EXHIBIT 2

Post Hurricane Irma Engineering Evaluation of Southpoint Condominiums Fort Lauderdale, Florida

Prepared for:

GlobalPro Recovery

August 22nd, 2018

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EVALUATION OF DAMAGES FOLLOWING HURRICANE IRMA

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1.0 EXECUTIVE SUMMARY

This report contains the results of an engineering investigation to determine the effects of Hurricane Irma at Southpoint Condominium located at 3400 Galt Ocean Drive, Fort Lauderdale, Florida. The purpose of this evaluation was to determine the cause and extent of the damage to structural and nonstructural components of the North and South towers attributable to the Hurricane. Observations and evaluation of the existing conditions, information provided to us (Falcon) by building management and residents and, assessment of Hurricane Irma wind speeds proximate to the site, show that the building sustained damage from the hurricane which struck Florida on September 10, 2017.

The engineering investigation consisted of a visual evaluation of the roofs, accessible common areas, the exterior of the buildings, and inspection of selected unit interiors of the Southpoint Condominium Towers. In addition, we performed a drone survey of the property. Roof Leak Detection Company, Inc. was retained to perform a moisture survey of the roofs. Damage to the buildings and its different components directly attributable to by Hurricane Irma's wind pressures is summarized in the following paragraphs.

Falcon formed the opinions and conclusions set forth in this report after interviewing building staff and residents, reviewing the project documents listed below and performing a site visit.

1.1 Hurricane Irma Effects on the North and South Towers Condominium

Wind buffeting and the intense wind pressures to which both building towers and its buildings' components were exposed during Irma caused the structures to move and flex resulting in damages to the buildings. Wind buffeting is the effect of the wind when striking a structural and/or non-structural element repeatedly and forcefully. Movement of the buildings and buildings' components caused by Irma's strong wind forces resulted in openings in the buildings and failure of the buildings components and claddings including windows and doors, roof system, and the mechanical and electrical equipment.

1.1.1 North and South Towers Roofs

The roof at both towers of Southpoint Condominiums exhibit damage as a result of its exposure to hurricane Irma's winds. Mechanical and Electrical equipment were affected by the Hurricane winds. Also, blisters were observed above the metal flashing running along the perimeter of the parapet walls. The roofs are covered with gravel which was seen unleveled across the roofs and became projectiles during the Hurricane per the Condominium's staff. The roofs membrane was difficult to assess because, as previously stated, gravel covered the roofs except at areas where wind had dispersed it. However, a company was retained to perform a survey of both roofs to identify their condition. The findings are discussed in the attached report (see exhibit A). Building staff present during the Hurricane confirmed damages observed at the roofs occurred during Irma.

1.1.2 North and South Towers Condominium Envelope

The envelopes of the north and south towers experienced movement as a result of Hurricane Irma's wind pressures. Cracks originated at the buildings' faces and along the buildings' fenestration caused by the buffeting that resulted from Irma's wind pressures. Visual examination of the areas near these cracks exhibited signs of water intrusion into the interiors of both towers. Our drone survey also captured cracks along the façades and roofs of the buildings that includes damage to the parapet walls and the mechanical rooms which resulted from Irma's wind pressures.

1.1.3 North and South Towers Condominium Windows and Doors

Wind buffeting caused damage to doors and windows of the north and south towers. The majority of the inspected window's system failed and do not perform as intended. Failure of the gasket of doors and windows was observed. Various balcony doors and windows do not open or close properly as a result of the effect of the wind in conjunction with the hostile environment in which the buildings are exposed. Moreover, wind have also caused racking of these windows and doors. Other damages include caulking failure.

1.1.4 North and South Towers Condominium Interiors and Common Areas

The buildings' units exhibited signs of water intrusion. Unit residents have indicated that water infiltrated the apartments through openings along the balcony doors and windows, and on the façade of the buildings. These openings were created by Hurricane Irma's wind pressures which resulted in damages to the building interior. Water intrusion caused damaged to the floors finishes, walls, ceiling, door and window jambs, headers, and window sills. Other damages include cracks in the interior of the units at wall and ceiling interface due to building movement caused by Irma's wind forces exerted on the buildings. In addition, residents have reported sand infiltrated the units through the windows during the hurricane and continue to do so even when these remained closed. The lobby, lounge space, and landscape also had water damage from which entered through openings created by the buffeting produced by Irma's wind pressures. In addition, the pool deck had broken glass panels from debris impact displaced by the Hurricane winds.

It is our opinion that the damage to the Southpoint Condominium Towers presented in this report was directly caused by the effects of Hurricane Irma. Un-repaired damage to the buildings' cladding caulking at joints and penetrations, including windows would make the buildings more susceptible to further damage from future rain and wind storm events. It is a recognized fact that damaged or weakened joints in cladding and at exterior penetrations, including windows, are more susceptible to further damage during lower intensity wind storms thereby allowing more wind to enter into a building, typically resulting in higher wind loads.

An industry professional shall be retained to develop the scope, method and means of repairs to rectify the damage to Southpoint Condominium as identified in the body of this report. It is to be noted that engineering recommendations and additional work may be necessary for the execution of the repairs to the buildings.

The information outlined in this report represents the results of our investigation to date. Should additional information become available, we request that it be brought to our attention as soon as possible so that we may fully address it.

The professional opinions presented in this report have been developed in a manner consistent with the level of care and skill ordinarily exercised by reputable members of the profession currently practicing in the same locality under similar conditions. No other warranties are expressed or implied.

2.0 DOCUMENTS REVIEWED

The following documents have been reviewed in preparation of this report:

Document Type	Topic	From	Date
Report	Moisture Report	Roof Leak Det. Co., Inc.	26th Feb 18
Drawings	Building Plans	Ryan Johnson, CA Mgr.	9th March 18
Report	Environmental Investigation	ARS Environmental	10th July 18
Field Notes	Roof/Unit Damage Observations	William Dauhajre	15th, 21st-23rd Feb 18
Drone Investigation	Facade Damage Observations	Miles Abram	1st Apr 18

3.0 BUILDING DESCRIPTION

Southpoint Condominium Association consists of twin twenty-two (22) story building towers containing 400 units, low slope roof systems, multi-story parking garage/parking deck, one (1) recreation deck with a tennis court, and a suspended pool at the pool deck area among other amenities. The buildings were constructed in 1974.

The towers are connected through the lobby however, they can also be accessed via the pool deck that is located in the middle of the two towers. Also, each tower is serviced by two (2) public elevators and one (1) service elevator located in the same line. The approximate height is 265 ft tall.

The roof at each tower is a built-up gravel roofing system as identified in the moisture survey report. At each roof we can observe: the elevator and electrical room, the boiler room, and the

cooling tower. At the main level, two main hallways connect the lobby with the pool deck and other amenities (i.e. gym, lounge, tennis court, and administrative offices). The tennis court is an exterior space connected to a deck located at the north of the towers located directly above the garage. There are two (2) parking levels as well as an exterior parking deck for guests and vendors. The garages consist of block walls with cladding, reinforced concrete column and beam/girder system supporting the pre-cast joists where the slab rests.

Similarly, the structural system of the buildings consists of reinforced concrete columns, beams, supporting the slabs and block walls. The exterior walls are stucco clad masonry with aluminum framed glass windows and doors that lead to the balconies with aluminum railings and glass panels. The balconies are distributed and located at the south and north direction. The interior partitions are mostly drywalls with metal studs. The beams, block walls, and floor slabs resist and transfer the lateral wind loads imposed on the building to the foundations.

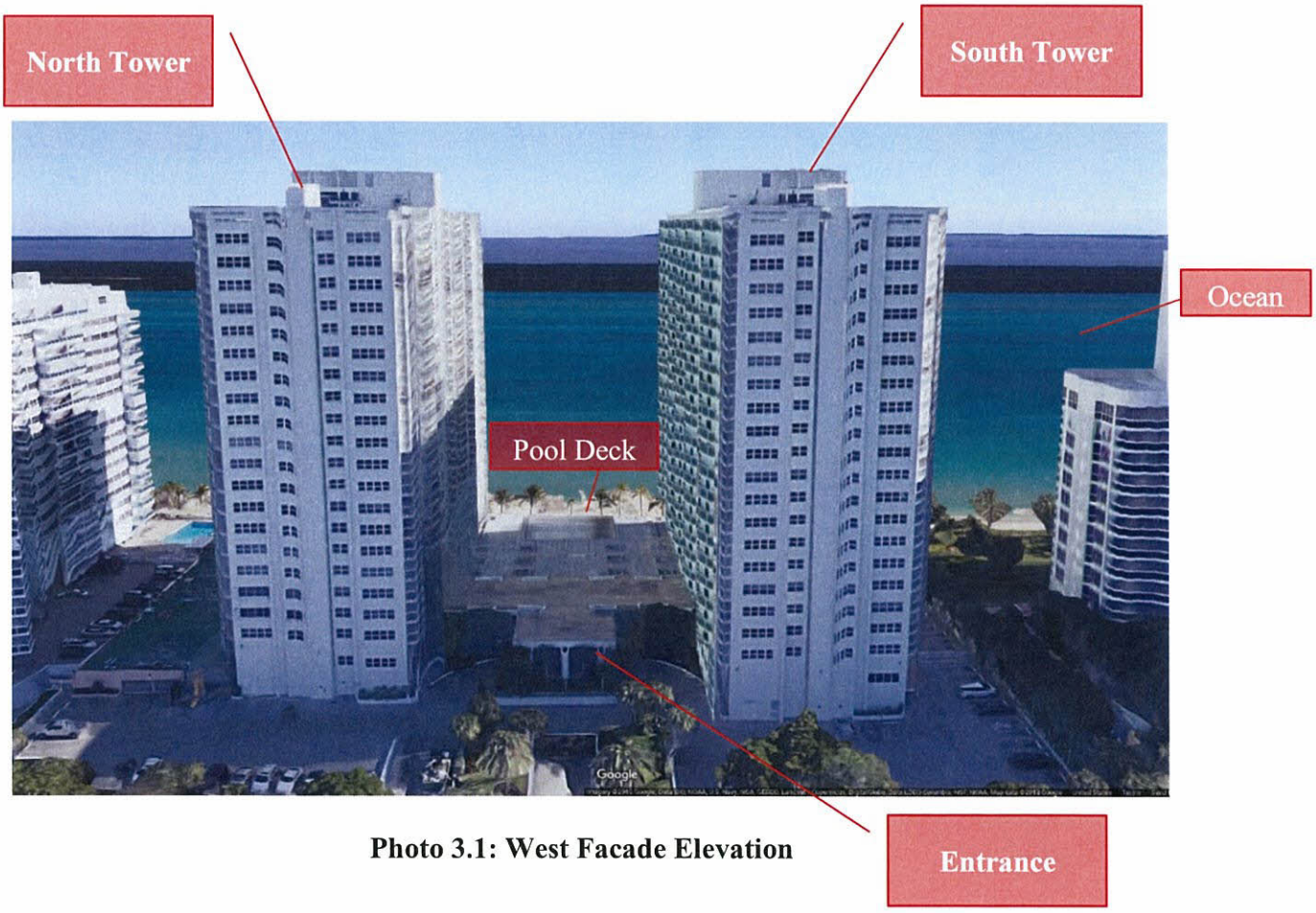


Photo 3.1: West Facade Elevation

Photo 3.2 South Tower West Elevation

Photo 3.3 North Tower West Elevation

Photo 3.4 Roof Plan View

4.0 HURRICANE IRMA

According to updates published by the National Hurricane Center, after crossing the Straits of Florida and being upgraded to a Category 4 hurricane, initial landfall took place at Cudjoe Key at 9:10 a.m. EDT on September 10, where an estimated 10 ft. (3 m) storm surge occurred during the afternoon with maximum sustained winds at the time estimated at 130 mph and a central pressure of 929 millibars. In the Keys, the hurricane caused major damage to buildings, trailer parks, boats, roads, the electricity supply, mobile phone coverage, internet access, sanitation, the water supply and the fuel supply. Key West, Sugarloaf Key, Summerland Key, Ramrod Key, Little Torch Key, Big Pine Key and Marathon were also flooded by storm surge, and tornadoes were reported at Sugarloaf Key. Publications by the National Hurricane Center reported second landfall was made, as a Category 3 hurricane, at Marco Island at 3:35 p.m. EDT the same day. A 7 ft (2.1 m) storm surge occurred in Naples, which Irma passed over as a Category 2 hurricane after being downgraded at 5 p.m. EDT. Part of Tampa Bay (at Hillsborough Bay) was drained in a reverse storm surge caused by the storm's pressure differential, prior to the arrival of the eye of the hurricane. Sarasota Bay was also drained. The National Hurricane Center Tropical Cyclone Report: Hurricane Irma originally published March 9, 2018, https://www.nhc.noaa.gov/data/tcr/AL112017_Irma.pdf stated on page 4 that the hurricane was downgraded to Category 1, prior to reaching Tampa.

A wind gust of 74 (knots) kt (133 km/h) was recorded in the Fort Lauderdale area as indicated in page 97 Figure 9a in the National Hurricane Center Tropical Cyclone Report: Hurricane Irma, https://www.nhc.noaa.gov/data/tcr/AL112017_Irma.pdf . However, figure 9 also shows maximum wind gusts of up to 97 kt (knots) which are equivalent to (180 km/h) in nearby locations and particularly those close to the ocean.

In Miami, storm surge inundated downtown Miami areas with waist-deep water including Brickell Avenue. Maximum inundation levels exceeded the 2 ft above ground level and up to 4ft according to the National Hurricane Center Tropical Cyclone Report (AL112017) updated on 30 June 2018, page 10: https://www.nhc.noaa.gov/data/tcr/AL112017_Irma.pdf .Two high-rise tower cranes collapsed as published in the Miami Herald on September 10th, 2018https://www.miamiherald.com/news/weather/hurricane/article172416297.html

Storm surge at Virginia Key, in Biscayne Bay, was close to 4 feet above normal tides Sunday afternoon. According to NCEP (National Center for Environmental Prediction) Storm Summary Message, between 8AM Saturday September 9th and 10PM on Monday September 11, Miami Beach had 3.95 inches of rain from Irma.

As of 1:00 p.m. EDT, on September 10, almost 730,000 customers were without power in Miami-Dade County alone, with almost 500,000 without power in Broward County, over 225,000 out in Palm Beach County, and in total approximately 1,572,000 customers were without power across the state according to the Florida Power & Light Power Tracker Map web link and As of 6:41 p.m. EDT on September 10 over 2.6 million homes in Florida were without power.

5.0 DAMAGE SURVEY

Falcon performed on-site inspections on February 15th, 16th, 21st, 22nd, 23rd and, July 9th of 2018. Inspections were performed by our engineer, William Dauhajre E.I.

Falcon was provided access by the building management to both towers common areas, the roofs, mechanical/elevator rooms at the roofs, and 49 unit interiors. Falcon also surveyed the footprint of the property, and buildings' façades on foot and with a drone.

5.1 Roof Damage

The roofs on the buildings consist of a low slope built-up gravel roofing system over concrete deck. Roof Leak Detection Company, Inc. indicates the roofs' system have been installed with both fiberboard and polyisocyanurate insulation. Roof Leak Detection Company's report denotes areas with moisture content, particularly on the south tower. Falcon determined the roof was compromised. The wind pressures of Hurricane Irma caused damage to both roofs' system, its components, and equipment.

Blisters were observed at both roofs of the parapet walls above the counterflashing as a result of water infiltration through cracks along the parapet walls caused by the buffeting that resulted from Irma's wind pressures. Paint failure also occurred along the parapet walls from water penetrating the cladding through micro cracks caused by the wind pressures at the walls and/or as a result of building components movement.

The Hurricane's wind pressures also caused equipment damage at the roofs. Building staff informed Falcon that electrical conduits were left exposed as their covers were blown by Irma's winds. The exhaust fan covers and cooling tower filters were also blown by the Hurricane winds.

Sections of the roof membrane at both towers exhibit granule loss and cracks from its direct exposure to the sun as Irma's winds displaced the gravel to other sections of the roofs.

The following images illustrate typical damages to the buildings roofs' system caused by Hurricane Irma that was observed during our site investigation:

5.1.1 South Tower

The following photographs pertain to damages from the Hurricane Irma observed at the south tower of the Southpoint Condominium:

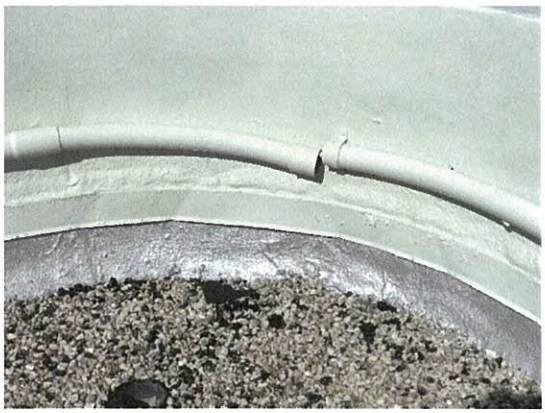


Photo 5.1.1.1 Damaged conduit pipe at roof parapet wall detached by the wind pressures exerted on the building from the Hurricane.

Photo 5.1.1.2 Cracked roof membrane from sun exposure as Irma's winds displaced gravel.

Photo 5.1.1.3 Parapet concrete wall crack on east side of the south tower caused by the wind buffeting to the building envelope generated by Irma's wind pressures.

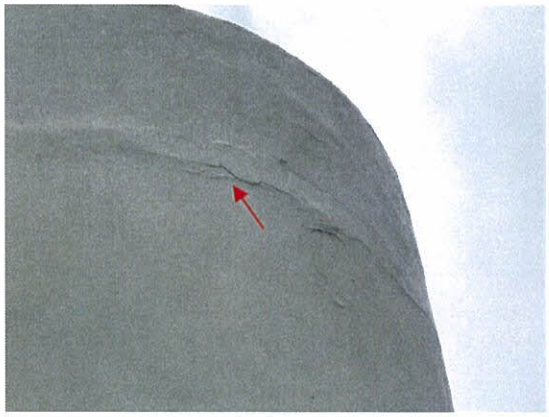


Photo 5.1.1.4 Cracked stucco at machine room wall from building and building components movement due to the wind pressures caused by Irma. Water intrusion occurring at this location.

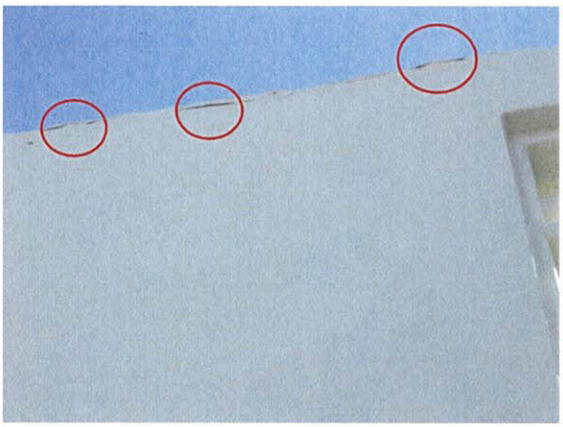


Photo 5.1.1.5 Openings at wall cap of machine room at the roof level caused by stresses produced by Irma's strong wind pressures.

Photo 5.1.1.6 Blisters at parapet wall above the counterflashing from water infiltration via cracks at wall which were caused by the wind buffeting due to Irma's wind pressures.

Photo 5.1.1.7 Coating delamination from water infiltration via cracks at wall caused by Irma's combination of intense wind pressures and rain

Photo 5.1.1.8 Displaced roof gravel caused by Hurricane Irma intense wind gust

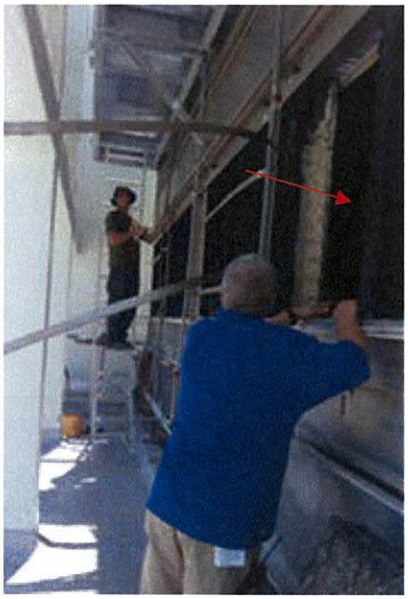


Photo 5.1.1.9 Blown out cooling tower filters caused by the wind buffeting due to the Hurricane's pressures. Photo obtained from building records.

5.1.2 North Tower

The following photographs pertains to damages from the hurricane observed at the north tower of the Southpoint Condominium:

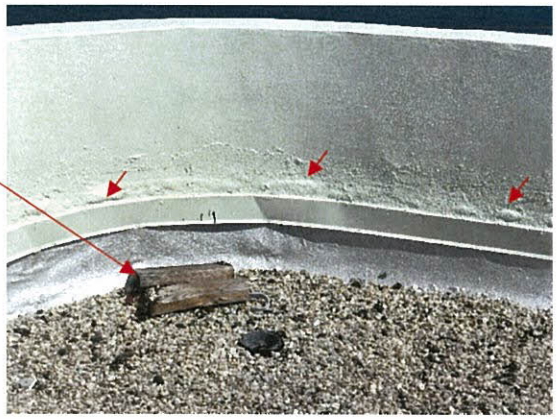


Photo 5.1.2.1 Blister at parapet wall above counterflashing from water intrusion via cracks at wall from the wind buffeting exerted to the building caused by Irma's strong wind pressures.

Photo 5.1.2.2 Exposed conduits from blown out fan cover caused by Irma's wind pressure per building staff.

Photo 5.1.2.3 Loose pipe from blown out clamp due to the uplift forces produced by Irma's wind pressures at this location.

Photo 5.1.2.4 Gravel displacement caused by Irma's strong winds. This is typical at the south of the north tower.

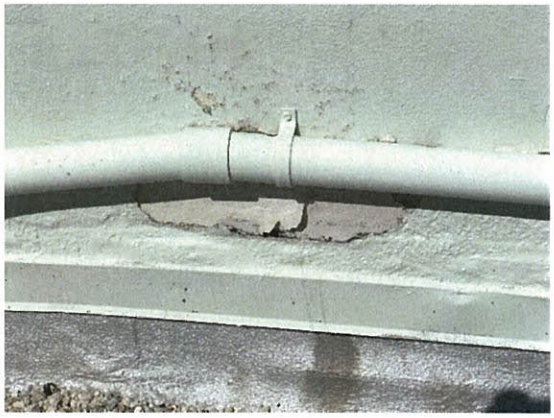


Photo 5.1.2.5 Delaminated paint coat caused by water infiltration through cracks at parapet wall from the wind buffeting caused by Irma's strong wind pressures.

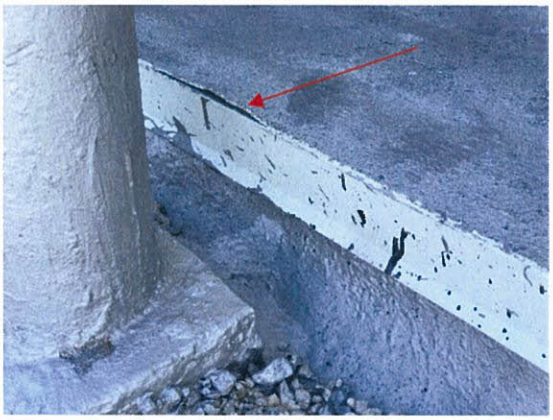


Photo 5.1.2.6 Damaged floor finish above flashing from stresses generated by the Hurricane winds.

Photo 5.1.2.7 Displaced roof gravel caused by hurricane Irma intense wind gust.

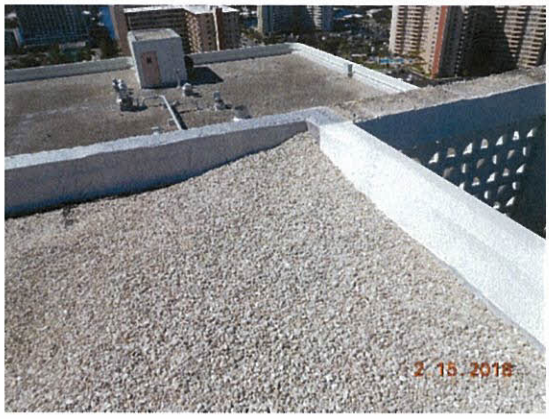


Photo 5.1.2.8 Displaced gravel at machine room roof caused by hurricane Irma intense wind gust.

5.2 Exterior Damage

5.2.1 Buildings' Facade

High wind loads caused movement to the buildings resulting in openings that allowed water to penetrate the exterior wall cladding and enter the interiors of the structures. The condominium management informed Falcon that a concrete restoration and painting job of the buildings took place as recent as 2012. Water intrusion was reported by residents during the Hurricane and some continue to experience water infiltration as it enters the buildings' interiors through cracks along the building envelope.

Photo 5.2.1.1Horizontal crack at parapet wall of the south tower (north elevation) allow water to penetrate exterior and form blisters on the inner face of the parapet wall. Cracks along the building façade were caused by the building movement which occurred during the Hurricane.

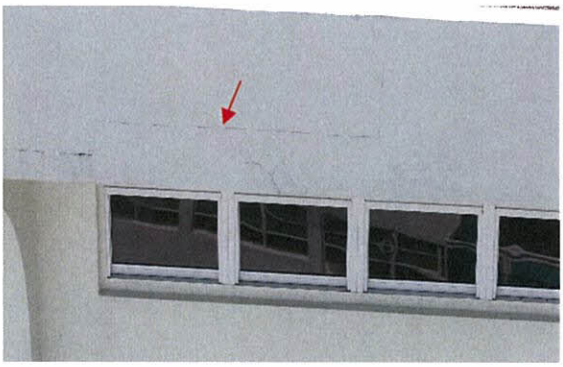


Photo 5.2.1.2 Horizontal crack at parapet wall of the south tower (south elevation) caused by the wind buffeting exerted on the parapet wall generated by Hurricane Irma's wind pressure.

Photo 5.2.1.3 Window header crack caused by the wind buffeting of windows generated by the Hurricane wind pressures allowed water to infiltrate the interior of the unit (at unit 902S). Resident had no issues prior to Hurricane Irma.

Photo 5.2.1.4 Wall crack at wall below window caused by the wind buffeting of windows produced by Irma's wind pressures allowed water to infiltrate the interior of the unit.

Photo 5.2.1.5 Paint delamination at column caused by Irma's wind pressures at the south tower.

Photo 5.2.1.6 Paint delamination at projected slab soffit caused by Irma's wind pressures (observed from unit PH1S).

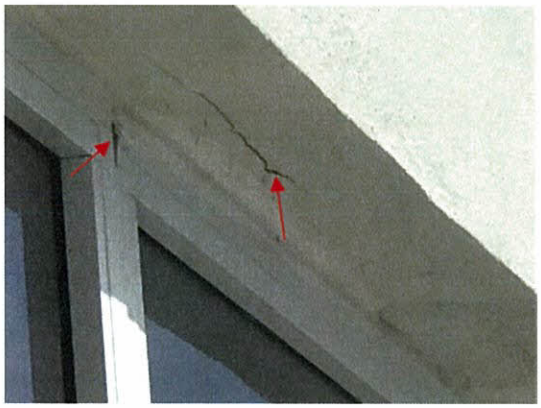


Photo 5.2.1.7 Crack at window header caused by the buffeting of windows due to Irma's wind pressures (1106S). Also, window frame is crack at midpoint.

Photo 5.2.1.8 Cracked concrete column as observed from unit 501S caused by the building movement due to Irma's wind pressures.

5.2.2 Balconies

Both towers experienced water intrusion through the doors, windows, and other areas from the balconies as reported by the residents. Openings were observed along the window frames and the caulking at windows and tiles as a result of the pressures generated by the Hurricane.

Photo 5.2.2.1 Voids observed at base of windows caused by the wind buffeting of windows produced by the Hurricane wind pressures (at unit 301N)

Photo 5.2.2.2 Cracks at base of balcony window (exterior) caused by the buffeting of windows produced by Irma's wind pressures observed at unit 1102N

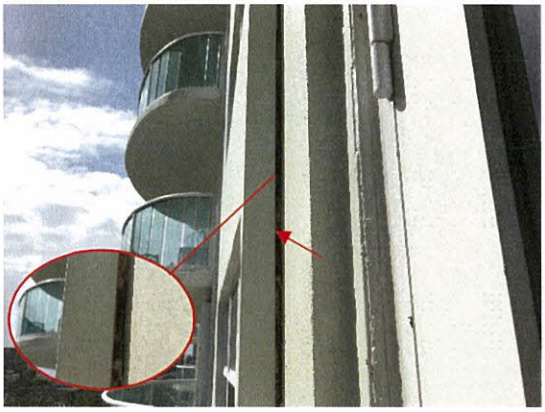


Photo 5.2.2.3 Cable cover detached from wall caused by the buffeting generated by Irma's wind pressures exerted on the building envelope. Water entered the unit interior through cable opening at wall (unit 406S).

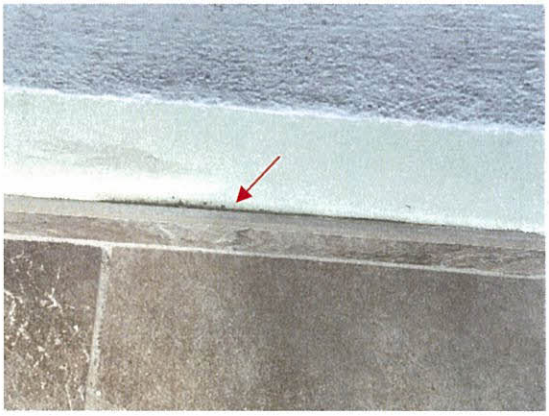


Photo 5.2.2.4 Cracked caulking at balcony wall base trim (exterior) at unit 2008S caused by wind buffeting of tiles due to wind pressures generated during the Hurricane.

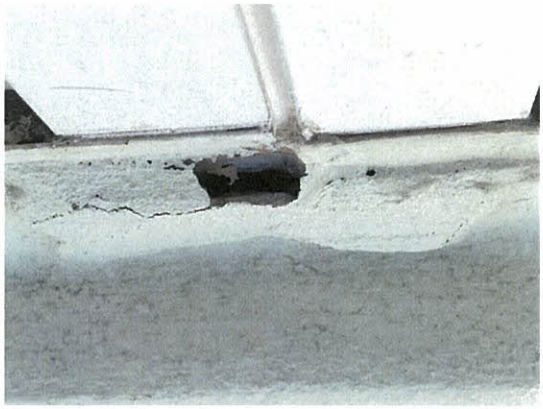


Photo 5.2.2.5 Perforated balcony window sealant from wind debris impact caused by Irma's wind pressures allowed water to infiltrate the unit. Resident covered opening with duct tape (1806S).

Photo 5.2.2.6 Failed caulking covered below balcony window caused by wind buffeting of tiles due to pressures generated during Hurricane Irma (exterior) (1202N)

5.3 Doors and Windows

The doors and windows of the north and south towers were compromised during the Hurricane. The windows are single hung aluminum frame windows with glass panes. The units have two types of balcony doors that are present at every unit by itself or in combination. One type of door is aluminum frame with a glass panel, and a second type is a sliding door of aluminum frame with a glass panel. Failure of windows and doors gaskets was present on multiple units. Window assembly failures occurred as a result of wind buffeting caused by Irma's strong wind pressure. The increased wind pressure on the building caused doors and windows to rack within their frames. Damage to doors and windows due to wind pressures created operational and performance issues, which in many cases resulted in water entering the building interior. Temporary repairs have been made to seal the failed windows in an effort to reduce water infiltration in some cases.

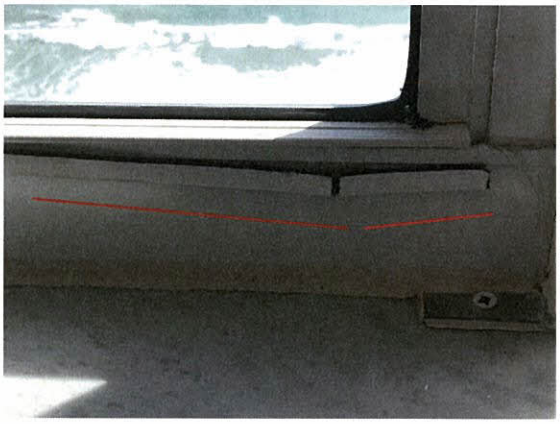


Photo 5.3.1 Damaged window frame (902S) caused by wind buffeting of the windows generated by the Hurricane Irma's wind pressures.

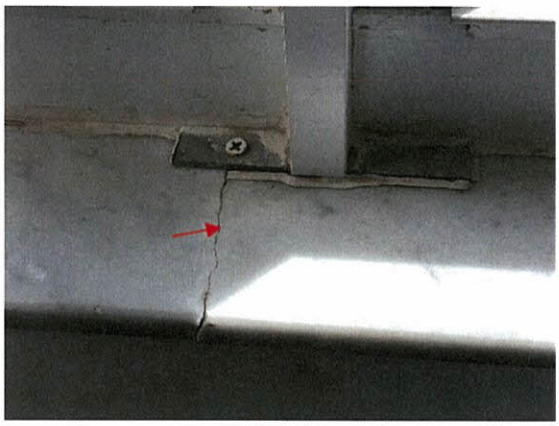


Photo 5.3.2 Cracked window sill and displaced window bottom connection caused by the buffeting of windows due to Irma's wind pressures (902S)

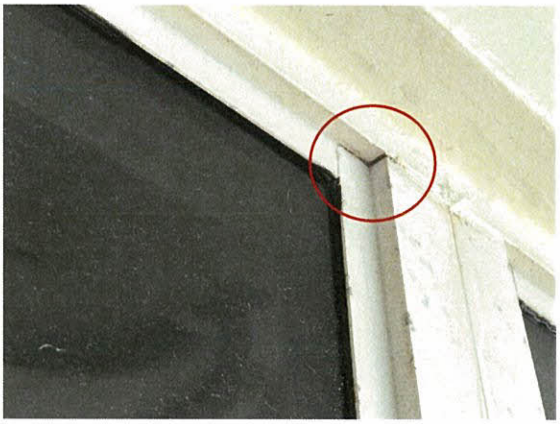


Photo 5.3.3 Cracked balcony window frame at top caused by the buffeting of windows generated by Irma's wind pressures (902S)

Photo 5.3.4 Damaged window gasket at balcony caused by the wind buffeting of windows from the Hurricane which displaced the rubber seal (gasket) (902S)

Photo 5.3.5 Bent balcony door frame at top caused by the buffeting of doors due to Irma's wind pressures (1701S)

Photo 5.3.6 Separated door rubber seal caused by the wind buffeting at balcony door generated from Irma's wind pressures (1602S)

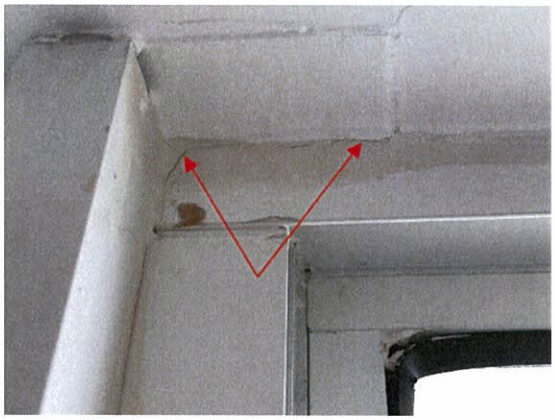


Photo 5.3.7 Cracked balcony window caulking caused by the wind buffeting produced by the wind pressures during Irma (1806S)

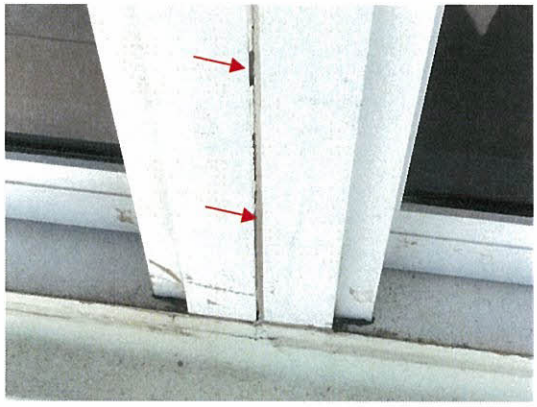


Photo 5.3.8 Cracked window caulking between window seams caused by the buffeting of windows generated by Irma's wind pressures (301N)

Photo 5.3.9 Cracked balcony window caulking caused by the wind buffeting of windows due to Irma's wind pressures (301N)

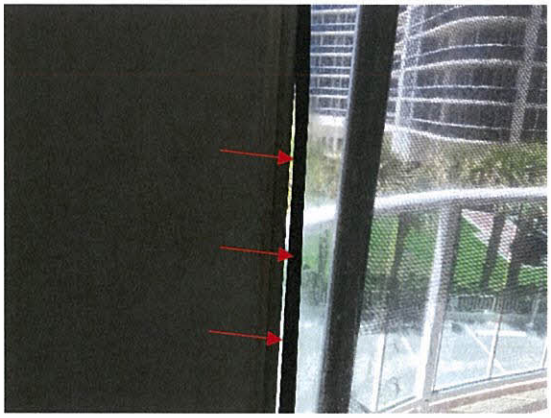


Photo 5.3.10 Failed sliding door assembly caused by wind buffeting of doors due to Irma's wind pressures (204S)

Photo 5.3.11 Sand infiltration at window sill in the bedroom from flexing of windows caused by the wind buffeting which occurred during the Hurricane (204S)

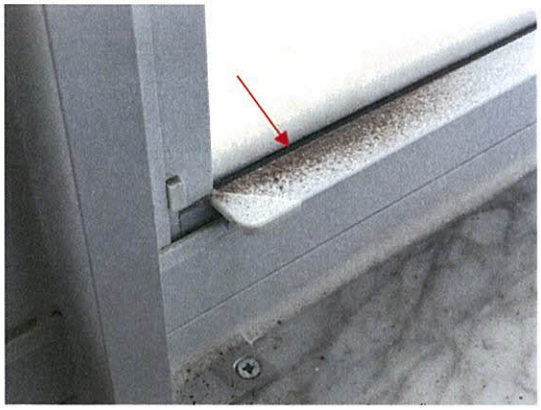


Photo 5.3.12 Sand infiltration accumulated at window lip which enter unit from flexing of windows caused by the wind buffeting that occurred during the Hurricane (PH8N)

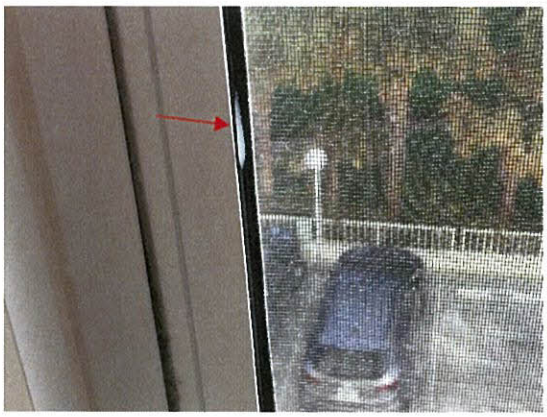


Photo 5.3.13 Displaced rubber seal at bedroom caused by buffeting of windows due to Irma's wind pressures (304S)

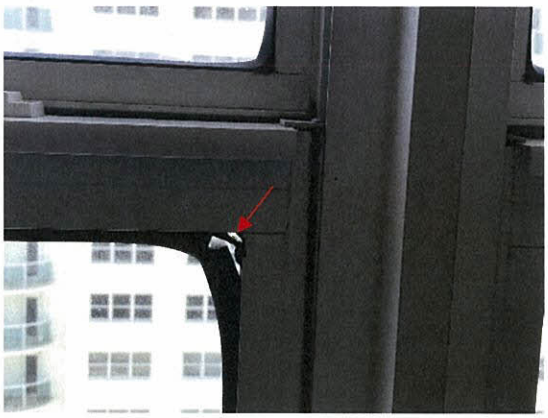


Photo 5.3.14 Displaced rubber seal at bedroom caused by the buffeting of windows generated by Irma's wind pressures. Evidence of wind entering through the window seal was observed (2104S)

Photo 5.3.15 Racked window frame from buffeting caused by Irma's wind pressures (2106S)

Photo 5.3.16 Sand intrusion through window opening caused by the buffeting of windows generated by Irma's wind pressures. See photo 5.3.15. (Unit 2106S)

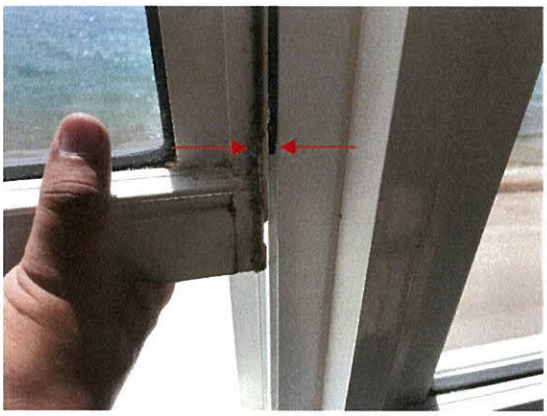


Photo 5.3.17 Racked window frame caused by the wind buffeting due to Irma's wind pressures (1502S)

Photo 5.3.18 Racked window frame caused by the wind buffeting of windows due to Irma's wind pressures (702S)

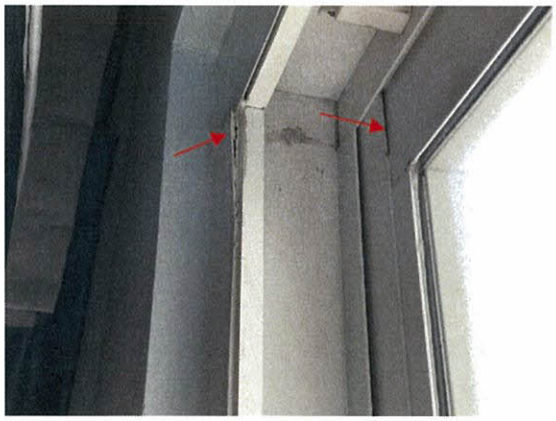


Photo 5.3.19 Separated window frame caused by the wind buffeting produced by the Hurricane's wind pressures (2006S)

Photo 5.3.18 Displaced window rubber seal caused by the wind buffeting due to Hurricane Irma's wind pressures (2006S)

5.4 North and South Towers Interior Damage

High winds caused positive and negative pressures on the buildings which resulted in movement of the structures and buildings' components creating openings which allowed water to infiltrate the unit premises. Water entered the units through the doors, windows, and cracks along the building envelope caused by the flexing and movement that occurred as a result from the wind buffeting produced by Hurricane Irma.

Evidence of water intrusion as well as other damages inside the units were documented and outlined below:

5.4.1 Unit Interior Damage

The compromised doors and windows allowed water to infiltrate the units through openings created by the wind buffeting of doors and windows from the Hurricane's wind pressures which led to interior damage.

Unit 301N

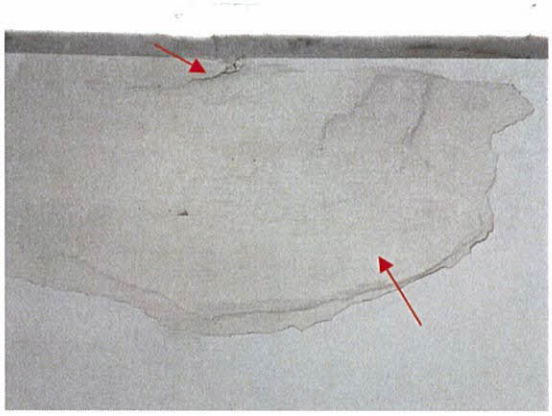


Photo 5.4.1.1 Delaminated coating from water infiltration which entered the unit through opening at window sill caused by the wind buffeting produced by Irma's wind pressures.

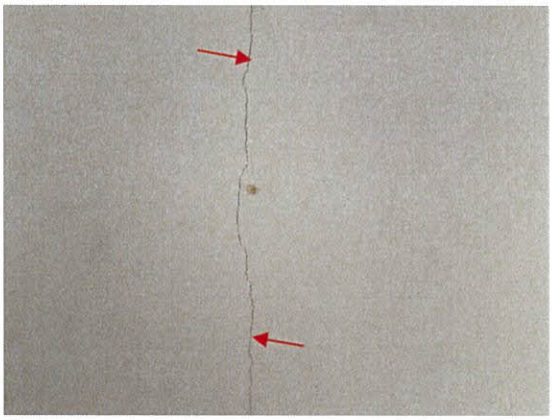


Photo 5.4.1.2 Cracked wall below window sill caused by building movement due to the Hurricane's wind pressures.

Unit 304S

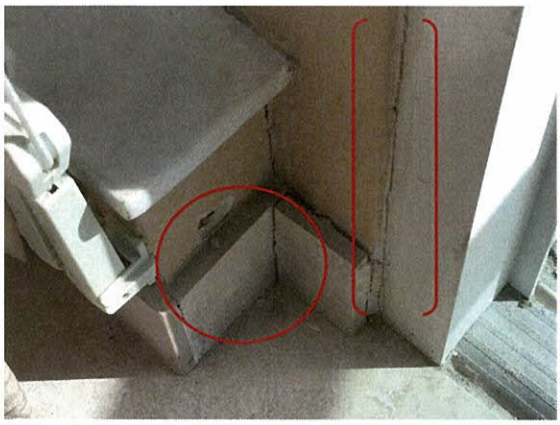


Photo 5.4.1.3 Separation of door between door frame and jamb due to building movement caused by the buffeting of doors. Water damage observed.

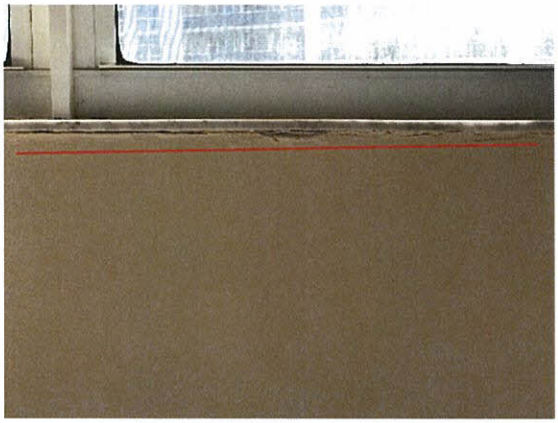


Photo 5.4.1.4 Separation of window frame from sill from the building movement caused by the Hurricane pressures.

Unit 406S

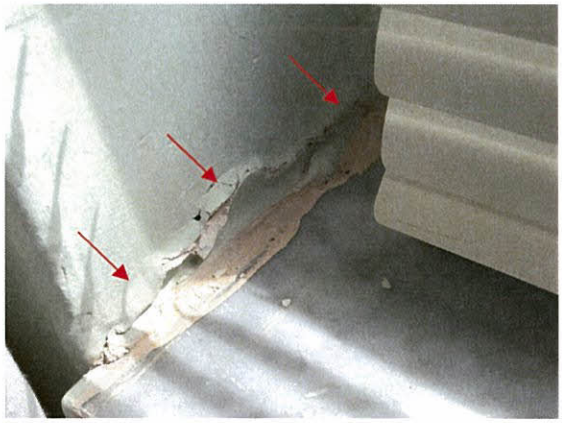


Photo 5.4.1.5 Water damage observed at window jamb location which enter the unit through opening created by the buffeting of windows due to Irma's wind pressures.

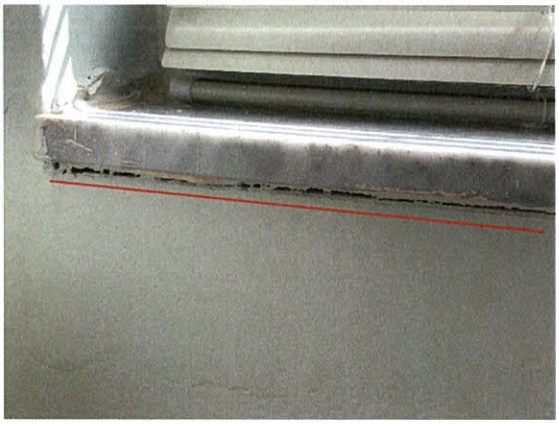


Photo 5.4.1.6 Separation of window sill board from window sill caused by the buffeting of windows created by the Hurricane's pressures.

Unit 809N

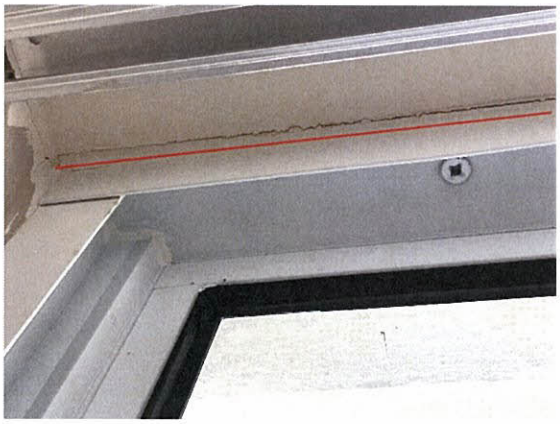


Photo 5.4.1.7 Separation of window board from window sill caused by the buffeting of windows from the Hurricane pressures.

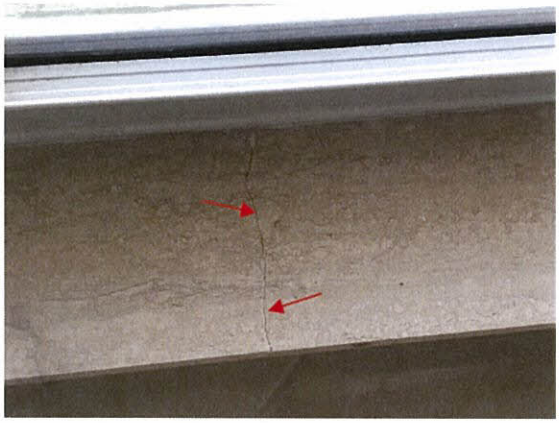


Photo 5.4.1.8 Cracked window board caused by the buffeting of windows due to Irma's Hurricane pressures.

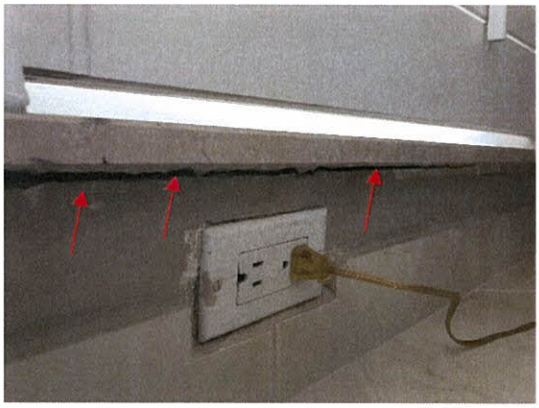


Photo 5.4.1.9 Separation of window board from window sill caused by buffeting of windows caused by the Hurricane pressures.

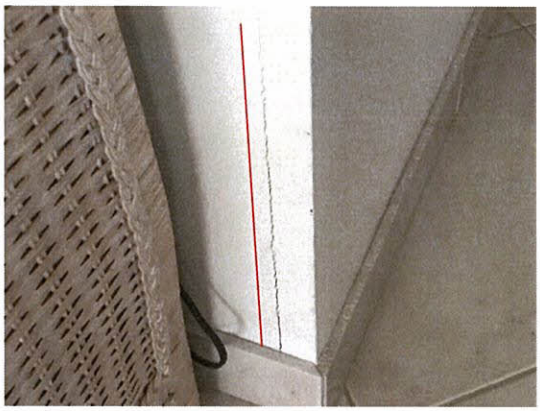


Photo 5.4.1.10 Crack at wall corner adjacent to bead from building movement caused by the Irma's wind pressures.

Unit 910S

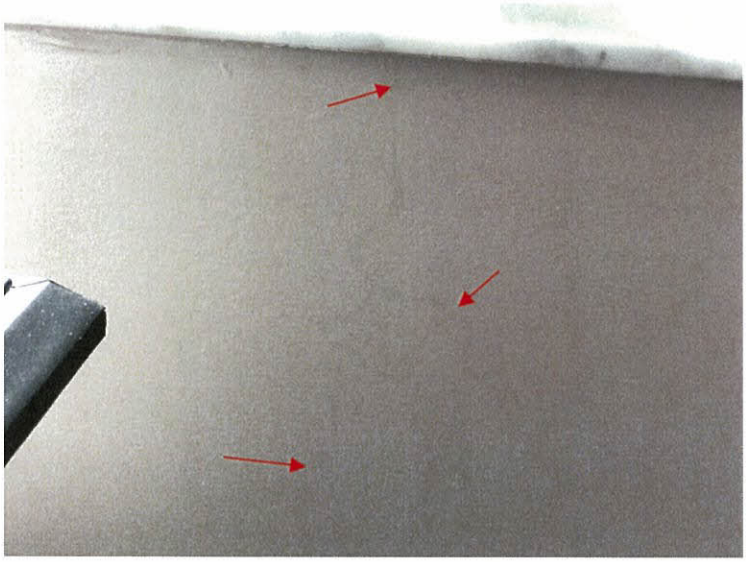


Photo 5.4.1.11 Evidence of water intrusion from opening at window sill created by the buffeting of windows from Irma's wind pressures.

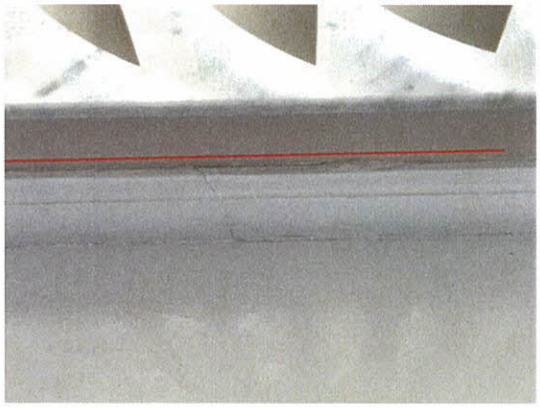


Photo 5.4.1.12 Separation of baseboard from wall below window sill created by the buffeting of windows from by Irma's wind pressures.

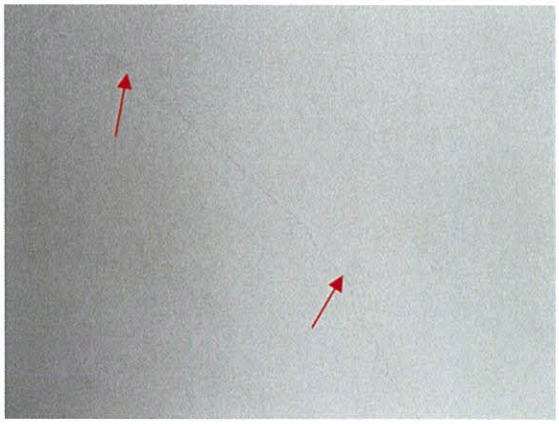


Photo 5.4.1.13 Crack at ceiling from building movement caused by the wind forces exerted on the building during the Hurricane.

Unit 902S

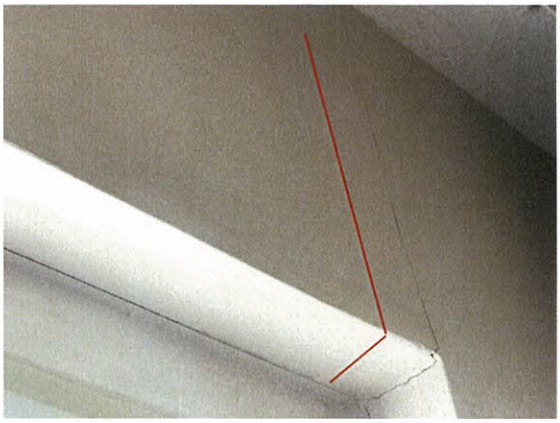


Photo 5.4.1.13 Crack at balcony door header caused by buffeting of doors caused by the winds during the Hurricane.

Photo 5.4.1.13 Separation of balcony door caulking at jamb location caused by buffeting of doors produced by the winds during the Hurricane. Also, separations at wall to ceiling interface are indicative of building movement which occurred during the Hurricane.

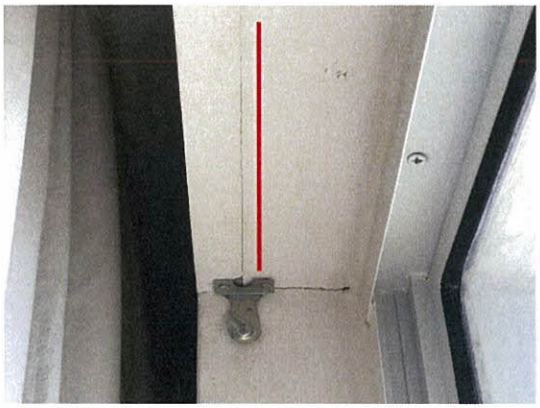


Photo 5.4.1.14 Cracked window header caused by buffeting of windows which occurred due to the Hurricane's wind pressures.

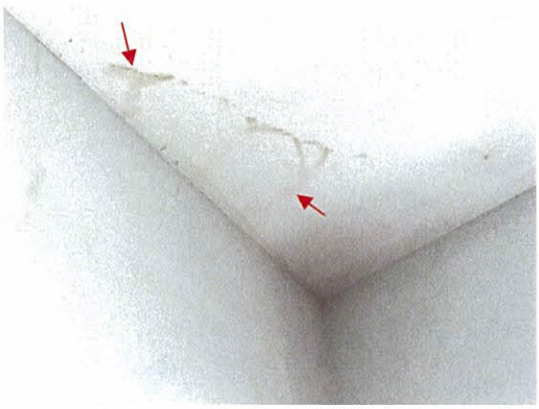


Photo 5.4.1.14 Evidence of water intrusion at ceiling through opening at the exterior that originated from the building movement which occurred during the Hurricane.

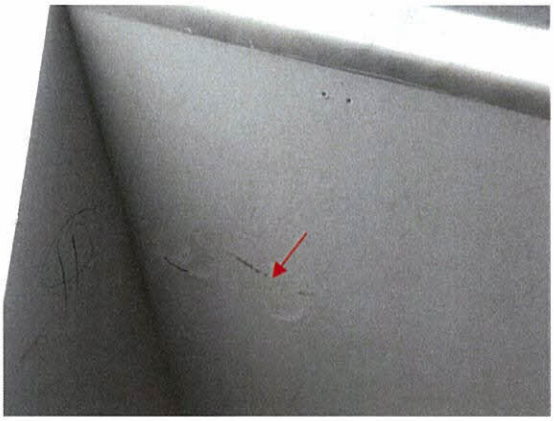


Photo 5.4.1.15 Evidence of water intrusion at wall below window sill which entered through opening at window caused by the wind buffeting due to Irma's wind pressures.

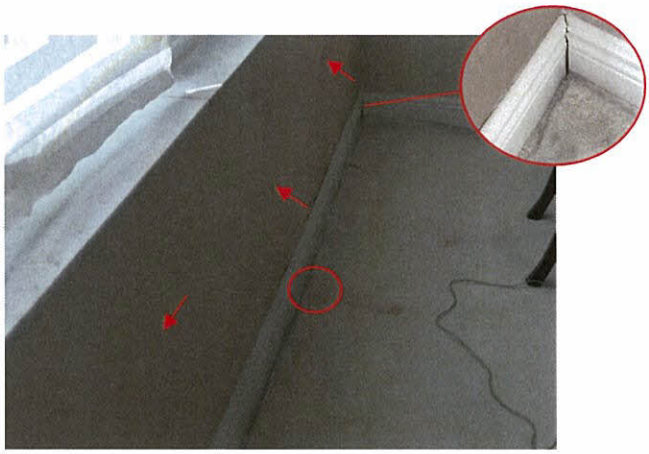


Photo 5.4.1.16 Evidence of water intrusion at wall below window sill from openings created by the wind buffeting due to Hurricane Irma's wind pressures exerted on the building envelope.

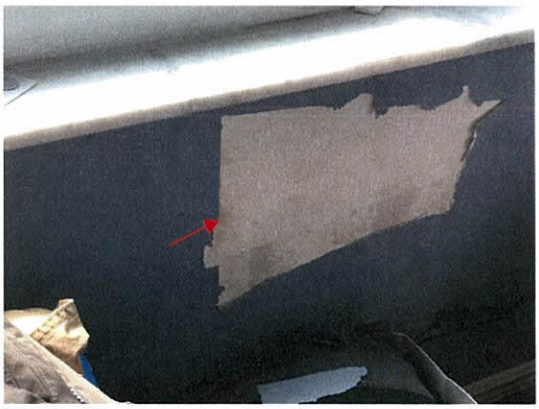


Photo 5.4.1.17 Paint failure from water intrusion through opening at window sill created by the buffeting of windows.

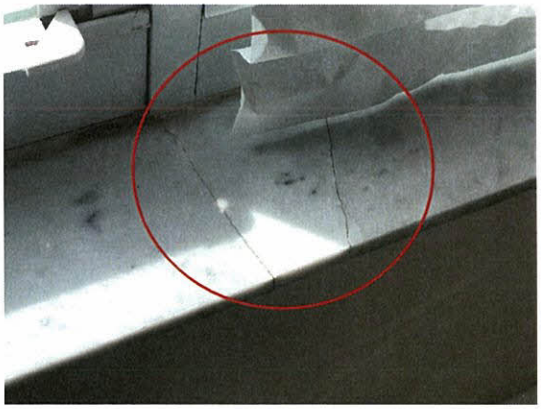


Photo 5.4.1.18 Cracked master bedroom window board caused by buffeting of windows during the Hurricane caused by the wind pressures.

Unit 1102N

Photo 5.4.1.19 Separation baseboard to knee wall below window sill caused by buffeting of windows produced by Irma's wind pressures.

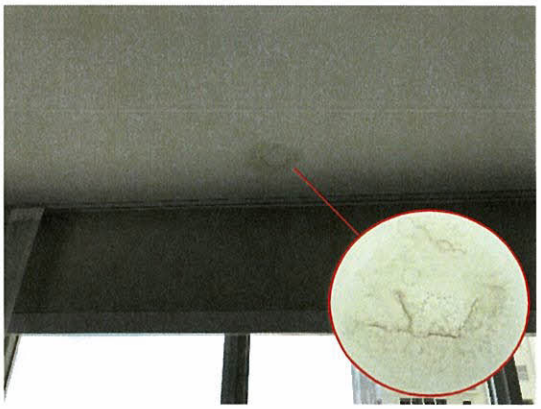


Photo 5.4.1.20 Evidence of water intrusion and damage at ceiling from exterior opening created by the wind buffeting due to Irma's wind pressures. See photo 5.2.2.6.

Photo 5.4.1.21 Evidence of water intrusion and damage at ceiling from exterior opening created by the buffeting of windows from Irma's wind pressures.

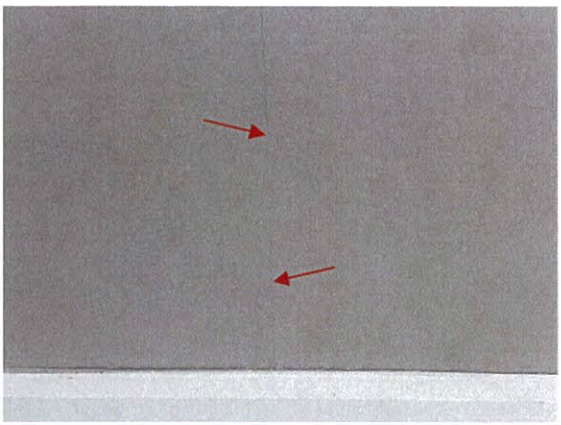


Photo 5.4.1.22 Wall crack below east window in the living room area caused by the movement of the building which occurred during the Hurricane.

Photo 5.4.1.23 Evidence of water intrusion at window sill level. Also, separation of window frame at jamb location caused by buffeting of windows produced by Irma's wind pressures.

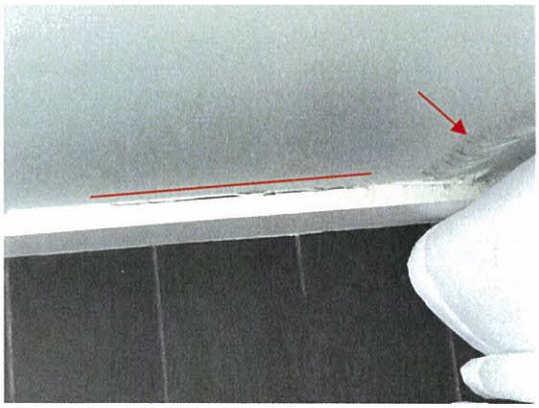


Photo 5.4.1.24 Signs of water intrusion and damage at wall below window and, baseboard which entered through the window sill due to the buffeting of windows which occurred during the Hurricane.

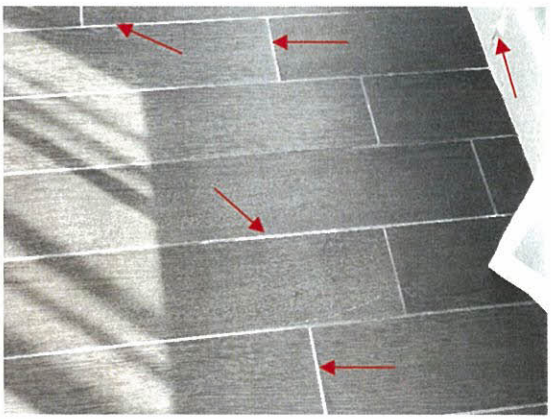


Photo 5.4.1.25 Stained floor finish from water intrusion which entered through opening below window sill caused by the wind buffeting of doors due to the Hurricane's wind pressures.

Unit 1106S

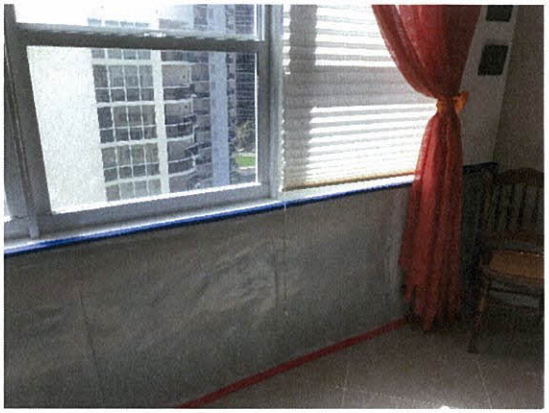


Photo 5.4.1.26 Removed wall section below window sill due to water damage from moisture infiltration.

Photo 5.4.1.27 Removed wall section below balcony window sill adjacent to balcony door due to water damage from moisture infiltration.

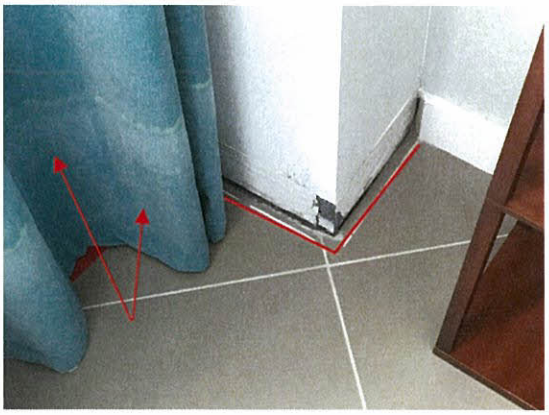


Photo 5.4.1.28 Removed wall baseboard proximate to bedroom window. Also, water stains visible at curtains from the infiltration of water which occurred during the Hurricane.

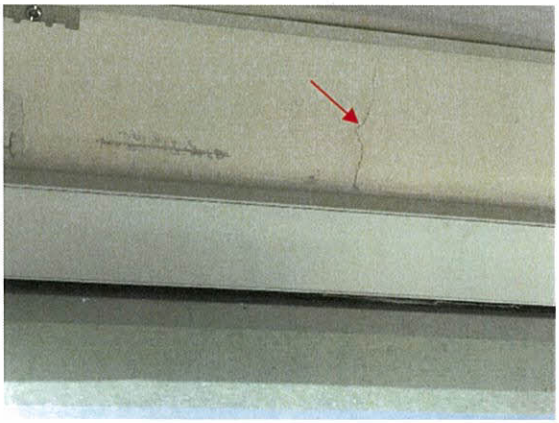


Photo 5.4.1.29 Crack window header caused by buffeting of windows caused by Irma's strong winds.

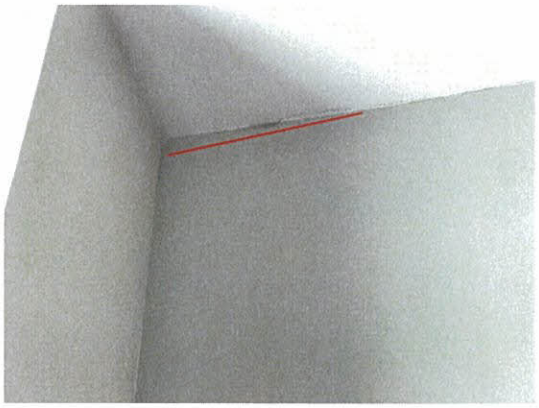


Photo 5.4.1.30 Crack at wall to ceiling interface from building movement caused by the forces exerted on the building envelope by the Hurricane.

Photo 5.4.1.31 Evidence of water intrusion at window jamb location which entered through opening created by the wind buffeting produced by the Hurricane wind pressures exerted at the windows.

Unit 1202N

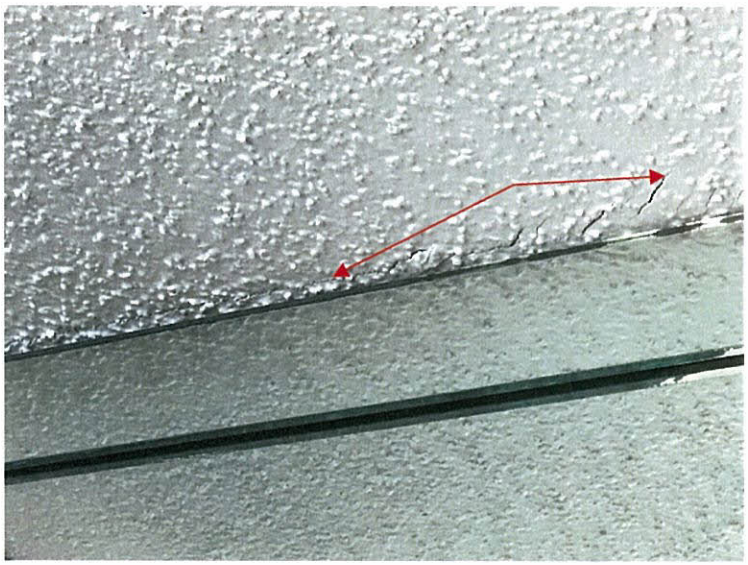
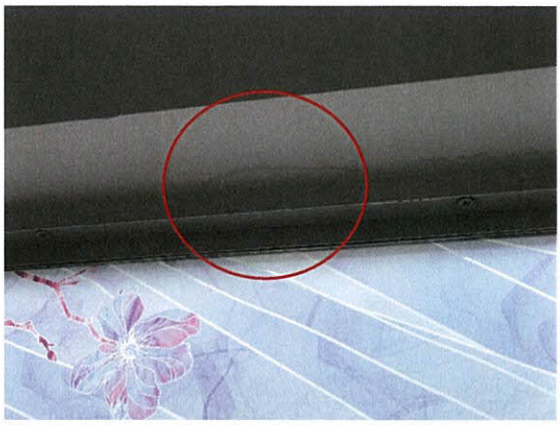


Photo 5.4.1.32 Crack at wall to ceiling interface caused by the building movement which occurred during the Hurricane due to Irma's wind forces. Crack extents along the length of the partition wall.

Unit 1409N



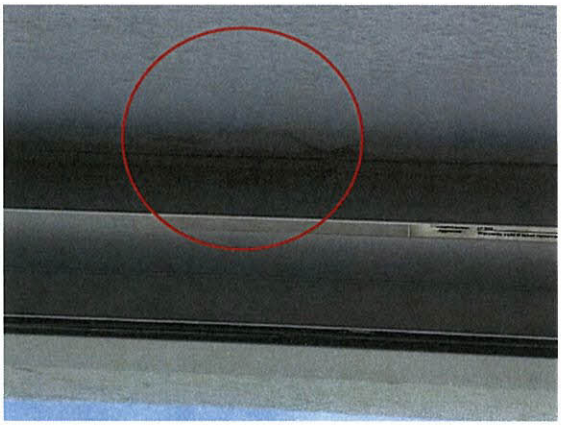


Photo 5.4.1.33 and 5.4.1.34 Evidence of water intrusion at window header which entered through opening created by the buffeting of windows produced by the Hurricane wind pressures.

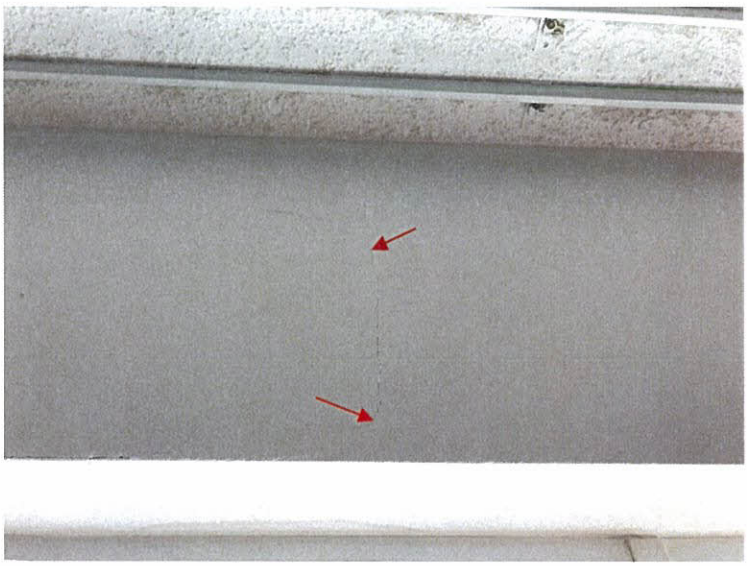


Photo 5.4.1.35 Cracked window header caused by the buffeting of windows due to Irma's wind pressures.

Unit 1602S

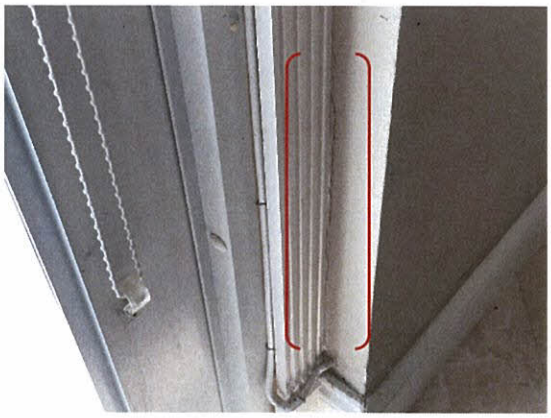


Photo 5.4.1.36 Separation between door frame and jamb caused by buffeting of windows produced by the Hurricane winds.

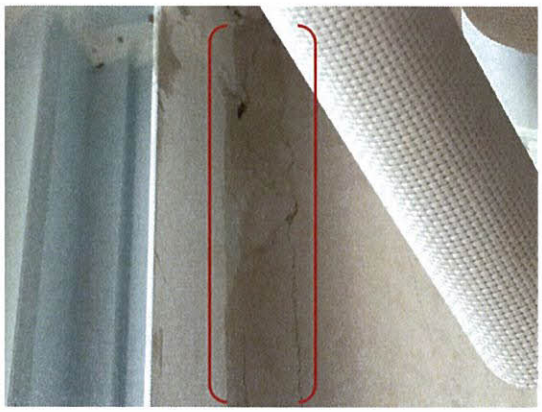


Photo 5.4.1.37 Separation between window frame and jamb caused by buffeting of windows produced by the Hurricane winds.

Unit 1701N

Photo 5.4.1.38 Evidence of water infiltration at wall below kitchen window which entered through opening created by the wind buffeting of windows produced by Irma's wind pressures.

Unit 1801S

Photo 5.4.1.39 Crack at window header caused by the buffeting of windows from Irma's wind pressures.

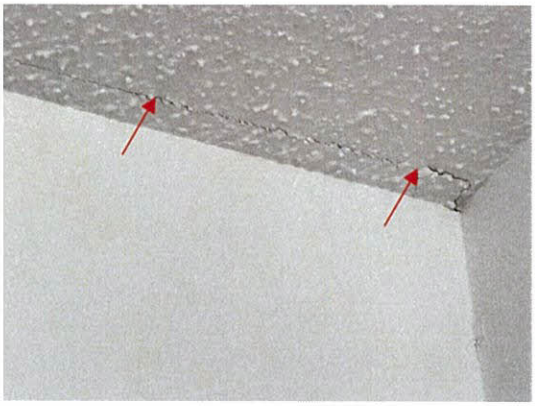


Photo 5.4.1.40 Cracked at ceiling caused by the building movement which occurred during the Hurricane due to Irma's wind forces.

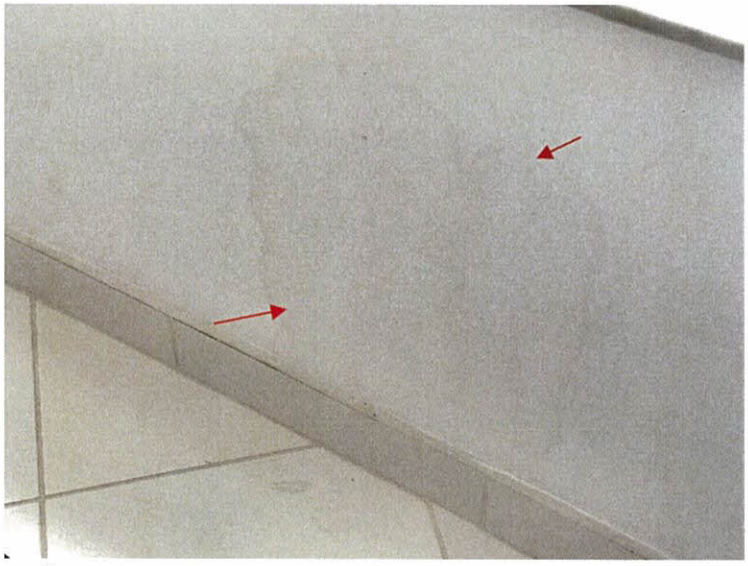


Photo 5.4.1.41 Evidence of water intrusion below windowsill which entered unit through the separation of window baseboard and sill that was caused by the wind buffeting of doors and windows produced by Irma's wind pressures.

Photo 5.4.1.42 Water intrusion at wall to ceiling interface through window header caused by buffeting of windows created by Irma's wind pressures.

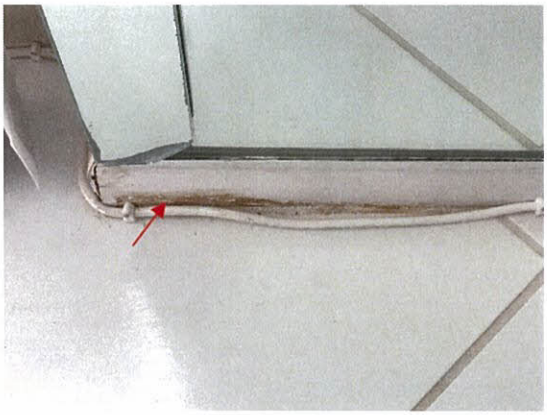


Photo 5.4.1.43 Water damage at baseboard from water intrusion through opening at window created by the wind buffeting produced by the Hurricane wind forces over the building envelope.

Unit 1804S

Photo 5.4.1.44 Cracked window header at living room caused by the buffeting of windows produced by Irma's wind pressures. These cracks were also seen at the ceiling and walls.

Photo 5.4.1.45 Buckled floor finish at kitchen from water intrusion through balcony door caused by the buffeting of the doors generated by Irma's wind pressures.

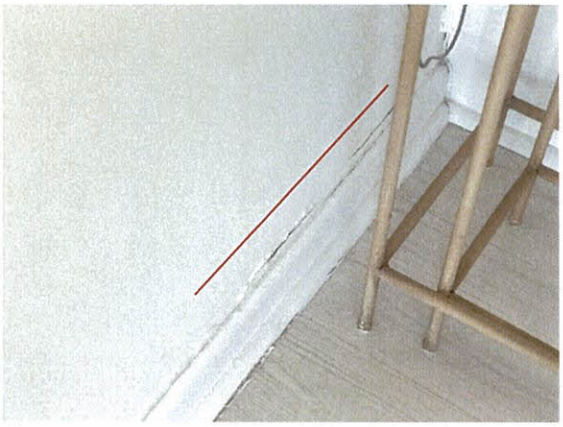


Photo 5.4.1.46 Damaged baseboard at kitchen partition wall from water intrusion though balcony door caused by the wind buffeting of doors produced by the wind pressures of the Hurricane.

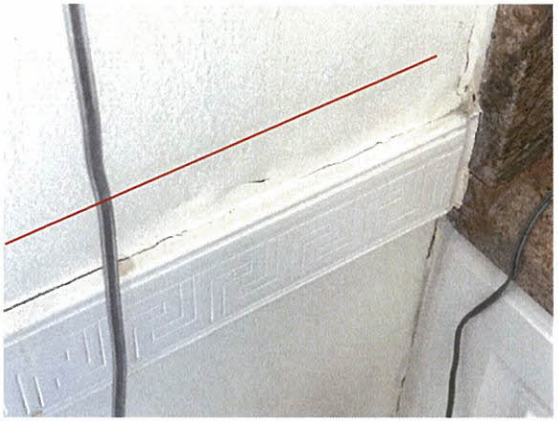


Photo 5.4.1.47 Water intrusion damage at wall trim in the kitchen partition wall from water intrusion from unit above.

Unit 1802N

Photo 5.4.1.48 Water intrusion damage at east window header from opening created by the buffeting of windows due to the Hurricane's wind pressures.

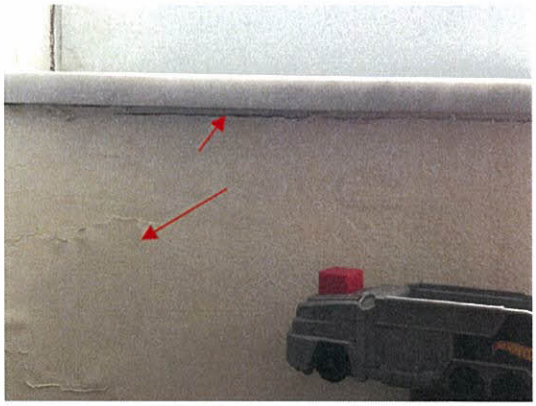


Photo 5.4.1.49 Separation at window sill caused by buffeting of windows created by the Hurricane's wind pressures. Water intrusion damage observed below.

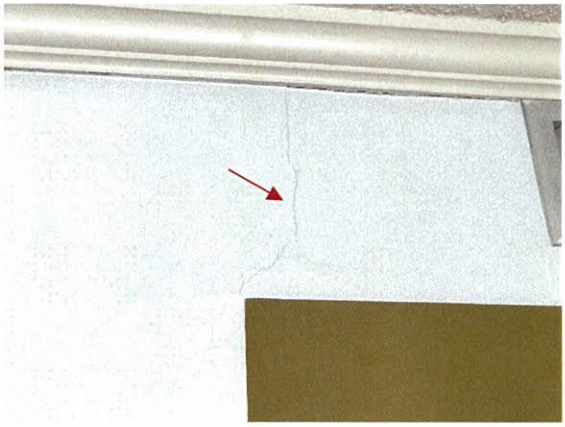


Photo 5.4.1.50 Crack at wall caused by the building movement from the wind pressures exerted on the building envelope during the Hurricane.

Photo 5.4.1.51 Evidence of water intrusion at window jamb location which entered through openings created by the wind buffeting of windows produced by the Hurricane's wind pressures exerted at the windows.

Unit 1806S

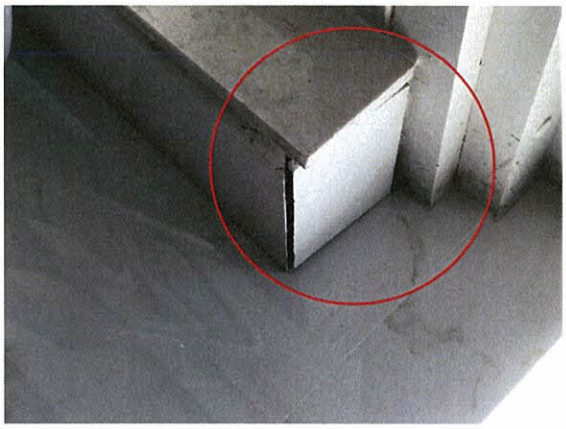


Photo 5.4.1.52 Cracked/damaged baseboard proximate to balcony door from water intrusion through door frame caused by the buffeting of doors due to Irma's wind pressures.

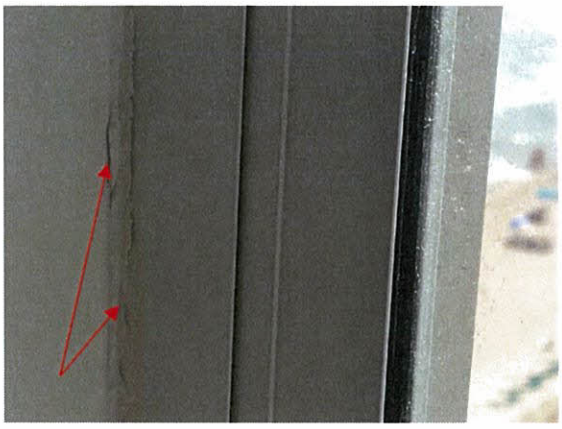


Photo 5.4.1.53 Separation between window frame and window jamb location caused by the buffeting of windows which occurred due to Irma's wind pressures.

Unit 2006S

Photo 5.4.1.54 Water stain at base of wood kitchen counter from water infiltration through openings created by the wind buffeting of doors due from Irma's winds pressures.

Photo 5.4.1.55 Damaged baseboard from water intrusion through door and window caused by buffeting produced by Irma's wind pressures.

Unit 2008S

Photo 5.4.1.56 Water damaged baseboard and floor finish from water intrusion though balcony door caused by buffeting produced by the Hurricane's wind pressure.

Photo 5.4.1.57 Cracked window header at joint caused by buffeting of windows caused by the Hurricane's wind pressures.

Unit 2106S

Photo 5.4.1.58 Broken balcony door screener from the wind buffeting of the doors produced by the Hurricane's wind pressures.

Photo 5.4.1.59 Water infiltration through balcony door caused by the buffeting of doors from Irma's wind pressures.

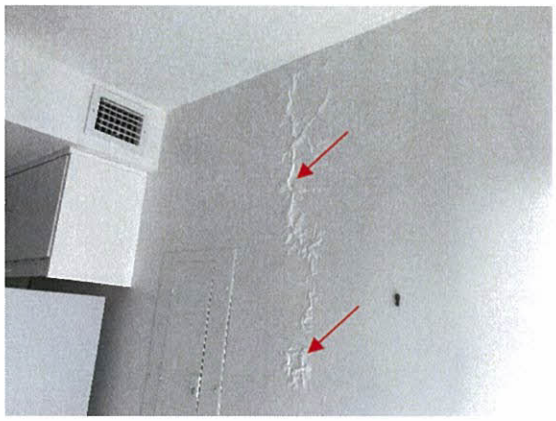


Photo 5.4.1.60 Water damage at walls are visible in multiple location of this unit. Water traveled through the ceiling to various points of the unit from created openings along the balcony door frame product of the wind buffeting that resulted from Irma's wind pressures.

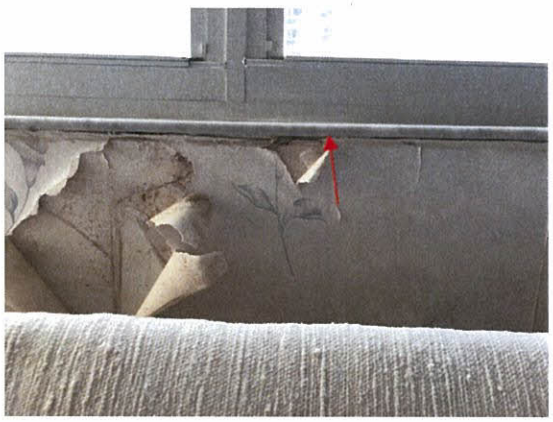


Photo 5.4.1.61 Separation between window board and sill caused by wind buffeting produced by the Hurricane's wind pressures allowed water infiltration.

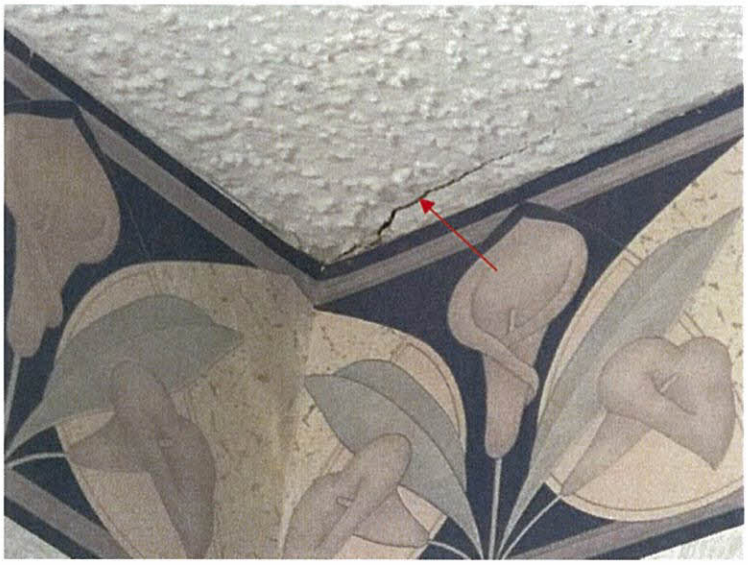


Photo 5.4.1.62 Crack in bedroom wall to ceiling interface caused by the building movement produced by Irma's wind forces exerted on the building envelope.

Photo 5.4.1.63 Damaged baseboard from water intrusion through openings at the building caused by wind buffeting of windows due to Irma's wind pressure.

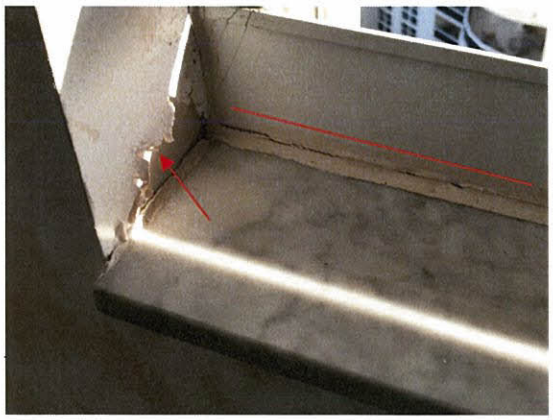


Photo 5.4.1.64 Separation of window frame and window sill board caused by the wind buffeting allowed water infiltration observed around window jamb area as a result of the openings created during the Hurricane by the wind pressures.

5.4.2 Common Area Damage

Building records showed the lounge area received water through the windows. See photos below obtained from building management:

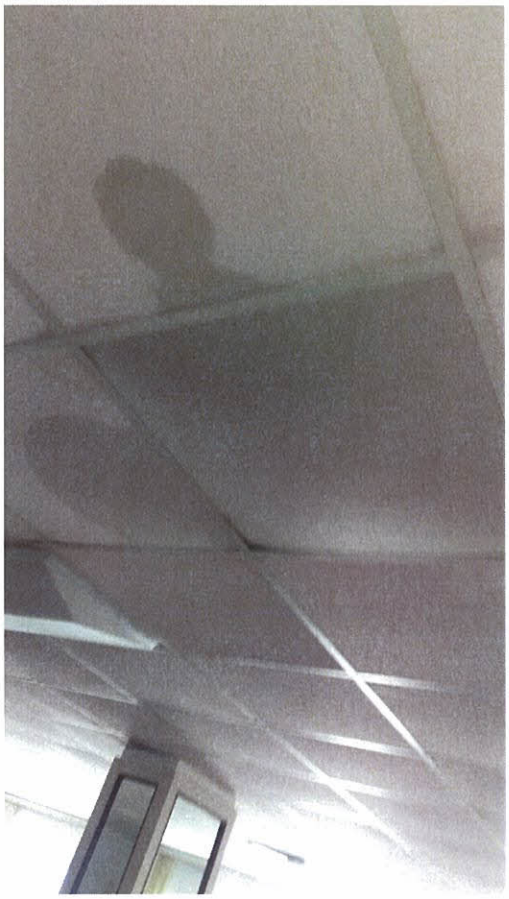


Photo 5.4.2.1 Water damage at lounge area roof that entered through openings created by buffeting of windows due to Irma's wind pressures (south tower).

Photo 5.4.2.2 Water damage at lounge area roof that entered through openings created by buffeting of windows due to Irma's wind pressures (south tower).

5.5 Site Damage

The property landscaping areas also suffered damage as a result of the Hurricane winds. Landscape was scattered throughout due to Irma's high winds. Building components were blown out by the pressures exerted from the Hurricane. Please note the following photographs were obtained from the building records.

Photo 5.5.1 Damaged landscape at buildings' entrance caused by Irma's wind pressures.

Photo 5.5.2 Displaced landscape at buildings' entrance caused by Irma's wind pressures.

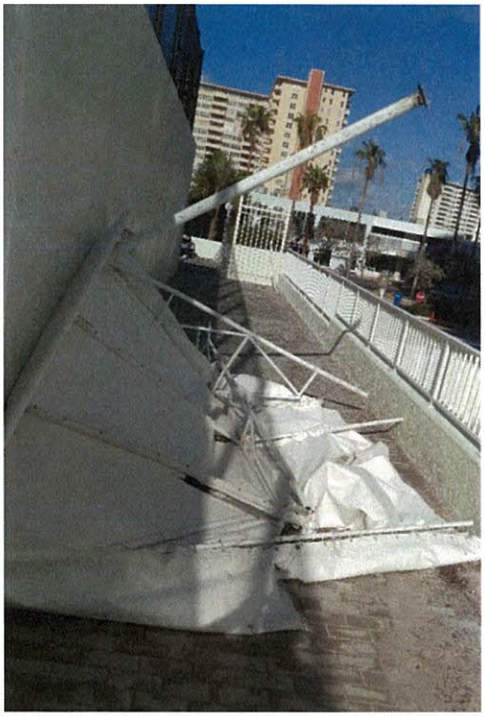


Photo 5.5.3 Blown out metal frame from failed base connections caused by Irma's wind pressures (adjacent to tennis court at north tower).

Photo 5.5.4 Blown out aluminum railing from failed post connection caused by Irma's wind pressures (north of tennis court area at north tower).

6.0 CONCLUSIONS

Based on the evaluation provided above, the following conclusions are appropriate to a reasonable degree of Architectural and Engineering certainty:

Observations and evaluation of existing conditions, and assessment of Hurricane Irma wind speeds proximate to the site show that the building sustained damage from Hurricane Irma which struck Florida on September 10, 2017. Wind buffeting caused by Irma's wind pressures caused the buildings and buildings' components to move creating openings on the exterior which allowed water to enter the interiors.

The compromised windows and doors allowed water to penetrate the buildings' interior and cause damage to the gypsum board, baseboards, doors and window jambs, window sills, doors and window headers and, ceiling and floor finishes. Signs of water intrusion were typical throughout the units inspected.

It is our opinion that the interior damage to Southpoint Condominium buildings presented in this report was directly caused by Hurricane Irma. Un-repaired damage to the building cladding and components including window and door joints, would make the building more susceptible to be further damaged from future rain and wind storm events.

August 22nd, 2018

EVALUATION OF DAMAGES FOLLOWING HURRICANE IRMA

We recommend the following actions be taken in order to restore building to a watertight condition:

1) Replacement of racked windows and doors.
2) Re-caulk damaged windows and doors.
3) Replace damaged windows and doors gaskets and weather stripping
4) Restoration of building envelope to watertight condition. This will include: stucco and concrete crack repair, concrete spalling repair of walls, beams, and columns as directed by an engineer.
5) Restoration of damaged building interior. This will include: floor finish, gypsum board wall and ceiling.
6) Provide adequate cover to exposed electrical conduits and exhaust fans at roof.

Sincerely,

Sinisa Kolar, P.E.
Vice President

SK/nyh

EXHIBIT 4

Post Hurricane Irma Engineering Evaluation

Prepared for:

Southpoint Condominium Association
Fort Lauderdale, Florida

March 23rd, 2018

Prepared By:

Sinisa Kolar, P.E.
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March 23rd, 2018

EVALUATION OF DAMAGES FOLLOWING HURRICANE IRMA

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March 23rd, 2018

EVALUATION OF DAMAGES FOLLOWING HURRICANE IRMA

1.0 EXECUTIVE SUMMARY

This report contains the results of an engineering investigation to determine the effects of Hurricane Irma at Southpoint Condominium located at 3400 Galt Ocean Drive, Fort Lauderdale, Florida 33308. The purpose of this evaluation was to determine the cause and extent of the damage inside the residence units, the façade of the buildings, and the roofs. Based on our observations and evaluation of the existing conditions, assessment of Hurricane Irma wind speeds proximate to the site show that the building sustained damage from the hurricane which struck Florida on September 10, 2017.

The engineering investigation consisted of a visual evaluation of the roofs, accessible common areas, the exterior of the buildings, and inspection of selected unit interiors of the Southpoint Condominium Towers. We also utilized our drone equipment as part of our visual inspection to accurately identify deficient areas of the building that were difficult for our engineers to spot from ground. Moreover, the Roof Leak Detection Company, Inc, was retained to perform a moisture survey in order to assess the condition of the existing roofs. Our findings of the damages to the buildings and its different components directly attributable to or exacerbated by Hurricane Irma's wind pressures is summarized in the following paragraphs.

Falcon formed the opinions and conclusions set forth in this report after interviewing building staff and residents, reviewing the project documents listed below and performing a site visit during the 21st, 22nd, and 23rd of February, 2018.

1.1 OVERALL BUILDING CONDITIONS

The force produced by winds can affect buildings in various ways depending on numerous factors including, but not limited to, the shape of the building and obstructions near the building. Also, it is worth noting that sudden changes of these forces can generate higher stresses that can compromise the ability of a structure to behave as intended. In the event of a hurricane these forces are considerably increased and can result in noticeable damages such as the those seen at the towers of the Southpoint Condominium.

The wind pressures to which both towers were exposed during hurricane Irma caused the buildings' structure and its components to sway and flex to an extent that allowed rain to drive into the interior of the buildings. Abnormal increase in wind speeds as produced by hurricane Irma resulted in the elastic deformation of windows, doors, and other building components. These deformations tend to be temporary and oftentimes not visible to the naked eye but can become critical in cases of hurricanes and other natural phenomena. The buildings and its components when subjected repeatedly to strong wind loads, in conjunction with heavy rain, will not perform as intended and will allow water to infiltrate as it happened at Southpoint Condominium during hurricane Irma.

1.1.1 Interior Spaces: Residences and Balcony Units

The units had signs of water intrusion near the balcony access doors and the windows across its different spaces. Water infiltration and accumulation in the walls, ceilings and other locations caused interior damages that appeared to be consistent throughout the units. These damages included: cracks in windows and doors' caulking, partial dislodgment of window's frame connections at the base and header, and cracks at wall and ceiling finishes. Moreover, water stains at the ceiling and floor and at the window openings, stucco cracks at the top of the partition walls, cracks at the window sills, swelled baseboards and, rust stains from wall corner beads were observed. These and other deficiencies have been documented in detail and presented in the body of this report. In addition, as reported by unit owners, sand like material was found inside the units and continue to infiltrate the residences near the openings despite these remained closed.

The handrails located at the balconies were seen in good condition for the most part. No strength test was performed to the balconies' handrails and therefore Falcon cannot attest to its structural stability.

1.1.2 Exterior Spaces: Façade and Roof

The façade was in fair condition with cracks spotted at various locations. Although a visual inspection of the exterior of the buildings was performed by our team of engineers while on the ground, a drone survey of the buildings was conducted targeting deficiencies of the exterior from a closer range. The scan of the buildings by our drone revealed multiple cracks at the façade with some being noticeably larger than others. The drone also detected what could possibly be moisture zones at the buildings. Corrosion stains were seen at scattered areas but were not frequent.

The roof is in fair condition. Multiple deficiencies were identified such as blisters in the wall, rusted pipes, exposed electrical cables, cracks in walls, unleveled gravel terrain, and corrosion spots.

It is our opinion that the damage to the Southpoint Condominium Towers presented in this report was directly caused or exacerbated by the effects of Hurricane Irma. Un-repaired damage to the building cladding caulking at joints and penetrations, including windows would make the building more susceptible to further damage from future rain and wind storm events. It is a recognized fact that damaged or weakened joints in cladding and at exterior penetrations, including windows, are more susceptible to further damage during lower intensity wind storms thereby allowing more wind and rain to enter into a building typically at higher wind loads.

An industry professional should be retained to develop the scope, method and means of repairs to rectify the damage to Southpoint Condominium as identified in the body of this

report. It is to be noted that engineering recommendations and additional work may be necessary for the execution of the repairs to the buildings.
The information outlined in this report represents the results of our investigation to date. Should additional information become available, we request that it be brought to our attention as soon as possible so that we may fully address it.

The professional opinions presented in this report have been developed in a manner consistent with the level of care and skill ordinarily exercised by reputable members of the profession currently practicing in the same locality under similar conditions. No other warranties are expressed or implied.

2.0 DOMCUMENTS REVIEWED

The following documents have been reviewed in preparation of this report:

Document Type	Topic	From	Date
Report	Moisture Report	Roof Leak Det. Co., Inc.	26th Feb 18
Report	Pool Deck Plans	Ryan Johnson, CA Mgr.	9th March 18
Report	Deck Paver Degradation Report	Ryan Johnson, CA Mgr.	9th March 18
Field Notes	Roof/Façade Damage Observations	Hermes Soza	15th,16th Feb 18
Field Notes	Roof/Façade Damage Observations	William Dauhajre	15th,16th Feb 18
Field Notes	Unit Damage Observations	William Dauhajre	21st-23rd Feb 18
Field Notes	Facade Damage Observations	Miles Abram	1st Apr 18

3.0 BUILDING DESCRIPTION

Southpoint Condominium Association consists of twin twenty-two (22) story building towers containing 400 units, flat roof systems, multi-story parking garage/parking deck, one (1) recreation deck with a tennis court, and an in-ground pool and pool deck among other amenities. The buildings were constructed in 1974.

The towers are connected through the lobby however, they can also be accessed via the pool deck that is located in the middle of the two towers. Also, each tower is serviced by two (2) public elevators and one (1) service elevator located in the same line. The approximate height is 265 ft tall.

The roof at each tower is a built-up gravel roofing system as identified in the moisture survey report. At each roof it can be found: the elevator and electrical room, the boiler room, and the cooling tower. At the main level, two main hallways connect the lobby with the pool deck and other amenities (i.e. gym, lounge, tennis court, and administrative offices). The tennis court is an exterior space connected to a deck located at the north of the towers sitting directly above the garage. There are two (2) parking levels as well as an exterior parking deck for guests and vendors. The garages consist of cmu and stucco walls, reinforced concrete column and beam/girder system supporting the pre-cast joists where the slab rests.

Similarly, the structural system of the buildings consists of reinforced concrete columns, beams, supporting the slabs and cmu walls. The exterior walls are stucco clad masonry with aluminum framed glass windows and doors that lead to the balconies with aluminum railings and glass panels. The balconies are distributed and located at the south and north direction. The interior partitions are mostly drywalls with metal studs. The beams, cmu walls, and floor slabs resist and transfer the lateral wind loads imposed on the building to the foundations.

Photo 2.1: West Facade Elevation

Photo 2.2 South Tower Elevation

Photo 2.3 North Tower Elevation

Photo 2.4 Roof Plan View

4.0 HURRICANE IRMA

According to updates published by the National Hurricane Center, after crossing the Straits of Florida and being upgraded to a Category 4 hurricane, initial landfall took place at Cudjoe Key at 9:10 a.m. EDT on September 10, where an estimated 10 ft. (3 m) storm surge occurred during the afternoon with maximum sustained winds at the time estimated at 130 mph and a central pressure of 929 millibars. In the Keys, the hurricane caused major damage to buildings, trailer parks, boats, roads, the electricity supply, mobile phone coverage, internet access, sanitation, the water supply and the fuel supply. Key West, Sugarloaf Key, Summerland Key, Ramrod Key, Little Torch Key, Big Pine Key and Marathon were also flooded by storm surge. and tornadoes were reported at Sugarloaf Key. Publications by the National Hurricane Center reported second landfall was made, as a Category 3 hurricane, at Marco Island at 3:35 p.m. EDT the same day. A 7 ft (2.1 m) storm surge occurred in Naples, which Irma passed over as a Category 2 hurricane after being downgraded at 5 p.m. EDT. Part of Tampa Bay (at Hillsborough Bay) was drained in a reverse storm surge caused by the storm's pressure differential, prior to the arrival of the eye of the hurricane. Sarasota Bay was also drained. The hurricane was downgraded to Category 1, prior to reaching Tampa.[219]

A wind gust of 84 mph (135 km/h) was recorded in Fort Lauderdale on September 10, 2017 per weatherundergroun.com"https://www.wunderground.com/history/airport/KFXE/2017/9/10/DailyHistory.html?req_city=Fort+Lauderdale&req_state=FL&req_statename=Florida&reqdb.zip=33308&reqdb.magic=1&reqdb.wmo=99999"

In Miami, storm surge inundated Brickell Avenue with waist-deep water,https://en.wikipedia.org/wiki/Hurricane_Irma - cite_note-PP-220 and two high-rise tower cranes collapsed. https://en.wikipedia.org/wiki/Hurricane_Irma - cite_note-221

Storm surge at Virginia Key, in Biscayne Bay, was close to 4 feet above normal tides Sunday afternoon. According to NCEP (National Center for Environmental Prediction) Storm Summary Message, between 8AM Saturday September 9th and 10PM on Monday September 11, Miami Beach had 3.95 inches of rain from Irma.

As of 1:00 p.m. EDT, on September 10, almost 730,000 customers were without power in Miami-Dade County alone, with almost 500,000 without power in Broward County, over 225,000 out in Palm Beach County, and in total approximately 1,572,000 customers were without power across the state according to the Florida Power & Light Power Tracker Map web link and As of 6:41 p.m. EDT on September 10 over 2.6 million homes in Florida were without power.

5.0 DAMAGE SURVEY

Falcon performed on-site inspections on February 15th, 16th, 21st, 22nd, and 23rd, 2018. Inspections were performed by our engineers William Dauhajre and Hermes Soza.

Falcon was provided access by the building management to 16 units in the south tower and 11 units in the north tower. Falcon also surveyed the North, West, South and East facades and the roof of both the north and south buildings on foot and with a drone.

5.1 ROOF SURVEY

5.1.1 Roof Membrane, Equipment and Parapet Walls

The roof membrane of both the north and south towers were covered with gravel. As indicated in the moisture test report the roof is a built-up gravel roofing system with a fiberboard and polyisocyanurate insulation resting on a concrete deck. Portions of the roof membrane that were visible appeared to be in fair condition. However, blisters were noticed at the bottom of the parapet walls above the termination bar. The termination bar seals the roof deck membrane via fastening to the wall. Blisters were also seen in the angled membrane at the termination of the roof deck. The possibility exists that water infiltrated these areas via cracks identified at the inner and outer faces of the parapet wall. The depth of the cracks in the outer face of the parapet wall were not determined during the time of the inspection. The cracks spotted at parapet walls are possibly due to the effects of wind loads and a combination of expansion and contraction of the concrete. The age of the cracks is unknown however, the deterioration of concrete in this high-pressure area may have been exacerbated during the passage of hurricane Irma.

A moisture test was performed by the Roof Leak Detection Company, Inc. on February 26th of 2018. The intent of the test was to identified the condition of the roof deck and to determine areas where water may have stagnated. As indicated in the report, over 200 readings were obtained for each tower. The results of the readings indicated that both the north and south towers had low to light percentages of moisture content through the surface area of the roofs.

An assessment was also conducted to determine the condition of the equipment that were directly exposed to the winds generated by hurricane Irma. This assessment encompassed a visual evaluation of connection failures, corrosion, and damages to the finishes but no tests were performed to measure the efficiency and functionality of any equipment.

Our findings included, exposed electrical conduits with missing covers, corroded pipes and pipe to slab connections were at various locations, and multiple pipe clamps were completely corroded. The cooling tower was in fair condition with some visible deficiencies for example, corrosion at the base support in specific areas were found, biological growth near the trickling filters.

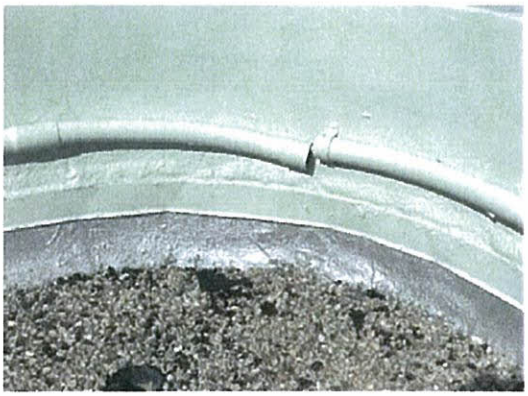
Multiple slab penetrations at the roof slab were clogged with waste materials and gravel. It is worth noting that due to the unevenness of the spread of the gravel various of these penetrations were below or at the same elevation of the gravel. This presented an immediate danger there is the risk of material falling through these penetrations. Management was immediately informed of the issue.

5.1.2 Roof Superstructures

On a separate note, the superstructure at the roof level comprised by the cooling tower, elevator/mechanical room and electrical room are of concern. These areas are currently under undergoing renovations of some type. Some of our observations include a large volume of concrete removed from a supporting roof beam in order to accommodate the passage of cables lines. This event is typical in both towers. In addition, multiple attempts of repairs were left undone such as pipe wall penetration repairs and window removal. Exposed corroded steel was seen at multiple locations of walls and beams.

5.2.2 Roofs Damage Photographs

South Tower

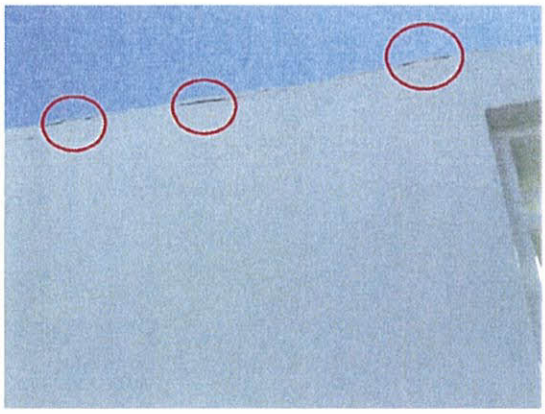


Blisters at parapet wall observed above the counterflashing (typical)/disconnected pipe

Deteriorated roof membrane panel

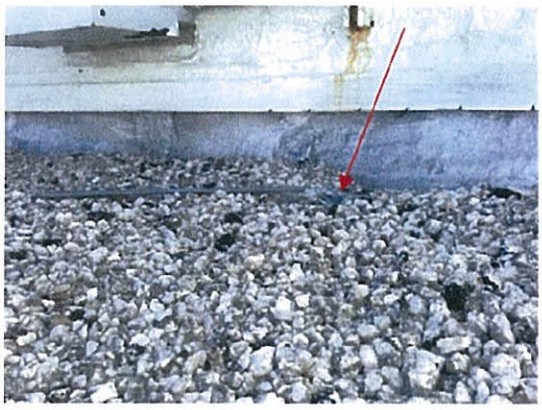
Parapet concrete wall crack on east side of the south tower

Crack at superstructure column



Cracks at superstructure wall cap

Blister at parapet wall on the southwest side of the south tower



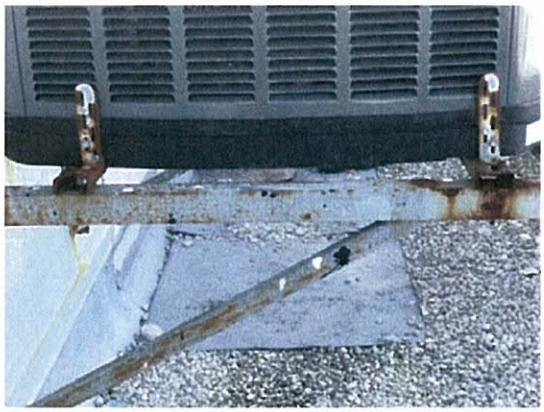
Slab penetration below roof gravel level

Uneven roof gravel as seen from roof of superstructure

Exposed steel ate east façade of roof superstructure due to possible water intrusion

Blister at bottom of parapet wall on the northwest corner of the south tower

Deteriorated waterproofing system



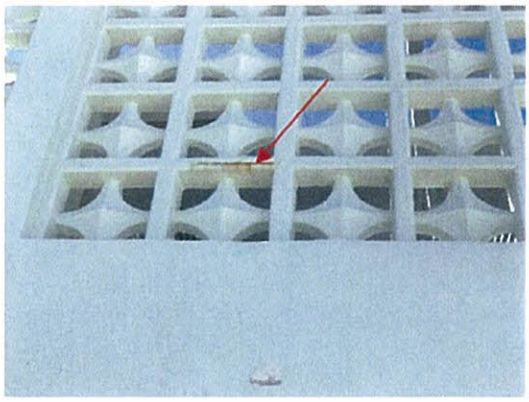
Corroded compressor unit support and connections

Deteriorated roof deck membrane

Unhinged pipe clamp

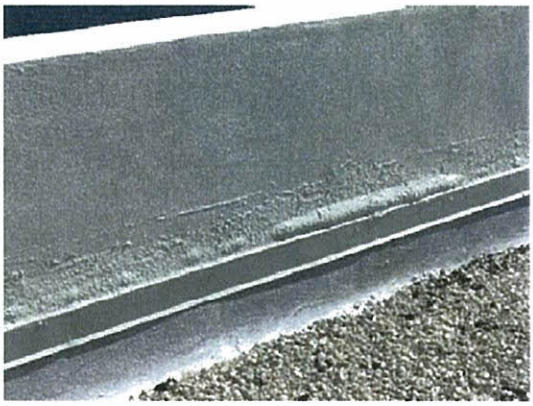
North Tower

Deteriorated roof membrane

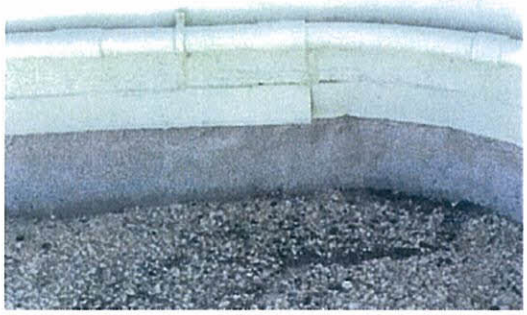


Exposed corroded wall rebar

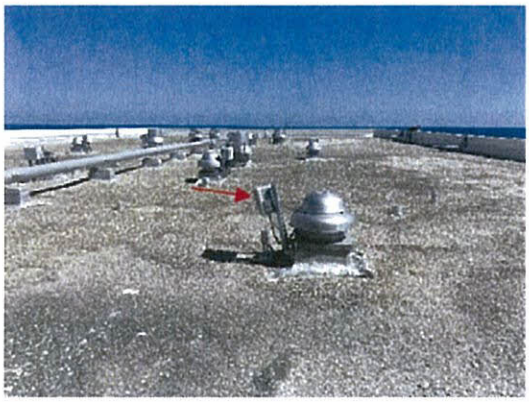
Deteriorated roof deck membrane at angled termination/blister above wall counterflashing



Blister at bottom of parapet wall on the northwest corner of the south tower



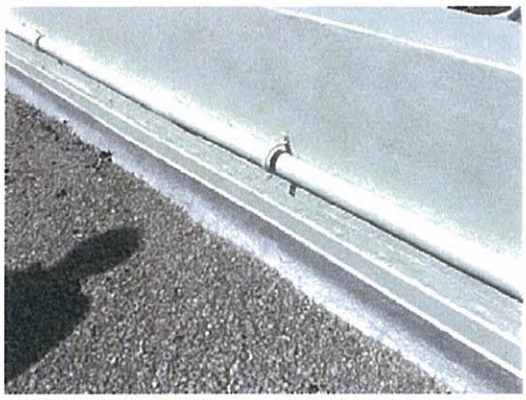
Improper overlap of counterflashing



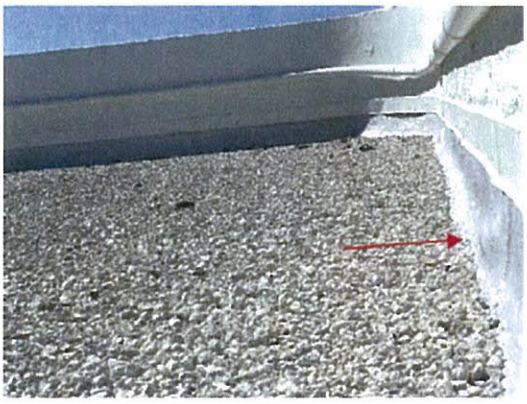
Impacted exhaust electric box

Damaged electric conduit cap

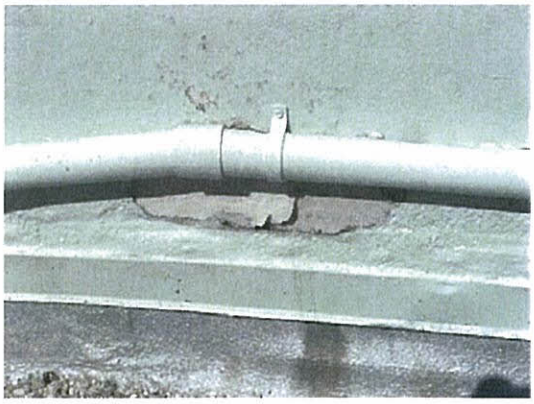
Roof deck gravel accumulation at south side



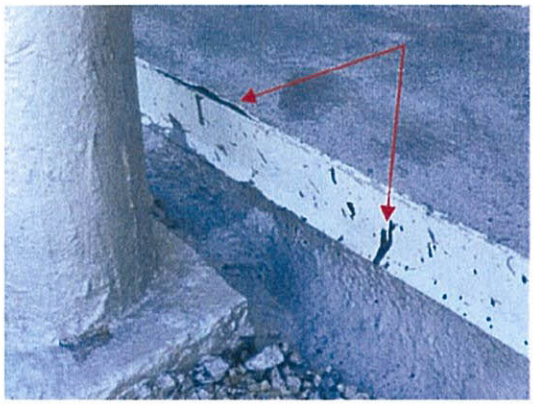
Unhinged pipe clamp. Notice, adjacent clamp is missing



Bulge of membrane at termination of roof deck. This is typical of various location across the perimeter of roof



Deteriorated paint and wall flashing with visible signs of water intrusion



Deteriorated counterflashing and finish

Damaged trickling filter possibly due to wind or debris impact

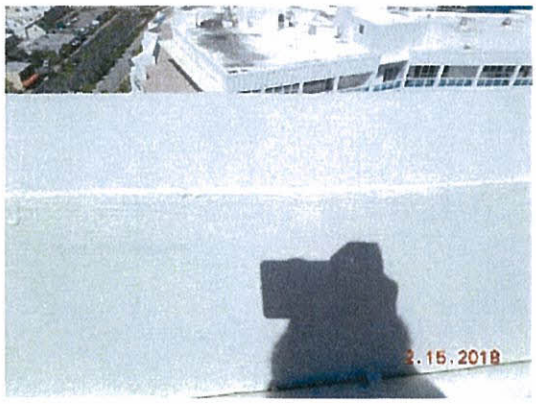
Clogged drainage

Missing electrical conduit cover/corroded exhaust finish

Shifted exhaust electric box possibly due to wind

Blisters at parapet wall observed above the counterflashing (typical)/disconnected pipe

Deteriorated roof membrane panel



Deteriorated roof deck membrane

Exposed exhaust electrical wires

Blown exhaust vent cap

Uneven gravel distribution

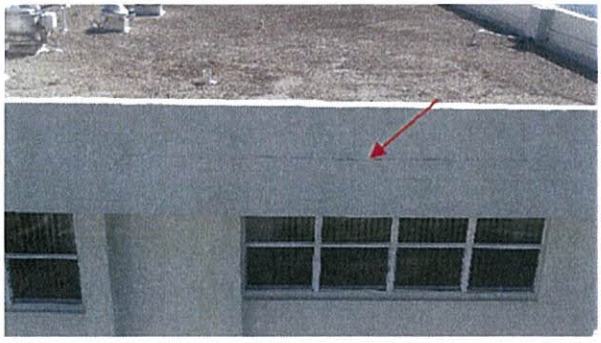
Uneven gravel distribution

Penetration of roof beam at interior of roof superstructure (not recommended). Typical at both towers

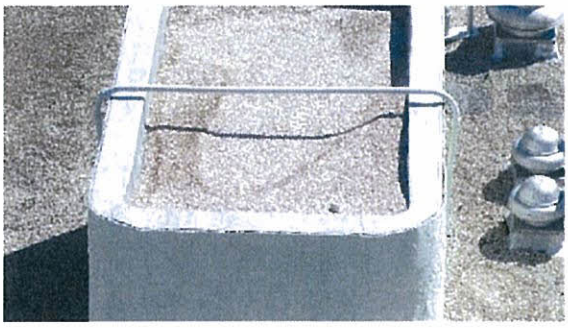
5.2 FAÇADE

Multiple cracks were noticed at the façade of the building, particularly in the parapet wall. In addition, the appearance of what could be accumulation of moisture areas along the façade were observed during the drone flight.

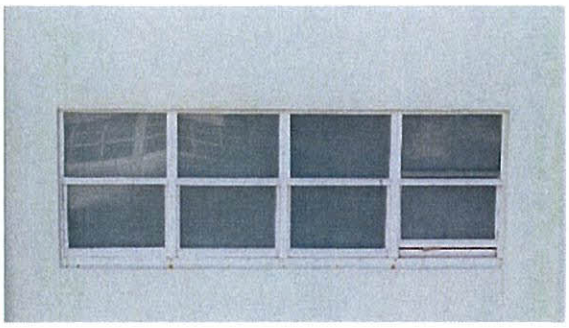
Crack at north most parapet wall of the south tower (north elevation)



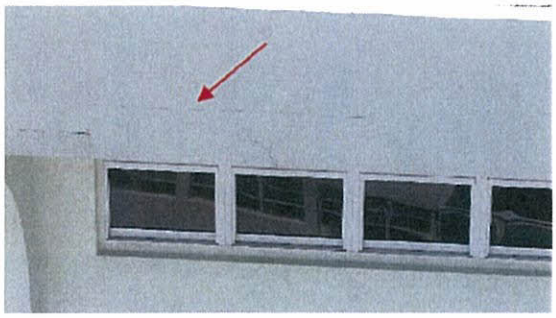
Crack at south most parapet wall of the south tower (north elevation)



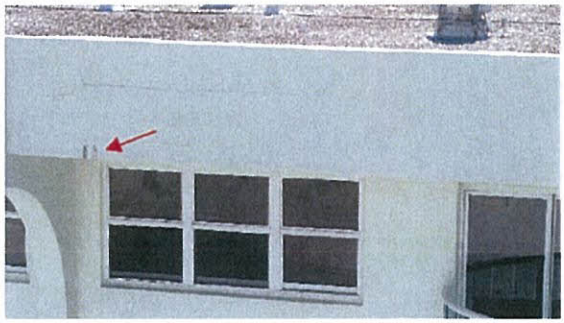
Cracks along perimeter of stair wall caps at south tower



Corroded steel at penetrations left from removal of window shutters

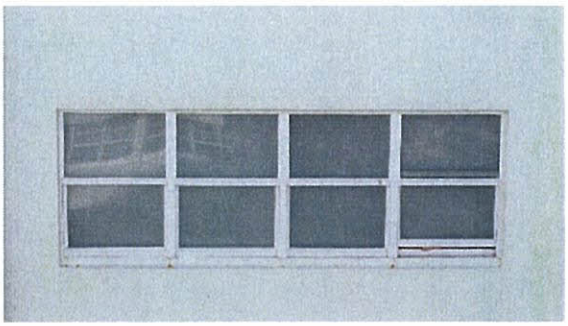


Crack at south parapet wall and visible steel corrosion



Crack with possible spalling at west parapet wall of the south tower

Moisture paths scattered throughout south elevation of the north tower



Corroded steel at penetrations left from removal of window shutters

5.3 High Winds and Heavy Rain Damage (interior)

5.2.1 Unit Interiors

High winds caused positive and negative pressures on the building which results in movement of the buildings, allowing water to infiltrate spaces otherwise it would not under normal circumstances. Per our unit inspection, the interior of the buildings sustained water infiltration damage from openings in the building cladding, and also through doors and windows due to buffeting. As increased high wind loads repeatedly impacts the buildings, it creates stresses in which components and cladding of the building are left vulnerable and subjected to cracks and/or flexing to an extent where water is allowed to enter the premises, as it did with hurricane Irma. Many units, as reported by the owners, were found to had high moisture content particularly in the wall at the east side of both towers.

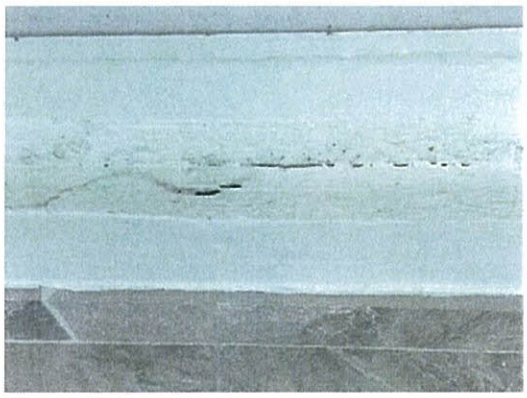
Reports from the residents informed our engineers that water intrusion also found its way to the dwellings through the ceiling. Signs of water intrusion was noticed on the ceilings at various units. It was not ruled out that water may have travel from the ceiling to other parts of the units such as kitchen partition walls and balcony door frames.

The handrails and glass panels of the unit balconies were in good condition with the exception of one (1) loose glass panel that resulted from a gasket failure at unit.

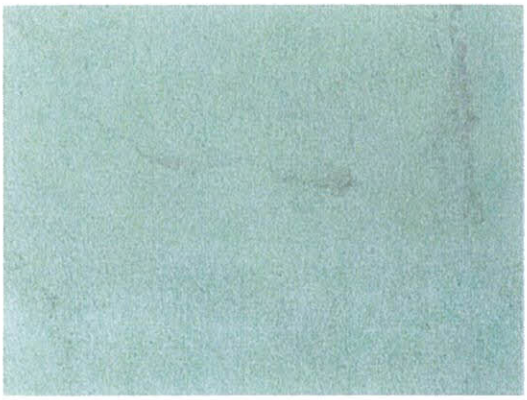
The twenty-seven (27) units we inspected, all of which sustained water damage to the interior were: 1602S, 1704S, 902S, 1001N, 1206S, 1202N, 2006S, 2008S, 1902N, 1401N, 304S, 1808N, 1701N, 809N, 1106S, 910S, 301N, 1801S, 501S, 1409N, 406S, 1804S, 2106S, 1802N, 1701S, 1806S, and 1102N.

5.3.2 Units Interior Damage Photographs

Unit 301N



Caulking cracks at base of balcony windows (exterior)

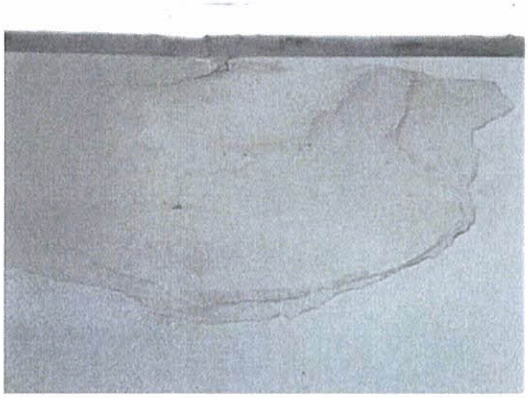


Water stain at balcony ceiling

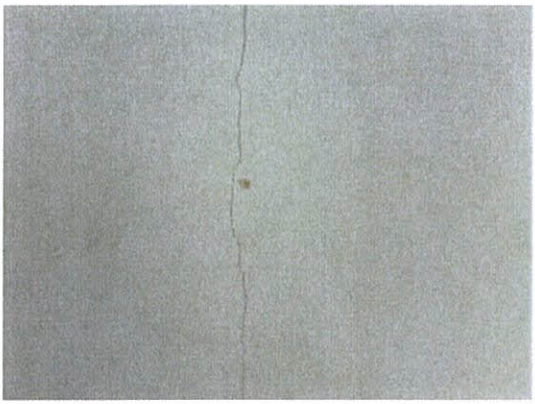
Caulking failure at window frame at the top

Cracked window base connection caulking

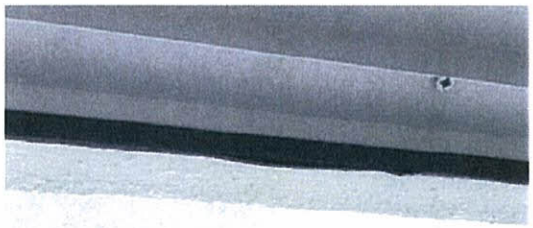
Cracked/Missing window caulking



Cracked wall at window sill with failed paint

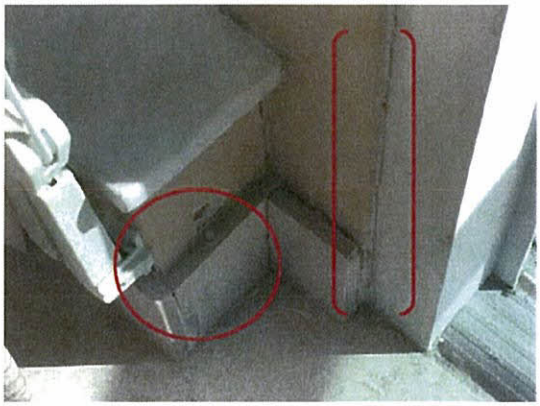


Cracked south wall finish

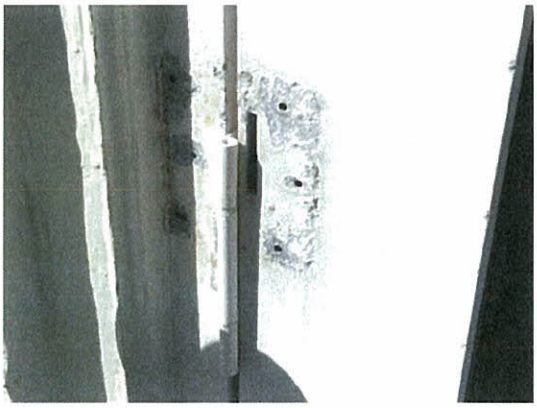


Damaged living room window gasket

Unit 304S



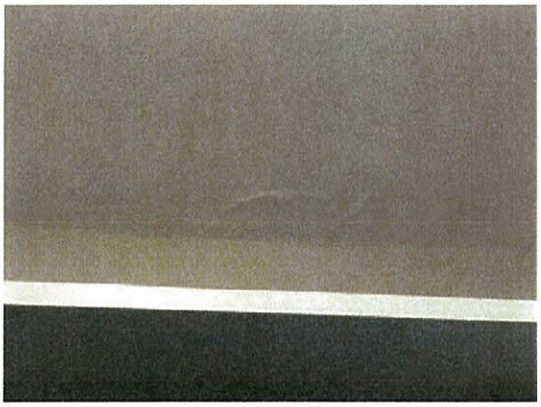
Cracked/detached wall caulking and baseboard



Missing door hinge plate (all 3)

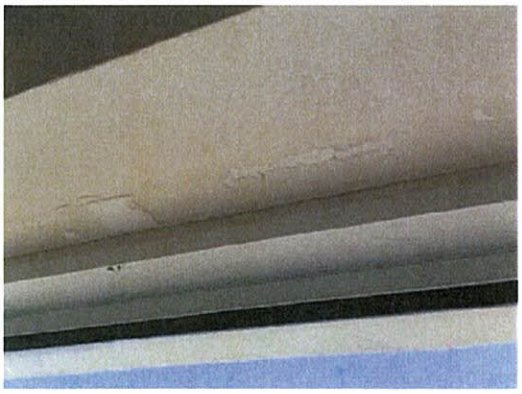
Corroded sliding door screw connectors

Biological growth found at master bathroom wall



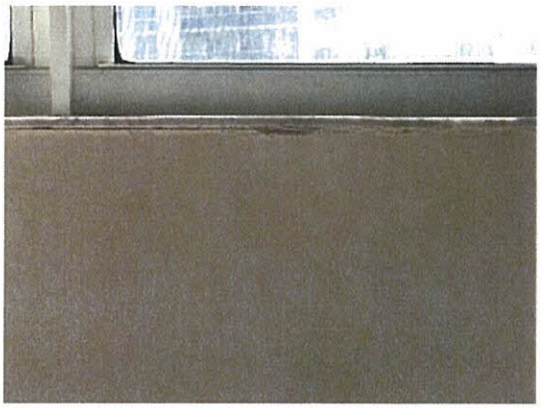
Signs of water intrusion at master closet ceiling

Master bedroom window gasket damaged



Cracked window header at bedroom

Damaged window bottom connection

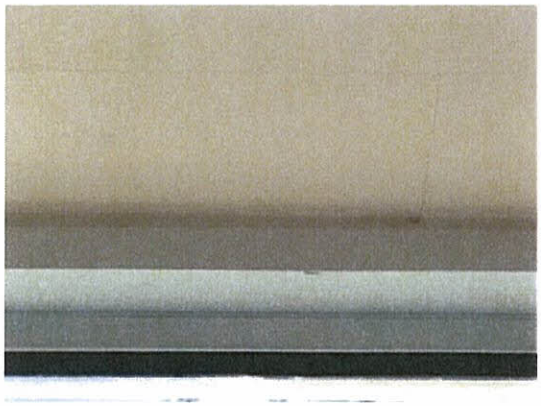
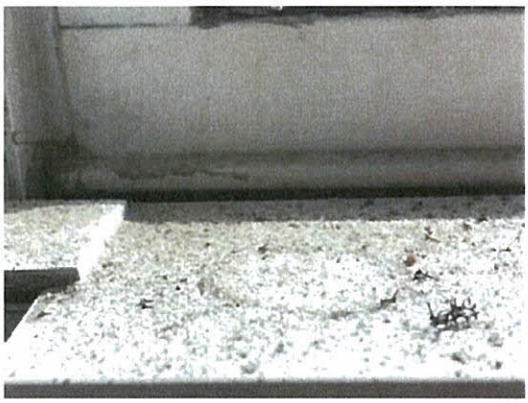


Cracked window sill and missing caulking

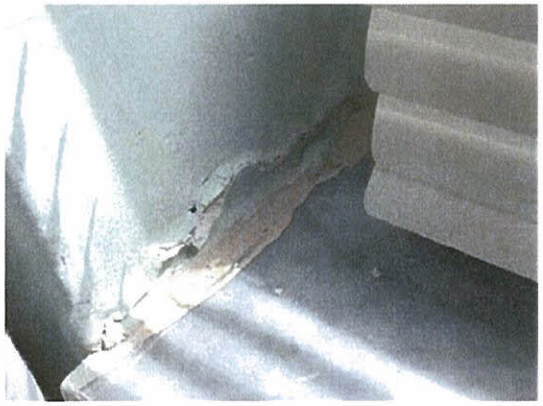
Corrosion stain at kitchen balcony door from possible water intrusion (interior)

Damaged balcony sliding door frame and baseboard

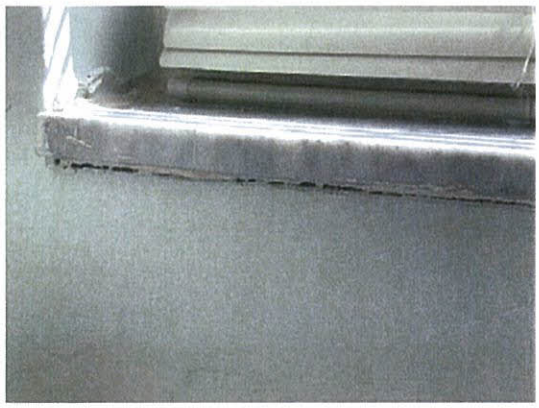
Corroded corner bead at bedroom window possibly due to water infiltration

	
Cracked bedroom window header	**Corroded screws at window frame. Also, cracks observed at frame wall**
	
Damaged bedroom window gasket	**Possible sand accumulation at window corners (interior). Typical throughout all units**

Unit 406S



Damaged wall due to water intrusion

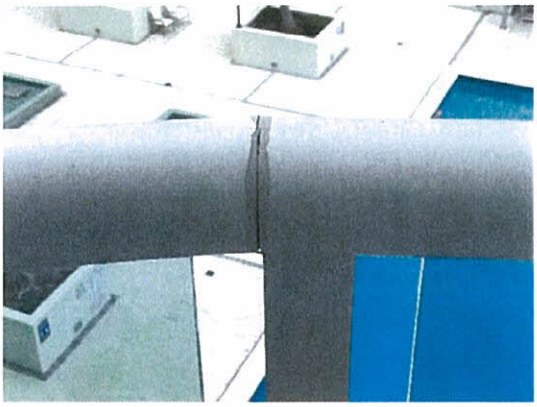


Wall cracked along perimeter of window sill

Deteriorated sliding door caulking (exterior)

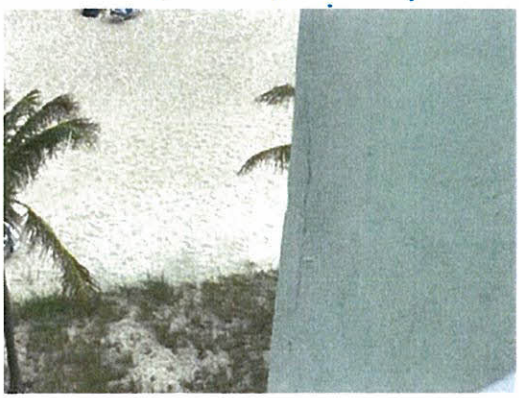
Cracked/water stains seen at balcony sliding door header

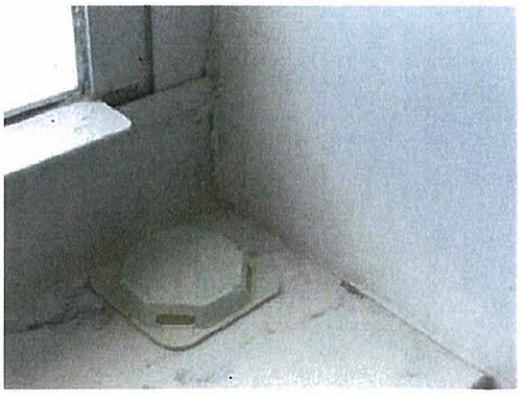
Unit 501S



Bottom handrail support cracked

Failed handrail cap joint sealant

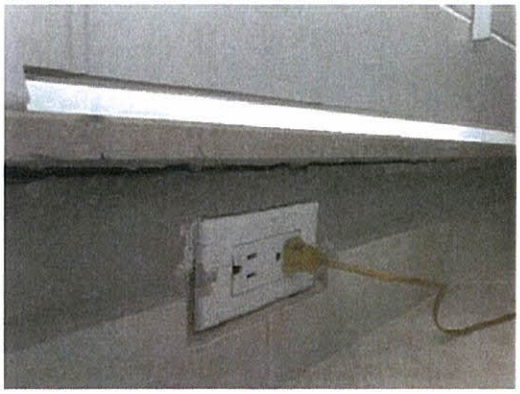


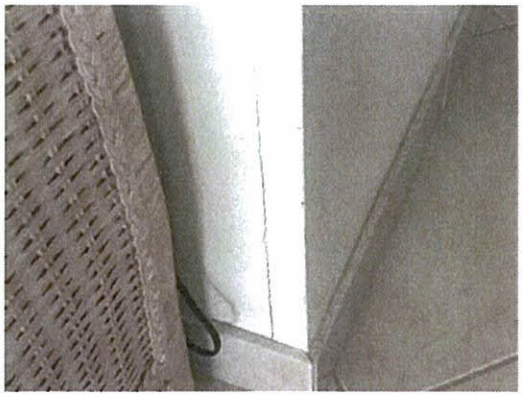
Concrete wall cracked as seen from balcony	**Balcony door bottom gasket damaged**
	
Balcony window caulking cracked	**Wall finish removed due to water damage**
	

Deteriorated and cracked window caulking at dining area	**Deteriorated and cracked window caulking at bedroom**

Unit 809N

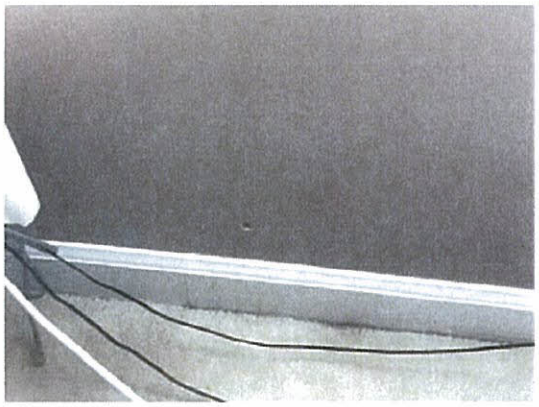
Cracked balcony window header(interior)	**Cracked window base finish**



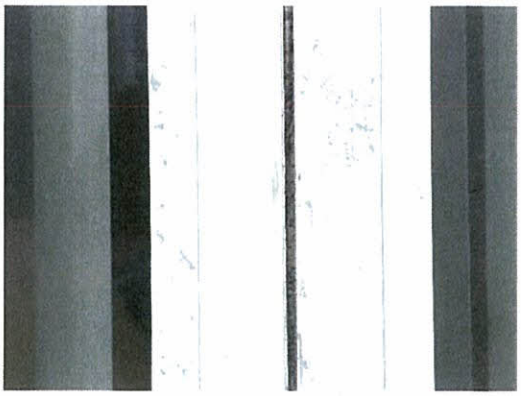


Crack found along base of balcony window sill	**Master bedroom wall crack from air duct outlet to floor**

Unit 910S

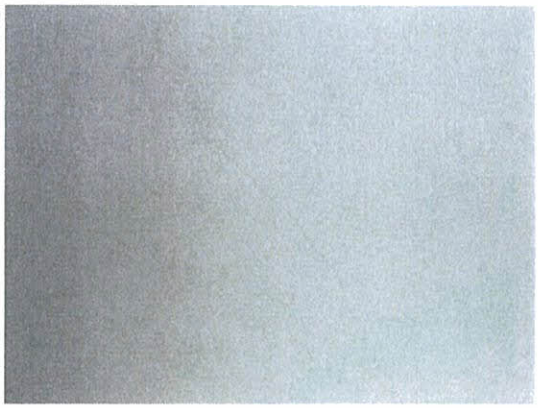
	
Water stain/path from window sill to floor	**Water stain/path from window sill to floor**

Cracked window frame wall (typical at various locations)



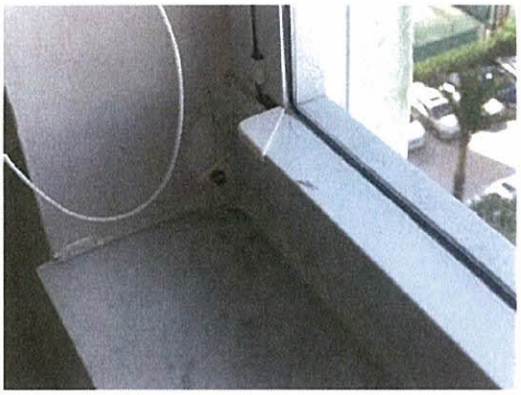
Deteriorated balcony window frame caulking

Cracked balcony window header (midspan)

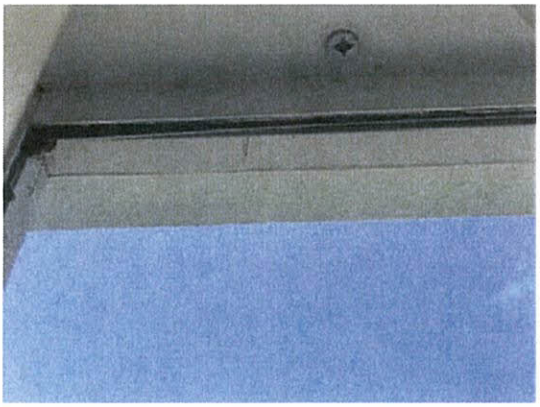


Crack at living room ceiling

Damaged baseboard below living room window

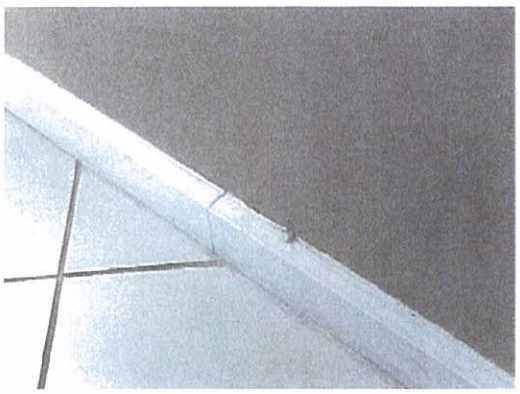


Cracked wall finish at bedroom window



Damaged widow gasket

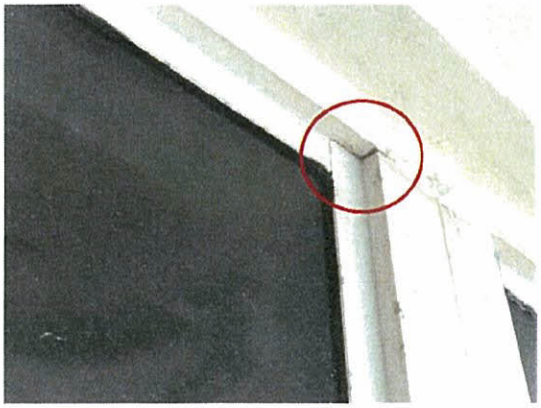
Crack found below window sill at bedroom



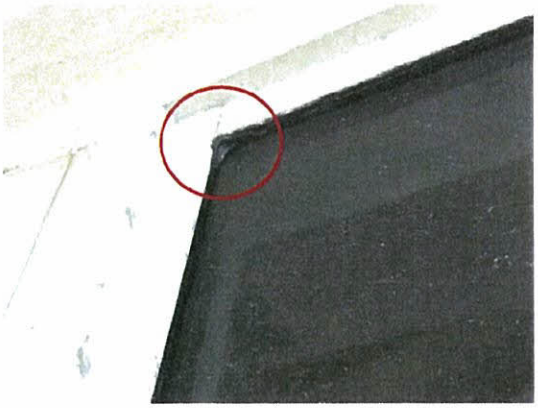
Damaged baseboard

Cracked window header at bedroom

Unit 902S

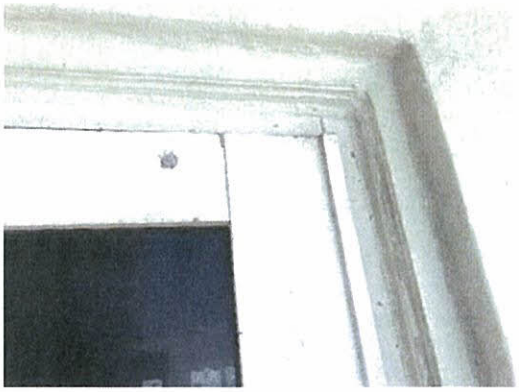


Cracked balcony window frame at top

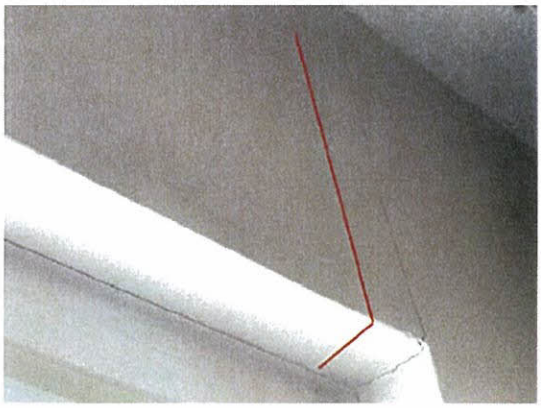


Damaged window gasket at balcony

Rust spots at balcony slab (various locations)

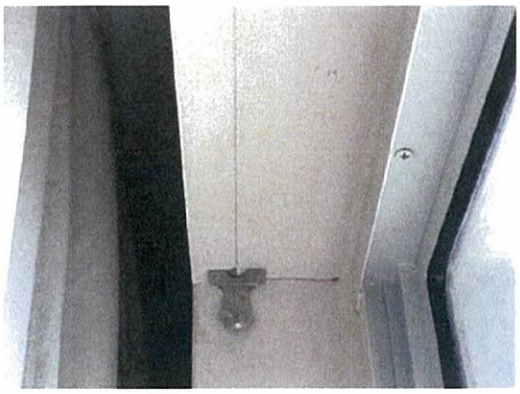


Misaligned balcony door

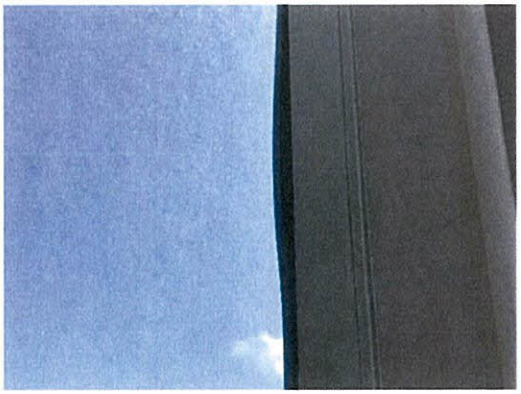


Cracked balcony door header

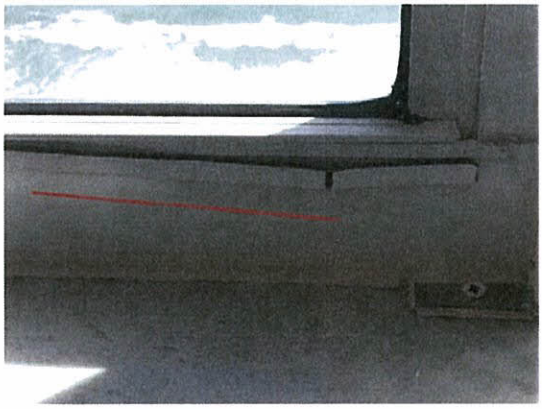
Cracked living room window frame (south side)



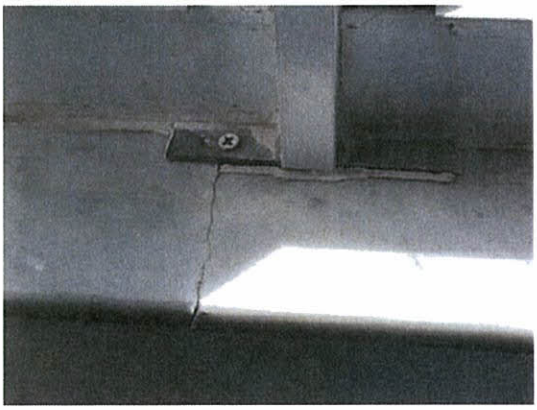
Cracked window header at living room (east side)



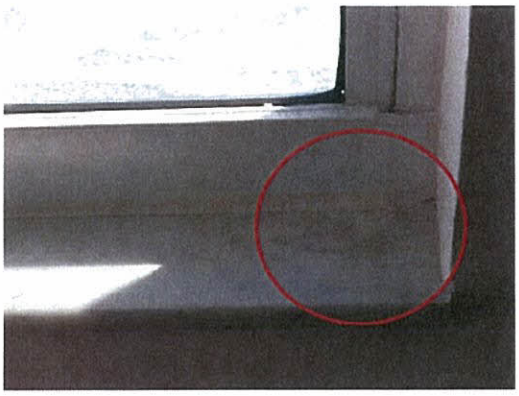
Damaged window gasket at living room (east)



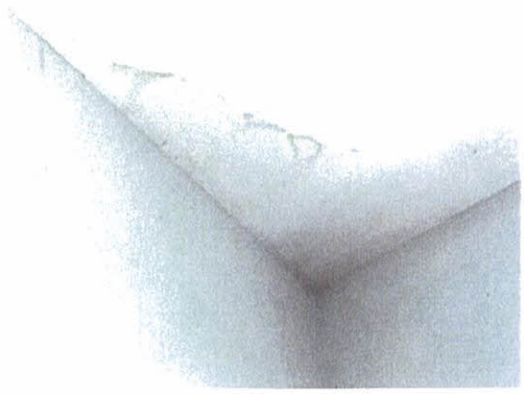
Damaged window bottom frame



Cracked window sill and displaced window bottom connection



Sand accumulation at bottom corner of kitchen window sill (east). Typical all units

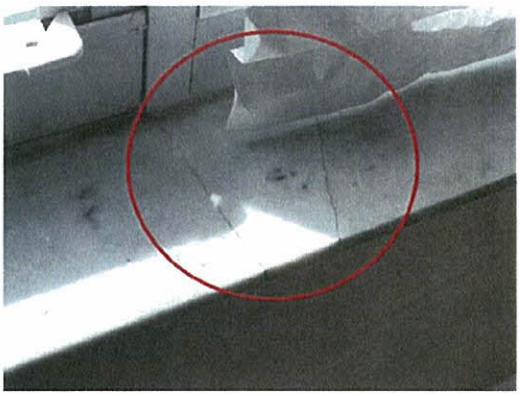


Signs of water intrusion at ceiling near east window

Water intrusion at kitchen wall below east window

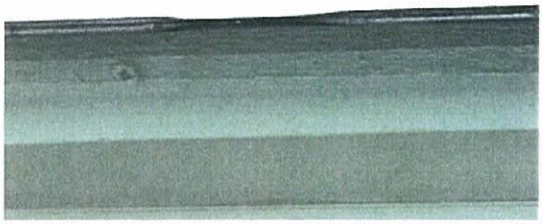
Water intrusion at master bedroom wall and floor

Cracked master bedroom window sill at right hand corner



Cracked master bedroom window sill at midspan

Unit 1001N



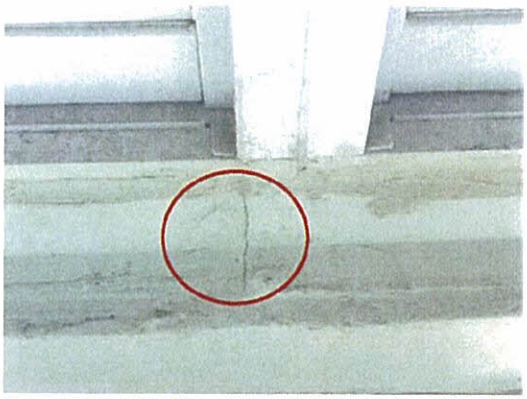
Damaged balcony window gasket

Corrosion happening at balcony window sill

Damaged window frame at living room

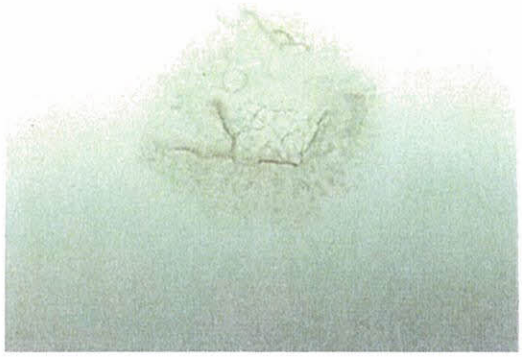
Cracked window frame

Unit 1102N



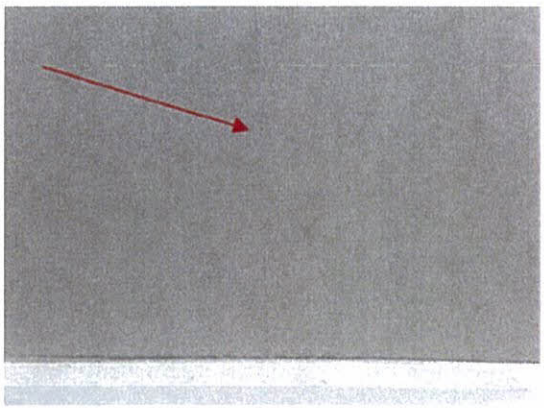
Crack visible at balcony window sill level (exterior)

Damaged baseboard below balcony window at living room space



Water intrusion damage at ceiling spot near balcony window

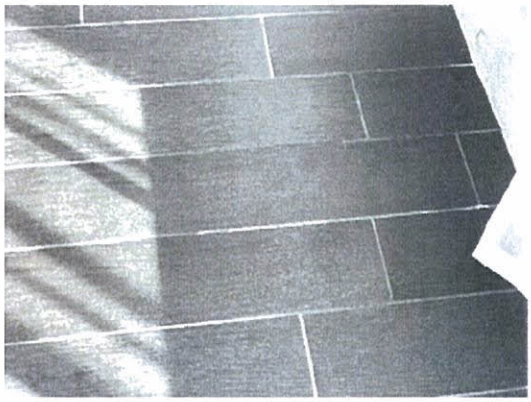
Water intrusion damage at ceiling near east window in the living room



Wall crack noticed below east window in the living room area

Paint blisters possibly due to water intrusion visible at the east window at window sill level

Water damage at baseboard and wall at master bedroom



Stained wood floor possibly due to water intrusion

Unit 1106S

Perforated balcony window caulking

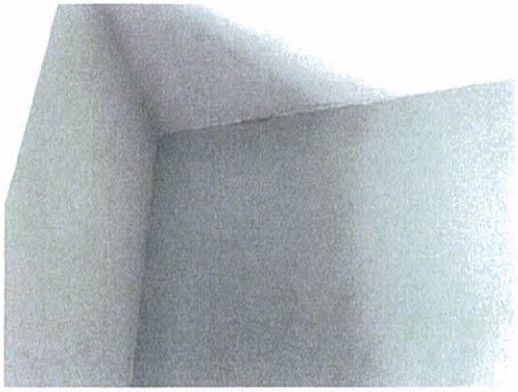
Deteriorated sliding door track caulking

Cracked bedroom window header as seen from balcony (exterior)

Removed wall panel below balcony window sill due to water intrusion

Removed wall baseboard proximate to bedroom window. Water stains visible at curtains

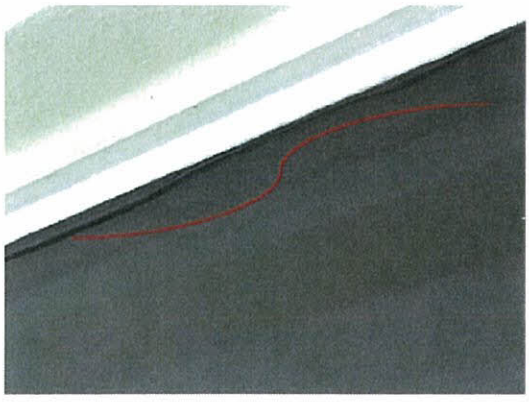
Cracked window header



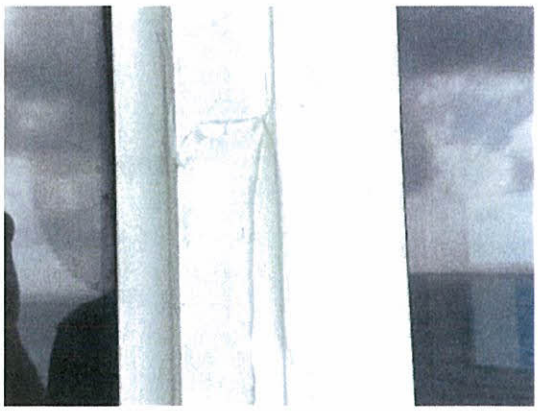
Crack visible between ceiling and wall

Rust stain and paint failure at wall from water intrusion

Unit 1202N

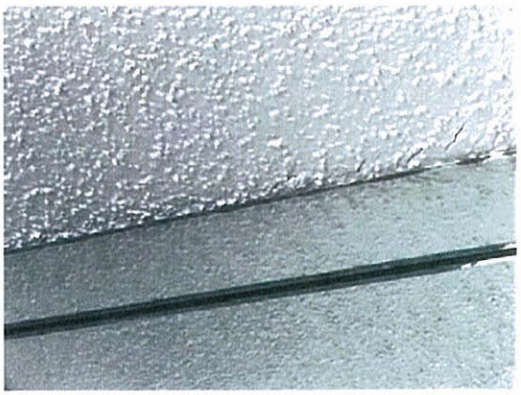


Damaged balcony window gasket



Deteriorated window sealant (exterior)

Cracked window sill at balcony window between base and wall (exterior)



Cracked popcorn ceiling near balcony door entrance. This extents along all the partition wall.

Cracked window frame at living room (east window)

Failed kitchen window caulking

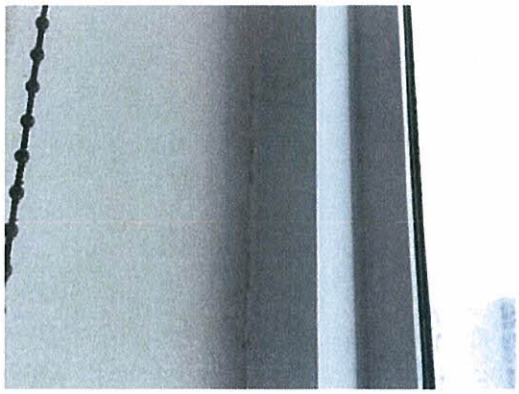
Deteriorated window caulking

Deteriorated/cracked window caulking

Unit 1206S

Damaged baseboard at balcony door (interior)

Cracked balcony window sill (interior)



Cracked window caulking at bedroom window

Cracked window frame and wall at bedroom

Unit 1401N

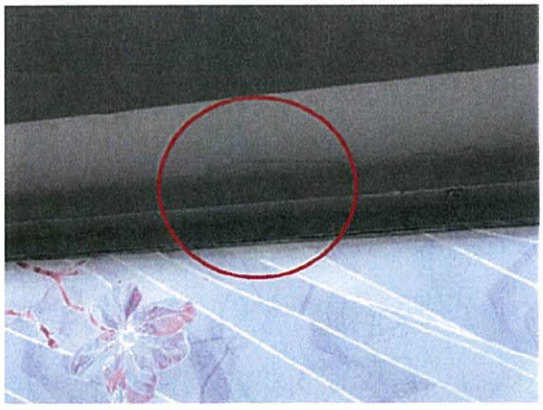
Signs of water intrusion through balcony baseboard

Corrosion happening at balcony window sill

Damaged window frame at living room

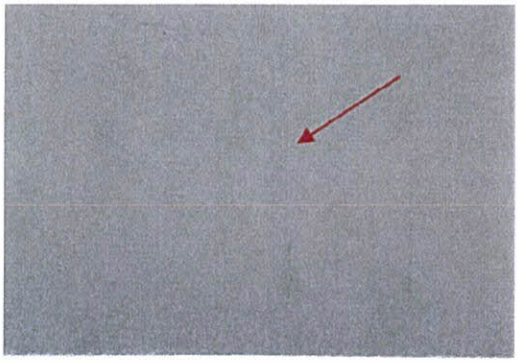
Cracked window frame

Unit 1409N

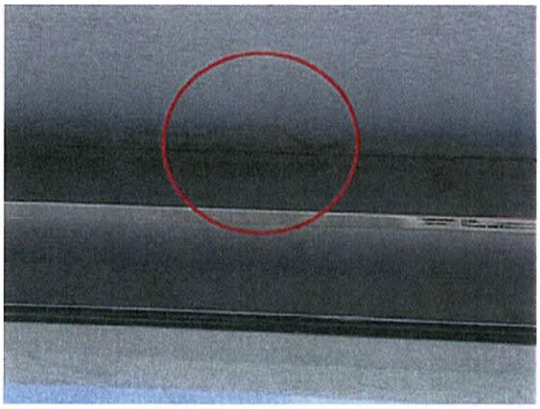


Signs of water intrusion deposited at living room window header

Cracked window caulking

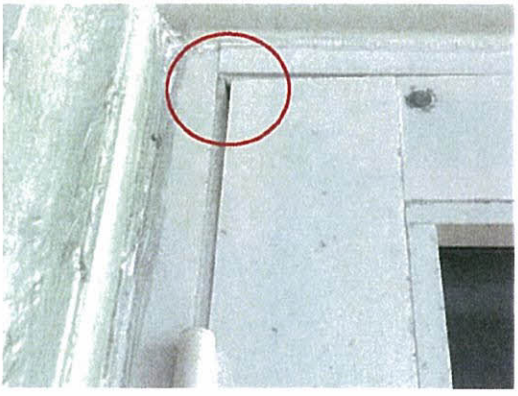


Cracked window header

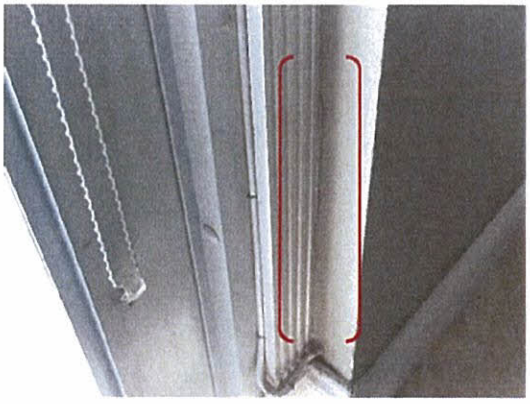


Failed caulking and visible water stain at bedroom window

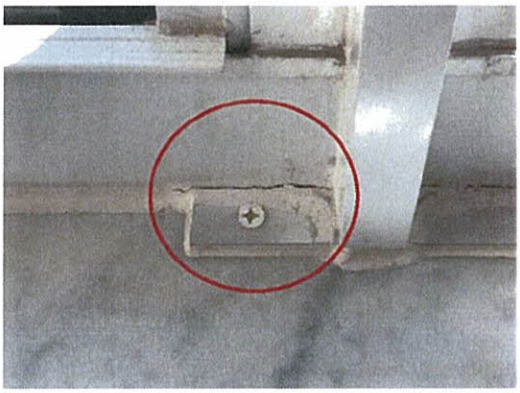
Unit 1602S



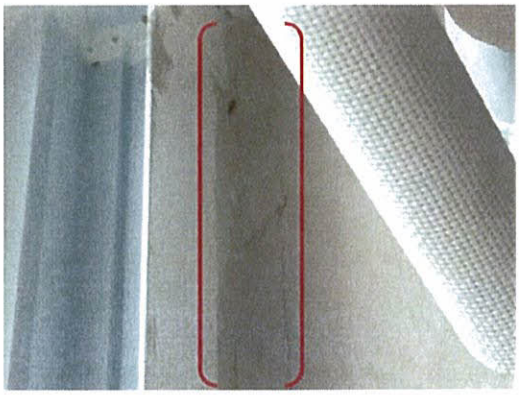
Opening in balcony door weather-strip



Cracked wall and baseboard (unit interior)



Cracked window caulking. Bent screw

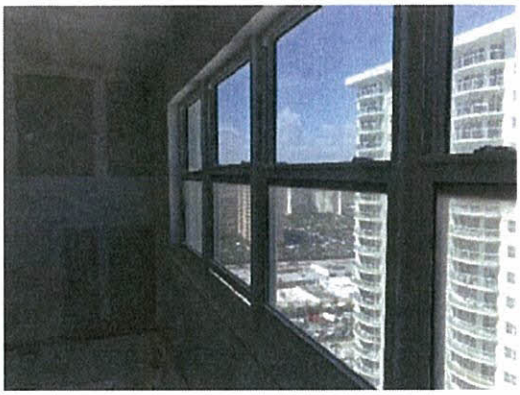


Cracked wall finish (unit interior)

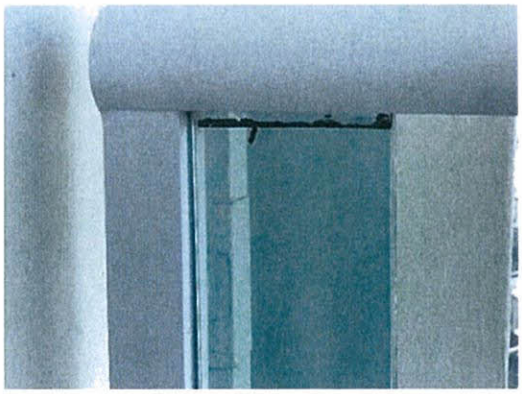
Unit 1701S

Caulking crack at balcony wall base trim

Bent balcony door frame at top

	
Cracked window caulking at window sill	**Abnormal window vibration at master bedroom**

Unit 1701N

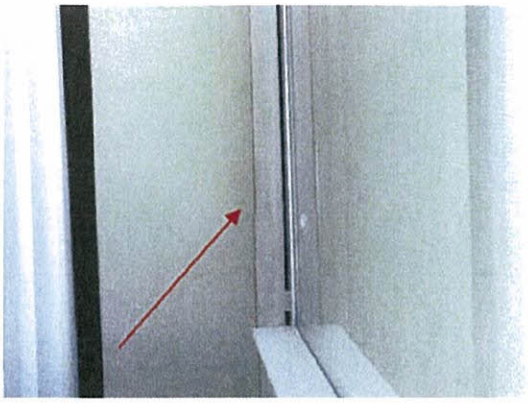
	
Handrail glass panel gasket failure observed	**Damage baseboard at east living room wall (unit interior)**

Cracked stucco along window frame at southeast corner near kitchen

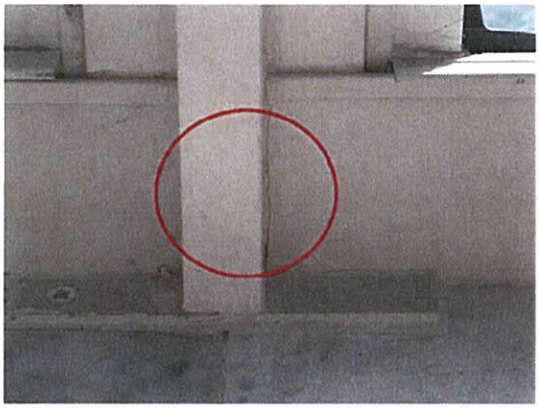
Damaged baseboard

Water intrusion damage at wall below kitchen

Damage baseboard and spotted corrosion at floor. Carpet was not removed

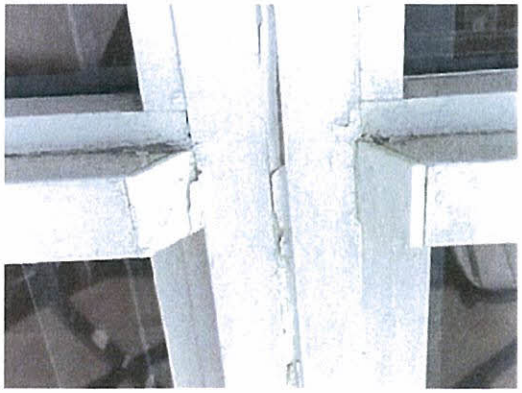


Cracked wall at window frame

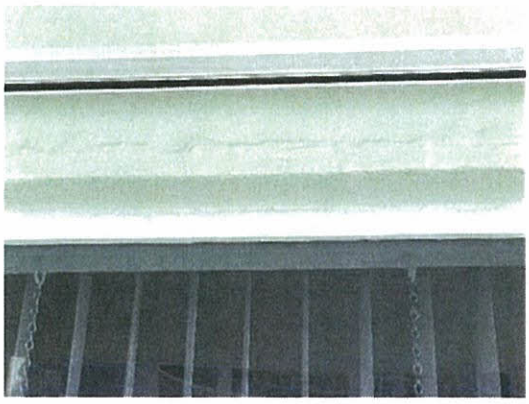


Cracked window frame

Unit 1704S



Deteriorated window caulking



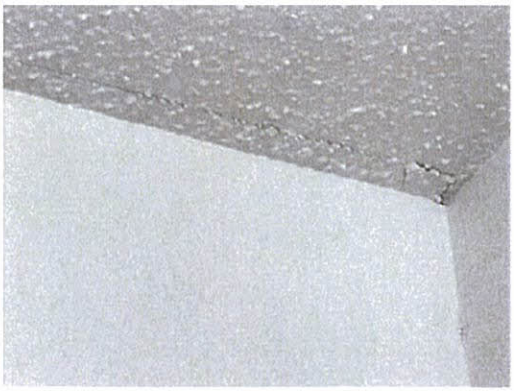
Water bubble atop balcony window header

Damaged balcony sliding door and track possibly due to buffeting

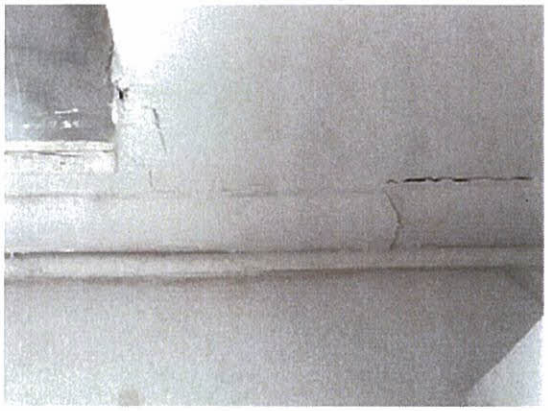
Damaged baseboard possibly due to water intrusion

Unit 1801S

Corrosion at balcony window sill (exterior)



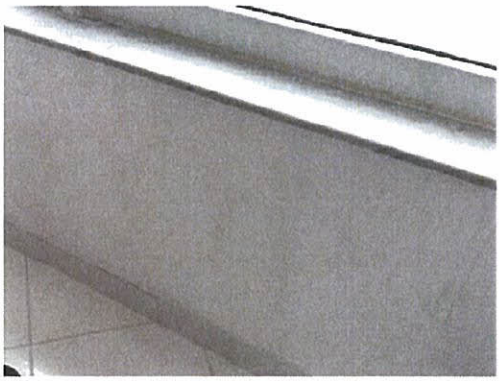
Cracked popcorn ceiling at corner near balcony)



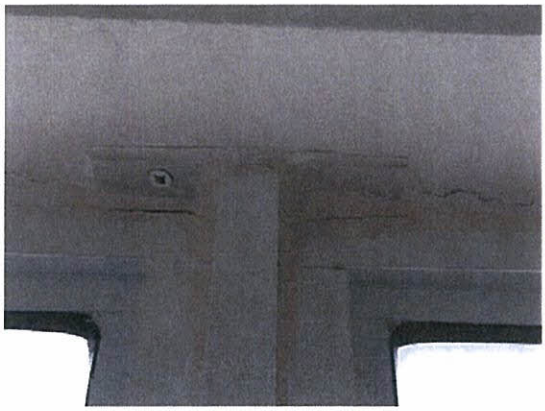
Cracked baseboard proximate to balcony window

Cracked bottom window header

Water intrusion damage at ceiling near balcony window



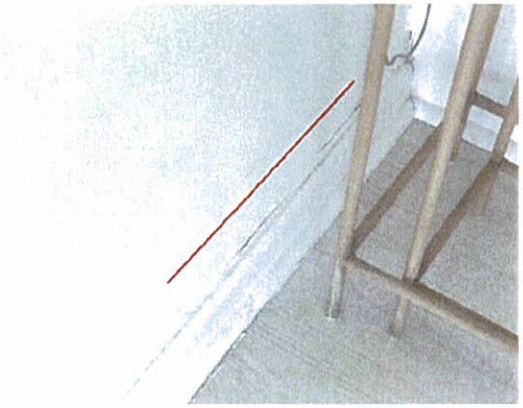
Water stain at kitchen wall below east window



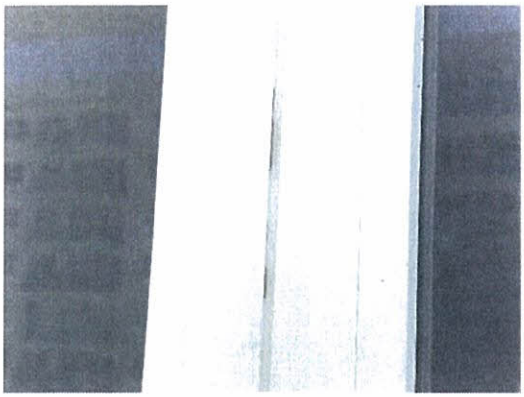
Cracked caulking at mullion connector

Cracked window header

Unit 1804S

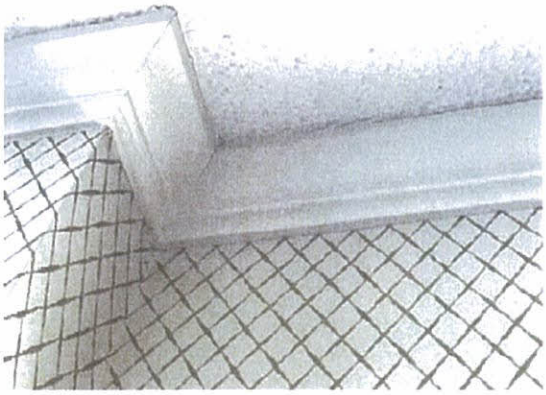
Cracked window header at living room. These cracks were also seen at the ceiling and walls	**Buckled wood floor at unit kitchen**
	
Damaged baseboard at kitchen partition wall	**Water intrusion damage at wall trim in the kitchen partition wall**

Unit 1802N



Deteriorated balcony window caulking

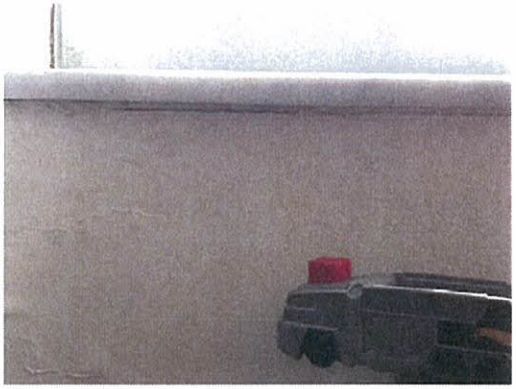
Deteriorated/cracked caulking at balcony door frame



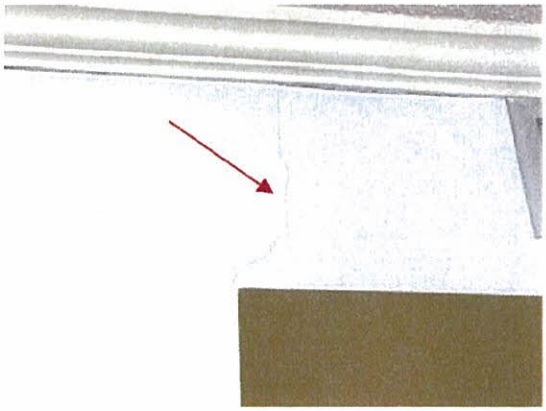
Cracked ceiling board proximate to balcony access. The crack prolongs in length along partition wall and other locations in the living room

Cracked window sill

Water intrusion damage and crack at east window header



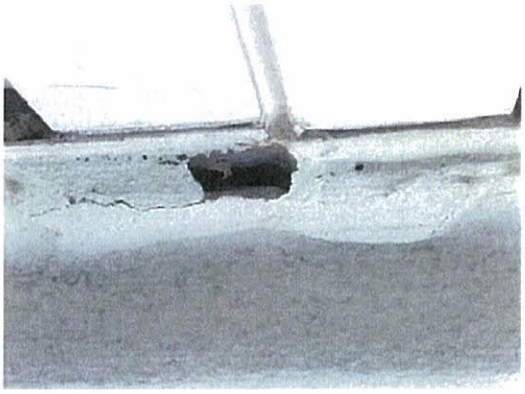
Crack window caulking and water intrusion damage visible at wall below bedroom window



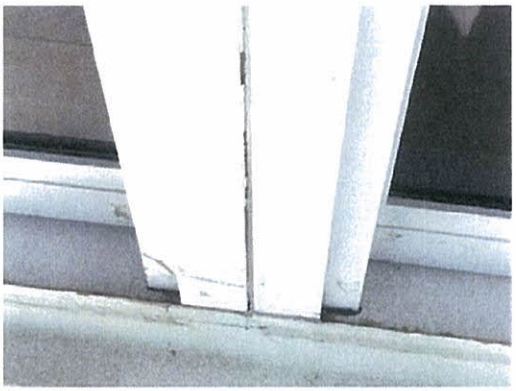
Cracked opening header at master bedroom

Damaged window frame wall with signs of water intrusion at master bedroom

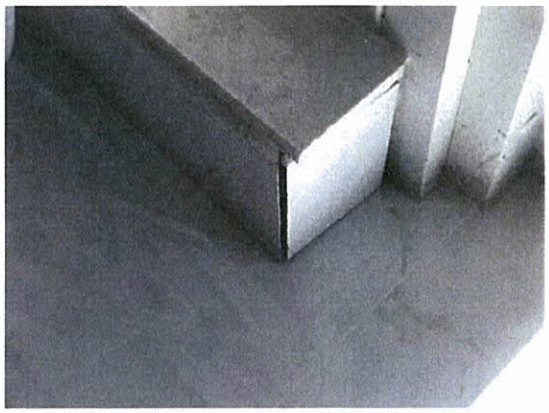
Unit 1806S



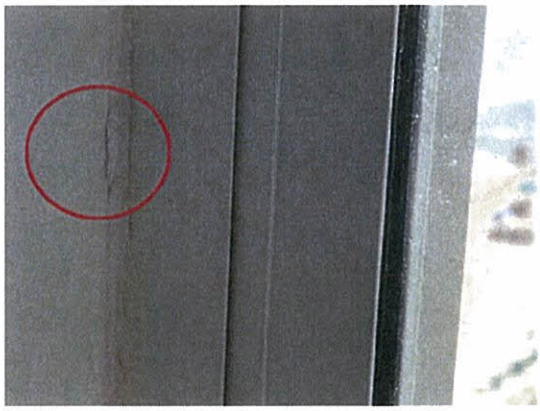
Perforated balcony window caulking



Deteriorated/cracked caulking at balcony door frame

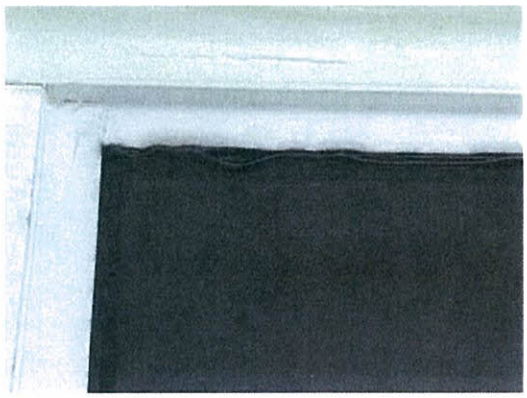
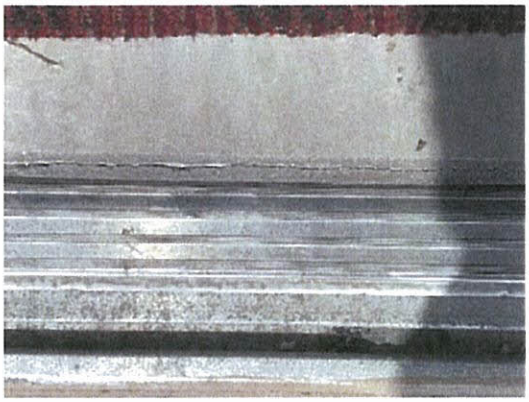
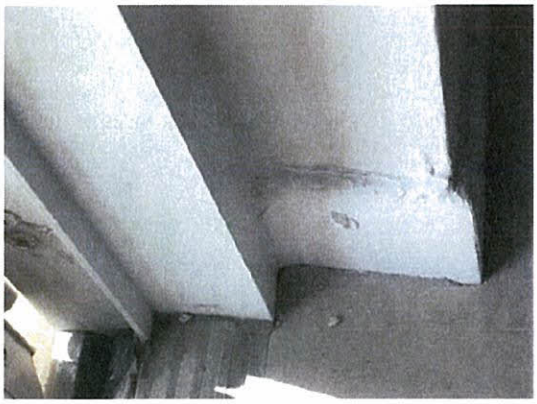
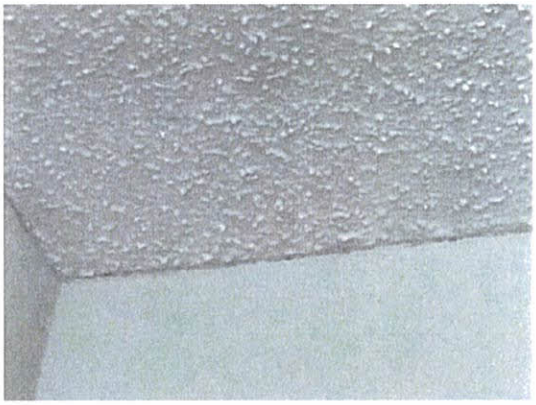


Cracked/damaged baseboard proximate to balcony access. The crack is typical at other locations in the living room area



Cracked window caulking. Typical at spotted windows locations

Unit 1902N

	
Deteriorated window gasket	**Cracked tile joints at balcony door**
	
Cracked baseboard and wall finish at balcony door. Signs of water intrusion noticed.	**Visible cracks between partition wall and ceiling at living room**

Allocated wall moisture content at midspan (windows facing east)

Allocated wall moisture content at corners (windows facing east)

Cracked and disjoint tiles

Slightly buckled wood floor possibly from water intrusion

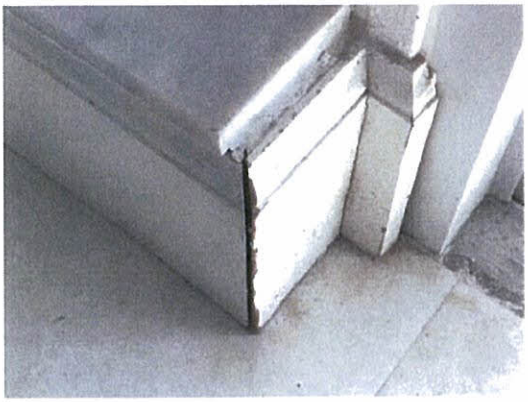
Unit 2006S

Damaged balcony sliding door weather-stripping

Cracked and detached baseboard at balcony sliding door

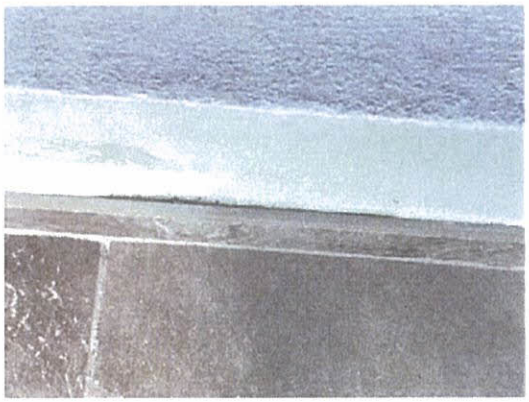
Bent window frame

Damaged balcony window gasket

	
Accumulation of particulates around window semi loose screw (interior)	**Damaged baseboard at corner of balcony window (interior)**
	
Cracked tile at living room proximate to kitchen counter	**Water stain at base of wood kitchen counter**

Unit 2008S

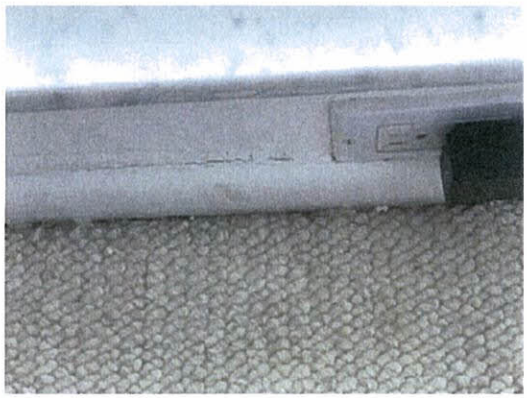
Bulge at building façade as seen from unit's 2008S balcony



Disjointed base tile at balcony window sill

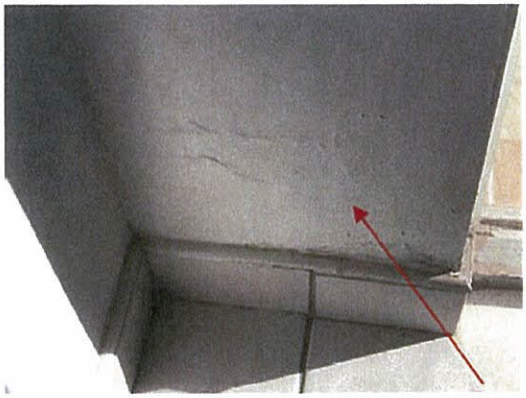
Cracked base finish at window sill

Cracked window base frame

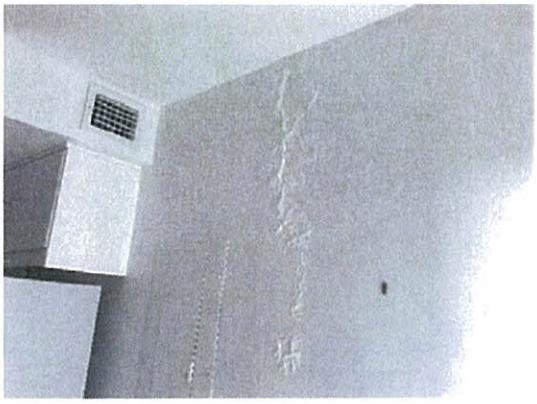
	
Cracked base board at bottom of window	**Disjointed and damaged wood floor**
	
Water stained baseboard and floor	**Cracked window header at bedroom window**

Unit 2106S

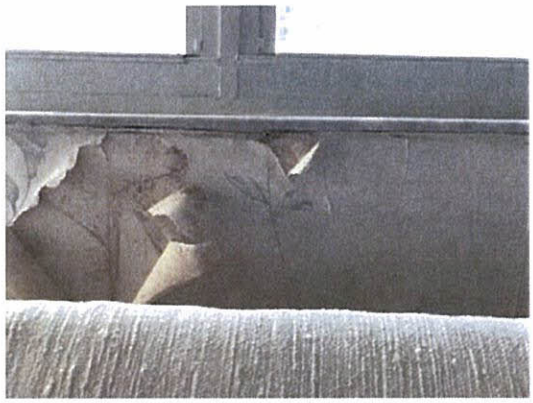
Broken balcony door screener



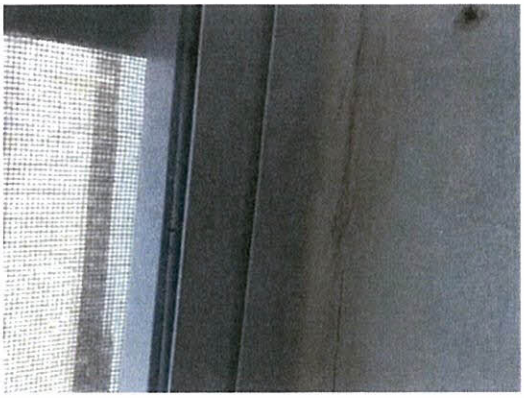
Water intrusion damage at wall proximate to balcony sliding door



Water damage at kitchen wall adjacent to electrical panel. Water damage at walls and ceiling is visible in multiple location of this unit



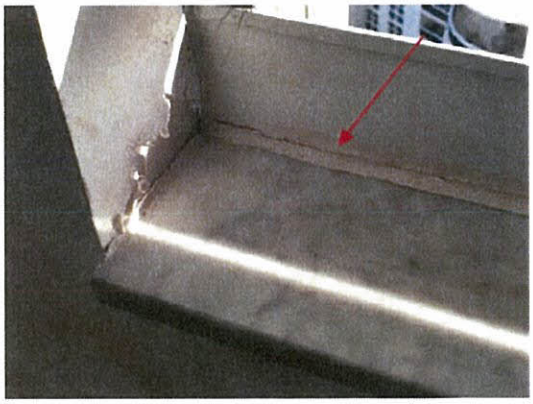
Water intrusion damage along cracked window sill in bedroom



Cracked window frame wall

Crack in bedroom ceiling finish typical at spotted locations

Damaged baseboard typical at various locations



Failed window caulking typical at various locations

6.0 CONCLUSIONS

Based on the evaluation provided above, the following conclusions are appropriate to a reasonable degree of Architectural and Engineering certainty:

Observations and evaluation of existing conditions, and assessment of Hurricane Irma wind speeds proximate to the site show that the building sustained damage from Hurricane Irma which struck Florida on September 10th, 2017. Rain caused by Irma forced into the building via strong winds in conjunction with building movement during the storm resulted in interior damages and water infiltration.

Wind buffeting and the intense wind pressures to which the building and building components were subjected during Irma caused the building structure and components to move about its standing axis resulting in damages to the building components, especially, weak points such as the windows and doors areas. The damages were manifested in the forms of cracks, bowing or bent of cladding, water intrusion, biological growth among others.

The compromised windows and doors allowed water to penetrate the building interior and cause damages to the drywalls, baseboards, interior door frames and, ceiling and floor finishes. Signs of water intrusion as seen in stained walls, window aluminum frames, ceilings, floors, were typical throughout the units.

It is our opinion that the interior damages to the Southpoint Condominium buildings presented in this report was directly caused or exacerbated by Hurricane Irma. Un-repaired damages to the building cladding and components including window and door joints, would make the building more susceptible to further suffer water infiltration during future rains and wind storm events.

Restoration of the building should include at minimum:

1) Re-caulking of windows and doors.
2) Replacement of loose handrail glass panel (1) unit
3) Replacement of damaged windows and doors gaskets
4) Restoration of the affected areas at the exterior building façade, including, but not limited to repair of cracked and damaged concrete, replacement of sealants and recoating of the building as needed.
5) Restoration of interior finishes throughout building.
6) Restoration of exterior finishes.
7) Restoration of Mechanical and Electric equipment as necessary per separate report by others

Sincerely,

Sinisa Kolar, P.E.
Vice President

SK/ty