



PELICAN POINT CONDOMINIUM STRUCTURAL CONDITION ASSESSMENT SUMMARY 05.18.23

During this stage 1 condition assessment the building was evaluated to determine its current condition and if any structural repairs are necessary. A Licensed Professional Engineer visually and acoustically assessed the structure for concrete damage. This included all accessible decks, overheads, walls, columns, beams and guardrails. Coatings and concrete protection will also be included in the recommendations. Damage quantities and locations were recorded. This report details all types of damage found and repair recommendations. In general, the findings are as follows:

BUILDING STRUCTURE - The building structure evaluated consisted of the two main areas being the balconies and walkways/stairwells on all three buildings:

Balconies - The damage on the balconies consisted mostly of header damage over the sliding glass doors. This is likely due to water and chloride intrusion due to the age, proximity to salt water plus the natural expansion/contraction which occurs in a hollow-core buildings. Older windows, enclosures and doors will also contribute to water intrusion. Other damage found was edge and overhead damage on the exterior balconies as well as a few spot repairs. There was also cracked or delaminated stucco and a few deck or overhead cracks. All these items should be repaired. Most of the balconies have some sort of enclosure at the outer edge and there are varying floor covers and interior finishes which could be hiding damage.

The best enclosure option is one which is impact rated and has a guard integrated into the glass assembly (or the window itself could act as the guard but this would depend on condo rules and regs). This is a preferred method if unit owners are contemplating enclosure upgrades or replacement. In that scenario shutters would not be necessary.

Walkway/Stairwells – Each building contains three elevated walkways and two stairwells. The damage on the walkways was mostly edge and beam spalls. The stairs mostly had deck spalls. There are areas where the walkway decks have a leveling overlay applied and it is cracked in some areas. These damages should be repaired.

CONCRETE PROTECTION – Once the concrete is repaired, the next step is protection. This is accomplished with protective coatings. Coatings are the first line of defense to protect against chloride and moisture intrusion which lead to reinforcement corrosion. The deck coatings on all the balconies are of varying type and age. It is typically recommended that all units have the same protective coating. In this case, since most of the balconies are enclosed and therefore almost considered “interior space” the varying floor coverings would be difficult to replace in uniformity. Carpet is never recommended unless the outer edge enclosure is completely watertight. The walkway/stair coatings are likely a textured acrylic, are in fair condition, and a new top-coat is recommended.

BUILDING ENVELOPE – For best overall protection, the building envelope should be addressed every 7 years, including paint and stucco repairs. This will include new exterior paint and sealing around all



openings as well as any hairline cracks. This item goes hand in hand with concrete protection, detailed above.

GUARDRAILS – The aluminum guardrails on the balconies and stairwells do NOT meet current building code and are in poor condition. The coating is beginning to delaminate, and replacement is recommended. There were many rails which are loose, either at one of the main stanchions or at the wall attachment. **There were many unsafe guardrails.** In this case the current guardrail stanchions are embedded into the concrete. This is not usually recommended as it increases the likelihood of an edge spall at the embed location. Since there are many different balcony enclosures, located very near the outer edge, the new guardrail will also need to be embedded. The solid guards on the walkways are generally in good condition except for cracking where the plank seams/expansion joints are located.

DAMAGE AREAS & QUANTITIES														
TYPE	CF	CF	CF	CF	CF	EA	SF	LF	LF	LF	SF	SF		
UNIT	DECK	EDGE	OVHD	FULL	BEAM/COL	SPOT	STUCCO	CRACK	RAIL	CANT	PREP	COATING	Notes	
A101	-	-	-	-	-	-	-	-	-	12.00	-	-	-	
A201	-	-	-	-	-	-	-	-	-	-	-	-	-	
A301	-	-	-	-	-	-	-	-	-	-	-	-	water intrusion	
A401	-	-	-	-	-	-	-	-	-	-	84.00	84.00	-	
A102	-	-	-	-	-	-	-	-	-	-	-	-	-	
A202	-	-	-	-	-	3.00	-	-	-	-	-	-	-	
A302	-	-	-	-	-	-	-	-	-	-	-	-	-	
A402	-	0.43	-	-	-	-	-	-	-	-	-	-	-	
A103	-	-	-	-	-	-	-	-	-	-	-	-	-	
A203	-	-	-	-	-	-	-	-	-	-	-	-	-	
A303	-	-	-	-	-	-	-	-	-	-	-	-	-	
A403	-	-	-	-	-	-	-	5.00	-	26.00	-	-	Unsafe Rail, header crack	
A104	-	-	-	-	-	-	-	-	-	-	-	-	-	
A204	-	0.43	-	-	-	-	-	-	-	-	-	-	-	
A304	-	-	0.94	-	-	-	-	-	-	12.00	-	-	-	
A404	-	-	-	-	-	-	-	-	-	-	-	-	-	
A105	-	-	-	-	-	-	-	-	-	-	-	-	-	
A205	-	-	-	-	-	-	-	-	-	-	-	-	-	
A305	-	-	-	-	-	-	-	-	-	-	-	-	-	
A405	-	-	-	-	-	-	-	-	-	-	-	-	-	
A106	-	-	-	-	-	2.00	-	-	-	-	-	-	water intrusion	
A206	-	-	-	-	-	-	-	-	-	12.00	-	-	-	
A306	-	-	-	-	-	-	-	-	-	-	-	-	-	
A406	-	-	-	-	-	-	-	-	-	-	-	-	-	
A107	-	-	-	-	-	-	-	-	-	-	-	-	-	
A207	-	-	-	-	-	-	-	25.00	-	-	-	-	ceiling crack	
A307	-	-	-	-	-	-	-	-	-	-	-	-	-	
A407	-	-	-	-	-	-	-	-	-	-	-	-	-	
A108	-	-	-	-	-	-	-	-	-	12.00	-	-	-	
A208	-	-	-	-	-	-	-	-	-	12.00	-	-	-	
A308	-	-	-	-	-	-	-	-	-	-	-	-	-	
A408	-	-	-	-	-	-	-	-	-	-	-	-	-	
A109	-	-	-	-	-	-	-	-	-	-	-	-	-	
A209	-	-	-	-	-	-	-	-	-	-	-	-	-	
A309	-	-	-	-	-	-	-	-	-	12.00	-	-	-	
A409	0.31	-	-	-	-	-	-	-	-	-	-	-	-	
A110	-	-	-	-	-	-	-	-	-	-	-	-	-	
A210	-	-	-	-	-	-	-	-	-	-	-	-	-	
A310	-	-	-	-	-	-	-	-	-	12.00	-	-	paint ceiling	
A410	-	-	-	-	-	-	-	-	-	-	-	-	-	
A111	-	-	-	-	-	-	-	-	-	-	-	-	No Access	
A211	-	-	-	-	-	-	-	-	-	-	-	-	paint ceiling	
A311	-	0.85	-	-	-	-	8.00	5.00	-	7.00	-	-	header crack, paint ceiling	
A411	0.31	-	-	-	0.84	-	5.00	2.50	-	-	-	-	header crack	



B101	-	-	-	-	0.56	-	-	-	-	-	-	-	-	-
B201	-	-	-	-	-	-	-	-	-	7.00	-	-	-	-
B301	0.31	-	-	-	3.34	2.00	-	-	-	-	-	-	-	Header
B401	0.31	-	-	-	-	-	-	-	-	7.00	-	-	-	unsafe rail
B102	-	-	-	-	-	-	13.00	-	-	-	-	-	-	-
B202	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B302	-	-	-	-	-	-	-	-	-	-	-	-	-	unsafe rail
B402	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B103	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B203	-	-	-	-	-	-	5.00	-	-	26.00	-	-	-	-
B303	-	-	-	-	-	-	5.00	-	-	-	-	-	-	-
B403	-	-	-	-	-	-	-	-	-	26.00	-	-	-	-
B104	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B204	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B304	-	-	-	-	1.68	-	-	-	-	-	-	-	-	Header
B404	-	-	-	-	-	-	13.00	-	-	26.00	-	-	-	-
B105	-	-	-	-	3.34	-	10.00	-	-	12.00	-	-	-	Header
B205	-	0.43	-	-	1.68	-	-	-	-	26.00	-	-	-	Header
B305	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B405	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B106	-	-	-	-	3.34	-	-	-	-	-	-	-	-	Header
B206	-	-	-	-	-	-	-	-	-	12.00	-	-	-	-
B306	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B406	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B107	-	-	-	-	2.23	-	-	-	-	-	-	-	-	Header
B207	-	-	-	-	1.68	-	-	-	-	-	-	-	-	Header, tile bowed?
B307	0.31	-	-	-	-	2.00	-	-	-	-	84.00	84.00	-	Ceiling needs paint
B407	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B108	-	-	-	-	-	-	5.00	-	-	-	-	-	-	-
B208	-	-	-	-	1.68	-	-	-	-	-	-	-	-	Header
B308	-	-	-	-	-	2.00	8.00	-	-	7.00	-	-	-	-
B408	-	-	-	-	-	-	-	-	-	26.00	-	-	-	unsafe rail
B109	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B209	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B309	-	-	-	-	1.68	-	-	-	-	26.00	-	-	-	Header
B409	-	-	-	-	-	-	-	-	-	26.00	-	-	-	-
B110	-	-	-	-	-	-	-	-	-	-	-	-	-	No Access
B210	-	-	-	-	-	-	3.00	-	-	-	-	-	-	-
B310	-	-	-	-	3.34	-	-	-	-	-	-	-	-	header spill, unsafe rail
B410	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B111	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B211	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B311	-	-	-	-	0.21	-	-	-	-	-	-	-	-	-
B411	-	-	-	-	-	-	-	-	-	26.00	84.00	84.00	-	-

C101	-	-	-	-	6.68	-	-	-	-	-	-	-	-	-	Header
C201	-	2.55	-	-	-	-	-	-	-	-	-	-	-	-	-
C301	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Unsafe rail
C401	-	-	-	-	-	-	-	-	-	-	7.00	-	-	-	-
C102	-	-	-	-	-	-	-	-	-	-	12.00	-	-	-	-
C202	-	0.43	-	-	-	-	-	-	-	-	-	-	-	-	-
C302	-	0.43	-	-	-	-	-	-	-	-	26.00	-	-	-	-
C402	-	-	-	-	-	-	-	-	-	-	26.00	-	-	-	-
C103	-	-	-	-	1.11	-	-	-	-	-	-	-	-	-	Header
C203	-	5.10	-	-	-	-	-	-	-	-	-	-	-	-	-
C303	-	-	-	-	3.34	-	-	-	-	-	-	-	-	-	Header, Unsafe rail
C403	-	-	-	-	-	-	5.00	-	-	-	-	-	-	-	-
C104	-	-	-	-	6.68	-	-	-	-	-	-	-	-	-	Header
C204	-	-	-	-	1.50	-	-	-	-	-	-	-	-	-	Header
C304	-	-	-	-	-	-	-	-	-	-	-	-	-	-	tile bowed
C404	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C105	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C205	-	-	-	-	-	-	-	-	-	-	26.00	-	-	-	-
C305	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C405	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C106	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C206	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C306	-	-	-	-	-	-	-	-	-	-	26.00	-	-	-	-
C406	-	0.43	-	-	-	-	-	-	-	-	-	-	-	-	-
C107	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C207	-	2.98	-	-	3.34	-	-	-	-	-	-	-	-	-	Header
C307	-	-	-	-	-	-	-	-	-	-	12.00	-	-	-	-
C407	-	-	-	-	-	-	-	15.00	-	7.00	-	-	-	-	tile bowed?
C108	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C208	-	-	-	-	0.84	-	-	-	-	-	-	-	-	-	Header
C308	-	-	-	-	6.68	-	-	-	-	-	26.00	-	-	-	Header
C408	-	-	-	-	-	-	-	-	-	-	7.00	-	-	-	Unsafe Rail
C109	-	-	-	-	3.34	-	-	-	-	-	-	-	-	-	Header
C209	-	1.28	-	-	-	-	-	-	-	-	-	-	-	-	-
C309	-	-	-	-	-	-	10.00	-	-	-	-	-	-	-	-
C409	-	-	-	-	-	-	-	-	-	7.00	-	-	-	-	-
C110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C210	-	-	-	-	1.11	-	-	-	-	-	26.00	-	-	-	Header
C310	-	0.43	-	-	-	-	-	7.00	-	26.00	-	-	-	-	-
C410	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C111	-	-	-	-	-	-	-	7.50	-	-	-	-	-	-	-
C211	-	-	-	-	6.68	-	-	-	-	-	-	-	-	-	Header
C311	-	-	-	-	-	-	-	-	-	7.00	-	-	-	-	-
C411	-	-	-	-	-	-	-	-	-	26.00	-	-	-	-	-
Allowance							100.00								
SubTOTAL	1.56	15.73	0.94	-	66.84	11.00	197.00	60.00	-	637.00	252.00	252.00			

DAMAGE AREAS & QUANTITIES (cont'd)													
TYPE AREA	CF DECK	CF EDGE	CF OVHD	CF FULL	CF BEAM/COL	EA SPOT	SF STUCCO	LF CRACK	LF RAIL	EA SGD	SF OVERLAY	SF COATING	Notes
WALK A1	-	-	-	-	-	-	10.00	-	-	-	-	-	-
WALK A2	-	-	-	-	0.38	-	20.00	-	-	-	50.00	1,075	-
WALK A3	-	6.25	-	-	-	-	-	10.00	-	-	-	1,075	-
WALK A4	0.63	3.75	-	-	-	-	-	-	-	-	-	1,075	-
STAIR A	2.81	-	0.63	-	1.11	5.00	-	-	-	-	-	636	unsafe rail W. 2/3
WALK B1	-	-	-	-	0.56	-	5.00	-	-	-	-	-	-
WALK B2	-	-	-	-	0.29	-	-	-	-	-	75.00	1,075	-
WALK B3	-	9.38	-	-	5.56	-	-	-	-	-	60.00	1,075	Replace beam
WALK B4	-	6.25	-	-	-	1.25	-	-	-	-	60.00	1,075	-
STAIR B	1.25	-	0.31	-	-	-	-	-	-	-	-	636	-
WALK C1	-	-	-	-	-	-	68.75	-	-	-	-	-	-
WALK C2	-	-	-	-	0.84	-	25.00	-	-	-	-	1,075	-
WALK C3	-	-	-	-	-	-	-	-	-	-	-	1,075	-
WALK C4	-	-	-	-	0.35	1.25	-	37.50	-	-	130.00	1,075	Crack in roof deck
STAIR C	3.44	-	-	-	-	-	-	-	-	-	-	636	unsafe rail N. 3/4
Allowance							100.00	50.00			150.00		
Walk subTOTAL	8.13	25.63	0.94	0.00	9.09	7.50	228.75	97.50	0.00	0.00	525.00	11,583.00	
TOTAL	9.69	41.35	1.88	0.00	75.93	18.50	425.75	157.50	0.00	637.00		11,835.00	