Street are three (3) stories tall, and the structural components consist of Concrete Masonry Unit (CMU) block walls with a low-slope "flat" roof membrane, likely TPO or similar.

Photos showing the layout of the building are provided on the following pages.

Photos taken during site visit by Hal Dearing



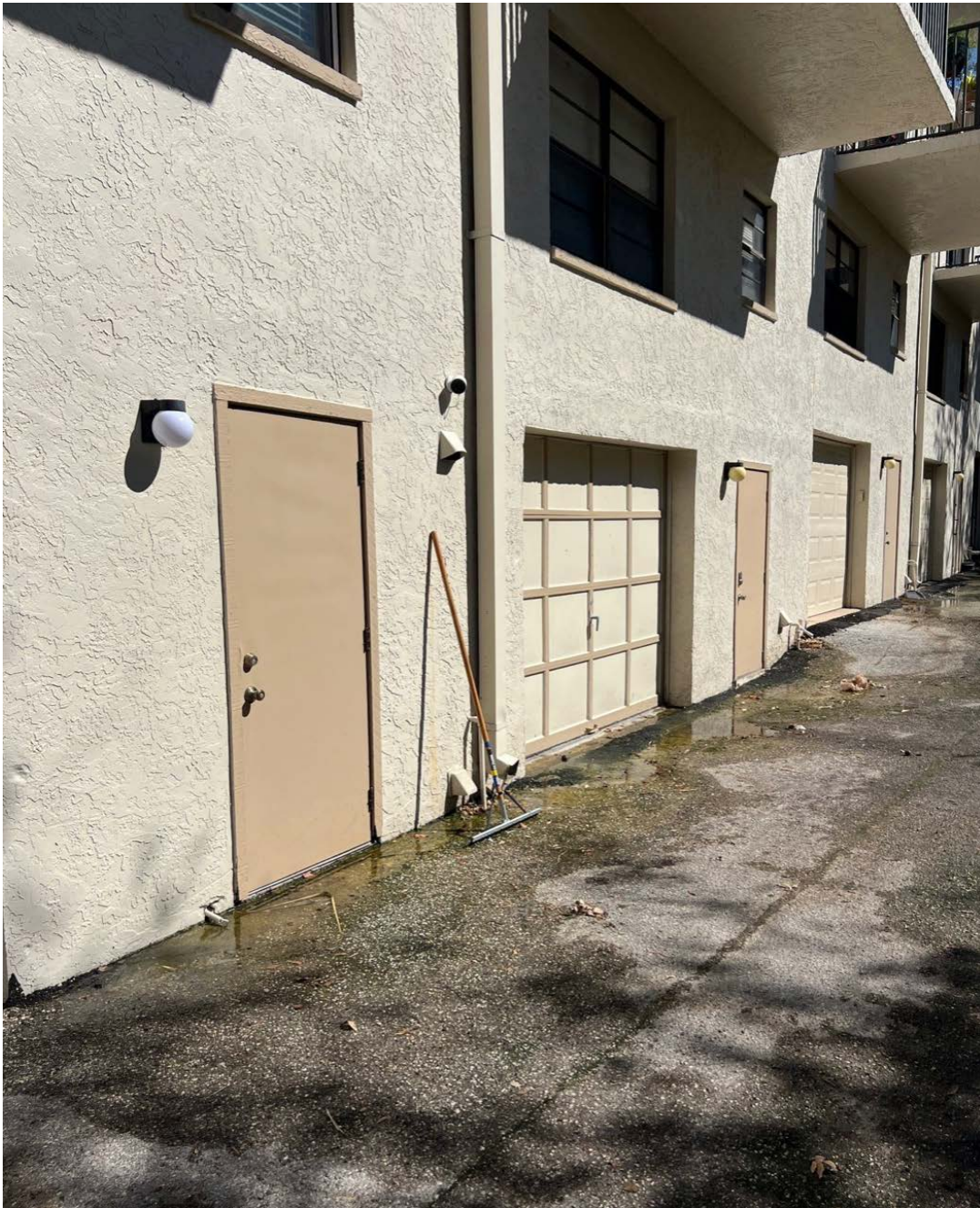
Aerial view of buildings included in this report.



15 Turner St. – Rear (South) Elevation



15 Turner St. - Unit 5 Porch Enclosure (North Elevation)



15 Turner St. – South Elevation, Units 5 & 6 Garage Area



15 Turner St. - Unit 2 Front (North) Elevation



15 Turner St. - Unit 2 South Balcony



15 Turner St. - Unit 4 South Balcony



9 Turner St. - Side (North) Elevation



9 Turner St. – Side (South) Elevation



9 Turner St. – Front (East) Elevation - Stairwell



9 Turner St. - Front Stairwell



9 Turner St. – Roof View Looking Southwest



9 Turner St. - Unit 9 Balcony



9 Turner St. - Unit 11 Balcony



INSPECTOR CREDENTIALS

Andrew Schrader is a Florida-licensed Professional Engineer (PE) and Certified General Contractor (CGC).

He is board-qualified as a Special Inspector of Threshold Buildings (SI) by the Florida Board of Professional Engineers and accredited as a Florida Board Recognized Structural Engineer (**FRSE**).

In addition, Mr. Schrader holds the following credentials:

International Code Council (ICC)

- Special Inspector, Soils
- Special Inspector, Structural Steel and Bolting
- Special Inspector, Structural Masonry
- Residential Mechanical Inspector, Residential Electrical Inspector
- Property Maintenance and Housing Inspector
- ADA Accessibility and Plans Review

American Concrete Institute (ACI):

- Special Inspector, Concrete Construction
- Concrete Field-Testing Technician - Grade I

Association for Materials Protection and Performance (AMPP) / National Association of Corrosion Engineers (NACE)

- Basic Coatings Inspector / CIP Level 1

State of Florida

- Licensed Asbestos Consultant
- Certified Continuing Education Instructor, Florida Department of Business and Professional Regulation (DBPR)
- Regulation (DBPR)
- Certified Continuing Education Instructor, Florida Division of State Fire Marshal

U.S. Army Corps of Engineers

- Urban Search and Rescue (US&R) Structures Specialist (StS-1)

U.S. Department of Transportation, Federal Aviation Administration (FAA)

- Commercial Pilot (Instrument-Rated)
- Remote Pilot (Small Unmanned Aircraft Systems)



MILESTONE PHASE 1 INSPECTION RESULTS: Hickory Grove Condominiums

Required Item 1 of 6: *Indicate the manner and type of inspection forming the basis for the inspection report.*

This Phase 1 milestone inspection was performed using visual observation of accessible locations. We walked the property on foot including the ground-floor perimeter, flat roofs, walkways, stairwells and approximately 25% of the unit interiors and balconies.

Required Item 2 of 6: *Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection.*

No substantial structural deterioration was observed. The buildings are in good structural condition. A Phase 2 inspection is not required.

Required Item 3 of 6: *Describe the extent of such deterioration and identify any recommended repairs for the observed deterioration.*

Not applicable. No substantial structural deterioration observed.

Required Item 4 of 6: *State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.*

- 1) No unsafe or dangerous conditions were observed.



Required Item 5 of 6: *Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.*

- 1) Generally speaking, the buildings at 9 Turner St. and 15 Turner St. are due for an exterior painting and weatherproofing project. Stucco and façade cracking was observed throughout the exterior envelope, which can be remediated during the painting project.
- 2) Long-term water intrusion noted in elevator room at 9 Turner Street due to below-grade location. This is deteriorating the exterior walls of the area and will likely require structural repair and application of below-grade waterproofing. See Page 7/85 in Photo Appendix.
- 3) URGENT–Exterior guardrail outside front entrance to 9 Turner Street is loose and requires re-attachment. See Page 9/85 in photo appendix.
- 4) Exterior brick façade of 9 Turner St. is aging and requires repair in multiple locations. See Page 11,14/85 in Photo Appendix.
- 5) Foundation wall at crawlspace exterior, North elevation of 9 Turner Street requires concrete repair to prevent erosion of soil under foundation. See P. 15/85 of photo appendix.
- 6) URGENT–Electrical component housings at 9 Turner St., front east elevation require replacement due to corrosion. Ref. p. 17/85 photo appendix.
- 7) Waterproof balcony coatings of 9 Turner Street are in varying conditions due to unit owners installing coatings at different times. The coatings on the majority of balconies are wearing away and a reapplication of waterproof coating is required. This will likely require the existing coatings to be stripped down to bare concrete.
- 8) URGENT–The wood frame enclosures on the front elevation of 9 Turner Street are in need of repair and in general are approaching the end of their useful lives. At a minimum, the wood post at outside corner of Unit 5 is in immediate need of repair. The others should be examined by a General or Building Contractor (CGC or CBC) and repaired as needed. Ref. page 78/85 of photo appendix.

Required Item 6 of 6: *Identify and describe any items requiring further inspection.*

- 1) Due to the age of the building and exposure to the harsh coastal environment, we would recommend re-inspection by an Engineer within five (5) years of the date of this report. This does not need to be a milestone inspection. A simple Visual Survey of Existing Conditions can be performed.

THIS SECTION IS A SUMMARY
REVIEW PHOTO APPENDIX FOR COMPLETE PHOTOS AND OBSERVATIONS.



SIGNATURE PAGE

Milestone Phase 1 Survey

Milestone Phase 1 Inspection: Hickory Grove Condominiums Association
9 Turner St. & 15 Turner St.
Clearwater, FL 33756

A handwritten signature in blue ink that reads "Andy Schrader".

Andrew Schrader, PE

Florida License #72231

Certificate of Authorization #31955

Recon Response Engineering, LLC

Toll-Free Nationwide: (844)-44-RECON

info@reconresponse.com

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OUR OPINIONS NOTED WITHIN THIS REPORT ARE BASED ON THE FINDINGS AS WELL AS OUR PROFESSIONAL EXPERIENCE. WE ACCEPT NO RESPONSIBILITY FOR INTERPRETATIONS OR ACTIONS BASED ON THIS REPORT MADE BY OTHERS.

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Andy Schrader

Recon Response Engineering L.L.C.

11/21/2024



Milestone Phase 1 Inspection Survey

Photo Appendix



Front elevation (east).

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:43am
Creator: Field Tech #1



Side elevation (north).

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:45am
Creator: Field Tech #1



Rear elevation (west).

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:46am
Creator: Field Tech #1



Side elevation (south).

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:47am
Creator: Field Tech #1



Front stairwell east elevation.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:48am
Creator: Field Tech #1



Crawl space under building. No issues observed.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:50am
Creator: Field Tech #1



Crawl space under building. No issues observed.

Oct 24, 2024 at 9:50:40 AM
27.959498° N 82.804829° W

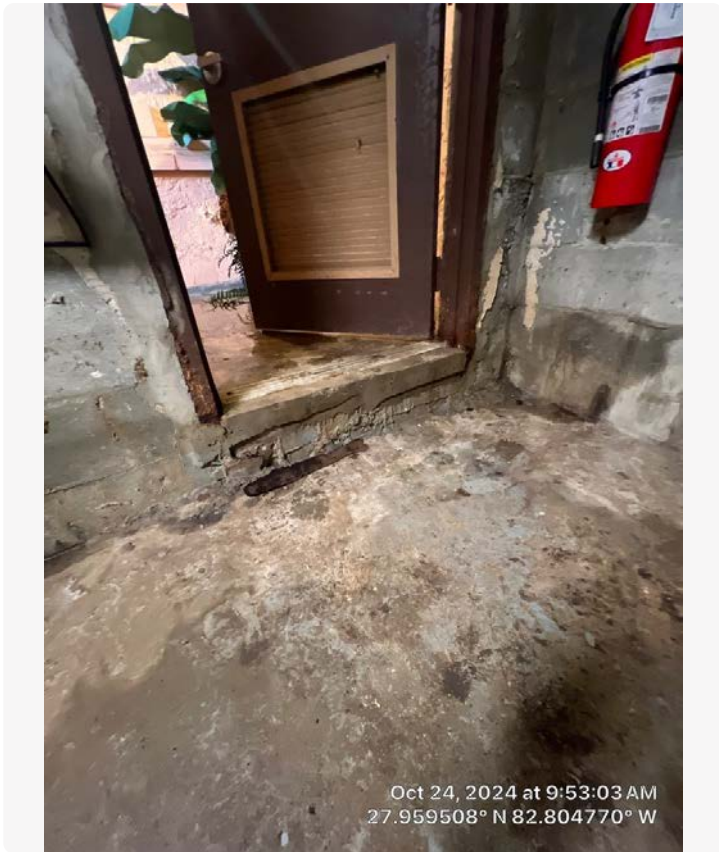
Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:50am
Creator: Field Tech #1



Elevator room. There is standing water in this location .

Oct 24, 2024 at 9:52:47 AM
27.959496° N 82.804789° W

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:52am
Creator: Field Tech #1



Elevator room door surround. Long-term water intrusion is evident at this location. This is below grade and may require below-grade waterproofing on the exterior.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:53am
Creator: Field Tech #1



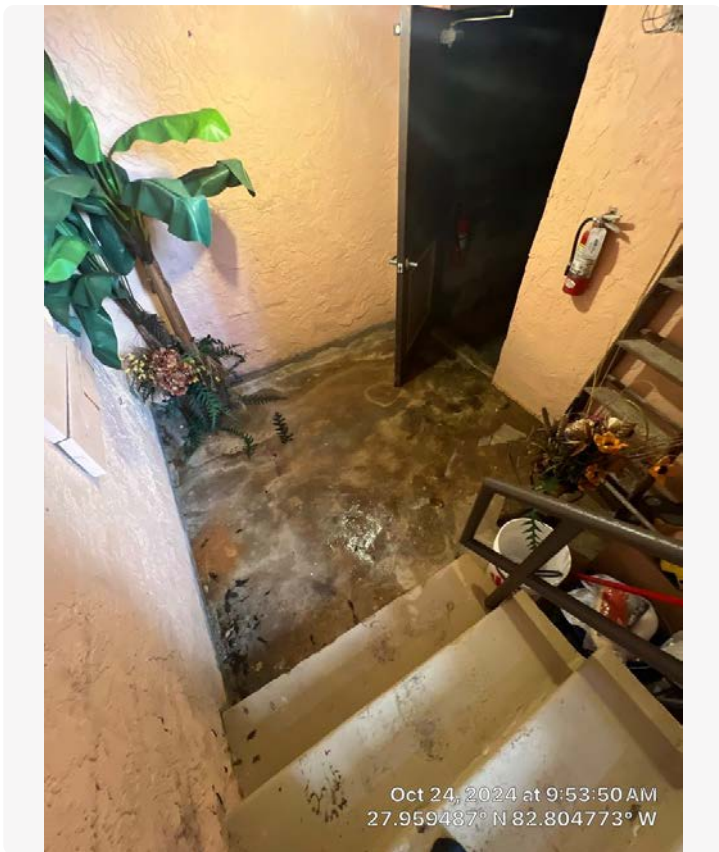
Elevator room door surround. Long-term water intrusion is evident at this location.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:53am
Creator: Field Tech #1



Corrosion and concrete damage noted at the door surround location in the elevator room. Long-term water intrusion is evident at this location.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:53am
Creator: Field Tech #1



Standing water observed outside elevator room.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:53am
Creator: Field Tech #1



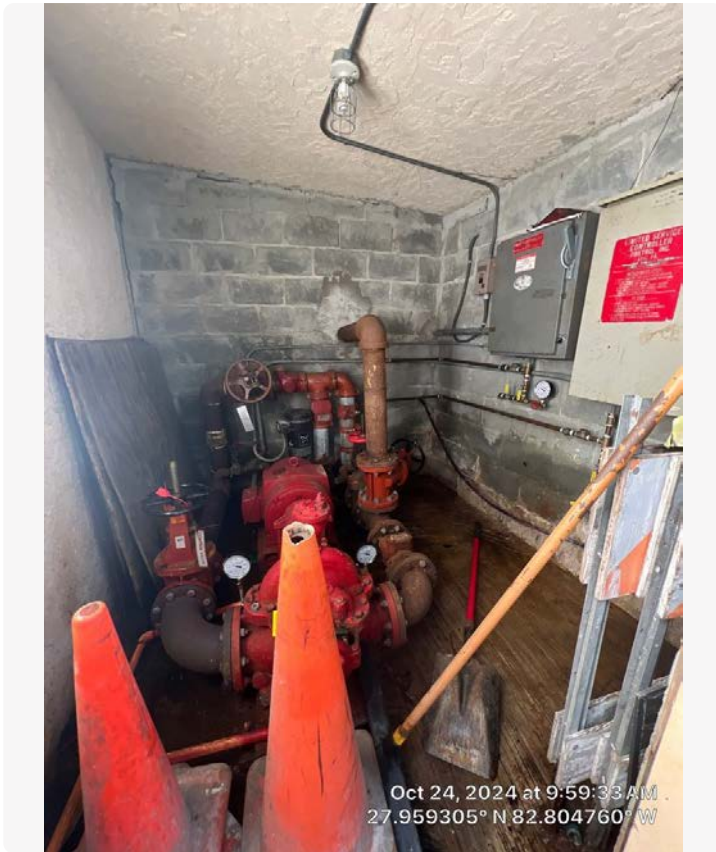
Front stairwell. Typical of conditions observed throughout the building. Handrails in this stairwell are all securely attached.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:56am
Creator: Field Tech #1



LIFE SAFETY ISSUE. Railing outside front entrance. This handrail is extremely loose and should be repaired immediately.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:58am
Creator: Field Tech #1



Pump room on southwestern corner of building. Resident indicated the floor at this location is always wet.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:59am
Creator: Field Tech #1



Pump room entrance. Water intrusion is obvious and the doorframe is showing signs of severe corrosion.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 9:59am
Creator: Field Tech #1



South elevation crawl space door. A large crack was observed between the building facade and the underlying concrete. This should be repaired to prevent additional water intrusion and degradation of the facade.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:02am
Creator: Field Tech #1



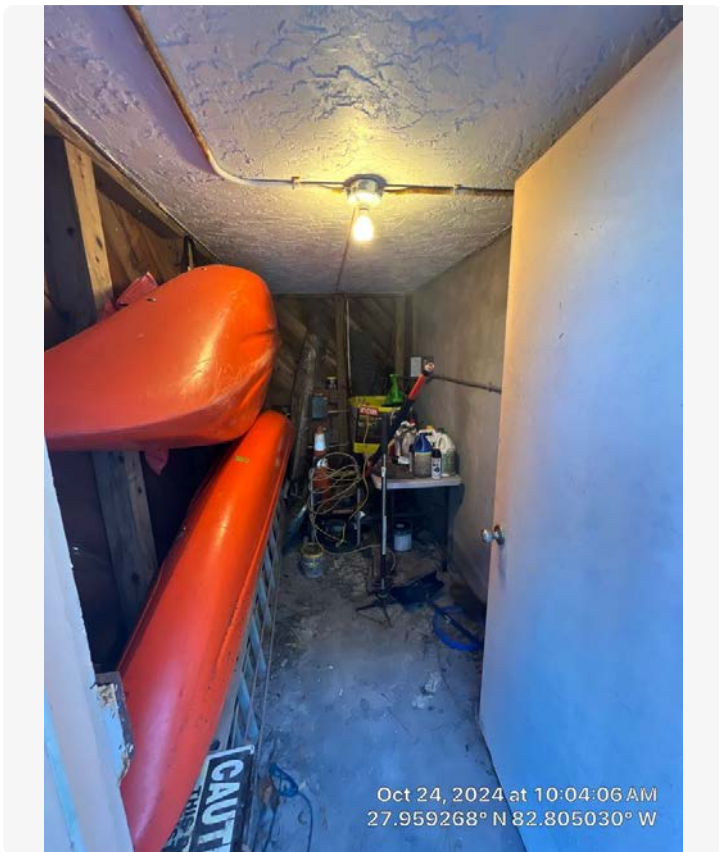
South elevation crawl space door. A large crack was observed between the building facade and the underlying concrete. This should be repaired to prevent additional water intrusion and degradation of the facade.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:02am
Creator: Field Tech #1



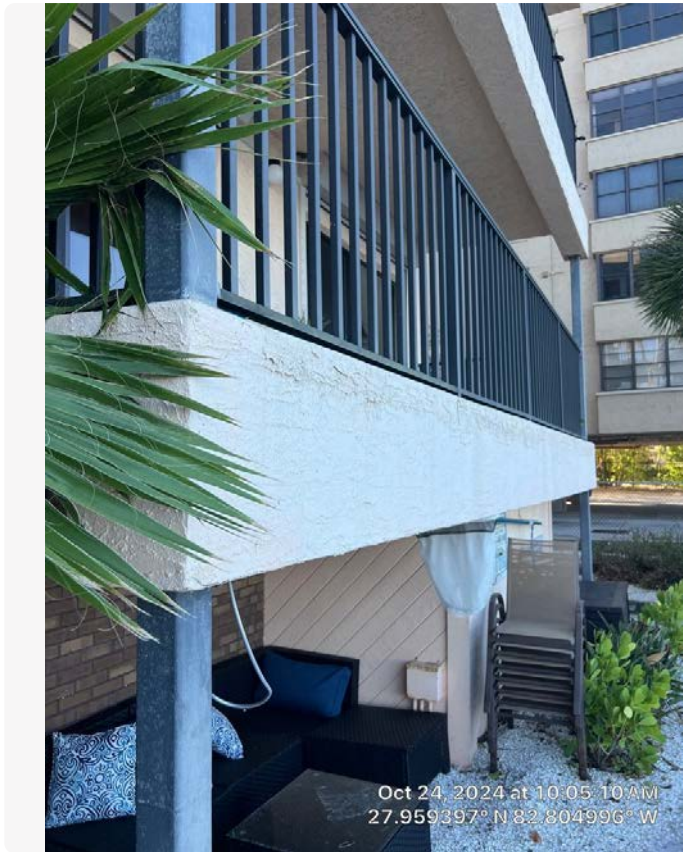
South elevation crawl space door. A large crack was observed between the building facade and the underlying concrete. This should be repaired to prevent additional water intrusion and degradation of the facade.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:03am
Creator: Field Tech #1



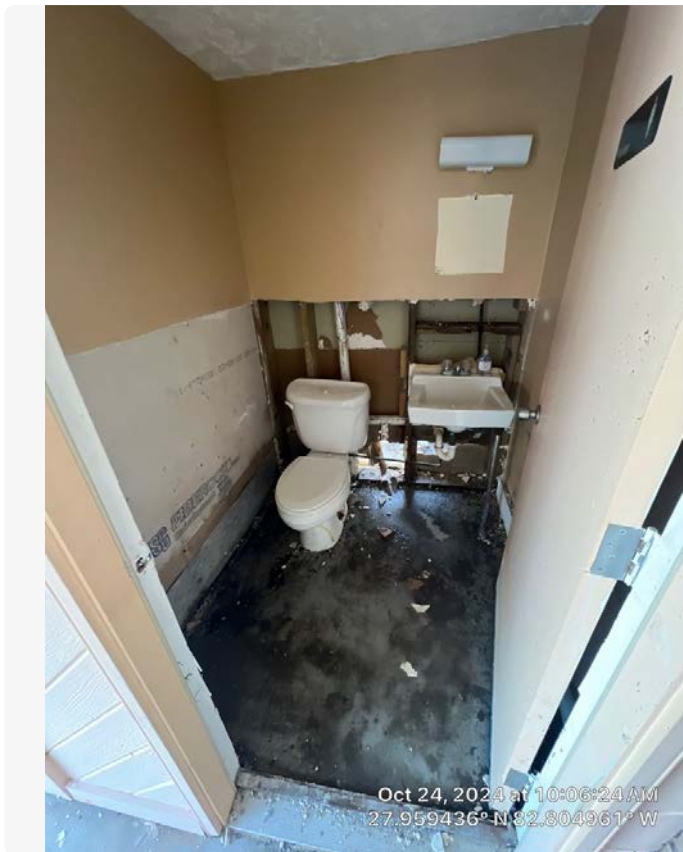
Storage room southwest elevation. No adverse conditions observed at this location.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:04am
Creator: Field Tech #1



West elevation first floor slab edge.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:05am
Creator: Field Tech #1



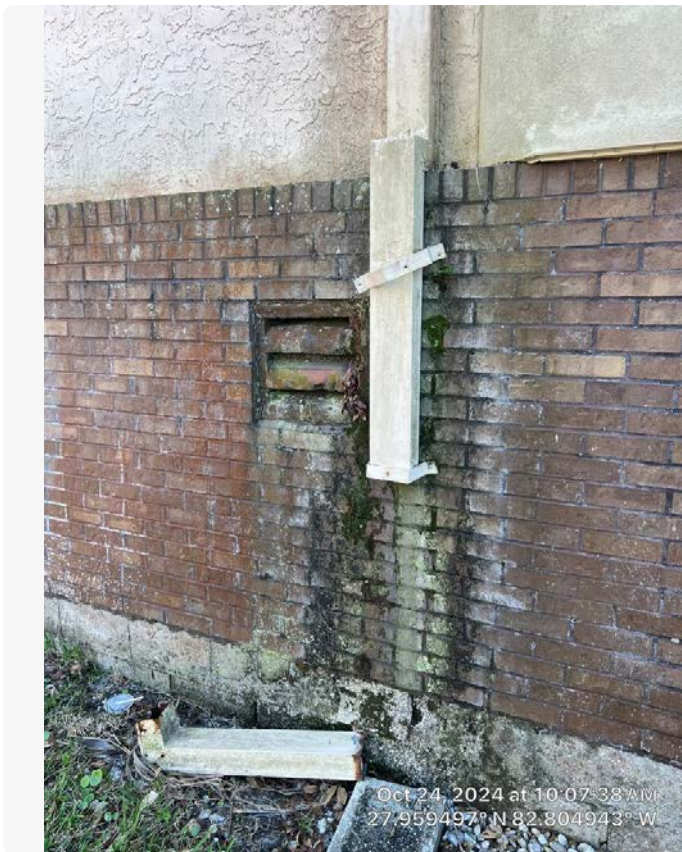
West elevation ladies room. Damage is as result of Hurricane Milton.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:06am
Creator: Field Tech #1



Northwest elevation mens room.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:07am
Creator: Field Tech #1



North elevation. Drain appears to be causing mold and water penetrations into the brick facade at this location. The brick facade is in poor condition and requires repair.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:07am
Creator: Field Tech #1



North elevation. Building penetration and possible water intrusion observed at this location. This will eventually result in soil displacement or erosion of foundations at the crawlspace behind the wall.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:08am
Creator: Field Tech #1



North elevation. Building penetration and possible water intrusion observed at this location. This will eventually result in soil displacement or erosion of foundations at the crawlspace behind the wall.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:08am
Creator: Field Tech #1



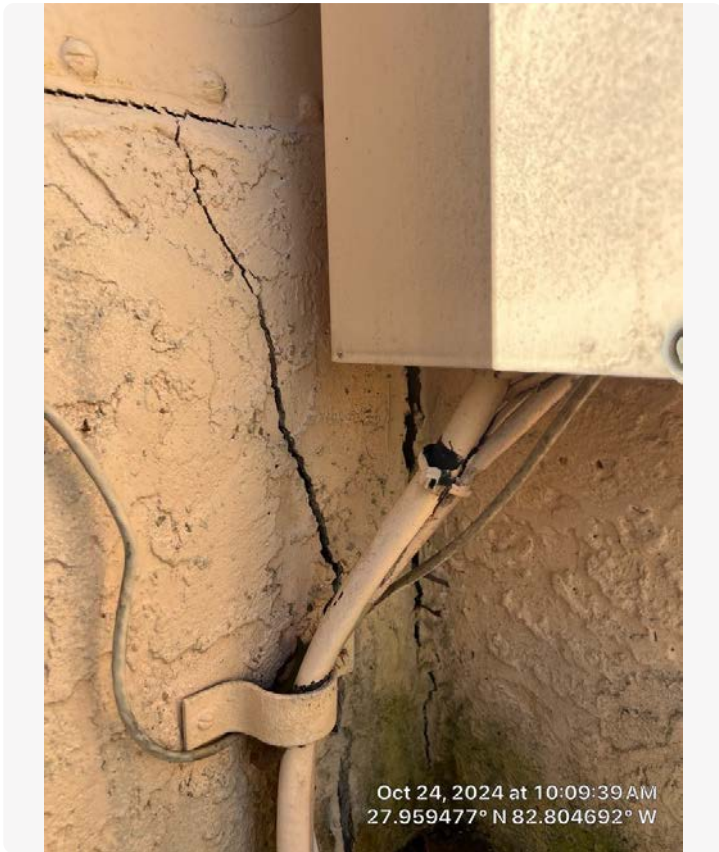
Front east elevation. Cracking in stucco observed. This crack should be repaired to prevent moisture-induced deterioration of the stucco.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:09am
Creator: Field Tech #1



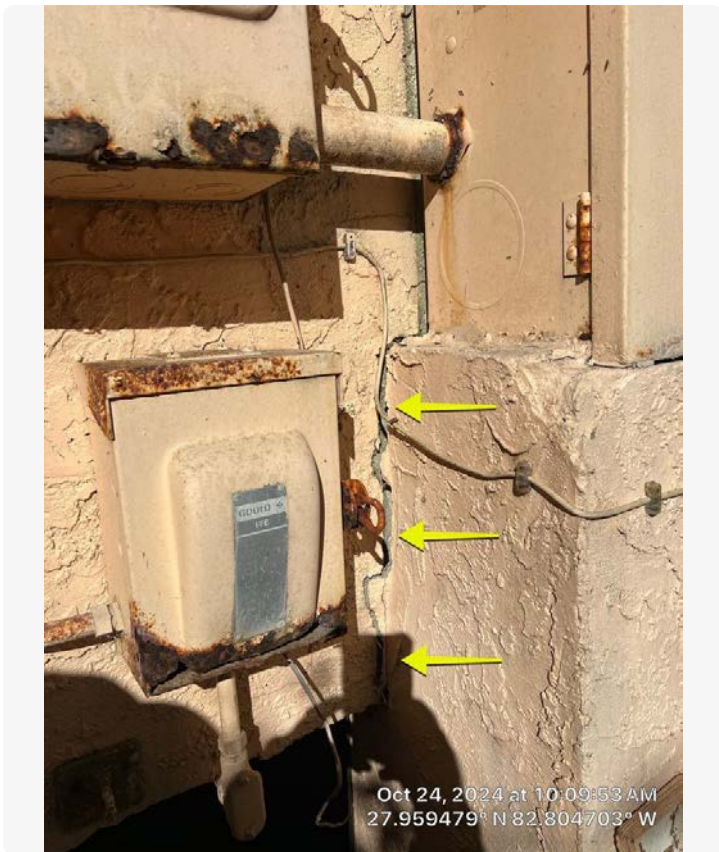
Front east elevation. Cracking in stucco observed. This crack should be repaired to prevent moisture-induced deterioration of the stucco.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:09am
Creator: Field Tech #1



Front east elevation. Cracking in stucco observed. This crack should be repaired to prevent moisture-induced deterioration of the stucco.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:09am
Creator: Field Tech #1



Front east elevation. Cracking in stucco and block wall observed at joint. This should be repaired to prevent additional water intrusion and degradation of the exterior envelope. Additionally, exterior electrical component housings are in poor condition due to long-term corrosion. These housings need to be replaced.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:09am
Creator: Field Tech #1



Front east elevation. Cracking in concrete observed.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:09am
Creator: Field Tech #1



West rear stairwell.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:12am
Creator: Field Tech #1



Corrosion observed on railing up to second floor. This is primarily surface rust at this time and does not appear to impact the structural integrity of the railings. However, the coatings should be maintained to improve the expected useful life of these components.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:13am
Creator: Field Tech #1



Roof view looking to southwest. Modified Bitumen (Mod Bit) roof reported to be approximately 10 years old. No leaks at current time.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:15am
Creator: Field Tech #1



Roof view looking to the northwest.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:15am
Creator: Field Tech #1



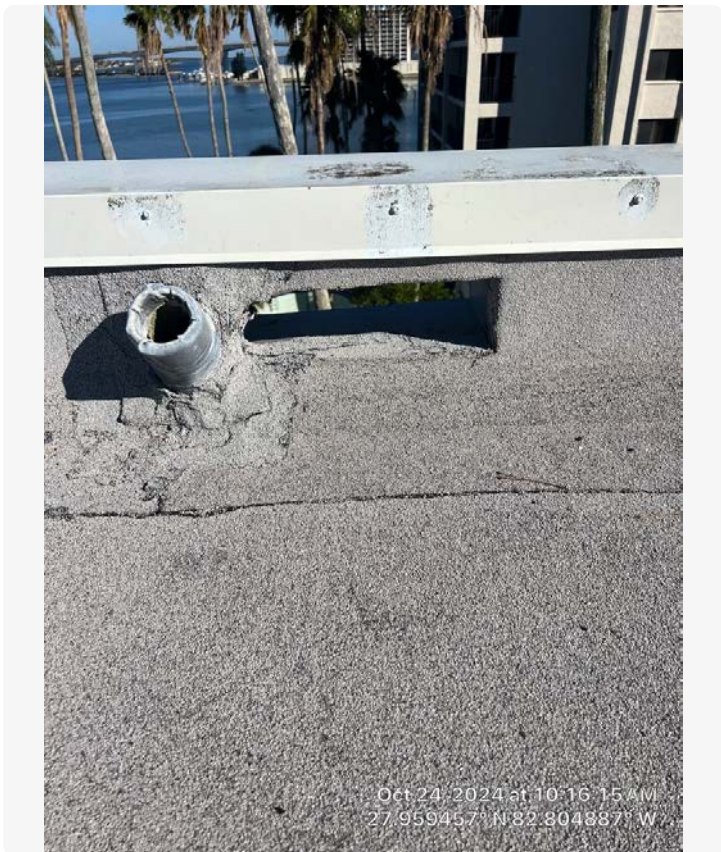
Vents appear to be in good condition and free of debris.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:15am
Creator: Field Tech #1



Vents appear to be in good condition and free of debris.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:16am
Creator: Field Tech #1



Vents and soffits are in good condition and free of debris.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:16am
Creator: Field Tech #1



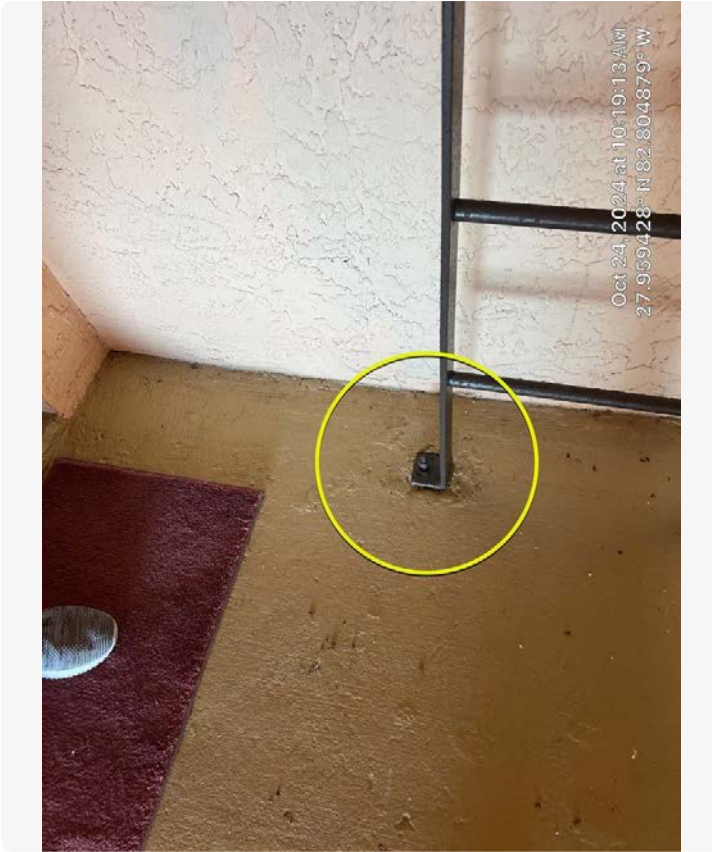
Small secondary roof on west side of roof. No adverse conditions observed.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:16am
Creator: Field Tech #1



Minor corrosion observed. Typical of all hurricane straps. No action required.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:17am
Creator: Field Tech #1



Fastener is loose at base of ladder up to roof. This needs to be reattached to ensure that ladder remains solidly connected.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:19am
Creator: Field Tech #1



Fastener is loose at base of ladder up to roof. This needs to be reattached to ensure that ladder remains solidly connected.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:19am
Creator: Field Tech #1



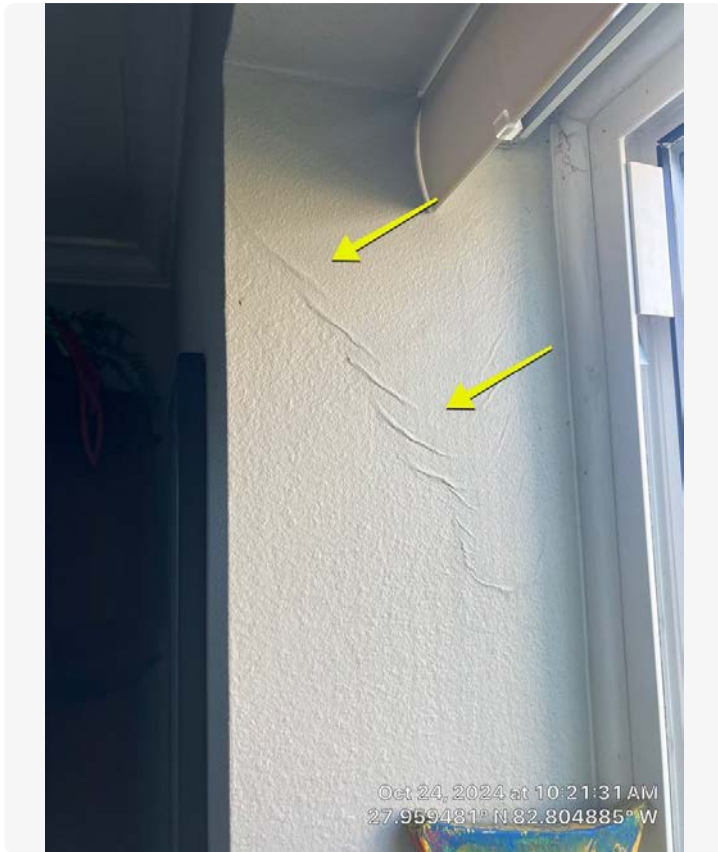
Unit 9.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:20am
Creator: Field Tech #1



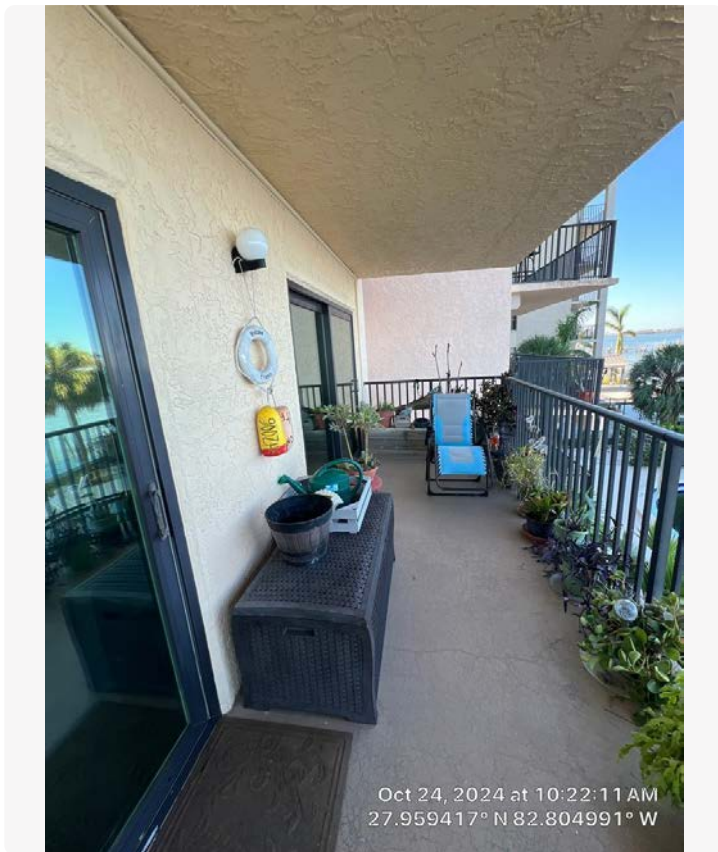
Water intrusion damage on north window in Unit 9.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:21am
Creator: Field Tech #1



Water intrusion damage on north window in Unit 9.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:21am
Creator: Field Tech #1



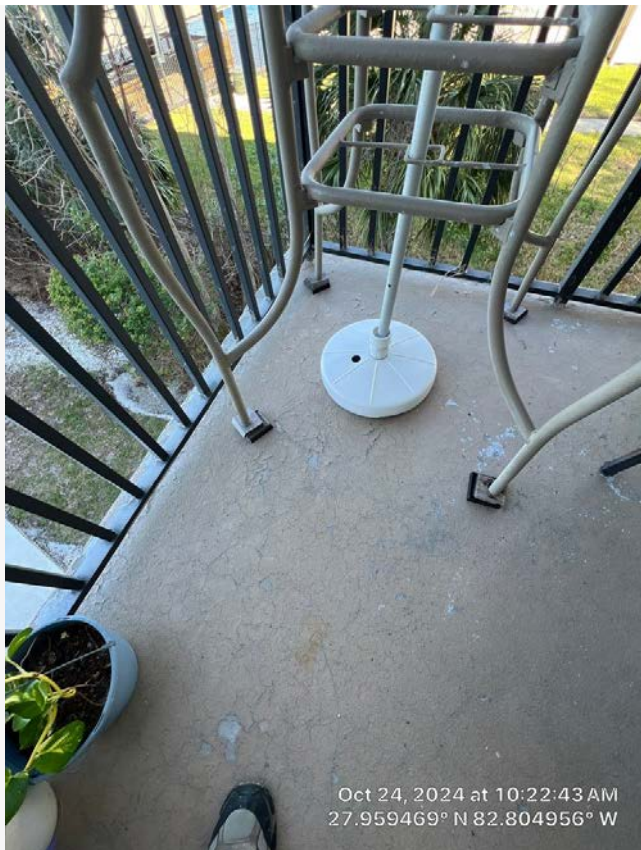
Balcony view Unit 9.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:22am
Creator: Field Tech #1



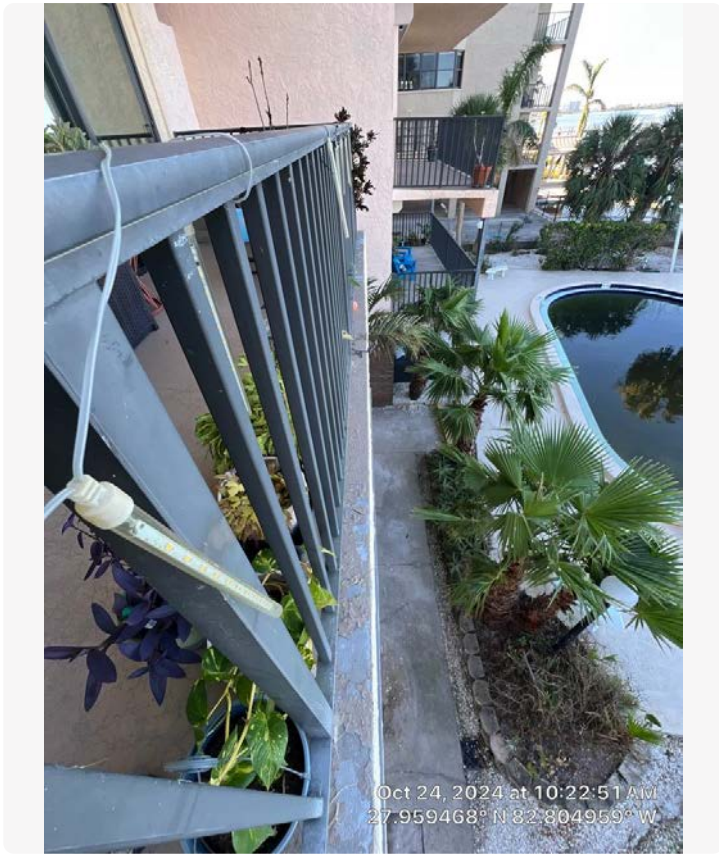
Alternate balcony view Unit 9.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:22am
Creator: Field Tech #1



Unit 9 balcony. Waterproofing has reached the end of its useful life and should be replaced.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:22am
Creator: Field Tech #1



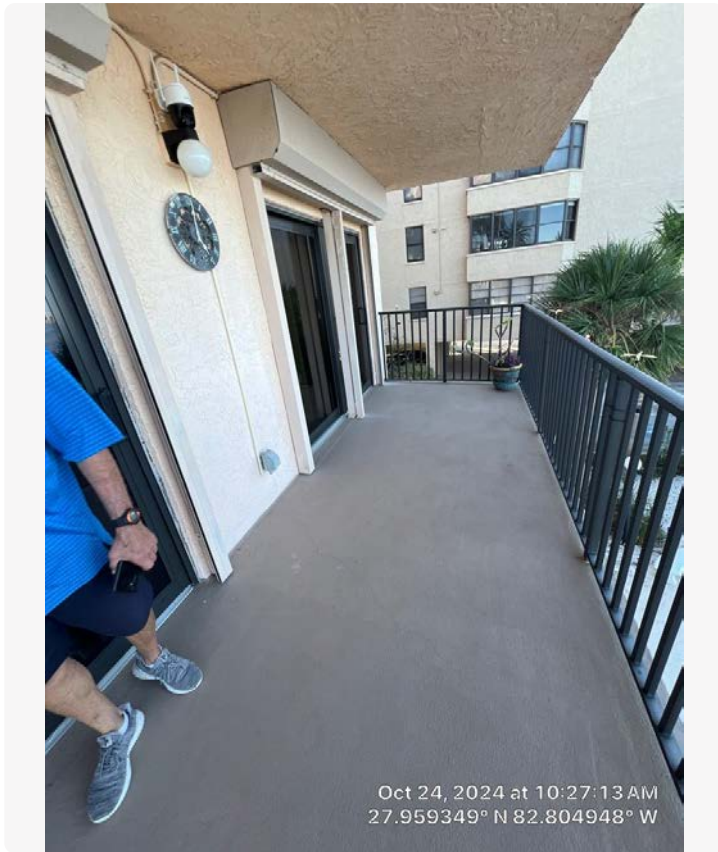
Deteriorating coatings on slab edge on Unit 9 balcony. This balcony needs to be stripped down to bare concrete and then recoated.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:22am
Creator: Field Tech #1



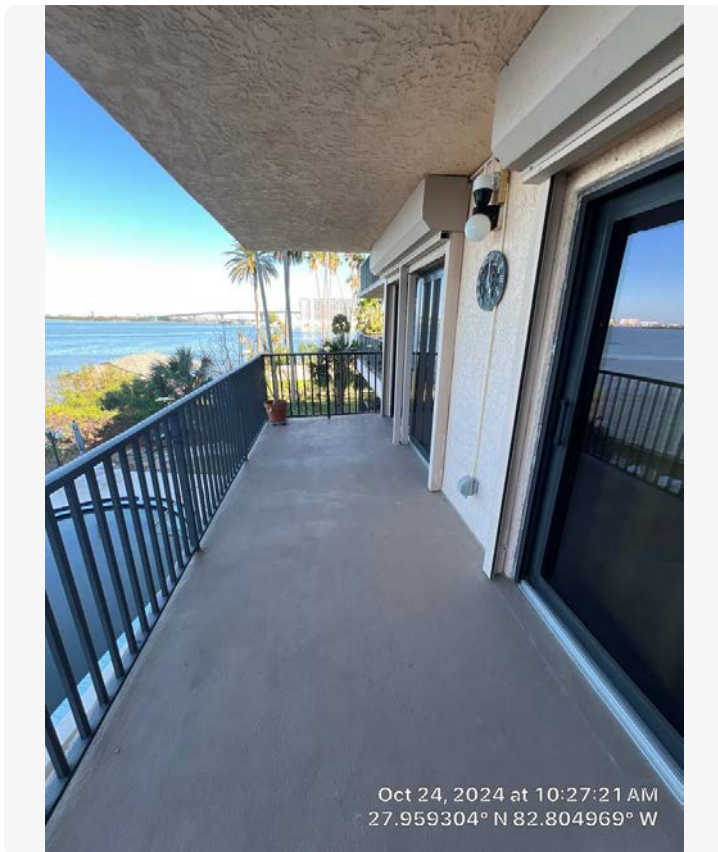
Unit 10.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:25am
Creator: Field Tech #1



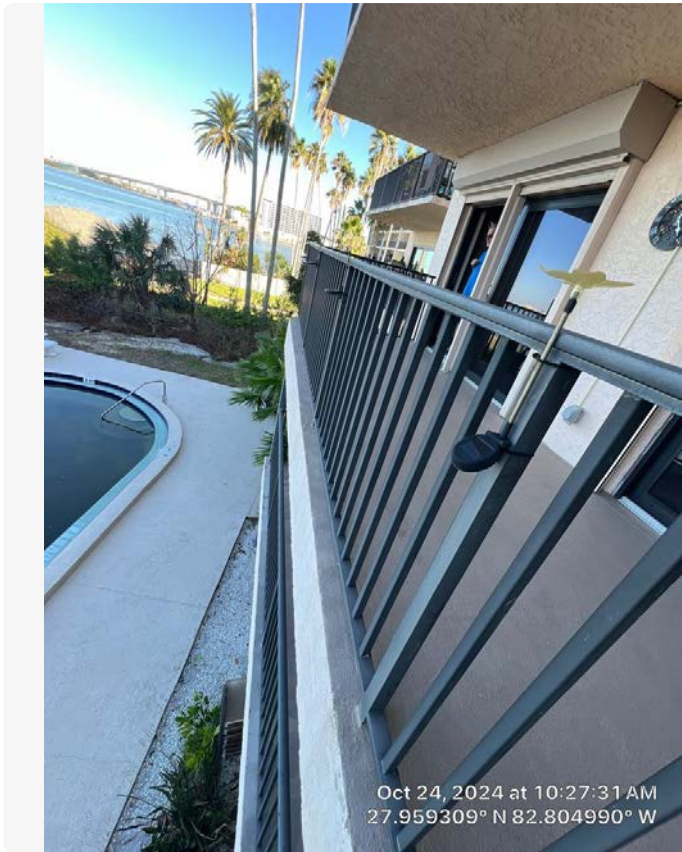
Unit 10 Balcony general conditions.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:27am
Creator: Field Tech #1



Alternate view of the balcony for Unit 10.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:27am
Creator: Field Tech #1



Unit 10 balcony slab edge.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:27am
Creator: Field Tech #1



Minor crack observed on balcony for Unit 10. This is not a structural issue and no action is required, however the deck should be coated with a waterproof membrane which will bridge this crack and prevent water intrusion into the slab.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:28am
Creator: Field Tech #1



Minor crack observed on balcony for Unit 10. This is not a structural issue and no action is required, however the deck should be coated with a waterproof membrane which will bridge this crack and prevent water intrusion into the slab.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:28am
Creator: Field Tech #1



Unit 7.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:29am
Creator: Field Tech #1



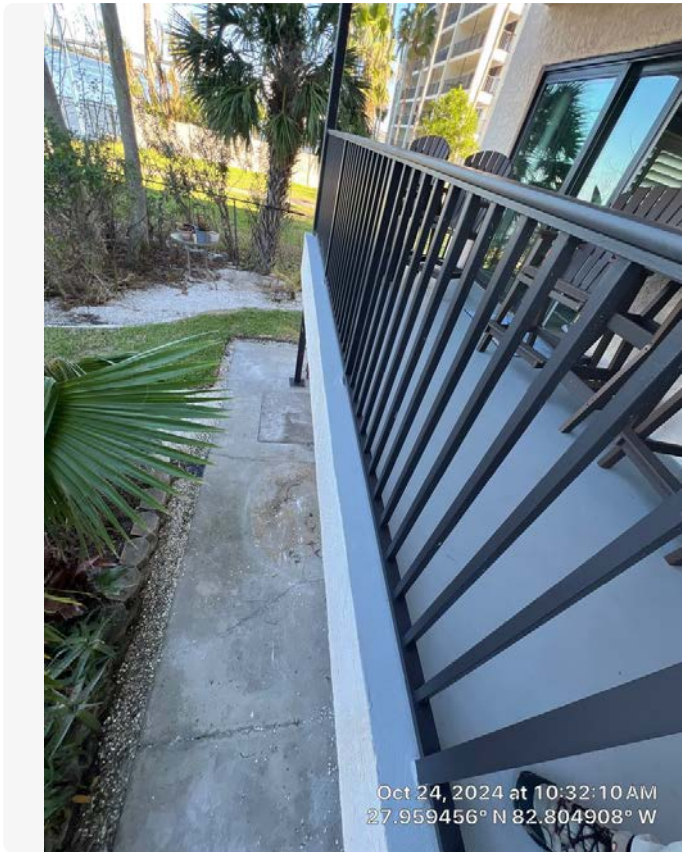
Unit 7 balcony view.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:31am
Creator: Field Tech #1



Alternate view Unit 7 balcony.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:32am
Creator: Field Tech #1



Slab edge on Unit 7.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:32am
Creator: Field Tech #1



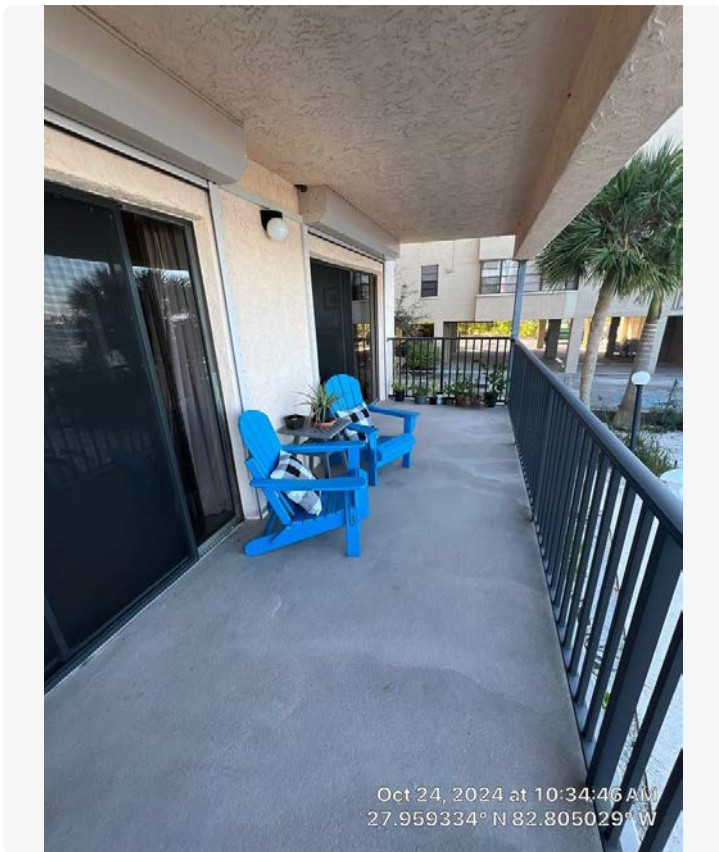
Unit 7 balcony roof. Moisture and plant life observed at this location.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:32am
Creator: Field Tech #1



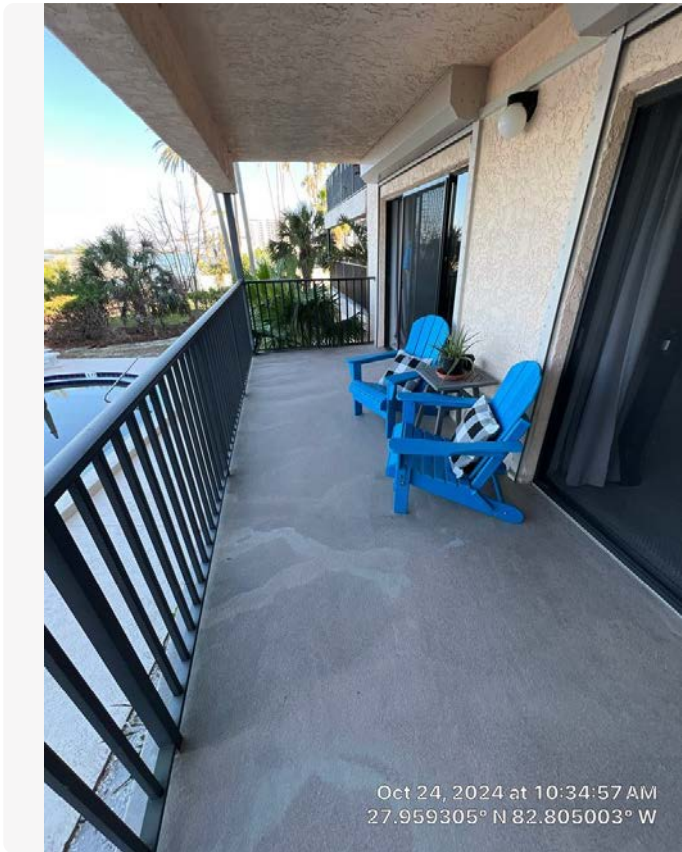
Unit 8.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:33am
Creator: Field Tech #1



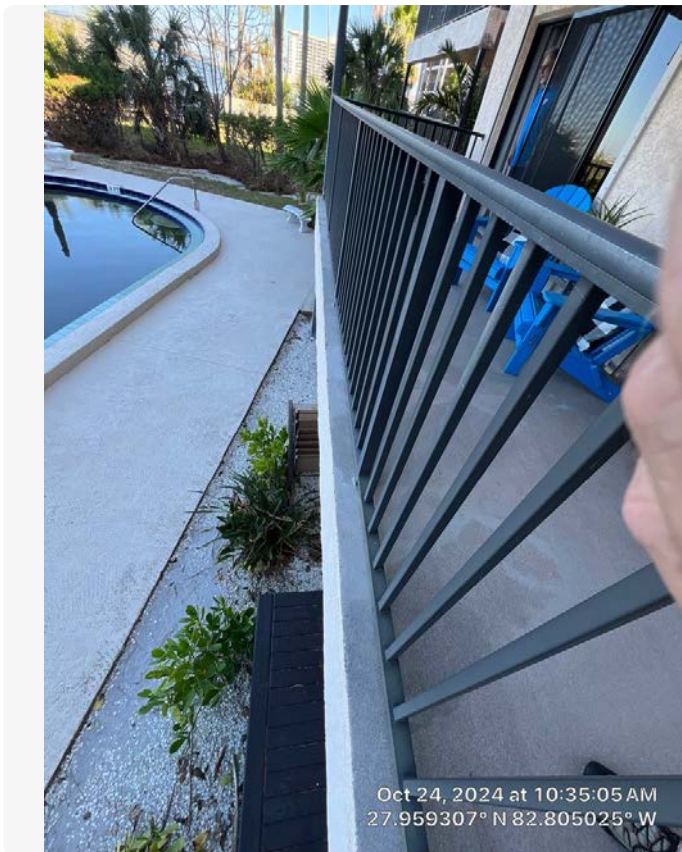
Unit 8 balcony.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:34am
Creator: Field Tech #1



Unit 8 alternate balcony view.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:34am
Creator: Field Tech #1



Unit 8 balcony slab edge.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:35am
Creator: Field Tech #1



Deteriorating coatings observed on Unit 8 balcony slab edge.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:35am
Creator: Field Tech #1



Minor corrosion observed on metal support column. Balcony of Unit 8. Right now this is minor surface rusting, however the steel needs to be repainted to help prevent further corrosion induced deterioration of the post.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:35am
Creator: Field Tech #1



Minor corrosion observed on supports for balcony Unit 8. Right now this is minor surface rusting, however the steel needs to be repainted to help prevent further corrosion induced deterioration of the post.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:36am
Creator: Field Tech #1



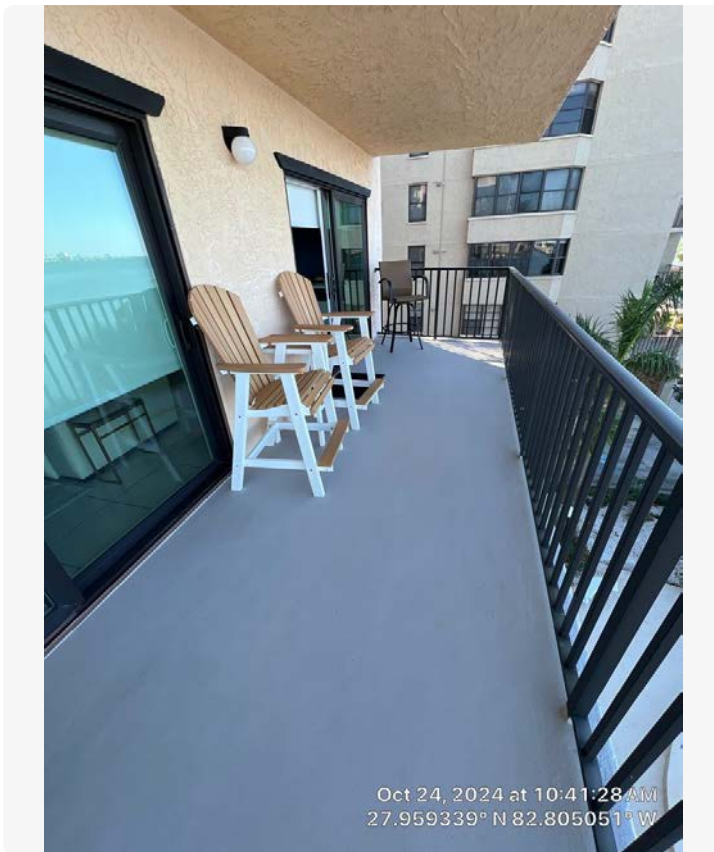
Unit 12.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:39am
Creator: Field Tech #1



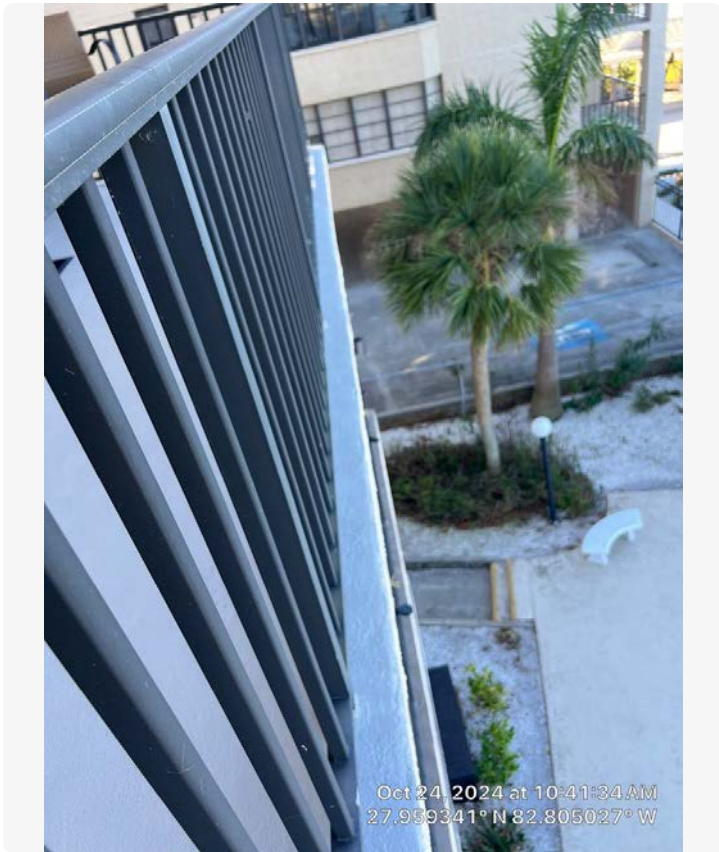
North facing view balcony of Unit 12.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:41am
Creator: Field Tech #1



Alternate balcony view unit 12.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:41am
Creator: Field Tech #1



Slab edge for balcony Unit 12.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:41am
Creator: Field Tech #1



Minor cracks observed on the southwestern corner of balcony Unit 12. The coatings on the deck appear to generally be in good condition, however this slab edge should be touched up to prevent water intrusion.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:41am
Creator: Field Tech #1



Minor cracks observed on the southwestern corner of balcony Unit 12. The coatings on the deck appear to generally be in good condition, however this slab edge should be touched up to prevent water intrusion.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:41am
Creator: Field Tech #1



Unit 14.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:43am
Creator: Field Tech #1



Unit 14 balcony view.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:45am
Creator: Field Tech #1



Unit 14 alternate balcony view.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:45am
Creator: Field Tech #1



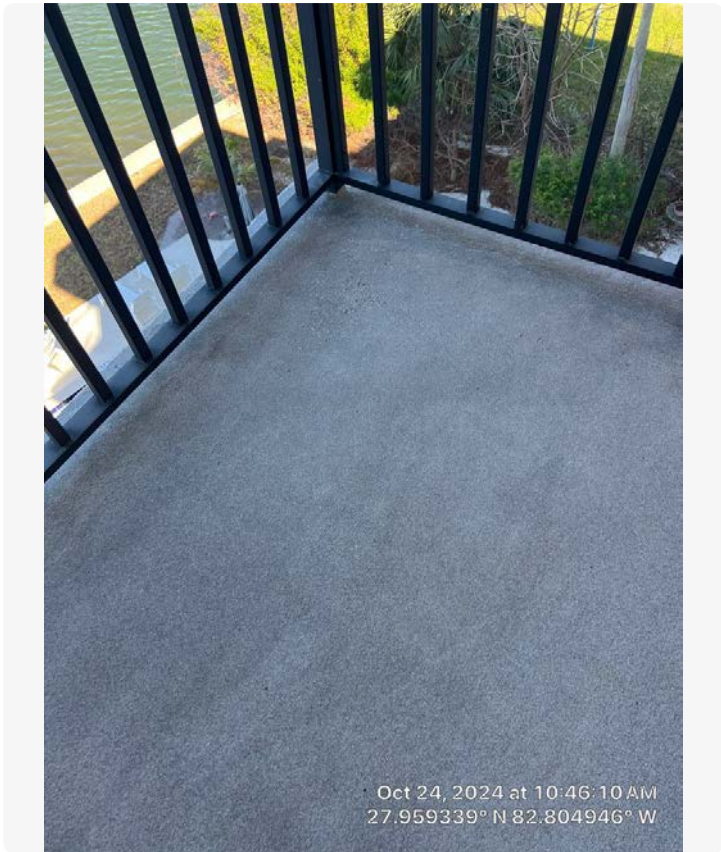
Deteriorating coatings observed on balcony slab edge Unit 14.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:45am
Creator: Field Tech #1



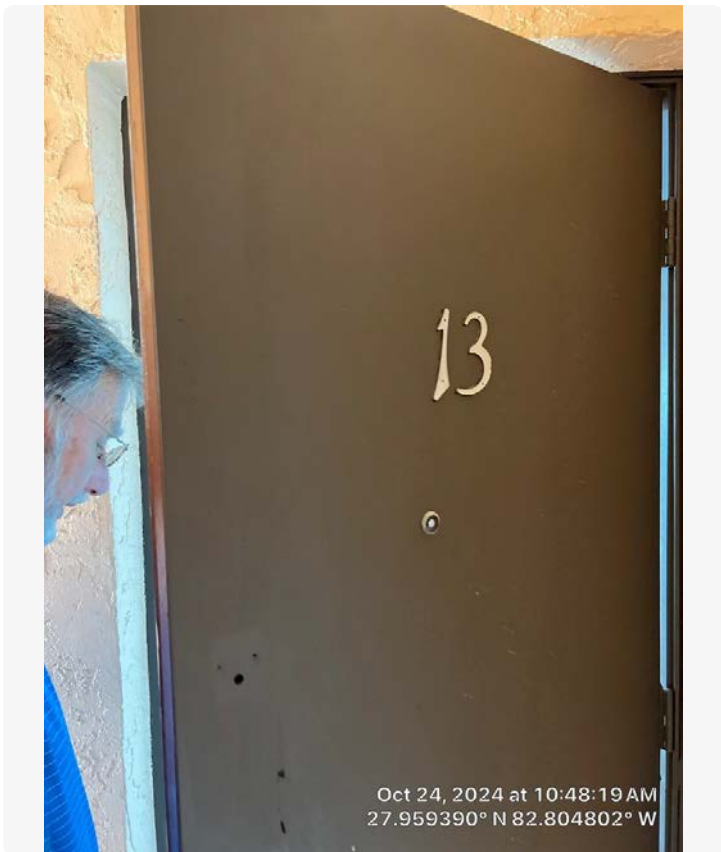
Balcony slab edge Unit 14.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:45am
Creator: Field Tech #1



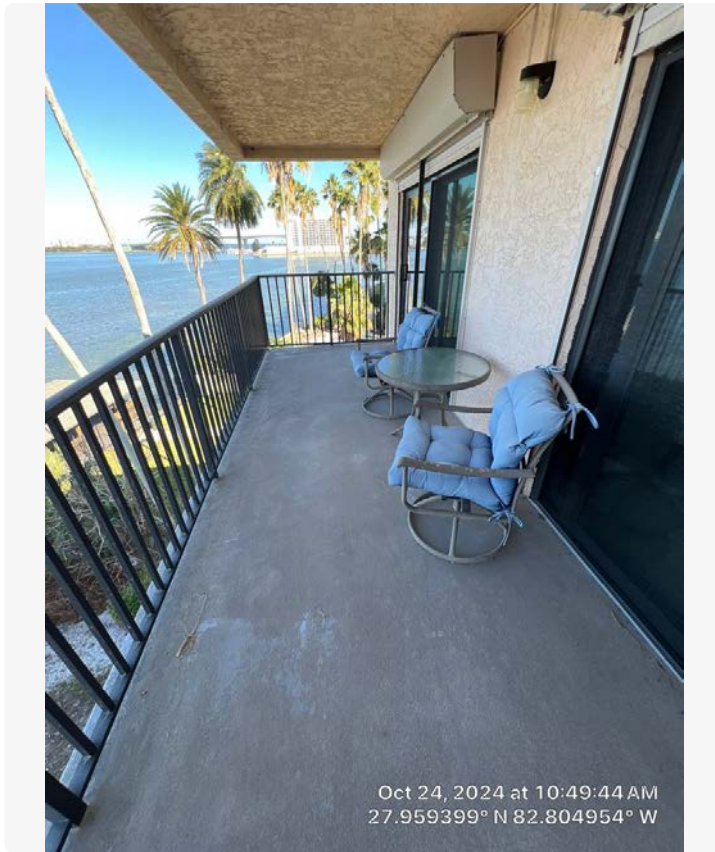
Balcony coatings of Unit 14.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:46am
Creator: Field Tech #1



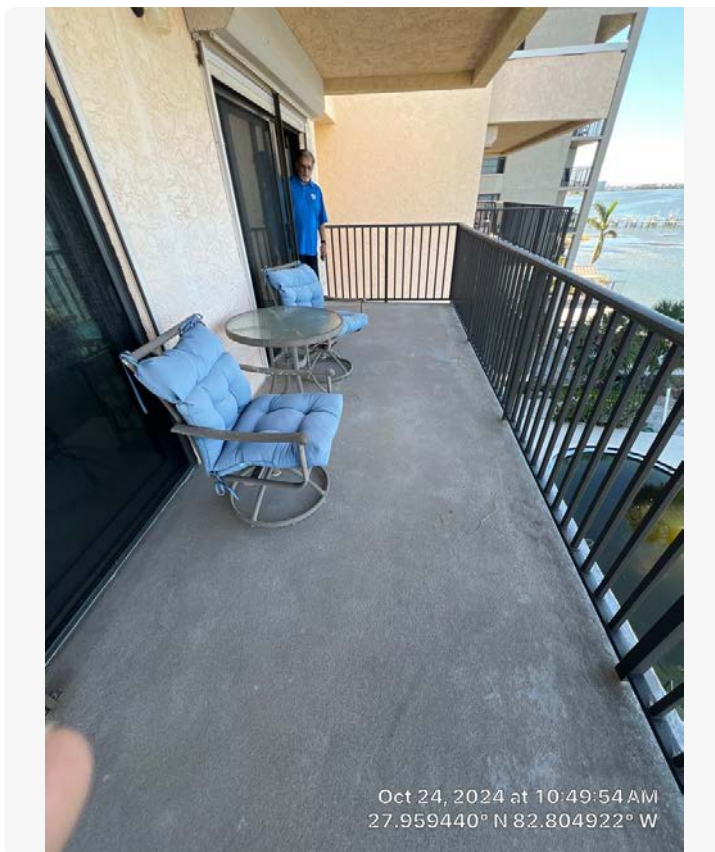
Unit 13.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:48am
Creator: Field Tech #1



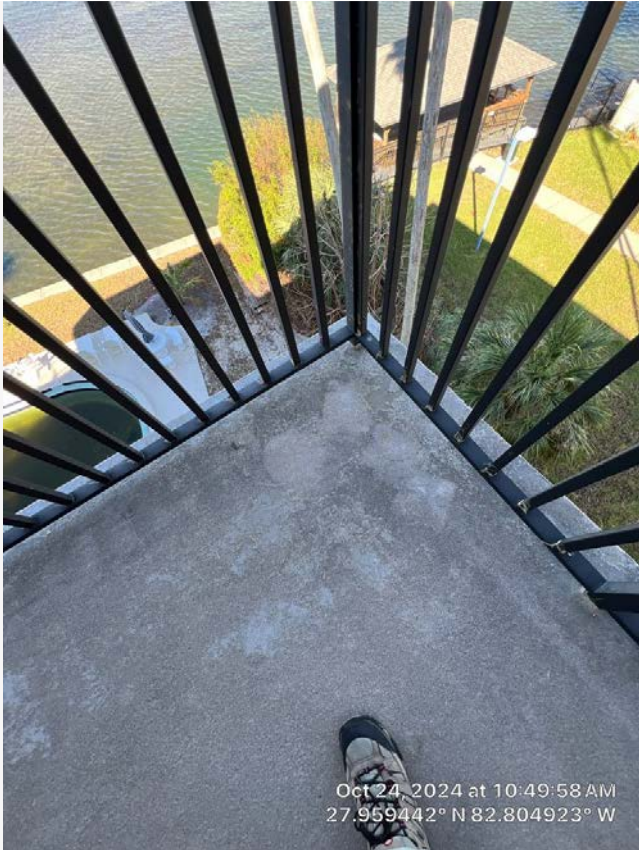
Balcony view Unit 13. Waterproof coatings on the deck are deteriorating and need to be recoated.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:49am
Creator: Field Tech #1



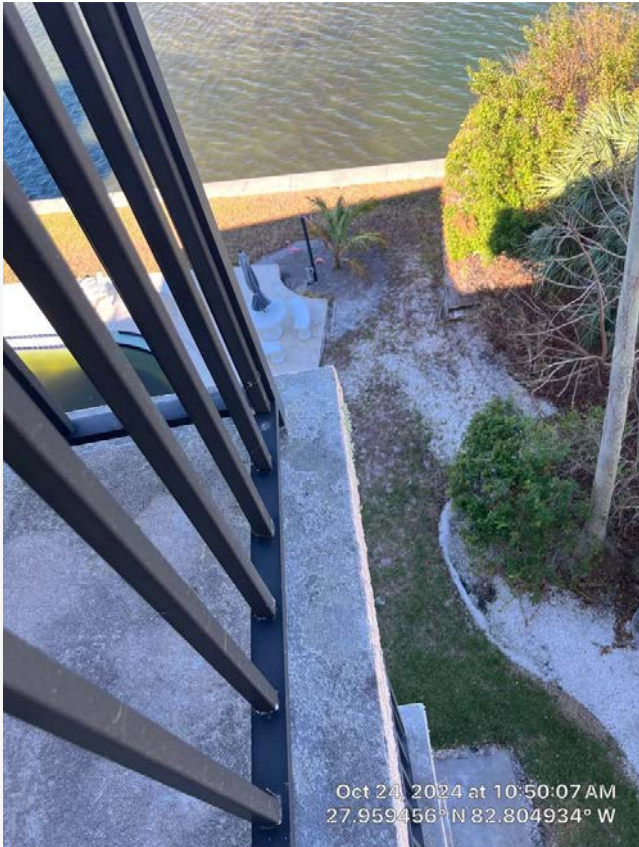
Alternate balcony view Unit 13.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:49am
Creator: Field Tech #1



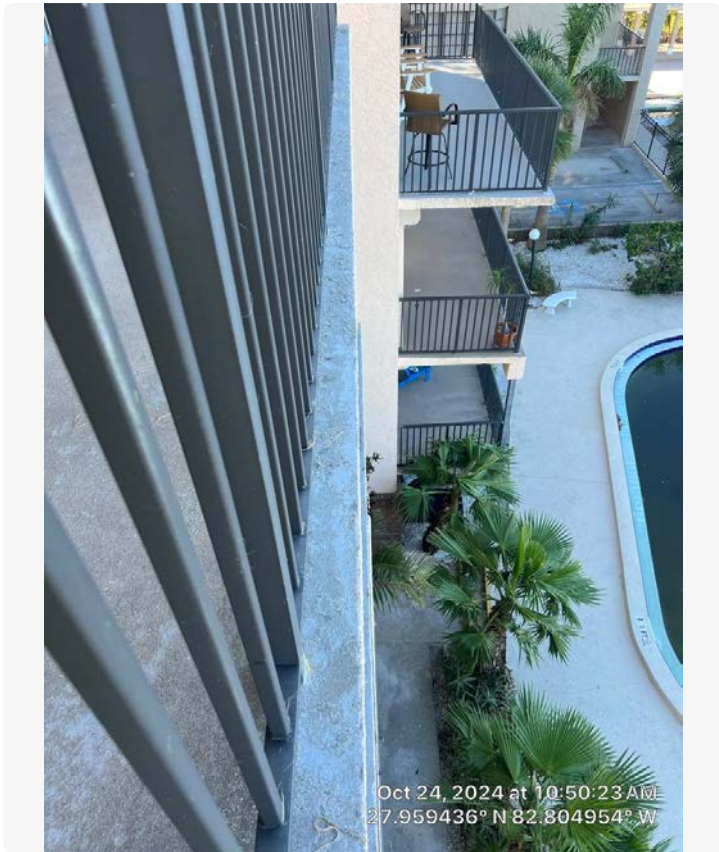
Balcony coatings of Unit 13 are deteriorating and will need to be repaired at some point.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:49am
Creator: Field Tech #1



Northwest elevation of Unit 13 balcony.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:50am
Creator: Field Tech #1



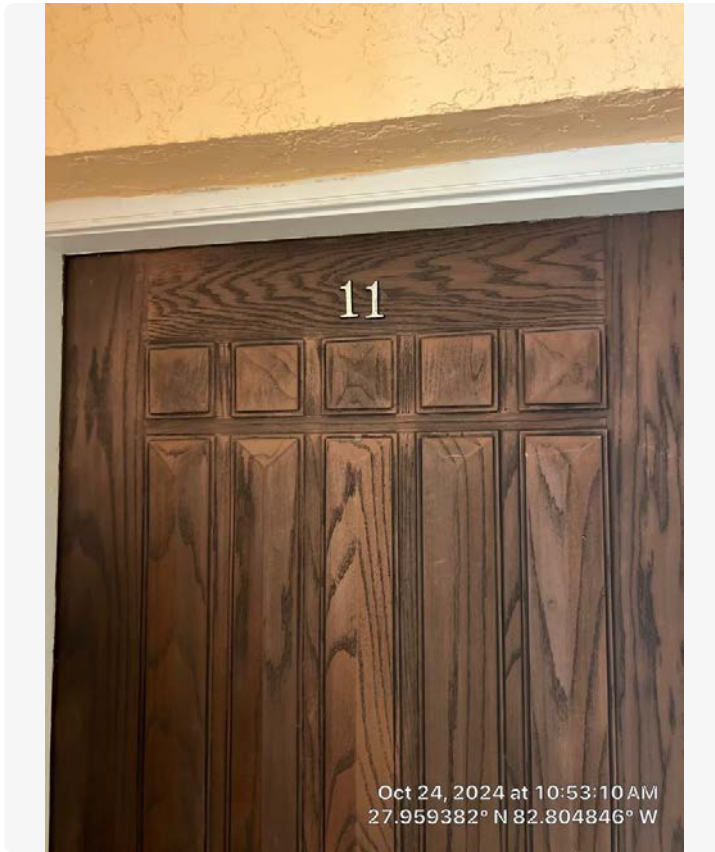
Balcony slab edge of Unit 13.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:50am
Creator: Field Tech #1



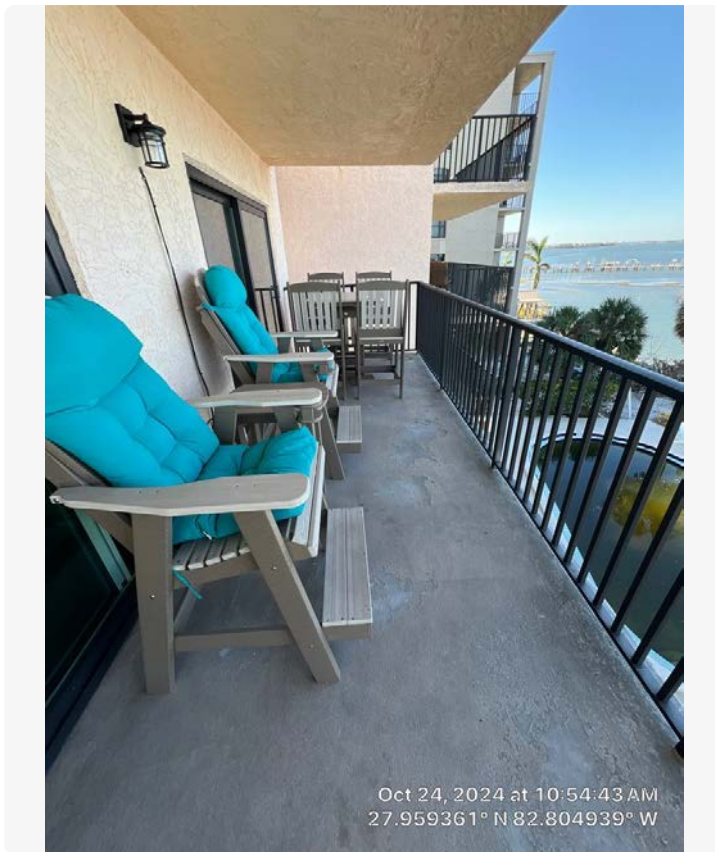
Close-up of coating of balcony Unit 13.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:50am
Creator: Field Tech #1



Unit 11.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:53am
Creator: Field Tech #1



Balcony view of Unit 11. The deck waterproofing needs to be removed and replaced, as it has reached the end of its useful life.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:54am
Creator: Field Tech #1



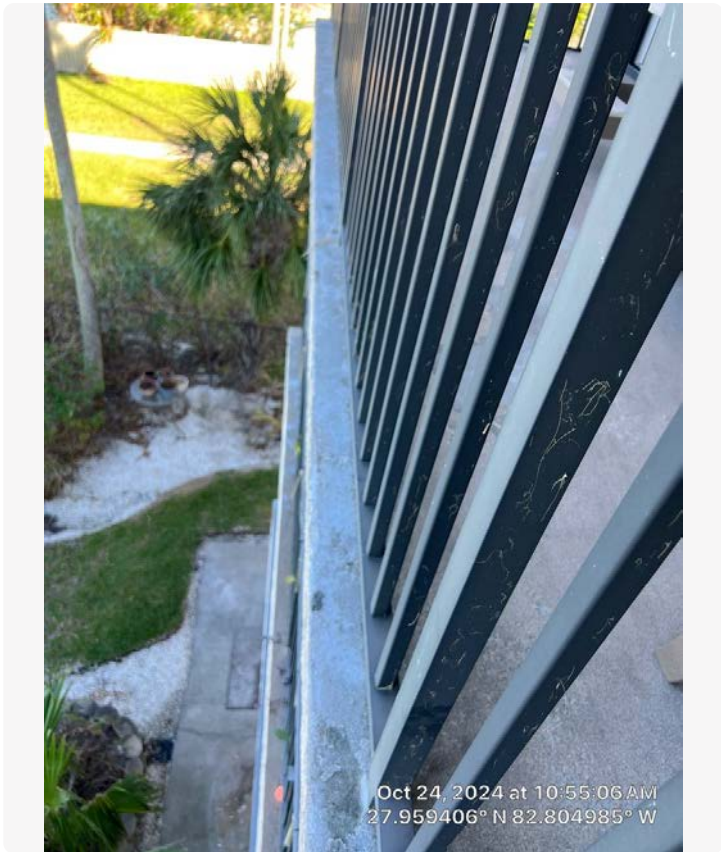
Alternate balcony view of Unit 11.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:54am
Creator: Field Tech #1



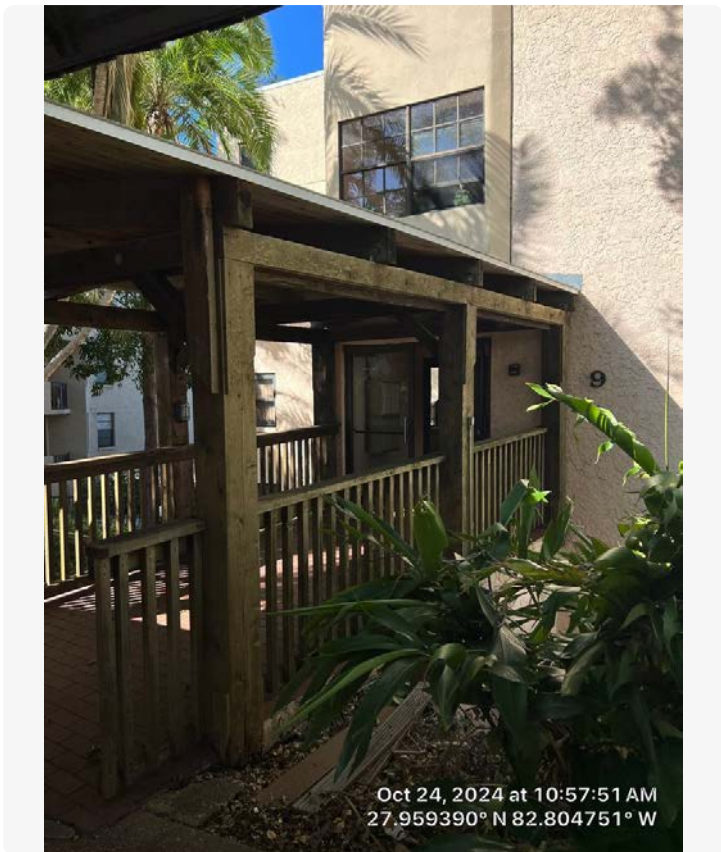
Waterproofing has reached the end of its serviceable life.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:54am
Creator: Field Tech #1



Balcony slab edge unit 11.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:55am
Creator: Field Tech #1



Entrance canopy. East elevation.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:57am
Creator: Field Tech #1



Carport in front of east elevation for 9 Turner units.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 10:58am
Creator: Field Tech #1



Unit 2 front elevation (north).

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:01am
Creator: Field Tech #1



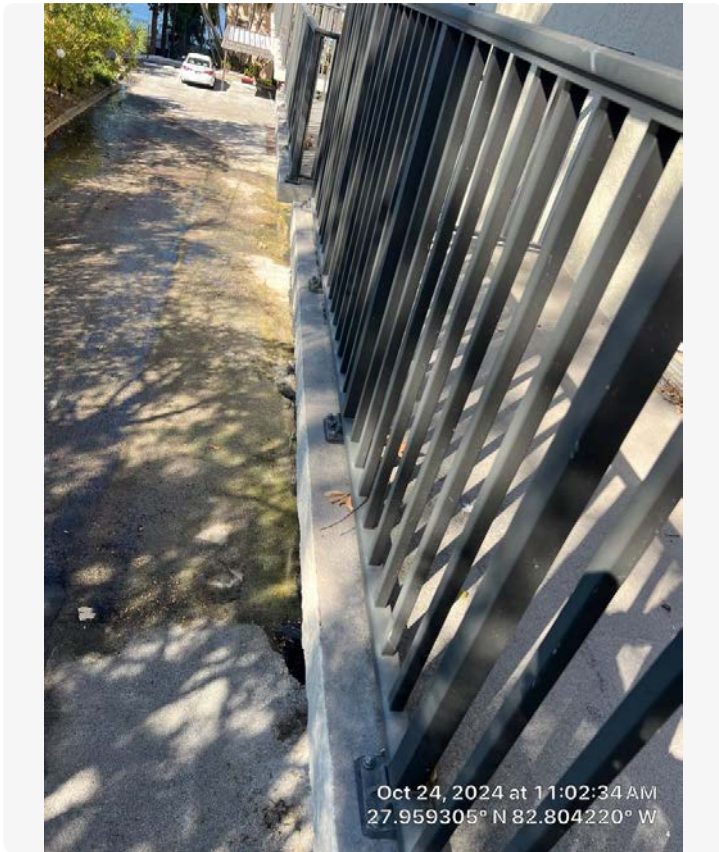
Unit 2 south balcony.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:02am
Creator: Field Tech #1



Unit 2 south balcony alternate view.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:02am
Creator: Field Tech #1



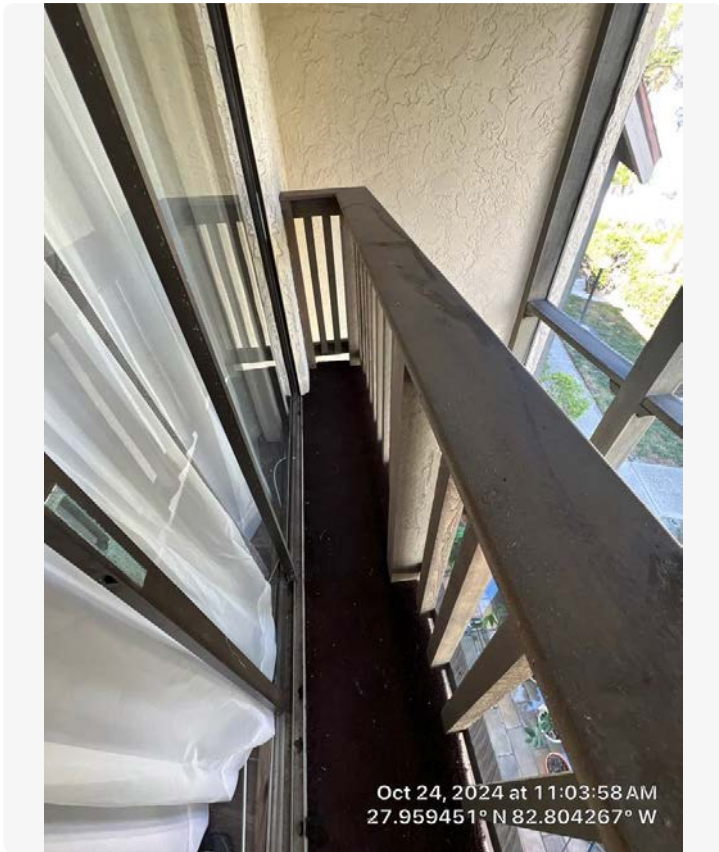
Unit 2 south balcony slab edge.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:02am
Creator: Field Tech #1



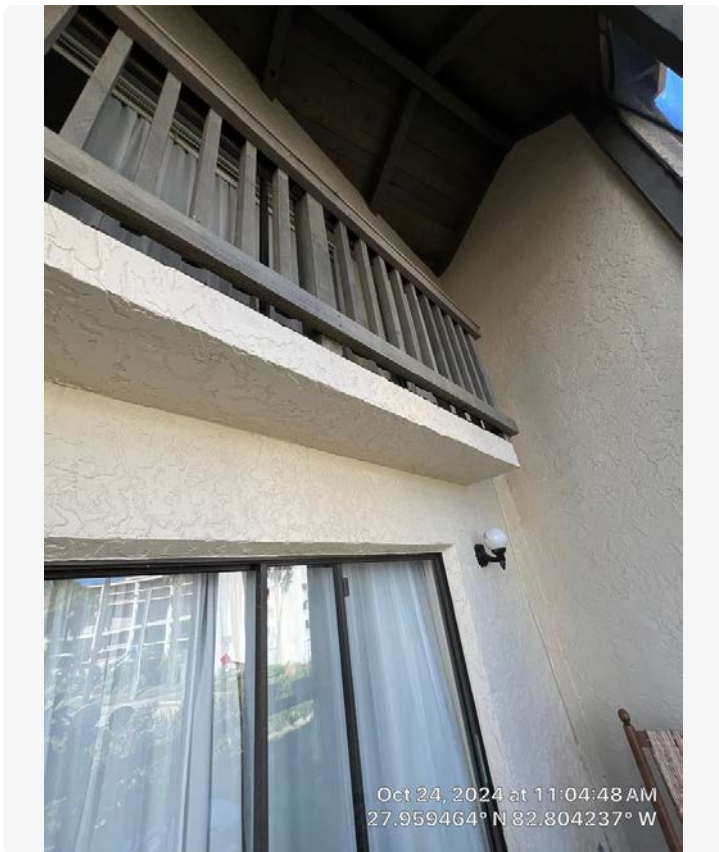
Unit 2 south balcony, Typical conditions observed throughout the building.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:02am
Creator: Field Tech #1



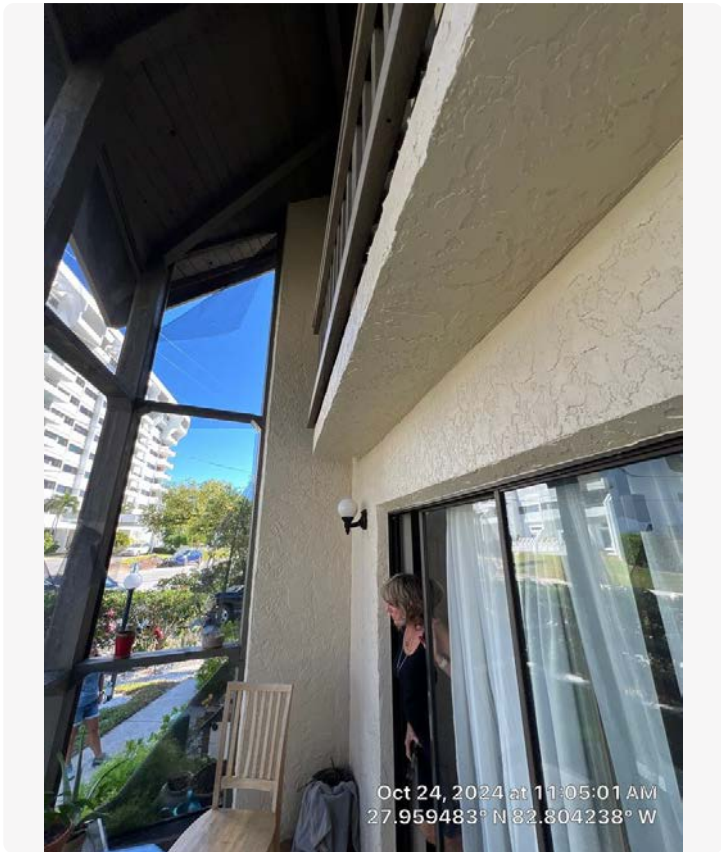
Unit 2 north balcony.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:03am
Creator: Field Tech #1



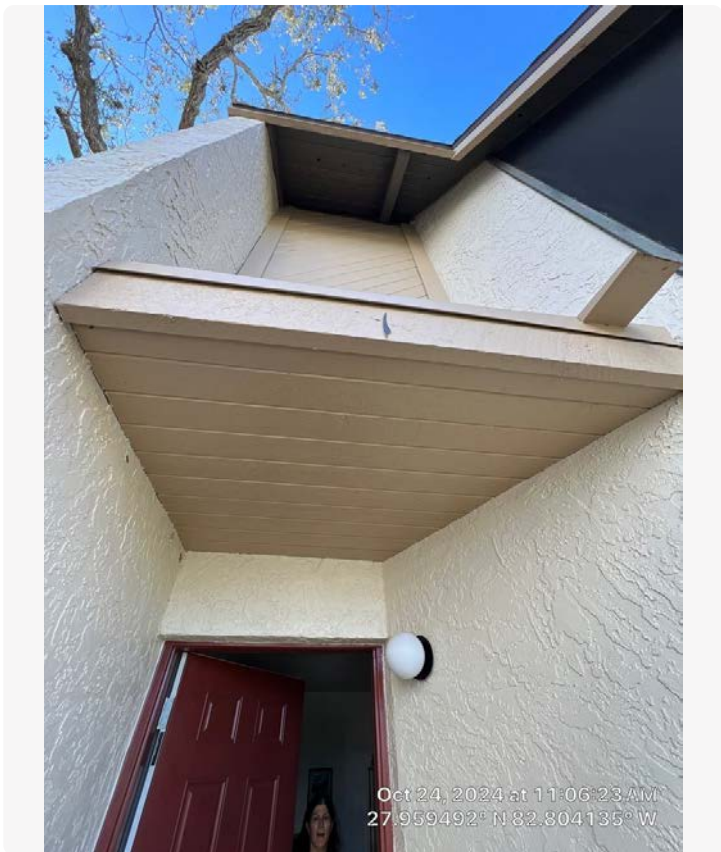
Unit 2 north balcony slab edge.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:04am
Creator: Field Tech #1



Unit 2 north balcony slab edge.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:05am
Creator: Field Tech #1



Unit 1.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:06am
Creator: Field Tech #1



Unit 1 south balcony.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:08am
Creator: Field Tech #1



Unit 1 south balcony alternate view.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:08am
Creator: Field Tech #1



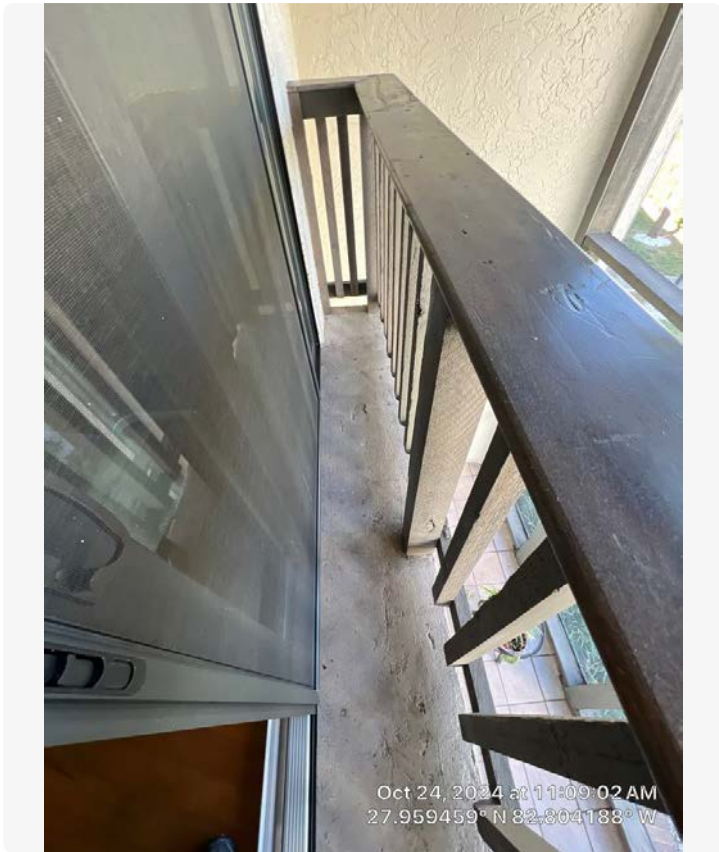
Unit 1 balcony general conditions.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:08am
Creator: Field Tech #1



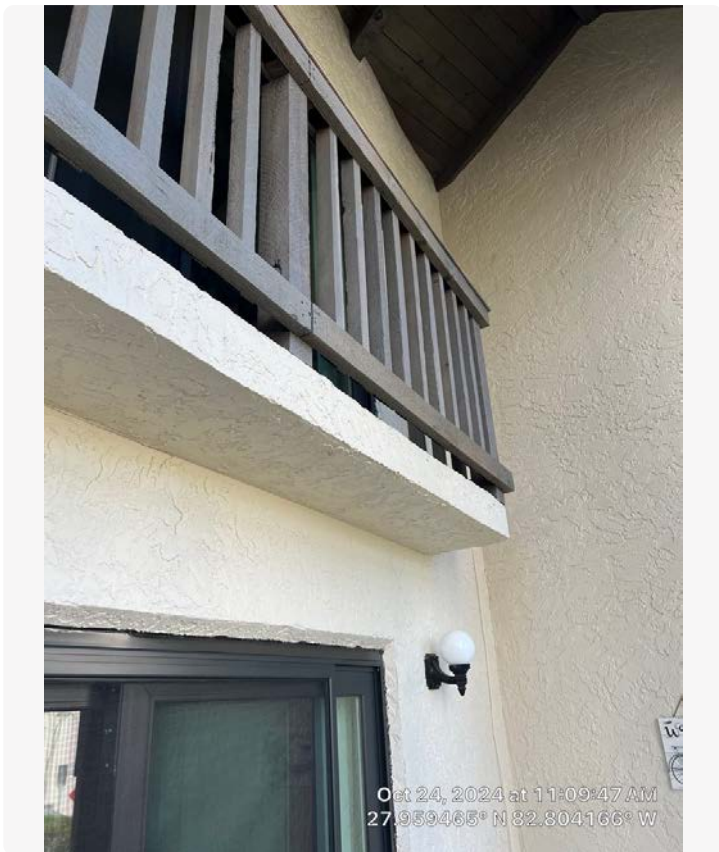
Unit 1 balcony slab edge.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:08am
Creator: Field Tech #1



Unit 1 north balcony. Bare concrete balcony observed.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:09am
Creator: Field Tech #1



Unit 1 north balcony slab edge.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:09am
Creator: Field Tech #1



Unit 1 north balcony slab edge.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:09am
Creator: Field Tech #1



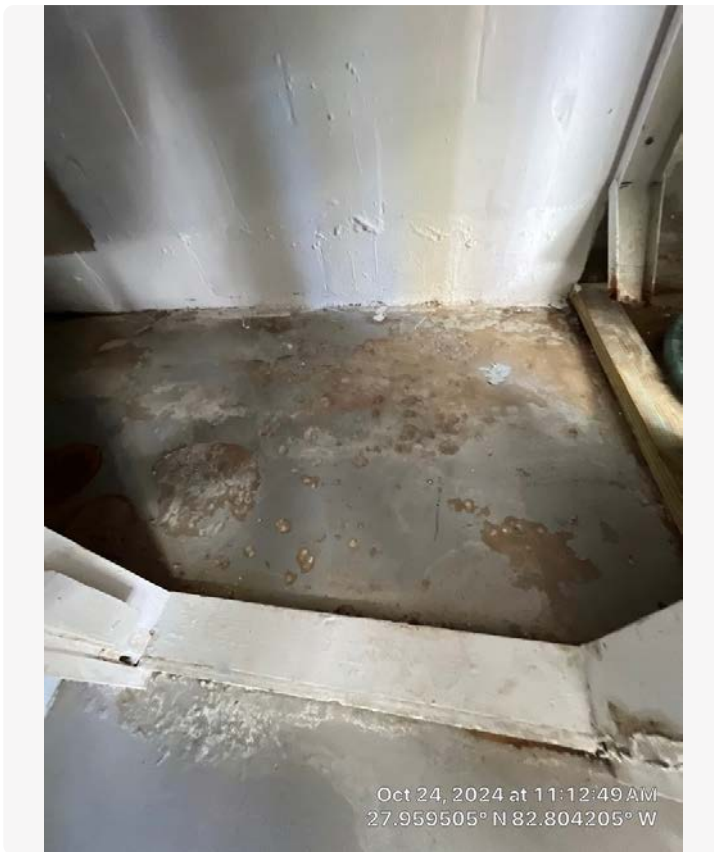
Unit 3.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:10am
Creator: Field Tech #1



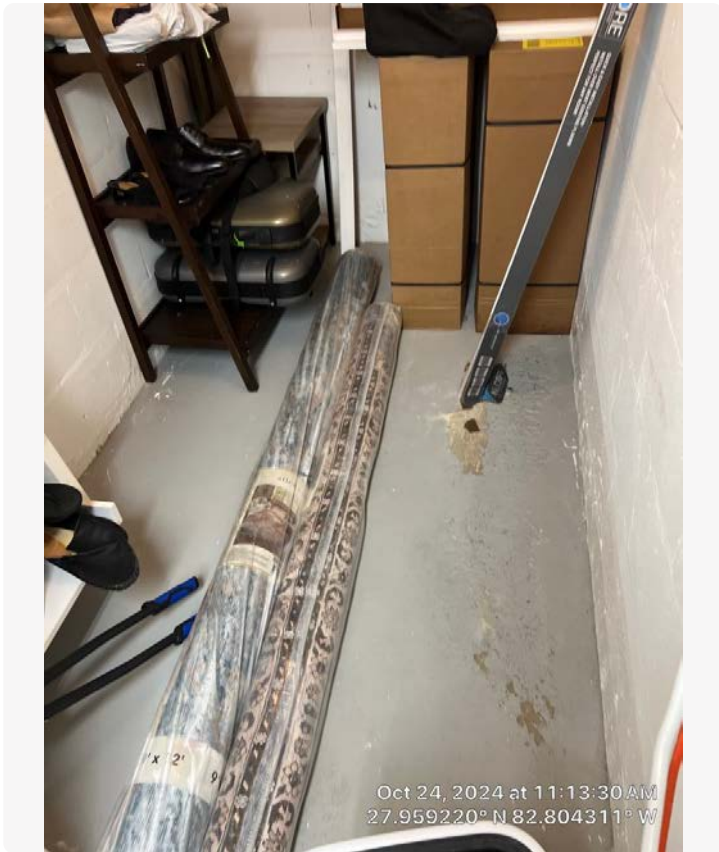
Water intrusion location through walls in garage of unit 3.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:12am
Creator: Field Tech #1



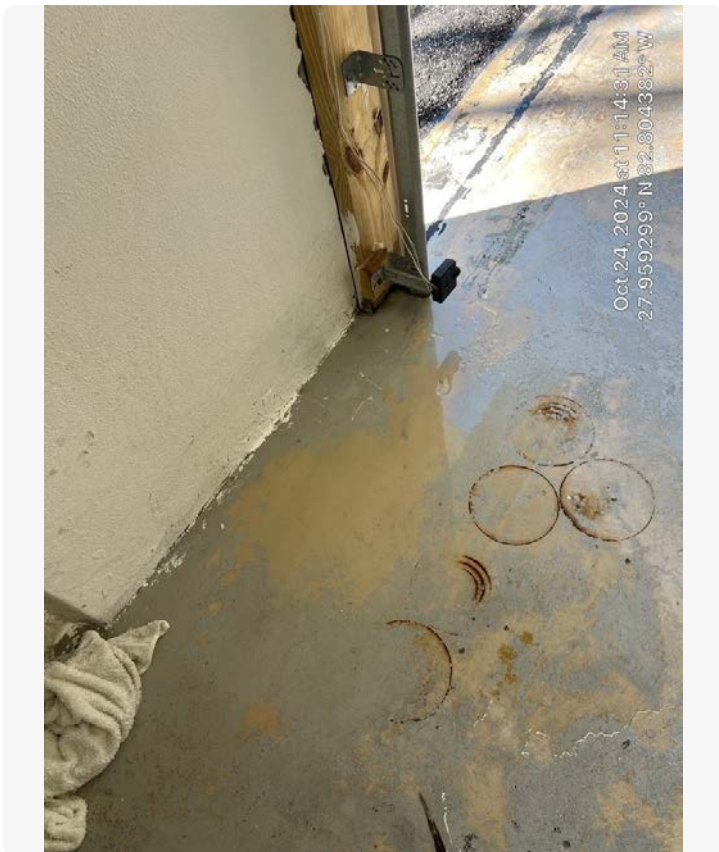
Water intrusion location through walls in garage of unit 3.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:12am
Creator: Field Tech #1



Water intrusion continued up to this location in the garage of Unit 3..

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:13am
Creator: Field Tech #1



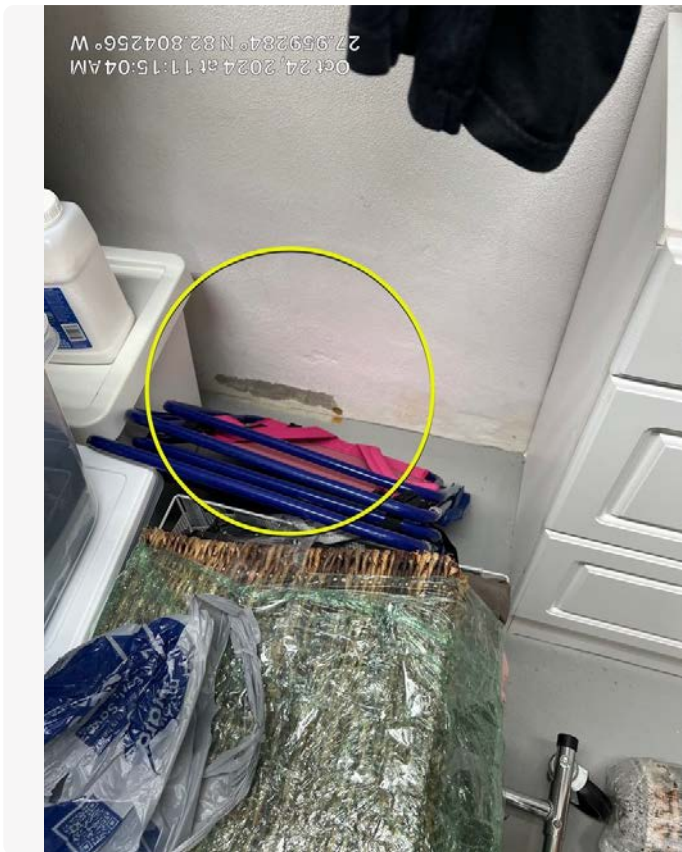
Water observed on floor of garage entrance Unit 3.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:14am
Creator: Field Tech #1



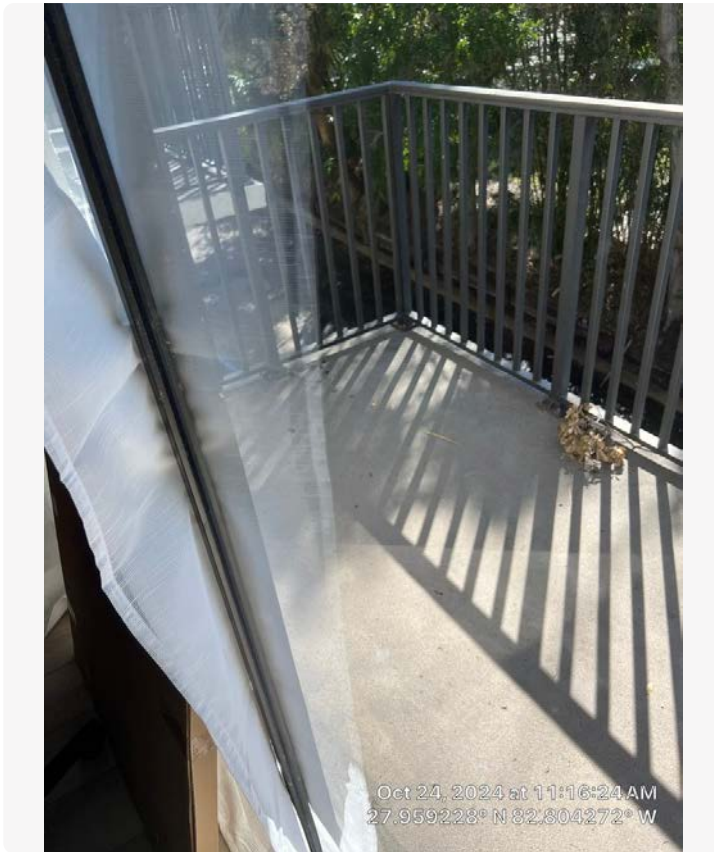
Outside of Unit 3. This water is reported to be from some unknown source other than rain. The source is unknown.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:14am
Creator: Field Tech #1



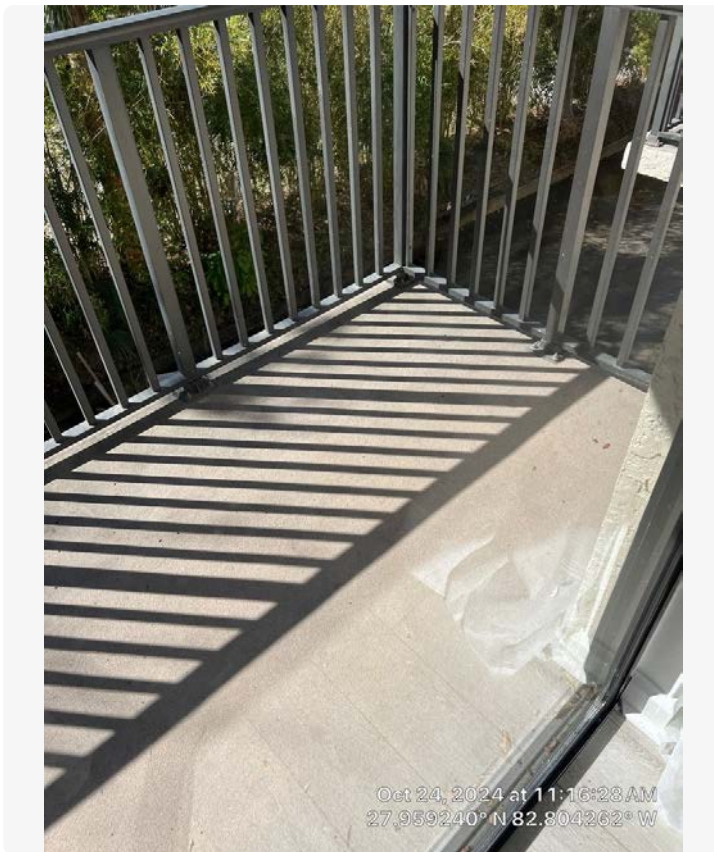
Additional location of water intrusion in garage of Unit 3.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:15am
Creator: Field Tech #1



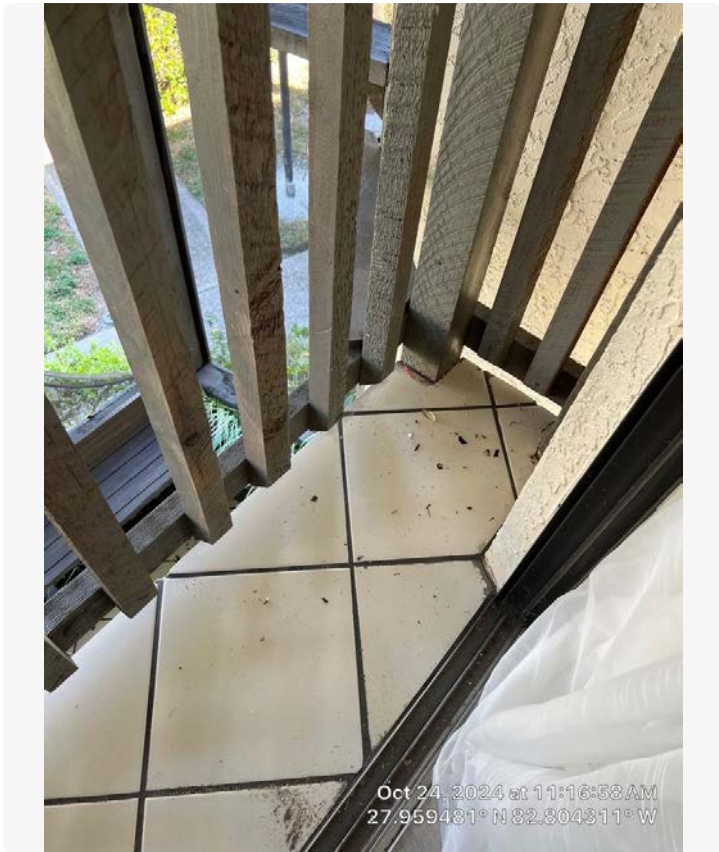
South balcony Unit 3. Sliding glass door could not be opened and appears to be unserviceable.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:16am
Creator: Field Tech #1



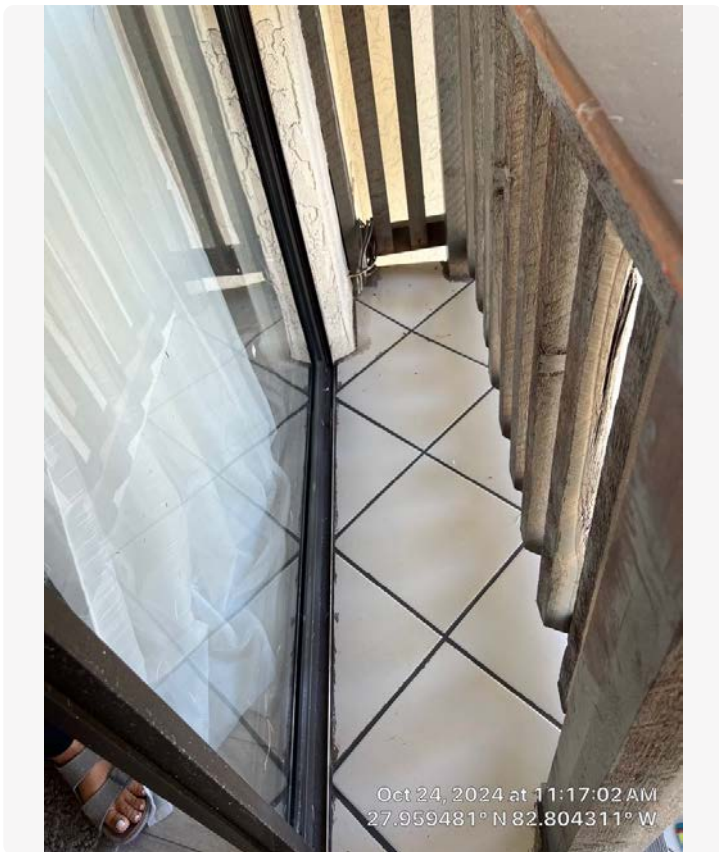
South balcony Unit 3. Was unable to open slider at this location.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:16am
Creator: Field Tech #1



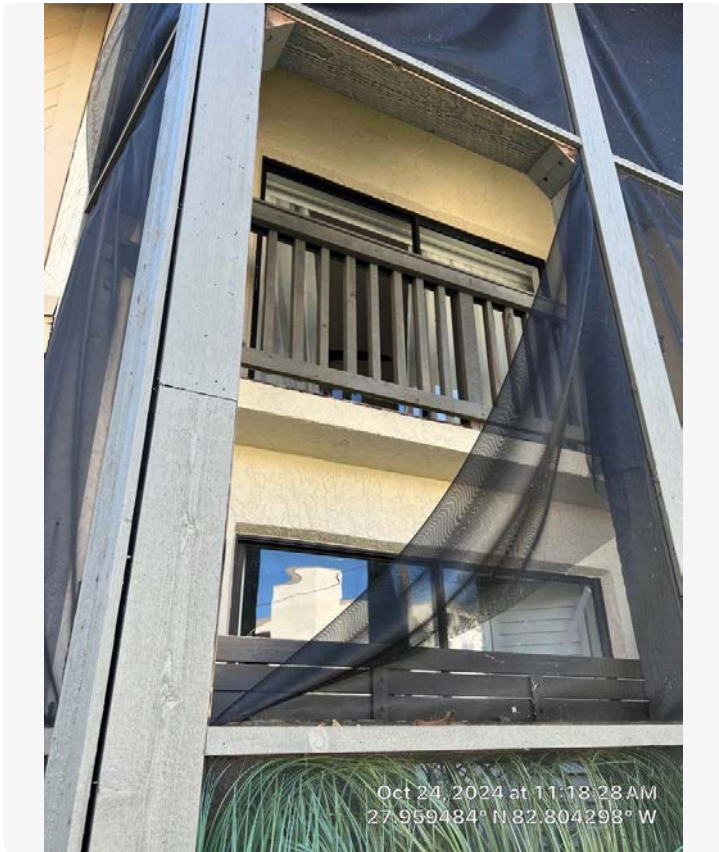
North balcony of Unit 3.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:16am
Creator: Field Tech #1



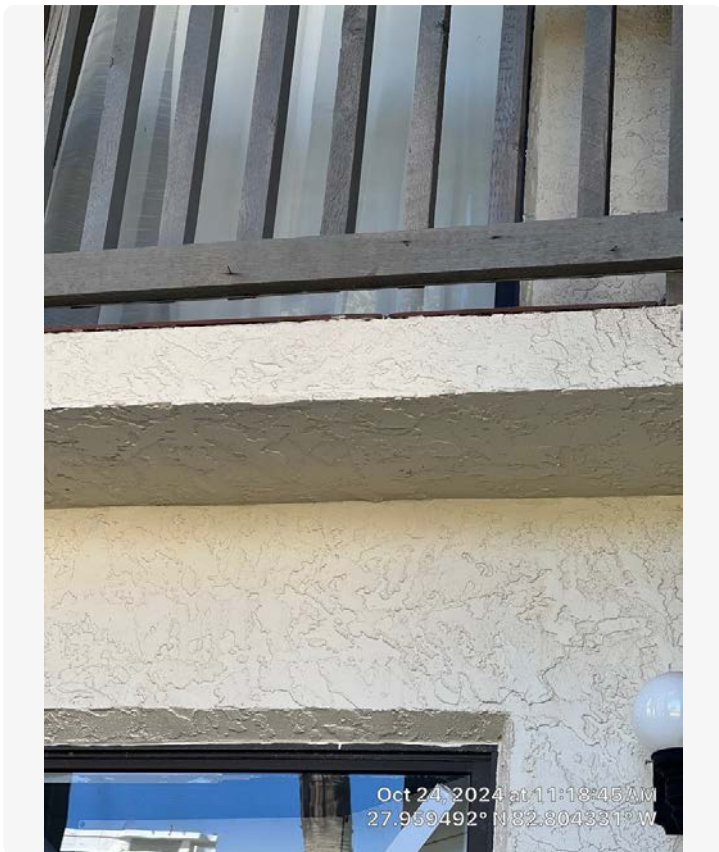
Alternate view north balcony Unit 3.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:17am
Creator: Field Tech #1



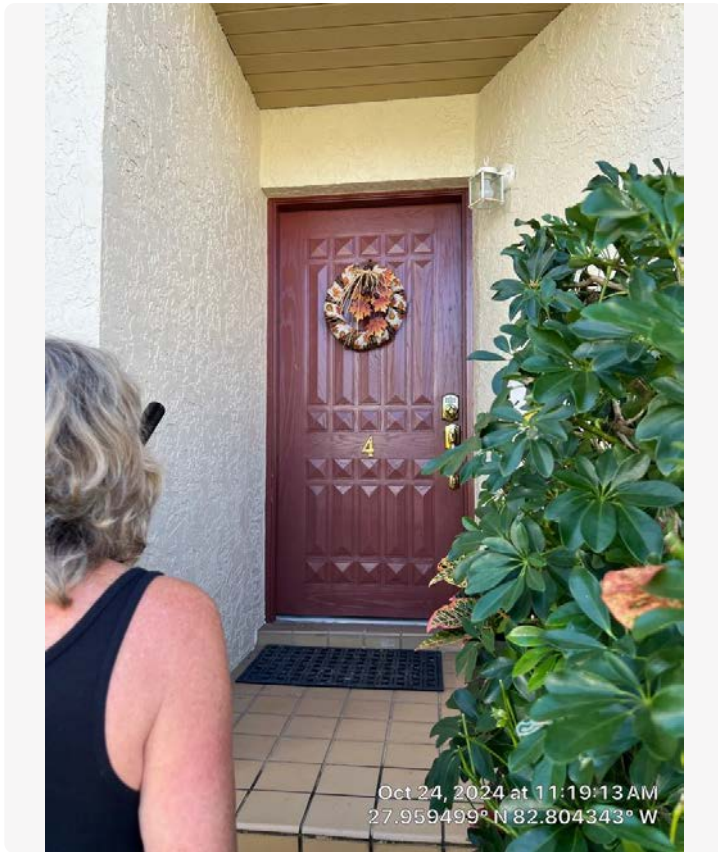
Underside of balcony slab edge for Unit 3.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:18am
Creator: Field Tech #1



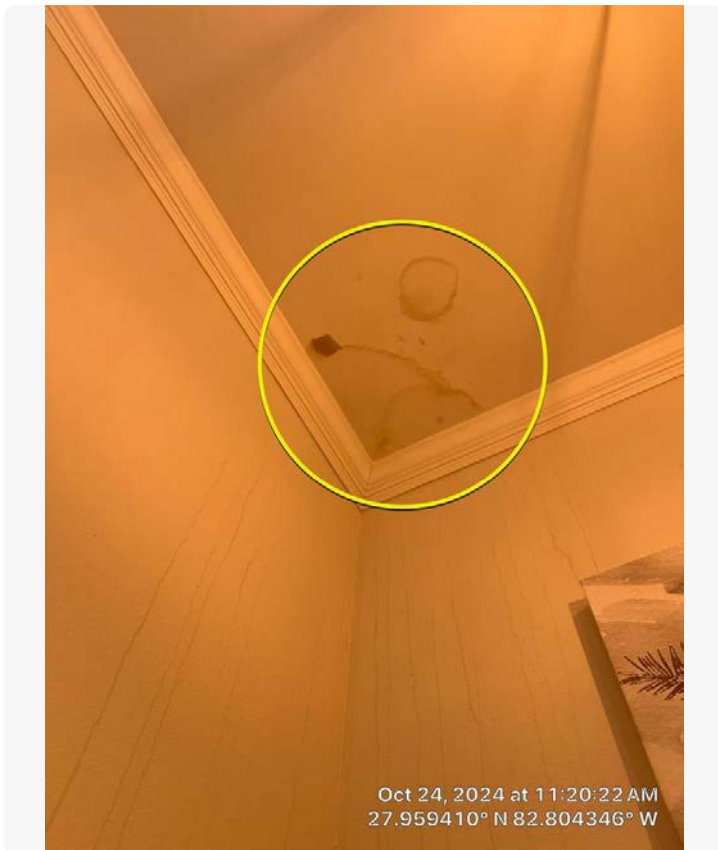
Close-up of north balcony slab edge at Unit 3.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:18am
Creator: Field Tech #1



Unit 4.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:19am
Creator: Field Tech #1



Water leak observed at 1st floor of Unit 4 interior.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:20am
Creator: Field Tech #1



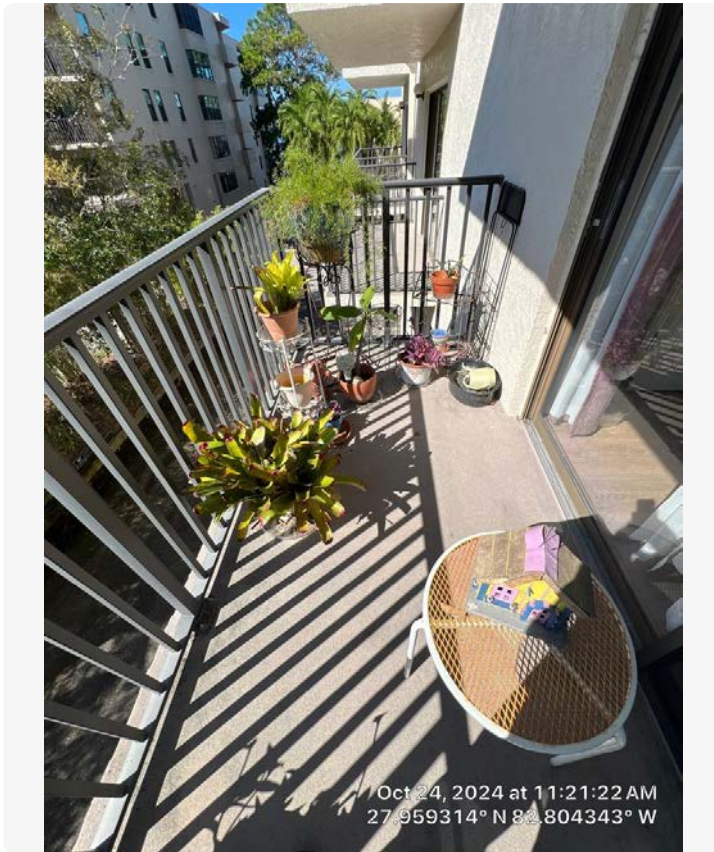
Water leak observed at 1st floor of Unit 4 interior.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:20am
Creator: Field Tech #1



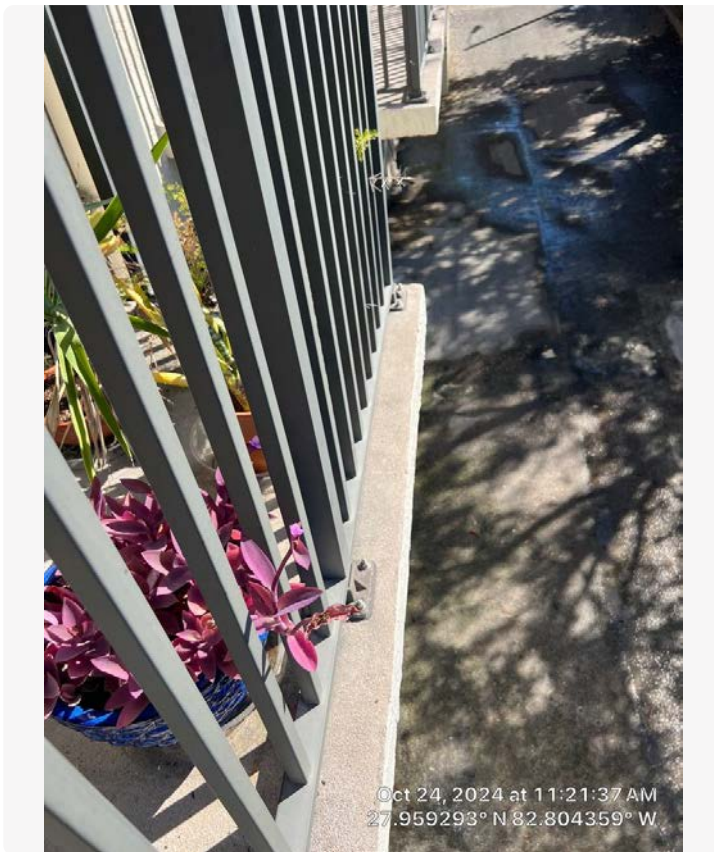
South balcony of Unit 4.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:21am
Creator: Field Tech #1



Alternate view of south balcony Unit 4.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:21am
Creator: Field Tech #1



South balcony slab edge for Unit 4.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:21am
Creator: Field Tech #1



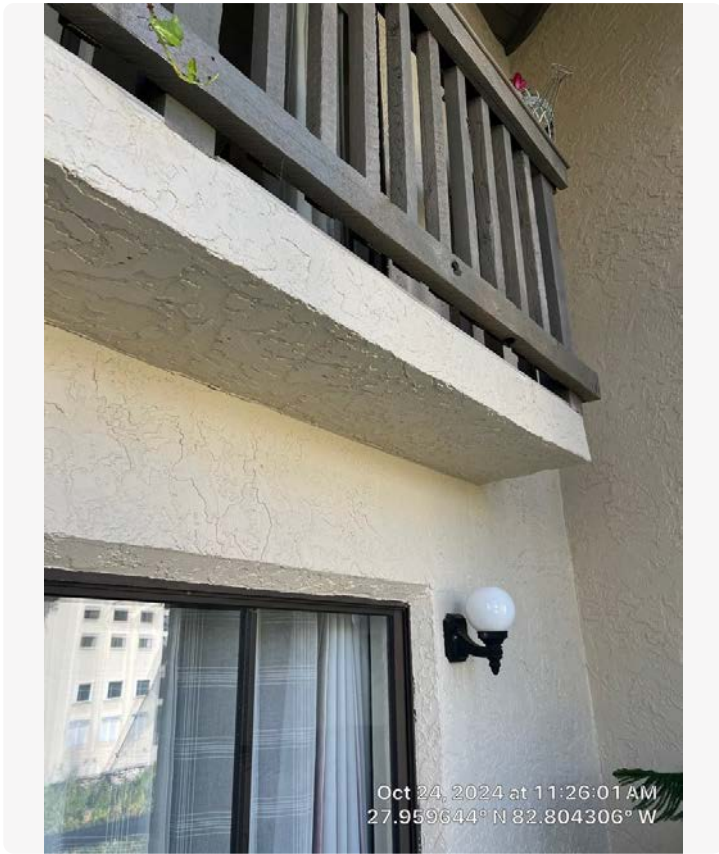
View to the west of south balcony slab edge Unit 4.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:21am
Creator: Field Tech #1



North balcony Unit 4.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:22am
Creator: Field Tech #1



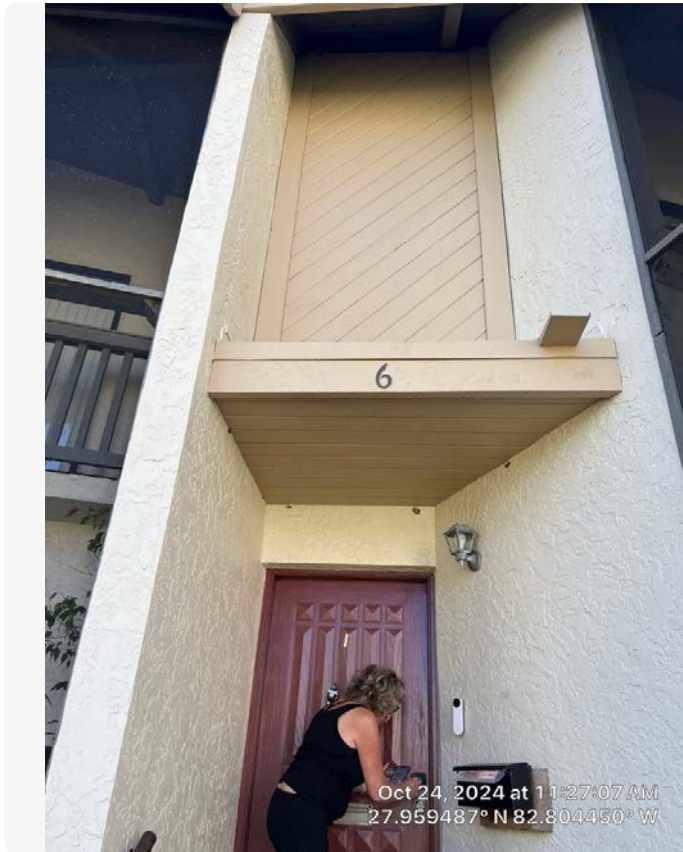
North balcony slab edge Unit 4.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:26am
Creator: Field Tech #1



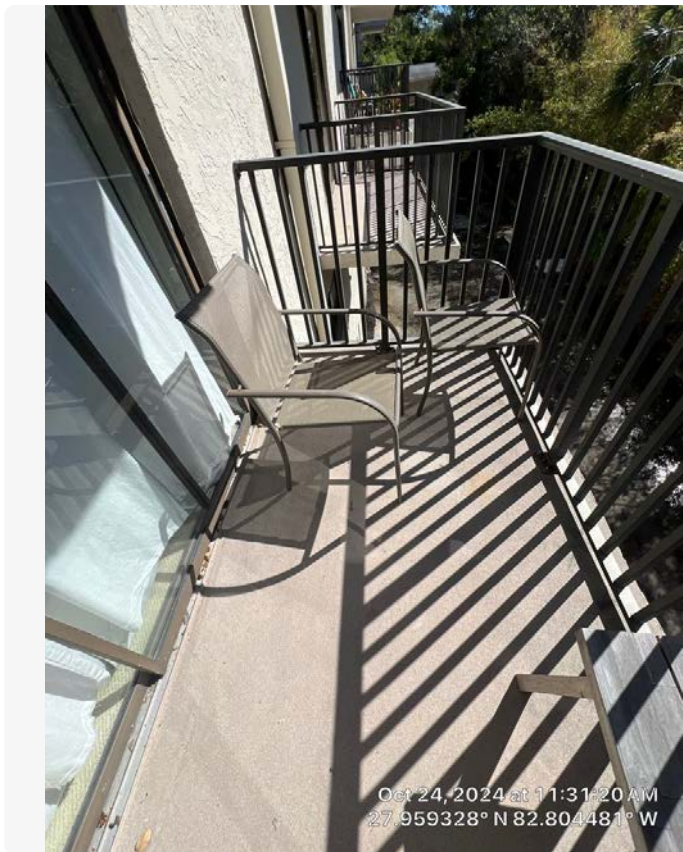
North balcony slab edge Unit 4.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:26am
Creator: Field Tech #1



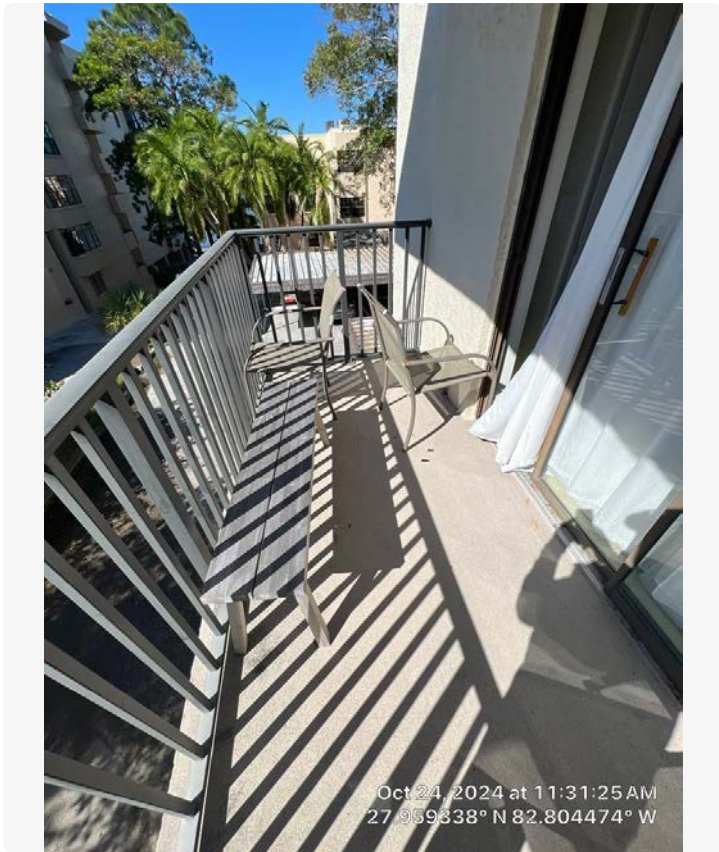
Unit 6.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:27am
Creator: Field Tech #1



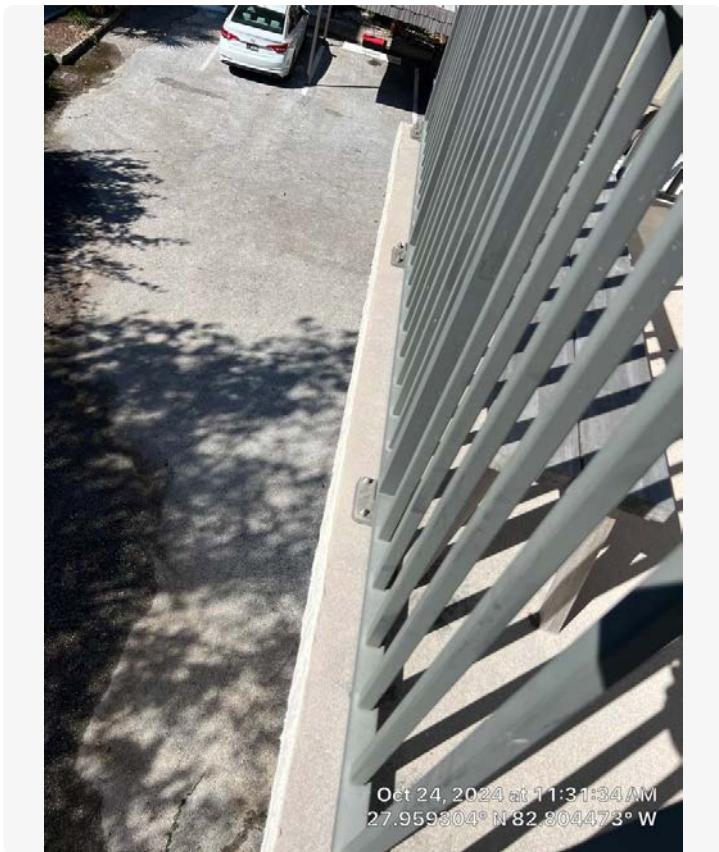
South balcony Unit 6.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:31am
Creator: Field Tech #1



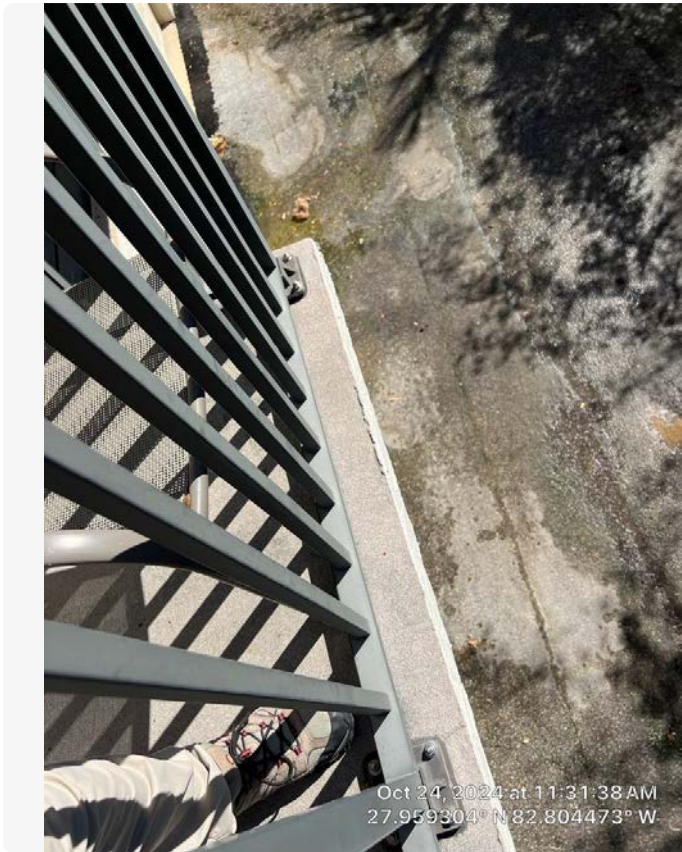
Alternate view of south balcony Unit 6.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:31am
Creator: Field Tech #1



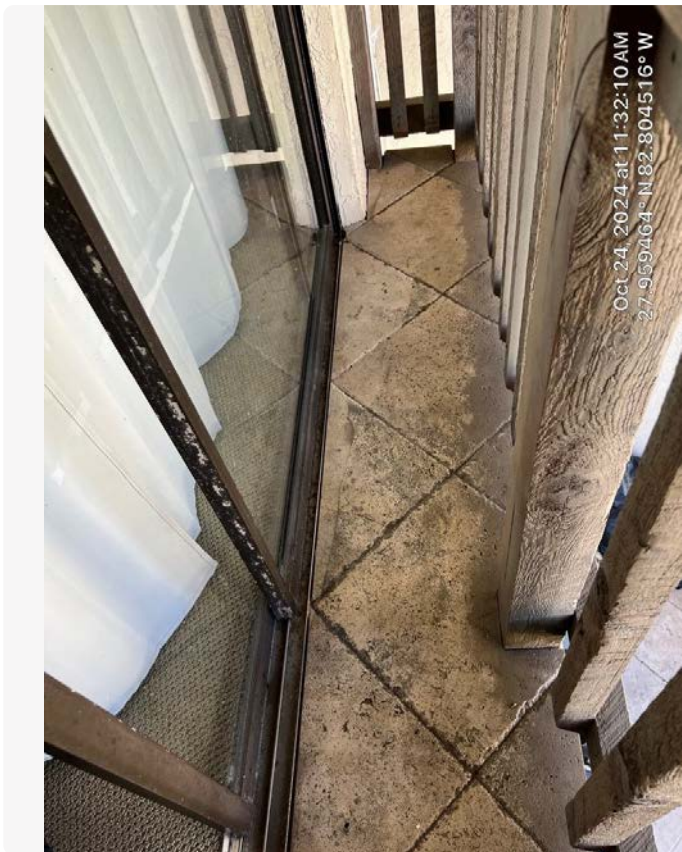
Slab edge of south balcony Unit 6.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:31am
Creator: Field Tech #1



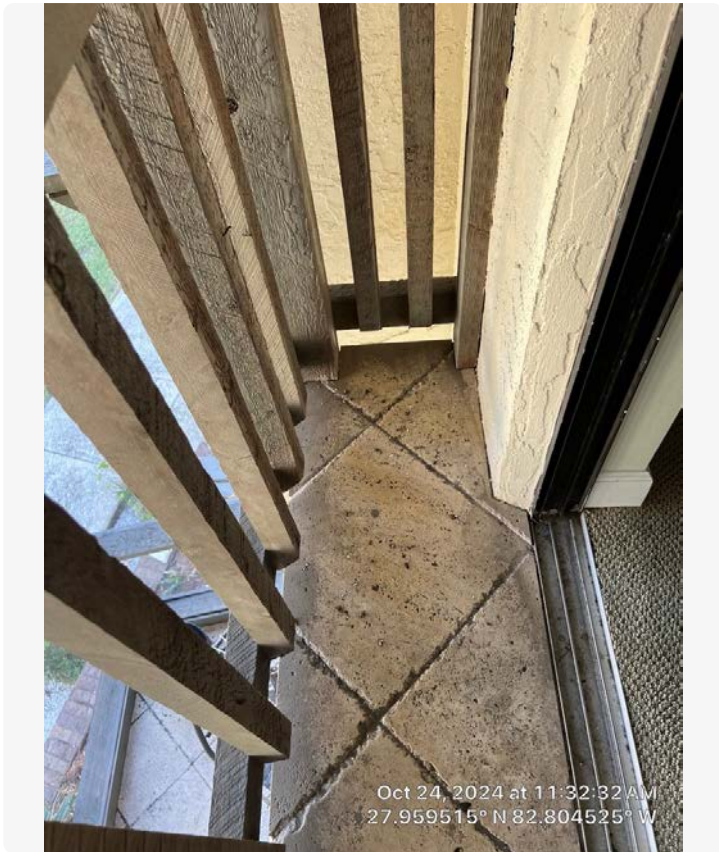
Slab edge detail of south balcony Unit 6.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:31am
Creator: Field Tech #1



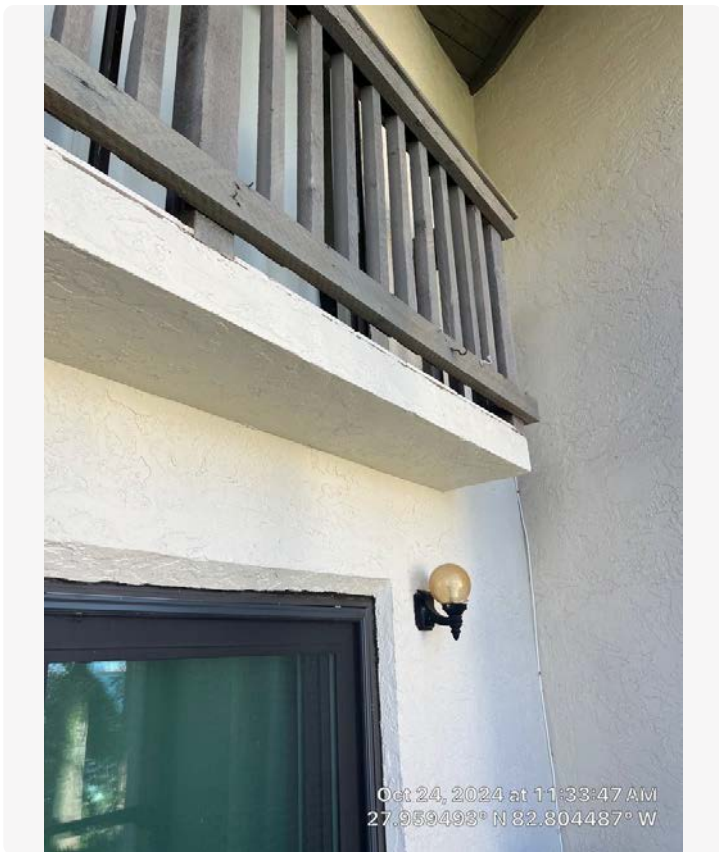
North balcony Unit 6.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:32am
Creator: Field Tech #1



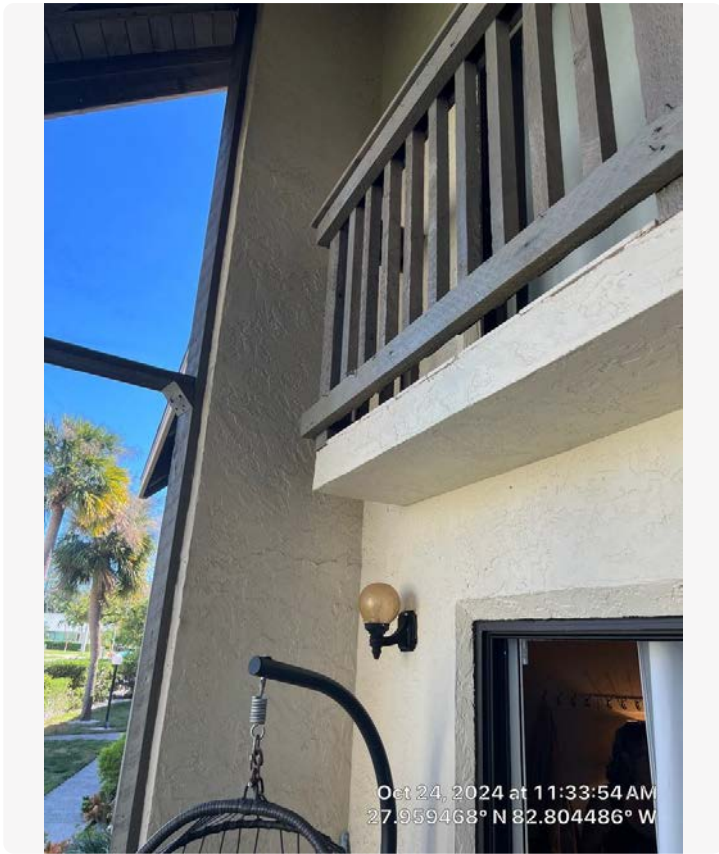
Alternate view of north balcony Unit 6.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:32am
Creator: Field Tech #1



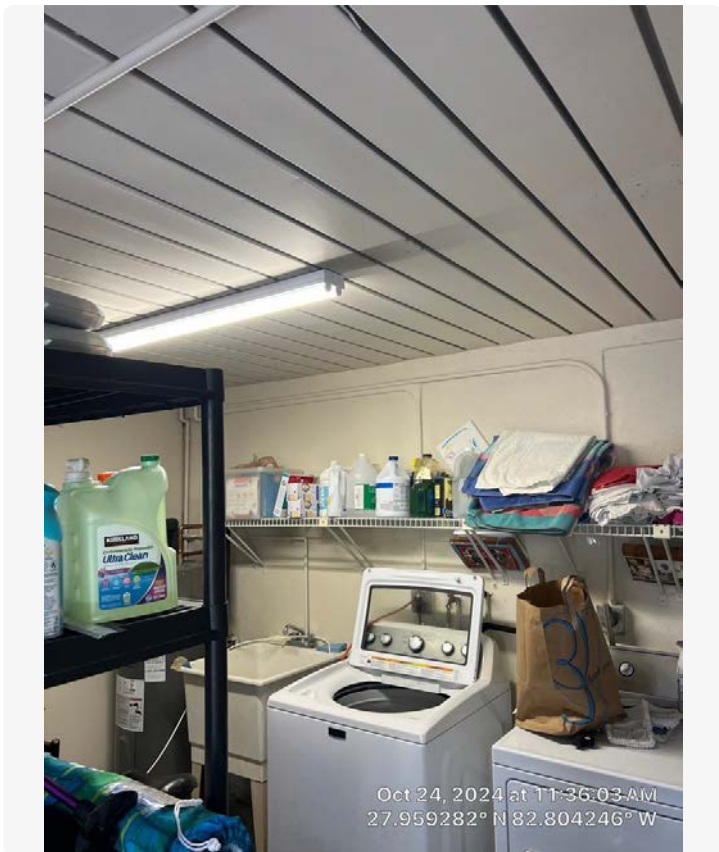
Slab edge of north balcony Unit 1.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:33am
Creator: Field Tech #1



Slab. edge view of north balcony Unit 6.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:33am
Creator: Field Tech #1



Unit 2 garage. Typical of conditions observed throughout the garages of this building.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:36am
Creator: Field Tech #1



Side (east) elevation.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:36am
Creator: Field Tech #1



North (front) elevation.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:37am
Creator: Field Tech #1



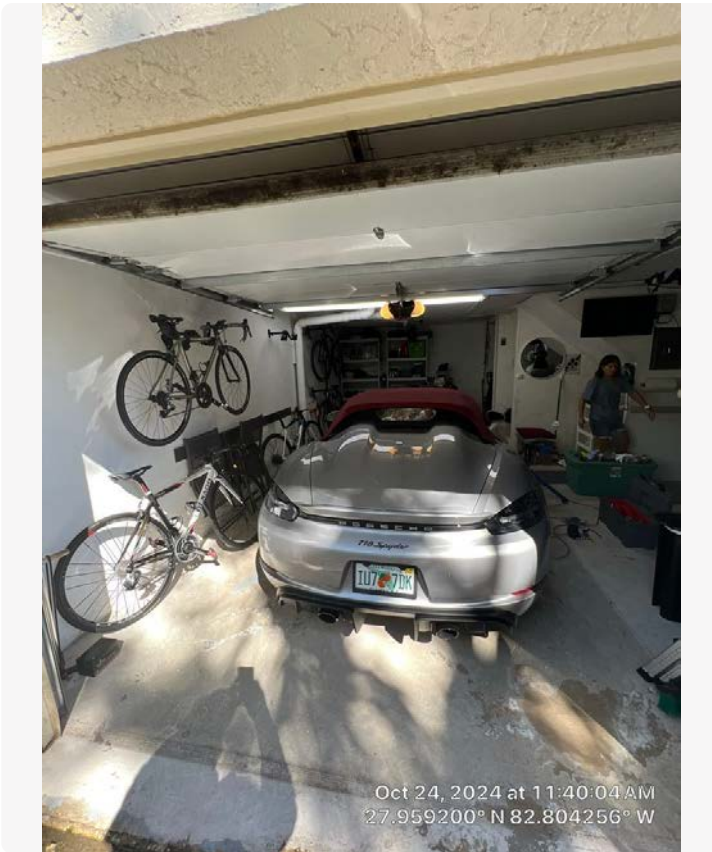
Side (west) elevation.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:38am
Creator: Field Tech #1



Rear (south) elevation.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:39am
Creator: Field Tech #1



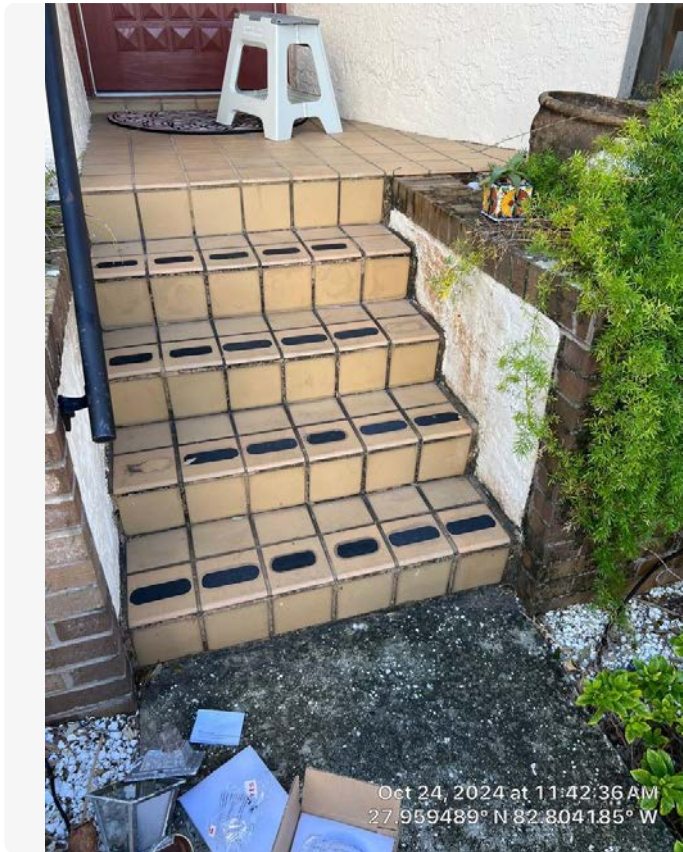
Unit 1 garage. Typical conditions observed throughout garages in this building.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:40am
Creator: Field Tech #1



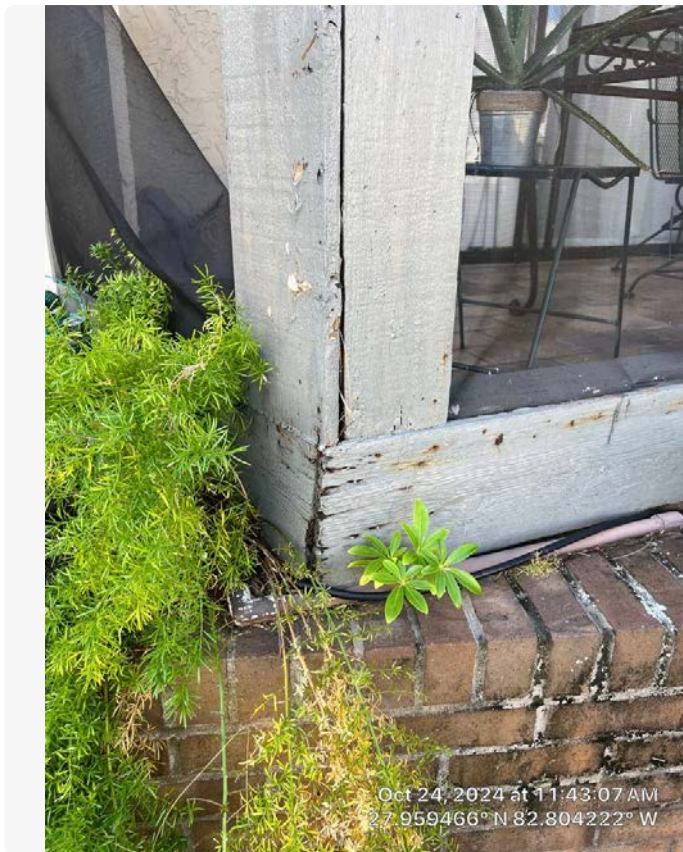
Unit 1 garage. Small leak. Owner estimates a gallon per hour during storm.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:40am
Creator: Field Tech #1



Stairs to front door Unit 2

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:42am
Creator: Field Tech #1



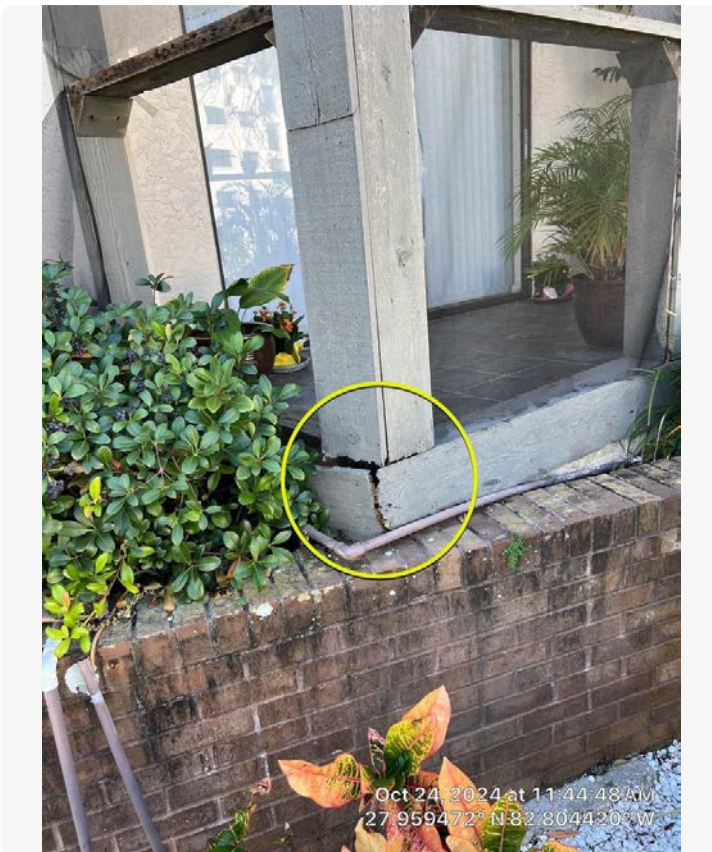
Wooden balcony frame Unit 2.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:43am
Creator: Field Tech #1



Unit 5 porch enclosure. Damage to wooden posts observed at this location.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:44am
Creator: Field Tech #1



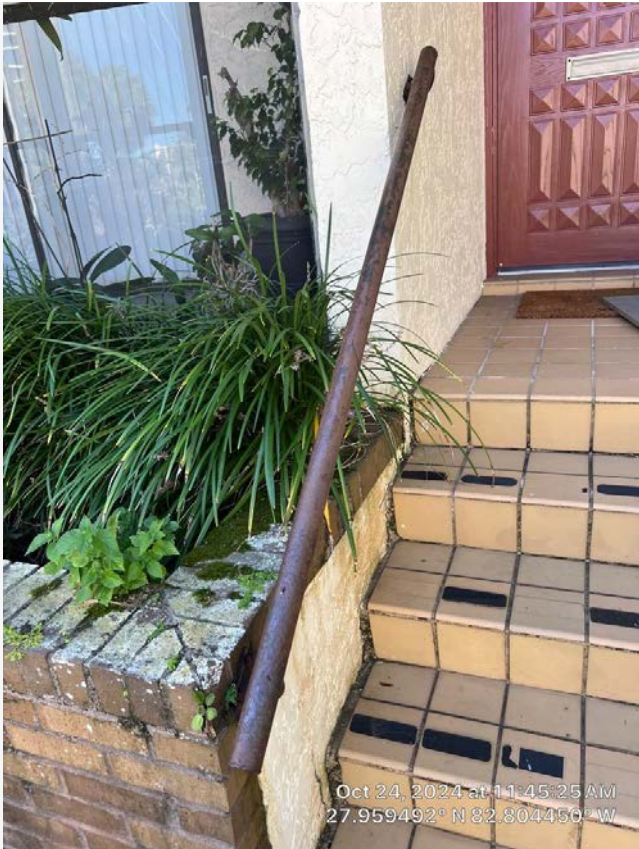
Unit 5 porch enclosure. Damage to wooden posts observed at this location.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:44am
Creator: Field Tech #1



Unit 5 porch enclosure. Damage to wooden posts observed at this location.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:44am
Creator: Field Tech #1



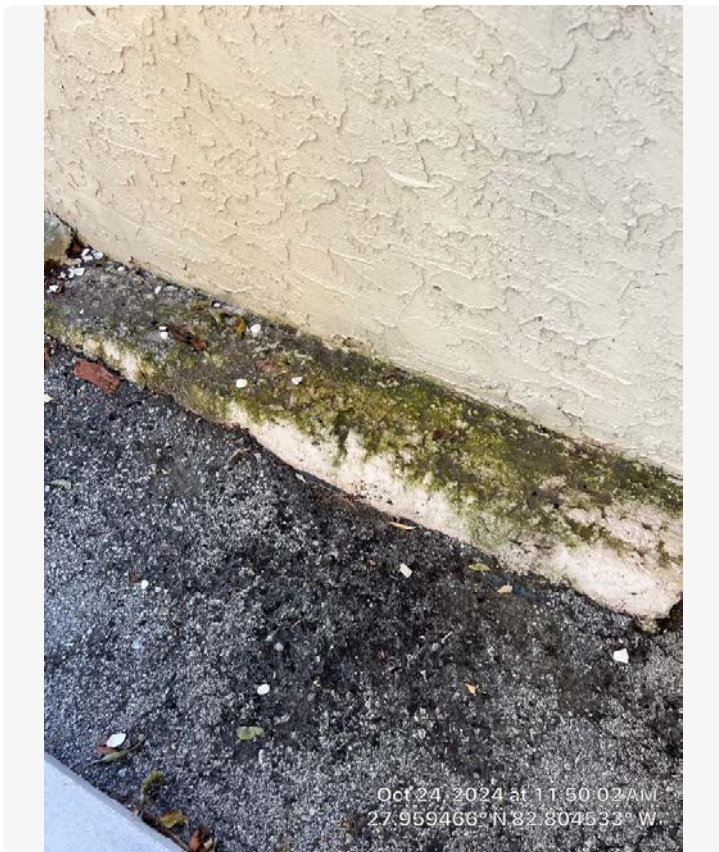
Corrosion observed on handrail of Unit 6. North (front) elevation.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:45am
Creator: Field Tech #1



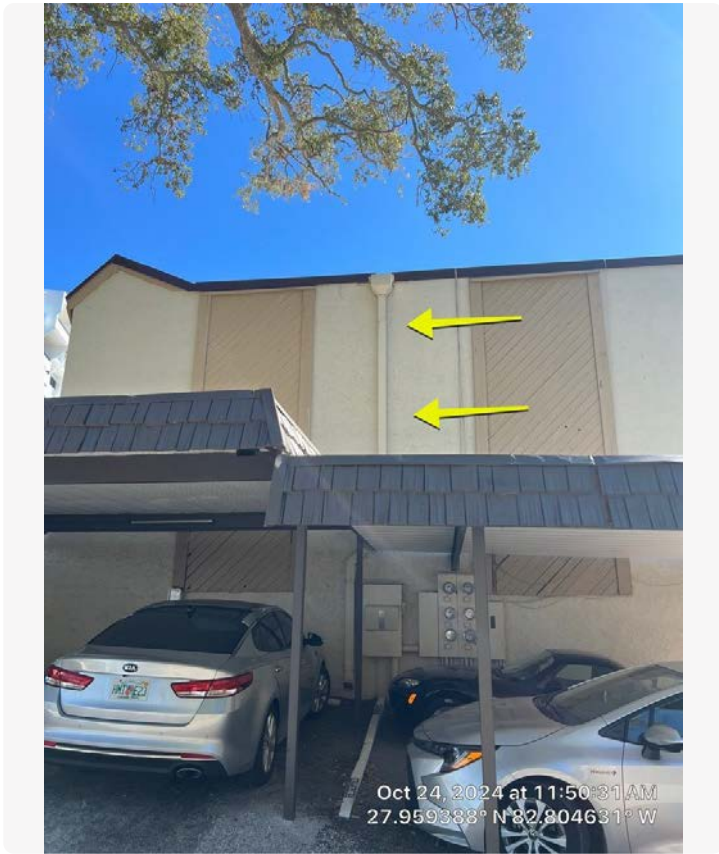
Northern corner of the west building elevation. Indications of water accumulation at base of building.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:49am
Creator: Field Tech #1



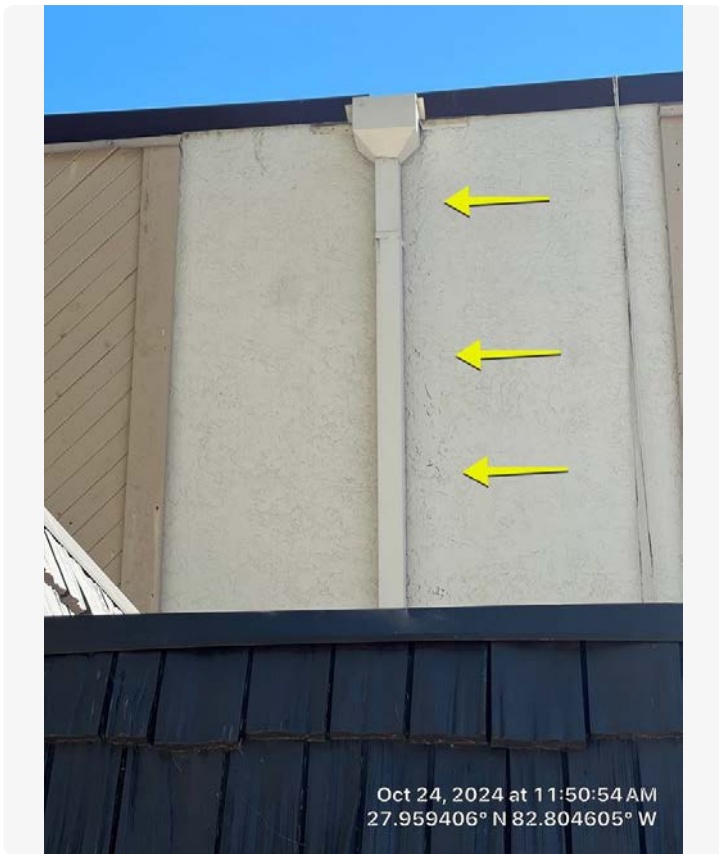
Northern corner of the west building elevation. Indications of water accumulation at base of building.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:50am
Creator: Field Tech #1



West elevation near downspout. Uneven stucco application or possible previous repair.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:50am
Creator: Field Tech #1



West elevation near downspout. Uneven stucco application or possible previous repair.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:50am
Creator: Field Tech #1



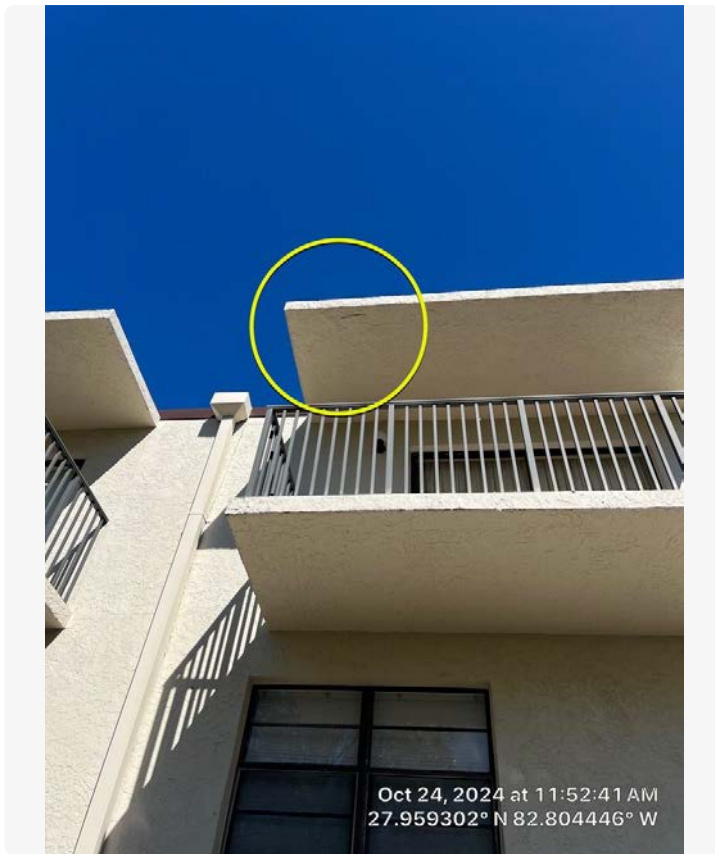
Carport west elevation.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:51am
Creator: Field Tech #1



South elevation. Units 5 and 6 garage area. Water noted pooling.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:51am
Creator: Field Tech #1



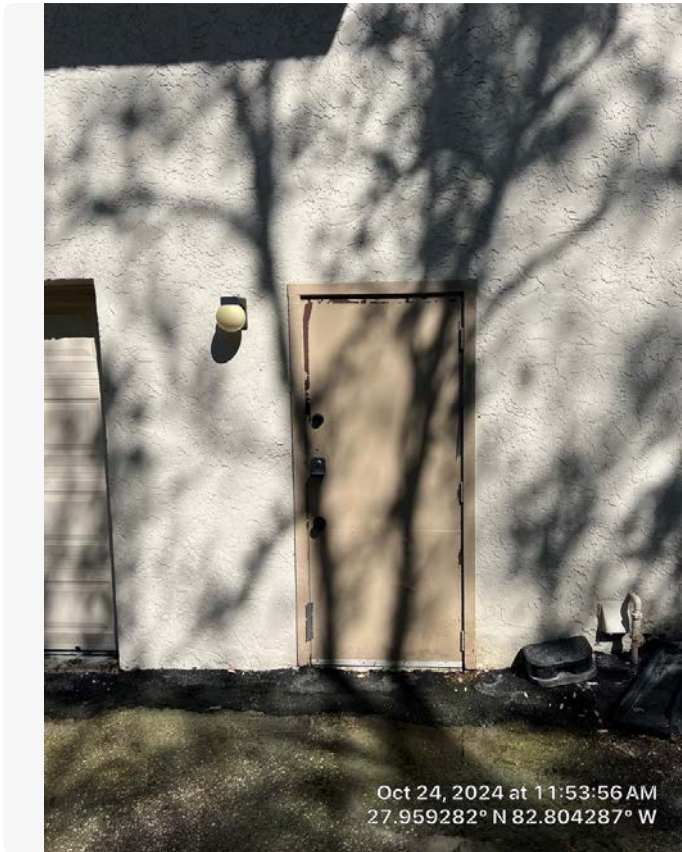
Unit 5 upper balcony roof. Possible water intrusion and stucco delamination. (South rear elevation)

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:52am
Creator: Field Tech #1



Unit 5 upper balcony roof. Possible water intrusion and stucco delamination. (South rear elevation)

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:53am
Creator: Field Tech #1



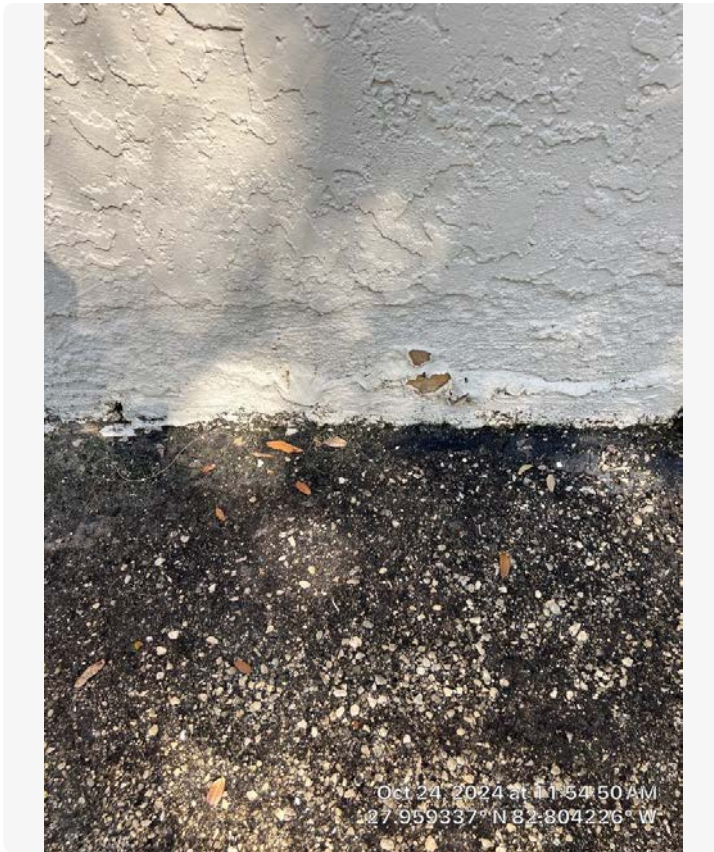
Unit 3 garage door corrosion noted.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:53am
Creator: Field Tech #1



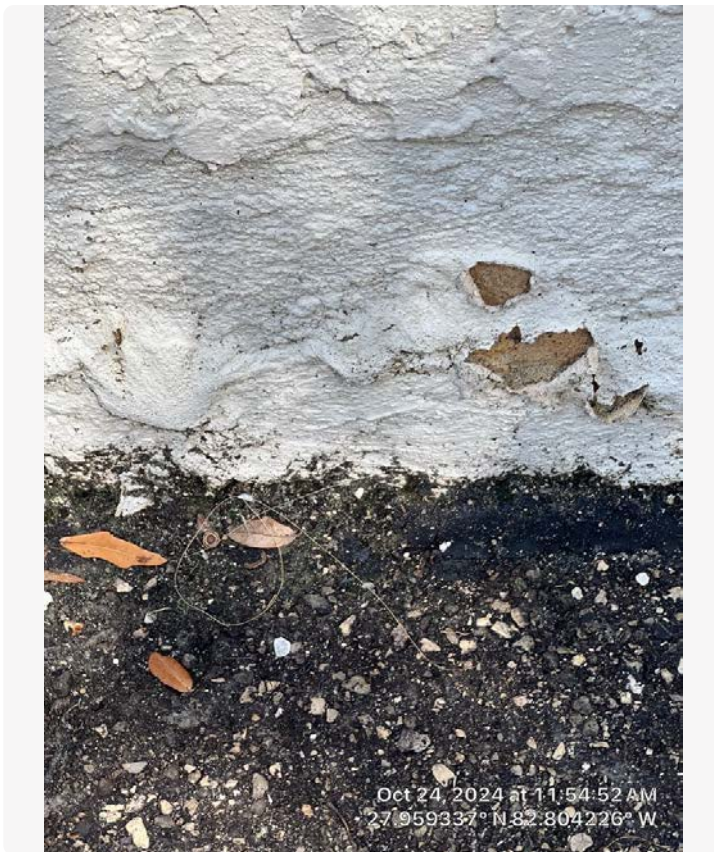
Garage unit 2. Water damage to stucco noted.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:54am
Creator: Field Tech #1



Garage unit 2. Water damage to stucco noted.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:54am
Creator: Field Tech #1



Garage unit 2. Water damage to stucco noted.

Project: Hickory Grove, Plus Attached Property
Date: 10/24/2024, 11:54am
Creator: Field Tech #1