

Calais at Pelican Bay

Project Management Report – Building D

1. Area Under the Staircase:

Our inspection revealed what appears to be minor stucco delamination in this area. This condition is likely due to signs of water ponding and possible water intrusion through the railing post. There is a possibility that water is penetrating behind the stucco surface. We recommend removing the stucco for further investigation of the underlying conditions.

2. Fourth Floor Walkway

We observed delamination in this area as well. The linear fractures in the concrete surface can be superficial or extend through the concrete. To properly assess the area, we recommend sounding the area and proceeding with the removal of damaged/hollow sections to examine the extent of delamination to determine the depth of deterioration.



Area Under Staircase: Signs of water ponding and possible water intrusion.



Area Under Staircase: Observed stucco delamination and possible water intrusion at railing post.



Fourth Floor Walkway: Observed delamination and linear crack along header.