



KEYSTONE
ENGINEERING &
CONSULTING, INC.

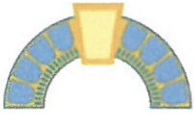
Village Square of Titusville

Harrison Street
Titusville, Florida 32903

Exterior Building Condition Survey Report

Prepared By
James E. Emory, P.E., S.I.
Florida Registered Professional Engineer
Special Inspector #60965

September 10, 2021



KEYSTONE
ENGINEERING &
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Village Square Condition Survey Report

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September 10, 2021

Village Square of Titusville
Harrison Street
Titusville, FL 32903

Re: Exterior Building Inspections

EXECUTIVE SUMMARY

Keystone Engineering has inspected the buildings of the complex for needed and recommended repairs in advance of or as part of an exterior painting project. The inspection occurred over several days, primarily April 15, 2021.

There are twelve (12) residential two-story buildings total and a clubhouse/recreation room. The buildings are a combination of lap siding, stucco and brick stucco façade. There is a moderate amount of repair work that is needed, and should be accomplished to the various substrates, prior to, or as part of an exterior painting and waterproofing project.

The following report includes a written section describing the findings and recommended solutions including estimated budgets and repair quantities, and example photos of the conditions identified.

Keystone can assist in the preparation of formal bid documents and specifications and execute a competitive bidding process including qualified contractors, and provide project management oversight during construction.

We look forward to discussing this further once you have fully reviewed the following report information.

September 10, 2021

Village Square of Titusville
Harrison Street
Titusville, FL 32903

Re: Exterior Building Inspection Report

Dear Board and Association Members:

Keystone Engineering was contracted to perform an inspection of the exterior building elements of the twelve (12) residential buildings of the complex. The inspection was completed overall several visits including a comprehensive inspection on April 15, 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 comprehensive restoration project. Once this document is reviewed, Keystone can meet with the Association and provide a more depth of information and facilitate a dialogue of the specific project issues and options.

Facility Description

The Village Square complex consists of twelve (12), two-story, residential buildings. There are four (4) buildings with ten (10) units each, and eight (8) buildings with eight (8) units each. Each unit is a single level on the ground or 2nd floor level. Buildings 1685, 1705, 1765 and 1775 have primarily exterior lap siding finish walls. Buildings 1695, 1715, 1725, 1735, 1755, are lap siding exterior with some conventional stucco walls around the stairs and walkways. Buildings 1745, 1785 and 1795 are primarily a combination brick stucco façade and lap siding. Buildings 1685, 1705, 1735 and 1755 have 10 units each. Buildings 1695, 1715, 1725, 1745, 1765, 1775, 1785 and 1795 are all 8 units each.

The buildings, assumed to have been originally constructed in the early 1980's, appear to be concrete block construction with either siding or stucco/brick stucco covering. It is our understanding the lap siding was replaced in the late 1990's, early 2000's. Buildings 1765 and 1775 have wooden entry stairs and walkways. All other buildings have concrete stairs and walkways.

Investigation Methodology

The inspection process was completed on a visual, and hands-on basis by the undersigned Florida Registered Professional Engineer and trained assistants. Generally, the inspection of a structure exterior is completed visually and locating areas of apparent distress, concrete spalling, stucco cracking or delamination damage, sources of water intrusion, rotted or water stained wood and specific situations that create vulnerabilities. Destructive analysis was not performed and deemed unnecessary due to the common nature of this well-known and relatively simple construction methodology. Isolated and specific destructive analysis would not add much to the information at hand at this time.

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. It should also be well understood that portions of the work anticipated are estimated quantities, while other items are fixed quantities. As such, the estimated project budget includes both unit cost and fixed cost items.

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.

General Discussion of the Conditions

The Village Square Buildings are exhibiting the need for minor to moderate repairs ahead of a painting/sealing and waterproofing project. The horizontal lap siding has some inherent installation deficiencies, such as improper vertical lap joints and apparent inadequate fastener placement or failure. It is assumed as part of this report, that the siding will be repaired as needed, pragmatically, and not fully replaced at this time.

There was a minor amount of concrete spalling noted, including areas with the brick façade stucco finish. There were also areas noted with rotted wood including siding trim boards and some balcony wood fascia. The 2nd floor balcony wood fascia appears to be blocking positive drainage of water from the 2nd floor balconies in some cases. Several balconies have attempted to add several small drainage pipes spaced along the balcony edge to assist with drainage. This is likely an inadequate solution. These areas should be corrected, and the fascia board reconfigured to allow positive drainage along the entire length of the balcony.

There are some cases where the wood window sill is blocking window weep drainage. These will need to be removed and properly replaced to allow proper drainage. The entire lap siding system needs to be refastened and repaired in locations of warping and loss of attachment to the structure. All siding trim and joints need to be thoroughly sealed. Some siding replacement may be needed where rotted wood is encountered.

Overall, the buildings need to be sealed and waterproofed after repairs are completed. This would include crack repairs, perimeter sealants at windows and openings. The walkway floors and stairs can be painted as part of the process, including a recommended waterproofing system on the wood walkways of buildings 1765 and 1775.

The existing brick stucco façade has been painted a two-tone color at some point in the past, rather than a clear sealer. This is advantageous from a waterproofing perspective, and it appears that a proper high-building coating was utilized. The brick stucco can be repaired as needed, including for concrete spalling to the substrate, delaminated areas and cracking, then repainted the current two-tone color scheme. Some additional cosmetic coloring could be considered to provide a more authentic “brick look” such as light brushing a black coat periodically over the brick surfaces.

The work involved will require companies skilled in structural concrete and stucco repairs and superior waterproofing abilities. Keystone can recommend contractors well suited for the work involved on this project.

NOTE! Building 1745 had several loose walkway railing pickets noted during the inspection. This was reported to management in real time. These need to be repaired, if not already, for fall protection from the 2nd level.

General Industry Methodology

There are several basic aspects to building maintenance and waterproofing 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:

Exterior Floor Finishes-Exposed balcony (and walkway/stair) floor finishes should be a protective coating system, that is aesthetically pleasing and easy to repair and renew during future repair cycles. Tile, carpet, and other non-waterproof surfaces are an improper choice for exposed balconies and walkways, as it does not provide protection from water, keeps the balcony wetter, created drainage issues at the sliders, hides damage longer, and makes the repair more difficult.

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

Shutters- 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 substrate and substructure will be subject to deterioration and rotting. Proper waterproofing techniques, coatings, sealants and drainage all need to be considered.

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

Major Project Considerations for Village Square Buildings

The following are the key aspects of the project considerations and decisions to be made for the restoration and related work at Village Square:

Siding -It is assumed in the budget that the existing horizontal lap siding will be repaired as needed, rather than fully replaced. This is a matter of choice due to the assumed age of the siding, about 20 years, and the aesthetic deficiencies, such as the poor lap splicing and wavy/warping, that is not fully correctable as a repair project.

Stucco/Concrete - Make repairs to the delaminated or cracked stucco and spalled concrete as needed in advance of the painting and waterproofing project.

Brick Façade Stucco – Repair the damaged, cracked, delaminated brick façade stucco as needed, including substrate concrete damage. Repaint with an acrylic two-tone paint system over the existing high build, two-tone paint. Consider adding some additional faux brick look elements, such as a light brushed contracting color.

Contractor Selection – Possibly the most important decision will be choosing an appropriate and properly experienced contractor for the work at hand. Ideally, choose a skilled waterproofing/painting contractor, that can self-perform or subcontract the needed building repair work. Keystone has an experienced and qualified pool of candidates for this project.

Recommendations:

Consider bidding the project out ASAP in order to gauge contractor pricing and availability. Most restoration and painting contractors currently have an extensive backlog of work.

RECOMMENDATIONS

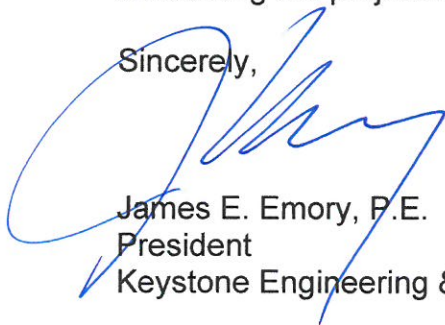
It is recommended that Village Square undergo a pragmatic, proactive repair project to correct any currently damaged wood and concrete elements and make select improvements to the waterproofing elements, all as itemized in the attached budgets.

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.

CONCLUSION

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.
President
Keystone Engineering & Consulting, Inc.

Village Square
Estimated Project Budget

	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1685				
2		Building 1685-Two Story, 10 Units, 2 uppers screen, 3 uppers glass, lap siding all four sides				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	1	CF	\$ 600.00	\$ 600.00
5	2	Brick Stucco Repairs Allowance	0	SF	\$ 38.00	-
6	3	Siding Repairs Allowance	1	LS	\$ 2,500.00	\$ 2,500.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 1,800.00	\$ 1,800.00
8	5	Stucco Repairs Allowance	0	SF	\$ 32.00	-
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 14,400.00	\$ 14,400.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 800.00	\$ 800.00
11		Estimated Budget Total				\$ 20,100.00
12		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				
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Village Square
Estimated Project Budget

Keystone Engineering
April 2021

Buildings

	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1695				
2		Building 1695-Two Story, 8 Units, 3 uppers screen, 1 uppers glass, lap siding all four sides, stucco at stairs				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	0	CF	\$ 600.00	\$ -
5	2	Brick Stucco Repairs Allowance	0	SF	\$ 38.00	\$ -
6	3	Siding Repairs Allowance	1	LS	\$ 2,200.00	\$ 2,200.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 900.00	\$ 900.00
8	5	Stucco Repairs Allowance	24	SF	\$ 32.00	\$ 768.00
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 12,240.00	\$ 12,240.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 650.00	\$ 650.00
11		Estimated Budget Total				\$ 16,758.00
12		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				
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Village Square
Estimated Project Budget

Keystone Engineering
April 2021

Buildings

	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1705				
2		Building 1705-Two Story, 10 Units, 4 uppers screen, 1 uppers glass, lap siding all four sides				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	4	CF	\$ 600.00	\$ 2,400.00
5	2	Brick Stucco Repairs Allowance	0	SF	\$ 38.00	\$ -
6	3	Siding Repairs Allowance	1	LS	\$ 2,500.00	\$ 2,500.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 1,200.00	\$ 1,200.00
8	5	Stucco Repairs Allowance	0	SF	\$ 32.00	\$ -
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 14,400.00	\$ 14,400.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 800.00	\$ 800.00
11		Estimated Budget Total				\$ 21,300.00
12		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				
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Village Square
Estimated Project Budget

Keystone Engineering
April 2021

Buildings

	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1715				
2		Building 1715-Two Story, 8 Units, 2 uppers screen, 2 uppers glass, lap siding all four sides, stucco at stairs				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	0	CF	\$ 600.00	\$ -
5	2	Brick Stucco Repairs Allowance	0	SF	\$ 38.00	\$ -
6	3	Siding Repairs Allowance	1	LS	\$ 1,900.00	\$ 1,900.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 850.00	\$ 850.00
8	5	Stucco Repairs Allowance	22	SF	\$ 32.00	\$ 704.00
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 12,240.00	\$ 12,240.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 650.00	\$ 650.00
11		Estimated Budget Total				\$ 16,344.00
12		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				
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Village Square
Estimated Project Budget

Keystone Engineering
April 2021

Buildings

	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1725				
2		Building 1725-Two Story, 8 Units, 4 uppers screen, 0 uppers glass, lap siding all four sides, stucco at stairs				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	0	CF	\$ 600.00	\$ -
5	2	Brick Stucco Repairs Allowance	0	SF	\$ 38.00	\$ -
6	3	Siding Repairs Allowance	1	LS	\$ 1,800.00	\$ 1,800.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 900.00	\$ 900.00
8	5	Stucco Repairs Allowance	18	SF	\$ 32.00	\$ 576.00
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 12,240.00	\$ 12,240.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 650.00	\$ 650.00
11		Estimated Budget Total				\$ 16,166.00
12		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				
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Village Square
Estimated Project Budget

	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1735				
2		Building 1735-Two Story, 10 Units, 3 uppers screen, 2 uppers glass, lap siding all four sides, stucco at stairs				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	0	CF	\$ 600.00	\$ -
5	2	Brick Stucco Repairs Allowance	0	SF	\$ 38.00	\$ -
6	3	Siding Repairs Allowance	1	LS	\$ 2,200.00	\$ 2,200.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 1,000.00	\$ 1,000.00
8	5	Stucco Repairs Allowance	40	SF	\$ 32.00	\$ 1,280.00
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 14,400.00	\$ 14,400.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 800.00	\$ 800.00
11		Estimated Budget Total				\$ 19,680.00
12		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				
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Village Square
Estimated Project Budget

	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1745				
2		Building 1745-Two Story, 8 Units, 4 uppers screen, 0 uppers glass, lap siding and brick stucco façade				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	2	CF	\$ 600.00	\$ 1,200.00
5	2	Brick Stucco Repairs Allowance	120	SF	\$ 38.00	\$ 4,560.00
6	3	Siding Repairs Allowance	1	LS	\$ 900.00	\$ 900.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 800.00	\$ 800.00
8	5	Stucco Repairs Allowance	0	SF	\$ 32.00	\$ -
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 13,740.00	\$ 13,740.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 650.00	\$ 650.00
11		Estimated Budget Total				\$ 21,850.00
12		Contingencies need to be added to budget for increased costs that are probable due to hidden				
13		conditions and additional concrete damage that may exist or occur over time				
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	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1755				
2		Building 1755-Two Story, 10 Units, 3 uppers screen, 2 uppers glass, lap siding all four sides, stucco at stairs				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	0	CF	\$ 600.00	\$ -
5	2	Brick Stucco Repairs Allowance	0	SF	\$ 38.00	\$ -
6	3	Siding Repairs Allowance	1	LS	\$ 2,600.00	\$ 2,600.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 1,200.00	\$ 1,200.00
8	5	Stucco Repairs Allowance	32	SF	\$ 32.00	\$ 1,024.00
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 14,400.00	\$ 14,400.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 800.00	\$ 800.00
11		Estimated Budget Total				\$ 20,024.00
12		Contingencies need to be added to budget for increased costs that are probable due to hidden				
13		conditions and additional concrete damage that may exist or occur over time				
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Village Square
Estimated Project Budget

Keystone Engineering
April 2021

Buildings

	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1765				
2		Building 1765-Two Story, 8 Units, 2 uppers screen, 2 uppers glass, lap siding all four sides, wood stairs and plywood landings				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	0	CF	\$ 600.00	\$ -
5	2	Brick Stucco Repairs Allowance	0	SF	\$ 38.00	\$ -
6	3	Siding Repairs Allowance	1	LS	\$ 1,800.00	\$ 1,800.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 800.00	\$ 800.00
8	5	Stucco Repairs Allowance	0	SF	\$ 32.00	\$ -
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 12,240.00	\$ 12,240.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 1,600.00	\$ 1,600.00
11		Estimated Budget Total				\$ 16,440.00
12		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				
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Village Square
Estimated Project Budget

Keystone Engineering
April 2021

Buildings

	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1775				
2		Building 1775-Two Story, 8 Units, 3 uppers screen, 1 uppers glass, lap siding all four sides, wood stairs and plywood landings				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	0	CF	\$ 600.00	\$ -
5	2	Brick Stucco Repairs Allowance	0	SF	\$ 38.00	\$ -
6	3	Siding Repairs Allowance	1	LS	\$ 1,800.00	\$ 1,800.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 800.00	\$ 800.00
8	5	Stucco Repairs Allowance	0	SF	\$ 32.00	\$ -
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 12,240.00	\$ 12,240.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 1,600.00	\$ 1,600.00
11		Estimated Budget Total				\$ 16,440.00
12		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				
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Village Square
Estimated Project Budget

	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1785				
2		Building 1785-Two Story, 8 Units, 4 uppers screen, 0 uppers glass, lap siding and brick stucco façade				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	21	CF	\$ 600.00	\$ 12,600.00
5	2	Brick Stucco Repairs Allowance	240	SF	\$ 38.00	\$ 9,120.00
6	3	Siding Repairs Allowance	1	LS	\$ 900.00	\$ 900.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 800.00	\$ 800.00
8	5	Stucco Repairs Allowance	0	SF	\$ 32.00	\$ -
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 13,740.00	\$ 13,740.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 650.00	\$ 650.00
11		Estimated Budget Total				\$ 37,810.00
12		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				
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Village Square
Estimated Project Budget

	A	B	C	D	E	F
1		Village Square Estimated Repairs and Budget-BUILDING 1795				
2		Building 1795-Two Story, 8 Units, 3 uppers screen, 1 uppers glass, lap siding and brick stucco façade				
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
4	1	Concrete Repairs	6	CF	\$ 600.00	\$ 3,600.00
5	2	Brick Stucco Repairs Allowance	180	SF	\$ 38.00	\$ 6,840.00
6	3	Siding Repairs Allowance	1	LS	\$ 900.00	\$ 900.00
7	4	Misc. Repairs Allowance-Sills-Rotted-Drainage	1	LS	\$ 800.00	\$ 800.00
8	5	Stucco Repairs Allowance	0	SF	\$ 32.00	\$ -
9	6	Exterior Painting-Sealants-Waterproofing	1	LS	\$ 13,740.00	\$ 13,740.00
10	7	Paint Stairs-Floors Allowance	1	LS	\$ 650.00	\$ 650.00
11		Estimated Budget Total				\$ 26,530.00
12		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				
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Building 1685-Example photo of needed window perimeter sealant



Building 1685-Example photo of siding repairs in process



Building 1685-Example photo of aged windows-owners should consider replacement/upgrade



Building 1685-Example photo of rotted wood for repair before painting-probable drainage issue from balcony above



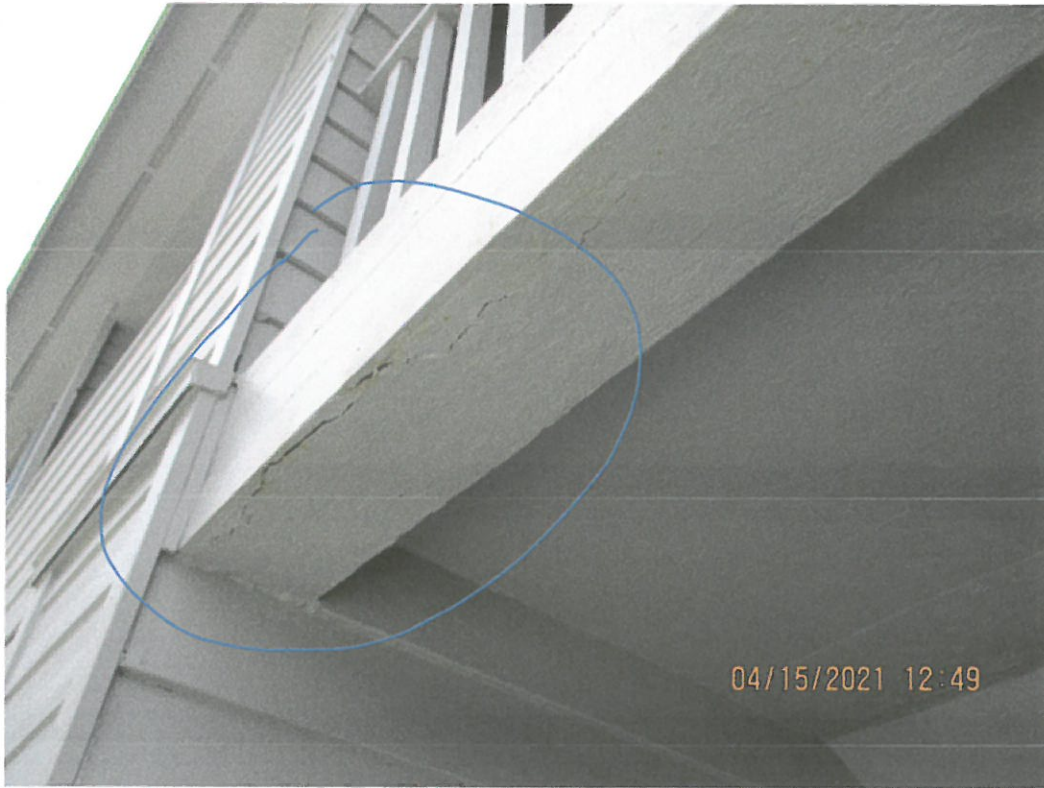
Building 1685-Example photo of needed sealant at siding transition



Building 1685-Example photo of concrete spall needing repaired before painting



Building 1685-Example photo of blocked drainage on walkway-need to raise bottom horizontal rail



Building 1705-Example photo of concrete spall needing repaired before painting



Building 1705-Example photo of proper drainage opening at bottom horizontal railing



Building 1705-Example photo of wood sill blocking window weep drainage that should be repaired before painting



Building 1705-Example photo of sealant needed at electrical meter to wall intersection



Building 1705-Example photo of rotted wood due to blocked balcony drainage from above



Building 1735-Example photo of proper balcony drainage from above



Building 1735-Example photo of siding attached to block walls with vertical wood furring strips



Building 1755-Example photo of wavy, warped siding likely due to improper fastening



Building 1755-Example photo of wavy, warped siding likely due to improper fastening



Building 1755-Example photo of poorly staggered siding laps



Building 1755-Example photo of poorly staggered siding laps



Building 1715-Example photo of added drain outlets in an ineffective attempt to create balcony drainage



Building 1795-Example photo of brick façade column stucco/spall damage



Building 1795-Example photo of brick façade column stucco/spall damage



Building 1795-Example photo of brick façade stucco damage



Building 1795-Example photo of brick façade stucco cracking



Building 1795-Example photo of brick façade with existing two-tone paint finish



Building 1785-Example photo of brick façade with existing two-tone paint finish



Building 1785-Example photo of cracking/spalling of brick façade stucco



Building 1785-Example photo of cracking/spalling of brick façade stucco



Building 1785-Example photo of cracking/spalling of brick façade stucco



Building 1745-Example photo of brick façade stucco fire walls



Building 1745-Example photo of blocked balcony drainage



Building 1745-Example photo of loose walkway railings-advised management to have repaired during inspection process