



KEYSTONE
ENGINEERING &
CONSULTING, INC.

Harbor Villa Townhouses

Indian Harbour Beach, Florida

Exterior Building Balcony Structure Inspection Report

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Florida Registered Professional Engineer
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June 23, 2021

Harbour Villa Townhouses Condition Survey Report

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June 24, 2021

Harbour Villa Townhouses Condominium Association
113 Kristi Drive
Satellite Beach, FL 32937

Re: Condition Survey Report – Exterior Building and Balconies

EXECUTIVE SUMMARY

Keystone Engineering was contracted to provide an engineering inspection of the exterior buildings and balconies at the Harbour Villa Townhouses Condominium buildings. The inspection was completed over several days in February 2021 by the principal engineer of Keystone, and trained assistants.

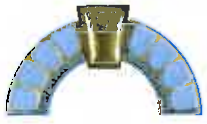
The balconies appear to be a reinforced concrete slab over wood framed trusses and sheathing. This is a relatively unusual design for this area. A number of the balconies observed exhibited concrete spalling due to reinforcing steel corrosion, primarily at the balcony slab edges. This is caused by long term water intrusion and the effects of coastal airborne chlorides. There was also visible rotted wood substrate, framing and fascia boards.

There are a number of conditions contributing to this structural balcony damage. This report considers the needed repairs, as well as preventative, protective measures to reduce the magnitude and frequency of future balcony damage, in a comprehensive approach.

There were also visible signs of structural damage and structural cracking on the exterior walls of the buildings that can also be repaired and minimized as part of an exterior painting and waterproofing project. These efforts would include the consideration of replacement of the deteriorated (and damaged from the recent shingle roofing project) horizontal lap siding, and affected soffit and fascia as needed.

The budgets provide consider the estimated needed structural repairs, the recommended preventative and protective measures, including protective coatings, waterproofing and painting, and ensuring positive drainage.

The following report provides additional details, as well as the described budgets, estimated quantities, and example photos.



June 24, 2021

Harbour Villa Townhouses Condominium Association
113 Kristi Drive
Satellite Beach, FL 32937

Re: Condition Survey Report – Exterior Building and Balconies

Dear Board and Association Members:

Keystone Engineering was contracted to perform an inspection of the exterior building balconies and exterior walls of the Harbour Villa Townhouses (HVT) in Satellite Beach, Florida. The inspection was completed over several days and completed in February 2021. Within this report you will find a description of our inspection process, our findings, and recommendations, as well as budget estimates and options for the completion of a restoration project. Once this document is reviewed, Keystone can meet with the Association and provide more depth of information and facilitate a dialogue of the specific project issues and options.

Facility Description

The HVT complex consists of ten (10) two-story, residential condominium buildings located on the coastal barrier island, roughly 1 mile from the Atlantic Ocean. The buildings have specific units with a private 2nd floor balcony. There are 54 balconies total. One building with 7 balconies, two buildings with 6 balconies, and 7 buildings with 5 balconies. Each building has one level units on both ends with no balcony, making a total of 74 units in the 10 buildings.

According to the Florida Division of Corporations, the Association was incorporated in 1981, which would make the buildings approximately 40 years old. There were no construction plans available for review. It appears that the balconies are constructed with reinforced concrete slabs supported on wood framed trusses with wood fascia and aged surface mounted railings. The balconies are finished with a variety of surfaces, none of which can be considered proper waterproofing, and some units have added shutters. The exterior walls are a combination of concrete block with a painted stucco finish and wood framed with aged horizontal lap siding.

Several balconies have visual indications of concrete spalling due to reinforcing steel corrosion due to lack of weatherproofing protection and long-term exposure to the corrosive coastal elements. Some rotted wood framing, sheathing and fascia was also noted and there will likely be more uncovered during the repair

process. The exterior stucco walls have visual evidence of cracking and spalling, especially in many of the garage header beams. The siding is showing signs of deterioration and rotting, and the siding was negatively affected by the roofing project, by cutting to install flashing. This cutting has resulted in exposed plywood wall sheathing and a general unfished look.

Several owners reported leaks and damage, due to the recent shingle roof project (under ongoing investigation by Keystone under a parallel effort), siding deficiencies, wall cracks and balcony damage. One unit owner (unit 104) shared photos of a balcony repair project on their unit in 2016, due to similar damage as we are seeing now. Approximately half of the balconies are showing current visible structural damage.

Investigation Methodology

The inspection process was completed on a visual, acoustical and hands-on basis by the undersigned Florida Registered Professional Engineer and Certified Special Inspector #60965 and trained assistants. Generally, the inspection of a coastal condominium focuses on the existing and potential for future concrete damage that occurs due to chloride-induced reinforcing steel corrosion. This electrochemical phenomenon is normally the driving force in coastal building maintenance and repair efforts. As a result of the actual and potential concrete damage, affected building components such as floor finishes, safety railings, glass doors, windows and storm shutters are also evaluated as applicable.

The inspection process was completed in a non-destructive manner by the project engineer. The concrete damage evaluation was achieved by visual inspection, chain-drag and hammer sounding. These devices, when utilized by personnel with appropriate experience, prove to be a cost-effective means of evaluating corrosion induced concrete damage and the overall condition of the structure. The inspection process described and completed are acceptable means in accordance with the International Concrete Repair Institute (ICRI) and the American Concrete Institute (ACI). The concrete evaluation performed is generally in accordance with:

ACI 201.1R-92 Guide for Making a Condition Survey of Concrete in Service

ACI 364.1R-07 Guide for Evaluation of Concrete Structures Before Rehabilitation

The results of the inspection and evaluation will generate an anticipated and recommended scope of work. It must be considered and understood that many work items identified are interrelated and therefore not easily or cost-effectively addressed separately. For example, in order to repair or protect the balcony concrete slabs, a common project item, railings and floor finishes will be affected and therefore must be considered as part of the repair process.

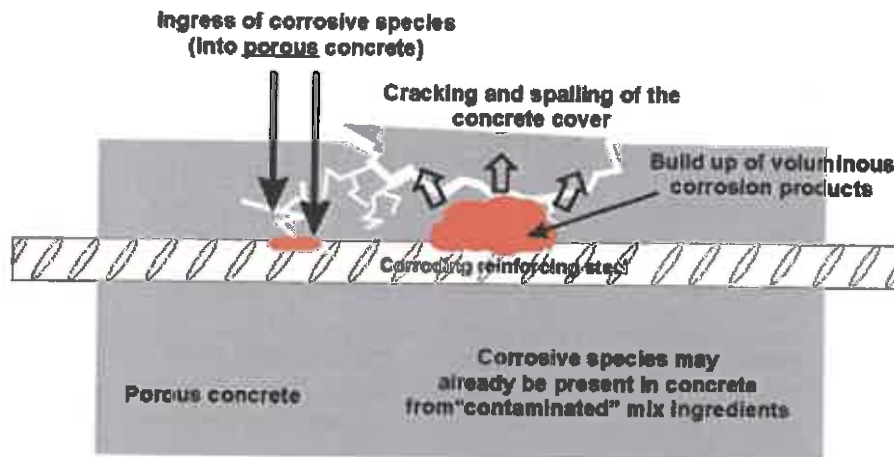
It should also be well understood that portions of the work anticipated are estimated quantities, while other items are fixed quantities. In general, all of the concrete repair work is an estimated quantity due to the number of variables involved and the high likelihood for hidden damage. Therefore, the concrete work is typically bid on a unit cost basis, since we can establish the necessary concrete repair task items accurately but cannot estimate the exact quantities. Unit cost basis provides the fairest basis for both owner and contractor, as the contractor is paid only for the number of each units completed at the unit rate bid, whether the quantities are higher or lower than the engineer's estimate. The remainder of the bid items will generally be at fixed cost, as they are directly measurable quantities and known scope of work. Railing work, waterproofing of walls and floors, screened enclosure, window replacement and door replacement are examples of fixed items as both the task and quantities can be generally established accurately in advance.

It should also be clear that the estimates provided are for budgetary purposes only. Actual bids will need to be solicited for cost purposes. Also, there is a high likelihood for additional damage and hidden conditions to be found during the work that will increase the units of work and the project budget. Proper contingency estimates need to be considered and factored into the project budget estimate.

Concrete Damage General Discussion

The HVT is currently experiencing a moderate amount of corrosion induced concrete spalling damage on the balconies and exterior walls. This is due to a combination of factors including the age of the buildings, proximity to the corrosive salt air, lack of protective finishes and proper waterproofing, and the length of time between restoration projects. There are also conditions that exist at The HVT that are known to lead to and exacerbate spalling as the building ages. These include the lack of proper floor protective coating system and perimeter sealants, the lack of positive drainage at shutter frames.

Concrete spalling is due to the long-term exposure to the coastal salt air, whereby chlorides will migrate through the concrete and reach the reinforcing steel. Once the chlorides accumulate at the steel level within the slab, the corrosion process will accelerate in an exponential fashion, resulting in delamination of the stucco finishes, cracking and spalling of the surrounding concrete. Left unabated, this process will lead to increasingly costly building repair projects.



One of the most significant factors in the time and magnitude of reinforcing steel corrosion induced concrete damage is the ease of access for the chlorides to enter the concrete. Properly sealing and waterproofing the building, including all openings, penetrations, and achieving positive drainage, will greatly minimize chloride intrusion and corrosion. As part of a restoration project for an aged building, both existing and future chloride contamination must be considered and reduced. Initial concrete spalling typically becomes noticeable as the building approaches 15 to 25 years of age, and then cyclically thereafter depending on the level and quality of repairs and protective measures.

Quality, long lasting repairs are crucial in controlling future maintenance costs. Additionally, the control of the corrosion rate is the primary factor in reducing the rate and magnitude of future repair projects and costs. Proper structural concrete repairs should not become cyclic type repairs and should last for 20 to 30 years or more depending upon the level of protection from the elements employed. Original cyclic structural repairs to areas of the structure outside of past repairs can be controlled through corrosion mitigation. There are several corrosion mitigation strategies available, each with varying costs, performance and life expectancies.

Taking steps to reduce the cyclic nature of corrosion induced structural concrete damage is proven to be a good investment of maintenance dollars. Eliminating the redundancy of repairs to the same area can be achieved by ensuring proper industry standard structural repairs are accomplished during the restoration project. Protecting the newly repaired areas and slowing/mitigating the corrosion in the surrounding areas will greatly reduce future maintenance costs, increase the time between repair cycles and lessen the magnitude of each repair cycle.

From a cost perspective, the structural concrete repair costs alone are significant. However, additional costs need to be considered, and strategically avoided as best possible, including the many collateral building components and aspects of a restoration project. The engineering costs, access to the building via scaffolding/staging, building permits, storage, equipment and manpower mobilization all add to the actual costs of accomplishing concrete repairs. Additionally, floor finishes, railings, screens, glass doors and shutters can be impacted during a restoration project, including the removal, reinstallation and/or replacement of these elements. The removal of these items to complete concrete repairs may require the owner to upgrade to newer models that are compliant with current building codes.

In severe cases of concrete damage occurring under and due to the door/window assemblies, they may need to be removed and a temporary barricade installed to accomplish the structural repairs. This type of repair can also affect the interior flooring and finishes of the unit. Lastly a concrete restoration project causes a disruption to the quality of living at the facility, loss of use and rental income, noise, vibration, dust and limited balcony access and view can all be expected.

Because of these direct structural issues, collateral and lifestyle issues and substantial costs, a restoration project should be given due consideration to implement the most cost-effective use of skilled labor, proper materials and methods along with technology to extend the time between repair projects and reduce the magnitude of the corrosion induced damage in the future. Poorly executed restoration projects, with improper repairs and inadequate consideration for future protection will inevitably cost the Association significantly more in terms of dollars, inconvenience and time.

General Industry Methodology

There are several basic aspects to concrete spalling and restoration that must be understood and accepted to allow for the findings and recommendations to be discussed productively. The following represents some basic industry positions that dictate the consultants thought process:

Spalling-Concrete spalling is delamination of the concrete from the expansive effects of reinforcing steel corrosion. Spalling occurs when chlorides migrate to the reinforcing steel, which changes the chemistry of the concrete and creates a corrosive environment. Spalling can be detected visually and/or acoustically and requires an experienced eye to distinguish between spalling and non-spalling and to extrapolate findings into estimated quantities.

Contractor Selection-Concrete restoration is a small, specialized, yet mature industry. While the work must be performed by a licensed general contractor under the supervision of an experienced professional engineer, not all general

contractors are experienced in restoration. There is a relatively short, but high-quality list of local qualified restoration contractors. Restoration contractors generally perform best in their local region.

Repair Methods-Concrete restoration methods and materials are well established over the last 30 years, and the procedures and repairs followed in the industry follow the International Concrete Repair Institute (ICRI) standards and have proven to be both reliable and durable. There are no magic or permanent solutions. Concrete restoration/experience is learned "on the job". By utilizing experienced restoration contractors, you will avoid having an unexperienced team "practice" on your building. These are structural repairs and can eventually affect the building viability.

Cyclic Nature-Spalling will be cyclic on an older building (more than 20 years old) and should be planned for accordingly. Repaired areas should be semi-permanent repairs, as the chlorides have been removed in that area, and future spalling will occur in other areas where chlorides remain. A recommended repair cycle is 7 to 10 years to coordinate with painting cycles. A cycle of this time frame will keep spalling damage manageable.

Corrosion is Exponential-Once initiated on a building, spalling will worsen exponentially with time, with an acceleration after a 10-year cycle. Taking care of spalling on a 7 to 10-year cycle, coordinated with painting, and using maintenance friendly balcony finishes, has proven to be a cost-effective time frame and procedure. Allowing the spalling to continue beyond the 7 to 10-year time frame will result in accelerated damage and project costs.

Project Timing-Project timing will be dictated by the decision-making process and contractor availability. However, the lowest cost project is one that is done today, as a single-phase project. Unnecessarily delaying a project or doing it in multiple phases will increase the project costs due to increased corrosion damage and rate, inflation of costs, and mobilization costs. Financing is available to allow for payments over time, while getting the work done in a single, lower cost, lower impact project.

Balcony Floor Finishes-Exposed balcony floor finishes should be a protective coating system that is aesthetically pleasing and easy to repair and renew during future repair cycles. **Tile is an improper choice for exposed balconies. Tile does not provide protection from saltwater, keeps the balcony wetter, does not allow for waterproofing details, creates drainage issues at the sliders, hides damage longer, and makes the repair more difficult.**

Sliding Glass Doors and Windows-The choice of sliding glass doors and windows for a coastal application must be given proper consideration. "Coastal Quality" products are recommended and should consider corrosion resistance, coating finish performance, superior water resistance, the use of all stainless-

steel hardware, concealed/sealed stainless-steel fasteners, energy efficiency and proper tint. Many of these are not achieved with a "minimum" code compliant door. Lastly, proper installation is a must, for any door quality level.

Having new glass doors or panels installed over existing spalled concrete is becoming a common issue. Most door installers are either not going to recognize these issues, or purposely overlook them in order to not delay the installation. Buildings that have a concrete spalling history should have an inspection performed by an experienced individual before new glass is installed, either at the opening or perimeter of the balcony.

Many times, concrete spalling occurs under a sliding glass door due to long term, chronic water intrusion at the door track. This spalling can encroach on the interior space and affect interior finishes during the repairs.

Drainage- Shutter systems, screen enclosures, floor finishes and sliding glass door installations should all be designed such that water readily drains off the balcony.

Shutters-When installing shutters, the area of installation should be inspected in advance to ensure no concrete repairs are needed that would necessitate the future removal and reinstallation of the shutter. The shutter should be installed to the proper building code and with stainless steel fasteners and appropriate drainage shims.

Water Intrusion-If water can get in, the salt can get in, which leads to concrete spalling. Sliding glass doors, floor finishes, railings, shutters, fasteners-should all be designed and installed such that water intrusion is minimized.

Project Considerations-Project considerations are primarily safety, asset preservation and aesthetics. It is up to the Association to decide on what level of asset preservation and aesthetics they wish to employ. The engineer can only make recommendations and explain consequences of the decisions. Safety is the only area where the engineer has to insist on a solution. **The Association can decide to adopt all, some or none of the engineer's recommendations.**

Comprehensive Solution-A long-term comprehensive solution provided is the most effective at minimizing future restoration cycles and providing the most aesthetic result. It is the lowest cost over time, and considers proactive protective measures and maintainable coating finishes, and overall protection of the structure from the elements. **This is the highest reasonable level of consideration.**

Decision-Making-Not everyone wants the same level of building maintenance, aesthetic considerations or maintenance budget funding. Everyone will have their individual opinion of what is appropriate or acceptable. That is one of the

challenges of providing consultation to a condominium, as we cannot provide any solution that will please all parties. Each of you has the discretion to agree or disagree with our recommendations.

Project Phasing- While project phasing is feasible, and the budgets have been divided into four major categories, all of the buildings have damage that is severe enough to warrant initiating a project as soon as possible. Phasing the project into multiple activities will add significantly to the overall cost, as contractors fees will increase for multiple mobilizations, and conditions will worsen with time. Contractors are also experiencing significant backlogs at this time. It would be advisable to strongly consider a single-phase project and either assess for the funds needed, or consider long-term association bank financing if necessary.

Major Project Considerations for HVT

Balconies – The balconies at HVT exhibited a fairly high percentage of concrete spalling, primarily at the slab edges. The majority of the balconies lack proper waterproof floor coatings to help prevent such deterioration. The balconies appear to be reinforced concrete slabs supported by a wood framed and sheathed truss system. This type of structural system is rare for this area, and also highly susceptible to damage from water intrusion. The balcony floor finish should be designed as a waterproof coating system that can perform as both a roof coating membrane and a traffic bearing floor coating finish. Currently, these attributes do not exist on the balconies at HVT.

The majority of the balconies are either bare concrete, thin paint, tile, or carpet, none of which are appropriate for this application. The balconies also have aged, out of code, aluminum railings for life-safety fall protection. The railings will need to be removed to repair the concrete slabs and wood substrate as needed, and to install the protective coating system, and cannot be reinstalled. A new, code compliant, and superior railing system to protect the slab from damage is considered in the budget.

Several of the balconies have had a variety of unit owner installed storm shutter systems. Most of these shutter systems were installed without consideration for positive drainage off of the balcony. As part of the balcony restoration project, these shutters should be removed, and then properly reinstalled with stainless steel fasteners, set in predrilled, sealant filled holes and include proper drainage shims at the base tracks.

The recommended and estimated balcony scope is shown on the attached budgets sheets and includes: Prep the floor surface to bare concrete for protective/decorative waterproof coating application, repair all concrete spalling and damaged wood elements including fascia boards, install new balcony floor coating system, reinstall shutters with drainage shims, and install new railing system.

Exterior Building Walls-Repairs, Painting and Waterproofing- The exterior walls consist of both concrete block with painted stucco and wood framing with horizontal lap siding. There is evidence of cracking and spalling in the stucco walls, due to reinforcing steel corrosion (garage header beams and in-wall columns), settlement cracks and aged sealants. The frame and siding walls had visual evidence of rotting siding, and corroded fasteners.

The siding was also cut in the many wall to roof intersections to install roof to wall flashing during the recent shingle re-roofing project (also under inspection by Keystone in a parallel effort). These cuts were done apparently without consideration of the negative aesthetic effects or the effects on waterproofing integrity. The siding was cut back beyond the metal flashing and underlayment vapor barrier leaving exposed plywood sheathing throughout the complex. This has resulted in reported water intrusion.

The recommended and estimated project scope for the exterior walls includes: repair all concrete damage, header beam and column spalls, cracks and stucco as needed, replace the horizontal siding (and possibly the soffit), install perimeter sealant at all windows and doors, paint and waterproof the exterior walls.

The above two summaries, as reflected on the individual building budgets, are recommended to achieve a comprehensive exterior restoration and weatherproofing project. Some discussion and decision-making will be needed to calculate budgets for the exterior painting and siding, with material selections and current material pricing volatility considerations. Other factors, such as the number of phases, and buildings per phase will affect costs. It is recommended to perform the project in a single phase, all buildings, for the lowest overall cost and to implement preventative measures to minimize future damage propagation.

Ideally, for future planning, as restoration becomes cyclical, the painting and restoration cycles are coordinated for convenience. We recommend painting of the exterior walls on a 7 to 10-year cycle.

Recommendations Summary for a Restoration Project

- Discuss the proposed and recommended repairs and scope of work. Keystone will participate in discussion, and answers questions.
- Once decisions are made, put the project out for competitive sealed bids among the local restoration contractors.
- Determine the phases of the project for budget considerations and logistics.

The Corrosion Process with Chloride Contaminated Concrete

Since we cannot undo the cyclic corrosive effects of decades of exposure to salt air unless we fully remove all of the concrete slabs, we must consider other available techniques to minimize or at least slow the damage due to corrosion.

The concrete “spalling” damage occurring on the building is primarily caused by reinforcing steel corrosion. The reinforcing steel corrosion is due to ongoing exposure to salt air and eventual saturation with chlorides. It is helpful to have some basic understanding of this phenomenon when faced with decision-making responsibilities for repair of such structures.

Uncontaminated reinforced concrete provides a natural corrosion-inhibiting environment due to the protective nature of high alkalinity concrete surrounding the reinforcing steel. However, in salt-water environments, the chloride intrusion eventually breaks down the concrete's natural ability to inhibit corrosion by creating corrosion cells throughout the concrete. A corrosive environment is created whereby corrosion cells are created due to slight variations in corrosion potential throughout the structure. This is due to the slight inconsistency of the chloride intrusion. Therefore, areas with higher levels of chlorides have higher corrosion potential versus adjacent areas with lower potentials. These higher potential areas (called anodes or anodic areas) corrode and spall, while lower potential areas (called cathodes) do not.

The proper understanding of the corrosion process allows for a project to address the problem of rebar corrosion as well as the symptom of concrete spalling. It is therefore an important aspect of the project to take measures to mitigate the corrosion of the reinforcing steel while also repairing the damaged concrete. Effective corrosion mitigation can delay or eliminate future concrete spalling from rebar corrosion.

For the specific situations on this project, the most effective solutions available to us involve reducing the exposure of the structural components of the building to the corrosive atmospheric elements along with the use of corrosion mitigation products. This is best accomplished by the elimination of the current cracking due to concrete spalling (by repairing the concrete structural spall to ICRI standards), reducing exposure at railing posts, fasteners, shutter tracks, glass doors and horizontal surfaces by utilizing proper fasteners, methods, sealants and coatings. While these efforts will not fully stop the effects of corrosion on the building structure, they can greatly reduce the magnitude and rate of their effects over time. This will save the Association substantially in terms of maintenance costs, future assessments, the inconvenience and loss of use as a result of construction and the collateral costs of construction including removing,

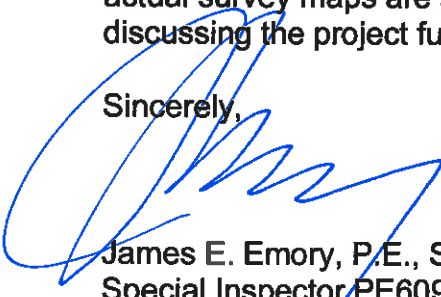
reinstalling and/or replacing components such as railings, coatings, shutters and doors.

Conclusion

Once the information in this report is reviewed, discussed, and understood, the Association can reach conclusions as to the planning and timing of the recommended repair work. Keystone Engineering can provide valuable input and services towards this discussion and decision-making process. Keystone can also provide the necessary services for the subsequent solicitation of bids for the work from qualified contractors as well as the oversight of the construction phase to ensure the work is properly executed, including control of the budget, quality of work, contractor payments and warranties.

It is our intention to assist and guide you to complete a quality and cost-effective project that will both enhance the value of your building, lower future maintenance costs and provide extended service life. Enclosed you will find survey summary quantities, survey results and project budget estimates. The actual survey maps are also enclosed. We look forward to meeting and discussing the project further in order to assist with the ongoing decision process.

Sincerely,



James E. Emory, P.E., S.I.
Special Inspector PE60965
President
Keystone Engineering & Consulting, Inc.

	A	B	C	D	E	F
1		BLDG 1 Balconies - Estimated Budget - Harbor Villas Townhouses				
2		<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
3	1	Mobilization	1	EA	\$ 2,400.00	\$ 2,400.00
4	2	Balcony Floor Surface Prep	728	SF	\$ 2.50	\$ 1,820.00
5	3	Remove-Replace Balcony Fascia Boards-Allowance	119	LF	\$ 20.00	\$ 2,380.00
6	4	Repair Spalled Balcony Concrete Slabs				
7		a. Slab Edge Repair-up to 12" from edge	78	LF	\$ 265.00	\$ 20,670.00
8		b. Full Depth Balcony Slab Repairs	8	SF	\$ 275.00	\$ 2,200.00
9	5	Repair Concrete Headers-Walls-Beams	36	CF	\$ 400.00	\$ 14,400.00
10	6	Misc. Balcony Wood Framing-sheathing Repairs Allowance	1	LS	\$ 1,200.00	\$ 1,200.00
11	7	Balcony Floor Waterproof Coating System-New	728	SF	\$ 8.00	\$ 5,824.00
12	8	Balcony Railings Replace-New	119	LF	\$ 80.00	\$ 9,520.00
13		Estimated Budget Totals				\$ 60,414.00
14		Other Costs to Consider				
15		Replace Siding-Soffit-Fascia	1	LS	TBD	
16		Paint Stucco Walls	1	LS	TBD	
17		Remove-Reinstall-Shim Shutters	2	EA	TBD	
18						
19		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time				
20						

	A	B	C	D	E	F
1		BLDG 2 Balconies - Estimated Budget - Harbor Villas Townhouses				
2		Item	Est. Qty.	Units	Estimated Unit Cost	Estimated Extended Cost
3	1	Mobilization	1	EA	\$ 1,500.00	\$ 1,500.00
4	2	Balcony Floor Surface Prep	624	SF	\$ 2.50	\$ 1,560.00
5	3	Remove-Replace Balcony Fascia Boards-Allowance	102	LF	\$ 20.00	\$ 2,040.00
6	4	Repair Spalled Balcony Concrete Slabs				
7		a. Slab Edge Repair-up to 12" from edge	52	LF	\$ 265.00	\$ 13,780.00
8		b. Full Depth Balcony Slab Repairs	0	SF	\$ 275.00	\$ -
9	5	Repair Concrete Headers-Walls-Beams	0	CF	\$ 400.00	\$ -
10	6	Misc. Balcony Wood Framing-sheathing Repairs Allowance	1	LS	\$ 600.00	\$ 600.00
11	7	Balcony Floor Waterproof Coating System-New	624	SF	\$ 8.00	\$ 4,992.00
12	8	Balcony Railings Replace-New	102	LF	\$ 80.00	\$ 8,160.00
13		Estimated Budget Totals				\$ 32,632.00
14		Other Costs to Consider				
15		Replace Siding-Soffit-Fascia	1	LS	TBD	
16		Paint Stucco Walls	1	LS	TBD	
17		Remove-Reinstall-Shim Shutters	2	EA	TBD	
18						
19		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time				
20						

	A	B	C	D	E	F
1		BLDG 3 Balconies - Estimated Budget - Harbor Villas Townhouses				
2		<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
3	1	Mobilization	1	EA	\$ 1,200.00	\$ 1,200.00
4	2	Balcony Floor Surface Prep	520	SF	\$ 2.50	\$ 1,300.00
5	3	Remove-Replace Balcony Fascia Boards-Allowance	85	LF	\$ 20.00	\$ 1,700.00
6	4	Repair Spalled Balcony Concrete Slabs				
7		a. Slab Edge Repair-up to 12" from edge	58	LF	\$ 265.00	\$ 15,370.00
8		b. Full Depth Balcony Slab Repairs	0	SF	\$ 275.00	\$ -
9	5	Repair Concrete Headers-Walls-Beams	12	CF	\$ 400.00	\$ 4,800.00
10	6	Misc. Balcony Wood Framing-sheathing Repairs Allowance	1	LS	\$ 400.00	\$ 400.00
11	7	Balcony Floor Waterproof Coating System-New	520	SF	\$ 8.00	\$ 4,160.00
12	8	Balcony Railings Replace-New	85	LF	\$ 80.00	\$ 6,800.00
13		Estimated Budget Totals				\$ 35,730.00
14		Other Costs to Consider				
15		Replace Siding-Soffit-Fascia	1	LS	TBD	
16		Paint Stucco Walls	1	LS	TBD	
17		Remove-Reinstall-Shim Shutters	2	EA	TBD	
18						
19		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time				
20						

	A	B	C	D	E	F
1		BLDG 4 Balconies - Estimated Budget - Harbor Villas Townhouses				
2		<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
3	1	Mobilization	1	EA	\$ 1,200.00	\$ 1,200.00
4	2	Balcony Floor Surface Prep	520	SF	\$ 2.50	\$ 1,300.00
5	3	Remove-Replace Balcony Fascia Boards-Allowance	85	LF	\$ 20.00	\$ 1,700.00
6	4	Repair Spalled Balcony Concrete Slabs				
7		a. Slab Edge Repair-up to 12" from edge	32	LF	\$ 265.00	\$ 8,480.00
8		b. Full Depth Balcony Slab Repairs	0	SF	\$ 275.00	\$ -
9	5	Repair Concrete Headers-Walls-Beams	6	CF	\$ 400.00	\$ 2,400.00
10	6	Misc. Balcony Wood Framing-sheathing Repairs Allowance	1	LS	\$ 300.00	\$ 300.00
11	7	Balcony Floor Waterproof Coating System-New	520	SF	\$ 8.00	\$ 4,160.00
12	8	Balcony Railings Replace-New	85	LF	\$ 80.00	\$ 6,800.00
13		Estimated Budget Totals				\$ 26,340.00
14		Other Costs to Consider				
15		Replace Siding-Soffit-Fascia	1	LS	TBD	
16		Paint Stucco Walls	1	LS	TBD	
17		Remove-Reinstall-Shim Shutters	2	EA	TBD	
18						
19		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time				
20						

	A	B	C	D	E	F
1		BLDG 5 Balconies - Estimated Budget - Harbor Villas Townhouses				
2		<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
3	1	Mobilization	1	EA	\$ 1,200.00	\$ 1,200.00
4	2	Balcony Floor Surface Prep	520	SF	\$ 2.50	\$ 1,300.00
5	3	Remove-Replace Balcony Fascia Boards-Allowance	85	LF	\$ 20.00	\$ 1,700.00
6	4	Repair Spalled Balcony Concrete Slabs				
7		a. Slab Edge Repair-up to 12" from edge	7	LF	\$ 265.00	\$ 1,855.00
8		b. Full Depth Balcony Slab Repairs	0	SF	\$ 275.00	\$ -
9	5	Repair Concrete Headers-Walls-Beams	24	CF	\$ 400.00	\$ 9,600.00
10	6	Misc. Balcony Wood Framing-sheathing Repairs Allowance	1	LS	\$ 200.00	\$ 200.00
11	7	Balcony Floor Waterproof Coating System-New	520	SF	\$ 8.00	\$ 4,160.00
12	8	Balcony Railings Replace-New	85	LF	\$ 80.00	\$ 6,800.00
13		Estimated Budget Totals				\$ 26,815.00
14		Other Costs to Consider				
15		Replace Siding-Soffit-Fascia	1	LS	TBD	
16		Paint Stucco Walls	1	LS	TBD	
17		Remove-Reinstall-Shim Shutters	2	EA	TBD	
18						
19		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time				
20						

	A	B	C	D	E	F
1		BLDG 6 Balconies - Estimated Budget - Harbor Villas Townhouses				
2		<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
3	1	Mobilization	1	EA	\$ 1,500.00	\$ 1,500.00
4	2	Balcony Floor Surface Prep	624	SF	\$ 2.50	\$ 1,560.00
5	3	Remove-Replace Balcony Fascia Boards-Allowance	102	LF	\$ 20.00	\$ 2,040.00
6	4	Repair Spalled Balcony Concrete Slabs				
7		a. Slab Edge Repair-up to 12" from edge	23	LF	\$ 265.00	\$ 6,095.00
8		b. Full Depth Balcony Slab Repairs	0	SF	\$ 275.00	\$ -
9	5	Repair Concrete Headers-Walls-Beams	30	CF	\$ 400.00	\$ 12,000.00
10	6	Misc. Balcony Wood Framing-sheathing Repairs Allowance	1	LS	\$ 600.00	\$ 600.00
11	7	Balcony Floor Waterproof Coating System-New	624	SF	\$ 8.00	\$ 4,992.00
12	8	Balcony Railings Replace-New	102	LF	\$ 80.00	\$ 8,160.00
13		Estimated Budget Totals				\$ 36,947.00
14		Other Costs to Consider				
15		Replace Siding-Soffit-Fascia	1	LS	TBD	
16		Paint Stucco Walls	1	LS	TBD	
17		Remove-Reinstall-Shim Shutters	2	EA	TBD	
18						
19		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time				
20						

	A	B	C	D	E	F
1		BLDG 7 Balconies - Estimated Budget - Harbor Villas Townhouses				
2		Item	Est. Qty.	Units	Estimated Unit Cost	Estimated Extended Cost
3	1	Mobilization	1	EA	\$ 1,200.00	\$ 1,200.00
4	2	Balcony Floor Surface Prep	520	SF	\$ 2.50	\$ 1,300.00
5	3	Remove-Replace Balcony Fascia Boards-Allowance	85	LF	\$ 20.00	\$ 1,700.00
6	4	Repair Spalled Balcony Concrete Slabs				
7		a. Slab Edge Repair-up to 12" from edge	0	LF	\$ 265.00	\$ -
8		b. Full Depth Balcony Slab Repairs	0	SF	\$ 275.00	\$ -
9	5	Repair Concrete Headers-Walls-Beams	16	CF	\$ 400.00	\$ 6,400.00
10	6	Misc. Balcony Wood Framing-sheathing Repairs Allowance	1	LS	\$ 200.00	\$ 200.00
11	7	Balcony Floor Waterproof Coating System-New	520	SF	\$ 8.00	\$ 4,160.00
12	8	Balcony Railings Replace-New	85	LF	\$ 80.00	\$ 6,800.00
13		Estimated Budget Totals:				\$ 21,760.00
14		Other Costs to Consider				
15		Replace Siding-Soffit-Fascia	1	LS	TBD	
16		Paint Stucco Walls	1	LS	TBD	
17		Remove-Reinstall-Shim Shutters	2	EA	TBD	
18						
19		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time				
20						

	A	B	C	D	E	F
1		BLDG 8 Balconies - Estimated Budget - Harbor Villas Townhouses				
2		Item	Est. Qty.	Units	Estimated Unit Cost	Estimated Extended Cost
3	1	Mobilization	1	EA	\$ 1,200.00	\$ 1,200.00
4	2	Balcony Floor Surface Prep	520	SF	\$ 2.50	\$ 1,300.00
5	3	Remove-Replace Balcony Fascia Boards-Allowance	85	LF	\$ 20.00	\$ 1,700.00
6	4	Repair Spalled Balcony Concrete Slabs				
7		a. Slab Edge Repair-up to 12" from edge	6	LF	\$ 265.00	\$ 1,590.00
8		b. Full Depth Balcony Slab Repairs	0	SF	\$ 275.00	\$ -
9	5	Repair Concrete Headers-Walls-Beams	36	CF	\$ 400.00	\$ 14,400.00
10	6	Misc. Balcony Wood Framing-sheathing Repairs Allowance	1	LS	\$ 200.00	\$ 200.00
11	7	Balcony Floor Waterproof Coating System-New	520	SF	\$ 8.00	\$ 4,160.00
12	8	Balcony Railings Replace-New	85	LF	\$ 80.00	\$ 6,800.00
13		Estimated Budget Totals				\$ 31,350.00
14		Other Costs to Consider				
15		Replace Siding-Soffit-Fascia	1	LS	TBD	
16		Paint Stucco Walls	1	LS	TBD	
17		Remove-Reinstall-Shim Shutters	2	EA	TBD	
18						
19		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time				
20						

	A	B	C	D	E	F
1		BLDG 9 Balconies - Estimated Budget - Harbor Villas Townhouses				
2		<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
3	1	Mobilization	1	EA	\$ 1,200.00	\$ 1,200.00
4	2	Balcony Floor Surface Prep	520	SF	\$ 2.50	\$ 1,300.00
5	3	Remove-Replace Balcony Fascia Boards-Allowance	85	LF	\$ 20.00	\$ 1,700.00
6	4	Repair Spalled Balcony Concrete Slabs				
7		a. Slab Edge Repair-up to 12" from edge	0	LF	\$ 265.00	\$ -
8		b. Full Depth Balcony Slab Repairs	0	SF	\$ 275.00	\$ -
9	5	Repair Concrete Headers-Walls-Beams	0	CF	\$ 400.00	\$ -
10	6	Misc. Balcony Wood Framing-sheathing Repairs Allowance	1	LS	\$ 200.00	\$ 200.00
11	7	Balcony Floor Waterproof Coating System-New	520	SF	\$ 8.00	\$ 4,160.00
12	8	Balcony Railings Replace-New	85	LF	\$ 80.00	\$ 6,800.00
13		Estimated Budget Totals				\$ 15,360.00
14		Other Costs to Consider				
15		Replace Siding-Soffit-Fascia	1	LS	TBD	
16		Paint Stucco Walls	1	LS	TBD	
17		Remove-Reinstall-Shim Shutters	2	EA	TBD	
18						
19		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time				
20						

	A	B	C	D	E	F
1		BLDG 10 Balconies - Estimated Budget - Harbor Villas Townhouses				
2		<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
3	1	Mobilization	1	EA	\$ 1,200.00	\$ 1,200.00
4	2	Balcony Floor Surface Prep	520	SF	\$ 2.50	\$ 1,300.00
5	3	Remove-Replace Balcony Fascia Boards-Allowance	85	LF	\$ 20.00	\$ 1,700.00
6	4	Repair Spalled Balcony Concrete Slabs				
7		a. Slab Edge Repair-up to 12" from edge	0	LF	\$ 265.00	\$ -
8		b. Full Depth Balcony Slab Repairs	0	SF	\$ 275.00	\$ -
9	5	Repair Concrete Headers-Walls-Beams	12	CF	\$ 400.00	\$ 4,800.00
10	6	Misc. Balcony Wood Framing-sheathing Repairs Allowance	1	LS	\$ 200.00	\$ 200.00
11	7	Balcony Floor Waterproof Coating System-New	520	SF	\$ 8.00	\$ 4,160.00
12	8	Balcony Railings Replace-New	85	LF	\$ 80.00	\$ 6,800.00
13		Estimated Budget Totals				\$ 20,160.00
14		Other Costs to Consider				
15		Replace Siding-Soffit-Fascia	1	LS	TBD	
16		Paint Stucco Walls	1	LS	TBD	
17		Remove-Reinstall-Shim Shutters	2	EA	TBD	
18						
19		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time				
20						

Harbor Villa Townhouses
Estimated Quantities

Keystone Engineering

February 2021

	A	B	C	D	E	F	G	H	I	J	K
1	BLDG 1 - Balcony-Building Estimated Quantities-Harbor Villa Townhouses										
2	<u>Unit</u>	<u>Balcony Floor Surface Area (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Garage Header Beam/Column (CF)</u>	<u>Concrete Spall Surface (SF)</u>	<u>Concrete Spall Ceiling (SF)</u>	<u>Concrete Spall Edge (LF)</u>	<u>Concrete Spall Full Depth (SF)</u>	<u>Concrete Spall Column-Beam-Wall (CF)</u>	<u>Shutter</u>
3	102	104	17	bare	6	0	0	17	0	0	none
4	104	104	17	bare	6	0	0	8	8	0	roll at door
5	106	104	17	paint	6	0	0	17	0	0	none
6	108	104	17	paint	0	0	0	17	0	0	none
7	110	104	17	tile	6	0	0	17	0	0	door accord.
8	112	104	17	paint	0	0	0	0	0	0	none
9	114	104	17	bare	12	0	0	2	0	0	none
10	<u>Totals</u>	<u>728</u>	<u>119</u>		<u>36</u>	<u>0</u>	<u>0</u>	<u>78</u>	<u>8</u>	<u>0</u>	

	A	B	C	D	E	F	G	H	I	J	K
1	BLDG 2 - Balcony-Building Estimated Quantities-Harbor Villa Townhouses										
2	<u>Unit</u>	<u>Balcony Floor Surface Area (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Garage Header Beam/Column (CF)</u>	<u>Concrete Spall Surface (SF)</u>	<u>Concrete Spall Ceiling (SF)</u>	<u>Concrete Spall Edge (LF)</u>	<u>Concrete Spall Full Depth (SF)</u>	<u>Concrete Spall Column-Beam-Wall (CF)</u>	<u>Shutter</u>
3	103	104	17	paint	0	0	0	0	0	0	none
4	105	104	17	carpet	0	0	0	12	0	0	none
5	107	104	17	paint	0	0	0	17	0	0	none
6	109	104	17	paint	0	0	0	5	0	0	none
7	111	104	17	paint	0	0	0	8	0	0	none
8	113	104	17	paint	0	0	0	10	0	0	none
9	<u>Totals</u>	<u>624</u>	<u>102</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>52</u>	<u>0</u>	<u>0</u>	

	A	B	C	D	E	F	G	H	I	J	K
1	BLDG 3 - Balcony-Building Estimated Quantities-Harbor Villa Townhouses										
2	<u>Unit</u>	<u>Balcony Floor Surface Area (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Garage Header Beam/Column (CF)</u>	<u>Concrete Spall Surface (SF)</u>	<u>Concrete Spall Ceiling (SF)</u>	<u>Concrete Spall Edge (LF)</u>	<u>Concrete Spall Full Depth (SF)</u>	<u>Concrete Spall Column-Beam-Wall (CF)</u>	<u>Shutter</u>
3	120	104	17	paint	6	0	0	17	0	0	none
4	122	104	17	paint	0	0	0	10	0	0	door accord.
5	124	104	17	paint	0	0	0	14	0	0	none
6	126	104	17	paint	6	0	0	17	0	0	door accord.
7	128	104	17	paint	0	0	0	0	0	0	none
8	<u>Totals</u>	<u>520</u>	<u>85</u>		<u>12</u>	<u>0</u>	<u>0</u>	<u>58</u>	<u>0</u>	<u>0</u>	

	A	B	C	D	E	F	G	H	I	J	K
1	BLDG 4 - Balcony-Building Estimated Quantities-Harbor Villa Townhouses										
2	<u>Unit</u>	<u>Balcony Floor Surface Area (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Garage Header Beam/Column (CF)</u>	<u>Concrete Spall Surface (SF)</u>	<u>Concrete Spall Ceiling (SF)</u>	<u>Concrete Spall Edge (LF)</u>	<u>Concrete Spall Full Depth (SF)</u>	<u>Concrete Spall Column-Beam-Wall (CF)</u>	<u>Shutter</u>
3	119	104	17	paint	0	0	0	8	0	0	none
4	121	104	17	paint	0	0	0	0	0	0	none
5	123	104	17	paint	0	0	0	7	0	0	none
6	125	104	17	paint	0	0	0	17	0	0	none
7	127	104	17	paint	6	0	0	0	0	0	none
8	Totals	520	85		6	0	0	32	0	0	

Harbor Villa Townhouses
Estimated Quantities

Keystone Engineering

February 2021

	A	B	C	D	E	F	G	H	I	J	K
1	BLDG 5 - Balcony-Building Estimated Quantities-Harbor Villa Townhouses										
2	<u>Unit</u>	<u>Balcony Floor Surface Area (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Garage Header Beam/Column (CF)</u>	<u>Concrete Spall Surface (SF)</u>	<u>Concrete Spall Ceiling (SF)</u>	<u>Concrete Spall Edge (LF)</u>	<u>Concrete Spall Full Depth (SF)</u>	<u>Concrete Spall Column- Beam-Wall (CF)</u>	<u>Shutter</u>
3	134	104	17	paint	6	0	0	0	0	0	none
4	136	104	17	paint	6	0	0	0	0	0	door accord
5	138	104	17	paint	6	0	0	0	0	0	door accord
6	140	104	17	paint	0	0	0	0	0	0	none
7	142	104	17	paint	6	0	0	7	0	0	none
8	Totals	520	85		24	0	0	7	0	0	

	A	B	C	D	E	F	G	H	I	J	K
1	BLDG 6 - Balcony-Building Estimated Quantities-Harbor Villa Townhouses										
2	<u>Unit</u>	<u>Balcony Floor Surface Area (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Garage Header Beam/Column (CF)</u>	<u>Concrete Spall Surface (SF)</u>	<u>Concrete Spall Ceiling (SF)</u>	<u>Concrete Spall Edge (LF)</u>	<u>Concrete Spall Full Depth (SF)</u>	<u>Concrete Spall Column- Beam-Wall (CF)</u>	<u>Shutter</u>
3	133	104	17	paint	12	0	0	0	0	0	none
4	135	104	17	paint	0	0	0	17	0	0	door accord
5	137	104	17	paint	6	0	0	6	0	0	none
6	139	104	17	paint	0	0	0	0	0	0	none
7	141	104	17	paint	0	0	0	0	0	0	none
8	143	104	17	paint	12	0	0	0	0	0	none
9	<u>Totals</u>	<u>624</u>	<u>102</u>		<u>30</u>	<u>0</u>	<u>0</u>	<u>23</u>	<u>0</u>	<u>0</u>	

	A	B	C	D	E	F	G	H	I	J	K
1	BLDG 7 - Balcony-Building Estimated Quantities-Harbor Villa Townhouses										
2	<u>Unit</u>	<u>Balcony Floor Surface Area (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Garage Header Beam/Column (CF)</u>	<u>Concrete Spall Surface (SF)</u>	<u>Concrete Spall Ceiling (SF)</u>	<u>Concrete Spall Edge (LF)</u>	<u>Concrete Spall Full Depth (SF)</u>	<u>Concrete Spall Column- Beam-Wall (CF)</u>	<u>Shutter</u>
3	148	104	17	tile	0	0	0	0	0	0	none
4	150	104	17	paint	6	0	0	0	0	0	none
5	152	104	17	paint	0	0	0	0	0	0	none
6	154	104	17	paint	0	0	0	0	0	0	none
7	156	104	17	paint	10	0	0	0	0	0	none
8	Totals	520	85		16	0	0	0	0	0	

	A	B	C	D	E	F	G	H	I	J	K
1	BLDG 8 - Balcony-Building Estimated Quantities-Harbor Villa Townhouses										
2	<u>Unit</u>	<u>Balcony Floor Surface Area (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Garage Header Beam/Column (CF)</u>	<u>Concrete Spall Surface (SF)</u>	<u>Concrete Spall Ceiling (SF)</u>	<u>Concrete Spall Edge (LF)</u>	<u>Concrete Spall Full Depth (SF)</u>	<u>Concrete Spall Column-Beam Wall (CF)</u>	<u>Shutter</u>
3	149	104	17	paint	6	0	0	0	0	4	none
4	151	104	17	paint	6	0	0	6	0	0	none
5	153	104	17	paint	0	0	0	0	0	0	none
6	155	104	17	paint	0	0	0	0	0	0	none
7	157	104	17	paint	12	0	0	0	0	8	none
8	<u>Totals</u>	<u>520</u>	<u>85</u>		<u>24</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>0</u>	<u>12</u>	

	A	B	C	D	E	F	G	H	I	J	K
1	BLDG 10 - Balcony-Building Estimated Quantities-Harbor Villa Townhouses										
2	<u>Unit</u>	<u>Balcony Floor Surface Area (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Garage Header Beam/Column (CF)</u>	<u>Concrete Spall Surface (SF)</u>	<u>Concrete Spall Ceiling (SF)</u>	<u>Concrete Spall Edge (LF)</u>	<u>Concrete Spall Full Depth (SF)</u>	<u>Concrete Spall Column-Beam-Wall (CF)</u>	<u>Shutter</u>
3	161	104	17	paint	0	0	0	0	0	0	none
4	163	104	17	paint	6	0	0	0	0	0	none
5	165	104	17	paint	0	0	0	0	0	0	none
6	167	104	17	paint	0	0	0	0	0	0	none
7	169	104	17	paint	6	0	0	0	0	0	none
8	<u>Totals</u>	<u>520</u>	<u>85</u>		<u>12</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	



Example view of balcony edge cracking indicative of slab edge spalling due to reinforcing steel corrosion



Example view of balcony edge cracking indicative of slab edge spalling due to reinforcing steel corrosion



Example view of balcony edge cracking indicative of slab edge spalling due to reinforcing steel corrosion



Example view of balcony edge cracking indicative of slab edge spalling due to reinforcing steel corrosion



Example view of past balcony edge damage (unit 104) reportedly repaired in 2016



Example view of balcony slab edge failure (unit 106) and exposed wood support framing



Example view of balcony slab cracks due to lack of proper waterproof coatings-that will lead to concrete spalling and support wood rot



Example view of balcony slab cracks (edge spalling) due to lack of proper waterproof coatings-that will lead to concrete spalling and support wood rot



Example view of balcony slab cracks due to lack of proper waterproof coatings-that will lead to concrete spalling and support wood rot



Example view of balcony slab with lack of proper waterproof coatings-that will lead to concrete spalling and support wood rot



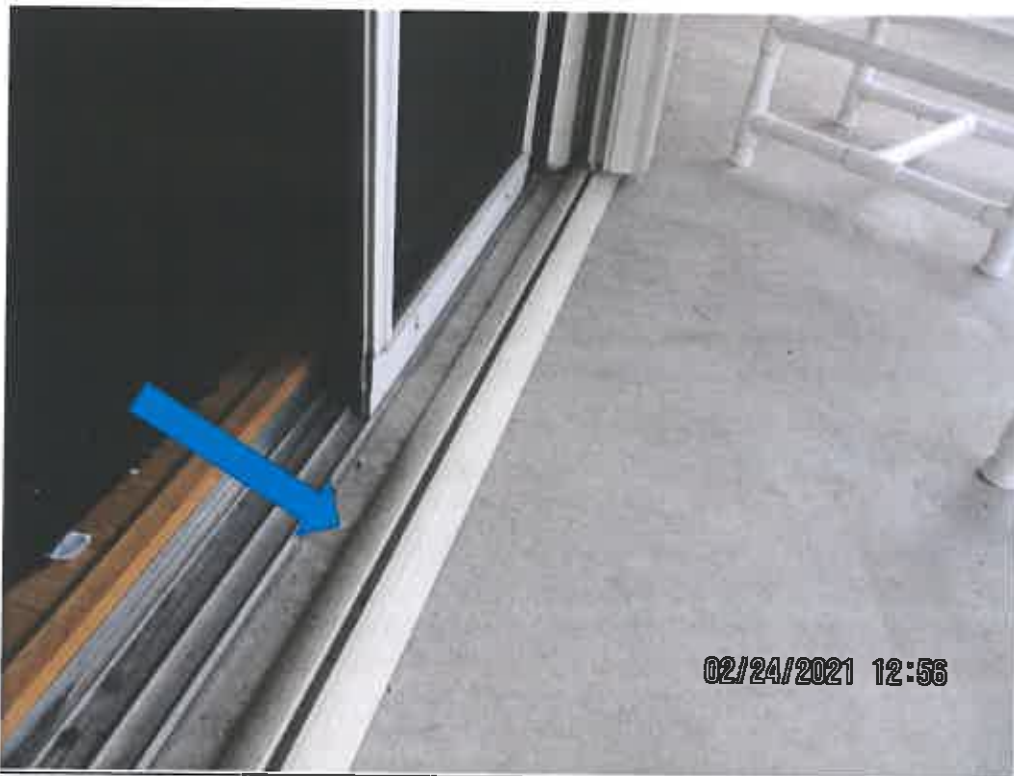
Example view of tiled balcony slab which provides a lack of proper waterproofing-that will lead to concrete spalling and support wood rot



Example view of shutter track installed without recommended drainage shims-will lead to concrete spalling and wood rot due to lack of positive drainage away from door



Example view of shutter track installed without recommended drainage shims-will lead to concrete spalling and wood rot due to lack of positive drainage away from door



Example view of shutter track installed without recommended drainage shims-will lead to concrete spalling and wood rot due to lack of positive drainage away from door



Example view of failing floor to wall sealant-will lead to concrete spalling and wood rot due to water intrusion



Example view of failing floor to wall sealant-will lead to concrete spalling and wood rot due to water intrusion



Example view of failing door perimeter sealant-will lead to concrete spalling and wood rot due to water intrusion



Example view of failing door perimeter sealant-will lead to concrete spalling and wood rot due to water intrusion



Example view of unsealed railing fastener installation that will lead to water intrusion, concrete spalling and rotted wood



Example view of unsealed corroding railing fastener installation that will lead to water intrusion, concrete spalling and rotted wood



Example view of rotted wood fascia



Example view of rotted wood fascia



Example view of garage header beam cracking and spalling due to reinforcing steel corrosion



Example view of garage header beam cracking and spalling due to reinforcing steel corrosion



Example view of garage column cracking and spalling due to reinforcing steel corrosion



Example view of stucco wall cracks that can allow water intrusion-solved with a proper painting and waterproofing process



Example view of stucco wall cracks that can allow water intrusion-solved with a proper painting and waterproofing process



Example view of exposed plywood substrate at recently installed roof flashing-these details and overall poor condition of siding will necessitate siding replacement



Example view of exposed plywood substrate at recently installed roof flashing-these details and overall poor condition of siding will necessitate siding replacement



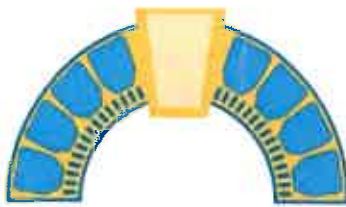
Example view of exposed plywood substrate at recently installed roof flashing-these details and overall poor condition of siding will necessitate siding replacement



Example view of wing end wall failure due to soil settlement and erosion



Example view of wing end wall failure due to soil settlement and erosion or spalling



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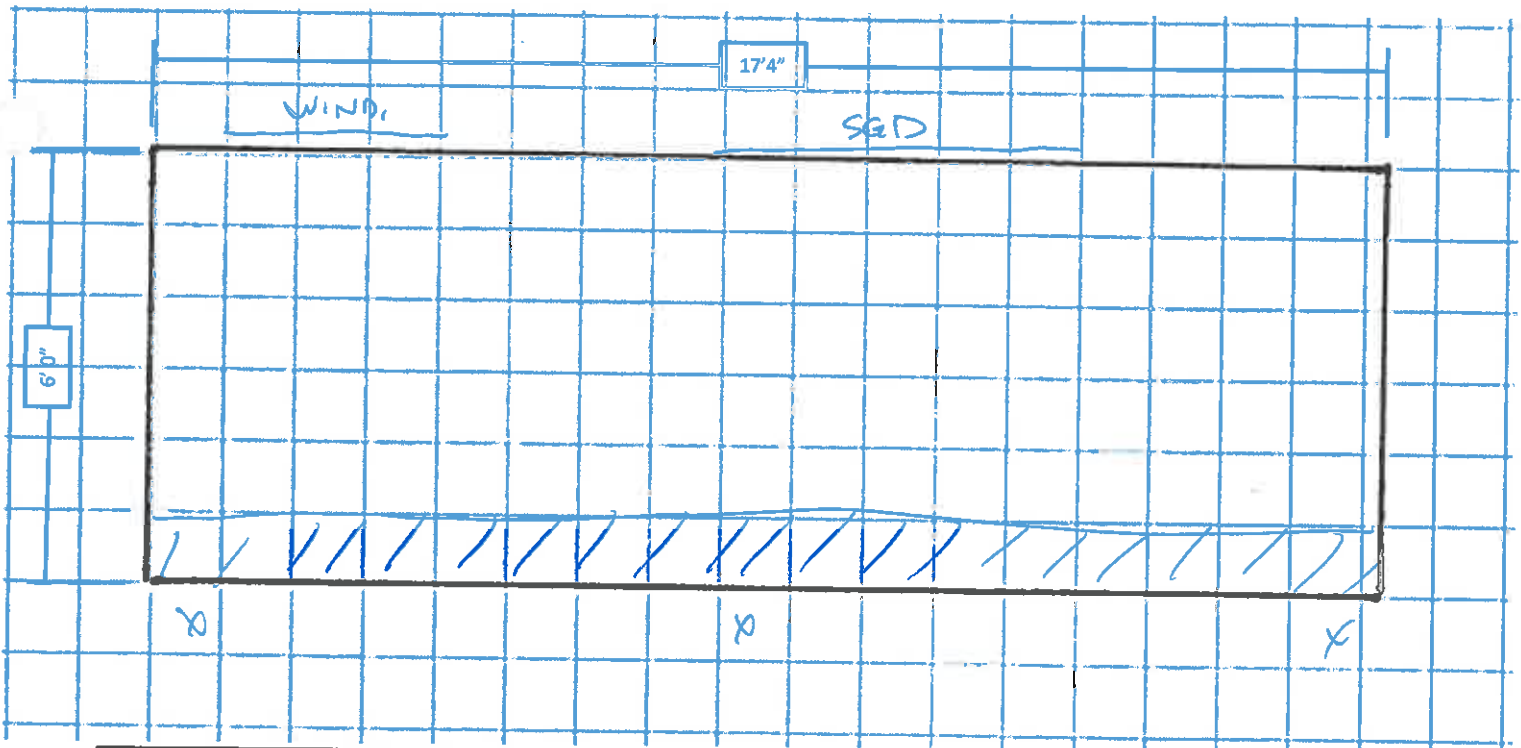
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 1 Unit # 102 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot	Railings Code Compliant: Yes <u>No</u> Condition: Good <u>Fair</u> Poor Type: Cored <u>Surface Mount</u> Screen Screen Shimmed: Yes No	Sliding Doors Vinyl Aluminum Code Compliant: Yes No Condition: Good <u>Fair</u> Poor Age: Older <u>Newer</u> Corroded Fasteners: Yes <u>No</u> Holes In Threshold: Yes <u>No</u>
	Shutters Yes <u>No</u> Shimmed Yes No Edge Door Accordion Roll Down	Flooring Type: Tile Coating Pattern <u>BIKE</u>



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Unit # 100 - GARAGE HEADS GOF



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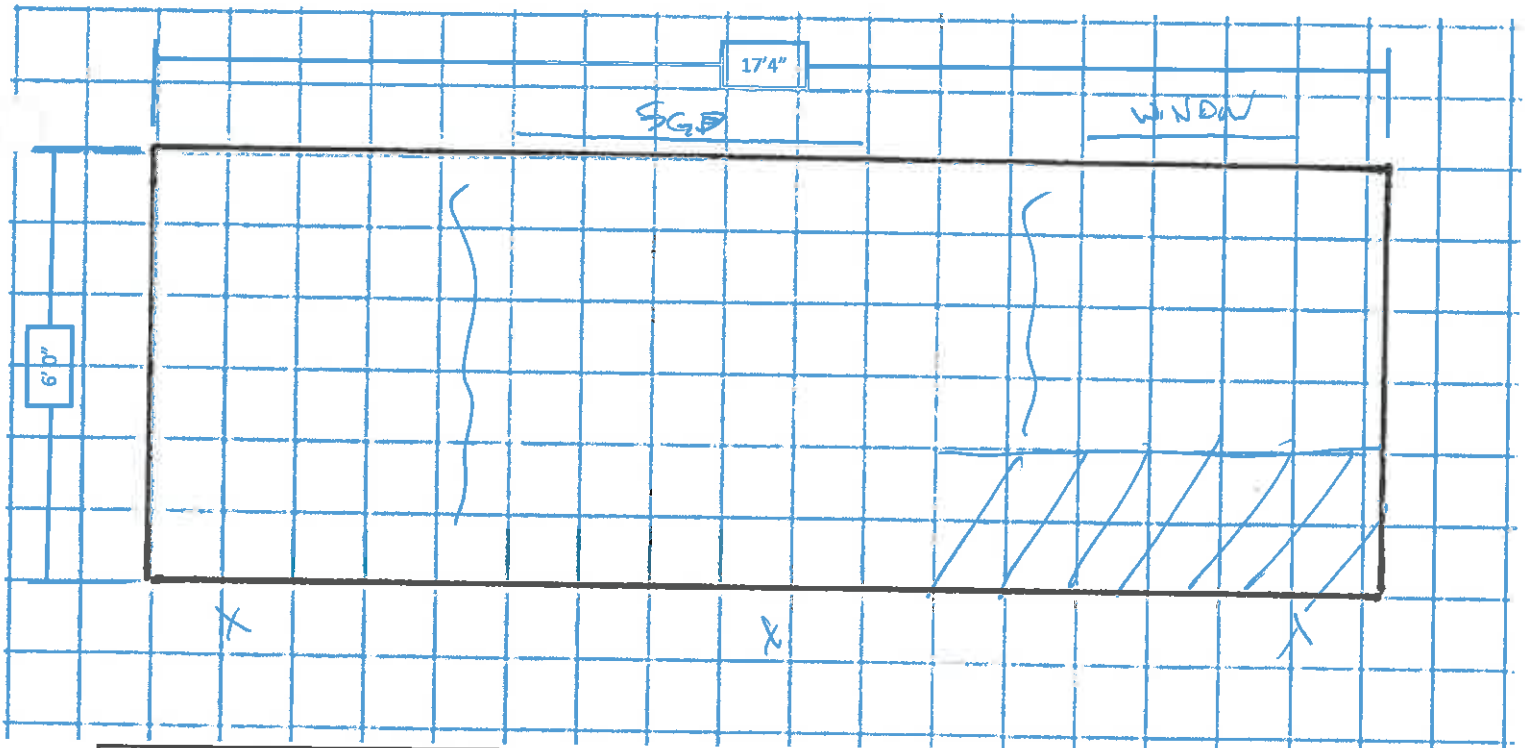
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 1 Unit # 104 Date: February 24, 2021

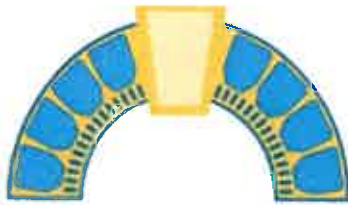
LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	<u>No</u>	Vinyl	Aluminum
	Spall Below	Condition: Good	<u>Fair</u>	Yes	No
	Crack	Type: Cored	Surface Mount	Condition: Good	Fair Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
				Corroded Fasteners: Yes	No
				Holes In Threshold: Yes	<u>No</u>
		Shutters Shimmed Yes <u>No</u> Edge Door <u>Roll Down</u> Accordion			
		Flooring Type: Tile Coating Pattern <u>BRICK</u>			



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

BRICK EDGE REPAIRED IN PAST

GARAGE HEADER 6'0"



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 1

Unit # 106

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

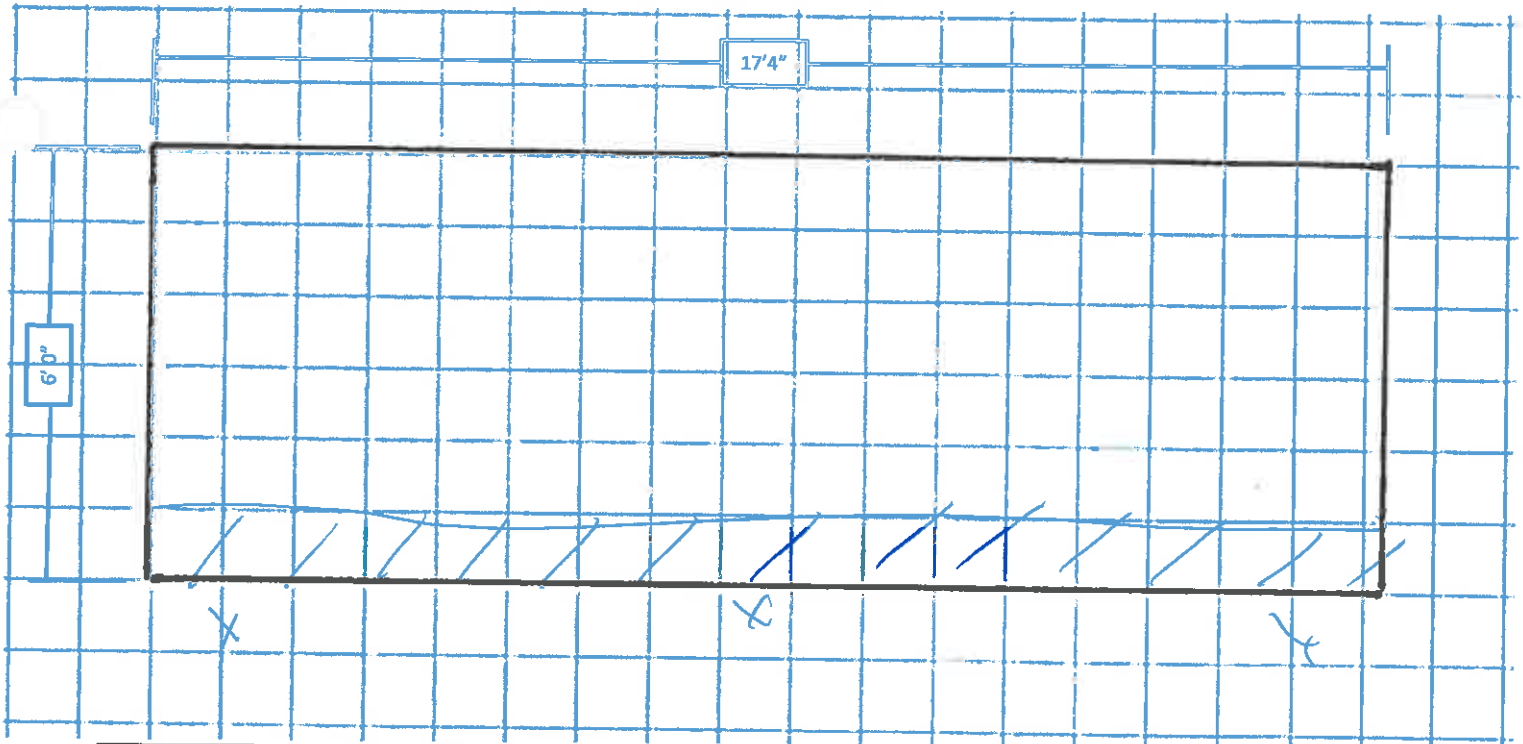
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

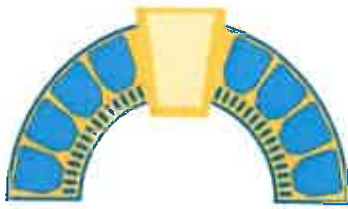
Type: Tile Coating Pattern
Paint



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

GALV Header 6'0"



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Balcony Survey Map

Project: Harbour Villa Townhouses Building 1 Unit # 108 Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

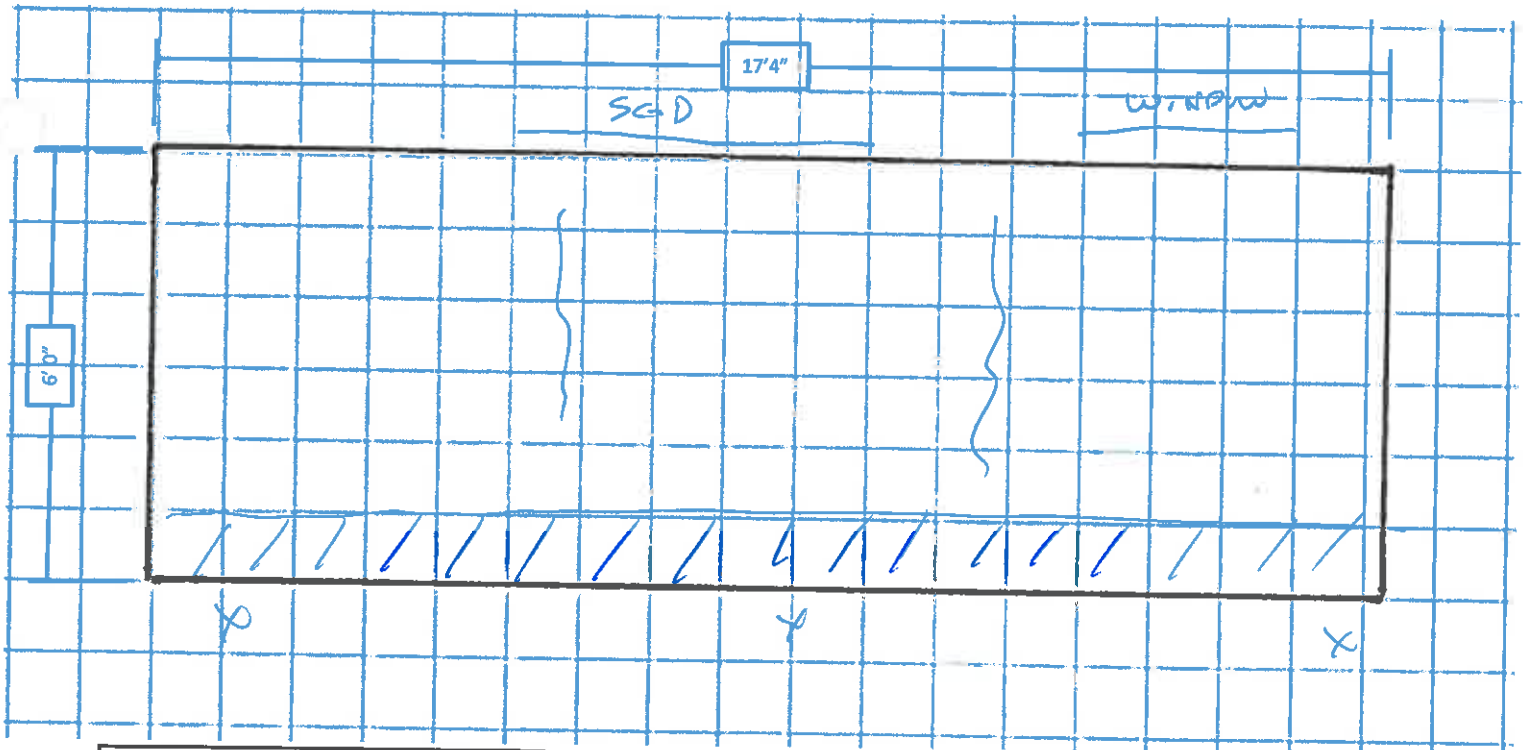
Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern

TAWN PAINT

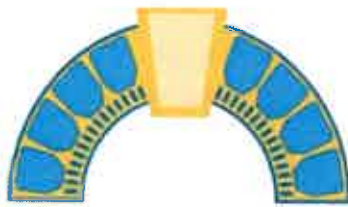


Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Need Better Waterproofing } top
" New Railings

* Safety Belts



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 1

Unit # 10

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Shimmed Yes No
Edge Door
Accordion Roll Down

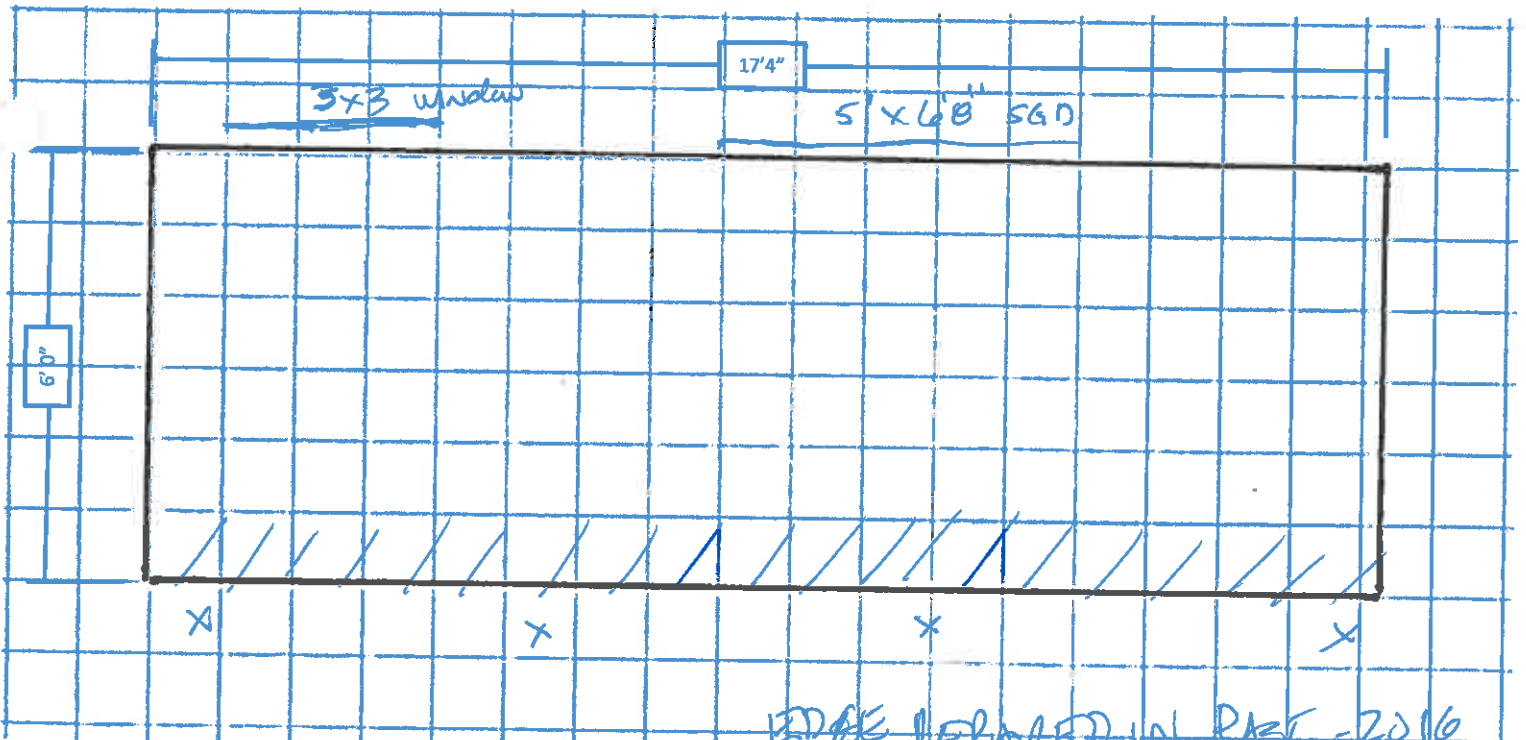
Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern

BASE EDGES 16"



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

EDGE REPAIRED IN PAST - 2016
GARAGE Header 6CF

Railings 6.5" plant Spacing
36" Height

BLDG 1978



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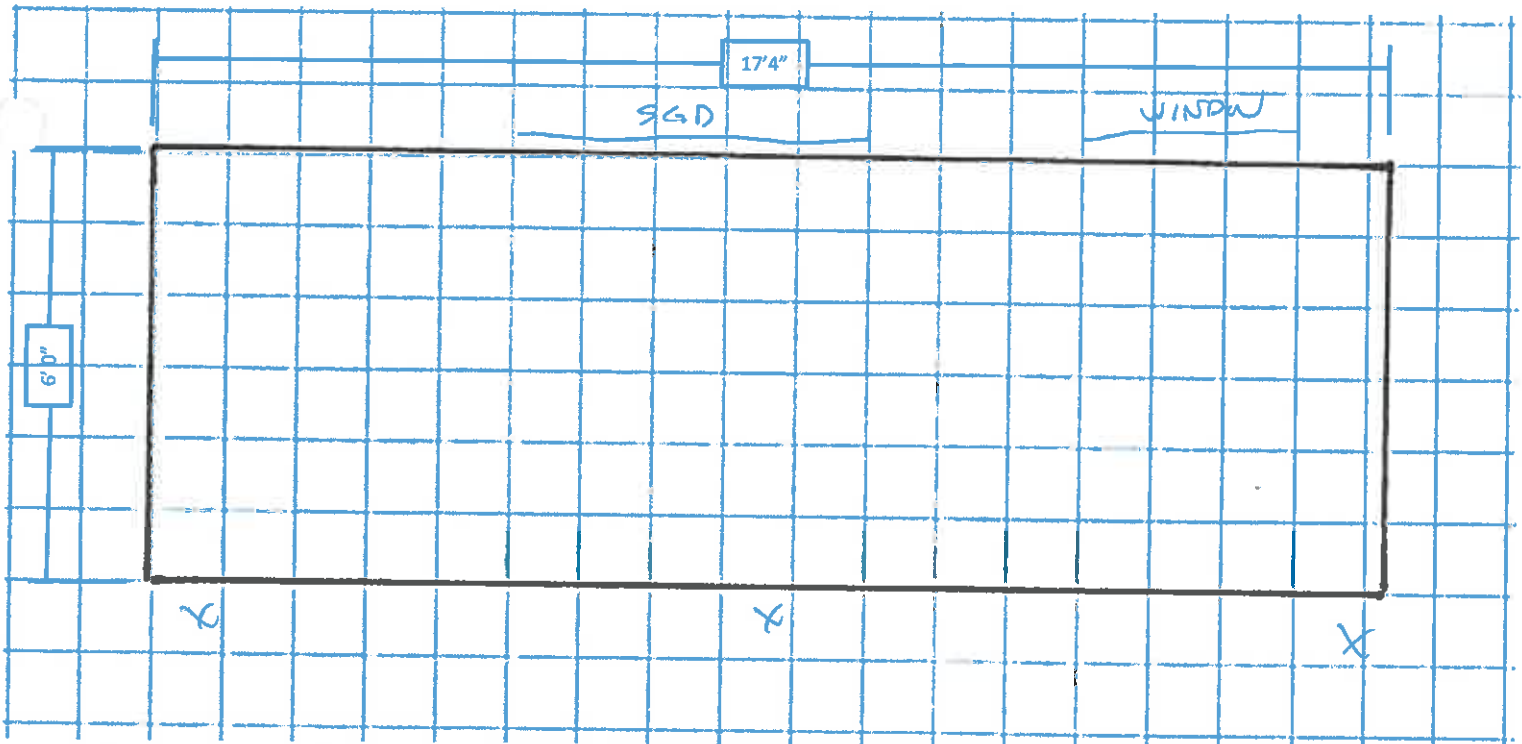
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 1 Unit # 112 Date: February 24, 2021

LEGEND		Railings		Sliding Doors		Vinyl Aluminum	
	Spall Above	Code Compliant: Yes	No	Code Compliant: Yes	No	Yes	No
	Spall Below	Condition: Good	Fair	Condition: Good	Fair	Good	Fair
	Crack	Type: Cored	Surface Mount	Age: Older	Newer	Older	Newer
	Rust Spot	Screen Shimmed: Yes	No	Corroded Fasteners: Yes	No	Yes	No
		Shutters		Holes In Threshold: Yes		No	
		Shimmed	Yes	No			
		Edge	Door	Flooring			
		Accordion	Roll Down	Type: Tile	Coating	Pattern	

Handwritten notes: "THIN PLANK" under Coating, "SGD" and "WINDOW" on the grid map.



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 1

Unit # 114

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

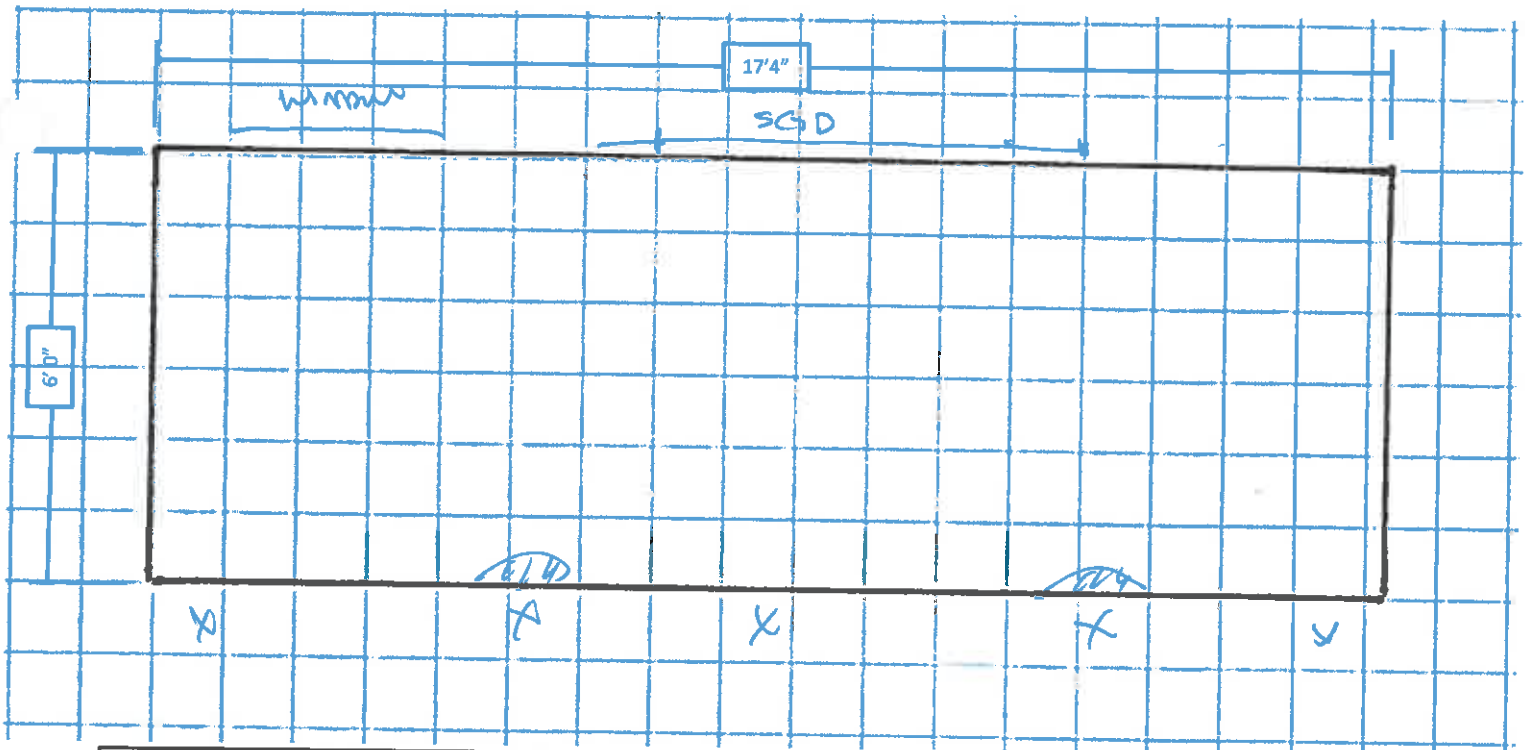
Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern

Base



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Garage Header 6 CF

out 116' Garage Header 6 CF



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 2

Unit # 103

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

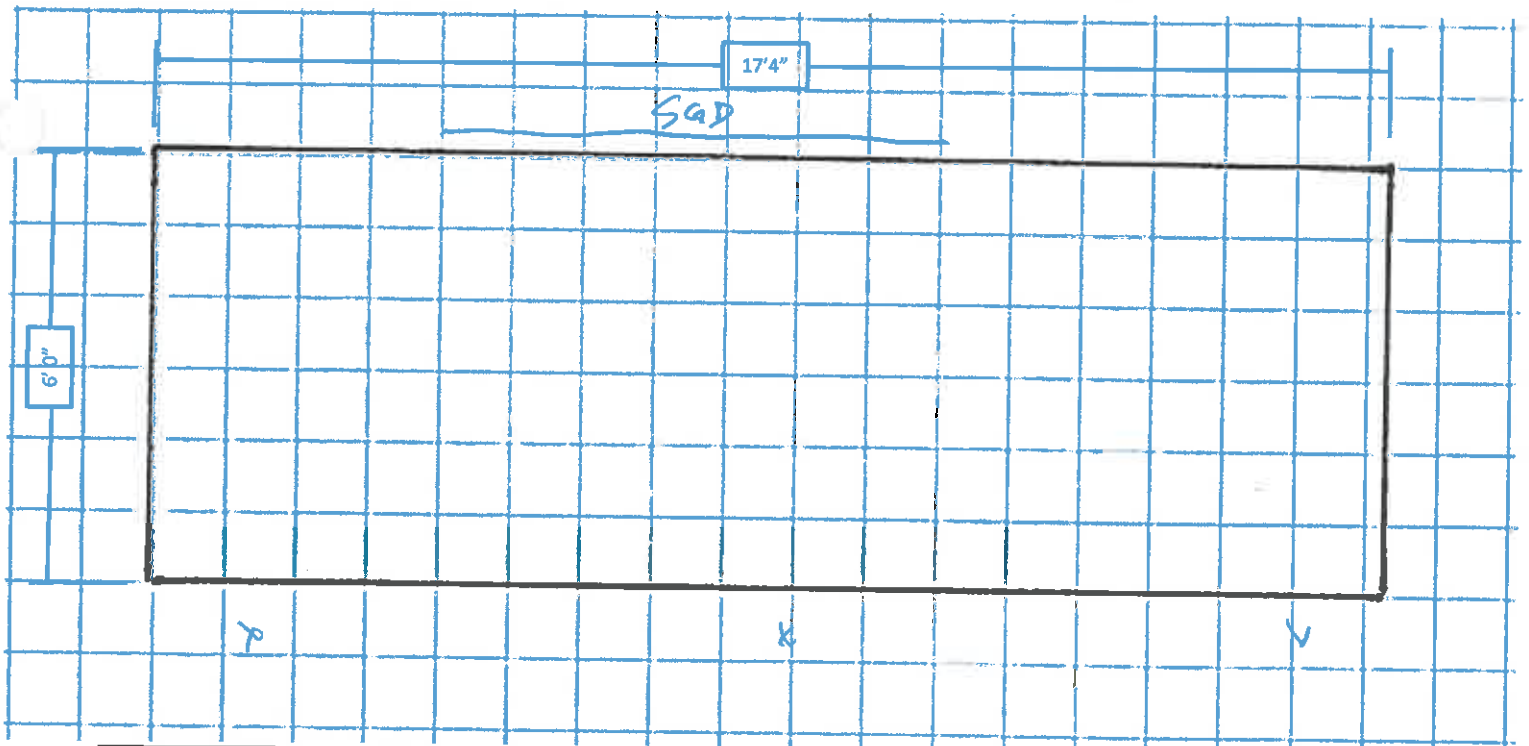
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

GARAGE Rod Leaks!



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 2

Unit # 105

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No

Condition: Good Fair Poor

Type: Cored Surface Mount Screen

Screen Shimmed: Yes No

Shutters

Yes No

Shimmed Yes No

Edge Door

Accordion Roll Down

Sliding Doors

Vinyl Aluminum

Code Compliant: Yes No

Condition: Good Fair Poor

Age: Older Newer

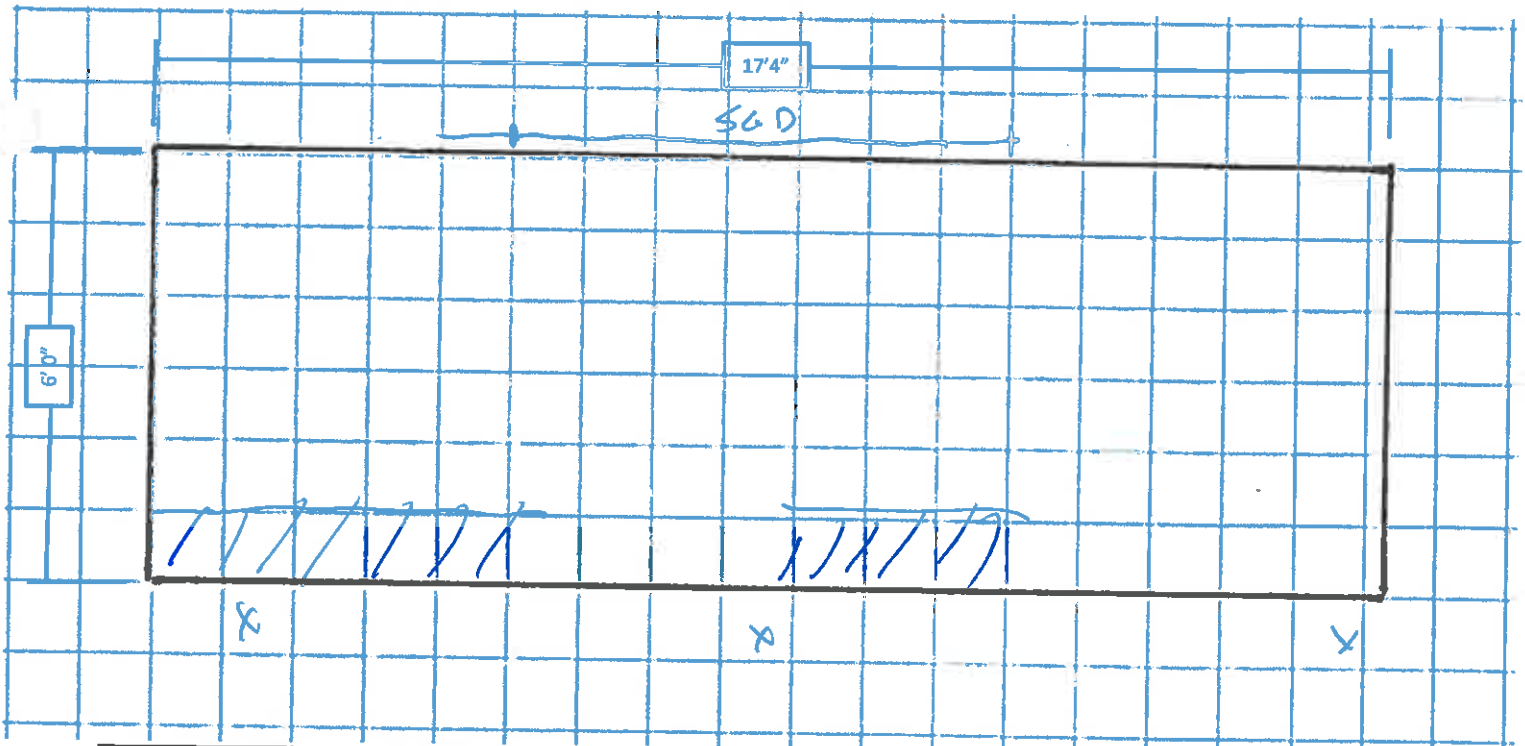
Corroded Fasteners: Yes No

Holes In Threshold: Yes No

Flooring

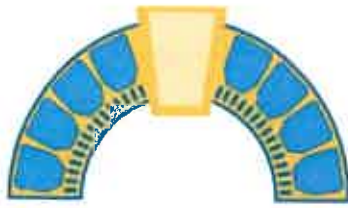
Type: Tile Coating Pattern

CARPET



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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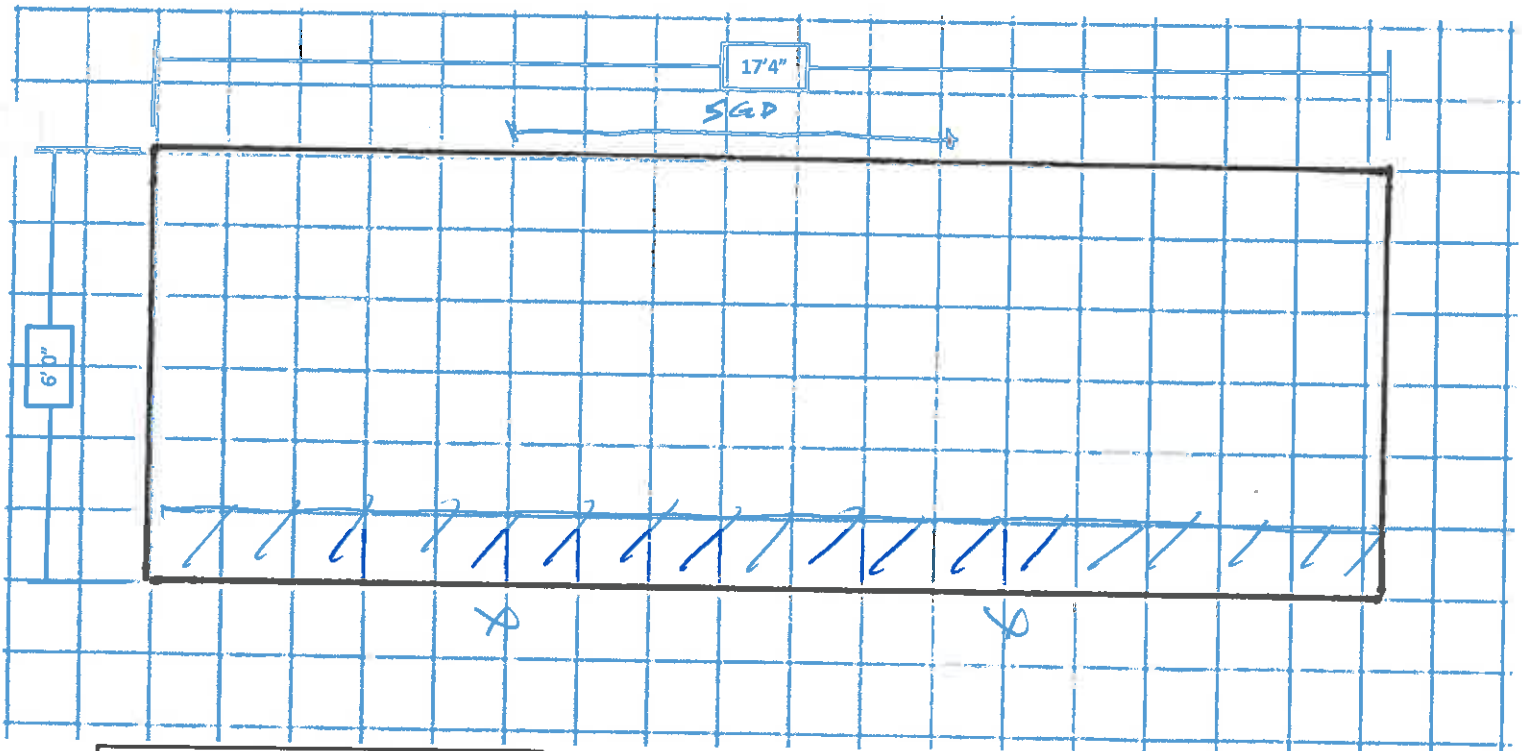
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 2 Unit # 107 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot	Railings Code Compliant: Yes <u>No</u> Condition: <u>Good</u> <u>Fair</u> Poor Type: Cored <u>Surface Mount</u> Screen Screen Shimmed: Yes No	Sliding Doors Vinyl Aluminum Code Compliant: Yes <u>No</u> Condition: <u>Good</u> <u>Fair</u> Poor Age: <u>Older</u> Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No
	Shutters Yes <u>No</u> Shimmed Yes No Edge Door Accordion Roll Down	Flooring Type: Tile Coating Pattern



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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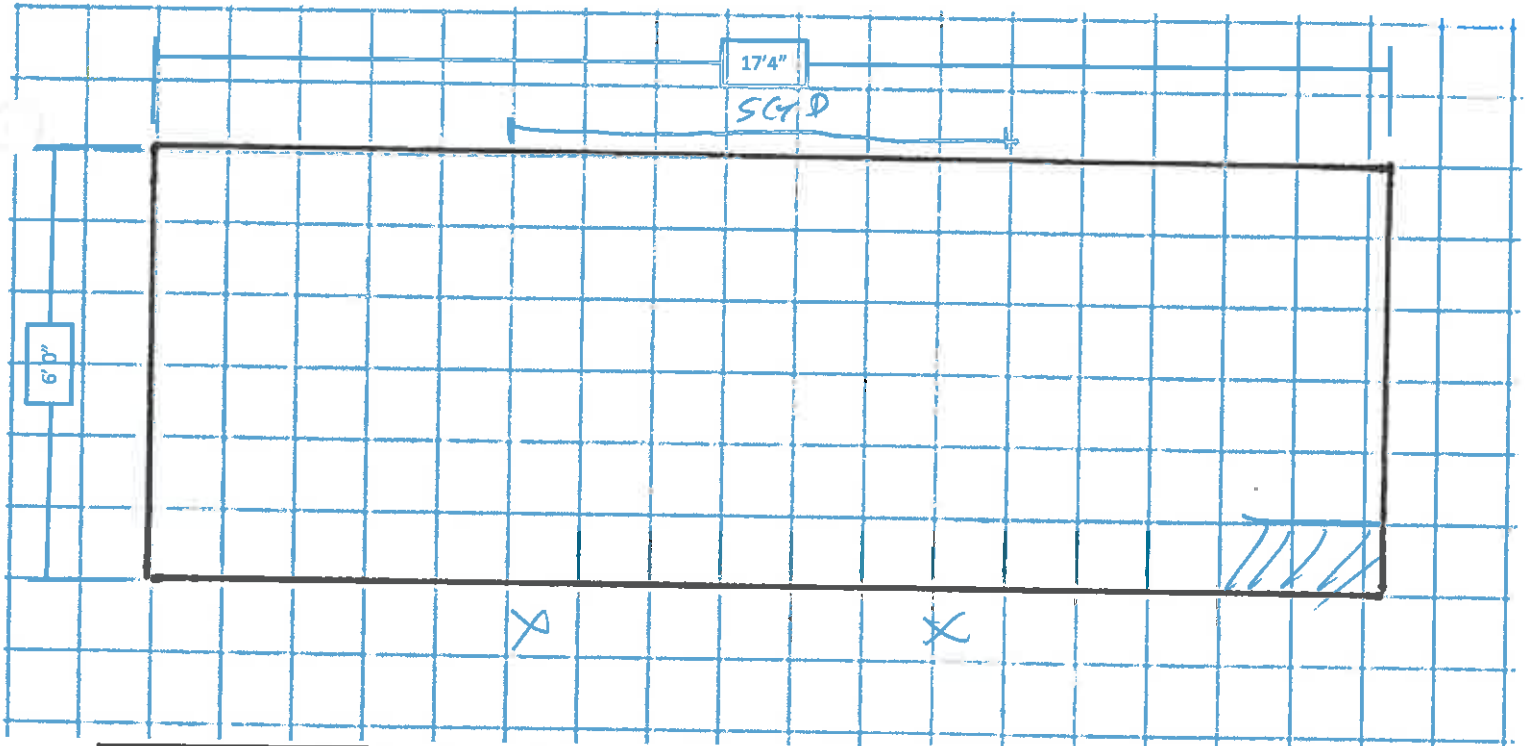
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 2 Unit # 109 Date: February 24, 2021

LEGEND		Railings		Sliding Doors		Vinyl Aluminum	
	Spall Above	Code Compliant: Yes	No	Code Compliant:	Yes	No	
	Spall Below	Condition: Good	Fair	Condition:	Good	Fair	Poor
	Crack	Type: Cored	Surface Mount	Screen	Age:	Older	Newer
	Rust Spot	Screen Shimmed: Yes	No	Corroded Fasteners:	Yes	No	
		Shutters	Yes	No	Holes In Threshold:	Yes	No
		Shimmed	Yes	No			
		Edge	Door				
		Accordion	Roll Down				
				Flooring			
				Type: Tile	Coating	Pattern	



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Project: Harbour Villa Townhouses Building 2 Unit # 111 Date: February 24, 2021

Hand-drawn diagram on graph paper showing a rectangular area. The rectangle is labeled with dimensions: 17'4" on the top edge and 6'0" on the left edge. The top edge is also labeled 360. The bottom edge has two 'X' marks. The right edge has a hatched area.

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses Building 2 Unit # 113 Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

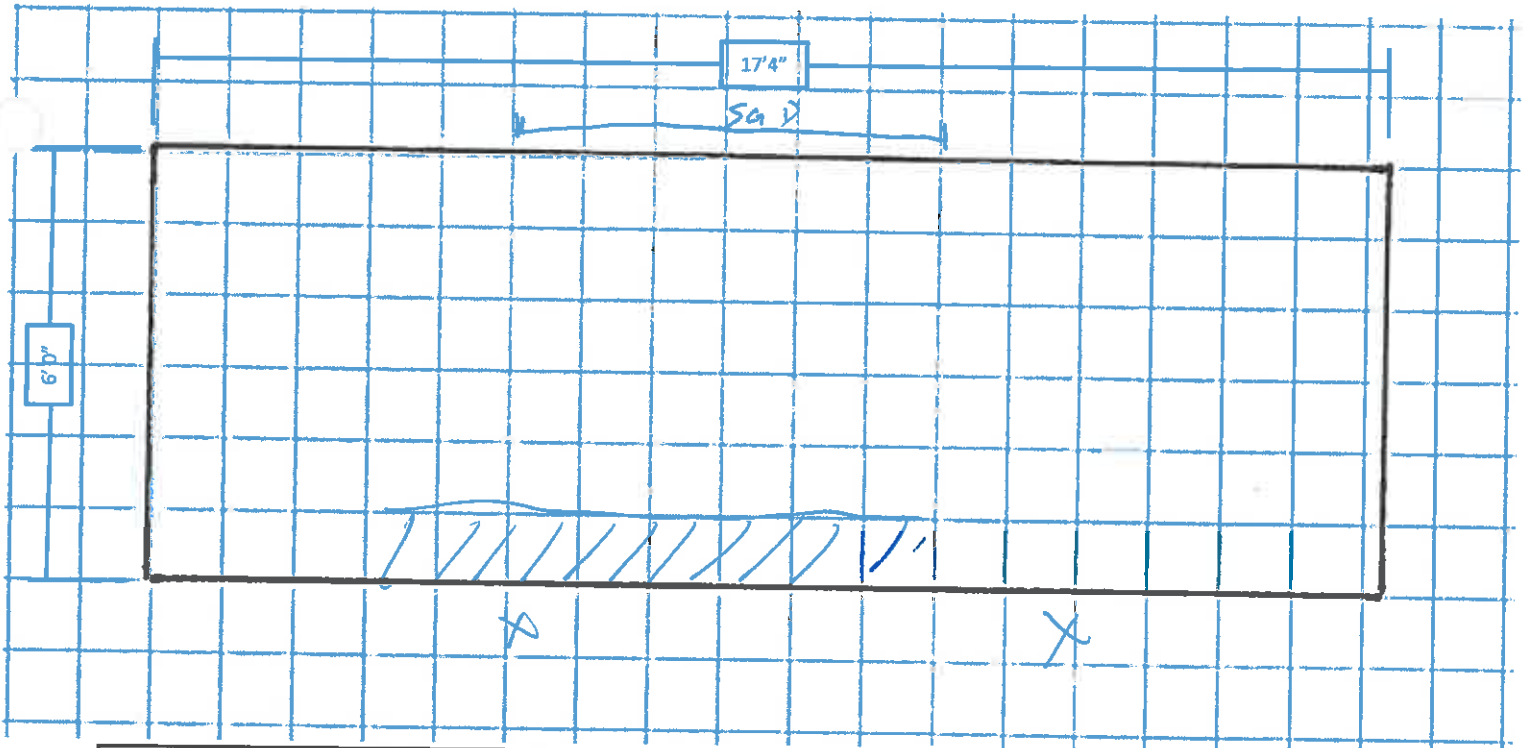
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

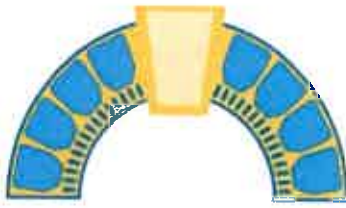
Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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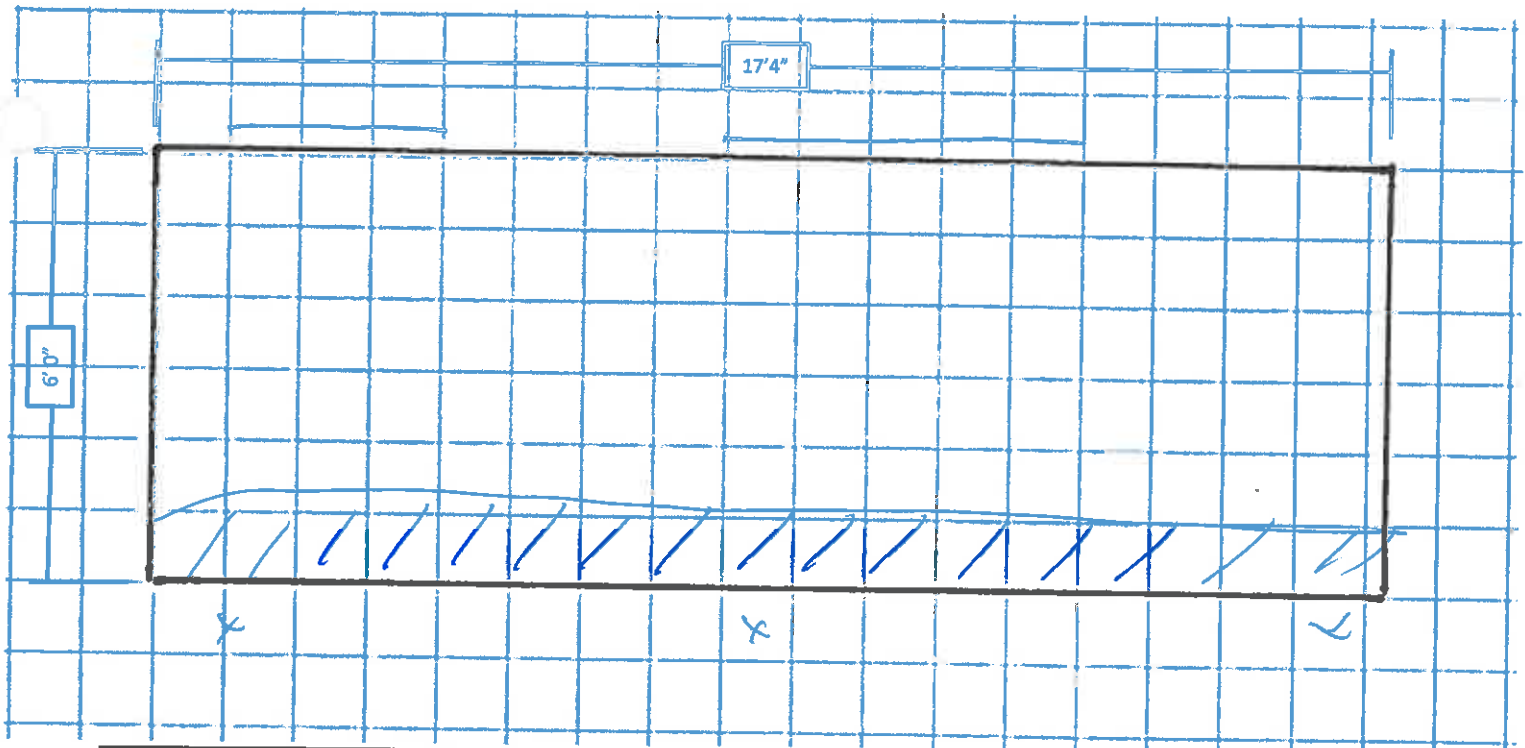
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Balcony Survey Map

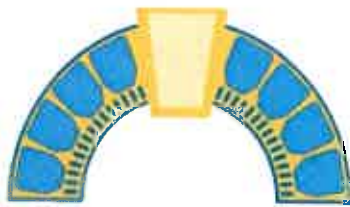
Project: Harbour Villa Townhouses Building 3 Unit # 120 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot	Railings Code Compliant: Yes <u>No</u> Condition: Good <u>Fair</u> Poor Type: Cored <u>Surface Mount</u> Screen Screen Shimmed: Yes <u>No</u>	Sliding Doors Code Compliant: Yes <u>No</u> Condition: Good <u>Fair</u> Poor Age: <u>Older</u> Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No
	Shutters Yes <u>No</u> Shimmed Yes No Edge Door Accordion Roll Down	Flooring Type: Tile Coating Pattern <u>Tan Paint</u>



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

GARAGE Header Leaf



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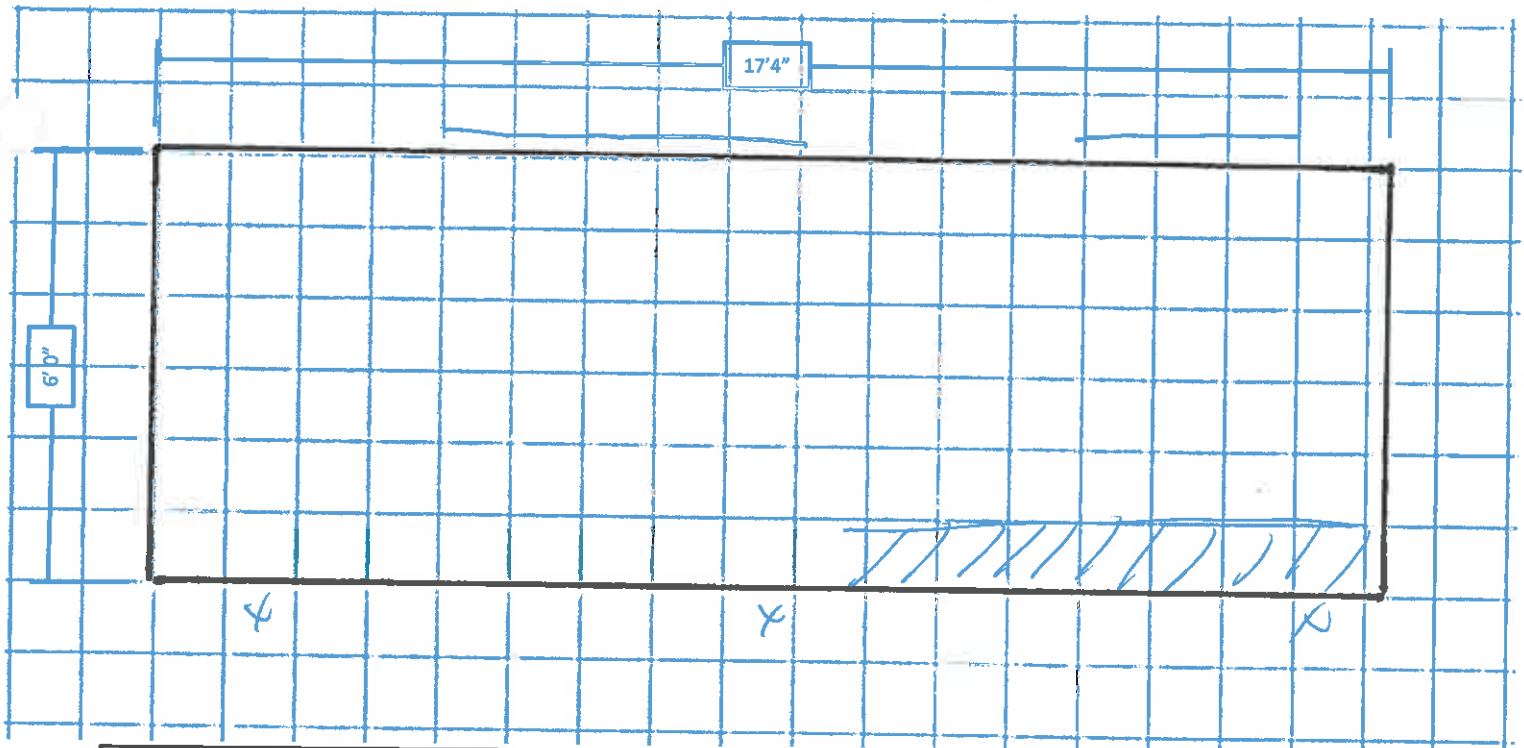
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 3 Unit # 122 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot		Railings Code Compliant: Yes <u>No</u> Condition: Good <u>Fair</u> Poor Type: Cored <u>Surface Mount</u> Screen Screen Shimmed: Yes No	Sliding Doors Vinyl Aluminum Code Compliant: Yes No Condition: Good <u>Fair</u> Poor Age: <u>Older</u> Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No
		Shutters Shimmed Yes <u>No</u> <i>Paint</i> Edge <u>Door</u> Accordion Roll Down	Flooring Type: Tile Coating Pattern <i>Paint - deteriorated</i>



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 3

Unit # 124

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

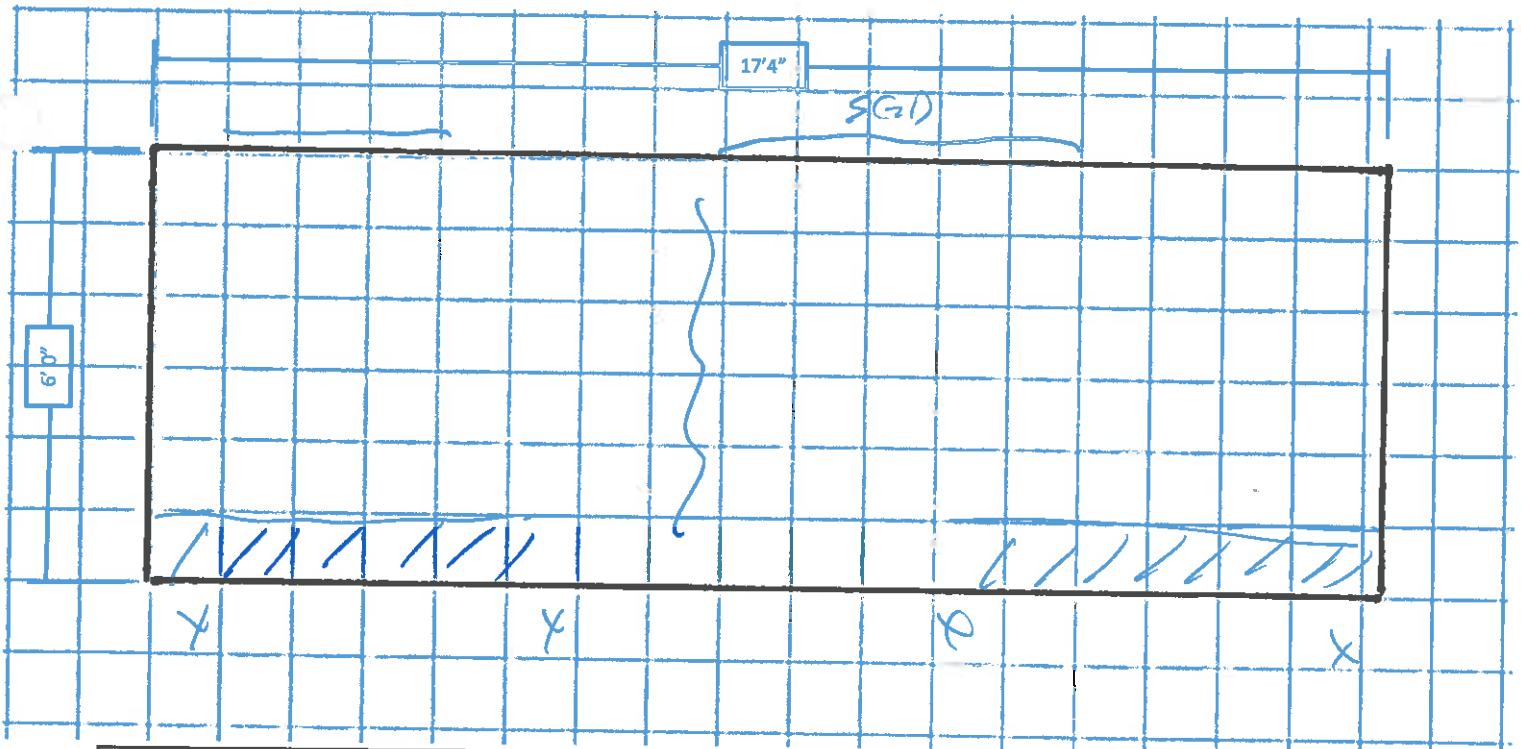
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern
Paint



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 3

Unit # 126

Date: February 24, 2021

No Rains

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No

Condition: Good Fair Poor

Type: Cored Surface Mount Screen

Screen Shimmed: Yes No

Shutters

Shimmed

Yes No

Yes No

Edge

Door

Accordion

Roll Down

Sliding Doors

Code Compliant:

Vinyl Aluminum

Yes No

Condition:

Good Fair Poor

Age:

Older Newer

Corroded Fasteners: Yes No

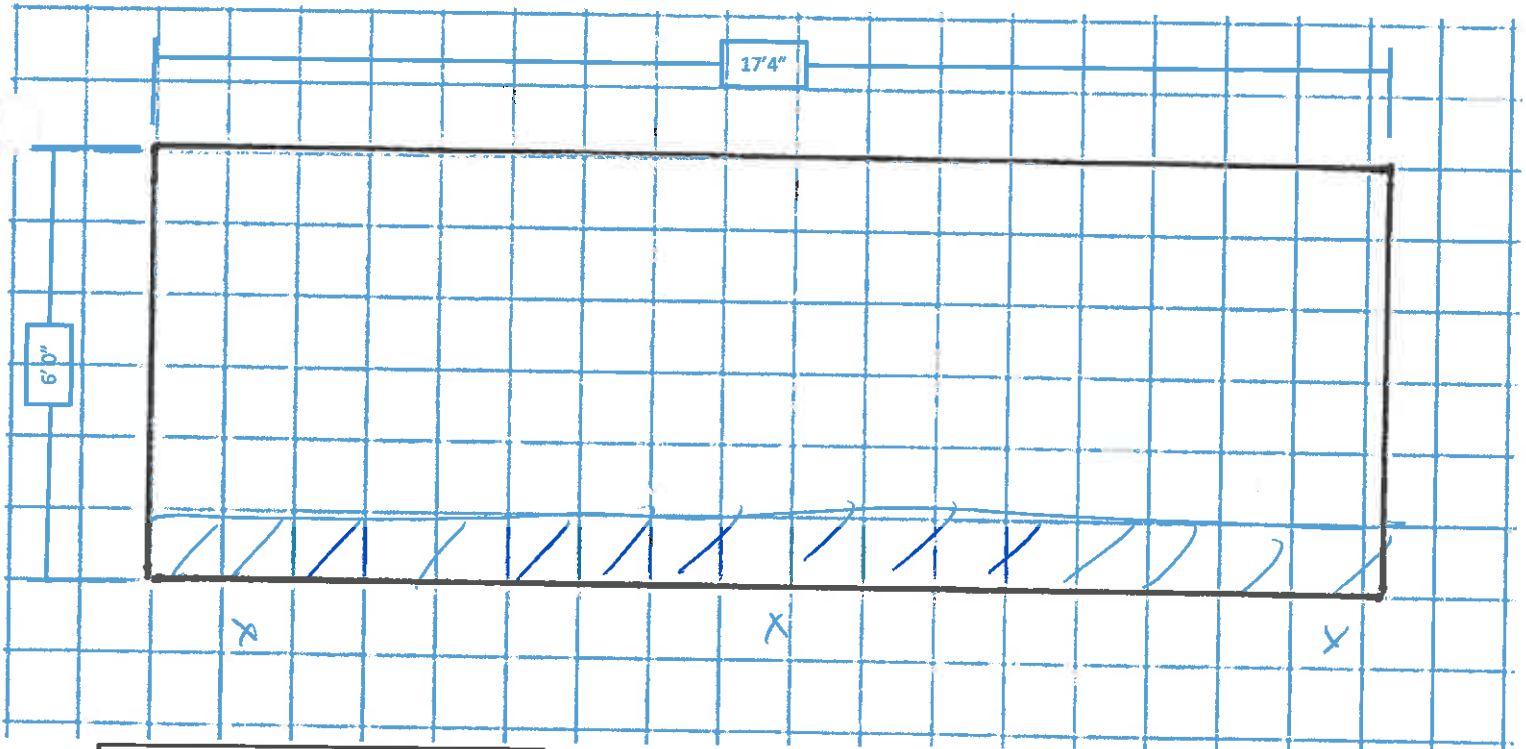
Holes In Threshold: Yes No

Flooring

Type: Tile

Coating

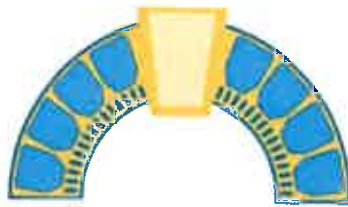
Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Garage Header 6'0"



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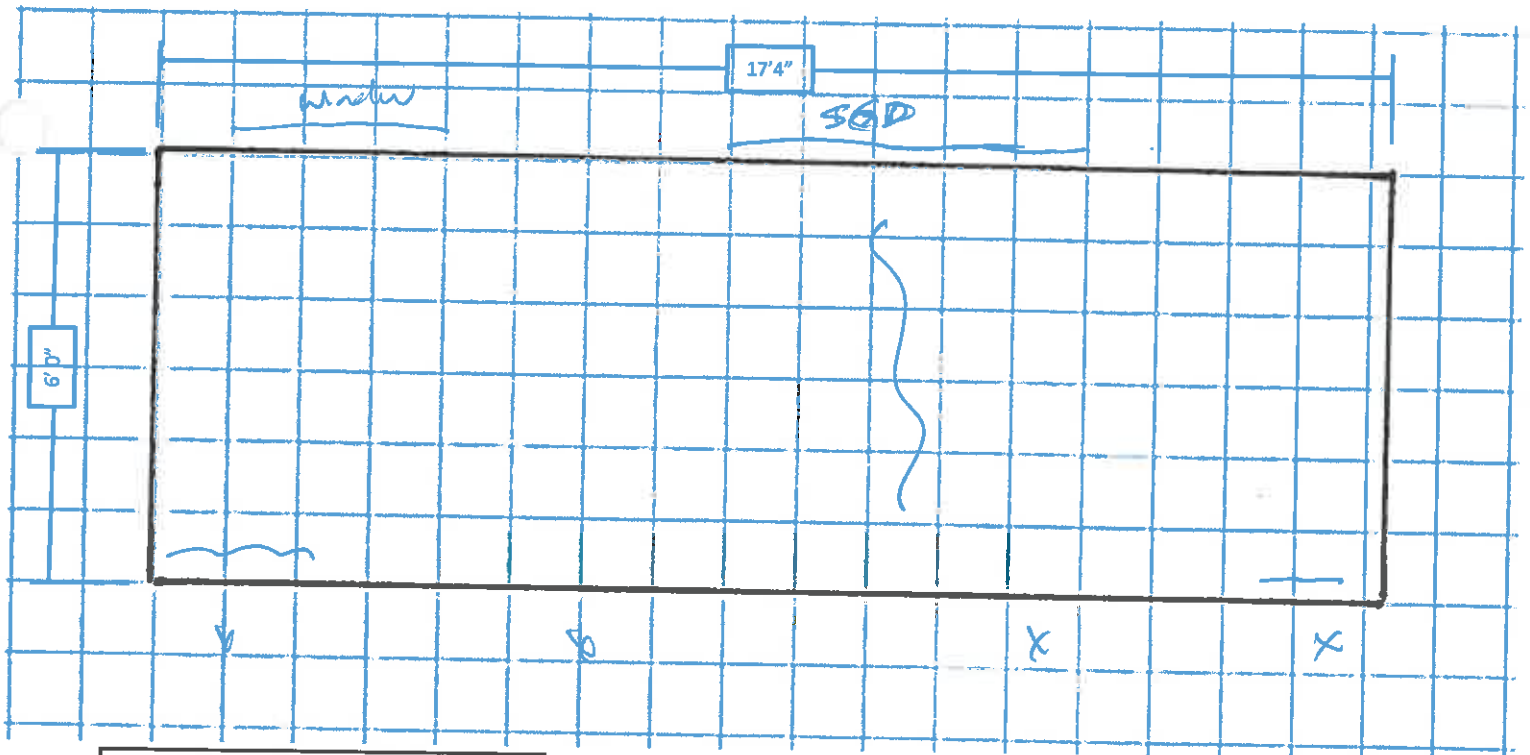
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 3 Unit # 120 Date: February 24, 2021

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant: Yes	<u>No</u>	Code Compliant: Yes	No	Code Compliant: Yes	No	Code Compliant: Yes	No
	Spall Below	Condition: Good	<u>Fair</u>	Poor	Condition: Good	<u>Fair</u>	Poor	Condition: Good	<u>Fair</u>
	Crack	Type: Cored	<u>Surface Mount</u>	Screen	Age: Older	<u>Older</u>	Newer	Age: Older	<u>Older</u>
	Rust Spot	Screen Shimmed: Yes	No		Corroded Fasteners: Yes	No		Holes In Threshold: Yes	No
		Shutters	Yes	<u>No</u>					
		Shimmed	Yes	No					
		Edge	Door						
		Accordion	Roll Down						
		Flooring							
		Type: Tile	Coating	Pattern					
		<u>Paint - turn</u>							



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 4

Unit # 119

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

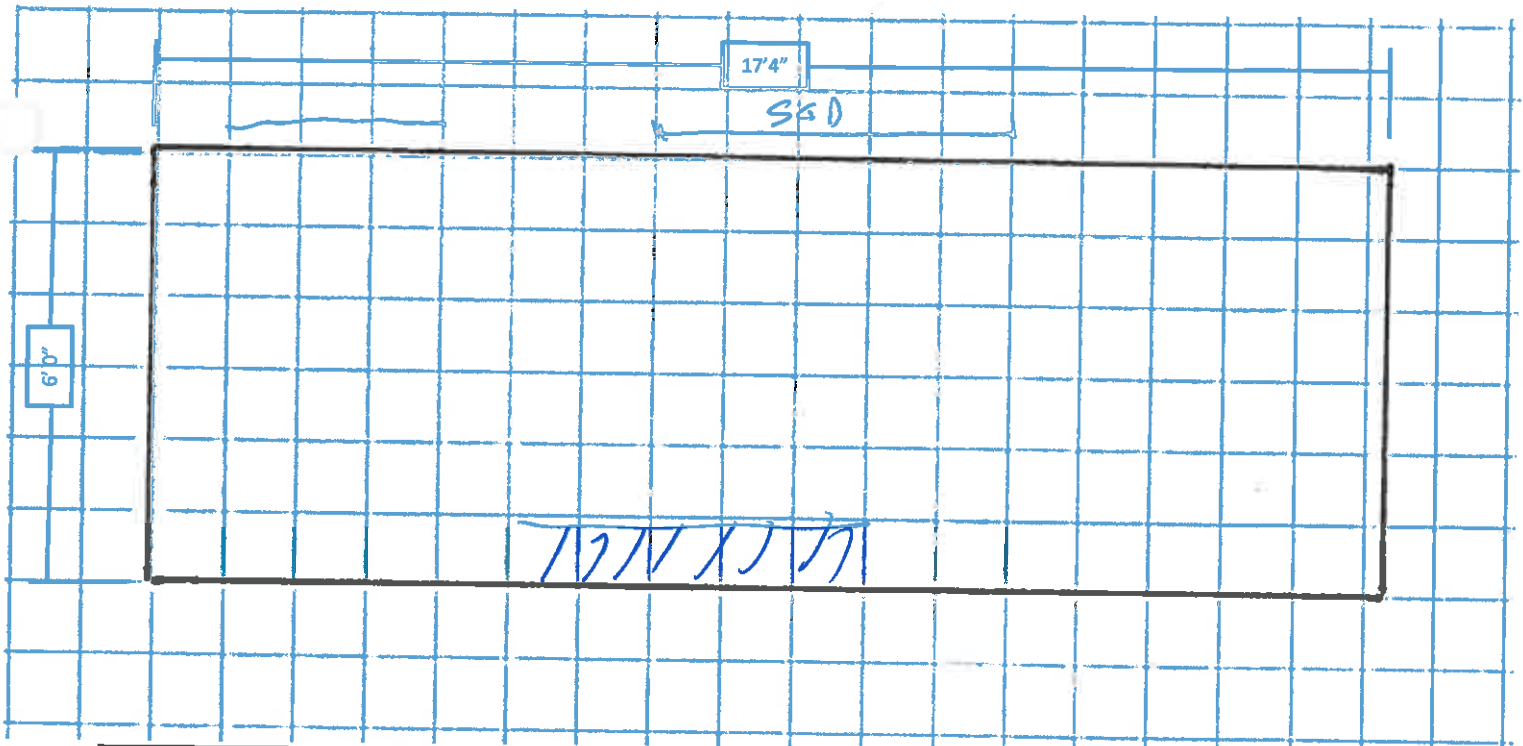
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 4

Unit # 121

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No

Condition: Good Fair Poor

Type: Cored Surface Mount Screen

Screen Shimmed: Yes No

Shutters

Yes No

Shimmed Yes No

Edge Door

Accordion Roll Down

Sliding Doors

Vinyl Aluminum

Code Compliant: Yes No

Condition: Good Fair Poor

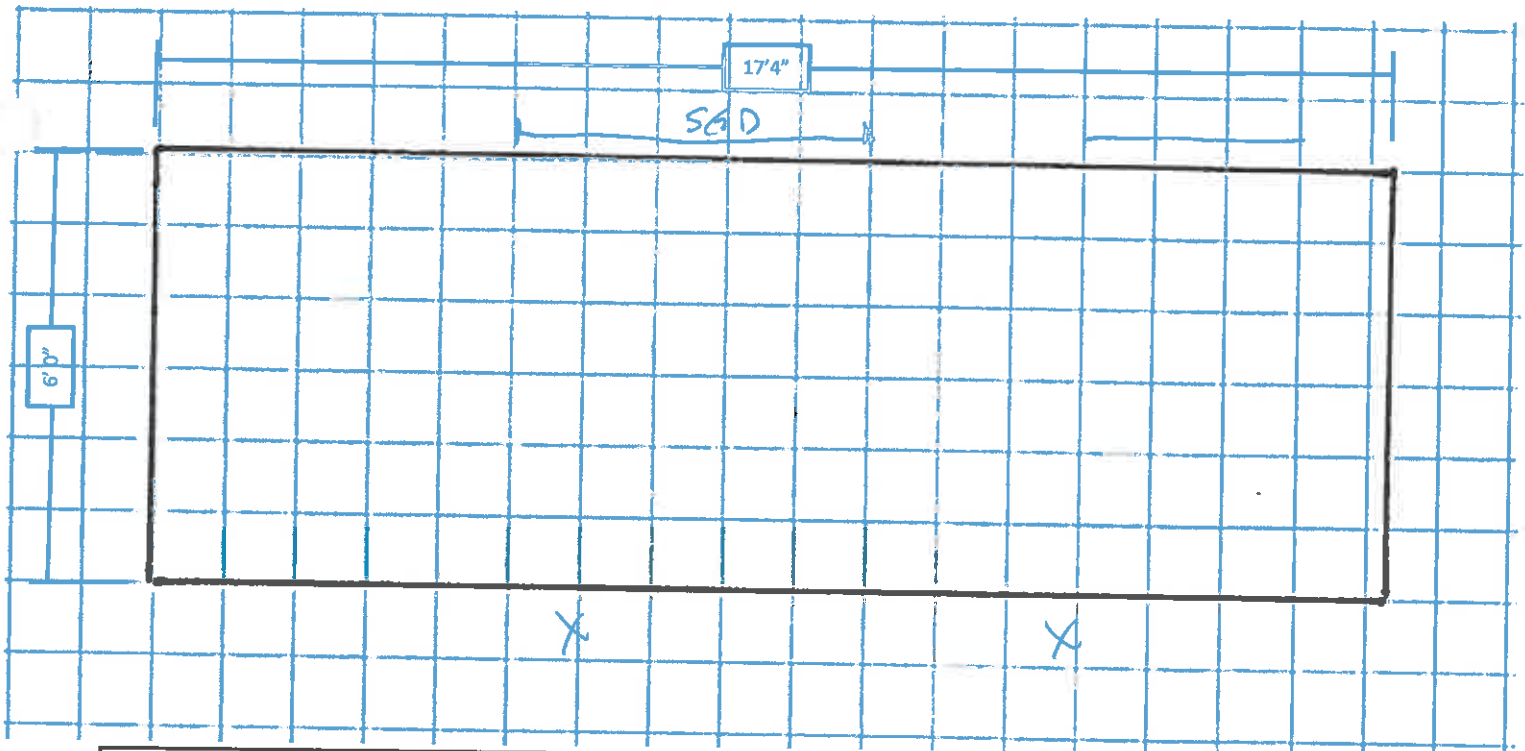
Age: Older Newer

Corroded Fasteners: Yes No

Holes In Threshold: Yes No

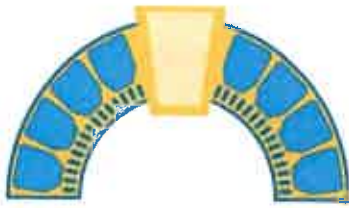
Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses Building 4 Unit # 123 Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

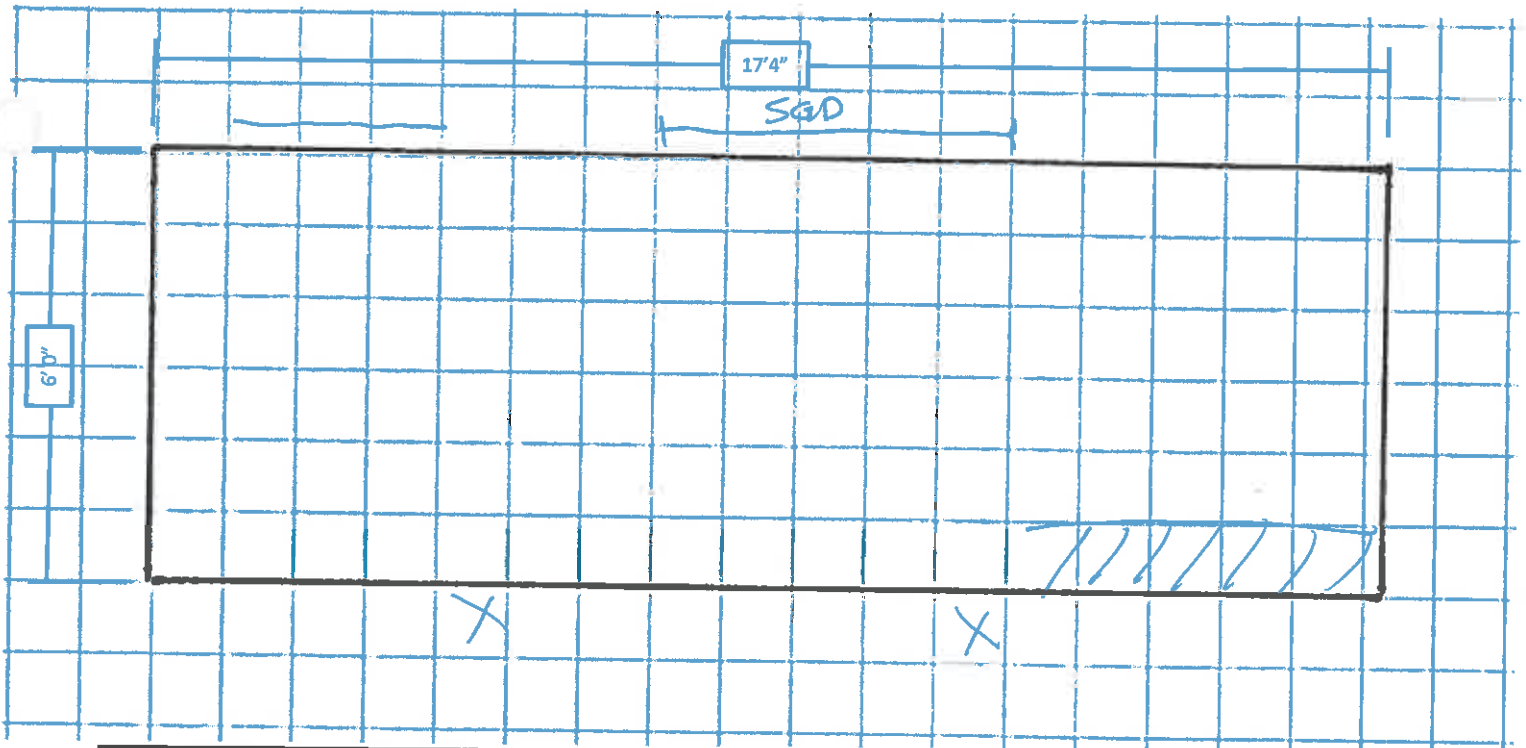
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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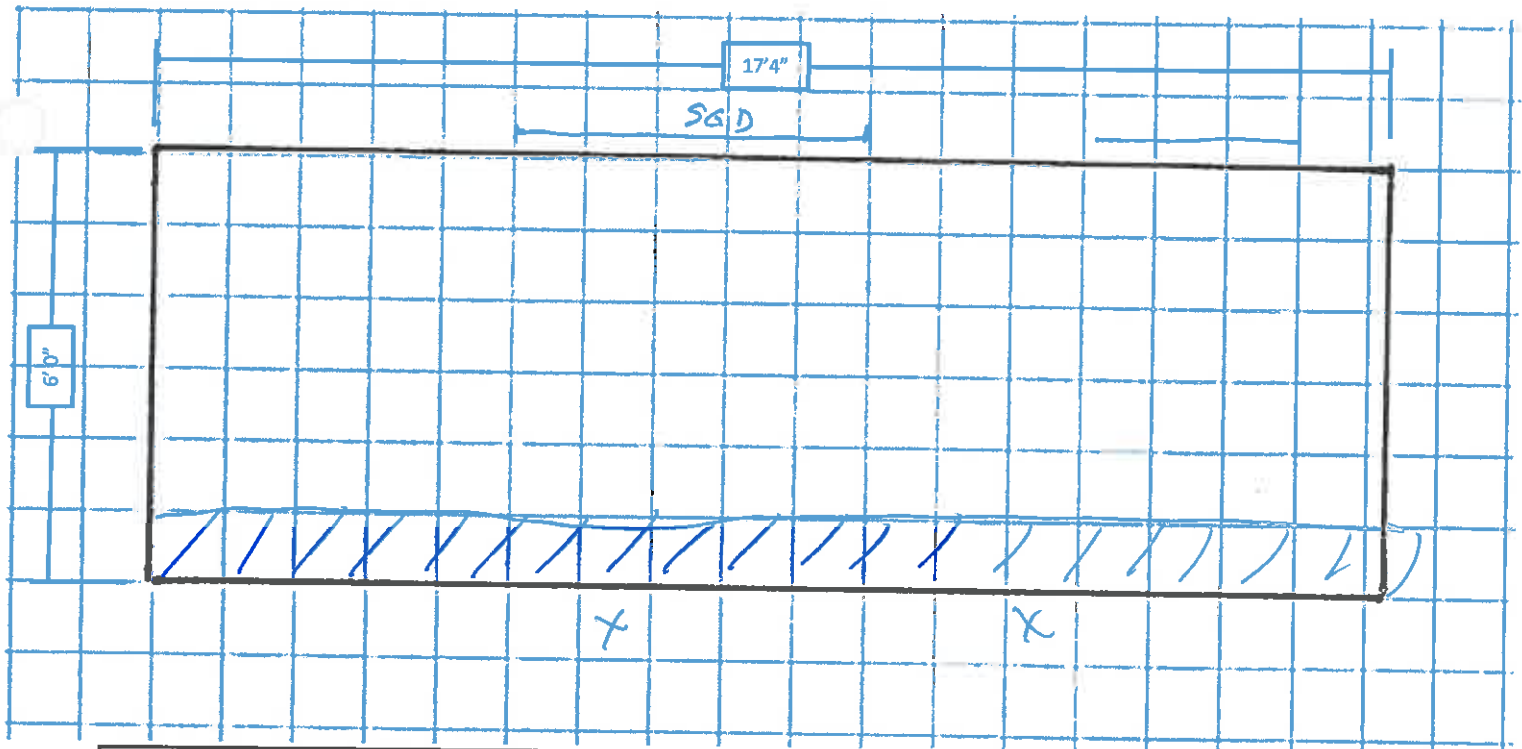
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 4 Unit # 125 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot	Railings Code Compliant: Yes <u>No</u> Condition: <u>Good</u> <u>Fair</u> Poor Type: Cored Surface Mount Screen Screen Shimmed: Yes No	Sliding Doors Vinyl Aluminum Code Compliant: Yes No Condition: <u>Good</u> <u>Fair</u> Poor Age: <u>Older</u> Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No
	Shutters Yes <u>No</u> Shimmed Yes No Edge Door Accordion Roll Down	Flooring Type: Tile Coating Pattern



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses Building 4 Unit # 127 Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

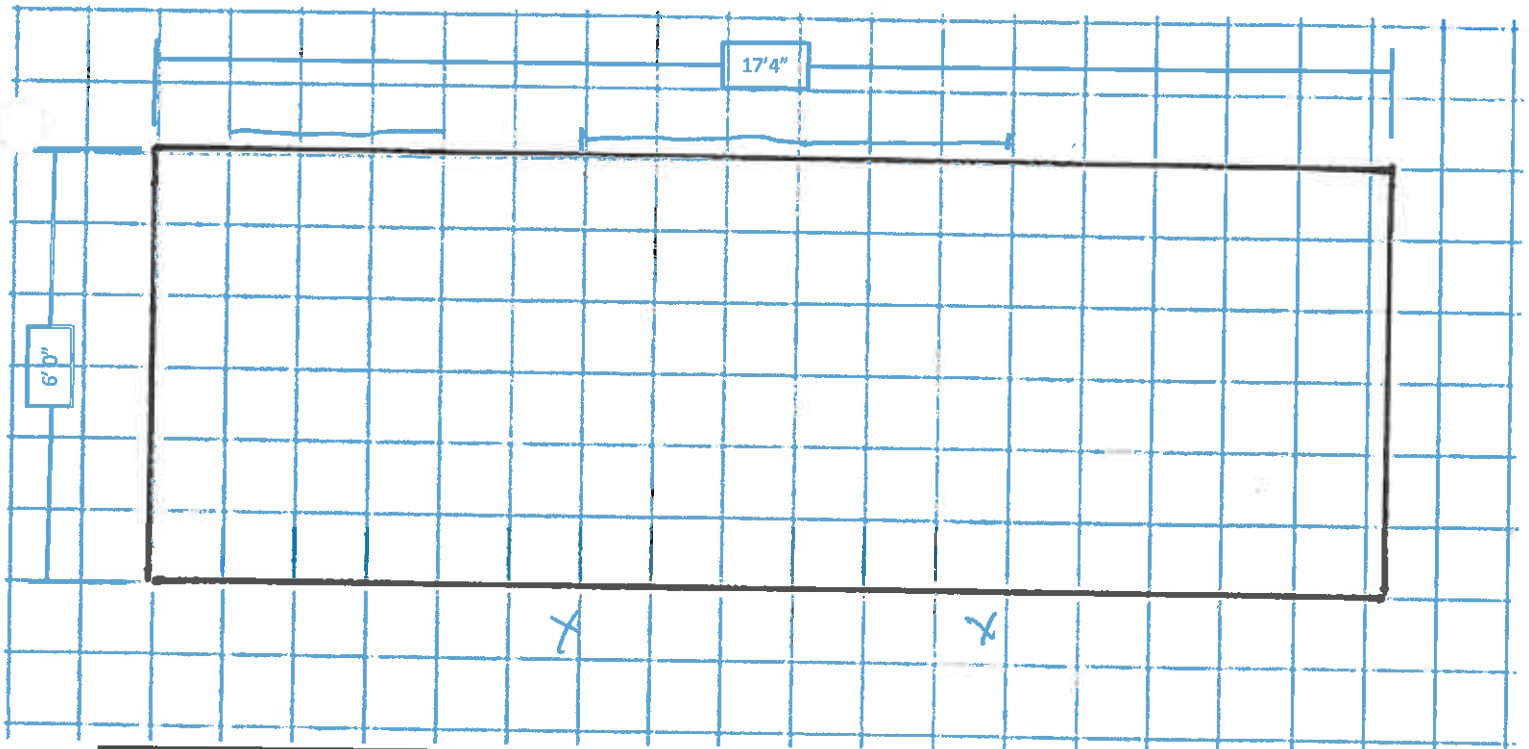
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

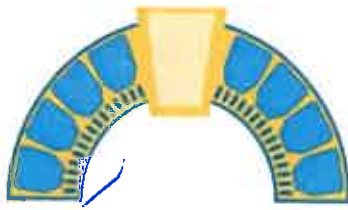
Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

GARAGE Header 6'0"



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 5

Unit # 13A

No ACU

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

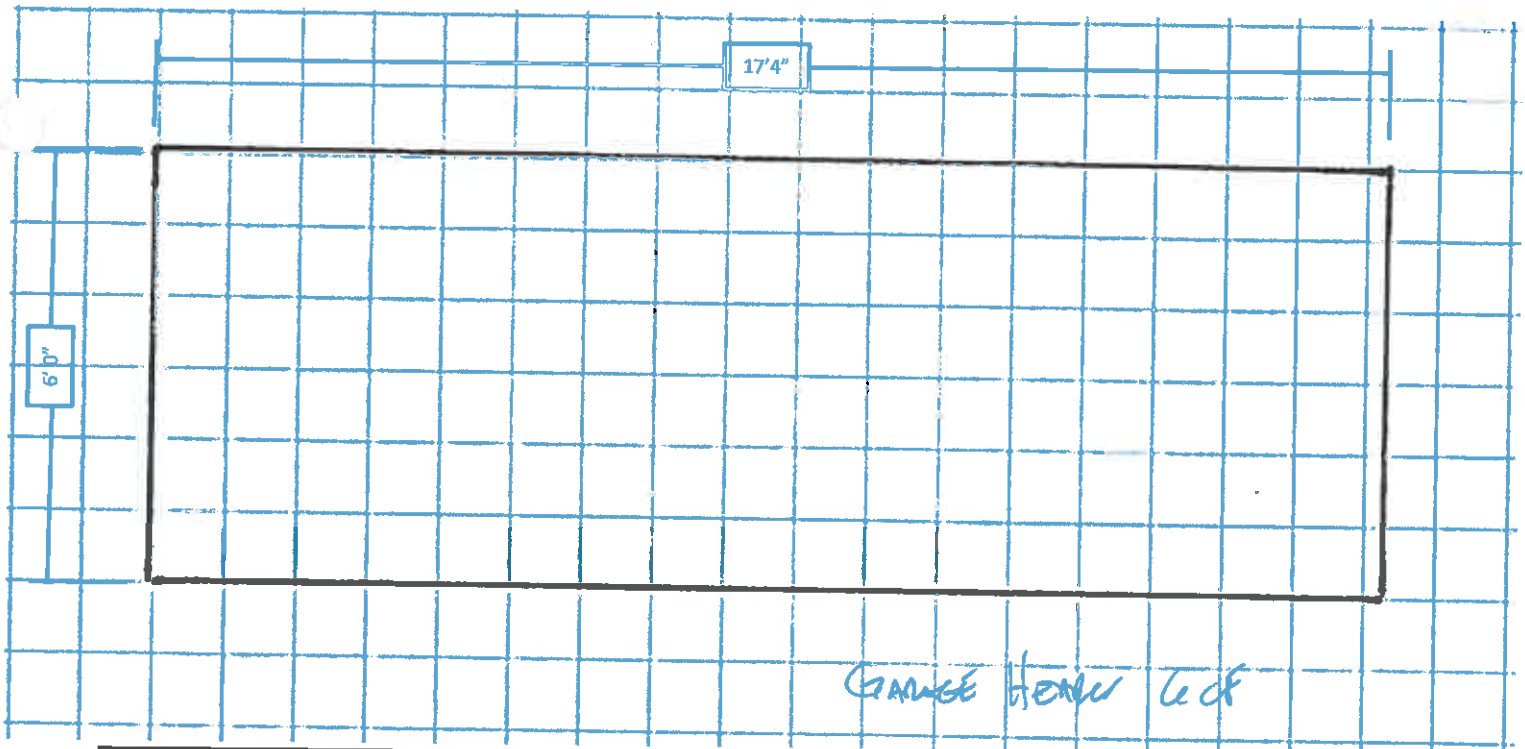
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No *Friendly style*

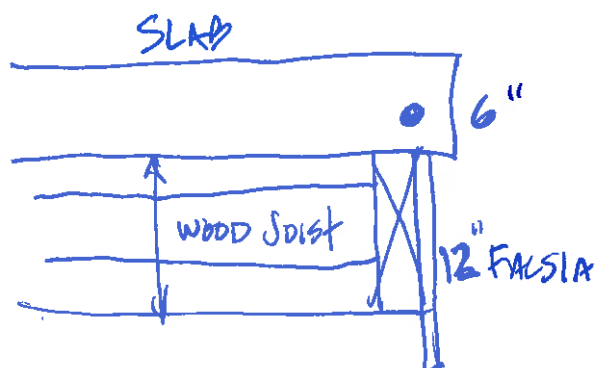
Flooring

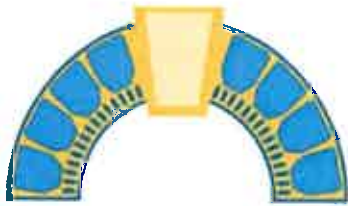
Type: Tile Coating ? Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 5

Unit # 136

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

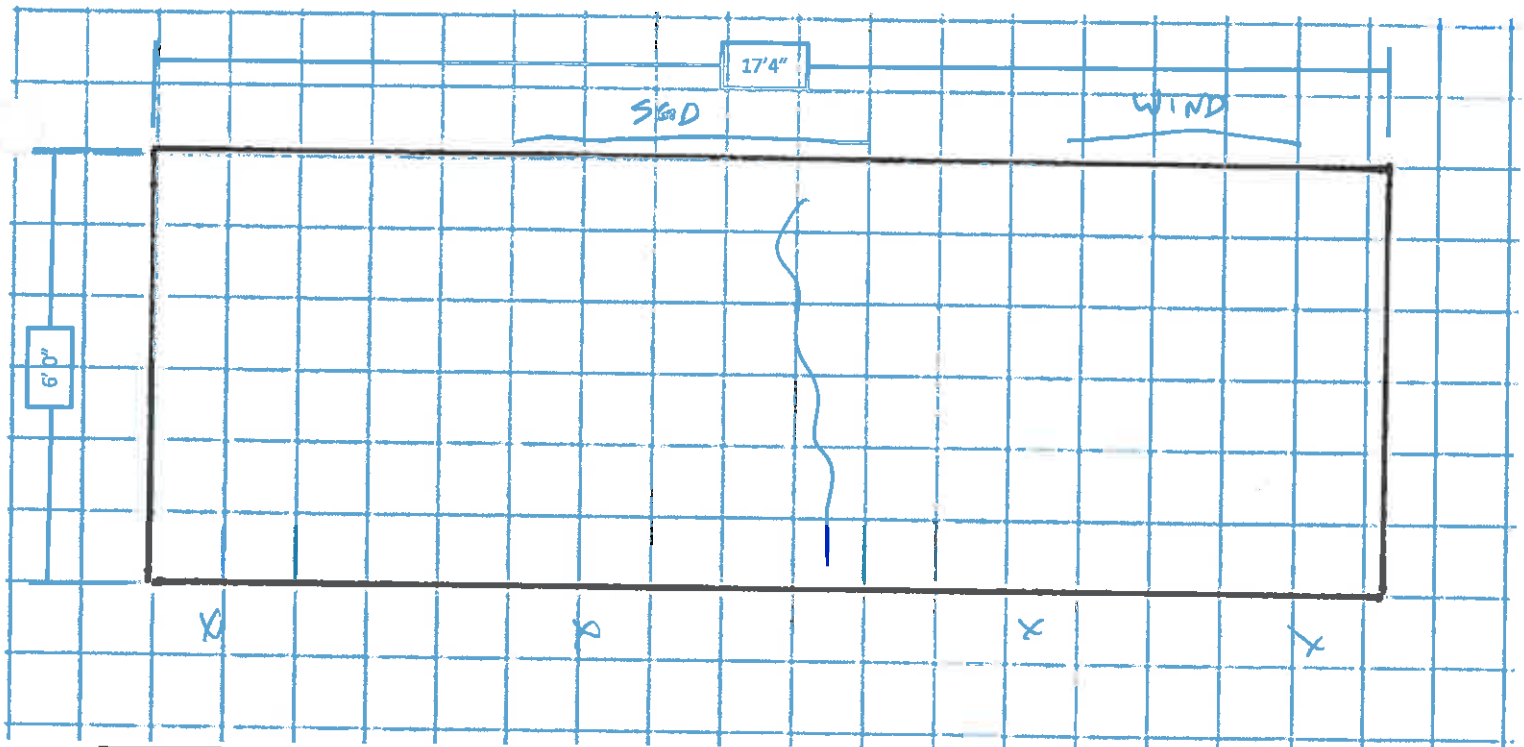
Shimmed Yes No
Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating None Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Groove Header 6'0"



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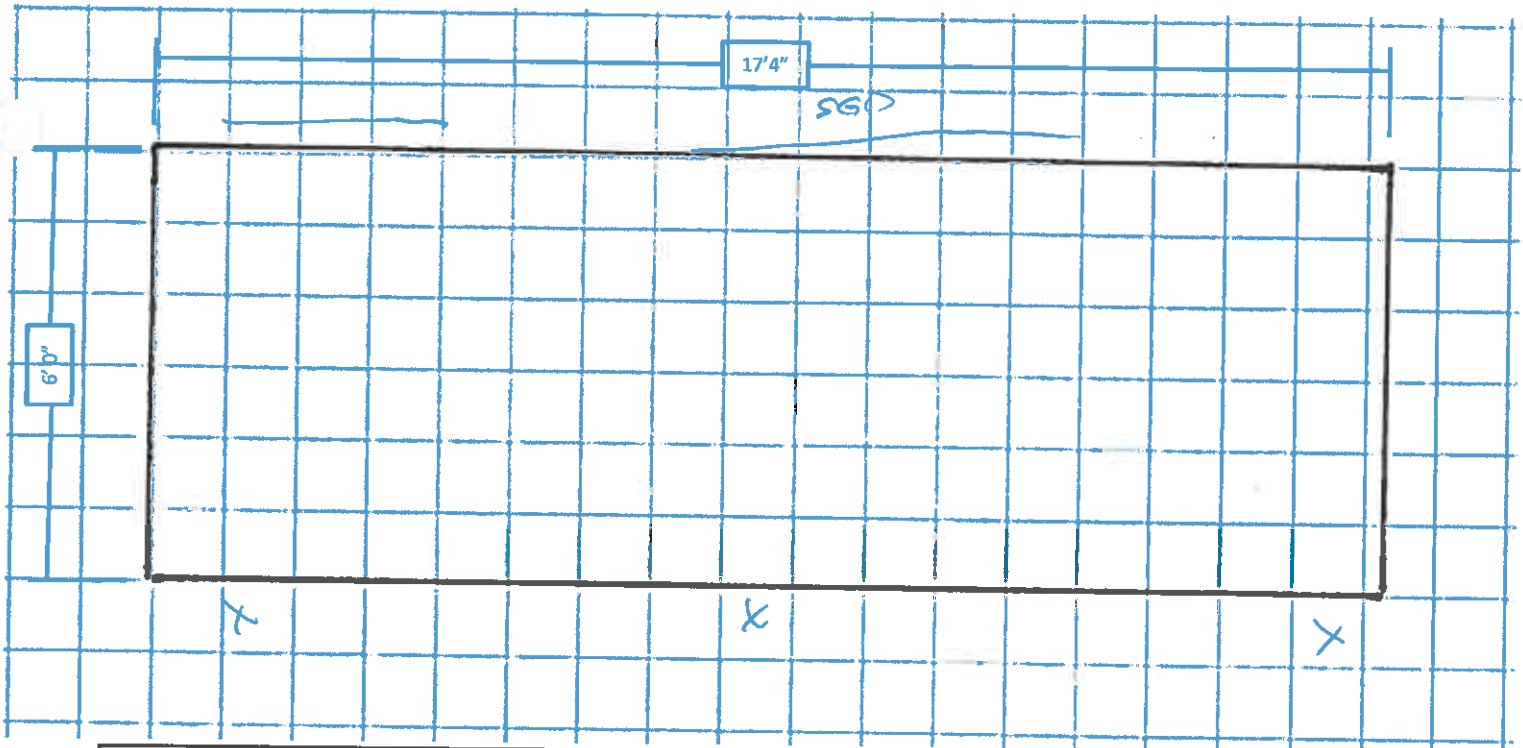
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 5 Unit # 138 Date: February 24, 2021

LEGEND		Railings		Sliding Doors		Vinyl Aluminum	
	Spall Above	Code Compliant: Yes	No	Code Compliant:	Yes	No	
	Spall Below	Condition: Good	Fair	Condition:	Good	Fair	Poor
	Crack	Type: Cored	Surface Mount	Screen	Age:	Older	Newer
	Rust Spot	Screen Shimmed: Yes	No		Corroded Fasteners:	Yes	No
					Holes In Threshold:	Yes	No
		Shutters		Flooring			
		Shimmed	Yes	No	Type: Tile	Coating	Pattern
		Edge	Yes	No			
		Accordion	Door	Roll Down			



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Garage Header Cef



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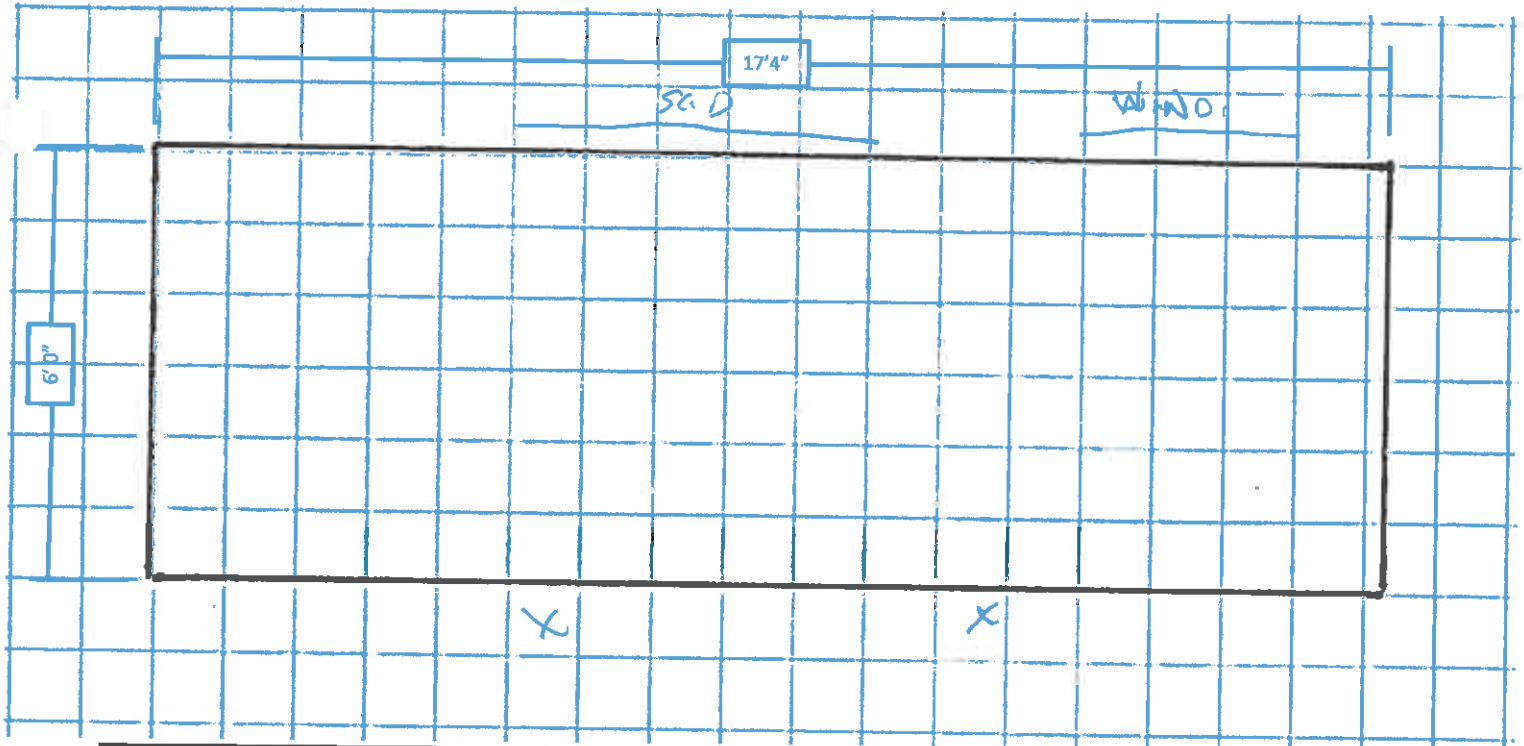
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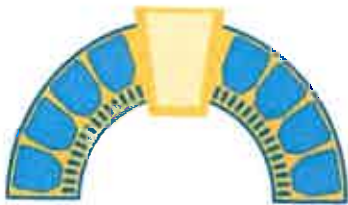
Balcony Survey Map

Project: Harbour Villa Townhouses Building 5 Unit # 140 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot	Railings Code Compliant: Yes <u>No</u> Condition: <u>Good</u> <u>Fair</u> Poor Type: Cored <u>Surface Mount</u> Screen Screen Shimmed: Yes No	Sliding Doors Vinyl Aluminum Code Compliant: Yes No Condition: <u>Good</u> <u>Fair</u> Poor Age: <u>Older</u> Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No
	Shutters Shimmed Yes <u>No</u> Edge Door Accordion Roll Down	Flooring Type: Tile Coating Pattern <u>Paint</u>



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

No Beam

Project: Harbour Villa Townhouses

Building 5

Unit # 142

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

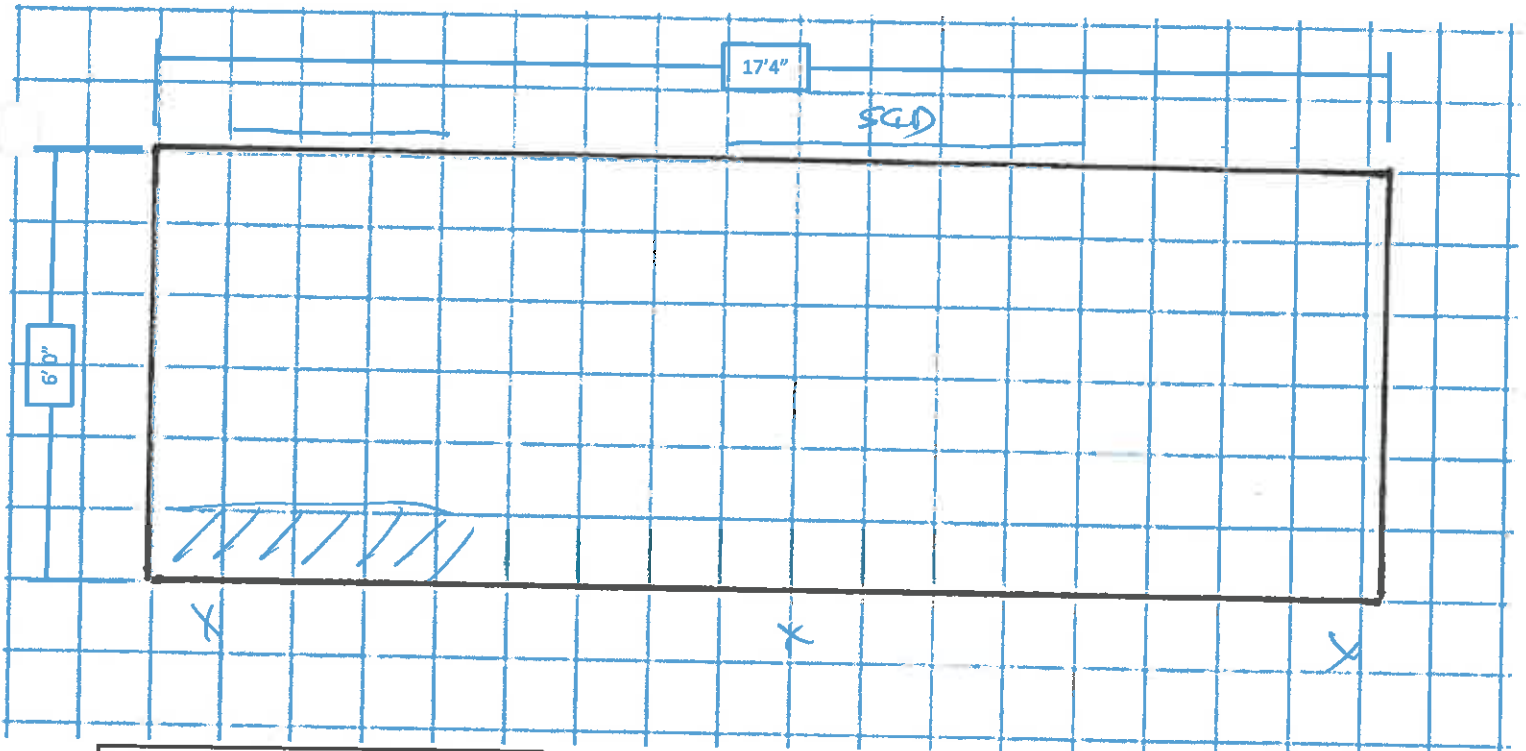
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

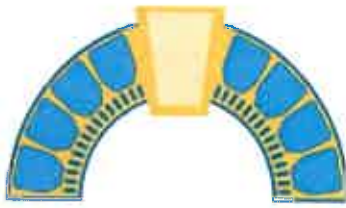
Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

GARAGE Header Leck



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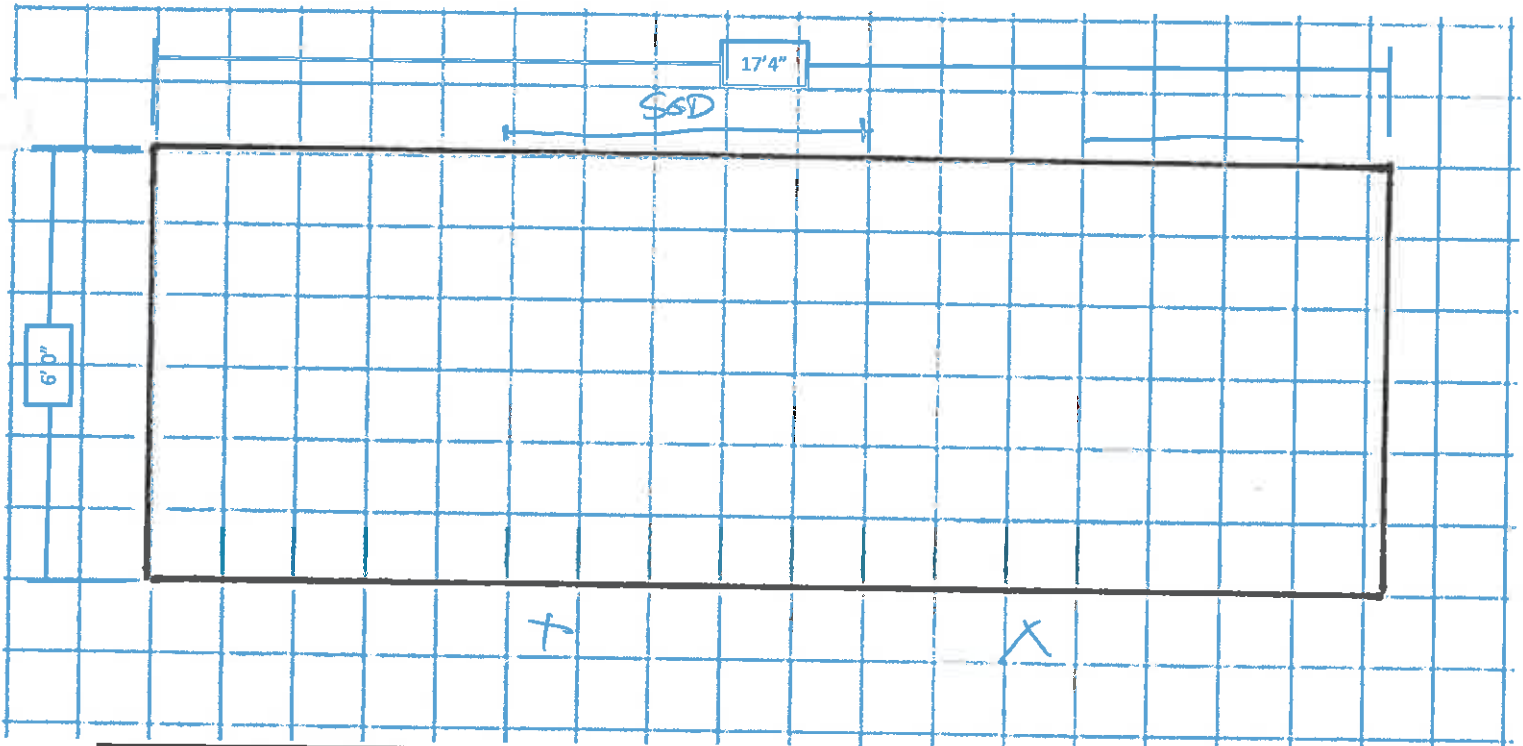
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 6 Unit # 133 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot	Railings Code Compliant: Yes <u>No</u> Condition: <u>Good</u> <u>Fair</u> Poor Type: Cored Surface Mount Screen Screen Shimmed: Yes <u>No</u>	Sliding Doors Vinyl Aluminum Code Compliant: Yes <u>No</u> Condition: <u>Good</u> <u>Fair</u> Poor Age: <u>Older</u> Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No
	Shutters Shimmed Yes <u>No</u> Edge Door Accordion Roll Down	Flooring Type: Tile Coating Pattern



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Unit 131 Garage Header GCP
133 " " GCP



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 6

Unit # 135

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

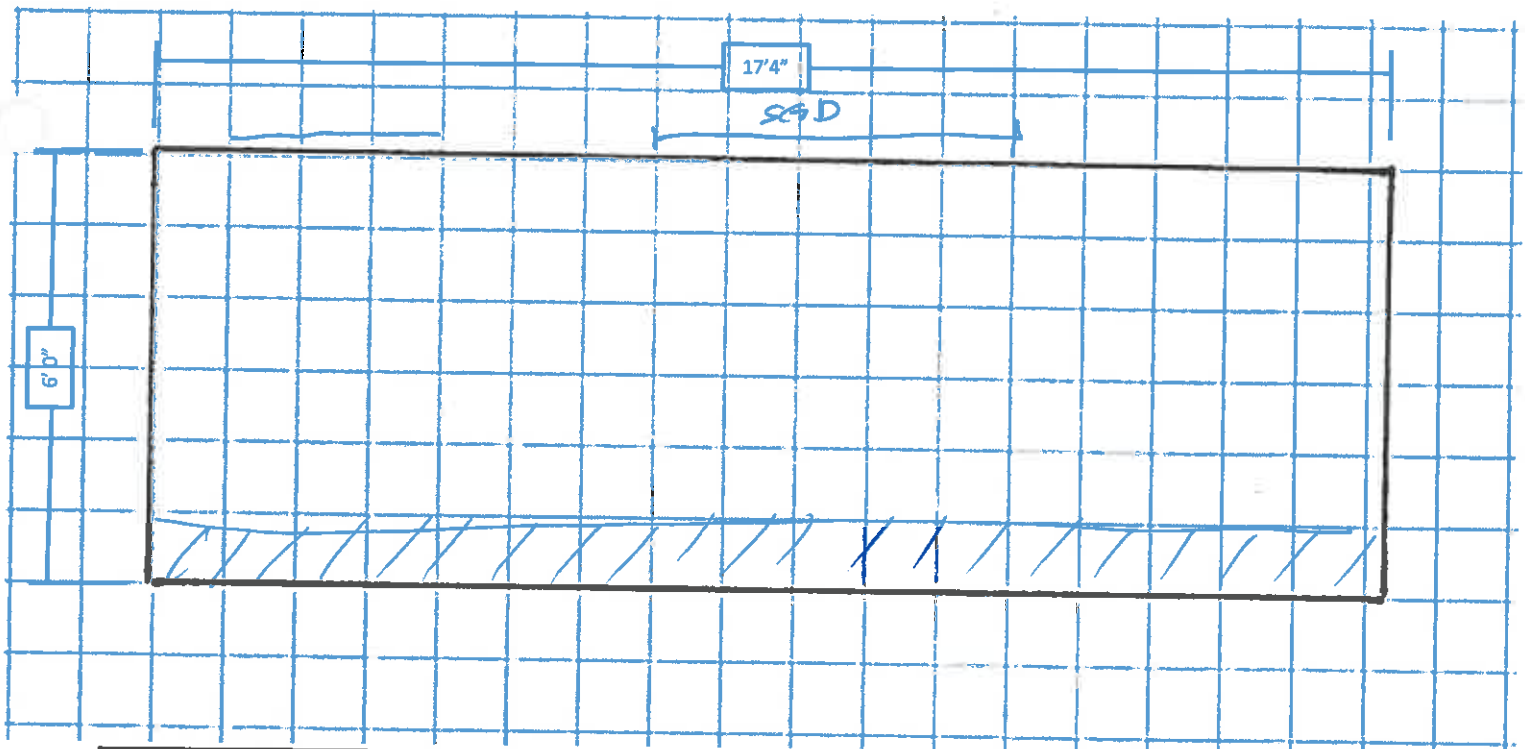
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern

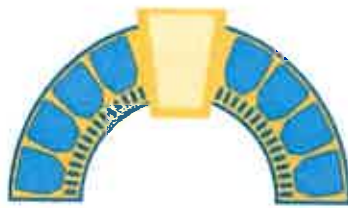


Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

opt 1 - Just Damaged Balcony
opt 2 - All Balcony

6-# 133



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 6

Unit # 137

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

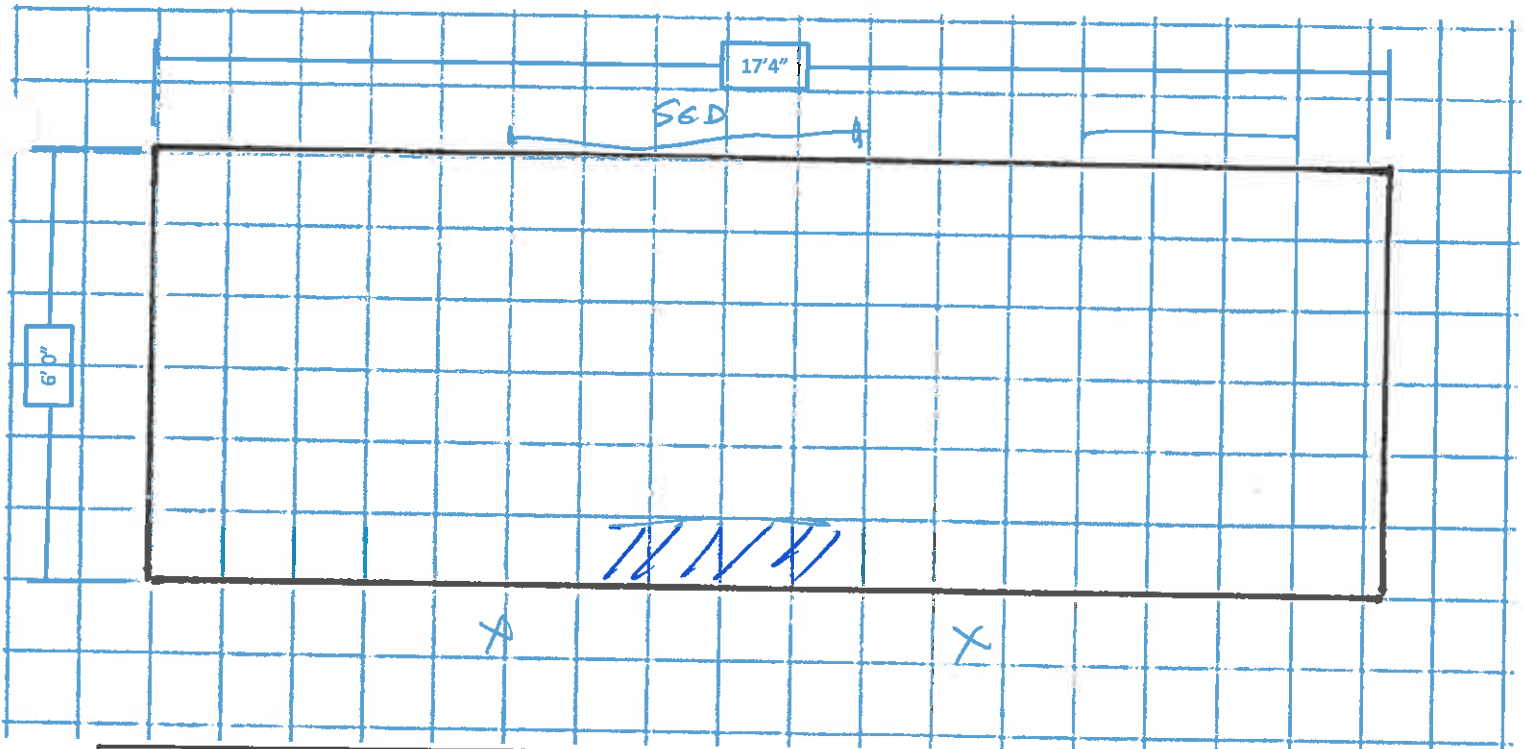
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

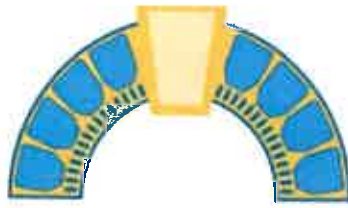
Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Garage Header 6'0"



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Balcony Survey Map

Project: Harbour Villa Townhouses Building 6 Unit # 139 Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

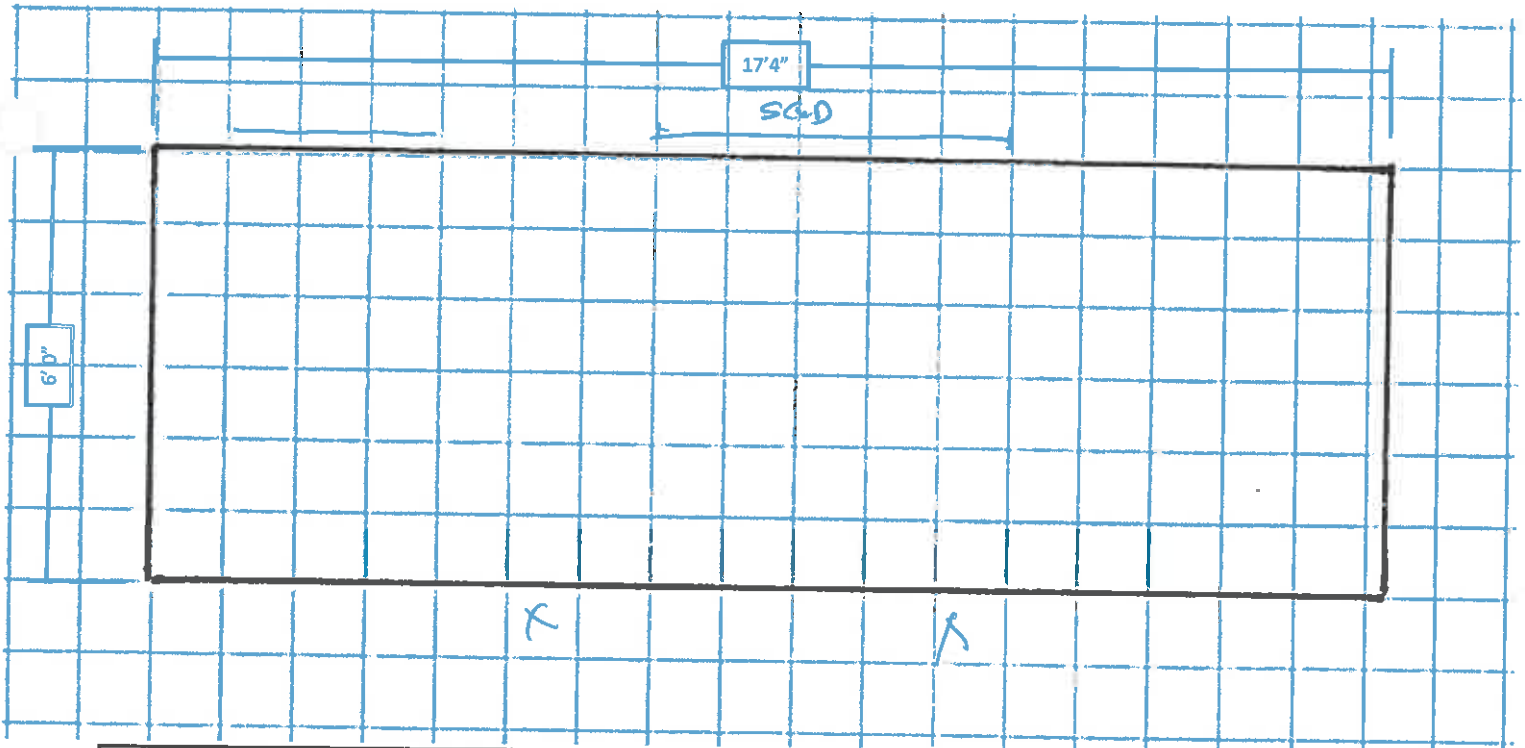
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

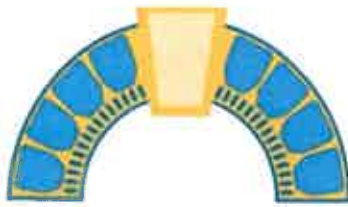
Flooring

Type: Tile Coating Pattern



Survey Quantities

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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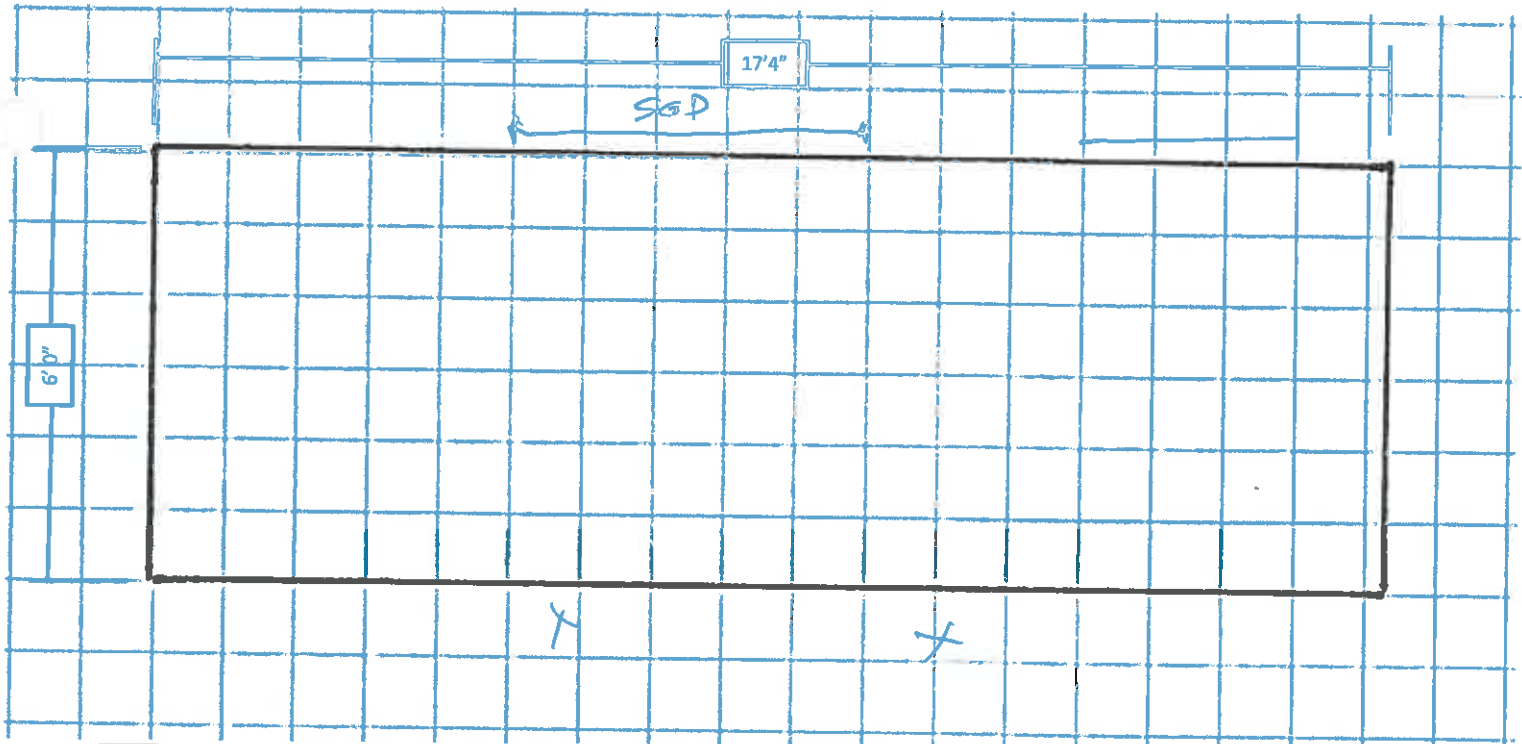
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 6 Unit # 141 Date: February 24, 2021

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair	Code Compliant: Yes	No
	Crack	Type: Cored	Surface Mount	Condition: Good	Fair
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
		Shutters	Yes	No	
		Shimmed	Yes	No	
		Edge	Door		
		Accordion	Roll Down		
		Flooring			
		Type: Tile	Coating	Pattern	



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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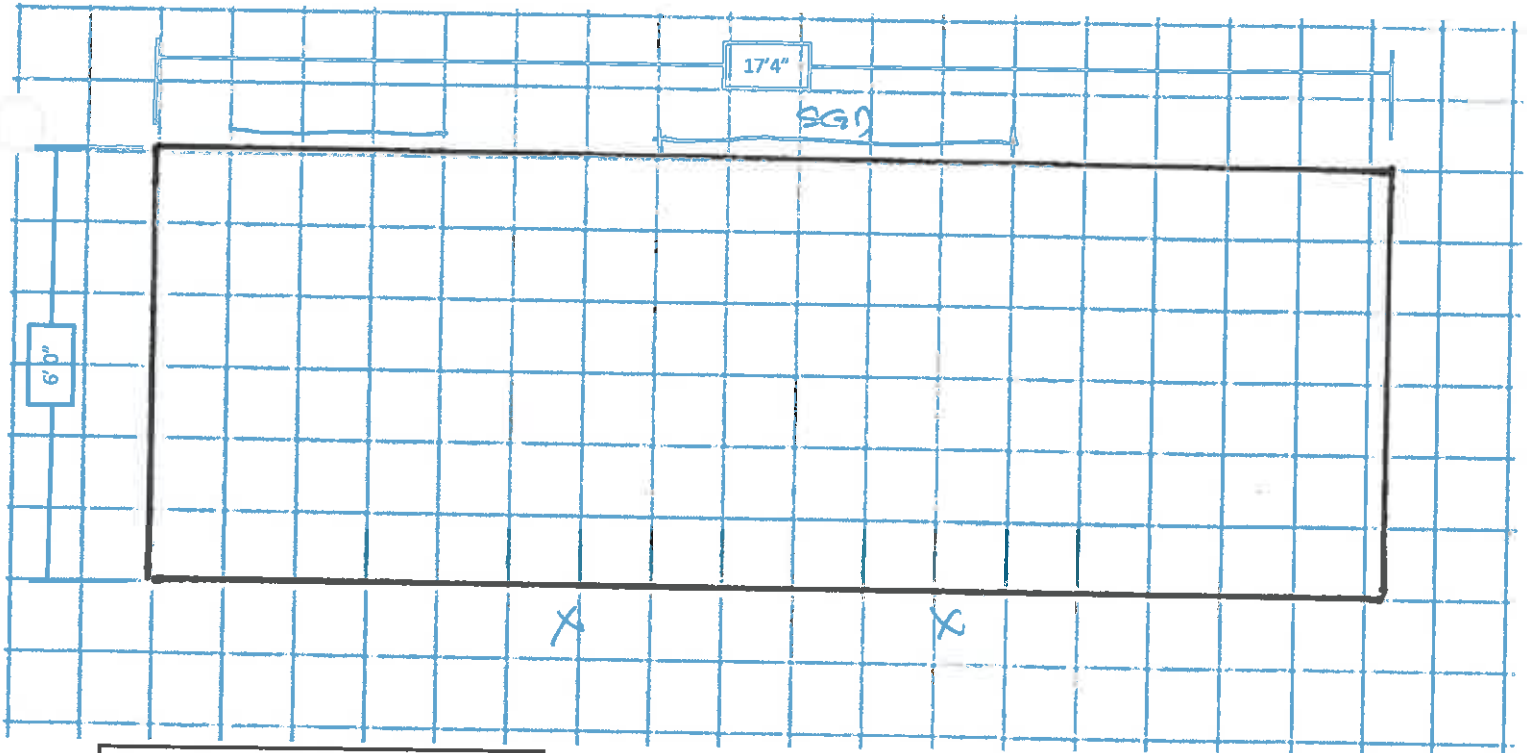
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 6 Unit # 143 Date: February 24, 2021

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes <u>No</u>		Vinyl	Aluminum
	Spall Below	Condition: Good <u>Fair</u> Poor		Yes	No
	Crack	Type: Cored <u>Surface Mount</u> Screen		Condition: Good <u>Fair</u> Poor	
	Rust Spot	Screen Shimmed: Yes No		Age: <u>Older</u> Newer	
		<u>Shutters</u> Yes <u>No</u>		Corroded Fasteners: Yes No	
		Shimmed Yes No		Holes In Threshold: Yes No	
		Edge Door			
		Accordion Roll Down			
				<u>Flooring</u>	
				Type: Tile	Coating Pattern



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

GMMZ Header BCP

Unit 145 Gmm. Header GCP



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 7

Unit # 140

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

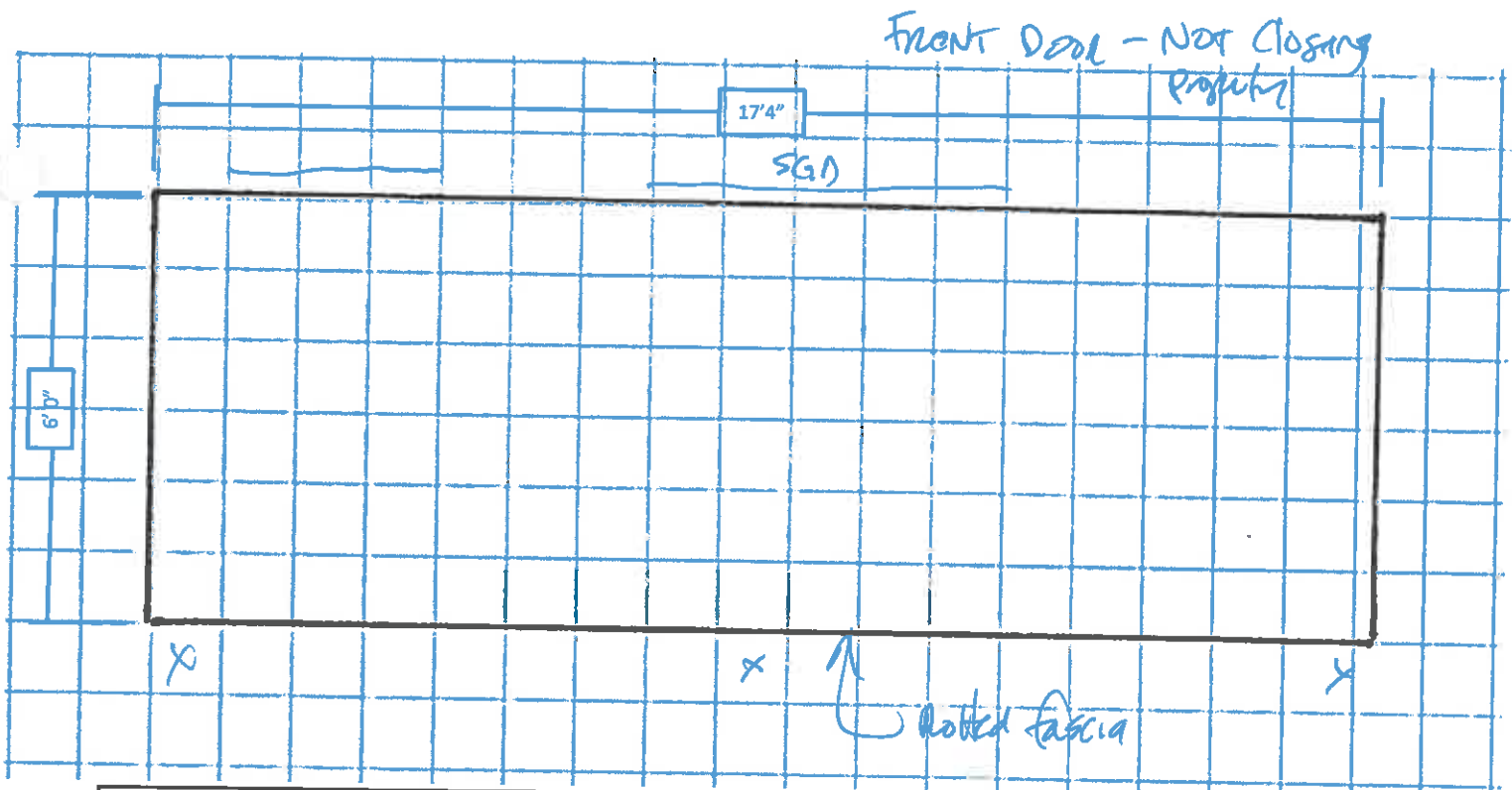
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

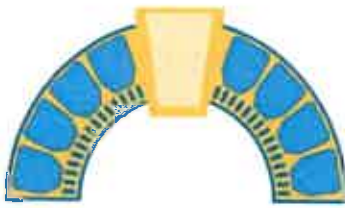
Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

- 1) Remove & Replace all fascia boards balcony
- 2) Repair Rotted wood as needed
- 3) Repair concrete as needed
- 4) Shells aluminum
- 5) Misc wood replacement
- 6) Misc concrete replacement
- 7) Coat Floor
- 8) New Railing



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 7

Unit # 150

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

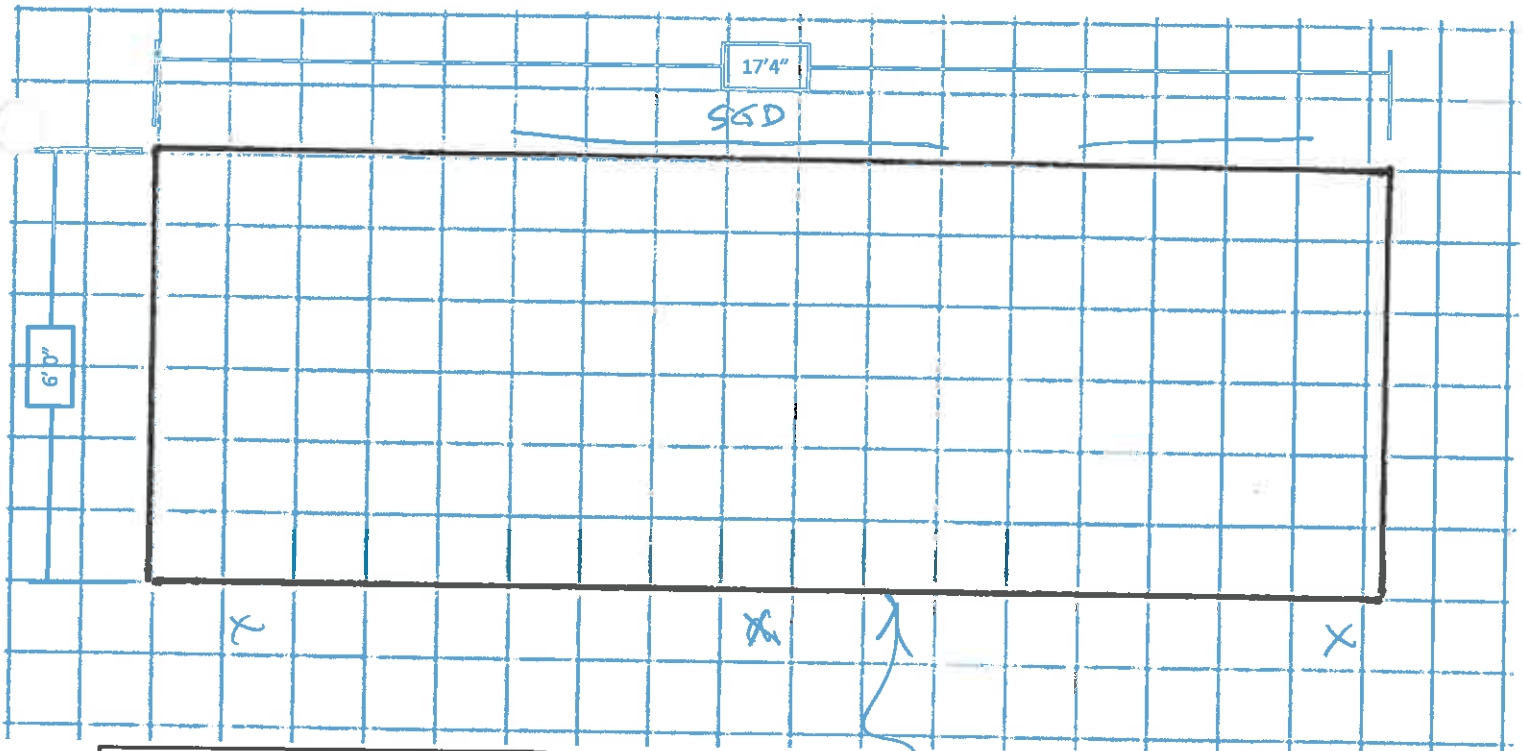
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern

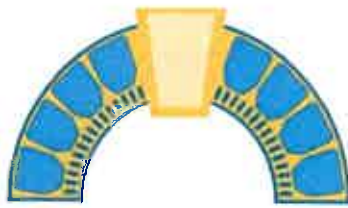


Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

FACIA BOARD ROT

Garage Header 6 CF



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 7

Unit # 152

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

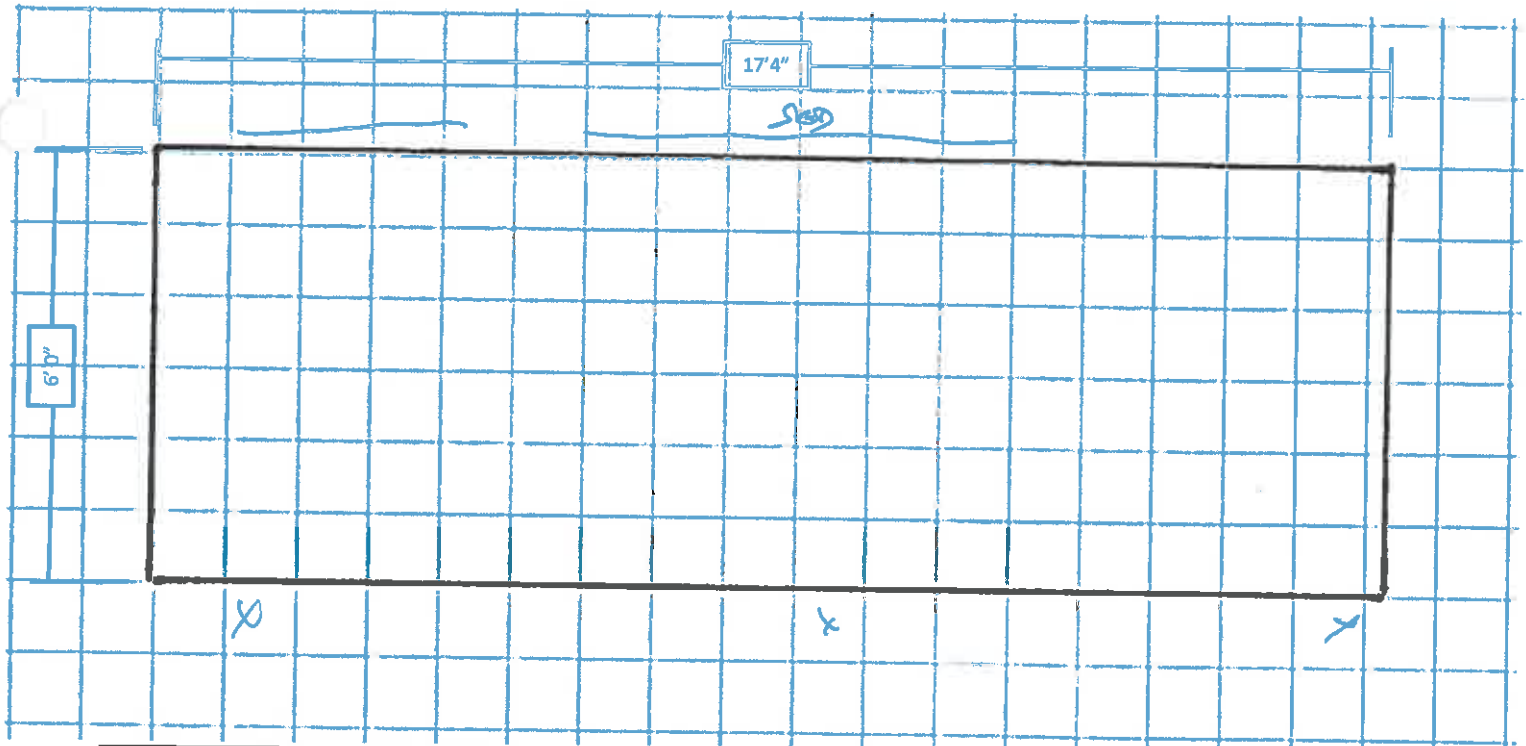
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 7

Unit # 154

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

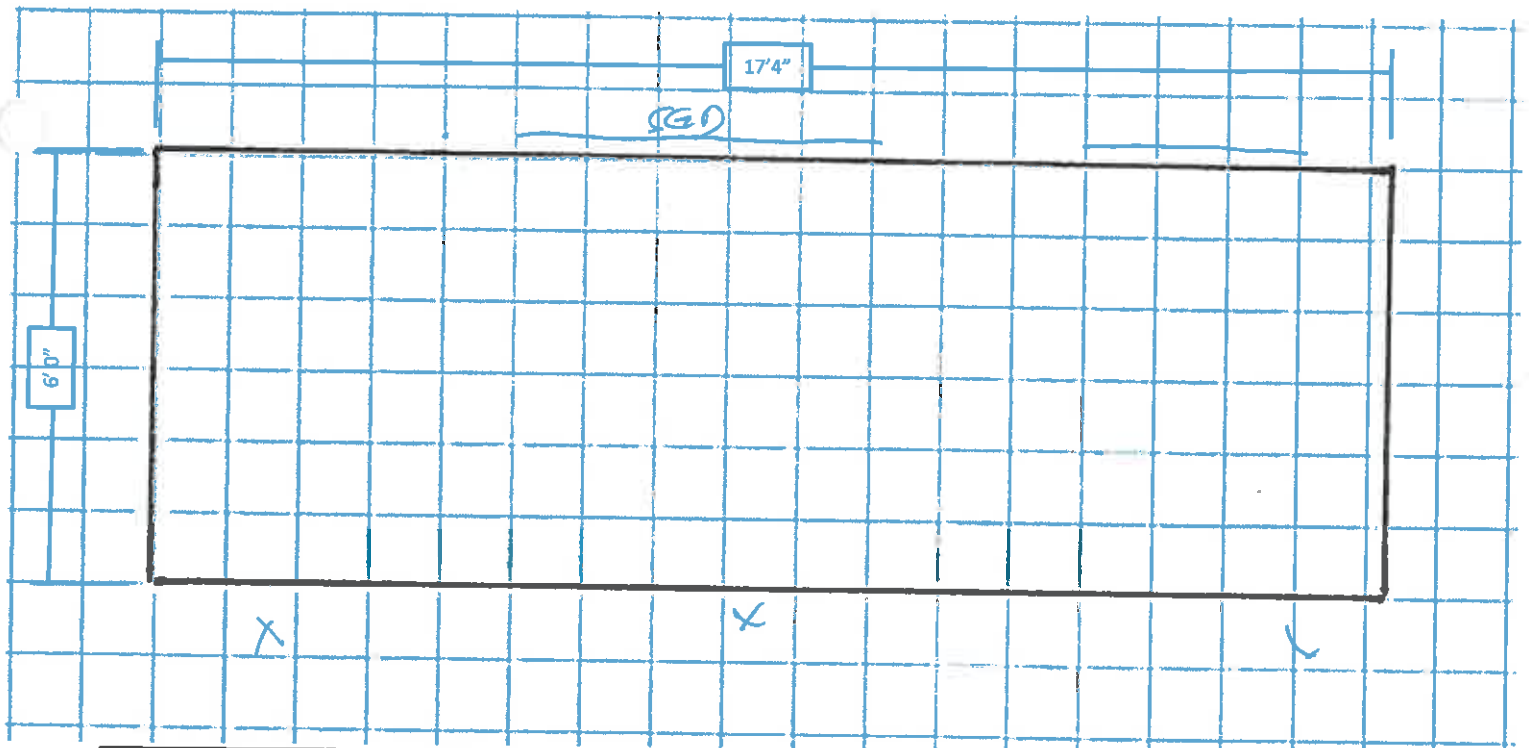
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

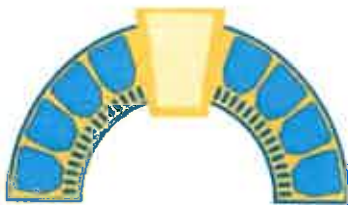
Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 7

Unit # 156

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

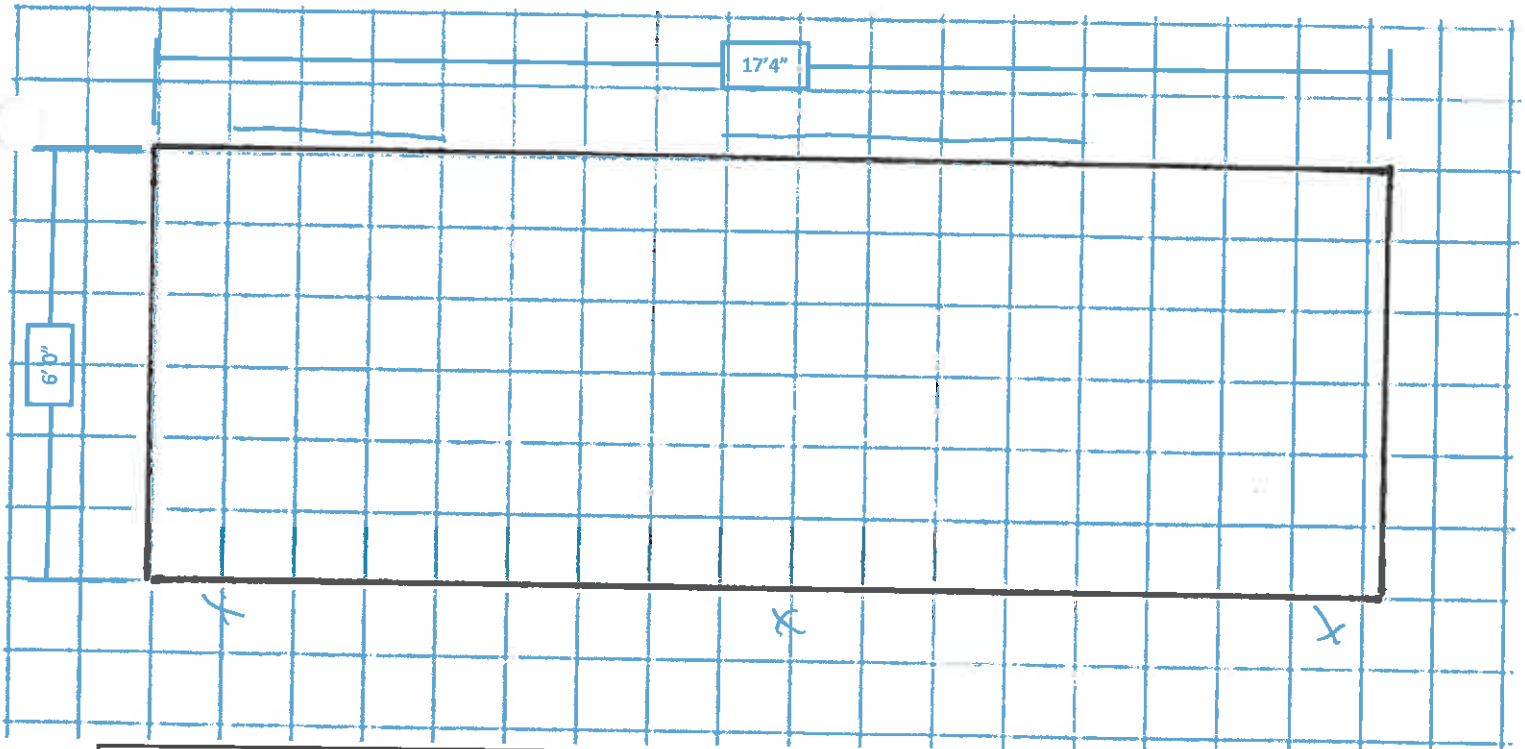
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

156 Garage Header Spall - 80 CF
" Wall Corner 2 CF



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 8

Unit # 149

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

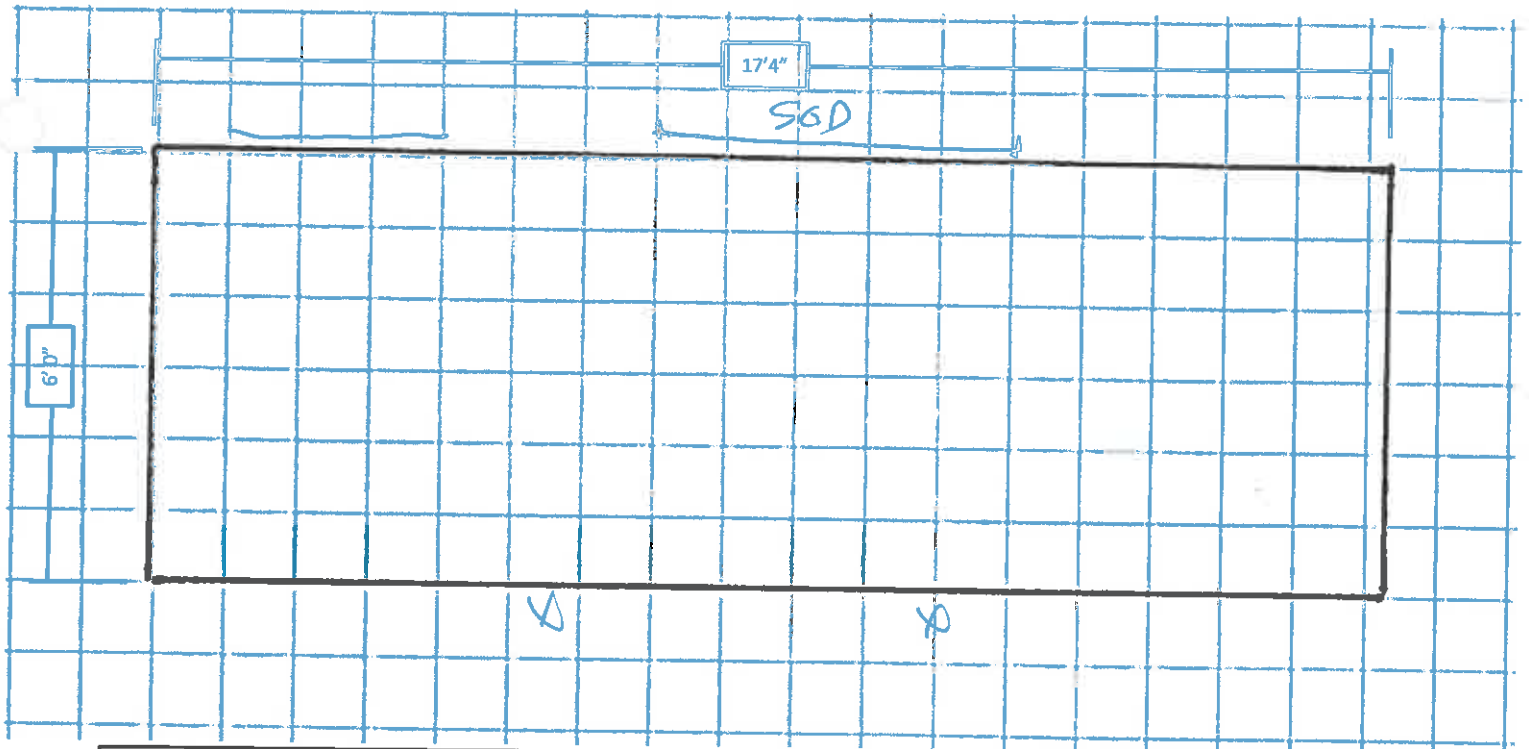
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern

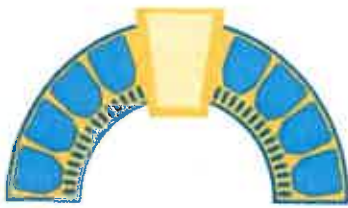


Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Grd. Header 6 CF

Unit # 147 W. No Wall 4 CF



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 8

Unit # 151

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

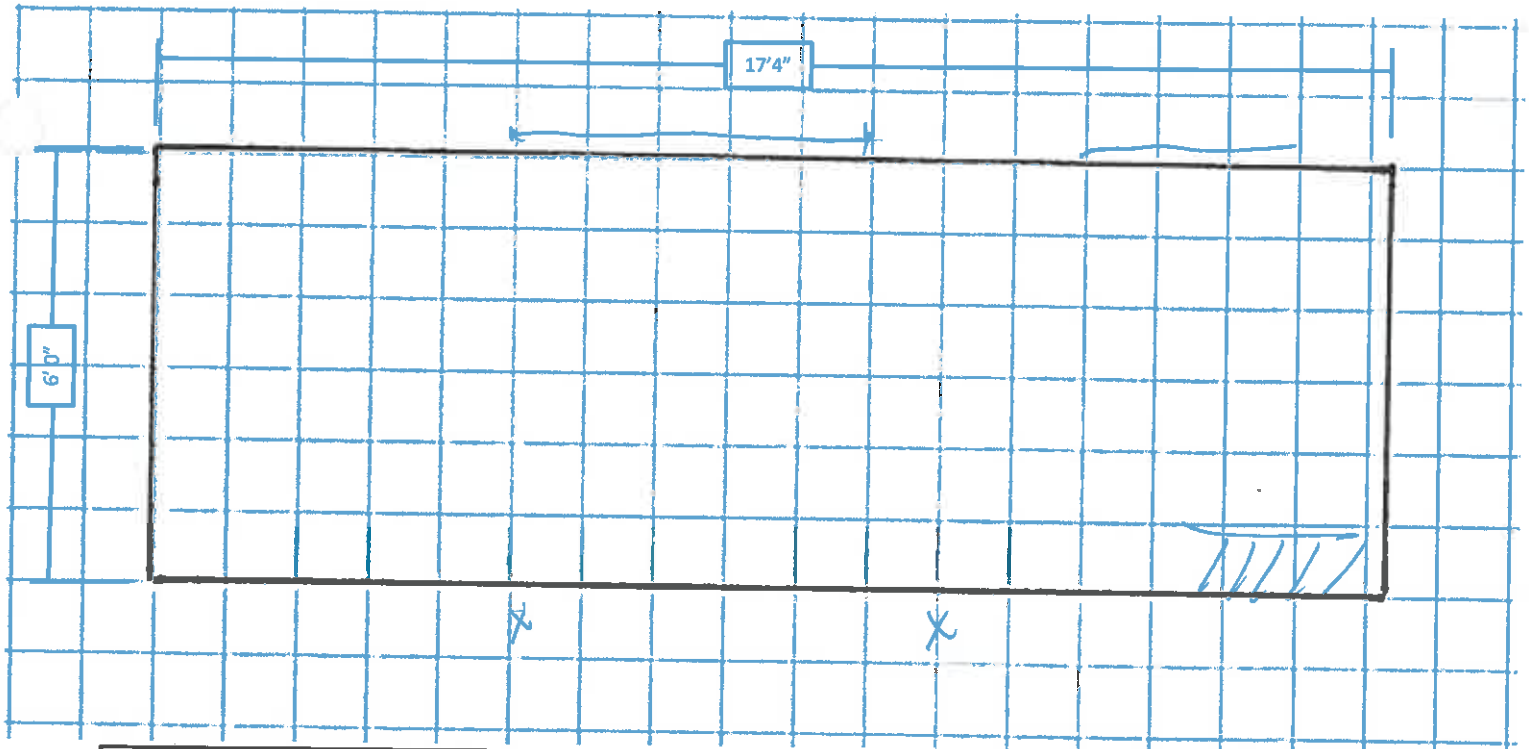
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Grange Header Deck



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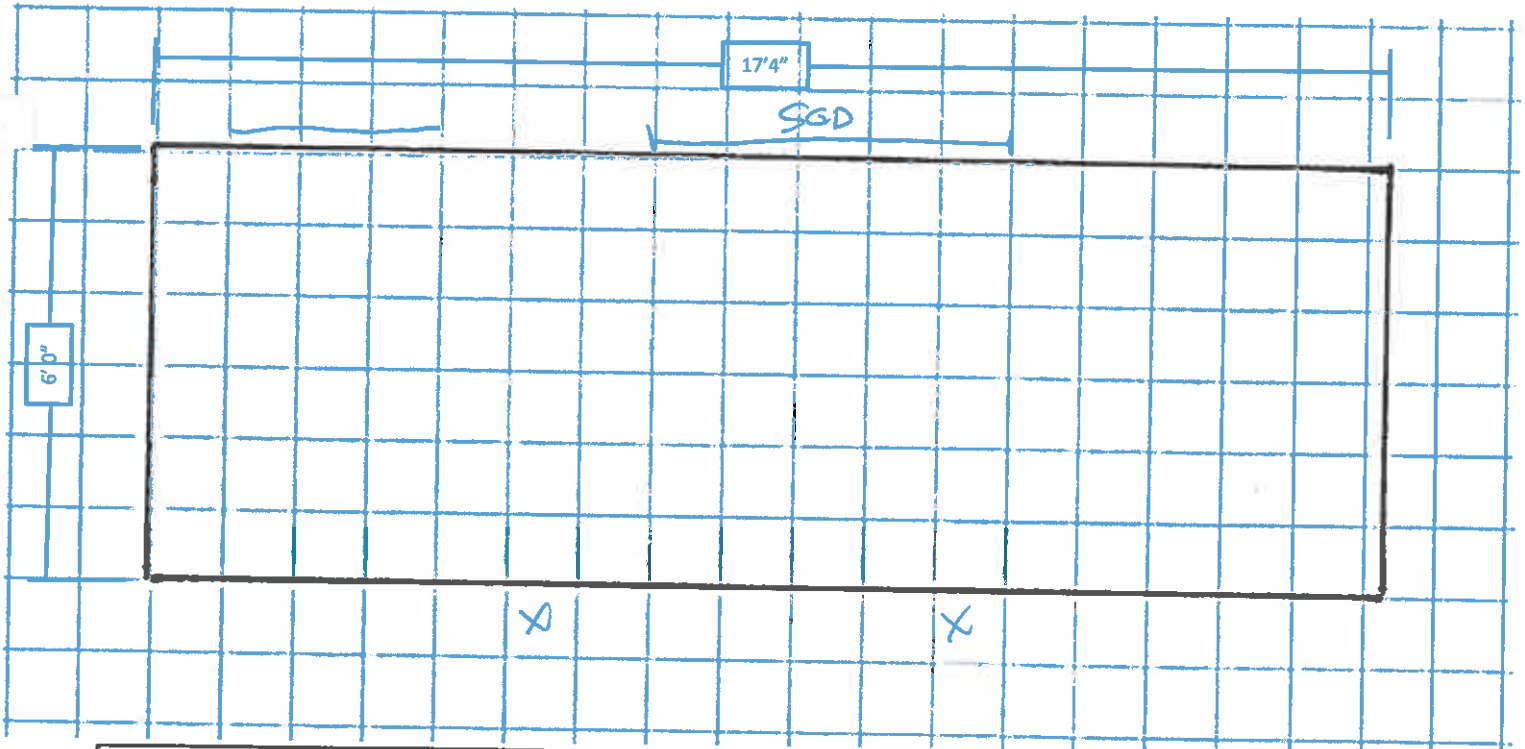
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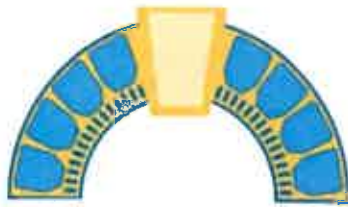
Balcony Survey Map

Project: Harbour Villa Townhouses Building B Unit # 153 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot		Railings Code Compliant: Yes <u>No</u> Condition: Good Fair <u>Poor</u> Type: Cored <u>Surface Mount</u> Screen Screen Shimmed: Yes No	Sliding Doors Vinyl Aluminum Code Compliant: Yes No Condition: Good <u>Fair</u> Poor Age: <u>Older</u> Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No
		Shutters Yes <u>No</u> Shimmed Yes <u>No</u> Edge Door Accordion Roll Down	Flooring Type: Tile Coating Pattern



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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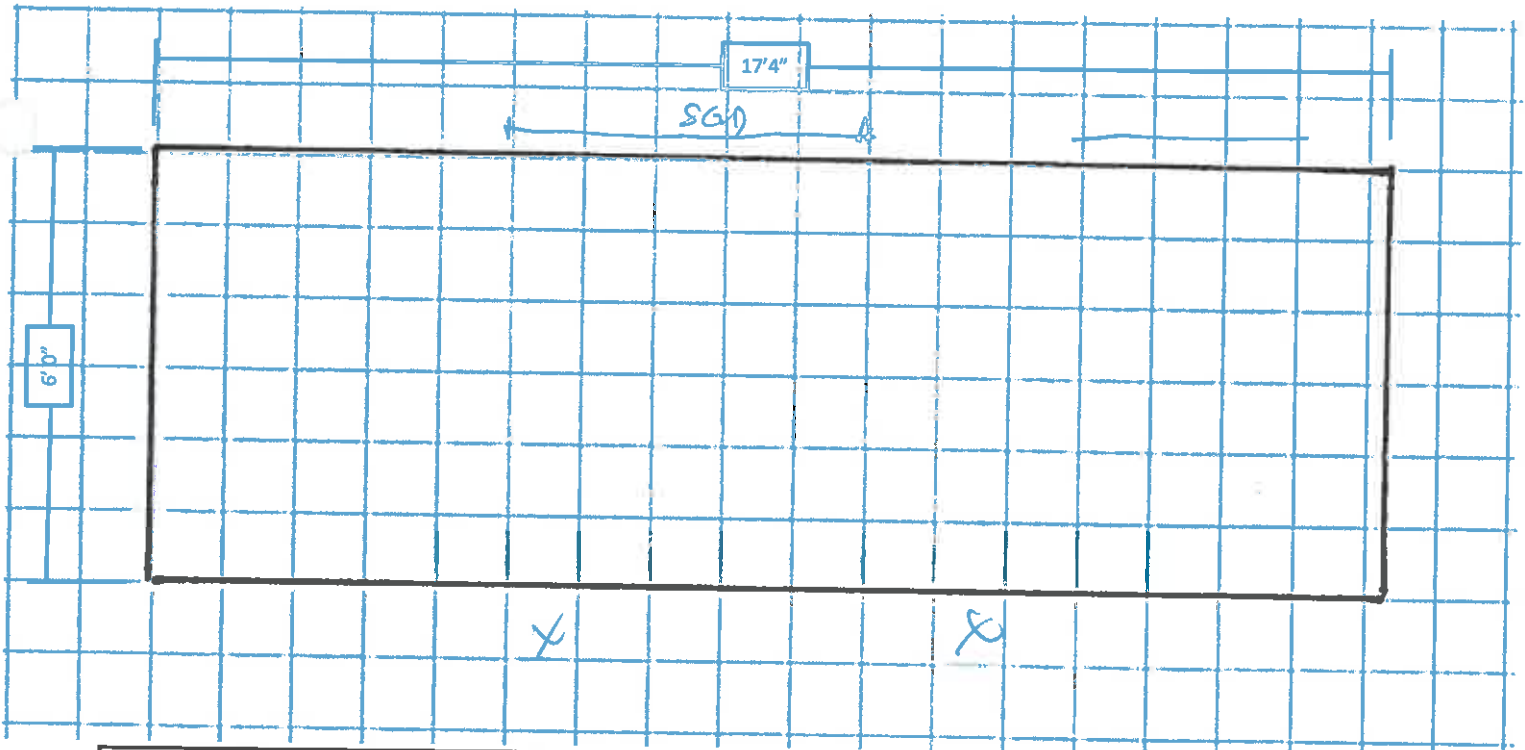
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 8 Unit # 155 Date: February 24, 2021

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair	Yes	No
	Crack	Type: Cored	Surface Mount	Condition: Good	Fair
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
		Shutters	Yes	Corroded Fasteners: Yes	No
		Shimmed	Yes	Holes In Threshold: Yes	No
		Edge	Door	Flooring	
		Accordion	Roll Down	Type: Tile	Coating Pattern



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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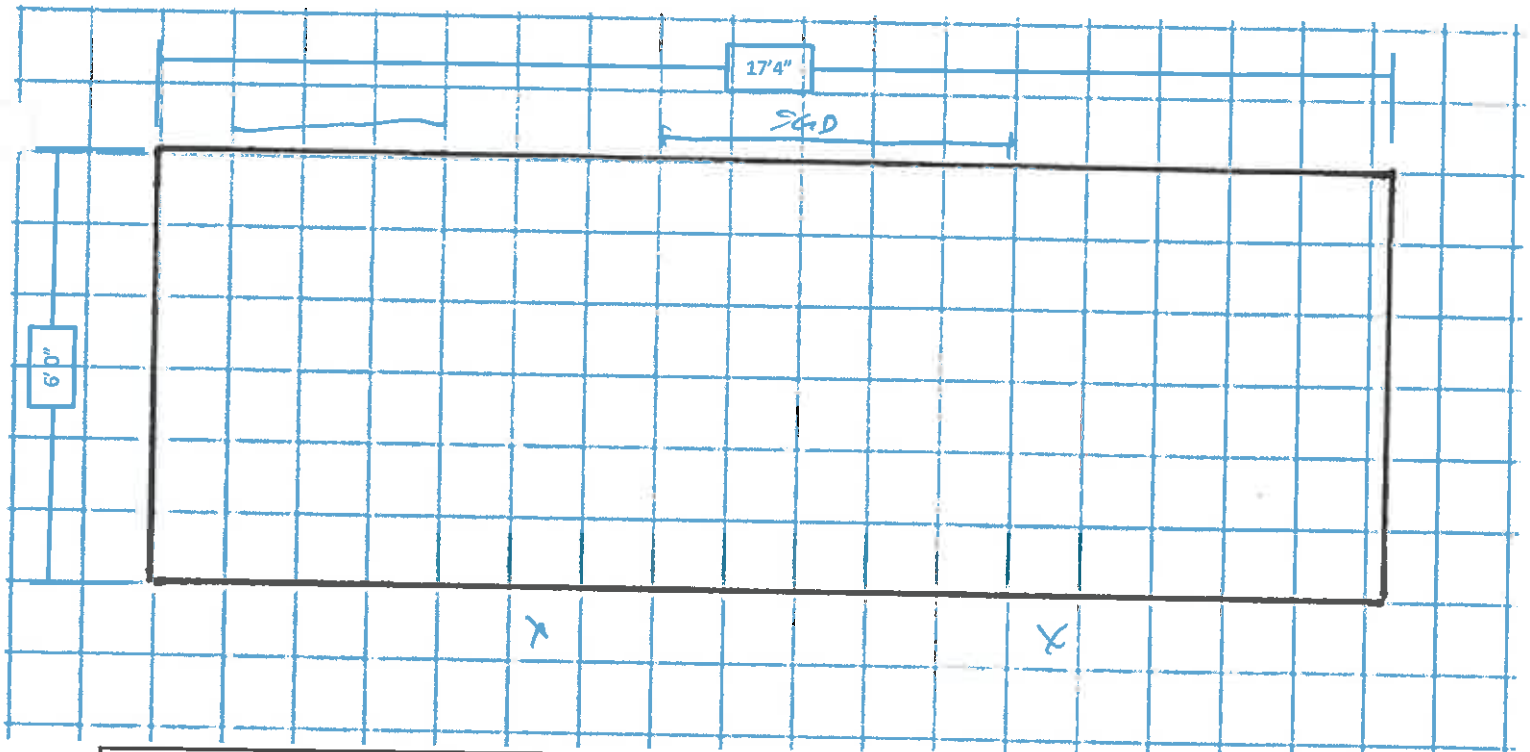
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 8 Unit # 157 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot	Railings Code Compliant: Yes <u>No</u> Condition: Good <u>Fair</u> Poor Type: Cored <u>Surface Mount</u> Screen Screen Shimmed: Yes <u>No</u>	Sliding Doors Vinyl Aluminum Code Compliant: Yes <u>No</u> Condition: Good <u>Fair</u> Poor Age: <u>Older</u> Newer Corroded Fasteners: Yes <u>No</u> Holes In Threshold: Yes <u>No</u>
	Shutters Yes <u>No</u> Shimmed Yes <u>No</u> Edge Door Accordion Roll Down	Flooring Type: Tile Coating Pattern



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

G.M. Header 6' x 5'
 Unit #159 G.M. Header 6' x 5'
 ↳ WING WORK - Replace
 6' long, 5' high w/ screen frame on top



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 9

Unit # 162

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

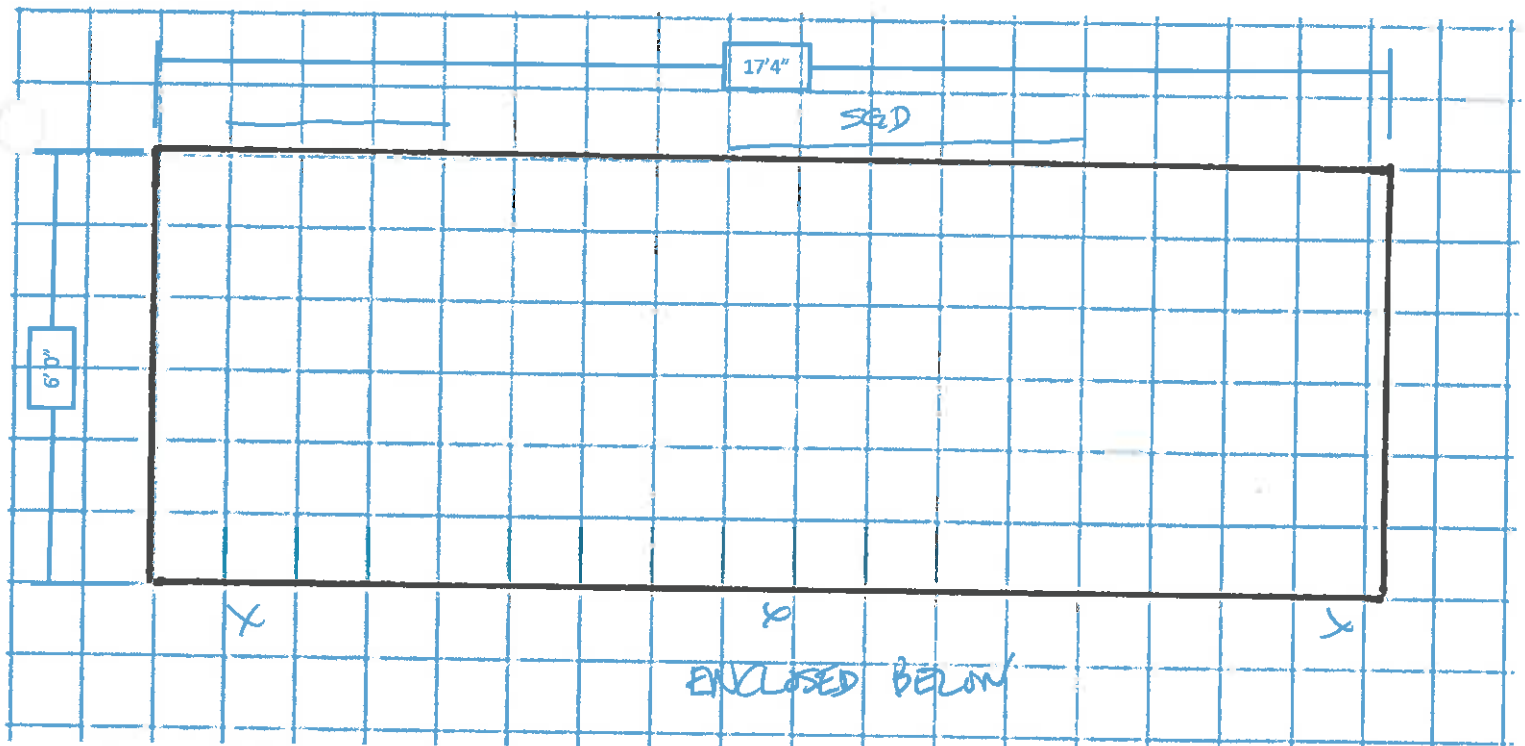
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

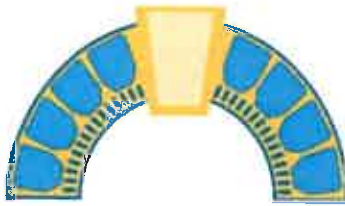
Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses Building 9 Unit # 164 Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

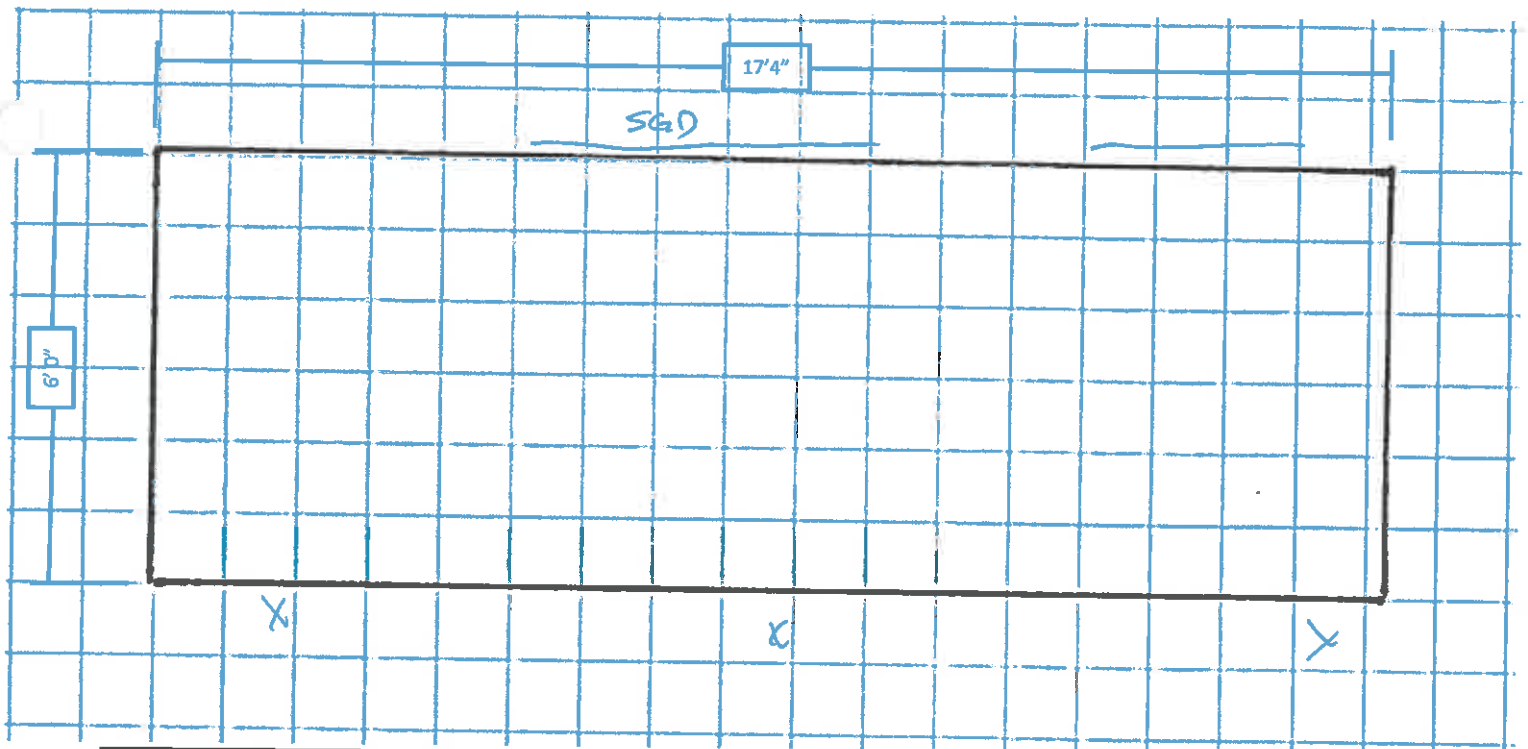
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Knee Wall Below - Drainage



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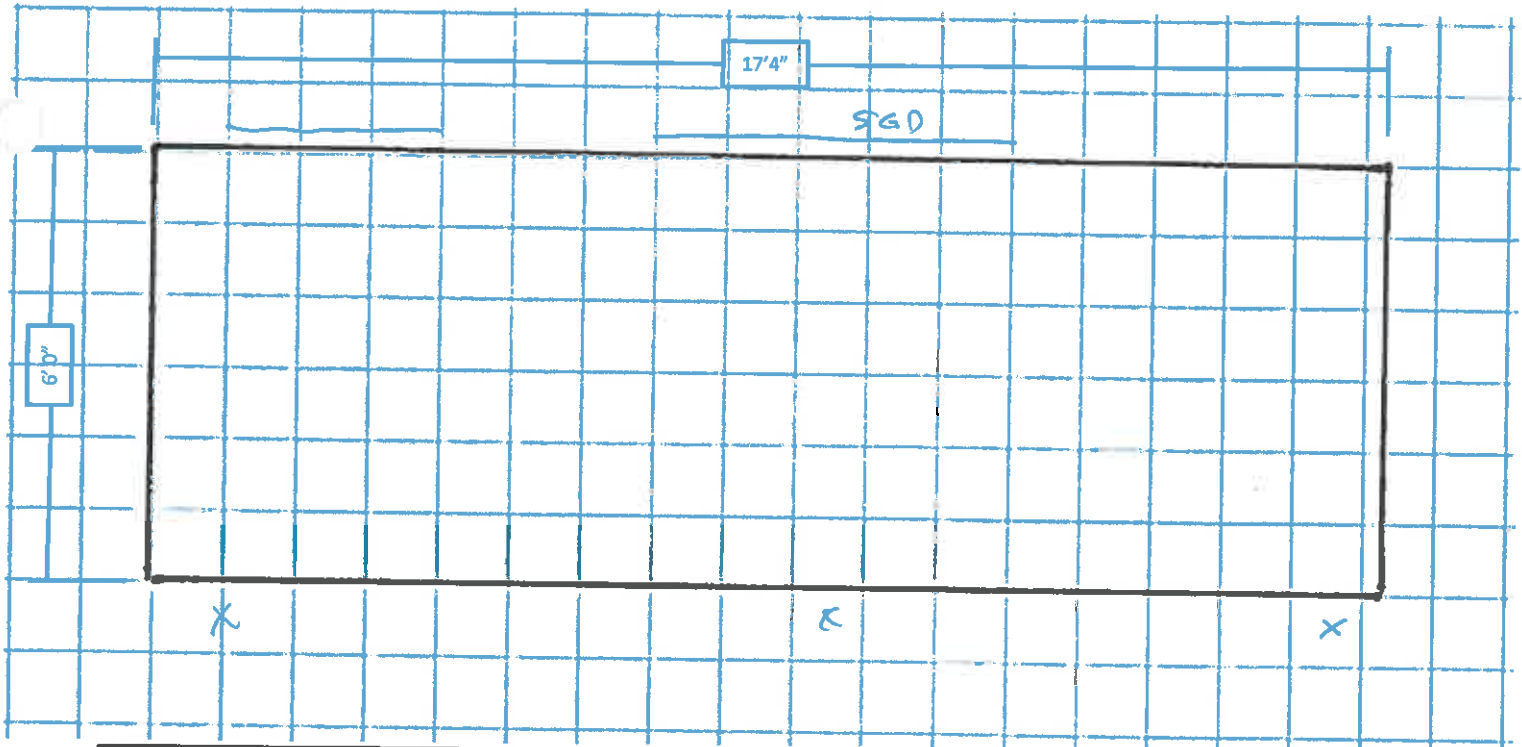
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 9 Unit # 166 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot	Railings Code Compliant: Yes <u>No</u> Condition: Good <u>Fair</u> Poor Type: Cored <u>Surface Mount</u> Screen Screen Shimmed: Yes No		Sliding Doors Vinyl Aluminum Code Compliant: Yes No Condition: Good <u>Fair</u> Poor Age: <u>Older</u> Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No	
	Shutters Shimmed Yes <u>No</u> Edge Door Accordion Roll Down		Flooring Type: Tile <u>Coating</u> Pattern <u>CARPET</u>	



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Celling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 9

Unit # 160

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

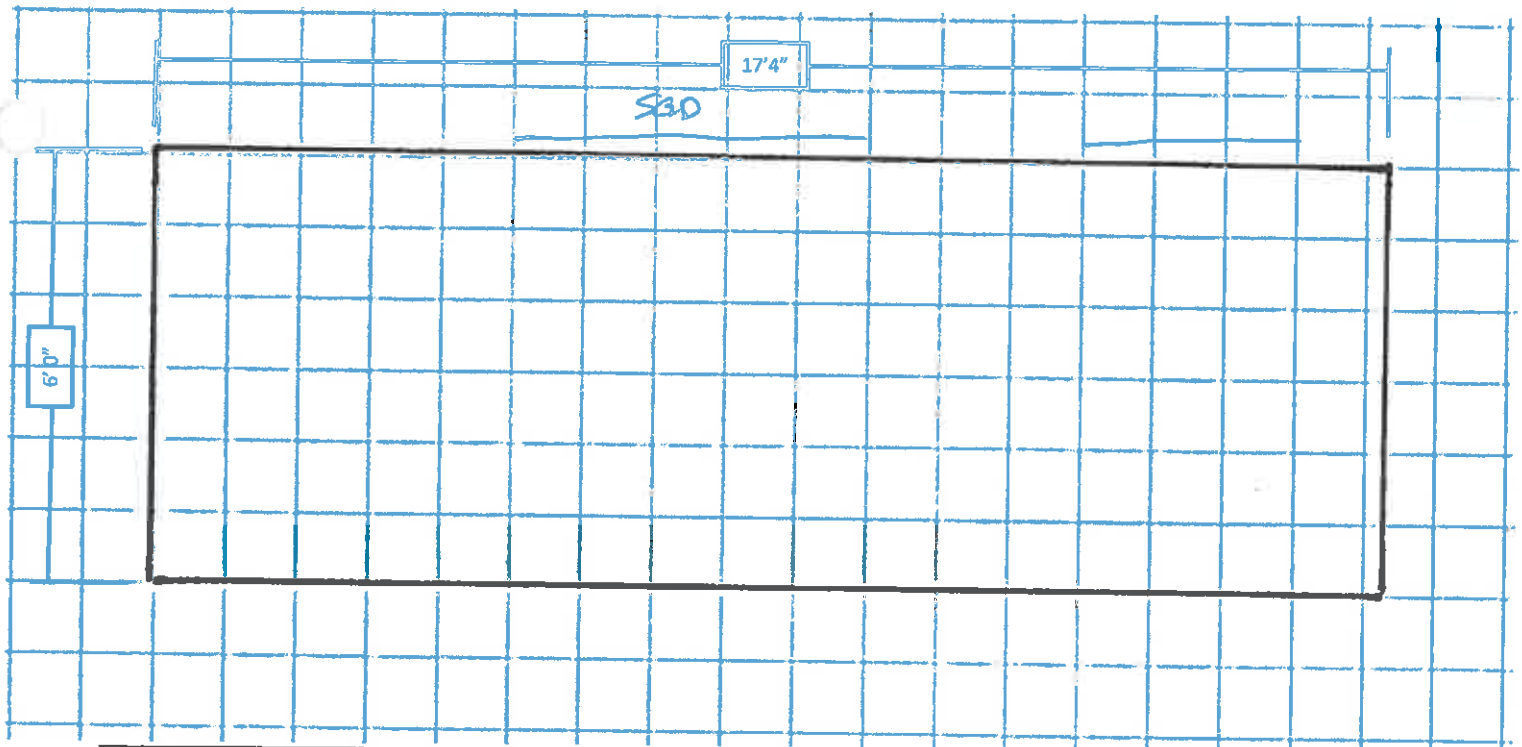
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

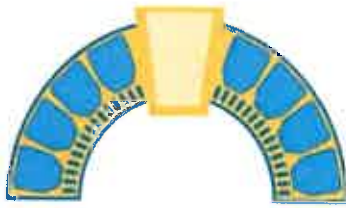
Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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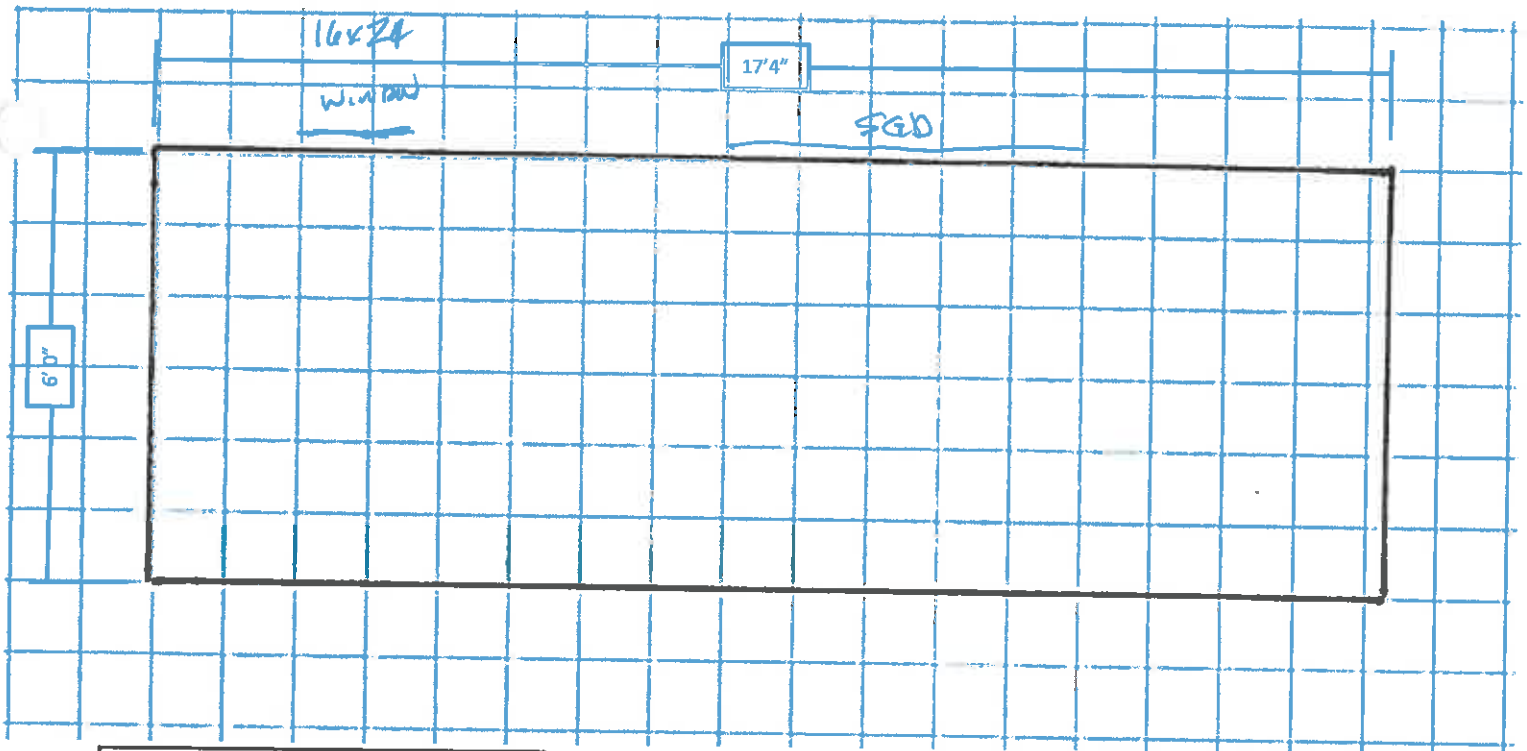
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 9 Unit # 170 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot		Railings Code Compliant: Yes <u>No</u> Condition: Good <u>Fair</u> Poor Type: Cored <u>Surface Mount</u> Screen Screen Shimmed: Yes <u>No</u>		Sliding Doors Code Compliant: Yes <u>No</u> Condition: Good <u>Fair</u> Poor Age: <u>Older</u> Newer Corroded Fasteners: Yes <u>No</u> Holes In Threshold: Yes <u>No</u>	
		Shutters Shimmed Yes <u>No</u> Edge Door Accordion Roll Down		Flooring Type: Tile Coating Pattern	



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 10

Unit # 161

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No

Condition: Good Fair Poor

Type: Cored Surface Mount Screen

Screen Shimmed: Yes No

Shutters

Yes No

Shimmed Yes No

Edge Door

Accordion Roll Down

Sliding Doors

Vinyl Aluminum

Code Compliant: Yes No

Condition: Good Fair Poor

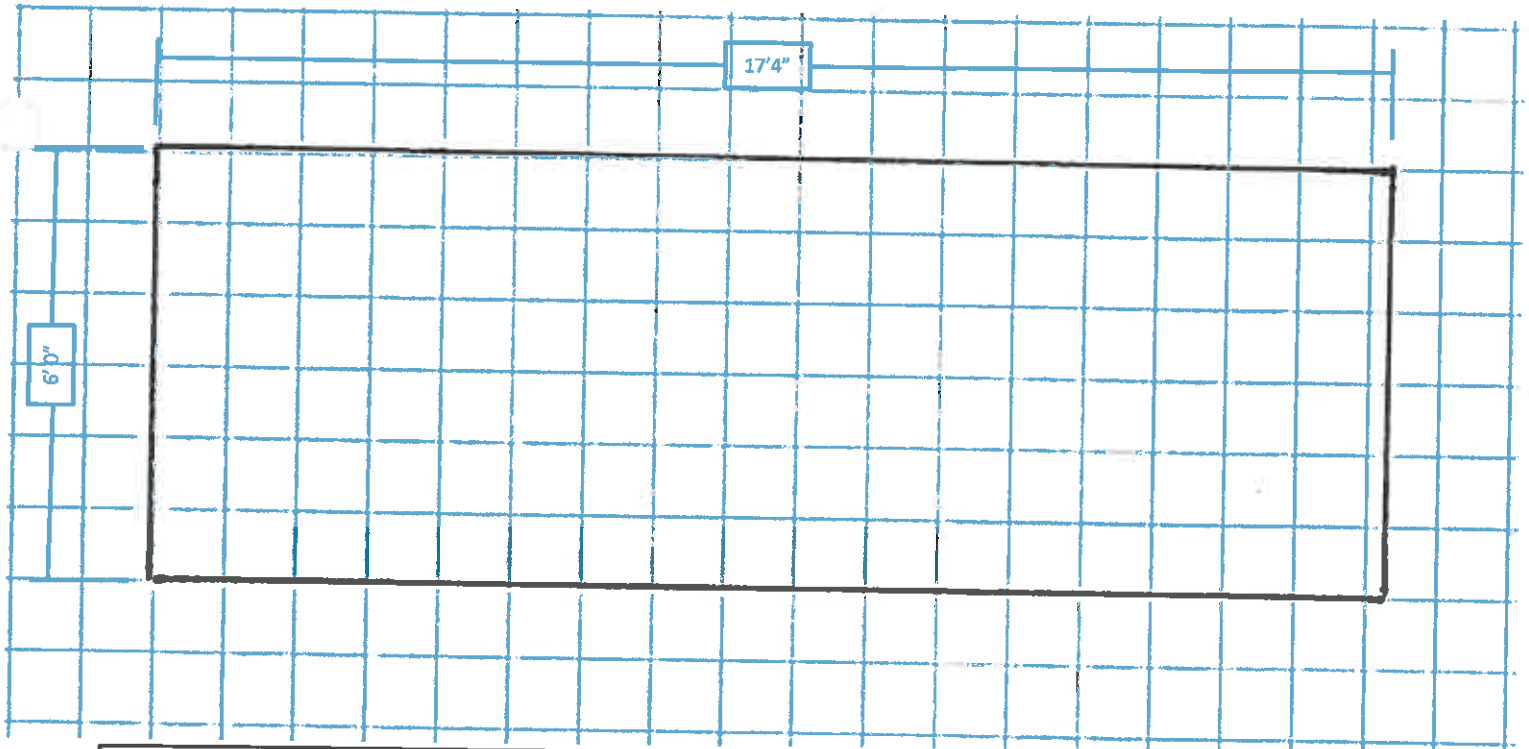
Age: Older Newer

Corroded Fasteners: Yes No

Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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• Fax: 321.459.2888

Balcony Survey Map

Project: Harbour Villa Townhouses

Building 10

Unit # 163

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No

Condition: Good Fair Poor

Type: Cored Surface Mount Screen

Screen Shimmed: Yes No

Shutters

Yes No

Shimmed Yes No

Edge Door

Accordion Roll Down

Sliding Doors

Vinyl Aluminum

Code Compliant: Yes No

Condition: Good Fair Poor

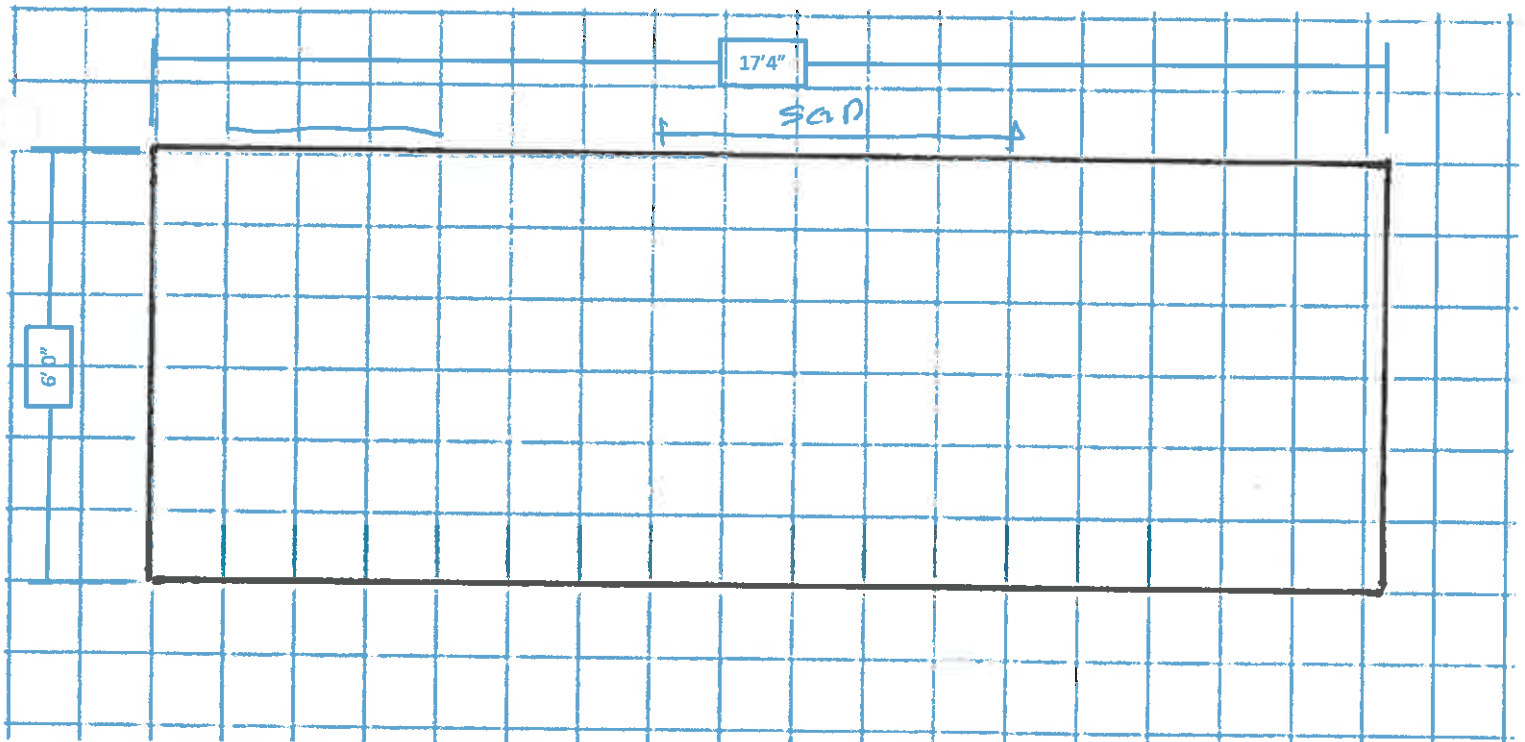
Age: Older Newer

Corroded Fasteners: Yes No

Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

GARAGE HEADER 6 CF



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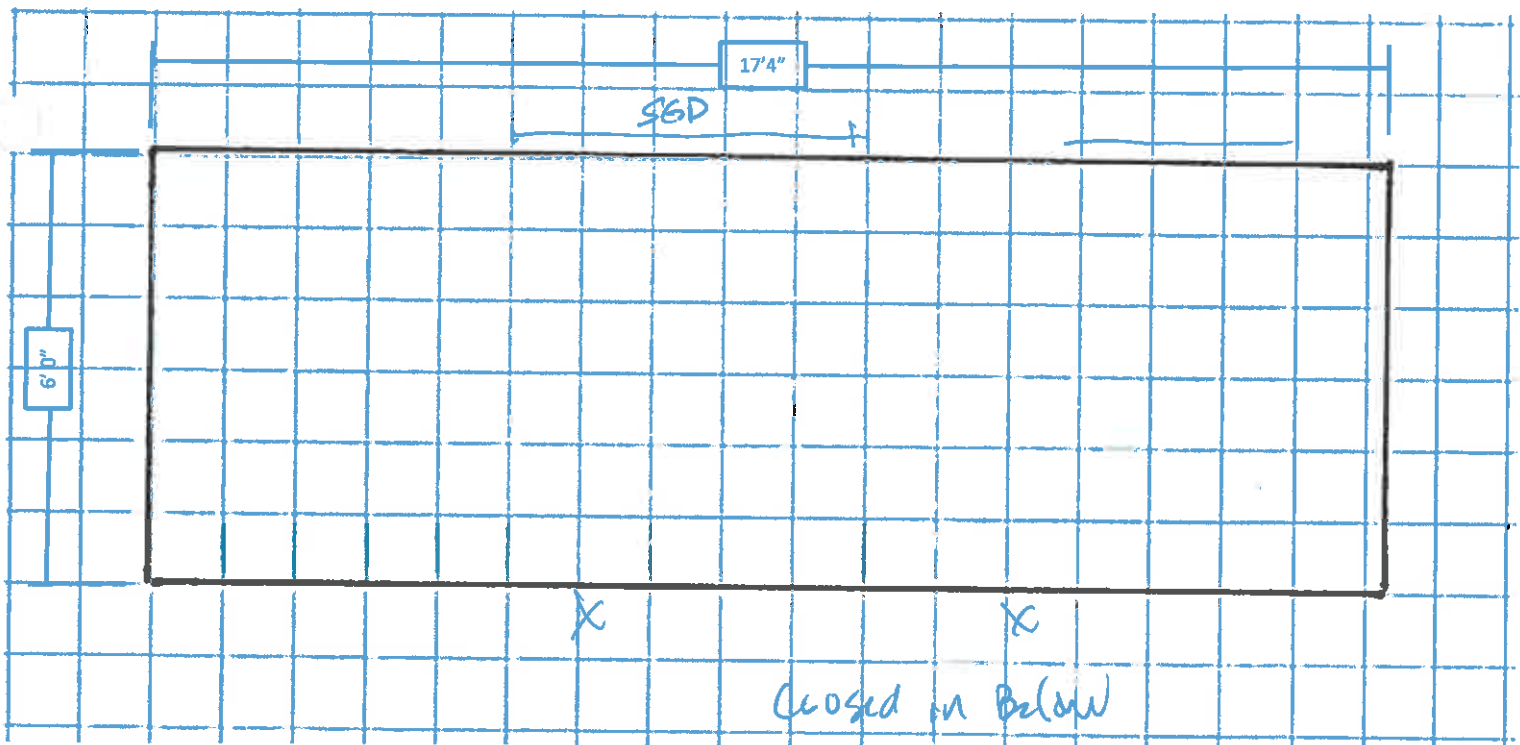
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 10 Unit # 165 Date: February 24, 2021

LEGEND  Spall Above  Spall Below  Crack  Rust Spot	Railings Code Compliant: Yes No Condition: Good Fair Poor Type: Cored Surface Mount Screen Screen Shimmed: Yes No Shutters Shimmed Yes No Edge Door Accordion Roll Down	Sliding Doors Vinyl Aluminum Code Compliant: Yes No Condition: Good <u>Fair</u> Poor Age: <u>Older</u> Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No Flooring Type: Tile Coating Pattern
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Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Harbour Villa Townhouses

Building 10

Unit # 167

Date: February 24, 2021

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No

Condition: Good Fair Poor

Type: Cored Surface Mount Screen

Screen Shimmed: Yes No

Shutters

Yes No

Shimmed Yes No

Edge Door

Accordion Roll Down

Sliding Doors

Vinyl Aluminum

Code Compliant: Yes No

Condition: Good Fair Poor

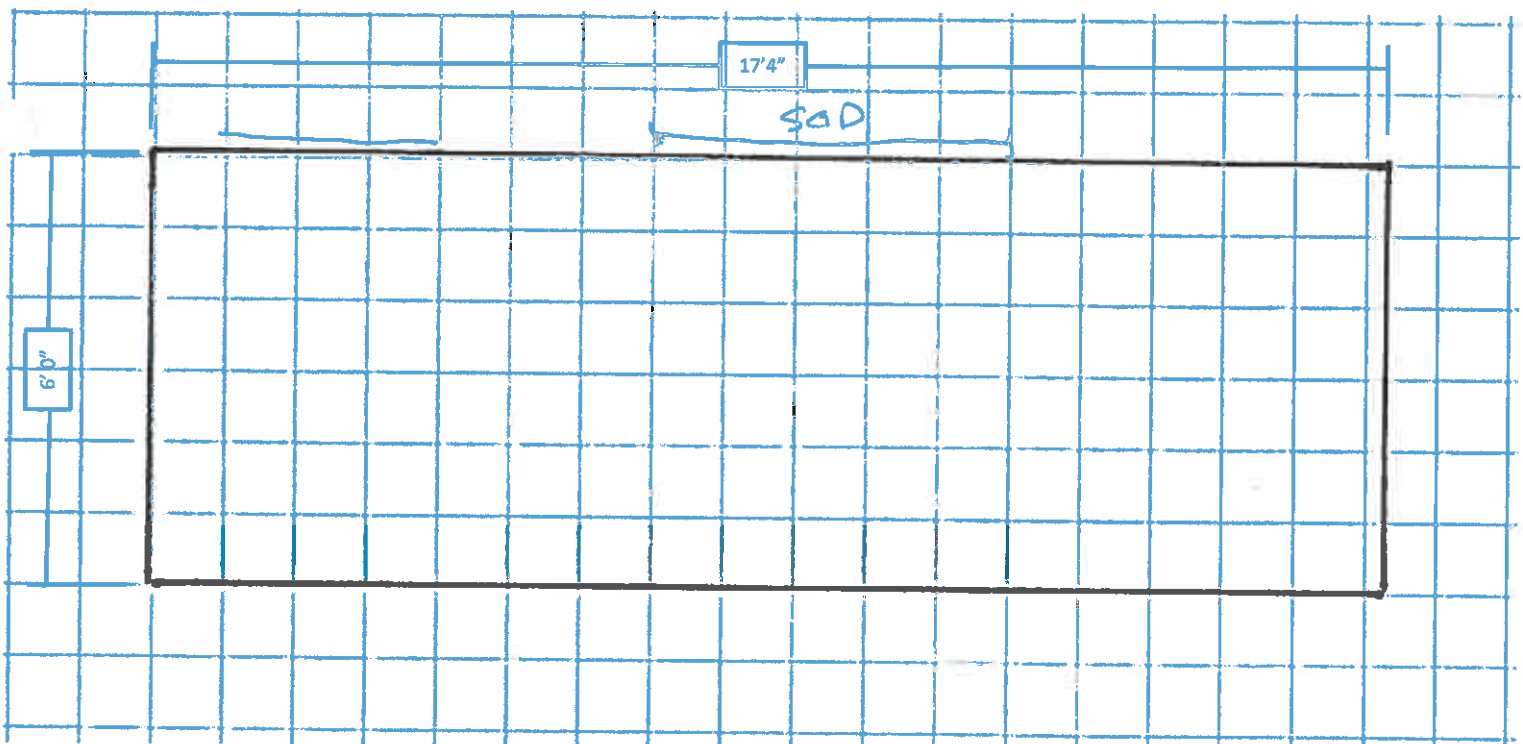
Age: Older Newer

Corroded Fasteners: Yes No

Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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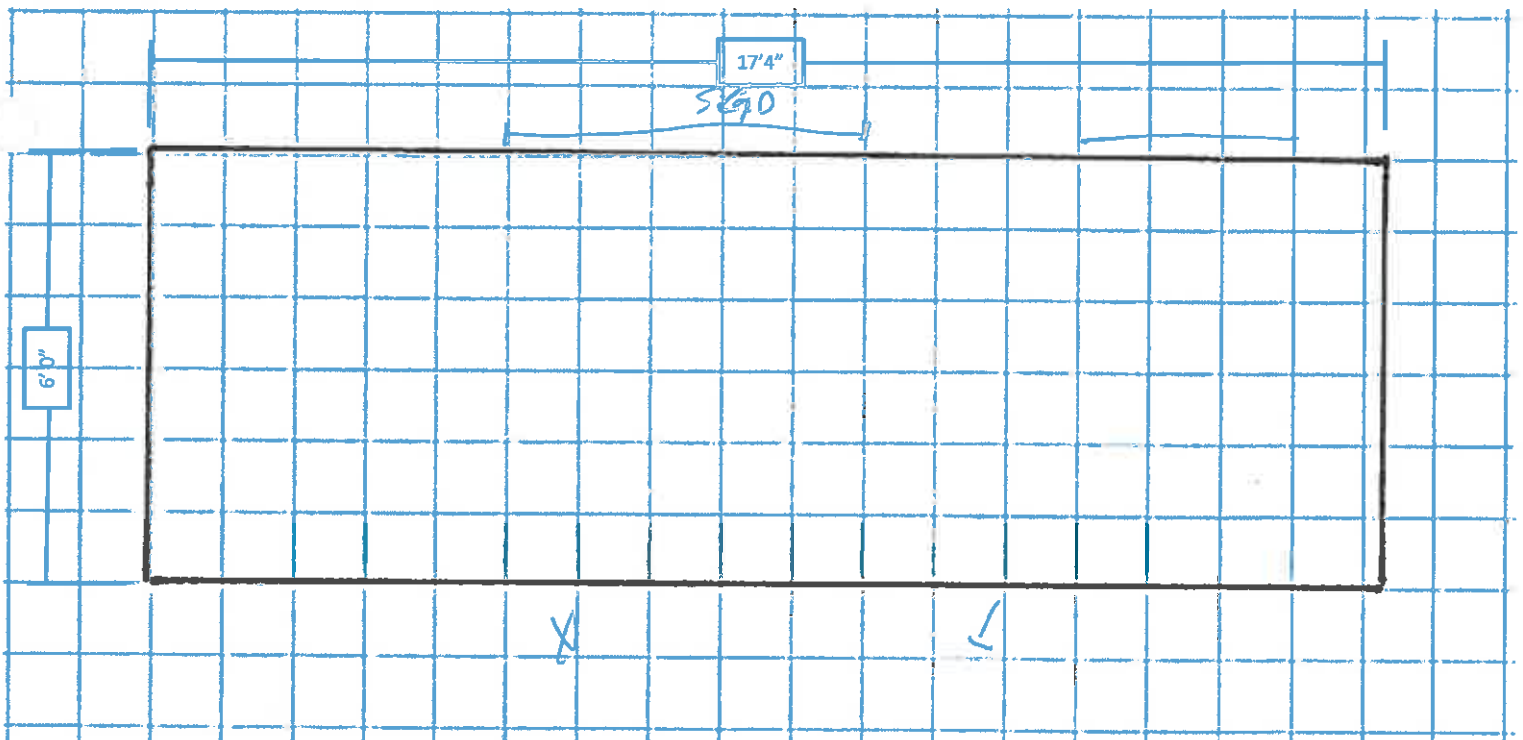
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 10 Unit # 169 Date: February 24, 2021

LEGEND		Railings		Sliding Doors			
	Spall Above	Code Compliant: Yes	No	Code Compliant: Yes	Vinyl	Aluminum	
	Spall Below	Condition: Good	Fair	Poor	Yes	No	
	Crack	Type: Cored	Surface Mount	Screen	Condition: Good	<u>Fair</u>	Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: <u>Older</u>	Newer		
		Shutters	Yes	<u>No</u>	Corroded Fasteners: Yes	No	
		Shimmed	Yes	No	Holes In Threshold: Yes	No	
		Edge	Door		Flooring		
		Accordion	Roll Down		Type: Tile	Coating	Pattern



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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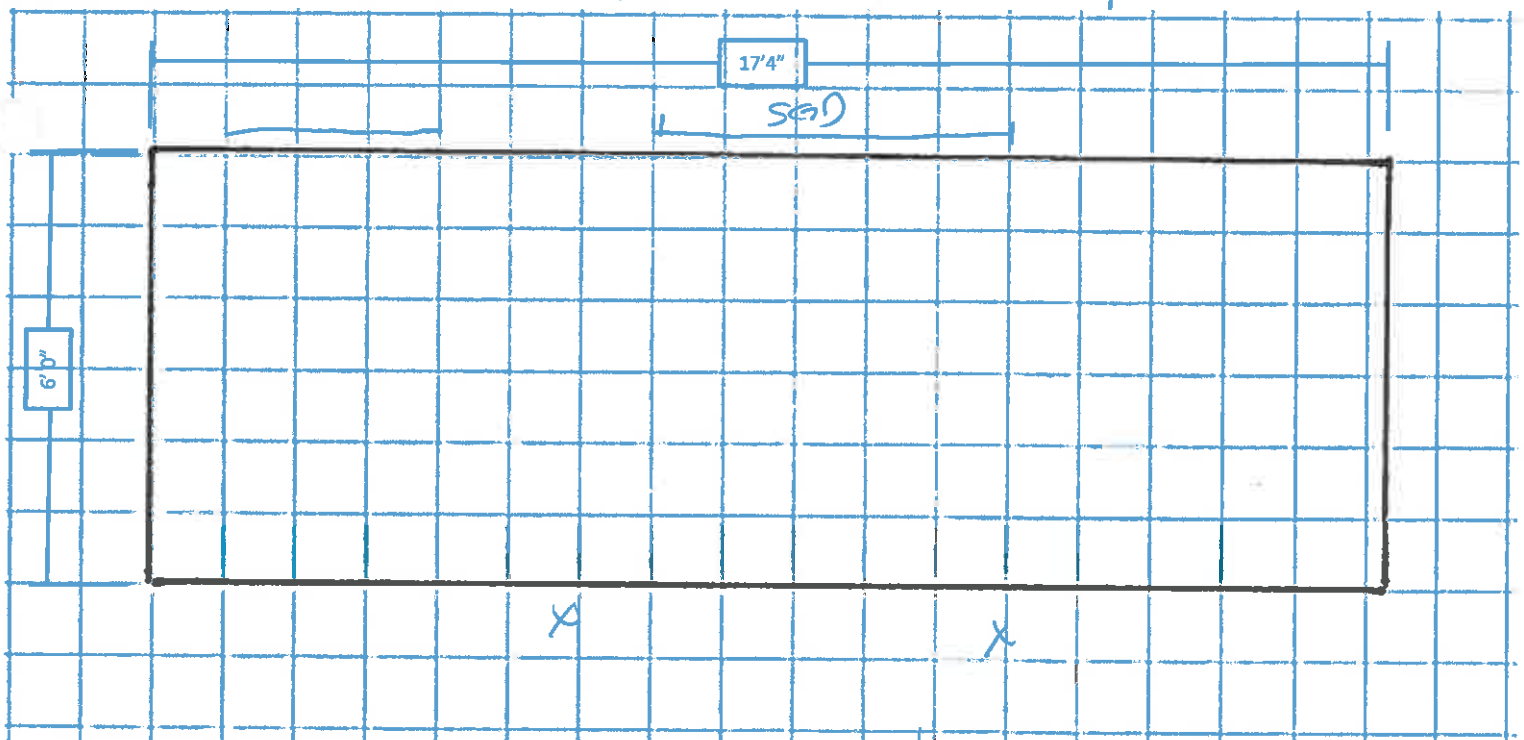
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Balcony Survey Map

Project: Harbour Villa Townhouses Building 10 Unit # 171 Date: February 24, 2021

LEGEND Spall Above Spall Below Crack Rust Spot	Railings Code Compliant: Yes No Condition: Good Fair Poor Type: Cored Surface Mount Screen Screen Shimmed: Yes No	Sliding Doors Code Compliant: Yes No Condition: Good Fair Poor Age: Older Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No
	Shutters Shimmed Yes No Edge Door Accordion Roll Down	Flooring Type: Tile Coating Pattern

BLDG 10 - Newer Railings?



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Grage Header 6 CF