

PRESCOTT ENGINEERING, LLC

September 5, 2025

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

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

Dear Ms. Knight,

Repairs have commenced along the exterior walls of the penthouse units of the condominium. The repair work is being done with WKM Restoration Group (WKM) and McMullen Roofing (McMullen). Due to the complexity of completing the demolition, repairs, and keeping the area dry both contractors are working together to stage the work.

McMullen has removed the roof along the base of the wall to provide access for repairs. Upon removal of the roof widespread deterioration was observed as well as significant amounts of trapped moisture.

Due to the amount of deterioration that was observed the large balcony of 701 was further examined. It was found to have widespread cracked grout and delaminated tile. There was also no flashing or waterproofing observed along the base of the wall. The large sliding glass door was found to have deteriorated sealant and separations as well.

Reports of leaks into the 01 stack were provided. The small balcony of 701 was then surveyed to determine if the leaks were potentially originating from this balcony. The balcony was found to have widespread delaminated floor tiles and cracked grout, unsealed separations at the base of the sliding glass door, deteriorated drywall that had been glued to the existing stucco, and unflashed opening for the French door. Additionally widespread spalling of the concrete guardrail was observed.

A photographic report is attached for more information.

Based on the conditions observed, multiple areas of potential and observed moisture intrusion were found. In order to mitigate these damages and prevent future damages to the units below the following scope of work is recommended:

1. The lower roof replacement is to be completed (part of the original scope).
2. The wall framing repairs of the penthouse units is to be completed (part of the original scope).

Restoration | Design | Roof Consulting | Forensics

1112nd Ave NE, Ste 360, St. Petersburg, Florida 33701
www.prescott-engineering.com
727.346.8966

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

- 3. The waterproofing of the exterior wall of the penthouse units is to be integrated into the adjacent roof system (part of the original scope).
- 4. The floor tile on the large and small balconies of 701 should be completely removed and a proper waterproofing membrane installed. This should include a tie-in along the base of the walls.
- 5. The drywall on the small balcony of 701 should be removed down to the stucco.
- 6. The French doors of small balcony of 701 should be removed, the opening properly framed and flashed, and the door reinstalled (if possible).
- 7. The sliding glass door on the large and small balcony of Unit 701 should be removed, the opening properly flashed, and the doors reinstalled.
- 8. The scuppers on the balconies of Unit 701 (and 704 if necessary) should be enlarged.

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.

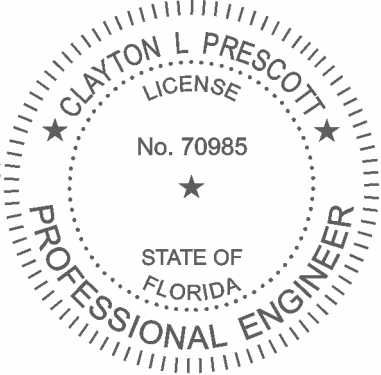
Prescott Engineering, LLC reserves the right to update the information contained in this report if deemed necessary due to modified site conditions or the availability of new/additional information.

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.

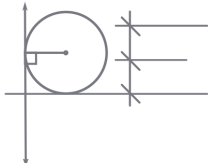
Sincerely,

Prescott Engineering, LLC
State of Florida Certificate of Authorization No. 31922

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



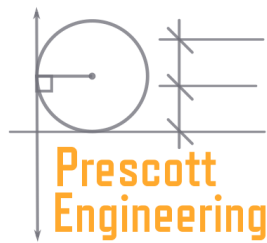
This item has been digitally signed and sealed on September 5, 2025 by Clayton L Prescott, PE using a digital signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Clayton Prescott

Prescott Engineering, LLC

Sep 5, 2025 | 44 Photos



Beach House Wall Repair

Section 1

- Base of exterior wall of 701 along lower roof was found to have widespread rot and deterioration of the sheathing and framing.
- Portions of the framing found to have had previous repair attempts.
- Trapped moisture found to be leaching out from under interior tiles in Unit 701.
- Large balcony on Unit 701 was found to have widespread grout cracking and delamination.
- The base of the walls on the large balcony of 701 was found to not have any flashing or waterproofing present.
- Deteriorated sealant and separations observed around the sliding glass door of large balcony of 701.
- Widespread delaminated tile found on small balcony of 701.
- Widespread deteriorated drywall found on exterior wall of small balcony.
- French door opening on small balcony found to exposed framing and no flashing present.
- Multiple unsealed penetrations in small balcony of 701.
- Cracking and separations observed along the base of slider on small balcony of 701.



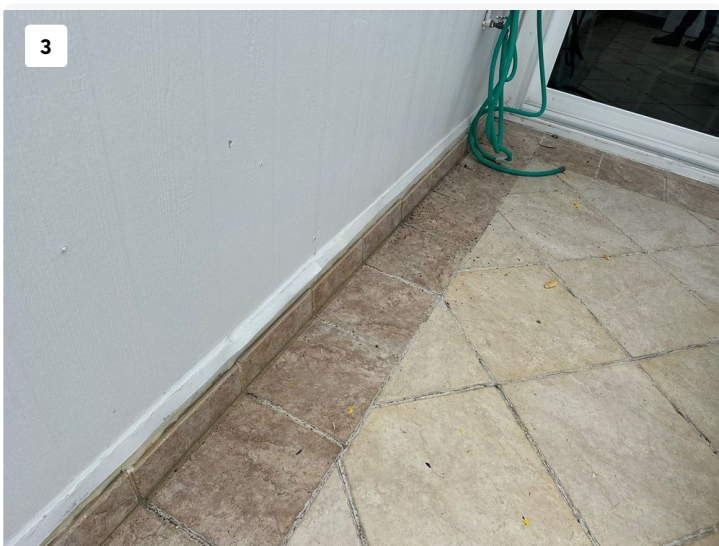
Large balcony of Unit 701 base of wall. Vertical tile has separations present along base of existing opening.

Project: Beach House Condo
Date: Sep 3, 2025, 9:52 AM
Creator: Clayton Prescott



Large balcony of Unit 701 base of wall. Vertical tile has separations present along base of existing opening.

Project: Beach House Condo
Date: Sep 3, 2025, 9:52 AM
Creator: Clayton Prescott



Vertical tile applied length of base of the wall along the entire perimeter of the patio.

Project: Beach House Condo
Date: Sep 3, 2025, 9:52 AM
Creator: Clayton Prescott



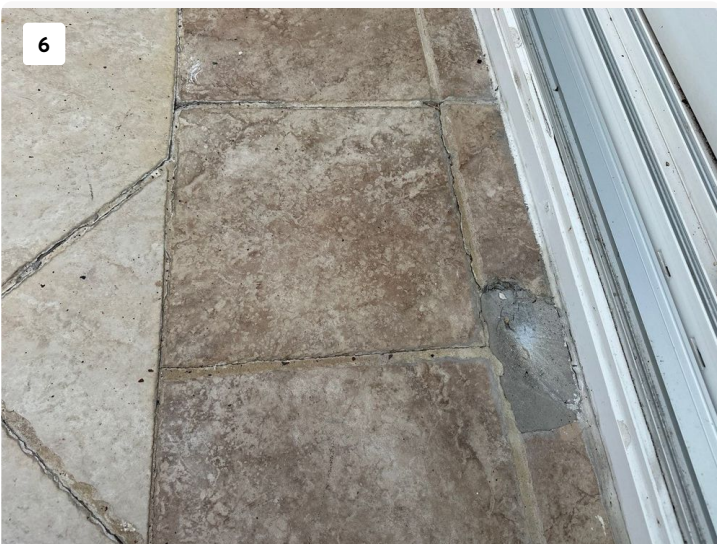
Vertical tile observed to have been installed overtop wood board only. No flashing present along the base of the wall.

Project: Beach House Condo
Date: Sep 3, 2025, 10:29 AM
Creator: Clayton Prescott



Vertical tile observed to have been installed overtop wood board only. No flashing present along the base of the wall.

Project: Beach House Condo
Date: Sep 3, 2025, 10:30 AM
Creator: Clayton Prescott



Tiles adjacent sliding glass door delaminated with wide-spread cracking in grout. Previous tile patch repair attempts.

Project: Beach House Condo
Date: Sep 3, 2025, 10:42 AM
Creator: Clayton Prescott



7 Heavy use of sealant along base of sliding glass door with widespread deterioration of sealant and separations present.

Project: Beach House Condo
Date: Sep 3, 2025, 10:42 AM
Creator: Clayton Prescott



8 Heavy use of sealant along base of sliding glass door with widespread deterioration of sealant and separations present.

Project: Beach House Condo
Date: Sep 3, 2025, 10:42 AM
Creator: Clayton Prescott



9 Upon removal of the hardieboard finish on sides of balcony door on 701 deterioration of covered T1-11 siding that was observed.

Project: Beach House Condo
Date: Sep 3, 2025, 10:05 AM
Creator: Clayton Prescott



Upon removal of the hardieboard finish on sides of balcony door on 701 deterioration of covered T1-11 siding that was observed.

Project: Beach House Condo
Date: Sep 3, 2025, 10:05 AM
Creator: Clayton Prescott



Apparent previous framing repairs along side of door as well as deterioration of oriented strand board (OSB) sheathing under wall finishes.

Project: Beach House Condo
Date: Sep 3, 2025, 10:08 AM
Creator: Clayton Prescott



Apparent previous framing repairs along side of door as well as deterioration of oriented strand board (OSB) sheathing under wall finishes.

Project: Beach House Condo
Date: Sep 3, 2025, 10:08 AM
Creator: Clayton Prescott



Apparent previous framing repairs along side of door as well as deterioration of oriented strand board (OSB) sheathing under wall finishes.

Project: Beach House Condo
Date: Sep 3, 2025, 10:24 AM
Creator: Clayton Prescott



Insulation board on lower roof area on side of 701 found to have widespread areas of trapped moisture.

Project: Beach House Condo
Date: Sep 3, 2025, 10:44 AM
Creator: Clayton Prescott



Insulation board on lower roof area on side of 701 found to have widespread areas of trapped moisture.

Project: Beach House Condo
Date: Sep 3, 2025, 10:45 AM
Creator: Clayton Prescott



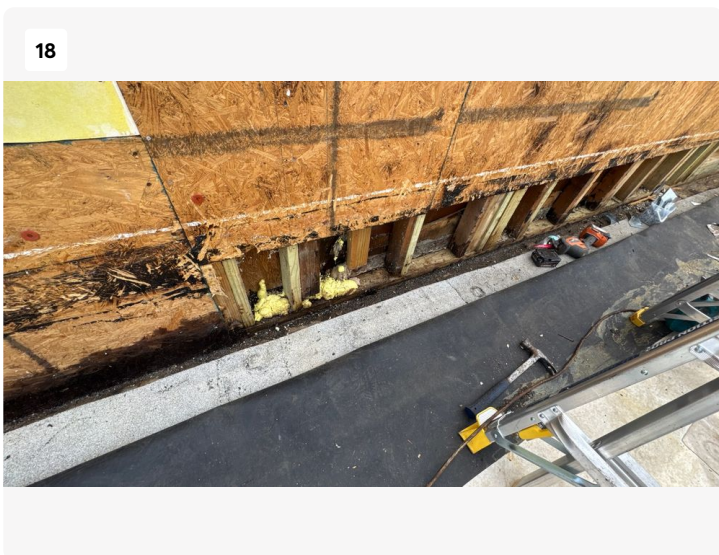
Base of OSB sheathing on 701 wall adjacent to lower roof found to have widespread deterioration along the base.

Project: Beach House Condo
Date: Sep 3, 2025, 11:01 AM
Creator: Clayton Prescott



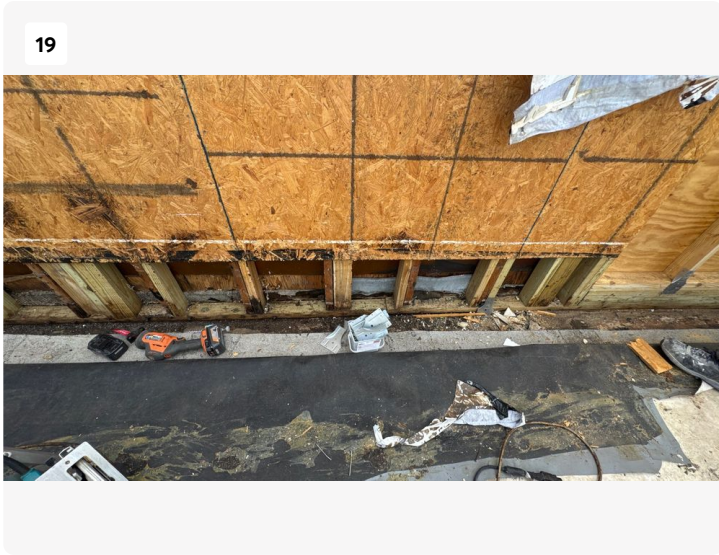
Base of OSB sheathing on 701 wall adjacent to lower roof found to have widespread deterioration along the base.

Project: Beach House Condo
Date: Sep 3, 2025, 11:01 AM
Creator: Clayton Prescott



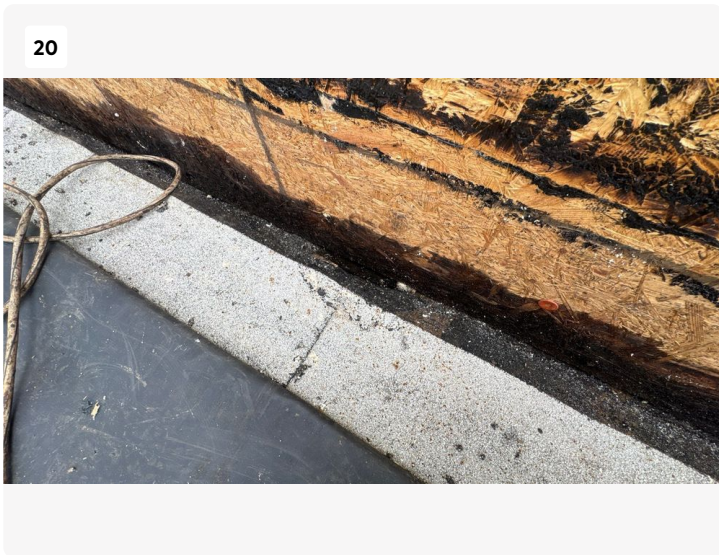
Base of OSB sheathing, wall bottom plate, and vertical studs on 701 wall adjacent to lower roof found to have widespread deterioration along the base.

Project: Beach House Condo
Date: Sep 3, 2025, 2:22 PM
Creator: Bobby Thomas



19 Base of OSB sheathing, wall bottom plate, and vertical studs on 701 wall adjacent to lower roof found to have widespread deterioration along the base.

Project: Beach House Condo
Date: Sep 3, 2025, 2:22 PM
Creator: Bobby Thomas



20 Base of OSB sheathing, wall bottom plate, and vertical studs on 701 wall adjacent to lower roof found to have widespread deterioration along the base.

Project: Beach House Condo
Date: Sep 3, 2025, 2:23 PM
Creator: Bobby Thomas



21 Water observed to continuously leach out from under interior tile of Unit 701 into low roof area.

Project: Beach House Condo
Date: Sep 5, 2025, 9:43 AM
Creator: Clayton Prescott



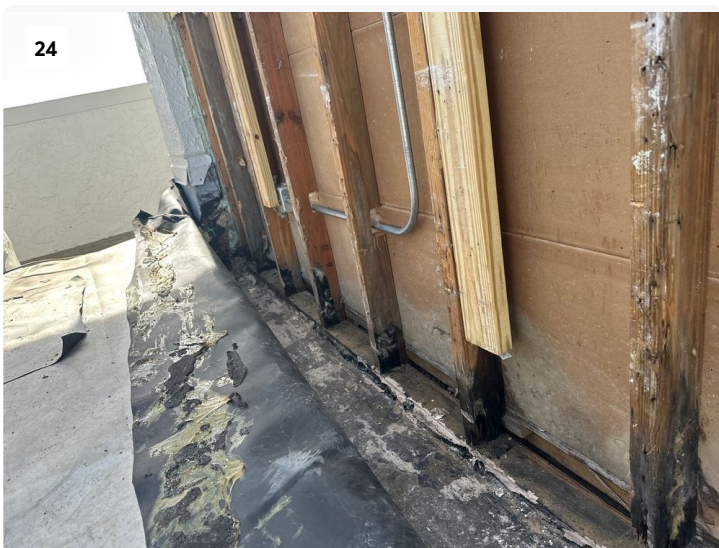
22 Water observed to continuously leach out from under interior tile of Unit 701 into low roof area.

Project: Beach House Condo
Date: Sep 5, 2025, 9:43 AM
Creator: Clayton Prescott



23 Widespread deterioration of base of vertical studs on wall of Unit 701. Portions appeared to have previous repairs on studs.

Project: Beach House Condo
Date: Sep 5, 2025, 9:43 AM
Creator: Clayton Prescott



24 Widespread deterioration of base of vertical studs on wall of Unit 701. Portions appeared to have previous repairs on studs.

Project: Beach House Condo
Date: Sep 5, 2025, 9:44 AM
Creator: Clayton Prescott

25



Temporary dry in at end of day.

Project: Beach House Condo
Date: Sep 3, 2025, 3:11 PM
Creator: Bobby Thomas

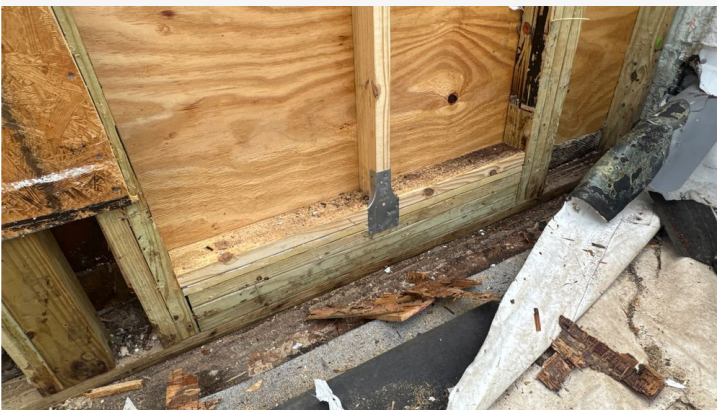
26



Temporary dry in at end of day.

Project: Beach House Condo
Date: Sep 3, 2025, 3:11 PM
Creator: Bobby Thomas

27



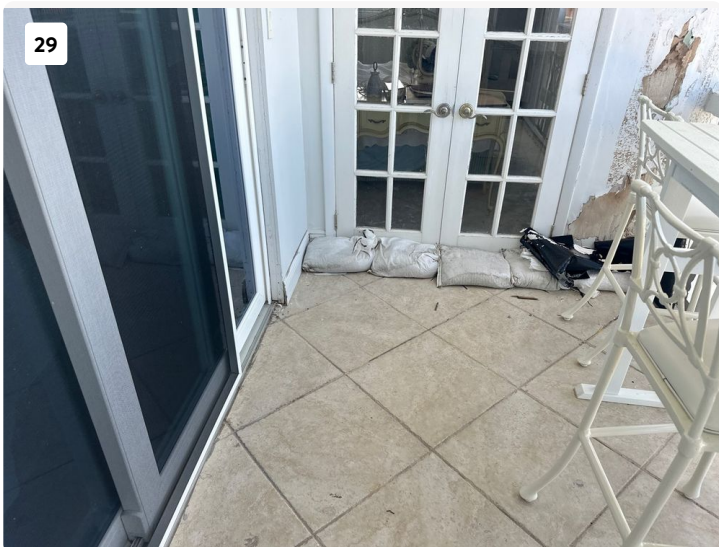
Framing repairs and hurricane clip installation.

Project: Beach House Condo
Date: Sep 3, 2025, 2:31 PM
Creator: Bobby Thomas



Framing repairs and hurricane clip installation.

Project: Beach House Condo
Date: Sep 3, 2025, 2:31 PM
Creator: Bobby Thomas



Small balcony of Unit 701.

Project: Beach House Condo
Date: Sep 5, 2025, 9:46 AM
Creator: Clayton Prescott



Widespread spalling of rails on balcony on 701.

Project: Beach House Condo
Date: Sep 5, 2025, 9:47 AM
Creator: Clayton Prescott



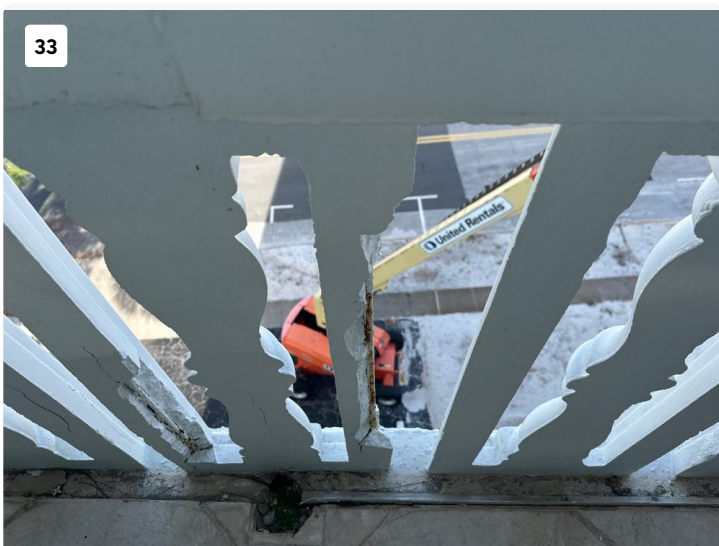
Widespread spalling of rails on balcony on 701.

Project: Beach House Condo
Date: Sep 5, 2025, 9:46 AM
Creator: Clayton Prescott



Widespread spalling of rails on balcony on 701.

Project: Beach House Condo
Date: Sep 5, 2025, 9:47 AM
Creator: Clayton Prescott



Widespread spalling of rails on balcony on 701.

Project: Beach House Condo
Date: Sep 5, 2025, 9:48 AM
Creator: Clayton Prescott



Multiple layers of drywall installed on the exterior walls of small balcony. Unsealed penetrations observed on balcony.

Project: Beach House Condo
Date: Sep 5, 2025, 9:46 AM
Creator: Clayton Prescott



Base of slider and base of wall unsealed.

Project: Beach House Condo
Date: Sep 5, 2025, 9:46 AM
Creator: Clayton Prescott



Base of slider and base of wall unsealed.

Project: Beach House Condo
Date: Sep 5, 2025, 9:47 AM
Creator: Clayton Prescott



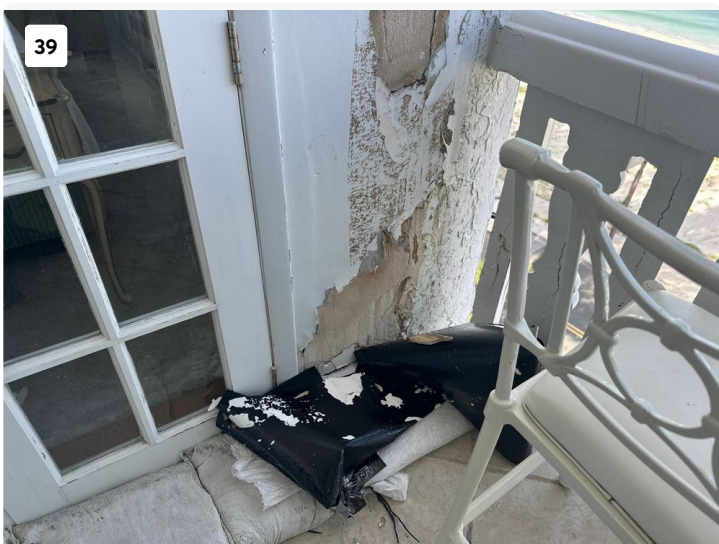
Base of slider and base of wall unsealed.

Project: Beach House Condo
Date: Sep 5, 2025, 9:47 AM
Creator: Clayton Prescott



Cracks in tile and deterioration of sealant along base of slider.

Project: Beach House Condo
Date: Sep 5, 2025, 9:47 AM
Creator: Clayton Prescott



Wall of balcony had widespread deterioration present. Found to have drywall glued to exterior wall and was crumbling.

Project: Beach House Condo
Date: Sep 5, 2025, 9:47 AM
Creator: Clayton Prescott



Wall of balcony had widespread deterioration present. Found to have drywall glued to exterior wall and was crumbling.

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Date: Sep 5, 2025, 9:47 AM
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Wall of balcony had widespread deterioration present. Found to have drywall glued to exterior wall and was crumbling.

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Wall of balcony had widespread deterioration present. Found to have drywall glued to exterior wall and was crumbling.

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Wall of balcony had widespread deterioration present. Found to have drywall glued to exterior wall and was crumbling.

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Date: Sep 5, 2025, 9:48 AM
Creator: Clayton Prescott



Opening for french door found to be open and not flashed.

Project: Beach House Condo
Date: Sep 5, 2025, 9:49 AM
Creator: Clayton Prescott