

FAÇADE & ROOF ASSESSMENT REPORT

One on 4th

713 W 4th Avenue
Stillwater, OK 74074

May 20, 2022

Partner Project Number: 22-362181.3

Prepared for:

BankPlus, a Mississippi Banking Corporation

Mobile, Alabama 36602



May 20, 2022

BankPlus, a Mississippi Banking Corporation
Tracy Rippy
1 St Louis Street, Suite 4200
Mobile, Alabama 36602

Subject: Building Envelope Assessment Draft Report
One on 4th
713 W 4th Avenue
Stillwater, OK 74074
Partner Project No. 22-362181.3

To Whom It May Concern:

Partner Engineering and Science, Inc. (Partner) is pleased to submit this visual Façade and Roof Assessment Report of our findings and opinions relating to the building exterior wall systems at the above referenced site. This limited assessment was performed in general accordance with the scope and limitations as set forth with BankPlus, a Mississippi Banking Corporation (Client), and described in the agreed upon terms of services outlined in the signed proposal authorizing this Report.

We certify that we have no undisclosed interest in the Property, and that our employment and compensation are not contingent upon our findings or opinions. The scope of this assessment, methodology, limiting conditions, and reliance language are outlined within this Report.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact us at 214-957-2768.

Sincerely,

Partner Engineering and Science, Inc.



Gerald J. Delaune, RRC, CIT
Technical Director
Building Envelope Solutions



Reviewed by: Michael Bock, RRC, CCCA
Managing Director
Building Envelope Solutions

Attached: Limited Façade and Roof Assessment Report – One on 4th, Stillwater, OK

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner has performed a limited visual Façade and Roof Assessment Report at the building(s) defined in the following table, hereafter referenced as the Subject Property.

Property Data	
Name	One on 4 th
Address	713 W 4 th Avenue
City, State and Zip Code	Stillwater, OK 74074
Property use	Student Housing
Number of buildings	One
Number of stories	Courtyard One - Four and Courtyard Two - Five Stories
Original construction year	2018
Approximate total roof area (plan square feet)	188,639
Type of construction	Conventional wood framing (stud and open web wood floor truss) Roof framing is low-slope wood floor trusses with OSB sheathing and steep slope pre-engineered wood roof trusses with OSB sheathing.
Currently Enforced Building Code	2015 International Building Code (2015 IBC)

The following is a list of roof areas assessed along with the type of roof covering specific to each roof area:

Section(s)	Roof Area (SF)	Roof Covering**	Approx. Date Installed	General Condition	ERUL* (in yrs.)
SEE ATTACHED ROOF PLAN FOR LOCATIONS					
A	52,500	60mil Firestone TPO	2018	Good	16
Approximate Total SF	52,500	Measured			
<p>* ERUL-Estimated Remaining Useful Life</p> <p>** System type and thickness based on visual observation and material field markings</p> <p>ERUL estimate assumes completion of recommended repairs and ongoing maintenance program</p>					

Overall Condition

Based on the systems and components observed during the site visit, the roofing systems throughout the subject property appeared to be in good condition. The overall level of preventative maintenance appeared to be good. The observations of reviewed systems are presented in the following Sections of this report.

Reported Capital Expenditures

No planned capital improvements were reported by property management.

Recommendations for Additional Investigations

There were no issues observed or reported that indicate the need for additional investigations.

Estimated Facade Repair Costs

IMMEDIATE REPAIRS*	TOTAL
TOTAL IMMEDIATE REPAIRS (EIFS)	\$14,000

REPLACEMENT RESERVES (1-12 Years)	TOTAL
TOTAL REPLACEMENT RESERVES	\$530,000

Estimated Roofing Repair Costs

IMMEDIATE REPAIRS*	TOTAL
TOTAL IMMEDIATE REPAIRS	\$2,500

REPLACEMENT RESERVES (1-12 Years)**	TOTAL
TOTAL REPLACEMENT RESERVES	\$0,000

* The roofing related items identified as Immediate and/or Short Term Repairs should be completed as soon as reasonably possible. Delay in repairing roof items results in further deterioration of the roof systems which could ultimately impact the RUL of the roof assembly and dramatically increase the repair costs.

** The opinions concerning the timing of roof replacement are based on observed visual condition, reported age and expected service life. Partner recommends that roof sections be evaluated on an annual basis to determine the specific need and timing to replace them. It is also recommended qualified roofing contractors be interviewed and one selected to provide on-call maintenance and repair services.

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APPENDICES

The following report Figures and Appendices are attached at the end of this report.

Appendix A: Façade and Roof Photographs and Thermographic Images

Appendix B: Site Map and Roof Plan

Appendix C: Supporting Documentation

1.0 INTRODUCTION

Partner was retained by BankPlus, a Mississippi Banking Corporation ("Client") to prepare a visual façade and roof assessment for the Subject Property. Work for this project was performed in general accordance with our Agreement for Services.

1.1 Purpose

The purpose of this visual façade and roof assessment was to review existing field conditions and available documentation, in order to provide a professional opinion regarding the system(s) current conditions and the extent of existing defect(s). The data collected is to be used to develop a repair scope of work for the roof and façade related items identified.

1.2 Scope

Partner's observations were limited to a visual assessment and included identification of existing wall and roof systems, and any conditions which may be inter-related with current/future leakage or other related issues attributed to exterior facade, where readily observable.

This Report is intended to provide documentation of our assessment of the cladding and roof system(s) and their associated accessories/components, to include our visual evaluation of the existing systems, current weathering and aging condition, any deficiencies, and any additional conditions which would likely have an adverse effect on the overall performance and remaining service life of the existing roof system(s). Actual conditions may vary across individual roof sections. Therefore, this Report cannot confirm the presence or absence of items such as widespread moisture, mold, asbestos, environmental conditions, or hazardous substances within the systems.

No laboratory testing of materials or assemblies was conducted as part of this assessment. It was not the intent of the assessment to perform an exhaustive study to locate every existing defect. The consultant performed "walk-over" observations, but there may be defects which were not readily accessible, not visible, or which were inadvertently overlooked.

Drawings were not made available for our review in our offices as requested in order for Partner to become generally familiar with the scope of the Subject. The purpose of reviewing the drawings was to assist Partner in becoming generally familiar with the scope of the Subject. It is beyond the scope of this survey to utilize the drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

This Report has been performed using a degree of skill and care normally exercised by reputable consultants performing similar work. The activities of this assessment included observations of visible and readily accessible areas. Observations were made from grade and accessible roof levels, as well as representative accessible spaces at the underside of the roof deck(s). Observations were performed without removing or damaging components of the existing building systems. Consequently, certain assumptions have been made regarding conditions and operating performance. Partner shall have no obligation to retrieve or review any information that was not provided to Partner in a reasonable time to formulate an opinion and to complete this Report. If such information appeared reasonable, it was relied upon by Partner in forming its opinions.

1.3 Reliance

Partner was engaged by BankPlus, a Mississippi Banking Corporation (Client), or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Client. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This Report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at <http://www.partneresi.com/terms-and-conditions.php>

1.4 Basis of Analysis

The exterior façade system installation was generally compared to applicable building codes, and general industry standards.

The following standards were used as a basis for our assessment at this property. Copies are available upon request.

- ASTM E 2266-04 *Standard Guide for Design and Construction of Low-Rise Frame Building Wall Systems to Resist Water Intrusion*
- ASTM D1079-20 *Terminology Relating to Roofing and Waterproofing*
- ASTM D6630-16 *Standard Guide for Low Slope Insulated Roof Membrane Assembly Performance*
- ASTM D7053 *Standard Guide for Determining and Evaluating Causes of Water Leakage of Low-Sloped Roofs*
- ASTM C 926-11 *Standard Specification for Application of Portland Cement-Based Plaster*
- ASTM C 1328-05 *Standard Specification for Plastic (Stucco) Cement*
- ASTM C 1063-08 *Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster*

2.0 PROPERTY INFORMATION

2.1 Site Reconnaissance

Date: May 12, 2022
Weather: Clear and Sunny
Field Assessor(s): Gerald J Delaune, REWC, RRC, CIT
Escort: Kaitlin Wommack
One on 4th, Community Manager, 405-571-3061

Partner was provided site access by the Property Manager on the date of our site visit. The Property Manager provided performance/leak history, and background property information.

The building exterior wall and roof system(s) were visually assessed by Partner personnel on the date of our site visit at readily accessible areas. The upper roof was not accessible at the time of the site visit. Lower roof access was gained by a portable exterior ladder from grade.

General visual observations of existing conditions of the exterior perimeter of the buildings were completed. Visual observations of the exterior walls were conducted from ground level. No destructive test cuts or openings were performed as part of this assessment.

Photographs (digital) were taken to document observations and findings and are appended to this Report (Appendix A). It is recommended that the reader review these photographs for additional detail as related to the observed conditions of the various roof components in this assessment.

A plan overview, with designations of the roof areas for the buildings/roof areas at the site was developed from an aerial photograph (Appendix B-Roof Plan).

2.2 Property Personnel Interviewed/Contacted

The below personnel at the subject facility were interviewed as part of the preparation of this report. Information obtained from the site visit and as provided by the Client is incorporated into the appropriate Sections of this report.

Kaitlin Wommack, One on 4th, Community Manager, 405-571-3061

2.3 Document Review

The following documents were readily available or provided to Partner for reference as part of this assessment:

- Firestone Roof Warranty, July 2, 2018, Warranty No. 700343300

Partner was not provided with any detailed installation documentation, submittals or technical specifications relating to the existing roof systems.

Partner shall have no obligation to retrieve or review any information that was not provided to us in a reasonable time to formulate an opinion and to complete this Report. If such information appeared reasonable, it was relied upon by Partner in forming its opinions.

3.0 FACADE SYSTEM DESCRIPTION

3.1 Exterior Finishes

The exterior walls of the building consist of painted stucco over exterior sheathing, fiber-cement siding, face brick, metal panel and curtainwall glazing. Balcony soffits appear to be finished with painted gypsum board. Exterior walls extend above the roof plane as parapets. Roof materials extend approximately 42-inches up the inboard sides of the parapets and terminate under metal counterflashing.

Based on our observations, the exterior wall assemblies are classified as both 'cavity' and 'barrier' wall system. Means for drainage of incidental water that enters the 'cavity' wall systems is provided.

3.1.1 Stucco

The exterior walls consist primarily of painted stucco. The stucco appears to be direct-applied to the conventional wood framed walls. Stucco control joints were observed both vertically and horizontally and weep screeds were observed at window heads and base of the wall.

Stucco at the head of the balconies does not have a drip edge to prevent water from wicking to the soffit material.

Based on our observations, the stucco cladding is classified as 'barrier' wall system. No means for drainage of incidental water that enters the wall systems is provided. No test cuts were completed to confirm if a Water-Resistive Barrier (WRB) was in-place.

3.1.2 Cementitious Siding

The painted cementitious siding was observed at upper levels, ground floors and at balconies.

The manufacturer could not be determined. Installation appeared to be consistent with James Hardie installation requirements.

Based on our observations, the cementitious siding system is classified as 'barrier' wall system. Drainage of incidental water that enters the wall systems is provided via metal flashings. Partner assumes the cementitious siding system is applied to OSB sheathing over wood stud framing. No test cuts were completed to confirm if a WRB was in-place.

3.1.3 Face Brick

The face brick was observed mainly at the lower levels with soldier course at head of the window and rowlock at the window sill. Steel lintels support the face brick at all levels. Butt and control joints were observed to be sealed with silicone sealants.

3.2 Sealants

Exterior sealants were observed at penetrations, control joints around doors and windows. The exterior sealants around the building façade will likely require maintenance during the evaluation period.

3.3 Windows

Windows were observed to be double-pane, operable units in the dwelling units. Window framing was observed to be aluminum or vinyl. Windowsills are integral with the window frame system.

Windows at the building entrances are part of a curtainwall glazing system consisting of full height, low-e or solar tinted glazing in aluminum frames that incorporates the entry doors.

Steel lintels are provided at the top of the windows set in the masonry openings.

3.4 Exterior Doors

The main entrances consist of single or a pair of aluminum-framed doors with full-height glazing set in an aluminum curtainwall system. Hardware includes horizontal exit bars, exterior pulls, closers and deadbolts.

Secondary doors are painted, hollow metal set in metal frames. The doors have exterior lever handles, closers and deadbolts.

Balcony access doors consist of swing type insulated metal door with double pane glass in a metal frame with integrated windows.

3.5 Balconies

Balconies are extensions of the post-tensioned concrete floor decks. The underside of the balconies are painted gypsum board. The balcony railings are pre-finished aluminum.

3.6 Warranties

No warranties were provided for any exterior finish materials. Components generally appear to be in good condition. It is recommended copies of the warranties be obtained, if available, and the transferability be determined.

4.0 FAÇADE CONDITIONS & RECOMMENDATIONS

During our visual survey, the exterior wall systems were observed at accessible roof locations, unit balconies and from grade.

Below-grade waterproofing and interior areas of the exterior wall systems installed behind finishes (framing, anchor connections, spandrel units and insulation) represent hidden conditions that cannot be readily observed. However, the perimeter wall systems were not observed to reflect signs of moisture infiltration that would result from concernable systemic deficiencies in the exterior wall and window systems.

Interior areas of the exterior wall systems installed behind finishes (framing, anchor connections, spandrel units and insulation) were not visible during this assessment. No evidence of moisture infiltration around the windows was observed.

The exterior wall systems (exterior cladding, doors, windows and sealants) appear to be original and are reportedly functioning as intended.

4.1 General Conditions and Recommendations

The exterior walls appeared to be in generally good condition. No current active moisture intrusion was reported or observed.

The fiber cementitious siding in the courtyards visually has over driven fasteners that are countersunk in the siding. The siding requires re-nailing at the overdriven fasteners, seal over the overdriven fasteners and repaint the entire wall.

The face brick installation generally appears to be in good condition. At multiple locations weep vents are not installed at base of the wall, window heads and over doors. The head joint requires cleanout at these locations and insertion of a weep vent.

The metal panel walls appear to generally be in good condition. Partner did not find any issues that require remediation at this time.

The stucco system appears to generally in good condition. Partner did observe two linear crack locations that appear to be from building movement. One location at the North end of the building adjacent to the Office storefront and the other at the intersection of the parking garage and the south wall (Courtyard 1). These cracks require removal of the stucco, repair weather barrier, blend stucco in and coat with elastomeric coating (control joint to control joint). An opinion of cost for this work is included in Cost Tables below

At 8 window heads, Partner identified corrosion deteriorated J-Track weep track. At these locations, Partner recommends removing a minimum of 12" tall full length of window head and down jamb for removal of the J-track and lath. Reinstall J-track, weep track, flashing, lath and stucco. Blend stucco in and coat with elastomeric coating (control joint to control joint). An opinion of cost for this work is included in Cost Tables below

Several areas of deteriorated soffits were observed on the north side and northeast corner of the building. The soffit appears to be constructed out of gypsum board. One area of soffit appeared to consist of a cementitious finish system applied to gypsum wall board. Partner recommends removing and replacing

the damaged soffit finish, during reinstall a drip edge is required to prevent wicking of water to the gypsum board soffit material. An opinion of cost for this work is included in Cost Tables below.

Based on the observed condition of the paint finish and the average effective useful life of paint coatings, reapplication of exterior paint is anticipated during the evaluation period. Additional work consisting of reapplying sealants is anticipated on an as-needed basis. An opinion of cost for this work is included in Cost Tables below.

Due to limitations of this visual assessment and lack of destructive/non-destructive testing and analysis, the exact source(s), force(s) of the cracking and extent of moisture infiltration, if any, could not be determined by visual assessment alone. Our recommendations are preliminary in nature and are provided for general guidance only and should not be considered definitive conclusions. Our recommendations are based on our experience with similar properties and rely on the POC reports that water intrusion has not occurred in the past and is not an ongoing issue.

Based on the observed condition of the paint finish and the average effective useful life of paint coatings, reapplication of exterior paint is anticipated later during the evaluation period. Additional work consisting of reapplying sealants is anticipated on an as-needed basis. An opinion of cost for this work is included in Section 5.

Deficiencies noted:

- Cracks in the stucco systems along walls above roof areas and along parapet walls. (See Appendix A – Photos 43 through 46)
- Deteriorated J-track (weep screed) at window head (See Appendix A – Photos through)
- Missing weep vents at window heads, door head and base of wall (See Appendix A – Photos 43 through 46)
- Soffit deterioration (See Appendix A – Photos 43 through 46)

4.2 Windows

Windows were observed from grade, appeared to be in good condition with no major deficiencies. Generally, we did not identify any areas on the interior side of the windows systems that exhibit evidence of water leakage and no active leaks were reported by management. occur.

Generally, the window sealants and gaskets appeared to be in good condition.

No cracked, scratched, or chipped vision glazing was reported or observed. Based on the age of the building and the estimated useful life of the curtain wall and storefront systems, it is not anticipated that significant glazing or gasket replacements will be required over the next 12 years.

Only routine maintenance is anticipated during the evaluation period.

4.3 Exterior Doors

In general, the door systems appear to be in good condition. No areas of historical leakage were reported or observed during the site visit. Doors appeared to operate properly and should provide years of continued

service provided they are maintained, lubricated, and adjusted from time-to-time. Service doors were observed to be in good condition as well.

Only routine maintenance is anticipated during the evaluation period.

4.4 Louvers/Exhaust Vents

The wall louvers vents appear to be in good condition.

Based on the observed condition and EUL, only normal repair and maintenance of the system is anticipated during the evaluation period.

4.5 Municipal Inspection Program/Restrictions

The City does not have a formal municipal inspection program requirements for mid- or high-rise structures or facades.

Partner recommends inspections of the facade be completed every five years in general accordance with ASTM International and issued in ASTM E 2270, *Standard Practice for Periodic Inspection of Building Facades for Unsafe Conditions*. Costs for this work are considered to be part of a normal report and maintenance budget.

4.6 General Exterior Repair and Maintenance Recommendations

General cleaning, power washing and removal of debris are considered part of the normal day to day maintenance of the building exteriors.

Exterior window-washing of storefront and window systems is recommended to occur at least once a year to reduce the potential for glass etching. Multiple cleanings per year may be seasonally required.

A deep clean of the exterior is recommended every 5-years.

5.0 OPINIONS OF COST 'FAÇADE'

Below are Partner opinions of cost for the identified façade repairs at the subject buildings.

5.1 Estimated Facade Repair Costs

IMMEDIATE REPAIRS*	QUANTITY	UNIT	UNIT COST	TOTAL
2 window sills on the west roof require counterflashing	1	Allowance	\$1,500	\$1,500
The J track is completely corroded and rust staining is streaking down the glass at 8 window heads	1	Allowance	\$5,000	\$5,000
Install weep vents at multiple locations (window/door head and base of wall)	1	Allowance	\$7,500	\$7,500
TOTAL IMMEDIATE REPAIRS				\$14,000

REPLACEMENT RESERVES (1-12 Years)	QUANTITY	UNIT	UNIT COST	TOTAL
The cementitious siding requires reattachment, sealing of over driven fasteners and repaint, Year 2	1	Allowance	\$235,000	\$235,000
The cementitious siding requires reseal and repaint, Year 9	1	Allowance	\$225,000	\$225,000
The J track is completely corroded and rust staining is streaking down the glass at 8 window heads	12	Allowance	\$5,000	\$60,000
Remove and replace deteriorated soffit material, install drip edge behind stucco, balconies Courtyard 1	1	Allowance	\$5,000	\$5,000
Repair vertical movement crack Northeast end of the office storefront and interface between Courtyard 2 and parking garage Southwest corner	1	Allowance	\$5,000	\$5,000
TOTAL REPLACEMENT RESERVES				\$530,000

REPAIR & MAINTENANCE	QUANTITY	UNIT	UNIT COST	TOTAL
Allowance to perform Façade Inspection Program (Year 5 & 10)	2	EA	\$7,500	\$15,000
TOTAL R&M				\$15,000

- * The facade related items identified as Immediate and/or Short-Term Repairs should be completed as soon as reasonably possible. Delay in repairing roof items results in further deterioration of the exterior wall systems which could ultimately impact the RUL of the assemblies and dramatically increase the repair costs.

6.0 ROOFING SYSTEM DESCRIPTION

6.1 Description of Roof Assembly – Low-slope Single-ply Membrane Roofing

ITEM	DESCRIPTION – ALL ROOF AREAS
Roof Covering	Single-ply Membrane
Membrane	60 mil Thermoplastic Polyolefin (TPO)
Attachment	Fully Adhered
Membrane Seams	Heat Welded
Insulation	Not observed, no core samples were removed
Ventilation	None observed
Deck	Metal deck
Height	The roof area height is approximately 93-feet ± above finish grade.
Access	Access through a service door at the top of stairway.
Slope	1/4":12
Age	Approximately 4 years per warranty paperwork. Original to building construction.
Size	52,500
Interior	Student housing
Perimeter Termination	Metal coping
Drainage	Sheet flow to internal roof drains with overflow scuppers
Penetrations	Pipe and equipment curb penetrations vary in size and type. Penetrations are sealed with manufactured TPO boot flashings, TPO field wrap flashings, sheet metal closures and liquid sealants.
Parapet Walls	Vary in height from approximately 42" and minimum 8" at rise walls and equipment curbs
Expansion Joint(s)	None observed
Equipment Screen Wall	None observed

ITEM	DESCRIPTION – ALL ROOF AREAS
Skylights	None observed
Smoke Hatches	None observed
Fall Restraint Systems	None observed
Radio frequency (RF) Transmitters	None observed
Lightning Protection	None observed
Warranty	Firestone roof warranty.

7.0 ROOFING SYSTEMS CONDITIONS & RECOMMENDATIONS

Our evaluation was visual and did include moisture survey to evaluate the condition of roof systems or unexposed roof components. General visual observations of the existing conditions of the roof assemblies were also completed. Our opinions are based on reported historical performance and EUL of similar systems in the geographic region. Test cuts were not performed during this assessment.

7.1 Warranties

A roof warranty provided by Firestone Red Shield is in effect for this property. A copy is attached for review.

It is recommended it be determined the warranty requirements for transfer. Typically, the manufacturer will require an inspection and transfer fee to re-issue the warranty.

7.2 Reported Leak History

No active leaks through the roofing systems were reported or observed at the time of the assessment.

7.3 General Condition – Replacement Recommendations

Roof coverings consisted of single-ply thermoplastic membrane over low-slope roof construction.

Exterior walls extended above the roof plane as parapets and roof flashing materials extend up the parapet walls and under the parapet cap. Materials terminate below surface-mounted counter flashing at rise walls. Flashing materials appeared to be similar to the roofing membrane.

The height of the overflow roof drains measured approximately four inches above the plane of the roof. Partner recommends the overflow drain inserts be cut down to 2" above the primary drain sump. Opinions of cost are included in the cost tables below.

Isolated areas of roof ponding were noted in isolated locations. Ponding typically occurs when the roof insulation or decking is not properly sloped to allow for complete drainage or water flow through the roof drainage system is impeded. Ponding does not affect the life expectancy of single ply roofing systems. The areas should be monitored, if the ponding worsens adjustment of the insulation height may be required.

Roof access was provided through a service door at the top of the stairway.

The roofing systems appeared to be in good overall condition. The roof was reportedly installed approximately 4-years ago. Based on our observations, the reported age appeared to be reasonable. A manufacturers roof membrane warranty was not provided to Partner for review.

Partner recommends that the roof areas be evaluated on an annual basis to determine specific maintenance required, repair needs and the specific timing for replacement. Ongoing repairs and maintenance should be anticipated, the cost of which will likely increase as the roofing ages. The specific timing and costs of any required repairs cannot be determined; however, costs should be anticipated based on the type of roof system. Replacement or recover of the existing roof system is not anticipate during the evaluation period.

See Additional Consideration(s) in Section 9 of this Report.

7.4 Annual Inspection/Repair Recommendations

An ongoing semi-annual inspection and preventative maintenance program is recommended to maintain the roof systems and for general repairs to the roof and components. Based on the type of roof system, geographic location, occupancy and building size, annual maintenance costs are estimated at \$3,500, and are considered to be part of a normal repair and maintenance budget.

Partner recommends an annual inspection program be implemented and maintained for the anchor/davit systems to comply with OSHA requirements (29 CFR 1910.66(g)(2)(iii)). Annual certification and load testing of the tie-back at five-year intervals is also recommended.

Preventative maintenance programs have been shown to extend the EUL of most roof systems up to 20%. If requested, Partner can provide recommendations for implementation of a program appropriate for the site. Additionally, Partner can provide annual maintenance inspections and prepare repair/corrective work scopes.

7.5 Deferred Maintenance – Recommended Repairs

During our field observations, Partner noted the following deficient areas are short term recommended repairs:

- None observed

Repairs should be completed by a licensed roofing contractor, and in accordance with the manufacturer and NRCA requirements. These recommended repairs should be completed as soon as reasonably possible.

7.6 Fall Protection:

Fall protection systems such as warning line systems are not provided. No davits or tie-back anchors are provided.

7.7 Lightning Protection:

No lightning protection is provided on building.

8.0 OPINIONS OF COST 'ROOFING'

Below are Partner opinions of cost for the identified roofing repairs at the subject buildings.

8.1 Estimated Roofing Repair Costs

IMMEDIATE REPAIRS*	QUANTITY	UNIT	UNIT COST	TOTAL
The secondary drain risers are too high, these should be cut down to prevent overloading of the roof structure.	1	Allowance	1	\$2,500
TOTAL IMMEDIATE REPAIRS				N/A

REPLACEMENT RESERVES (1-12 Years)**	QUANTITY	UNIT	UNIT COST	TOTAL
Only routine repair and maintenance anticipated				
TOTAL REPLACEMENT RESERVES				N/A

REPAIR & MAINTENANCE	QUANTITY	UNIT	UNIT COST	TOTAL
Roof Maintenance Allowance Years 1-12	12	EA	\$3,500	\$42,000
TOTAL R&M				\$42,000

* The roofing related items identified as Immediate and/or Short-Term Repairs should be completed as soon as reasonably possible. Delay in repairing roof items results in further deterioration of the roof systems which could ultimately impact the RUL of the roof assembly and dramatically increase the repair costs.

** The opinions concerning the timing of roof replacement are based on observed visual condition, reported age and expected service life. Partner recommends that roof sections be evaluated on an annual basis to determine the specific need and timing to replace them. It is also recommended qualified roofing contractors be interviewed and one selected to provide on-call maintenance and repair services.

9.0 REPORT QUALIFICATIONS

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best judgment based upon existing conditions and the information and data available to us during the course of this assignment.

Our survey was visual and did not include completion of test cuts to evaluate the condition of exterior facade systems. Thermal observations of the exterior wall assemblies were conducted from ground level. This survey is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, Partner does not warrant that all mold at the Subject has been identified, as mold may exist in un-inspected areas or may have occurred subsequent to our site survey.

No laboratory testing of roofing materials or assemblies was conducted as part of this assessment. Three destructive field-testing core sampling/test cuts was performed. It was not the intent of the assessment to perform an exhaustive study to locate every existing defect. The consultant performed "walk-over" observations, but there may be defects which were not readily accessible, not visible, or which were inadvertently overlooked.

This Report is intended to provide documentation of our assessment of the exterior envelope system(s) and its associated accessories/components, to include our visual evaluation of the existing system(s), current weathering and aging condition, any deficiencies, and any additional conditions which would likely have an adverse effect on the overall performance and remaining service life of the existing system(s). Actual conditions may vary across individual wall areas section(s). Therefore, this Report cannot confirm the presence or absence of items such as widespread moisture, mold, asbestos, environmental conditions or hazardous substances within the wall assemblies' system(s).

The assessment of the roof and façade systems contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. The nature and extent of such variations may not become evident until re-construction, repairs or replacement occurs. If variations appear, it will be necessary to re-evaluate the recommendations of this Report.

Partner's assessments, analyses and opinions expressed within this Report are not representations regarding either the design integrity or the structural soundness of the project. Information regarding operations, conditions, and test data provided by the Client, property owner, or their respective representatives has been assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted practices applicable at the time and location of the assessment.

Making recommendations concerning a specific repair and/or replacement type and design requires in-depth testing and evaluation that is not a part of this Report's scope of services.

In the event that changes in the nature, design, or location of the project as outlined in this Report are planned, the conclusions and recommendations contained in this Report shall not be considered valid unless Partner reviews the changes and either verifies or modifies the conclusions of this Report in writing.

The recommendations contained in this Report, are the opinions of Partner, and are based upon previous field observations; the documentation provided for our review by the Client; historical and current system performance reported by Owner and POC; and our past experience with similar conditions.

9.1 Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

- | | |
|-----------------------|--|
| Good - | Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required. |
| Fair - | Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs. |
| Satisfactory - | Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time. |
| Poor - | Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. |
| Acceptable - | Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition. |

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical

Deficiencies - Defined as conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property.

No Further

Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

9.2 Expected Useful Life, Effective Age, and Remaining Useful Life

Based upon our observations, research, and judgment along with consulting commonly accepted industry standard empirical EUL tables, we opined as to when a system or component will most probably necessitate replacement as a result of either failure or economic obsolescence. Manufacturers' warranties also provide a basis for establishing the EUL. Accurate historical replacement records provided by ownership/property management are typically the best source for such data. Exposure to the elements, initial quality and installation, extent of use, quality and amount of preventive maintenance exercised, quality of repairs exercised, etc. are all factors that impact the Effective Age of a system or component. As a result, a system or component may have an Effective Age that is greater or less than its Actual Age.

9.3 Opinions of Costs

The Opinions of Costs and the recommended remedies for the remedial work are preliminary and are to assist the reader in the general assessment of the property. These costs are net of general conditions, construction management fees, design fees, and a contingency budget. Actual costs will vary depending on such matters as bidding procedures, grouping or "work packaging," market conditions, completeness of bid documents, design, material, field conditions, phasing of the work (if applicable), management, and unknowns.

Opinions of cost presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including, but not limited to, choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and

buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs. Costs for work self-performed by ownership's or property management's maintenance staff were also considered. In such cases, the replacement cost was often limited to the cost of material or equipment.

The Opinions of Costs are segregated into the following cost categories:

Immediate (Short-Term) Repairs - Opinions of Costs that require immediate action as a result of (i) existing or potentially material unsafe conditions, (ii) material adverse physical deficiencies impacting existing tenancy, (iii) material building code violations, (iv) poor or deteriorated condition of a critical element or system, (v) a condition that if left "as-is", with an extensive delay in element or system failure within one (1) year or a significant escalation in its remedial cost (vi) major systemic deterioration and failure or extensive storm damage, (vii) significant deferred maintenance items, (viii) roofing systems or system components that have far exceeded their expected useful life and require prompt replacement or upgrade.

Replacement (Long-Term) - Opinions of Costs which encompass short to long-lived recurring systems and components that do not require attention at this time, but should be annually budgeted for in advance. Reserve items include systems and components that are reasonably predictable in terms of frequency and cost. Systems and components listed would include those items that would impact use and tenancy, which are not classified as routine maintenance or operational expenses. Systems and components that are predicted to expire beyond the reserve term or would not affect the material use or system integrity of the Site may be excluded; therefore, not all systems and components would be listed. Items anticipated to be less than approximately \$3,000 to repair or replace are generally considered to be part of routine maintenance and are generally omitted from the Replacement analysis. The analysis is based on the physical assessment of the roofing, a review of maintenance logs, historical capital expenditures and/or any scheduled or in-progress capital improvement programs (if provided). The remaining useful life (RUL) values are based on published historical performance data for comparable items with consideration for the present condition and reported service history.

9.4 Additional Considerations

The following additional considerations are provided to discuss potential issues associated with budgeting practices, presence of potential hazardous materials, constructions products that may be defective or have a shorter useful life than anticipated for similar or alternative products used for the same purpose. The list of items addressed is not intended to list all such products, but includes some that could be present at this type of development.

Hazardous Materials - This Report does not confirm or deny the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

Existing Roof Warranties - It is recommended that the Client investigate the transferability of the any in-place roof warranties to the new Ownership prior to any property transaction.

Roofing Replacement Costs – Replacement and Repair Cost estimates are based on approximate quantities. Information furnished by site personnel or the property management, if presented, is assumed by Partner, Inc. to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this report. Costs for replacement are based on using the same construction-type as the currently in place roofing, unless otherwise noted. Making recommendations concerning specific roof replacement

type and design requires in-depth testing and evaluation that are not part of this Report's scope. For the purpose of estimating a replacement dollar amount, a type of re-roofing system and its cost have been assumed, although confirmation that the system will be compatible with underlying conditions at the time of actual replacement will be required. The selected re-roofing type, along with its cost assumed by this Report, may no longer apply when unacceptable conditions are later found, with consequential additional costs not included in this Report such as for significant remediation of underlying components or when a complete tear-off procedure is then deemed necessary. Costs for roofing recommendations necessarily assume that the building and roof superstructures will accommodate the roofing's loads or change in load patterns, if any; supplemental structural engineering verification may be needed at additional cost beyond this Report. Applicable roof design requirements (storm drainage criteria, fire ratings, Code requirements, insurance company ratings, energy criteria, zoning, etc.) need to be further verified while soliciting proposals and prior to installation, which are beyond the scope of this Report.

Exterior Wall Applied Plaster-type Finishes - Exterior wall plaster has come to refer to the generic family of wet-applied coatings that dry to a hard finish, and which possess a wide range of weathering characteristics depending upon mix components. Regardless of the materials applied, the overall goal is protection of the wall assembly and building interior from storm moisture infiltration, air infiltration, and from moisture vapor migration in any direction within the entire wall, including in the applied finish itself. Regional climate variations and a building's interior space conditioning characteristics may influence selection of materials and the design of the underlying wall substrate, which cannot be visually evaluated. More recent applied plaster-type systems may have better moisture barriers, as well as moisture interception (drainage) layers, that can reduce the overall potential for damages to the finish, to the supporting wall assembly, and building's interior.

Exterior Insulation and Finish System (EIFS): Although generically called "synthetic stucco", EIFS is not stucco. EIFS products are typically applied over a moisture barrier material on the underlying wall assembly, which is not part of the EIF System. EIFS consists of insulation board, non-metallic mesh that is adhered either mechanically or by a plaster-type coating onto the insulation, optional intervening coats of a plaster-type layer, and a final topcoat of acrylic-based or modified (non-cement) plaster. The final coat can be integrally colored, variously textured, and possess different hardness characteristics depending upon manufacturer. The topcoat itself usually is a moisture-resistant material with elastomeric properties.

EIFS products are proprietary and utilize specified materials and installation details. The quantity and location of flashing materials depends on the EIFS product and the architectural design. Additional mesh-type materials are needed to further reinforce the coatings at wall openings and wall corners. Particular caulk-type sealants must be used at joints and openings such as windows and penetrations.

Some EIFS products have become the subject of class action lawsuits due to moisture infiltration issues that result in structural deterioration and mold growth. At this time, most litigation is specific to a manufacturer and an application (usage on one- and two-family residential dwellings only). Poorly installed EIF systems can allow water infiltration into the supporting wall's substrate, causing distress for underlying wood-type and gypsum sheathings, deterioration of light-gauge metal and wood framing systems, and degradation of interior wall finishes. Conditions for mold formation are created within the wall and the building's interior.

Moisture infiltration and resultant damage cannot always be determined visually. Extensive water and mold damage may be latent. Other substrates, such as masonry, concrete, or cement-based sheathing, will be

less susceptible to damage but still trap or transmit moisture with mold formation. Like most systems, the useful life of EIFS is directly related to the original design of the system, quality of installation, and historic and current maintenance practices. Since 2003, third-party quality assurance special inspections may have been code-required for some EIFS installations where no drainage layer with water-resistive barrier was used, or when installed over masonry or concrete.

When a wall's substrate possesses an intervening drainage layer and a water barrier material behind the insulation layer of the EIF System, water penetration can be intercepted and released prior to entering the substrate. The drainage layer also intercepts interior moisture vapor that is migrating outwards. Systems without drainage layers behind EIFS may be unable to reject moisture infiltration, thereby resulting in water damage and potential mold formation that will not be visually detected until after major damage has occurred. Properly installed and aggressively maintained EIFS can exceed a 30-year EUL. Regardless of current conditions, in order to prevent moisture infiltration and potential interior mold growth, we strongly recommend that the EIFS and wall's substrate be closely monitored and especially well maintained, including the sealant material at penetrations, flashing locations, and prompt repairs of finish coat cracking or damage.

Stucco: Conventional stucco consists typically of three plaster coats applied onto metal lath over a water barrier. Modern mix components vary in material composition and application procedures, but widely so in pre-1880s stucco usage. Portland cement replaced lime as the main binding ingredient commencing in a transition period from about 1880s-1920s. Stucco is not impervious to water transmission and will crack due to slight movement in a wall's substrate. Control joints in stucco are required to limit cracking. A manufactured stone or other veneer can be adhered to the second plaster coat as the final topcoat (clad stucco) in lieu of the third plaster layer. Even though stucco can greatly exceed a 50 year-plus EUL, it can suffer latent moisture damage and mold formation when the wall's substrate lacks a functioning water barrier and an intervening drainage layer. Extensive water damage may occur in wood or metal framing, and wood composition sheathing. Underlying masonry-type walls are not usually subject to comparable deterioration, but can transmit excess moisture and be subject to mold formation. Note that an adhered, thin brick veneer system is somewhat similar in application method and benefits from using both drainage and barrier layers beneath a thick layer of cementitious parging on mesh. The thin brick (or other veneer) is applied using a thin mortar layer. Due to transmitted moisture and mold formation, deterioration of an underlying wall can occur when lacking a drainage layer or when poorly installed, which can be a hidden latent condition regardless of the veneer type.

One-Coat Stucco: Note that proprietary one-coat stucco systems are neither EIFS nor stucco. A one-coat stucco system incorporates proprietary materials and chemical enhancements in its proprietary plaster-type products. One-Coat stucco is applied onto a wall substrate that might consist of building paper or sheathing and with netting or metal lath embedded in the coating product. Some One-Coat systems use insulation or exterior gypsum board as part of the substrate, or are applied over an initial water-resistant coating, depending upon manufacturer's requirements. A wall's substrate that does not include a functioning water barrier and an intervening drainage layer may be subject to extensive latent damage and mold formation but especially when there is defective installation. Underlying masonry-type walls are not usually subject to comparable accelerated deterioration, but can transmit excess moisture and be subject to mold formation.

General Comment: Moisture infiltration and resultant damage cannot always be determined visually. The limitations of our visual observations preclude the analysis of a wall's design, of the plaster-type system's components, and the detection of structural damage or mold, which are considered hidden conditions and usually with long-term consequence. The appropriateness for usage of any applied system or of its constituent components cannot be visually evaluated by Partner. Regardless of the plaster-type system chosen and over what substrate, trapped moisture in the applied materials or within the wall's substrate can be detrimental, especially since the resultant damage is typically an unseen condition.

APPENDIX A: FAÇADE AND ROOF PHOTOGRAPHS



1. Partial view of North Elevation



2. Overview of North Elevation



3. Overview of Northeast corner



4. Partial elevation - East



5. Partial parking garage - East



6. Parking garage - South



7. Overview of South Elevation



8. Partial view



9. Partial view



10. Overview of West elevation



11. West entrance storefront



12. Overview of North elevation



13. Main entrance – Leasing office



14. Overview of typical window



15. Typical window



16. Corrosion at window head



17. Corrosion at window head



18. Window sill



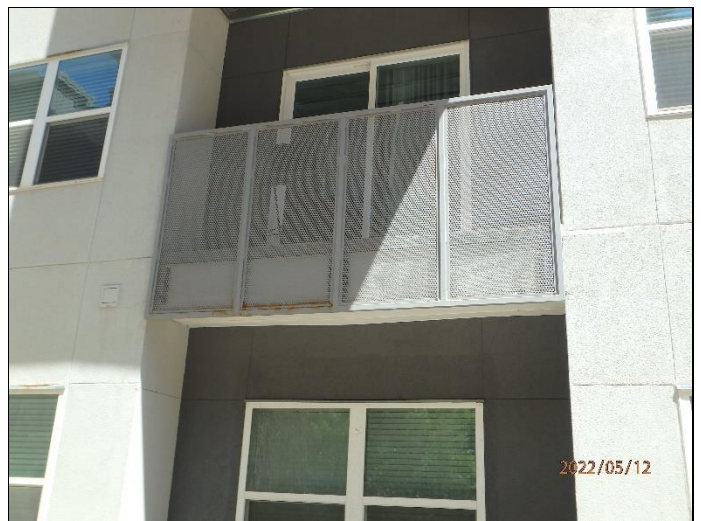
19. Head of window – missing weep vents



20. Typical window inset in face brick



21. Base of face brick – missing weep vents



22. Balcony



23. Corrosion at window head



24. Corrosion at window head



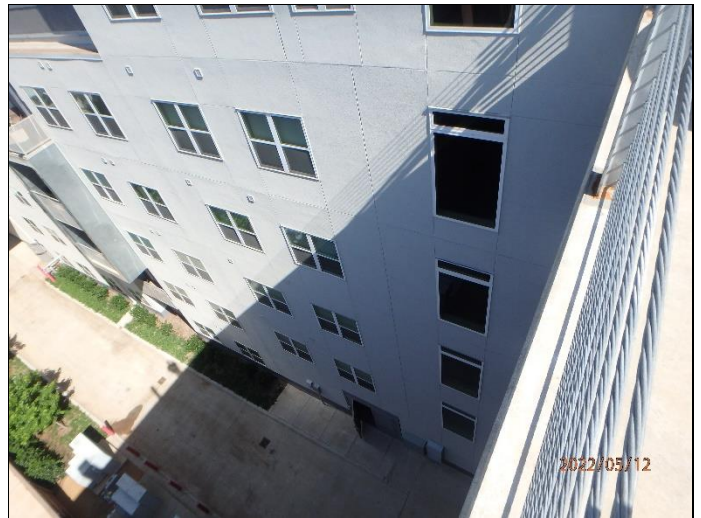
25. Corrosion at window head



26. Corrosion at window head



27. Metal panel elevation



28. Courtyard 2 elevation



29. Brick to roof/parapet interface



30. Overdriven fastener in fiber cement siding



31. Overdriven fastener in fiber cement siding



32. Overdriven fastener in fiber cement siding



33. Missing counterflashing – Courtyard 1 roof



34. Missing counterflashing – Courtyard 1 roof



35. Courtyard 1 elevations



36. Courtyard 1 elevations



37. Courtyard 1 elevations



38. Courtyard 1 elevations



39. Unit balcony



40. Window unit



41. Unit 428



42. Balcony



43. Access door to balcony



44. Unit window



45. Unit 410



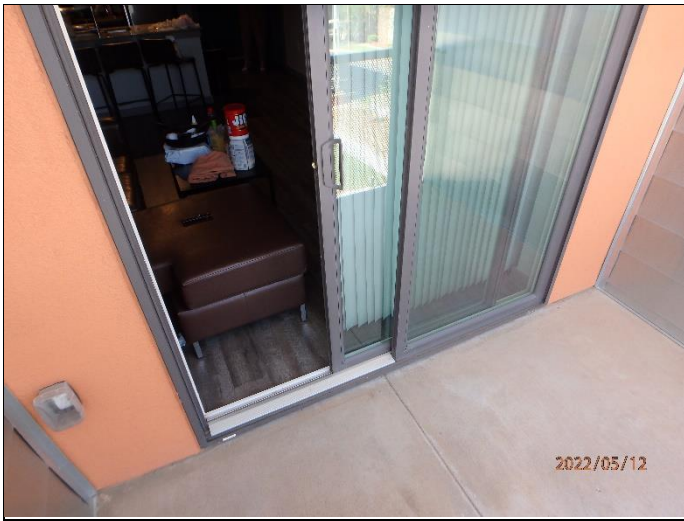
46. Balcony door



47. Unit window



48. Unit 407



49. Unit sliding door



50. Unit window



51. Unit 405



52. Unit sliding door



53. No weep vents above soffit, no drip



54. No weep vents above window



55. No weep vents above soffit, no drip



56. Unit 463



57. No drip at soffit



58. 5th floor soffit deterioration



59. 5th floor soffit deterioration



60. Common area window



61. Common area window sill



62. Unit 359



63. Unit window



64. Unit sliding door



65. Stucco around sliding door



66. Unit 328



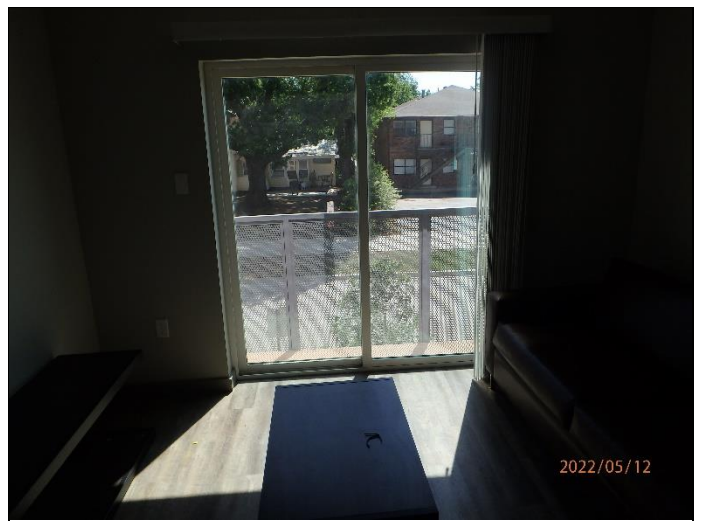
67. Unit balcony



68. Balcony access door



69. Unit 255



70. Sliding door



71. Balcony soffit



72. Unit 179



73. Overdriven fasteners in fiber cement siding



74. Overdriven fasteners in fiber cement siding



75. Overdriven fasteners in fiber cement siding



76. Overdriven fasteners in fiber cement siding



77. Overdriven fasteners in fiber cement siding



78. Overdriven fasteners in fiber cement siding



79. Crack at edge - stucco



80. Crack at edge - stucco



81. Deteriorated soffit



82. Missing weep vents



83. Overview of Courtyard 2 roof



84. Overview of Courtyard 2 roof



85. Overview of Courtyard 2 roof



86. Overview of Courtyard 2 roof



87. Overview of Courtyard 2 roof



88. Overview of Courtyard 2 roof



89. Overview of Courtyard 2 roof



90. Overview of Courtyard 2 roof



91. Overview of Courtyard 2 roof



92. Overview of Courtyard 2 roof



93. Overview of Courtyard 2 roof



94. Overview of Courtyard 2 roof



95. Overview of Courtyard 2 roof



96. Overview of Courtyard 2 roof



97. Overview of Courtyard 2 roof



98. Overview of Courtyard 2 roof



99. Overview of Courtyard 2 roof



100. Overview of Courtyard 2 roof



101. Overview of Courtyard 2 roof



102. Overview of Courtyard 2 roof access



103. Primary and secondary drain – secondary drain is too high for drainage



104. Primary and secondary drain – secondary drain is too high for drainage



105. Primary and secondary drain – secondary drain is too high for drainage



106. Primary and secondary drain – secondary drain is too high for drainage



107. Primary and secondary drain – secondary drain is too high for drainage



108. Premanufactured boot



109. Equipment fan



110. Premanufactured boots



111. Courtyard 1 roof access



112. Overview of Courtyard 1



113. Overview of Courtyard 1



114. Overview of Courtyard 1



115. Overview of Courtyard 1



116. Overview of Courtyard 1



117. Overview of Courtyard 1



118. Overview of Courtyard 1



119. Overview of Courtyard 1



120. Overview of Courtyard 1



121. Overview of Courtyard 1



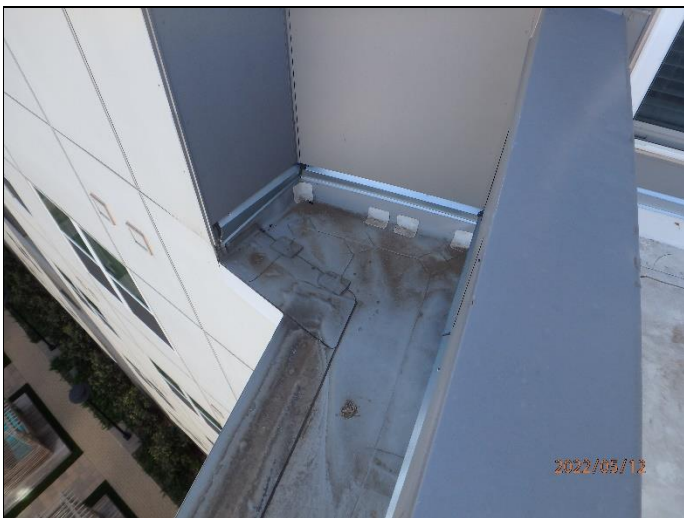
122. Overview of Courtyard 1



123. Primary and secondary drain – secondary drain is too high for drainage



124. Premanufactured boot



125. Low roof



126. Missing counterflashing at base of window



127. Metal parapet cap



128. Equipment fan



129. Walk pads



130. Penetration pocket

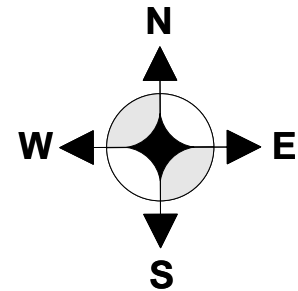


131. Stair tower



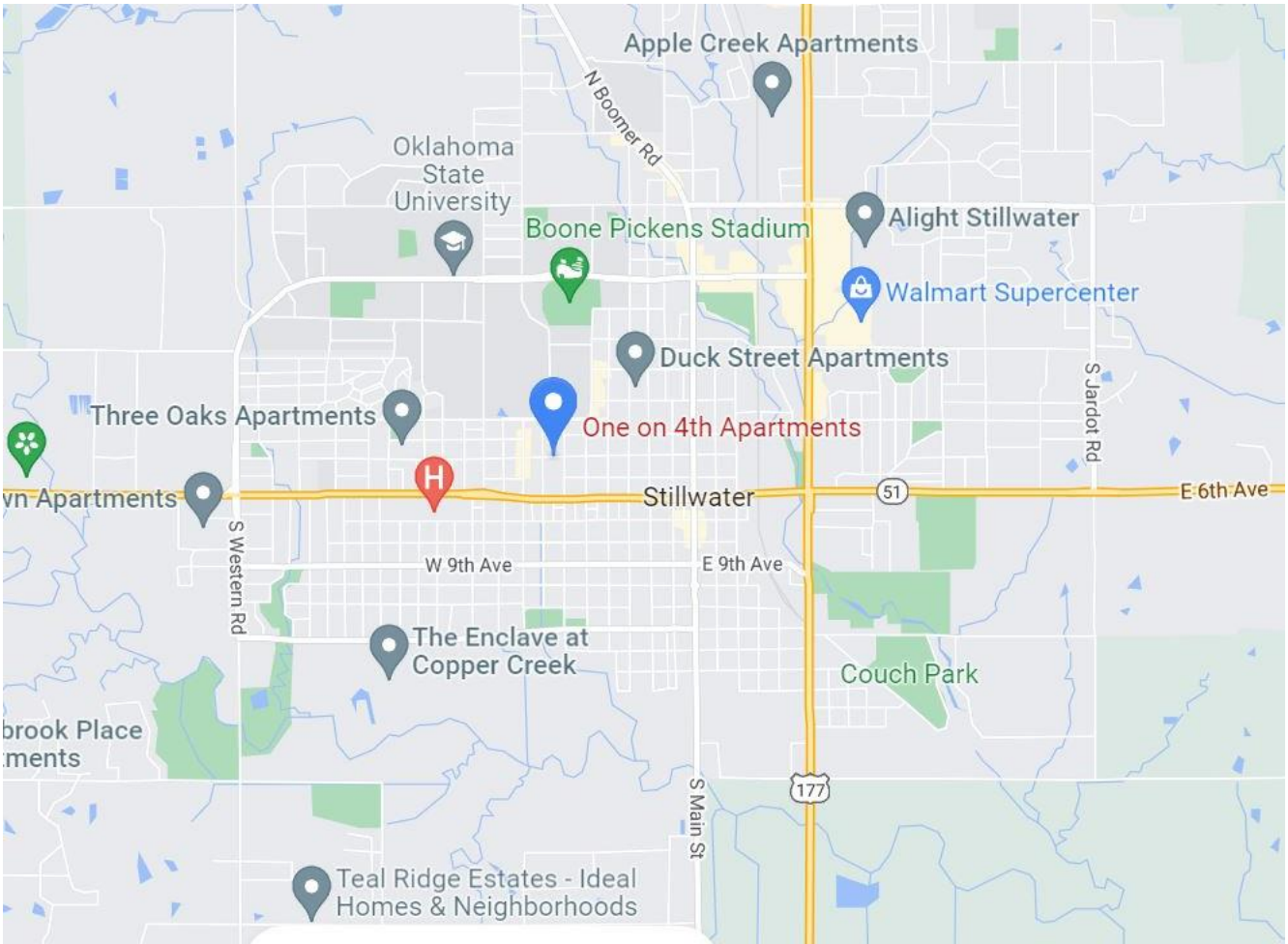
132. Access door

APPENDIX B: SUPPORTING DOCUMENTATION



**ONE ON 4TH –
STILLWATER, OK - SITE PLAN**

**ONE ON 4TH –
STILLWATER, OK - LOCATION**



PARTNER
Engineering and Science, Inc.

Plano, Texas

**ONE ON 4TH
713 W 4TH AVENUE
STILLWATER, OK 74074**

PROJECT # - 22-362181.3

SHEET 1 OF 2

DATE 05/20/2022

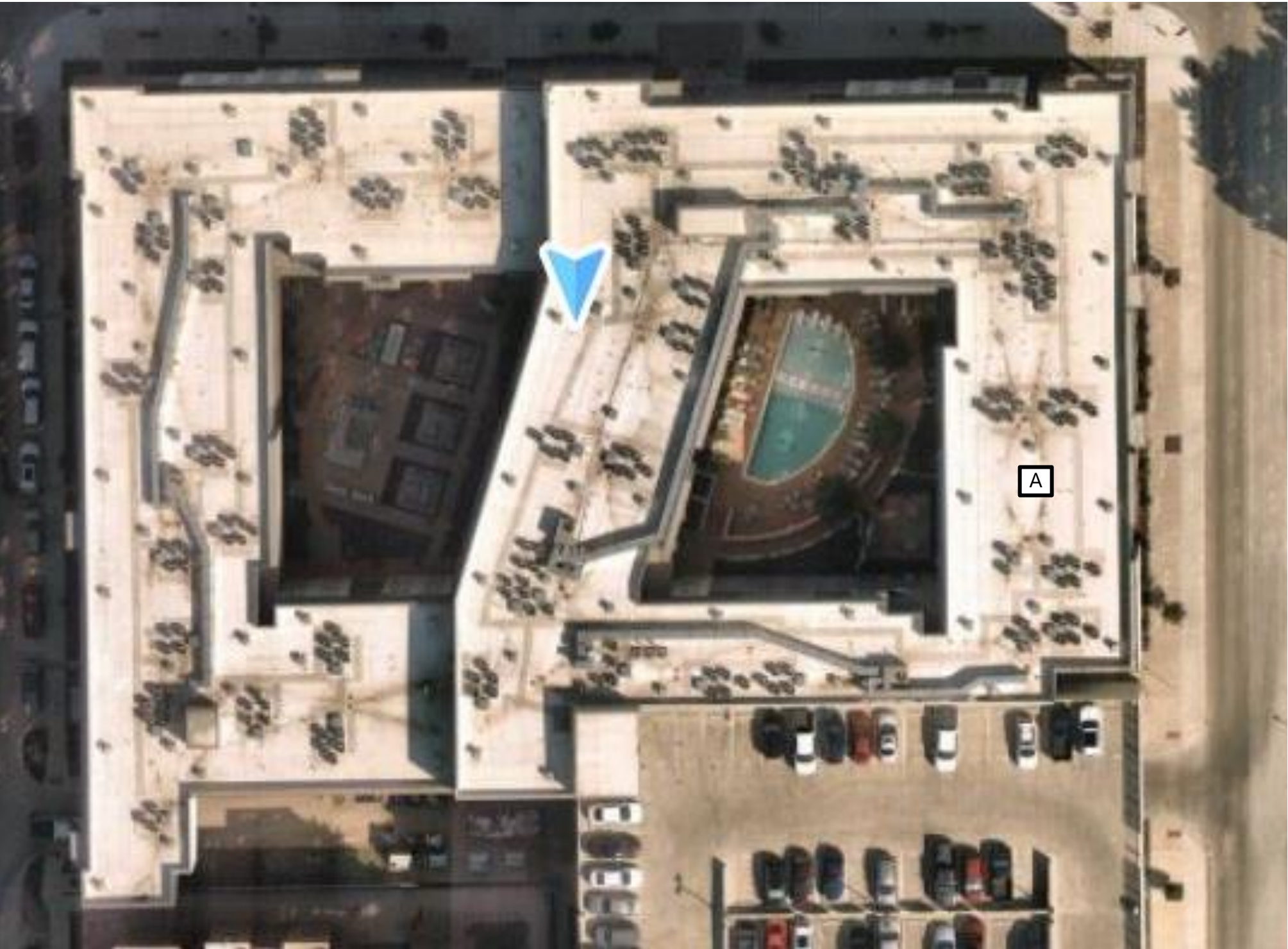
DRAWN BY: GD

REVIEWED BY: GD

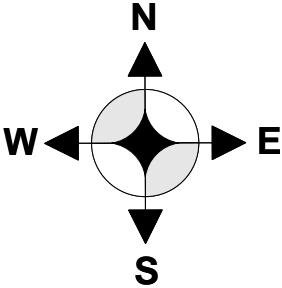
FILENAME 22-362181.3

**Location
& Site**

SCALE NOT TO SCALE



SECTION DESCRIPTION			
SECTION	ROOF SYSTEM	APPROX. YEAR	APPROX SQ. FT.
A	FIRESTONE 60MIL TPO	2018	~52,500
APPROX. TOTAL SQ. FT.			~52,500



Roof
Plan

SCALE
NOT TO SCALE

ONE ON 4TH
713 W 4TH AVENUE
STILLWATER, OK 74074

PROJECT # - 22-362181.3

PARTNER
Engineering and Science, Inc.
Plano, Texas

BE-CI Field Report

5751 Kroger Drive, Suite 228
Keller, TX 76244
214-307-8900



PROJECT: Stillwater Student Housing FIELD REPORT No: _____
(Avid Square) CONSULTANTS PROJECT No: _____

SITE VISIT DATA

SITE VISIT DATE: 5-30-19 TIME: 10:00 Am WEATHER: Clear ^{High 70's -}
_{low 80's}

PRESENT DURING OBSERVATIONS:

Brian M. - BE-CI
James Hillian

WORK IN PROGRESS:

Sealant installation

GENERAL OBSERVATIONS:

Note: Rain occurred day before (5-29-19)

GENERAL OBSERVATIONS CONTINUED:

Began SE corner & moved counter-clockwise

East Elevation

Emseal not sealed at base of wall



No head flashing at corridor entry



GENERAL OBSERVATIONS CONTINUED:

East Elev. Cont.

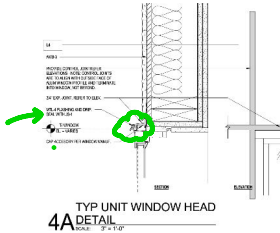
Minor sealant failure at Corridor door.



Inside corner C.J. is irregular. Many need sealant along edges.
Base coat visible.



No sealant under head flashings

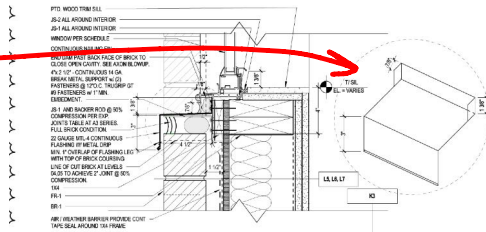


1st floor window damage. See photo



East Elev. Cont.

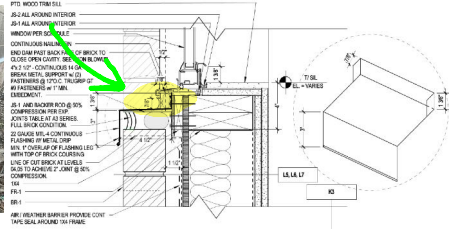
A close-up photograph of a dark grey brick wall. A red arrow points to a small, vertical hole in the mortar joint between two bricks. The hole is approximately 1 cm deep and 2 mm wide. The surrounding mortar is light grey and shows some signs of weathering. The bricks are dark grey and have a slightly textured surface.



GENERAL OBSERVATIONS CONTINUED:

East Elev. Cont.

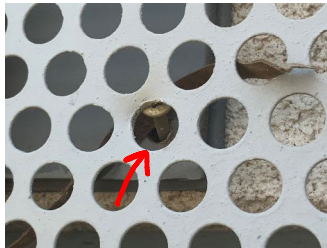
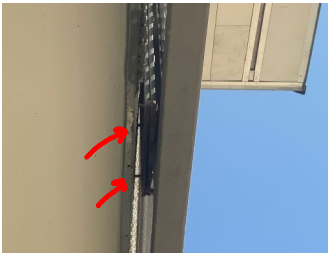
Window sills not sealed w/ sealant; not per ID/A4-21



Stucco at base of wall sealed



Balcony guardrail plates attached to stucco w/ screws → bogle head, no washers, no sealant, not completely set.



GENERAL OBSERVATIONS CONTINUED:

East Elev. Cont.

At soffit, the stucco weep channel is sealed



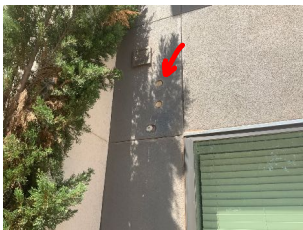
Stucco/brick not sealed where guardrails close to wall



Isolated dryer vent, no sealant. Others are sealed.



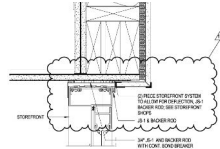
Stucco repair required at cored areas



GENERAL OBSERVATIONS CONTINUED:

North Elevation

Areas under cover - No head flashings @ storefront
↳ + not correct sealant joint size. Stucco tight.



ENLARGED STOREFRONT HEAD DETAIL, TYP.
SCALE: 3" = 1'-0"

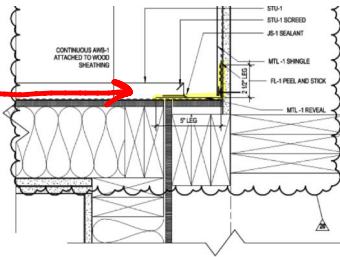
Mechanical louver + downspout nozzle not sealed



Corner transitions at soffits not sealed.



Also, the corner trim profile and placement does not match plans.



5D ENLARGED DETAIL - TUBE PLAN COR
SCALE: 3" = 1'-0"

GENERAL OBSERVATIONS CONTINUED:

North Elevation (cont.)

Exposed sheathing at Leasing at end of storefront



No head flashing at storefront



Missing weeps at base of masonry wall. Isolated section.
(near leasing entry)



GENERAL OBSERVATIONS CONTINUED:

North Elevation (cont.)

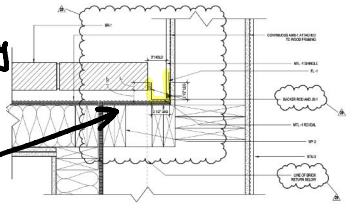
Large openings on bottom sides of dryer vents at brick.
Some locations, not all



Sealant incomplete at metal corner trim



Also, the "U" shape flashing and gap is not present as indicated on the plans



5E ENLARGED PLAN DETAIL - TUBE PLAN BRICK
Scale: 1/4" = 1'-0"

Soffit not sealed, bottom floor.



Bottom of metal trim not sealed & does not extend down all way.



GENERAL OBSERVATIONS CONTINUED:

North Elevation (cont.)

No sealant at bottom of two windows. Appears to be stucco repair?



Drainage plane at soffit return sealed



GENERAL OBSERVATIONS CONTINUED:

West Elevation (cont.)

Corridor entry - sealant missing near door
- no door head flashing.



stucco CJs and EJs are filled w/ sealant. What is the intent?



GENERAL OBSERVATIONS CONTINUED:

West Elevation (cont.)

Joints not sealed where guardrail close to wall.



Missing sealant at brick near unit 119



Small unsealed holes at random locations,
possibly tie-offs?



GENERAL OBSERVATIONS CONTINUED:

West Elevation (cont.)

Unsealed signage penetrations



Failed sealant at storefronts - jambs & at connection plates
- upper floors, North end of West Elev.



Missing weep inserts



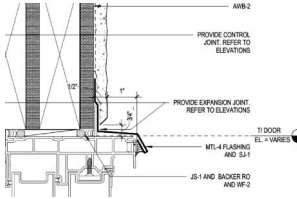
Under-driven screws at window sill flashing



GENERAL OBSERVATIONS CONTINUED:

West Elevation (Cont.)

SGD Head flashings covered w/ sealant. Sealant should be on bottom side



South end of building
WRB not visible at soffit returns. - blister in paint



Guardrail plates rusted



GENERAL OBSERVATIONS CONTINUED:

South Elevation

Unsealed mech. penetrations



No head flashing at stairwell doors or mech. doors



No sealant at stairwell doors or mech. doors



GENERAL OBSERVATIONS CONTINUED:

South Elevation (cont.)

Sealant omitted from window sills. Stucco recently repaired?



Sealant not installed at Unit 131 window



Sealant not installed at mech. room doors & no head flashing installed. Also, gap under garage flashing.



No sealant at garage-to-stucco



GENERAL OBSERVATIONS CONTINUED:

South Elevation (cont.)

Corner trim unsealed



No sealant at guardrail penetrations



GENERAL OBSERVATIONS CONTINUED:

Pool Courtyard

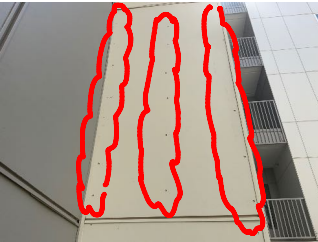
Missing sealant- window of 145



Balcony doors missing head flashing
- only the panel trim
is installed



Overdriven and under driven fasteners in cementitious panels not sealed



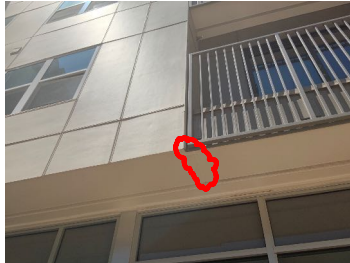
GENERAL OBSERVATIONS CONTINUED:

Pool Courtyard (Cont.)

Large opening at top of panel



Damaged soffit below 2nd floor balconies, several locations



Several unsealed equipment penetrations

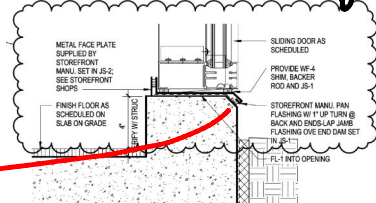


GENERAL OBSERVATIONS CONTINUED:

Pool Courtyard (Cont.)

No storefront pan flashing over slab edge.

* This was observed installed at other areas



TYP. ENLARGED
4L STOREFRONT SILL DETAIL
SCALE: 3" = 1'-0"

Unsealed openings at foundation drops



- All similar areas should be reviewed

Sealant should be installed where trim meets SGD frame.



GENERAL OBSERVATIONS CONTINUED:

West Courtyard

Similar conditions as noted in Pool Courtyard:

Balcony doors missing head flashing

Balcony corners not sealed

Overdriven nails

Unsealed penetrations

Unsealed balcony corners

Also:

The window of Unit 130 does not have a separate head flashing

Large opening at soffit at # 328



GENERAL OBSERVATIONS CONTINUED:

Unit 431 - Soffit lower than cladding. Also open tie-off penetrations



Unit 425 - unsealed guardrail screws.



Unit 423 - Roof flashing incomplete. Window frame broken.



Unit 428 - head flashings caulked. Gap where trim is short.

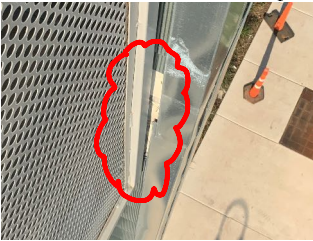


GENERAL OBSERVATIONS CONTINUED:

Unit 410- No sealant at window perimeter
- Damaged wood at door and side lite
- Sill pan neg. slope & no drop



Unit 407- missing cladding and exposed WKB at balcony edges.

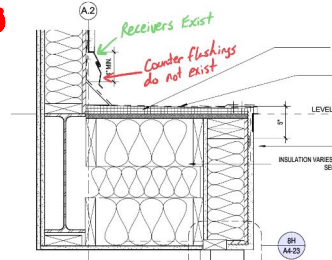


Unit 405- No weeps over lintels at balcony and wdw.
- Cannot tell if flashing is in place
- Soffit not sealed



GENERAL OBSERVATIONS CONTINUED:

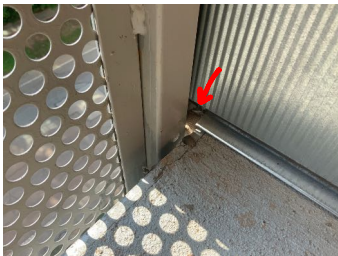
Standing at 471, There are no counter flashings over term bars



Unit 444- soffit damage. Return is sealed



Unit 459- exposed WRB at balcony corner



GENERAL OBSERVATIONS CONTINUED:

Unit 463 - Soffit damage. Not sealed above, soffit lower than cladding, & no weep channel



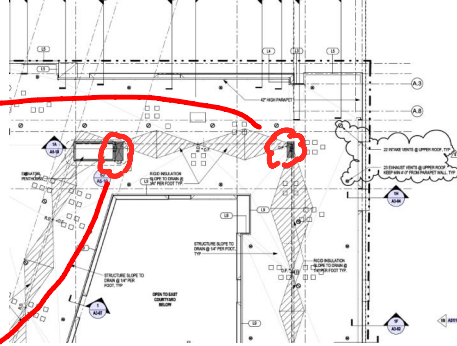
Stains/peeling paint at corridor window near Unit 459



GENERAL OBSERVATIONS CONTINUED:

Upper main roof

Primary drains exist, but do not see overflows.



Mortar at stair door, instead of sealant



GENERAL OBSERVATIONS CONTINUED:

Upper main roof (Cont.)

At stair penthouse, no receiver and counter-flashing.
Stucco attached through TPO



Water blocked from reaching the drains.



East Perimeter - unwelded portion of TPO (fish mouth)
has been filled with sealant



opposite side is
fully welded

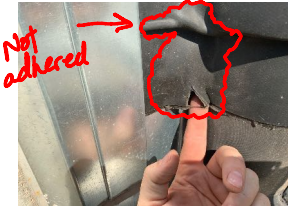
GENERAL OBSERVATIONS CONTINUED:

Upper main roof (Cont.)

Exposed S.A. membrane used to join the TPO E.J. w/ Expandoflash E.J.



E.J. joint cover not fully adhered & is cut



Sides of stucco along E.J. not sealed



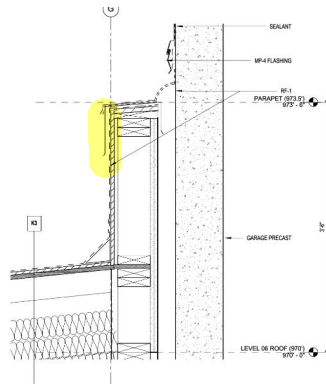
GENERAL OBSERVATIONS CONTINUED:

Upper main roof (Cont.)

At other end of E.J. there are unsealed conditions where the ExpandoFlash meets the stucco and vertical Emseal.



EJ profile over concrete wall does not match the plans and fasteners are sparsely located. Also, some locations have negative slope.



5K SECTION DETAIL @ ROOF AT PRECAST
SCALE: 1/2" = 1'-0"

GENERAL OBSERVATIONS CONTINUED:

Lower roof

At the elevation directly above the lower roof, stucco has been terminated at cementitious panels w/ a control joint in lieu of a J-mold & is not sealed.



Similar area as above, there is exposed window flashing tape and no 2-piece flashing assembly at the cladding interface.



Also, Dupont tape is used, although Tamlyn is the WRB system to be used

Masonry F.J. does not continue to top of wall



GENERAL OBSERVATIONS CONTINUED:

Interior Units observed:

Unit	# Wdws
005	3
008	1
014	1
015	2
017	5
018	4
019	5
020	2
023	5
029	2
030	4
031	5
431	4
425	2
423	4
428	2
418	4
419	4
417	4
410	1
409	5
407	4
404	2
405	2
406	2

471	2
475	4
477	1
444	2
452	4
453	4
454	2
459	5
463	2
466	4
467	4

36 units entered,
113 windows reviewed.

GENERAL OBSERVATIONS CONTINUED:

Questions for additional research

- Should storefront corners be sealed? (at gaskets)
- Is there a plan to apply elastomeric coating?
If so, need to review items to consider.



ALABAMA
FLORIDA
LOUISIANA
GEORGIA
OKLAHOMA

TEXAS

DALLAS OFFICE
5751 Kroger Drive
Suite 115
Keller, TX 76244
(214) 307-8900

August 30, 2019

Valcon Consulting
5216 Townsend Drive
Flower Mound, TX 75028

Attention: **Chad Courty**
Project: **Stillwater Student Housing (Avid Square)**
Regarding: **Building Enclosure Observations**

Dear Mr. Courty:

Per your request, Building Engineering-Consultants, Inc. (BE-CI) performed a site visit at the above referenced project to identify missing, incomplete, or incorrectly installed components of the building enclosure. Our review was performed by Brian McDade (BM) on May 30 and 31, 2019, and was limited to overt conditions noticeable through visual observation, and without selective demolition or testing. Installed conditions were compared against the project documents and standard industry practice.

Observations were performed on the exterior from ground level, from low-slope roofs, balconies, and with a mechanical lift at isolated areas. In addition to the exterior, BE-CI performed observations on the interior. A rain event occurred a couple of days before our visit, so we searched for water stains around windows and doors on the interior. We accessed 36 random units and observed 113 windows and each respective balcony door. No evidence of water intrusion was observed. Units that were accessed are as follows: 005, 008, 014, 015, 017, 018, 019, 020, 023, 029, 030, 031, 431, 425, 423, 428, 418, 419, 417, 410, 409, 407, 404, 405, 406, 471, 475, 477, 444, 452, 453, 454, 459, 463, 466, and 467.

BE-CI distributed field notes on June 4, 2019 summarizing our exterior and interior observations. Nonconforming items were documented at that time, which are listed below as Items 1.1 through 1.77. During June, July, and August of 2019, subcontractors worked to address the nonconforming items. Repairs were coordinated and monitored by our Client who maintains a full-time site presence. On July 8, July 26, July 28, and August 28, 2019, our Client forwarded documentation to BE-CI showing each of the items were addressed.

BE-CI noted isolated instances where corrections do not match the architectural drawings at all locations. For example, missing head flashing above windows and doors was not added where the windows and doors are under cover, and not directly exposed to the weather. Also, metal sill flashing was not installed under the storefront windows in the courtyard as described in Item 1.49. However, the storefront subsill and sealants are installed per storefront manufacturers typical details. In our opinion the above locations are functional as installed, and take we take no exception. BE-CI is not the designer of record, however, and any opinions stated in this letter are for consideration by the designer of record and should not be considered an approval or requirement by BE-CI. See below for a list of all the items recorded.

Building Engineering – Consultants, Inc.

www.be-ci.com

5751 Kroger Drive, Suite 115 | Keller, TX 76244

Office: (214) 307-8900 | Toll Free: 800-842-7043

- 1.0 Observations were made on all exterior elevations, at interior courtyards, and at low-slope roofs as follows:
- 1.1 East Elevation – We observed the Emseal expansion joint was not sealed where it terminated at the base of the wall.
 - 1.2 East Elevation – Head flashing was not installed over the corridor entry door. This was considered typical across the project for other similar doors.
 - 1.3 East Elevation – We observed sealant failure at the corridor entry door.
 - 1.4 East Elevation – At the inside corner of the wall, the stucco control joint was not fully bedded and sealed. The stucco base coat was visible along the edge of the control joint.
 - 1.5 East Elevation – Sealant was not installed under head flashings, between the window frame and bottom lip of the flashing. Sealant at this location will prevent wind-driven rain from accessing the top of the window frame. This was considered typical across the project.
 - 1.6 East Elevation – A first-floor window frame was observed damaged.
 - 1.7 East Elevation – Masonry weeps were set on mortar beds and some inserts were missing. This can inhibit drainage, and the base of weeps should be set directly onto the through-wall flashing.
 - 1.8 East Elevation – At window openings, metal sill flashing was correctly located below the windows and over the masonry. However, the flashing was constructed without end dams. Furthermore, sealant was not installed between the metal flashing and window frame, which is required per Detail ID/A4.21. This was consistent across the project.
 - 1.9 East Elevation – We observed isolated locations where stucco was sealed at the base of the wall. This is not per standard industry practice and does not allow the stucco to weep.
 - 1.10 East Elevation – We noted balcony guardrail plates attached to stucco with screws that were under-driven and not sealed.
 - 1.11 East Elevation – We observed random soffit areas where the stucco weep channel was sealed. This does not allow the stucco to weep.
 - 1.12 East Elevation – We observed locations where the vertical cladding joints along the face of balconies were not sealed. This occurred where guardrails are close to the balcony edges and the joint may not have been easily accessible with a standard caulk gun. This occurred at random locations throughout the project.
 - 1.13 East Elevation – We observed an isolated dryer vent without sealant; others were sealed.
 - 1.14 East Elevation – We observed stucco was temporarily patched where exploratory work was performed by others, prior to our site visit. These areas still need to have a final repair.
 - 1.15 North Elevation – At areas under cover, we did not see head flashing over storefront windows. Also, sealant joints were less than ¼-inch in width.

- 1.16 North Elevation – We observed a mechanical louver and downspout nozzle not sealed.
- 1.17 North Elevation – We observed unsealed corners where projecting soffits meet the elevation walls.
- 1.18 North Elevation – At projecting walls, vertical brake metal (trim) at the building elevation was not positioned per the plans. Instead of being mounted behind the cladding it was surface mounted to the face of the cladding. At some locations the profile of the metal also did not match the plans. This was typical across the project. At one location, we observed the vertical sealant joint was missing from the edge of the metal.
- 1.19 North Elevation – At the leasing office we observed exposed sheathing at the lower corner of the storefront.
- 1.20 North Elevation – At the corridor near the leasing office we did not see head flashing over the storefront.
- 1.21 North Elevation – We observed missing weeps at the base of masonry wall. This was an isolated section near the leasing entry.
- 1.22 North Elevation – We observed large openings on the bottom sides of dryer vents at brick. It appeared mortar was missing at several vent locations, not all.
- 1.23 North Elevation – We observed an isolated first floor location where the soffit was not sealed where it meets the elevation wall.
- 1.24 North Elevation – We observed two windows where sealant was missing from cladding at the sill.
- 1.25 North Elevation – We observed the bottom edges of soffit returns were sealed at some locations, preventing the cladding from weeping.
- 1.26 West Elevation – At the corridor entry, we observed sealant was missing near the door and there was no door head flashing.
- 1.27 West Elevation – We noted missing sealant at the vertical brick joint near Unit 119.
- 1.28 West Elevation – We observed small unsealed holes at random locations, which could possibly be from scaffold tie-offs.
- 1.29 West Elevation – signage penetrations were not sealed.
- 1.30 West Elevation – At the north end of West Elevation, we observed stack mulled windows with connection plates along the jambs. Sealant was failed at several locations, particularly around the connection plates.
- 1.31 West Elevation – plastic/mesh inserts were missing from masonry weeps.
- 1.32 West Elevation – At various random locations we observed under-driven screws at windowsill flashing. The washers were not seated against the vertical leg of the flashing.

- 1.33 West Elevation – We observed sliding glass door head flashing was covered with sealant. Sealant should be on the bottom side of the flashing, not the top.
- 1.34 West Elevation – At the south end of the building we observed blistered paint on the soffit.
- 1.35 South Elevation – We observed unsealed mechanical penetrations.
- 1.36 South Elevation – Head flashing was omitted from stairwell and mechanical room doors.
- 1.37 South Elevation – There was no sealant at stairwell doors or mechanical room doors.
- 1.38 South Elevation – We observed sealant missing from first floor window sills at several locations.
- 1.39 South Elevation – Sealant was absent around the window at Unit 131.
- 1.40 South Elevation – Sealant was not installed at mechanical room doors and no head flashing was installed. Also, at this mechanical area, there was a large open gap under the flashing at the top of the wall where it meets the garage, and sealant was not installed at the vertical joint where the cladding terminates at the garage wall.
- 1.41 South Elevation – At the projecting wall with metal panels, the top corner near the soffit return was not sealed.
- 1.42 South Elevation – Guardrail screw penetrations were not sealed. This was typical at other locations on the project.
- 1.43 Pool Courtyard – Sealant was not installed around the window of Unit 145.
- 1.44 Pool Courtyard – Head flashing was not installed over balcony doors.
- 1.45 Pool Courtyard – Overdriven and under-driven fasteners were observed throughout the cementitious panels.
- 1.46 Pool Courtyard – We observed an isolated area where there was a large gap at the top of a cementitious panel where it meets horizontal trim.
- 1.47 Pool Courtyard – We observed damaged soffit at 2nd floor balconies at several locations.
- 1.48 Pool Courtyard – We observed several unsealed equipment penetrations.
- 1.49 Pool Courtyard – There was no storefront pan flashing over slab edge. A separate flashing over the slab is shown in the plans, and this was observed installed at other locations on the project.
- 1.50 Pool Courtyard – We observed unsealed vertical cladding and sheathing joints at foundation drops.
- 1.51 Pool Courtyard – We observed missing sealant where cementitious panel trim meets sliding glass doors (lower 2-3 inches of the doors).

- 1.52 West Courtyard – Conditions in the Pool Courtyard were also observed at the West Courtyard. Additional issues are indicated below:
- 1.53 West Courtyard – the window of Unit 130 did not have a separate head flashing like all other windows.
- 1.54 West Courtyard – We observed a large unsealed opening at Unit 328 where the top of the wall meets the soffit.
- 1.55 West Courtyard – At Unit 431, we noted the soffit was terminated lower than the cladding. As a result, there were water stains on the soffit.
- 1.56 West Courtyard – We noted roofing flashing was incomplete and a window frame was broken at Unit 423. The lack of roof flashing and/or counterflashing was a consistent observation on all perimeters of the project.
- 1.57 West Courtyard – At Unit 428, window head flashings were sealed, preventing weep. Above this balcony area we observed gaps in the cementitious cladding where the cladding trim was cut incorrectly.
- 1.58 West Courtyard – At Unit 410 there was no sealant at the window perimeter. We also observed damaged wood at the balcony door and side lite. The sill pan was negatively sloped at this location and with no drop.
- 1.59 West Courtyard – At Unit 407 we observed missing cladding and exposed WRB at the balcony edges.
- 1.60 West Courtyard – At Unit 405, we there were no weeps over lintels at the balcony opening and over the window. There was also a large opening where the elevation wall terminated at the soffit.
- 1.61 West Courtyard – We observed water stains at the soffit of Unit 444 balcony. We noted soffit return and drip edge had been sealed.
- 1.62 West Courtyard – At Unit 459 we noted exposed WRB at the balcony corner.
- 1.63 West Courtyard – At Unit 463 we noted the soffit was damaged. Directly above the damage we observed an unsealed opening in the cladding. Also, the soffit was lower than cladding and there was no weep channel at the base of the cladding.
- 1.64 On the interior of the building, we observed stains and peeling paint at the corridor window near Unit 459.
- 1.65 Upper Main Roof – We observed two overflow drains were missing.
- 1.66 Upper Main Roof – At the roof exit door, the perimeter joint was filled with mortar in lieu of sealant.
- 1.67 Upper Main Roof - At the stair penthouse, there was no receiver and counter flashing. Instead, the TPO continued behind the cladding and stucco was fastened through the TPO.

- 1.68 Upper Main Roof - We observed several areas where curbs were inhibiting water flow toward drains.
- 1.69 Upper Main Roof - At the east perimeter, we observed an unwelded section of TPO (fish mouth) that was instead filled with sealant. This is over the wall projections, beyond the main roof parapet.
- 1.70 Upper Main Roof – At the garage expansion joint, self-adhering membrane flashing tape was used to join the TPO expansion joint where it meets the ExpandoFlash expansion joint. This tape is not UV stable and not a long term solution for joining the two different expansion joints.
- 1.71 Upper Main Roof – At the same location above, we observed an isolated section of the ExpandoFlash that was cut/torn.
- 1.72 Upper Main Roof – At the same location above, we observed sealant was not installed where cladding terminated alongside the vertical expansion joint.
- 1.73 Upper Main Roof – We observed discontinuity where the horizontal ExpandoFlash expansion joint meets the top of the vertical Emseal on the elevation wall.
- 1.74 We noted the garage expansion joint profile over the concrete walls does not match the plans, and fasteners are sparsely located. Isolated areas have negative slope.
- 1.75 Lower Roof - At the elevation wall directly above the roof, stucco cladding was transitioned to cementitious panels using a control joint, in lieu of a J-mold. One side of the control joint is unsealed where it meets the panels.
- 1.76 At the same area described above, we observed exposed window flashing tape and no flashing assembly to provide a transition from the roof system to the cladding system.
- 1.77 At the same area described above, one of the vertical masonry expansions joints did not continue to the top of the wall.

This concludes our involvement with the project unless notified otherwise by our Client. We appreciate the opportunity to provide services for this project. Should you wish to discuss the contents of this letter in more detail, please call our Dallas-Fort Worth office at 214-307-8900

Respectfully Submitted,
BUILDING ENGINEERING-CONSULTANTS, INC.



Brian McDade
Senior Project Manager

Attachment: Original field notes

Search Information

Address: 713 W 4th Ave, Stillwater, OK 74074, USA
Coordinates: 36.1175495, -97.0675121
Elevation: 899 ft
Timestamp: 2022-05-18T21:28:58.244Z
Hazard Type: Wind



ASCE 7-16

MRI 10-Year ----- 76 mph
 MRI 25-Year ----- 83 mph
 MRI 50-Year ----- 88 mph
 MRI 100-Year ----- 94 mph
 Risk Category I ----- 102 mph
 Risk Category II ----- 109 mph
 Risk Category III ----- 116 mph
 Risk Category IV ----- 121 mph

ASCE 7-10

MRI 10-Year ----- 76 mph
 MRI 25-Year ----- 84 mph
 MRI 50-Year ----- 90 mph
 MRI 100-Year ----- 96 mph
 Risk Category I ----- 105 mph
 Risk Category II ----- 115 mph
 Risk Category III-IV ----- 120 mph

ASCE 7-05

ASCE 7-05 Wind Speed ----- 90 mph

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Disclaimer

Hazard loads are interpolated from data provided in ASCE 7 and rounded up to the nearest whole integer. Per ASCE 7, islands and coastal areas outside the last contour should use the last wind speed contour of the coastal area – in some cases, this website will extrapolate past the last wind speed contour and therefore, provide a wind speed that is slightly higher. NOTE: For queries near wind-borne debris region boundaries, the resulting determination is sensitive to rounding which may affect whether or not it is considered to be within a wind-borne debris region.

Mountainous terrain, gorges, ocean promontories, and special wind regions shall be examined for unusual wind conditions.

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