

# PRESCOTT ENGINEERING, LLC

March 4, 2026

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

**Subject: Private Balcony Scopes (701 & 704)  
Beach House Condominiums  
Pass-A-Grille, Florida**

## **Beach House Condos- Private Balcony Scope of Work**

Ms. Hoppmann,

Prescott Engineering (PE) has been providing ongoing construction monitoring services for the work on the roof and penthouse exterior walls. During the course of the project additional areas of moisture intrusion and deferred maintenance have been identified. PE was requested to provide a detailed scope of work for the balconies for the purpose of having the contractor provide pricing.

Based on the conditions observed and information provided, the recommended scope of work should include the following:

### **701 (Small Balcony ONLY)**

- Remove existing drywall on all exterior walls
- Grind Stucco to remove existing adhesive
- Remove existing floor tiles
- Remove existing French doors and properly flash rough opening with Prosoco R-Guard
- Install new PGT (FD5555) Vinyl French doors with high-impact glass (to match existing as best as possible)
- Remove existing sliding glass door assembly (by separate contractor)
  - *The sliding glass door assembly may need to be replaced upon removal, subject to its condition after removal*
- Properly flash rough opening of sliding glass door with Prosoco R-Guard
- Reinstall existing sliding glass door assembly (by separated contractor)
- Retexture and paint entire exterior wall
- Remove and replace existing ceiling light fixture.
- Remove existing ceiling finish and drywall. Replace with hardieboard smooth finish panel and paint.
- Remove all Baseboards and Door Casings (to match existing as best as possible)?
- Apply Sika Roofpro 20 with 624wp system.

**Restoration | Design | Roof Consulting | Forensics**

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727.346.8966

**Wall Repair Report**  
**Beach House Condominiums**  
**Pass-A-Grille, Florida**

- Remove existing precast concrete guardrail and replace with an aluminum guardrail. The new guardrail shall have Kynar XL finish. Contractor to provide signed and sealed shop drawings for the guardrail systems included all details and attachments. Shop drawings shall be approved by the association prior to the contractor commencing work or ordering material. This bid item includes the time required by the contractor to provide access for the Engineer to observe work throughout the project. All fasteners and non-aluminum hardware to be stainless steel with isolators between the stainless steel and aluminum to prevent contact of the different materials. The system shall be a fully welded system.

**701 (Large Balcony ONLY)**

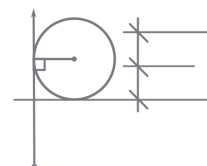
- Strip existing balcony tile down to deck
- Apply Sika Roofpro 20 with 624wp system.
- Strip interior side of partition wall down to studs and install new ½" APA rated plywood sheathing.
- Apply Sto Gold Coat waterproofing system
- Install 3/16" Sto Drainscreen drainage mat'
- Install felt backing and self-furring 2.5 lbs/sy diamond mesh wire lathe with #10 screws at 7" o.c. into studs.
- Apply 7/8" stucco finish and paint
- Enlarge scuppers to 3" diameter and install PVC Sleeve
- Remove and replace existing single hung door
- Remove existing sliding glass door assembly (by separate contractor)
  - *The sliding glass door assembly may need to be replaced upon removal, subject to its condition after removal*
- Properly flash rough opening of sliding glass door with Prosoco R-Guard
- Reinstall existing sliding glass door assembly (by separate contractor)
- Remove Wood Beams

**704 (Large Balcony ONLY - Immediate Work)**

- Strip interior side of partition wall down to studs and install new ½" APA rated plywood sheathing.
- Apply Sto Gold Coat waterproofing system
- Install 3/16" Sto Drainscreen drainage mat'
- Install felt backing and self-furring 2.5 lbs/sy diamond mesh wire lathe with #10 screws at 7" o.c. into studs.
- Apply 7/8" stucco finish and paint
- Enlarge scuppers to 3" diameter and install PVC Sleeve

**704 (Large Balcony ONLY- Recommended Future Work)**

- Strip existing balcony tile down to deck



**Wall Repair Report**  
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- Apply Sika Roofpro 20 with 624wp system.
- Remove existing sliding glass door assembly (by separate contractor)
  - *The sliding glass door assembly may need to be replaced upon removal, subject to its condition after removal*
- Properly flash rough opening of sliding glass door with Prosoco R-Guard
- Reinstall existing sliding glass door assembly (by separate contractor)

**704 (Small Balcony ONLY – Immediate Work)**

- Remove existing precast concrete guardrail and replace with an aluminum guardrail. The new guardrail shall have Kynar XL finish. Contractor to provide signed and sealed shop drawings for the guardrail systems included all details and attachments. Shop drawings shall be approved by the association prior to the contractor commencing work or ordering material. This bid item includes the time required by the contractor to provide access for the Engineer to observe work throughout the project. All fasteners and non-aluminum hardware to be stainless steel with isolators between the stainless steel and aluminum to prevent contact of the different materials. The system shall be a fully welded system.

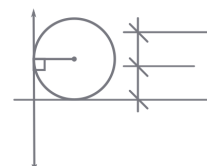
**704 (Small Balcony ONLY – Recommended Future Work)**

- Remove existing floor tiles
- Apply Sika Roofpro 20 with 624wp system.
- Remove existing sliding glass door assembly (by separate contractor)
  - *The sliding glass door assembly may need to be replaced upon removal, subject to its condition after removal*
- Properly flash rough opening of sliding glass door with Prosoco R-Guard
- Reinstall existing sliding glass door assembly (by separate contractor)

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.



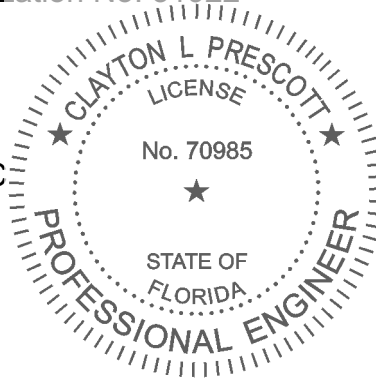
**Wall Repair Report  
Beach House Condominiums  
Pass-A-Grille, Florida**

Sincerely,

**Prescott Engineering, LLC**

State of Florida Certificate of Authorization No. 31922

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



This item has been digitally signed and sealed on March 4, 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.

