

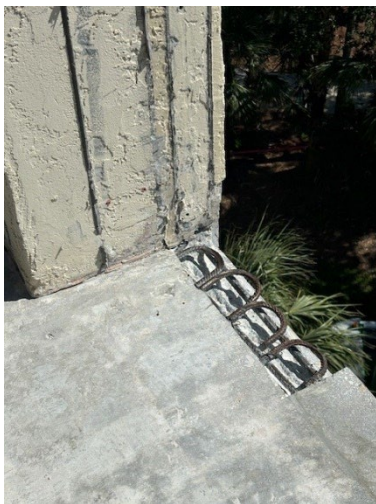
Calais at Pelican Bay

Phase II Work Scope

Project Management Report No 8

Site visit, Date 2.17.2025 Building D

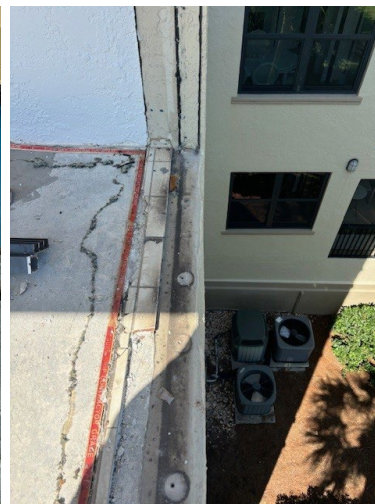
1. Permitting for building D continues with the County.
2. Permitting for building F has been secured with the County.
3. Concrete restoration work is in progress in building D, a balcony deck edge location at unit 502 (please see picture 1) was inspected by Socotec and instructions for repair were given onsite to the field supervisor.
4. As requested by the board, an inspection was completed on the exteriors of unit 103, specifically along both balconies deck edges and exterior walls associated with them. During my inspection I found signs of delaminated stucco. However, no signs of stucco cracking and/or spalling were observed. The delaminated stucco is most likely associated with the gap between the CMU wall (exterior garage wall) and the balconies deck edge (Please see picture 2 for reference). Instructions were given on site to the field supervisor to remove the stucco at two different locations for further investigation (Please see picture 4).
5. Unit 303 (Please see picture 3), removal of the tiles along the balcony's deck edge is in progress. We recommend waterproofing a 12-inches strip along the entire deck's perimeter prior installation of the openings (SGD and/or fix windows). Since the balcony is currently part of the unit's interior space, waterproofing the balcony deck is not required. We also recommend having the SGD/windows installer water testing the openings after they have been installed and properly sealed.



Picture 1



Picture 2



Picture 3



Picture 4, Locations where the stucco must be removed for further investigation.

I would like to add that at the time of my last inspection, the structural damage discovered in building D is minor, only related to the balconies deck edge, the subject damage is typically caused by poor concrete cover (construction defect) and water intrusion through the fastening system attaching the railing/shutter/and/or openings installed along the deck edge. Fortunately, no damage to the post-tension tendons has been yet observed.