

PRESCOTT ENGINEERING, LLC

August 18, 2026

Beach House Condominiums
c/o Ms. Karin Hoppmann
403 Gulf Way
Pass-A-Grille, Florida

**Subject: Leak inspection
Beach House Condominiums
Pass-A-Grille, Florida**

Ms. Hoppmann,

Prescott Engineering (PE) has conducted an inspection of a portion of the units at Beach House due to reported leaks developing in some of the units. The inspection was completed on August 6 & 12, 2026. Leaks were reported in 602, 603, and 701. The inspection conducted was limited to these units. Additionally, the inspections were done of the structure's current state and did not include any additional destructive testing. Areas of drywall had been previously removed due to reported leaks and repairs, however no additional cuts were made at the time of the inspection.

The following information summarizes the conditions observed. Additional information and photographs are attached to this report for reference:

1. Unit 603
 - a. A drainpipe was observed directly above the guest shower where leaks had been reported.
 - b. The drainpipe appeared to have been continuous at one point but had been modified later (unknown date).
 - c. The pipe appeared to have been cut with one end having a rubber cap over the end and the other being connected to a roof drain that had been added to the lower roof at some point.
 - d. The roof drain has since been covered over with drainage being provided via scuppers.
 - e. The capped end of the drainpipe was continuous horizontally and reported by the unit owner to extend under Unit 704.
 - f. The way the drainpipe was cut and capped created a dead end on the pipe where water would be able to collect and not drain.
 - g. Water was observed to be dripping out of the pipe around the rubber cap.
2. Unit 602
 - a. Staining was observed in the ceiling of the kitchen, family room/dining area, master bathroom, and air conditioning closet.

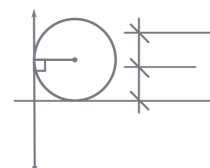
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727.346.8966

***Leak Inspection Report
Beach House Condominiums
Pass-A-Grille, Florida***

- b. The staining in the kitchen appeared to be due to an unsealed walkway on the 7th level that was immediately adjacent to this portion of the ceiling.
 - c. There were patches in portions of the ceiling in the family room where previous leaks appeared to have occurred and been repaired.
 - d. The leaks in the family room/dining area, master bathroom, and air conditioning closet were all relatively aligned. The leaks in these areas appeared to align with staining observed in Unit 701 above.
3. Unit 701
- a. The bottom of the drywall along the majority of the north walls had been removed. Staining was observed on portions of the bottom of the wall towards the sliding glass door.
 - b. The finish on the owner side of the partition wall had been completely removed. No staining was observed on the wall.
 - c. The interior of the unit was observed to have floor tiles installed on top of decking and sleepers creating a cavity of approximately 2" under the floor tiles.
 - d. The sliding glass door was removed and observed to have no flashing or waterproofing present on the opening.
 - e. No staining was observed on the north wall under the recently installed windows.
 - f. No staining was observed to be running down the wall. Rather all the staining was observed at the base of the wall and appeared to be caused by capillary action.
 - g. The north balcony of the unit was reported to have an improper slope causing water to collect in the northwest corner adjacent to the sliding glass door.
 - h. The south French door of the balcony was observed to have been improperly installed with large gaps and a lack of waterproofing or flashing.
 - i. The south sliding glass door was observed to have been improperly installed with no gaps and a lack of waterproofing or flashing.
 - j. The deck of the balconies was currently stripped and had supplemental sloping applied with no waterproofing or caulking present.
 - k. The contractor had installed tarps and plywood to mitigate water from entering the balcony. The owner of 602 had reported that since this was done the leaks in the unit had stopped/reduced.

Based on the conditions observed, the leaks in 602 kitchen appear to be caused by an unsealed walkway on the east side of 7th walkway. The leaks in the remainder of 602 appear to be caused by an improperly installed and sealed sliding glass door assembly and an unsealed balcony deck on Unit 701. Additionally, the remaining doors on the balconies on Unit 701 were observed to have been improperly installed and unsealed which will further allow moisture to enter the unit and ultimately 602. The leak in 603 appeared to be caused by an improperly terminated/capped drain line. The timing of that work is unknown.



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Based on the conditions observed PE recommends:

1. The sliding glass doors and French door of Unit 701 should be pulled and the openings properly waterproofed before reinstalling the doors.
2. The French door of the unit does not appear to be properly sized and should be removed and replaced with a correctly sized door assembly.
3. The balconies of Unit 701 should be properly waterproofed.
4. The partition wall of Unit 701 should be fully sheathed and waterproofed with the waterproofing properly lapped/integrated into the balcony deck waterproofing.
5. The walkway of the 7th level should be waterproofed.
6. The drainpipe in Unit 603 should be properly terminated and capped. This will likely consist of a 90 degree elbow being installed at the current junction near the kitchen.

Neither the survey nor this report is intended to cover hidden defects, mechanical, electrical, or architectural features, nor environmental concerns. Unauthorized use of this report, without the permission of PE, shall not result in any liability or legal exposure to Prescott Engineering, LLC.

Prescott Engineering, LLC reserves the right to update the information contained in this report if deemed necessary due to modified site conditions or the availability of new/additional information.

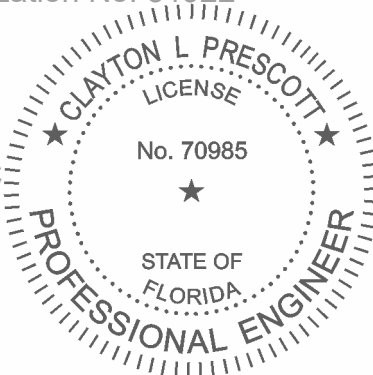
Thank you for offering us the opportunity to provide our services for this project. Please contact our office if you have any questions regarding this report.

Sincerely,

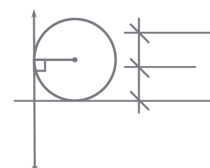
Prescott Engineering, LLC

State of Florida Certificate of Authorization No. 31922

Clayton Prescott PE, FRSE, SI, RRC
Principal Engineer
Florida P.E. No. 70985



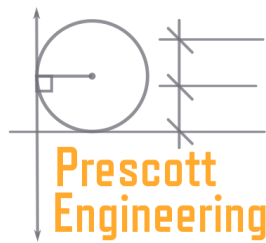
This item has been digitally signed and sealed on August 18, 2026 by Clayton L Prescott, PE using a digital signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Clayton Prescott

Prescott Engineering, LLC

Aug 17, 2026 | 51 Photos



Beach House Leak Inspection

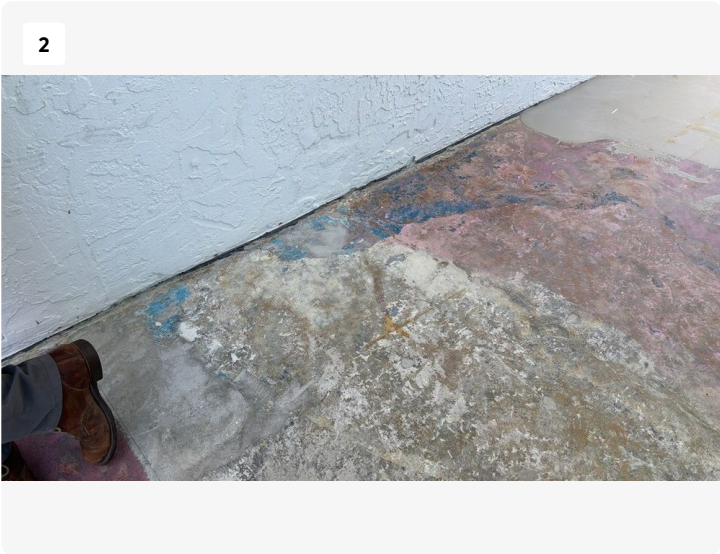
Section 1

During the inspection the balcony of Unit 701 was observed to have a large amount of tarps and sheathing present to mitigate water from accumulating on the deck of 701. It was reported by the building representative that Unit 602 had reported the majority of the leaks had stopped since the tarps and sheathing were installed. This is important to note as it likely points to the balcony of 701 being the cause of the leaks in 602.



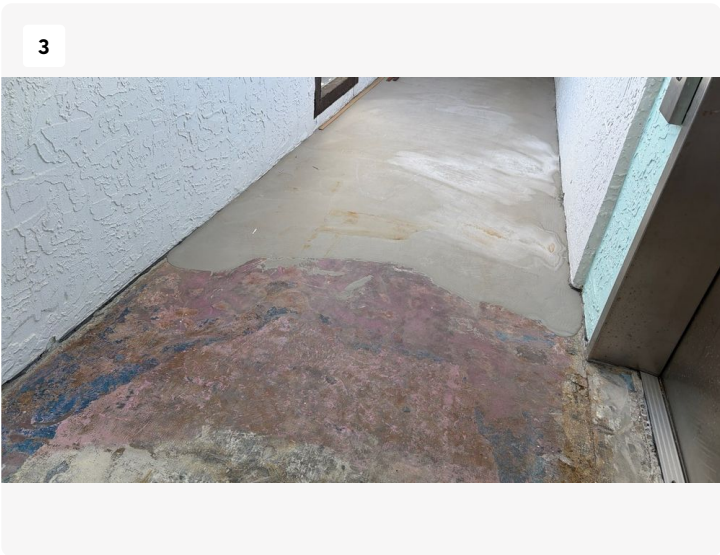
The 7th level walkways are currently stripped with portions having sloping material present. No waterproofing or caulking is present.

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Date: Aug 12, 2026, 2:05 PM
Creator: Clayton Prescott



Areas without sloping material present were observed to still have significant amount of residue present and it appeared that the sloping material had been applied over a primer that was applied directly over the residue. Building representative was informed that all of the residue on the flooring should be removed prior to the installation of any sloping or waterproofing material.

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Date: Aug 12, 2026, 2:05 PM
Creator: Clayton Prescott



Areas without sloping material present were observed to still have significant amount of residue present and it appeared that the sloping material had been applied over a primer that was applied directly over the residue. Building representative was informed that all of the residue on the flooring should be removed prior to the installation of any sloping or waterproofing material.

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Date: Aug 12, 2026, 2:05 PM
Creator: Clayton Prescott



Areas directly adjacent to 701, and directly above the kitchen area of 602 were observed to not have any caulking or waterproofing present on the walkway.

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Date: Aug 12, 2026, 2:08 PM
Creator: Clayton Prescott



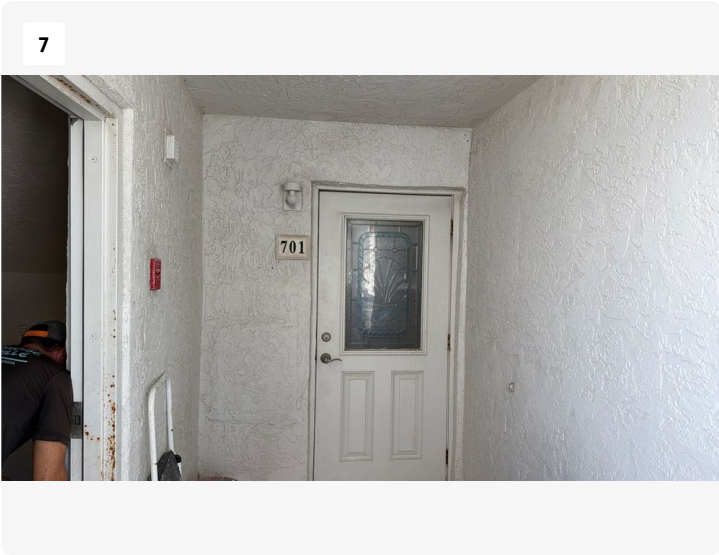
Areas directly adjacent to 701, and directly above the kitchen area of 602 were observed to not have any caulking or waterproofing present on the walkway.

Project: Beach House Condo
Date: Aug 12, 2026, 2:08 PM
Creator: Clayton Prescott



Areas directly adjacent to 701, and directly above the kitchen area of 602 were observed to not have any caulking or waterproofing present on the walkway.

Project: Beach House Condo
Date: Aug 12, 2026, 2:08 PM
Creator: Clayton Prescott



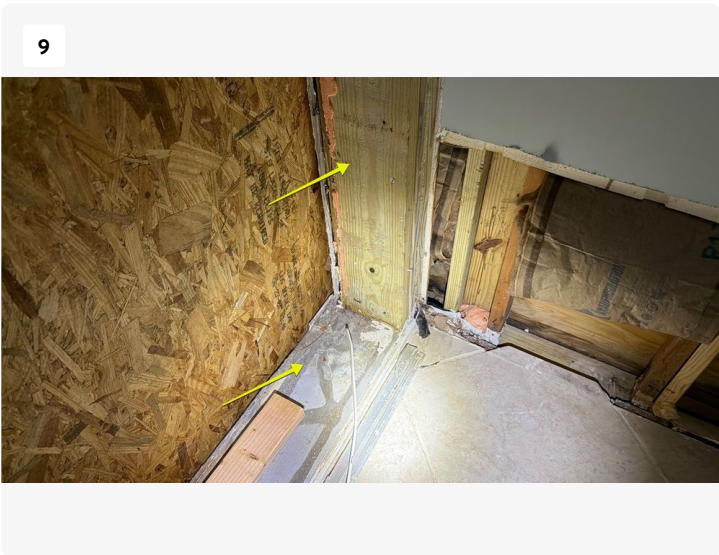
Unit 701

Project: Beach House Condo
Date: Aug 12, 2026, 2:08 PM
Creator: Clayton Prescott



The floor in the north side of Unit 701 was observed to be floor tile that had been installed on top of sheathing and sleepers resulting in an elevated floor with a gap of approximately 2" underneath. This configuration can allow water to migrate under the floor finish without being observed on the inside of the unit. Additionally, the sliding glass door on north balcony of the unit was removed and observed to have had no flashing or waterproofing installed on the rough opening.

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Date: Aug 12, 2026, 2:10 PM
Creator: Clayton Prescott



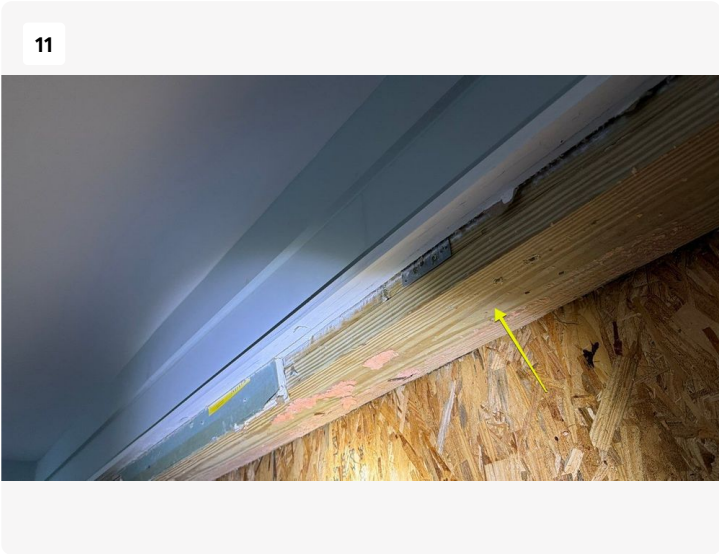
The floor in the north side of Unit 701 was observed to be floor tile that had been installed on top of sheathing and sleepers resulting in an elevated floor with a gap of approximately 2" underneath. This configuration can allow water to migrate under the floor finish without being observed on the inside of the unit. Additionally, the sliding glass door on north balcony of the unit was removed and observed to have had no flashing or waterproofing installed on the rough opening.

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Date: Aug 12, 2026, 2:18 PM
Creator: Clayton Prescott



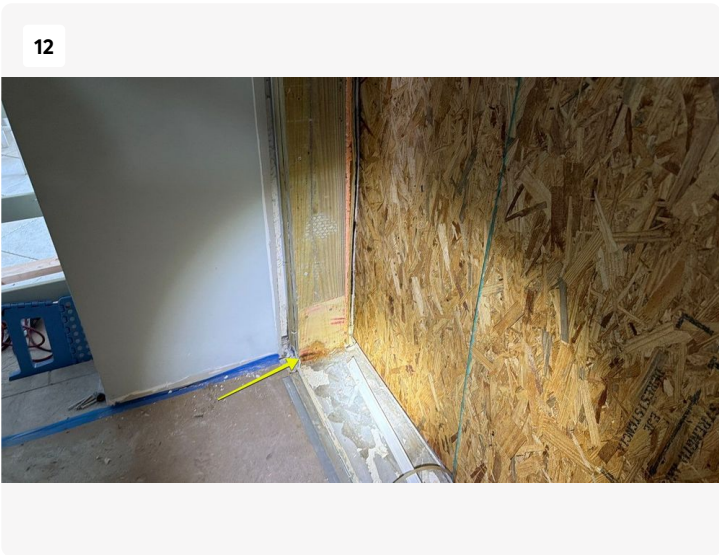
The sliding glass door on north balcony of the unit was removed and observed to have had no flashing or water-proofing installed on the rough opening.

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Date: Aug 12, 2026, 2:18 PM
Creator: Clayton Prescott



The sliding glass door on north balcony of the unit was removed and observed to have had no flashing or water-proofing installed on the rough opening.

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Date: Aug 12, 2026, 2:19 PM
Creator: Clayton Prescott



The sliding glass door on north balcony of the unit was removed and observed to have had no flashing or water-proofing installed on the rough opening. Staining consistent with moisture intrusion was observed on the lower corner of the sliding glass door opening.

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Date: Aug 12, 2026, 2:19 PM
Creator: Clayton Prescott

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The sliding glass door on north balcony of the unit was removed and observed to have had no flashing or water-proofing installed on the rough opening. Staining consistent with moisture intrusion was observed on the lower corner of the sliding glass door opening.

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Date: Aug 12, 2026, 2:19 PM
Creator: Clayton Prescott

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The north exterior wall of the Unit 701 was observed to have staining present along the base of the wall. It was noted that no drip marks or staining from higher up were observed, indicating that the staining was coming from moisture at the base of the wall being absorbed via capillary action, rather than running down the wall from above. Additionally, the staining was observed to decrease the further from the sliding glass door. A concentration in the staining was observed approximately 6-8' to the east of the sliding glass door which correlated with the location of the leaks in 602 below. This area ap...

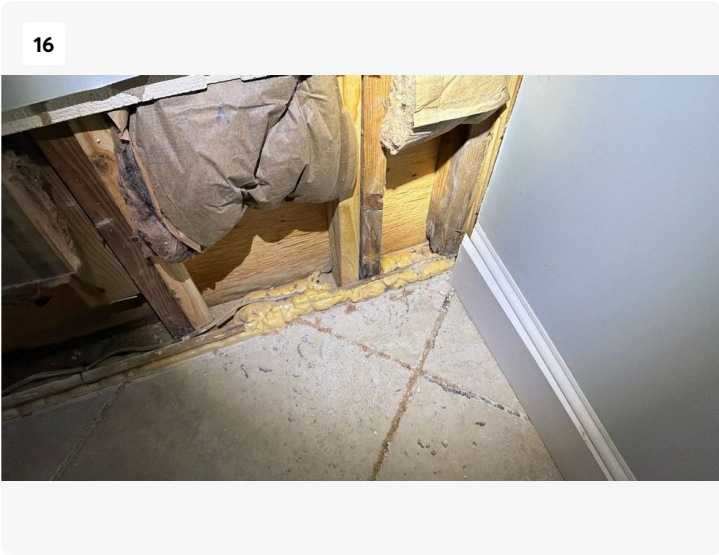
Project: Beach House Condo
Date: Aug 12, 2026, 2:10 PM
Creator: Clayton Prescott

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The degree of staining appeared to lessen as you moved further from the sliding glass door.

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Date: Aug 12, 2026, 2:11 PM
Creator: Clayton Prescott



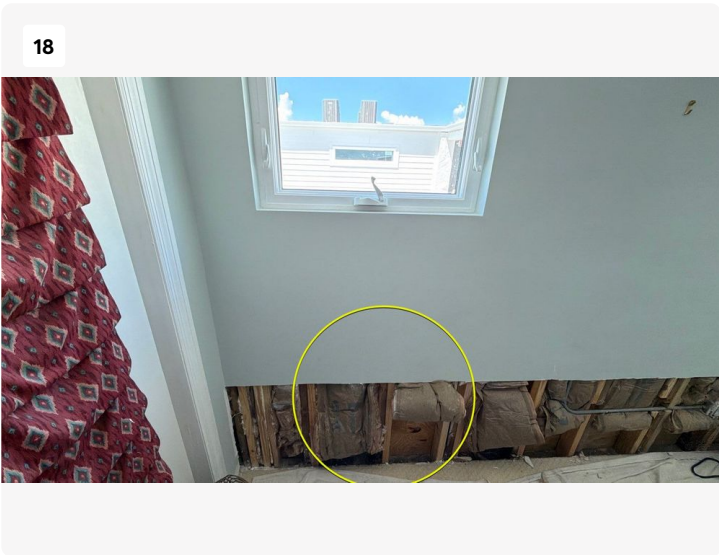
The degree of staining appeared to lessen as you moved further from the sliding glass door.

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Date: Aug 12, 2026, 3:06 PM
Creator: Clayton Prescott



The degree of staining appeared to lessen as you moved further from the sliding glass door. There was no staining observed under the windows in the east room of Unit 701 or along the base of the wall.

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Date: Aug 12, 2026, 3:07 PM
Creator: Clayton Prescott



The degree of staining appeared to lessen as you moved further from the sliding glass door. There was no staining observed under the windows in the east room of Unit 701 or along the base of the wall.

Project: Beach House Condo
Date: Aug 12, 2026, 3:07 PM
Creator: Clayton Prescott



The degree of staining appeared to lessen as you moved further from the sliding glass door. There was no staining observed under the windows in the east room of Unit 701 or along the base of the wall.

Project: Beach House Condo
Date: Aug 12, 2026, 3:07 PM
Creator: Clayton Prescott



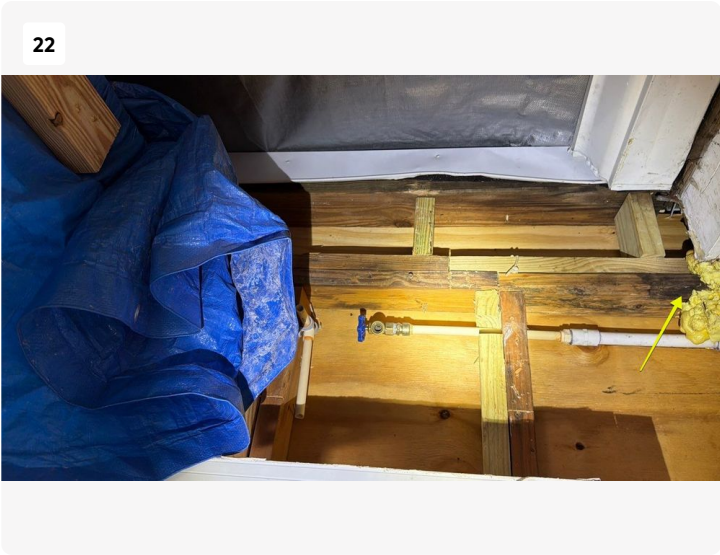
The north patio deck of Unit 701 was reported to have had a significant dip towards the northeast causing water to accumulate directly against the base of the sliding glass door. The contractor added sloping material to assist in moving water away from the sliding glass door and towards the scuppers on the west side of the deck.

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Date: Aug 12, 2026, 2:20 PM
Creator: Clayton Prescott



The north patio deck of Unit 701 was reported to have had a significant dip towards the northeast causing water to accumulate directly against the base of the sliding glass door. The contractor added sloping material to assist in moving water away from the sliding glass door and towards the scuppers on the west side of the deck.

Project: Beach House Condo
Date: Aug 12, 2026, 2:23 PM
Creator: Clayton Prescott



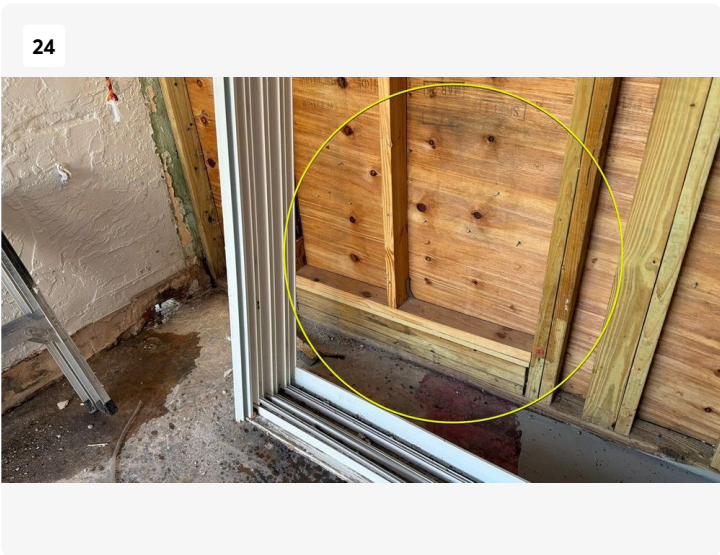
Staining was observed in the upper portion of the wall immediately adjacent to the sliding glass door. A water supply line was also observed in this location and was reported to have been capped due to leaks that were observed during demolition.

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Date: Aug 12, 2026, 2:20 PM
Creator: Clayton Prescott



The interior face of the north partition wall of Unit 701 was exposed and observed to be free of staining. It is important to note that the wall and roof in this location was the same construction as all other locations along this roof.

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Date: Aug 12, 2026, 2:20 PM
Creator: Clayton Prescott



The interior face of the north partition wall of Unit 701 was exposed and observed to be free of staining. It is important to note that the wall and roof in this location was the same construction as all other locations along this roof.

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Date: Aug 12, 2026, 2:21 PM
Creator: Clayton Prescott



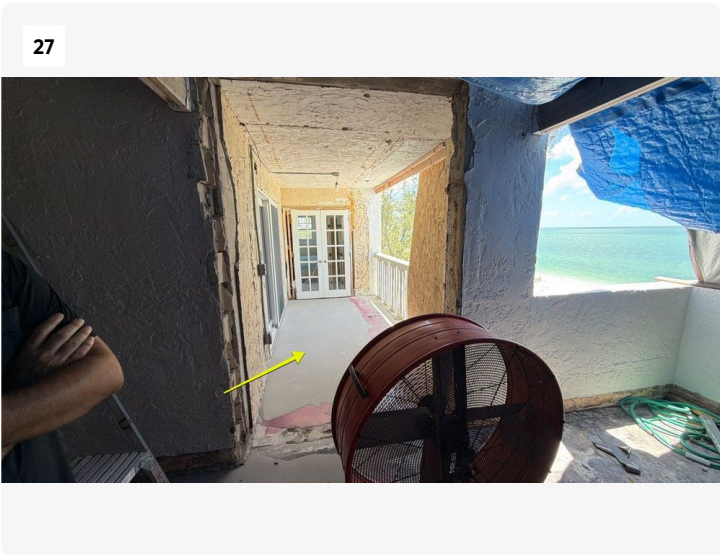
The interior face of the north partition wall of Unit 701 was exposed and observed to be free of staining. It is important to note that the wall and roof in this location was the same construction as all other locations along this roof.

Project: Beach House Condo
Date: Aug 12, 2026, 2:22 PM
Creator: Clayton Prescott



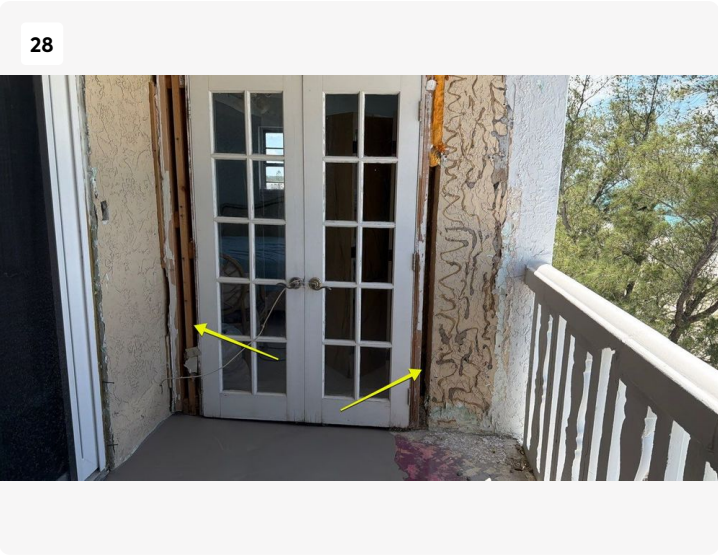
The interior face of the north partition wall of Unit 701 was exposed and observed to be free of staining. It is important to note that the wall and roof in this location was the same construction as all other locations along this roof.

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Date: Aug 12, 2026, 2:22 PM
Creator: Clayton Prescott



The south deck of Unit 701 was observed to have been stripped with no waterproofing or caulking currently present. Sheathing had been installed on the exterior of the building to mitigate water from entering the balcony. One piece of sheathing was reported to have become dislodged and was removed.

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Date: Aug 12, 2026, 2:23 PM
Creator: Clayton Prescott



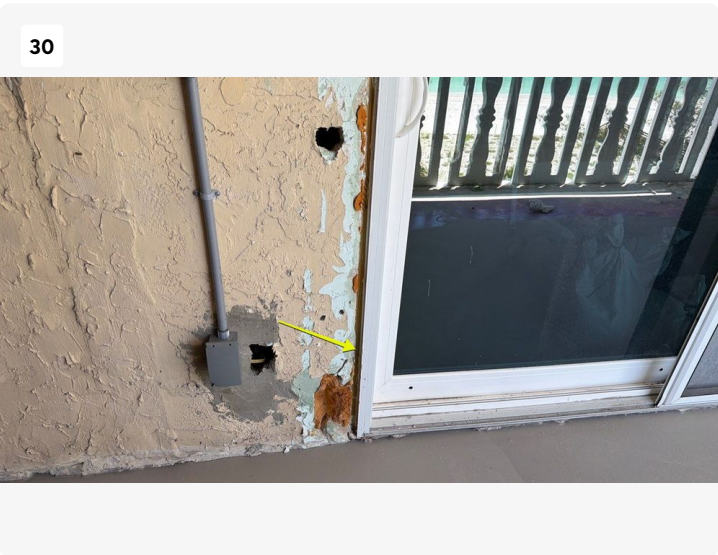
The south french door of the balcony on Unit 701 was observed to be exposed with large gaps around the perimeter of the door and no flashing or waterproofing present.

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Creator: Clayton Prescott



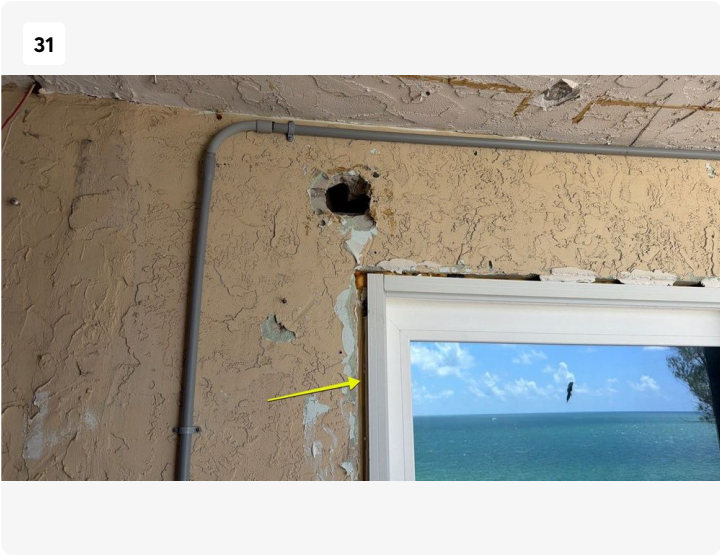
The south french door of the balcony on Unit 701 was observed to be exposed with large gaps around the perimeter of the door and no flashing or waterproofing present.

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Creator: Clayton Prescott



The south sliding glass door of the balcony on Unit 701 was observed to be exposed with gaps around the perimeter of the door and no flashing or waterproofing present.

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Date: Aug 12, 2026, 2:24 PM
Creator: Clayton Prescott



The south sliding glass door of the balcony on Unit 701 was observed to be exposed with gaps around the perimeter of the door and no flashing or waterproofing present.

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Date: Aug 12, 2026, 2:24 PM
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Unit 602

Project: Beach House Condo
Date: Aug 12, 2026, 2:48 PM
Creator: Clayton Prescott



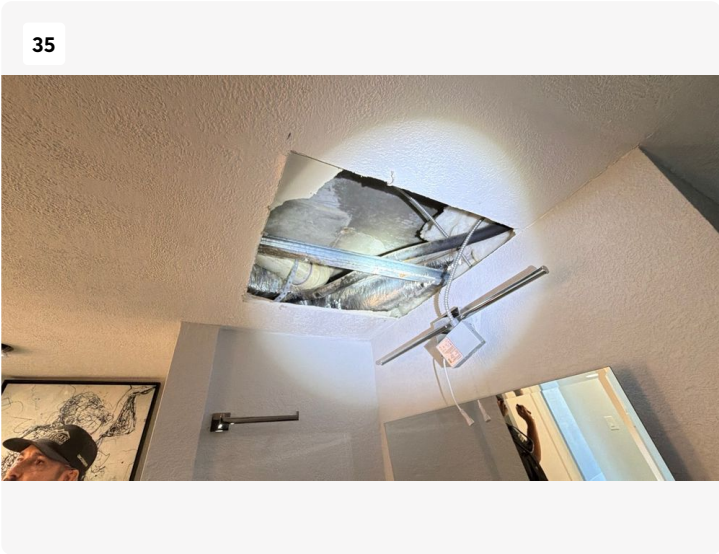
Multiple areas of staining were observed in the ceiling.- This correlated with the currently unsealed walkway decks on the 7th level above.

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Date: Aug 12, 2026, 2:49 PM
Creator: Clayton Prescott



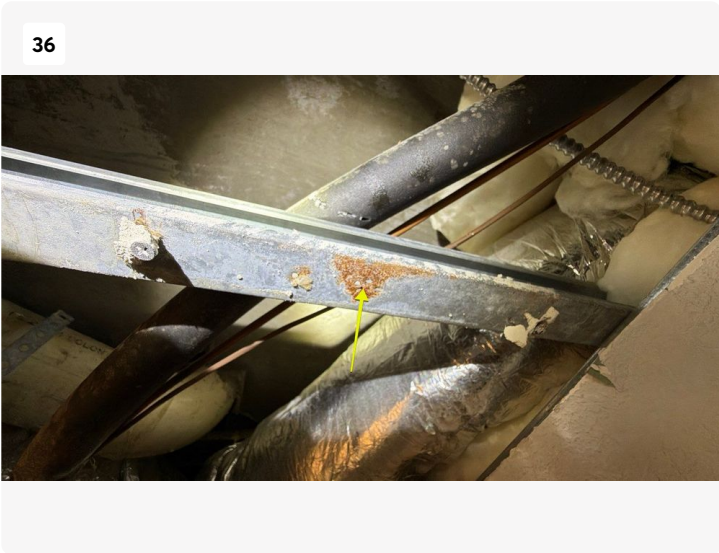
Multiple areas of staining were observed in the ceiling.-
This correlated with the currently unsealed walkway decks
on the 7th level above.

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Date: Aug 12, 2026, 2:49 PM
Creator: Clayton Prescott



A portion of the ceiling in the master bathroom was pre-
viously removed due to reported leaks in this location.

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Creator: Clayton Prescott



Corrosion was observed in portions of the ceiling framing.

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Creator: Clayton Prescott



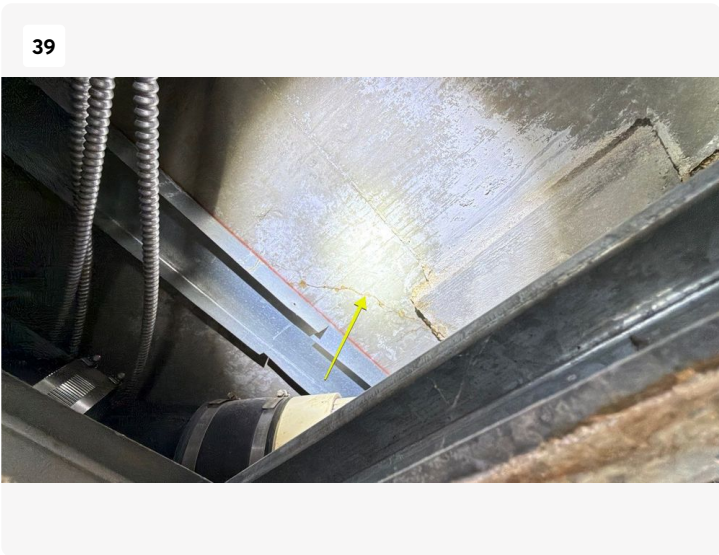
Staining was observed on portions of the ceiling framing.

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Date: Aug 12, 2026, 2:53 PM
Creator: Clayton Prescott



Staining was observed around portion of the deck patching material.

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Staining was observed along a crack in the deck above.

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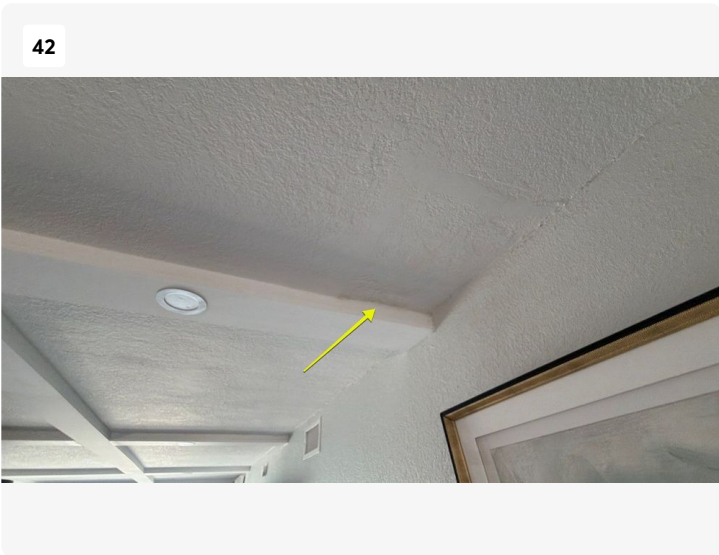
Staining consistent with moisture intrusion was observed in the a/c closet immediately adjacent to the removed portion of the ceiling in the master bathroom.

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Staining and finish deterioration was observed in the family room directly above the dining table.

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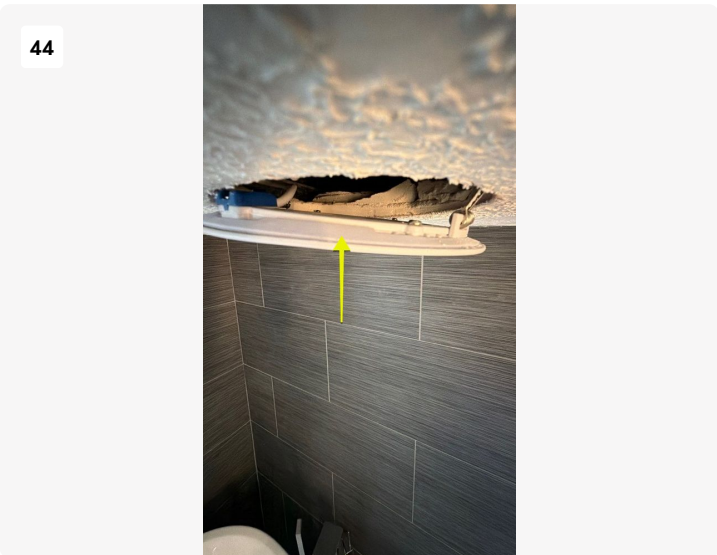
Staining was observed along the wall to ceiling interface in the family room directly in line with the ceiling leak above the dining table and the area of removed ceiling in the master bathroom. An apparent ceiling patch was also observed in this location.

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Creator: Clayton Prescott



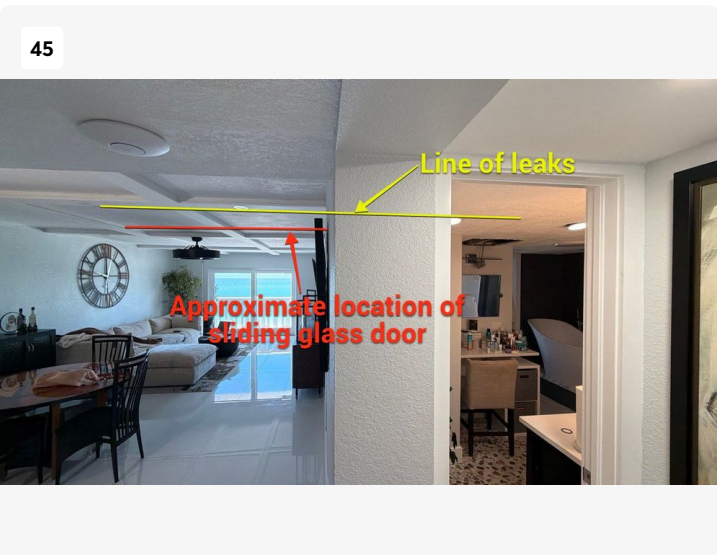
Corrosion and caulking were observed on the back of the ceiling light that was removed in the same area where the ceiling in the master bathroom was removed.

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The other ceiling lights in the master bathroom were observed to not have any caulking present.

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Creator: Clayton Prescott

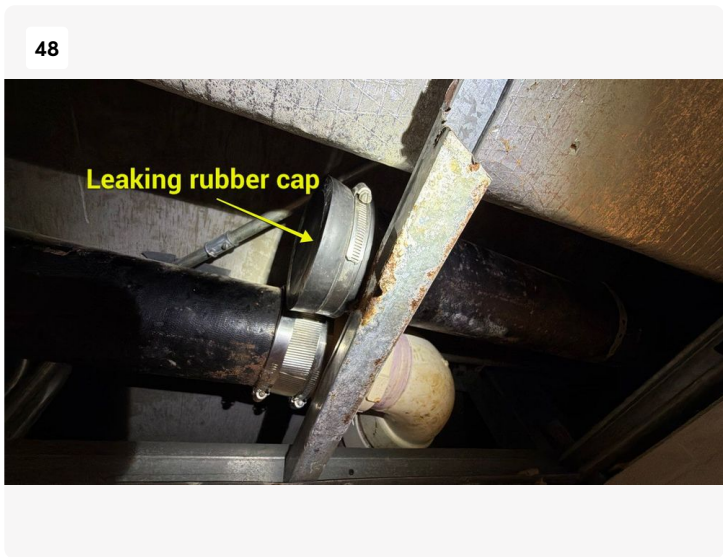
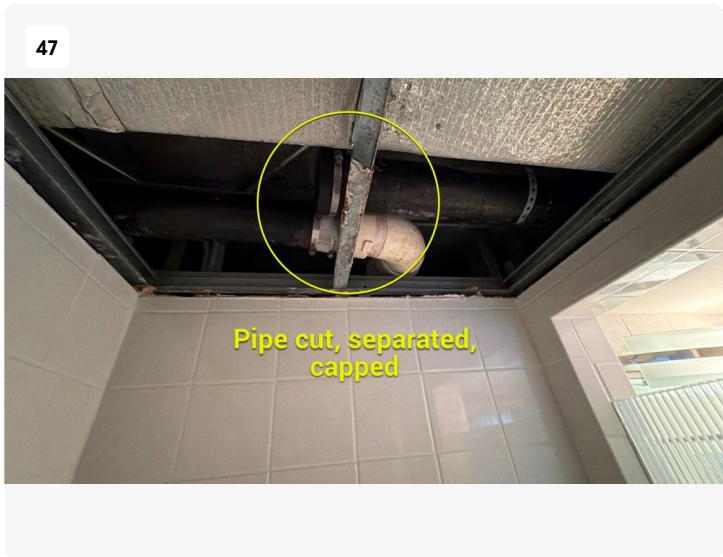


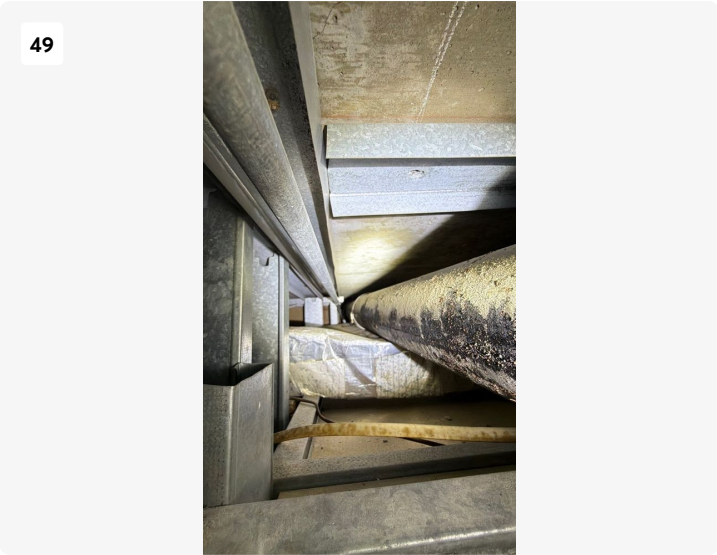
The location of the staining was found to align with the area of concentrated staining in the base of the wall of Unit 701 above. This appeared to have been caused by the leak through the sliding glass door assembly of the unit.

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Date: Aug 12, 2026, 3:02 PM
Creator: Clayton Prescott



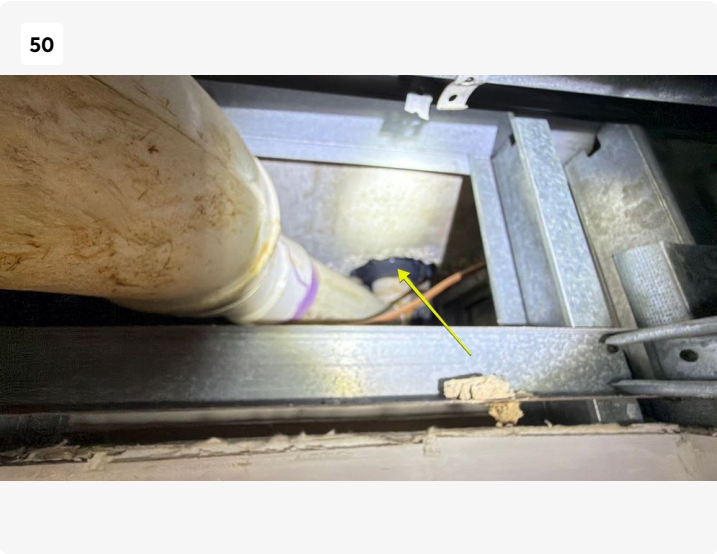
Unit 603





The drain line was observed to be continuous towards the underside of Unit 704.

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Creator: Clayton Prescott



The lower roof drain that was later roofed over.

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Date: Aug 12, 2026, 2:43 PM
Creator: Clayton Prescott



The owner indicated that during a previous remodel of his unit he observed and drainage pipe in his wall that ran laterally under Unit 704.

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Date: Aug 12, 2026, 2:41 PM
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