



KEYSTONE
ENGINEERING
& CONSULTING

Indian River Club Condominium

1025 Rockledge Drive
Rockledge, Florida 32955

Structural Condition Survey Report

Prepared By
Michael M. Hallenstein, MSCE, P.E.
Florida Registered Professional Engineer #98630

June 8, 2026



Cocoa Beach Office
25 North Brevard Avenue, Suite 101
Cocoa Beach, FL 32931

(321) 454-7300

info@KeystoneEngineeringPE.com
www.KeystoneEngineeringPE.com



Daytona Beach Office
434 Halifax Avenue, Suite 3
Daytona Beach, FL 32118



Indian River Club Condominium Structural Condition Survey Report

Table of Contents

1. Executive Summary

2. Written Report

Facility Description
Investigation Methodology
Concrete Damage General Discussion
General Industry Methodology
Major Project Considerations
Recommendations Summary for a Restoration Project
The Corrosion Process with Chloride Contaminated Concrete
Conclusion

3. Budget and Estimated Quantities

4. Example Photos

5. Survey Maps



June 8, 2026

Indian River Club Association, Inc.
1025 Rockledge Drive
Rockledge, FL 32955

Re: Structural Condition Survey Report

EXECUTIVE SUMMARY

Keystone Engineering and Consulting, Inc. (Keystone) was contracted to provide a structural engineering inspection of the Indian River Club Condominium complex. The inspection took place on May 5 and 12, 2026. The inspection was conducted by a professional engineer and trained assistants and included an evaluation of the exterior structural concrete elements of the property.

Indian River Club consists of two, five-story, residential riverfront condominium buildings. The buildings are constructed of conventional steel reinforced concrete supported by structural load bearing beams and columns. The exterior walls are of masonry construction with a painted stucco finish. The North Building (A) has 13 stacks and the South Building (B) has seven stacks. In total, the complex has 100 units and is believed to have been constructed in 1974, or approximately 52 years ago.

Overall, the buildings remain structurally serviceable and are consistent with the expected condition of a well-maintained coastal condominium of similar age and exposure. While areas requiring structural concrete repairs were identified, the observed deterioration is localized and manageable through a comprehensive restoration program. The assessment also identified opportunities to improve long-term building performance and reduce future deterioration through enhancements to the railing systems, floor coating systems, and sliding glass door installations.

The balconies, walkways, and stairs currently exhibit minimal visible signs of structural concrete deterioration. Previous restoration efforts, including a significant balcony restoration project completed in 2017, appear to have been effective in reducing ongoing damage. To maximize the effectiveness of the planned exterior painting and waterproofing project, all necessary concrete repairs should be completed beforehand. Following the repairs, enhanced waterproof coating systems should be installed to provide long-term protection.

Additional recommendations include replacing existing cored-in-place balcony and walkway railings with properly installed surface-mounted systems, evaluating shutters for condition and code compliance, and addressing aging sliding glass doors where corrosion or deterioration is



present. These measures will help minimize saltwater intrusion, reduce future concrete spalling, improve maintainability, and enhance the long-term durability of the structures.

Future restoration efforts should continue to be performed by qualified structural concrete restoration contractors working under the supervision of an experienced professional engineer and in accordance with International Concrete Repair Institute (ICRI) standards to ensure long-term performance and avoid premature repair failures.

The restoration process may require temporary removal and reinstallation or replacement of floor finishes, railings, shutters, sliding glass doors, stucco, and paint systems to properly access and repair deteriorated concrete. These considerations should be incorporated into future project planning and budgeting.

It should be noted that the conceptual budgets and recommendations associated with the complete removal and replacement of components such as floor coating systems, railings, shutters, and sliding glass doors are intended as long-term rehabilitation considerations and are most appropriately implemented during the next major restoration cycle, anticipated within the next 7 to 10 years. The current condition of these components generally supports a repair-and-maintain approach, allowing full replacement to be deferred until a future restoration cycle. Planning for these future improvements will allow the Association to budget appropriately while continuing to preserve the structural integrity, appearance, and value of the property.

Overall, timely implementation of the recommended repairs and preventative measures will extend the service life of the structures, improve resilience to the harsh coastal environment, reduce future maintenance costs, and protect the Association's long-term investment in the property.

For this report, Keystone generated conceptual budgets for restoration and rehabilitation projects. The budgets consider current needed estimated repairs and preventative actions to minimize the magnitude of future repair cycles, as well as aesthetic actions.

The following report provides additional details, as well as the described budgets, estimated quantities, and example photos.



June 8, 2026

Indian River Club Association, Inc.
1025 Rockledge Drive
Rockledge, FL 32955

Re: Structural Condition Survey Report

WRITTEN REPORT

Dear Board and Association Members:

Keystone Engineering and Consulting, Inc. (Keystone) was contracted to perform a structural engineering inspection of Indian River Club Condominium in Rockledge, Florida. The inspection was completed on May 5 and 12, 2026. Within this report, you will find a description of our inspection process, our findings, and recommendations, as well as budget estimates and options for the completion of a restoration project. Once this document is reviewed, Keystone can meet with the Association, provide more depth of information, and facilitate a dialogue of the specific project issues and options.

Facility Description

Indian River Club consists of two, five-story, residential riverfront condominium buildings. The buildings appear to be constructed utilizing conventional steel reinforced concrete supported by structural load bearing beams and columns. The exterior walls are of masonry construction with a painted stucco finish. The North Building (A) has 13 stacks and the South Building (B) has seven stacks. In total, the complex has 100 units and is believed to have been constructed in 1974, or 52 years ago.

History

The complex has had several restoration projects in its history. Most recently, in 2017, an experienced contractor repaired concrete damage on the balconies and walkways of both buildings. Structural concrete was repaired on balconies and walkways, and the slab coatings were retouched. Both buildings were painted and waterproofed in 2018. The balconies were recoated. The walkways were recoated with a new system.



Investigation Methodology

The inspection process was completed on a visual, acoustical, and hands-on basis by trained assistants and overseen by a Florida Registered Professional Engineer. Generally, the inspection of a coastal condominium focuses on the existing and potential for future concrete damage that occurs due to chloride-induced reinforcing steel corrosion. This electrochemical phenomenon is normally the driving force in coastal building maintenance and repair efforts. As a result of the actual and potential concrete damage, building components such as floor finishes, safety railings, glass doors, windows and storm shutters are also evaluated as applicable.

The inspection process was completed in a non-destructive manner by the inspection team. The concrete damage evaluation was achieved by visual inspection, chain-drag, and hammer sounding. These devices, when utilized by personnel with appropriate experience, prove to be a cost-effective means of evaluating corrosion induced concrete damage and the overall condition of the structure. The inspection process described and completed are acceptable means in accordance with the ICRI and the American Concrete Institute (ACI). The concrete evaluation performed is generally in accordance with:

ACI 201.1R-92 Guide for Making a Condition Survey of Concrete in Service

ACI 364.1R-07 Guide for Evaluation of Concrete Structures Before Rehabilitation

The results of the inspection and evaluation will generate an anticipated and recommended scope of work. It must be considered and understood that many work items identified are interrelated and therefore not easily or cost-effectively addressed separately. For example, to repair and/or protect the balcony concrete slabs, the railings and/or floor finishes will be affected and therefore must be considered as part of the repair process.

It should also be well understood that portions of the work anticipated are estimated quantities, while other items are fixed quantities. In general, all the concrete repair work is an estimated quantity due to the number of variables involved and the high likelihood for hidden damage. Therefore, the concrete work is typically bid on a unit cost basis since we can establish the necessary concrete repair task items accurately but cannot estimate the exact quantities. Unit cost basis provides the fairest basis for both owner and contractor, as the contractor is paid only for the number of each unit completed at the unit rate bid, whether the quantities are higher or lower than the engineer's estimate. The remainder of the bid items will generally be at fixed cost, as they are directly measurable quantities and the known scope of work. Railing work, waterproofing/coating of walls and floors, window replacement and door replacement are examples of fixed items as both the task and quantities can be generally established accurately in advance.

It should also be clear that the estimates provided are for budgetary purposes only. Actual bids will need to be solicited for cost purposes. Also, there is a high likelihood for additional damage



and hidden conditions to be found during the work that will increase the units of work and the project budget. Proper contingency estimates need to be considered and factored into the project budget estimate.

Concrete Damage General Discussion

The balconies and walkways are both currently experiencing a minimal amount of concrete spalling damage. The concrete damage, caused by chloride induced reinforcing steel corrosion, could be attributable to some variables from construction, such as the quality of the concrete and the depth of concrete cover over the reinforcing steel. There are also conditions that exist that are known to lead to and exacerbate spalling as the building ages. All these conditions can be improved to various degrees depending on the budget parameters.

Concrete spalling is due to the long-term exposure to the coastal salt air, whereby chlorides will migrate through the concrete and reach the reinforcing steel. Once the chlorides accumulate at the steel level within the slab, the corrosion process will accelerate in an exponential fashion, resulting in expanding steel reinforcement due to corrosion activity, internal delamination of the reinforced concrete, cracking and spalling of the surrounding concrete. Left unabated, this process will lead to increasingly costly building repair projects.

One of the most significant factors in the time and magnitude of reinforcing steel corrosion induced concrete damage is the ease of access for the chlorides to enter the concrete. Properly sealing and waterproofing the building, including all openings, penetrations, achieving positive drainage, and using properly installed stainless-steel anchors, will greatly minimize chloride intrusion and corrosion. As part of a restoration project for an aged building, both existing and future chloride contamination must be considered and reduced. Initial concrete spalling typically becomes noticeable as the building approaches 15-20 years of age, grows exponentially, and then cyclically thereafter depending on the level and quality of repairs and protective measures.

Quality, long-lasting repairs are crucial in controlling future maintenance costs. Additionally, the control of the corrosion rate is the primary factor in reducing the rate and magnitude of future repair projects and costs. Proper structural concrete repairs should not become cyclic type repairs and should last for 20 to 30 years or longer depending upon the level of protection from the elements employed afterward. Original cyclic structural repairs to areas of the structure outside of past repairs can be controlled through corrosion mitigation. There are several corrosion mitigation strategies available, each with varying costs, performances, and life expectancies.

Taking steps to reduce the cyclic nature of corrosion induced structural concrete damage has proven to be a good investment of maintenance dollars. Eliminating the redundancy of repairs to the same area can be achieved by ensuring proper industry standard structural repairs are



accomplished during the restoration project. Protecting the newly repaired areas and slowing/mitigating the corrosion in the surrounding areas will greatly reduce future maintenance costs, increase the time between repair cycles and lessen the magnitude of each repair cycle.

From a cost perspective, the structural concrete repairs alone are significant. However, additional costs need to be considered, and strategically avoided as best possible, including the many collateral building components and aspects of a restoration project. The engineering costs, access to the building via scaffolding/staging, building permits, storage, equipment, and manpower mobilization all add to the actual costs of accomplishing concrete repairs. Additionally, floor finishes, railings, doors and shutters can be impacted during a restoration project, including the removal, reinstallation and/or replacement of these elements. The removal of these items to complete concrete repairs may require the owner to upgrade to newer models that are compliant with current building codes.

Lastly, a concrete restoration project causes a disruption to the quality of living at the facility, loss of use and rental income. Noise, vibration, dust and limited balcony access and view can all be expected.

Because of these direct structural issues, collateral and lifestyle issues and substantial costs, a restoration project should be given due consideration to implement the most cost-effective use of skilled labor, proper materials, and methods along with technology to extend the time between repair projects and reduce the magnitude of the corrosion induced damage in the future. Poorly executed restoration projects, with improper repairs and inadequate consideration for future protection will inevitably cost the Association significantly more in terms of dollars, inconvenience, and time.



General Industry Methodology

There are several basic aspects to concrete spalling and restoration that must be understood and accepted to allow for the findings and recommendations to be discussed productively. The following represents some basic industry positions that dictate the consultant's thought process:

Spalling – Concrete spalling is delamination of the concrete from the expansive effects of reinforcing steel corrosion. Spalling occurs when chlorides migrate to the reinforcing steel, which changes the chemistry of the concrete and creates a corrosive environment. Spalling can be detected visually and/or acoustically and requires an experienced eye to distinguish between spalling and non-spalling and to extrapolate findings into estimated quantities.

Contractor Selection – Concrete restoration is a small, specialized, yet mature industry. While a licensed general contractor under the supervision of an experienced professional engineer must perform the work, not all general contractors are experienced in concrete restoration of an existing occupied building. There is a relatively short, but high-quality list of local qualified restoration contractors. Restoration contractors generally perform best in their local region.

Repair Methods – Concrete restoration methods and materials are well established over the last 30 years, and the procedures and repairs followed in the industry follow the International Concrete Repair Institute (ICRI) standards and have proven to be both reliable and durable. There are no magic, short cut or permanent solutions. Concrete restoration/experience is learned “on the job”. By utilizing experienced restoration contractors, you will avoid having an unexperienced team “practice” on your building. These are structural repairs that left unchecked, can eventually affect the building viability and habitability.

Cyclic Nature – Spalling will be cyclic on an older building (more than 15-20 years old) and should be planned for accordingly. Repaired areas should be semi-permanent repairs (repairs will have an extended life if protective measures are implemented and maintained), as the chlorides have been removed in that area, and future spalling will occur in other areas where chlorides remain. A recommended repair cycle is 7 to 10 years to coordinate with painting cycles. A cycle of this period will keep spalling damage manageable.

If a comprehensive concrete restoration project is completed properly, and protective measures are implemented, the next cycle project, and future cycles, will be much smaller in magnitude, volume, cost and inconvenience.

Corrosion is Exponential – Once initiated on a building, spalling will worsen exponentially with time, with an acceleration after a 10-year cycle. Taking care of spalling on a 7 to 10-year cycle, coordinated with painting, and using maintenance friendly balcony finishes, has proven to be a



cost-effective time frame and procedure. Allowing the spalling to continue beyond the 7 to 10-year time frame will result in accelerated damage and project costs.

Project Timing – Project timing will be dictated by the decision-making process and contractor availability. However, the lowest cost project is one that is done today, as a single-phase project. Unnecessarily delaying a project or doing it in multiple phases will increase the project costs due to increased corrosion damage and rate, inflation of costs, and mobilization costs. Financing is available to allow for payments over time, while getting the work done in a single, lower cost, lower impact project.

Floor Finishes – Exposed balcony floor finishes should be a protective coating system that is aesthetically pleasing and easy to repair and renew during future repair cycles. **Coating over older, failing coating systems is generally not successful or recommended. Stripping the older coatings to the concrete surface and applying a new system is both effective and able to be warranted.**

Railing Systems- Aluminum picket railing systems are generally provided for fall protection on the majority of condominium buildings for balconies, walkways, and stairs (in some other cases the fall protection is a concrete knee wall or concrete block, or some other type of panel such as tempered glass or often screen enclosures on balconies). The aluminum picket railings are typically attached to the building with an aluminum post “cored” into the concrete slab and filled with grout, or with a “surface mounted” base plate with four (4) concrete anchor expansion bolts.

Historically, most buildings are constructed with a “cored” railing system, as it is a lower cost system favored by developers seeking a profit. A “surface mount” railing system is generally used for railing replacement projects after the original “cored” railings have reached their expected service life (25 to 35 years).

“Cored in place” railing systems are known to accelerate and exacerbate concrete spalling, particularly at the slab edges, and more critically, on post tensioned buildings. Cored railings feed salt-water into the slab on a nearly continuous basis. This causes corrosion of the reinforcing steel at the slab edge and requires the common repair known as a balcony edge slab repair. In most cases, these slab edge repairs can be directly attributed to the presence, past or current, of cored railings. This is especially troubling on post tensioned buildings, as the slab edge spalling occurs at the location of the post tension (PT) anchor heads and requires costly temporary PT lock offs to allow the slab edge to be safely excavated.

“Surface Mount” railings properly installed with non-corrosive components and stainless-steel anchors with sealed fastener penetrations, with base plates left open to drain, can largely eliminate the saltwater intrusion at the rail post penetration and greatly reduce the concrete damage at the balcony slab edge. Surface mounted railings can then be easily removed for future cyclic structural concrete repairs as needed and then reinstalled after work is completed.



However, chloride contamination that occurred for decades with the original cored railings can still manifest into concrete edge spalling even after surface mounted railings are installed.

The builder supplied railings are normally finished with a “powder coat” system. Most original, and some uninformed replacement, railings are finished with an AAMA 2604 finish. The AAMA 2604 is inappropriate for a coastal coating finish on aluminum and other metals and is subject to blistering and peeling. This results in unsightly railing coating flaking and requires continuous repainting. The repainting can improve the aesthetics but will not be equal to the factory finish and will be subject to future peeling and repainting needs.

Replacement railings should always specify the AAMA 2605 (PVDF or generally known as Kynar) finish which utilizes a preferred chromium pretreatment process to provide excellent adhesion and weathering in a coastal exposure and greatly minimize filiform corrosion and peeling of the finish. This will largely eliminate railing repainting needs beyond the occasional spot touch up. Regular rinsing is recommended to eliminate salt build up.

Replacement railings should be specified as a “Welded System”. Most original and many lower cost replacement railings are “Mechanically Fastened”, basically the railing components are screwed together. This creates multiple areas of corrosion between the fasteners and the aluminum railings due to dissimilar metals.

Sliding Glass Doors and Windows – The choice of sliding glass doors and windows, also known as fenestrations, for a coastal application must be given proper consideration. “Coastal Quality” products are recommended and should consider corrosion resistance, coating finish performance, superior water resistance, the use of all stainless-steel hardware, concealed/sealed stainless-steel fasteners, energy efficiency and proper tint. Many of these are not achieved with a “minimum” code compliant door. Lastly, proper installation is a must, for any door quality level.

Having new glass doors or panels installed over existing spalled concrete is becoming a common issue. Most door installers are either not going to recognize these issues, or purposely overlook them in order to not delay the installation. Buildings that have a concrete spalling history should have an inspection performed by an experienced individual before new glass is installed, either at the opening or perimeter of the balcony. **It is preferred to incorporate needed or desired sliding glass door replacements as part of the restoration project and under the umbrella of the chosen restoration contractor.**

Many times, concrete spalling occurs under a sliding glass door due to long term, chronic water intrusion at the door track. This spalling can encroach on the interior space and affect interior finishes during the repairs. **Sliding Glass Doors are typically owned by the individual unit owner and not the Association, which can complicate the project activities. Cooperation is needed between the unit owners and the Association to handle necessary sliding glass door removal and reinstallation/replacement as necessary to complete the project scope of work.**



For sliding glass doors, subcontractors are generally NOT viable as the sliding glass door work is generally completed during the restoration work, making it difficult to interject a 3rd party subcontractor. Having the restoration contractor handle the sliding glass door installation also provides for installation inspections by the engineering team during the project.

Drainage – Shutter systems, screen enclosures, floor finishes and sliding glass door installations should all be designed such that water readily drains off the balcony.

Shutters – When installing shutters, the area of installation should be inspected in advance to ensure no concrete repairs are needed that would necessitate the future removal and reinstallation of the shutter. The shutter should be installed to the proper building code and with stainless steel fasteners and appropriate drainage shims. **Shutters are typically owned by the individual unit owner and not the Association, which can complicate the project activities. Cooperation is needed between the unit owners and the Association to handle necessary shutter removal and reinstallation/replacement as necessary to complete the project scope of work using a qualified shutter subcontractor.** For shutters, subcontractors are viable as the shutter work can be completed before and after the restoration work.

Water Intrusion – If water can get in, the salt can get in, which leads to concrete spalling. Sliding glass doors, floor finishes, railings, shutters, fasteners-should all be designed and installed such that water intrusion is minimized.

Project Considerations – Project considerations are primarily safety, asset preservation and aesthetics. It is up to the Association to decide on what level of asset preservation and aesthetics they wish to employ. The engineer can only make recommendations and explain the consequences of the decisions. Safety is the only area where the engineer must insist on a solution. **The Association can decide to adopt all, some, or none of the engineer's recommendations.**

Comprehensive Solution – A long-term comprehensive solution provided is the most effective at minimizing future restoration cycles and providing the most aesthetic result. It is the lowest cost over time, and considers proactive protective measures and maintainable coating finishes, and overall protection of the structure from the elements. **This is the highest reasonable level of consideration.**

Decision-Making – Not everyone wants the same level of building maintenance, aesthetic considerations or maintenance budget funding. Everyone will have their individual opinion of what is appropriate or acceptable. That is one of the challenges of providing consultation to a condominium, as we cannot provide any solution that will please all parties. Each of you has the discretion to agree or disagree with our recommendations.



Major Project Considerations for Indian River Club

1. Balconies

The balconies have been through several concrete restoration projects, most recently in 2017. The project included recommended protective measures which will greatly reduce future cyclic damage. We assume that since then, some reactive patching has occurred. The balconies currently have minimal visible signs of structural concrete damage.

It is recommended to complete any needed concrete repairs prior to the future building painting. Following the repairs, we recommend applying an improved coating system with waterproofing characteristics.

2. Walkways/Stairs

The walkways and stairs have minimal visible signs of structural concrete damage.

Any future walkway repairs should be completed prior to the exterior painting and reinspected prior to the next restoration cycle.

3. Floor Finishes

The floor finish is the first line of defense against the corrosive elements of the water and salt air. **We recommend stripping all existing coatings and applying an improved coating system with waterproofing characteristics that can be warranted.**

There are several advantages to applying a new coating system to the balconies and walkways. One, the full coating system will be guaranteed by the contractor for five years. Two, the profiling, texture, and pattern provide a nearly flaw free aesthetic finish. Three, the system is easily repaired and renewed during future repair cycles, and the pattern provides for seamless transitions between repairs. Lastly, it is a superior waterproofing and protective coating system and will help reduce saltwater intrusion and concrete spalling in the future.

4. Railings

Railings are a critical part of any project, one as fall protection for safety, and two, as a slab penetration and high potential source of saltwater intrusion at the highly vulnerable slab edge. Balcony railings are aluminum and cored-in-place on the horizontal slab.

It is recommended to replace cored railings with the surface mount models. Properly installed surface-mounted railings and an improved protective floor coating system will greatly reduce future damage. It is well established that properly installed surface-mounted railings reduce salt contamination and spalling of the concrete. Surface mounted railings, properly installed



using stainless steel anchors set in predrilled holes, filled with sealant can greatly reduce concrete edge spalling.

Surface-mounted railings allow easier removal during future repair cycles as needed to perform the concrete repairs, and to re-apply the floor coatings

5. Shutters

Shutter installations at select units may have to be removed for repair to the concrete as well as to the shutter itself.

One aspect of the shutter to consider is its existing condition and the changes to the building codes since it was originally installed. It should first be determined by the shutter vendor whether a shutter can be simply removed and reinstalled, needs refurbishment to be reinstalled or must be replaced due to deterioration or building code changes. All reinstalled/replaced shutters need to include proper drainage shims, and stainless-steel fasteners set in predrilled holes filled with sealant.

6. Sliding Glass Doors

The sliding glass doors appear to be various ages and styles. Some have corroded fasteners, which can allow saltwater intrusion. Eventually the corroding fasteners cause openings in the aluminum tracks, which exacerbates the saltwater intrusion through the holes in the track. Also, the corroding fasteners weaken the connection of the door frame to the building, which could result in complete failure during a low-pressure storm event. An aged door, and/or a door in poor condition may be a candidate for replacement with a new code compliant model.

For sliding glass door replacements, it is advisable to have the doors and installation provided by the restoration contractor, and not a 3rd party subcontractor. This is due to the fact that the most appropriate time to install a new slider is during the project (not before or after) especially if there are concrete repairs needed under the doors. It is best to install the doors before final floor coatings and sealants are installed. Doors installed after the project; many times, damage the new floor finishes. Also, doors installed during the project will be inspected by the engineering team to ensure the installation meets the manufacturer's requirements.

7. Exterior Painting and Waterproofing

Exterior painting and waterproofing is planned for later this year and is what sparked interest in this structural concrete survey. **Painting cycles are recommended for seven to 10 years.**



Summary

We strongly recommend that all concrete structural repairs are completed on the exterior of the buildings as described. This would also include considerations for the railings, and floor coatings.

Any cyclic repairs in the future should be completed by a contractor with proven experience in structural concrete restoration on occupied coastal buildings, under the supervision of an experienced professional engineer. The repairs should be completed to ICRI (International Concrete Repair Institute) standards including ICRI No. 310.1R-2008 "Guide for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion." Anything short of this standard will result in repeat failures of the repairs in the near term. Following these procedures will result in long-term structural repairs.

The concrete removal and excavation process will necessitate the localized removal of the floor finishes, stucco and paint, railings, and in some cases, shutters and sliding glass doors. These items will need to be factored into the project scope of work and budget considerations. In some cases, these items can be removed/reinstalled/repared to complete the concrete repairs. In other cases, it may be more appropriate to remove the item and replace it with new. This decision can be based on the age and condition of the item, the budget available, the motivation for maintenance considerations over time, and the tolerance for aesthetic imperfections.

For this report, Keystone generated conceptual budgets for restoration and rehabilitation projects. The budgets consider current needed estimated repairs and preventative actions to minimize the magnitude of future repair cycles, as well as aesthetic actions.

The following report provides additional details, as well as the described budgets, estimated quantities, and example photos.

Recommendations Summary for a Restoration Project

- **Discuss the budgets presented, for any questions. Keystone will participate in discussion.**
- **Once decisions are made, put the project out for competitive sealed bids among the local restoration contractors. All practical options could be bid for comparison.**
- **Consider a comprehensive restoration project as recommended.**



The Corrosion Process with Chloride Contaminated Concrete

Since we cannot undo the cyclic corrosive effects of decades of exposure to salt air unless we fully remove all the concrete slabs, we must consider other available techniques to minimize or at least slow the damage due to corrosion.

The concrete “spalling” damage occurring on the building is primarily caused by reinforcing steel corrosion. The reinforcing steel corrosion is due to ongoing exposure to salt air and eventual saturation with chlorides. It is helpful to have some basic understanding of this phenomenon when faced with decision-making responsibilities for repair of such structures.

Uncontaminated reinforced concrete provides a natural corrosion-inhibiting environment due to the protective nature of high alkalinity concrete surrounding the reinforcing steel. However, in salt-water environments, the chloride intrusion eventually breaks down the concrete’s natural ability to inhibit corrosion by creating corrosion cells throughout the concrete. A corrosive environment is created whereby corrosion cells are created due to slight variations in corrosion potential throughout the structure. This is due to the slight inconsistency of the chloride intrusion. Therefore, areas with higher levels of chlorides have higher corrosion potential versus adjacent areas with lower potentials. These higher potential areas (called anodes or anodic areas) corrode and spall, while lower potential areas (called cathodes) do not.

The proper understanding of the corrosion process allows for a project to address the problem of rebar corrosion as well as the symptom of concrete spalling. It is therefore an important aspect of the project to take measures to mitigate the corrosion of the reinforcing steel while also repairing the damaged concrete. Effective corrosion mitigation can delay or eliminate future concrete spalling from rebar corrosion.

For the specific situations on this project, the most effective solutions available to us involve reducing the exposure of the structural components of the building to corrosive atmospheric elements along with the use of corrosion mitigation products. This is best accomplished by the elimination of the current cracking due to concrete spalling (by repairing the concrete structural spall to ICRI standards), reducing exposure at railing posts, fasteners, shutter tracks, glass doors and horizontal surfaces by utilizing proper fasteners, methods, sealants and coatings. While these efforts will not fully stop the effects of corrosion on the building structure, they can greatly reduce the magnitude and rate of their effects over time. This will save the Association substantially in terms of maintenance costs, future assessments, the inconvenience, and loss of use as a result of construction and the collateral costs of construction including removing, reinstalling and/or replacing components such as railings, coatings, shutters and doors.



Conclusion

Once the information in this report is reviewed, discussed, and understood, the Association can reach conclusions as to the planning and timing of the recommended repair work. Keystone Engineering can provide valuable input and services towards this discussion and decision-making process. Keystone can also provide the necessary services for the subsequent solicitation of bids for the work from qualified contractors as well as the oversight of the construction phase to ensure the work is properly executed, including control of the budget, quality of work, contractor payments and warranties.

It is our intention to assist and guide you to complete a quality and cost-effective project that will both enhance the value of your building, lower future maintenance costs and provide extended service life. Enclosed you will find survey summary quantities, survey results and project budget estimates. The actual survey maps are also enclosed. We look forward to meeting and discussing the project further to assist with the ongoing decision process.

Sincerely,

Michael M. Hallenstein, MSCE, P.E.

FL # 98630

Keystone Engineering & Consulting, Inc.
Structural Engineer and Project Manager

	A	B	C	D	E	F
1	Indian River Club - Building A Balconies					
2	Budget					
3		Item	Estimated Quantity	Units	Unit Cost Bid	Extended Cost
4	1	Mobilization/General Conditions	1	EA	\$ 20,000.00	\$ 20,000.00
5	2	Floor Surface Finishes				
6		a. Floor Surface Prep for Re-coating	0	SF	\$ 2.00	\$ -
7		b. Floor Surface Coating Full Stripping	6630	SF	\$ 4.00	\$ 26,520.00
8		c. Tile Removal and Coating Stripping	0	SF	\$ 6.00	\$ -
9	3	Concrete Repairs				
10		a. Floor Surface Repair	40	SF	\$ 225.00	\$ 9,000.00
11		b. Edge Repair	10	LF	\$ 285.00	\$ 2,850.00
12		c. Slab Full Depth Repair	0	SF	\$ 265.00	\$ -
13		d. Column/Beam/Header Repair	2	CF	\$ 600.00	\$ 1,200.00
14		e. Small Repair	10	EA	\$ 100.00	\$ 1,000.00
15		f. Ceiling Repair	10	SF	\$ 245.00	\$ 2,450.00
16		g. Remove Abandoned Fasteners - Allowance	20	EA	\$ 25.00	\$ 500.00
17		g.1. Remove and Replace Small Fasteners	25	EA	\$ 30.00	\$ 750.00
18		h. Window Sill Repairs Allowance	72	LF	\$ 100.00	\$ 7,200.00
19		i. Stucco Repair Allowance (non Structural repair areas)	200	SF	\$ 38.00	\$ 7,600.00
20		j. Post Tension Cable Lock Off and Splice	0	EA	\$ 1,800.00	\$ -
21		k. Crack Repairs-Rout and Seal	50	LF	\$ 26.00	\$ 1,300.00
22	4	Sliding Glass Door Intrusion/Weather Barricade	20	LF	\$ 85.00	\$ 1,700.00
23		(interior finishes by others)				
24		a. Sliding Glass Door Reinstall Panels	4	EA	\$ 400.00	\$ 1,600.00
25	5	Railings				
26		a. Replace with New Surface Mount Railings	1325	LF	\$ 115.00	\$ 152,375.00
27	6	Balcony Floor Coating				
28		a. Repair Base Coat/Texture	0	SF	\$ 8.00	\$ -
29		b. Apply Topcoat Finish Wearcoat	0	SF	\$ 4.00	\$ -
30		c. Replace with Full New Coating System	6630	SF	\$ 8.00	\$ 53,040.00
31		d. Profiling Mortar/Skim Coat for leveling/drainage improvement	6630	SF	\$ 7.00	\$ 46,410.00
32		Base Bid Total				\$ 335,495.00
33		Other Costs and Alternatives to Consider				
34	7	Shutter Removal/Reinstall/Replace	BY OTHERS			
35	8	Interior Finishes	BY OTHERS-Framing, Drywall, Flooring, Painting, Electrical			
36	9	Paint Exterior Building Walls	1	LS	TBD	
37	10	New Sliding Glass Doors				
38		a. 10' 0" x 6' 8"	1	EA	TBD	
39	11	Misc. Work (Electrical, Soffit Rem/Reinstall, Incidental Roofing, etc.)	at T&M Rates as needed			
40		Contingencies need to be added to budget for increased costs that are probable due to inflation, hidden conditions				
41		and additional concrete damage that may exist or occur over time				

	A	B	C	D	E	F
1	Indian River Club - Building B Balconies					
2	Budget					
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Unit Cost Bid</u>	<u>Extended Cost</u>
4	1	Mobilization/General Conditions	1	EA	\$ 15,000.00	\$ 15,000.00
5	2	Floor Surface Finishes				
6		a. Floor Surface Prep for Re-coating	0	SF	\$ 2.00	\$ -
7		b. Floor Surface Coating Full Stripping	3570	SF	\$ 4.00	\$ 14,280.00
8		c. Tile Removal and Coating Stripping	0	SF	\$ 6.00	\$ -
9	3	Concrete Repairs				
10		a. Floor Surface Repair	20	SF	\$ 225.00	\$ 4,500.00
11		b. Edge Repair	4	LF	\$ 285.00	\$ 1,140.00
12		c. Slab Full Depth Repair	0	SF	\$ 265.00	\$ -
13		d. Column/Beam/Header Repair	2	CF	\$ 600.00	\$ 1,200.00
14		e. Small Repair	70	EA	\$ 100.00	\$ 7,000.00
15		f. Ceiling Repair	8	SF	\$ 245.00	\$ 1,960.00
16		g. Remove Abandoned Fasteners - Allowance	20	EA	\$ 25.00	\$ 500.00
17		g.1. Remove and Replace Small Fasteners	25	EA	\$ 30.00	\$ 750.00
18		h. Window Sill Repairs Allowance	26	LF	\$ 100.00	\$ 2,600.00
19		i. Stucco Repair Allowance (non Structural repair areas)	150	SF	\$ 38.00	\$ 5,700.00
20		j. Post Tension Cable Lock Off and Splice	0	EA	\$ 1,800.00	\$ -
21		k. Crack Repairs-Rout and Seal	20	LF	\$ 26.00	\$ 520.00
22	4	Sliding Glass Door Intrusion/Weather Barricade	10	LF	\$ 85.00	\$ 850.00
23		(interior finishes by others)				
24		a. Sliding Glass Door Reinstall Panels	2	EA	\$ 400.00	\$ 800.00
25	5	Railings				
26		a. Replace Railings with New Surface Mount Railings	755	LF	\$ 115.00	\$ 86,825.00
27	6	Balcony Floor Coating				
28		a. Repair Base Coat/Texture	0	SF	\$ 8.00	\$ -
29		b. Apply Topcoat Finish Wearcoat	0	SF	\$ 4.00	\$ -
30		c. Replace with Full New Coating System	3570	SF	\$ 8.00	\$ 28,560.00
31		d. Profiling Mortar/Skim Coat for leveling/drainage improvement	3570	SF	\$ 7.00	\$ 24,990.00
32		Base Bid Total				\$ 197,175.00
33		Other Costs and Alternatives to Consider				
34	7	Shutter Removal/Reinstall/Replace	BY OTHERS			
35	8	Interior Finishes	BY OTHERS-Framing, Drywall, Flooring, Painting, Electrical			
36	9	Paint Exterior Building Walls	1	LS	TBD	
37	10	New Sliding Glass Doors				
38		a. 10' 0" x 6' 8"	1	EA	TBD	
39	11	Misc. Work (Electrical, Soffit Rem/Reinstall, Incidental Roofing, etc.)	at T&M Rates as needed			
40		Contingencies need to be added to budget for increased costs that are probable due to inflation, hidden conditions				
41		and additional concrete damage that may exist or occur over time				

	A	B	C	D	E	F
1	Indian River Club - Building A Walkways					
2	Budget					
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Unit Cost Bid</u>	<u>Extended Cost</u>
4	1	Mobilization/General Conditions	1	EA	\$ 10,000.00	\$ 10,000.00
5	2	Floor Surface Finishes				
6		a. Floor Surface Prep for Re-coating	0	SF	\$ 2.00	\$ -
7		a.1. Stair Floor Coating Prep	0	SF	\$ 2.00	\$ -
8		b. Floor Surface Coating Full Stripping	14695	SF	\$ 4.00	\$ 58,780.00
9		c. Tile Removal and Coating Stripping	0	SF	\$ 6.00	\$ -
10	3	Concrete Repairs				
11		a. Floor Surface Repair	8	SF	\$ 225.00	\$ 1,800.00
12		b. Edge Repair	4	LF	\$ 285.00	\$ 1,140.00
13		c. Slab Full Depth Repair	0	SF	\$ 265.00	\$ -
14		d. Column/Beam/Header Repair	1	CF	\$ 600.00	\$ 600.00
15		e. Small Repair	30	EA	\$ 100.00	\$ 3,000.00
16		f. Ceiling Repair	30	SF	\$ 245.00	\$ 7,350.00
17		g. Remove Abandoned Fasteners - Allowance	10	EA	\$ 25.00	\$ 250.00
18		g.1. Remove and Replace Small Fasteners	10	EA	\$ 30.00	\$ 300.00
19		h. Window Sill Repairs Allowance	0	LF	\$ 100.00	\$ -
20		i. Stucco Repair Allowance (non Structural repair areas)	60	SF	\$ 38.00	\$ 2,280.00
21		j. Post Tension Cable Lock Off and Splice	0	EA	\$ 1,800.00	\$ -
22		k. Crack Repairs-Rout and Seal	30	LF	\$ 26.00	\$ 780.00
23	4	Railings - Walkways				
24		a. Replace Railings with New Surface Mount Railings	1210	LF	\$ 115.00	\$ 139,150.00
25	5	Walkway/Stair Floor Coating				
26		a. Repair Base Coat/Texture	0	SF	\$ 8.00	\$ -
27		b.1. Stairwells Topcoat	0	SF	\$ 4.00	\$ -
28		c. Replace with Full New Coating System	14695	SF	\$ 8.00	\$ 117,560.00
29		d. Profiling Mortar/Skim Coat for leveling/drainage improvement	14695	SF	\$ 7.00	\$ 102,865.00
30		Base Bid Total				\$ 445,855.00
31		Other Costs and Alternatives to Consider				
32	6	Shutter Removal/Reinstall/Replace	BY OTHERS			
33	7	Interior Finishes	BY OTHERS-Framing, Drywall, Flooring, Painting, Electrical			
34	8	Paint Exterior Building Walls	1	LS		
35	9	Replace Stairwell Railings with New Surface Mount	570	LF	\$ 100.00	\$ 57,000.00
36	10	Misc. Work (Electrical, Soffit Rem/Reinstall, Incidental Roofing, etc.)	at T&M Rates as needed			
37		Contingencies need to be added to budget for increased costs that are probable due to inflation,				
38		hidden conditions and additional concrete damage that may exist or occur over time				

	A	B	C	D	E	F
1	Indian River Club - Building B Walkways					
2	Budget					
3		<u>Item</u>	<u>Estimated Quantity</u>	<u>Units</u>	<u>Unit Cost Bid</u>	<u>Extended Cost</u>
4	1	Mobilization/General Conditions	1	EA	\$ 10,000.00	\$ 10,000.00
5	2	Floor Surface Finishes				
6		a. Floor Surface Prep for Re-coating	0	SF	\$ 2.00	\$ -
7		a.1. Stair Floor Coating Prep	0	SF	\$ 2.00	\$ -
8		b. Floor Surface Coating Full Stripping	5745	SF	\$ 4.00	\$ 22,980.00
9		c. Tile Removal and Coating Stripping	0	SF	\$ 6.00	\$ -
10	3	Concrete Repairs				
11		a. Floor Surface Repair	1	SF	\$ 225.00	\$ 225.00
12		b. Edge Repair	1	LF	\$ 285.00	\$ 285.00
13		c. Slab Full Depth Repair	0	SF	\$ 265.00	\$ -
14		d. Column/Beam/Header Repair	1	CF	\$ 600.00	\$ 600.00
15		e. Small Repair	10	EA	\$ 100.00	\$ 1,000.00
16		f. Ceiling Repair	1	SF	\$ 245.00	\$ 245.00
17		g. Remove Abandoned Fasteners - Allowance	10	EA	\$ 25.00	\$ 250.00
18		g.1. Remove and Replace Small Fasteners	10	EA	\$ 30.00	\$ 300.00
19		h. Window Sill Repairs Allowance	0	LF	\$ 100.00	\$ -
20		i. Stucco Repair Allowance (non Structural repair areas)	60	SF	\$ 38.00	\$ 2,280.00
21		j. Post Tension Cable Lock Off and Splice	0	EA	\$ 1,800.00	\$ -
22		k. Crack Repairs-Rout and Seal	30	LF	\$ 26.00	\$ 780.00
23	4	Railings - Walkways				
24		a. Replace Railings with New Surface Mount Railings	644	LF	\$ 115.00	\$ 74,060.00
25	5	Walkway/Stair Floor Coating				
26		a. Repair Base Coat/Texture	0	SF	\$ 8.00	\$ -
27		b.1. Apply Topcoat Finish Wearcoat	0	SF	\$ 4.00	\$ -
28		b.2. Ground Level Topcoat	0	SF	\$ 4.00	\$ -
29		b.3. Stairwells Topcoat	0	SF	\$ 4.00	\$ -
30		c. Replace with Full New Coating System	5745	SF	\$ 8.00	\$ 45,960.00
31		d. Profiling Mortar/Skim Coat for leveling/drainage improvement	5745	SF	\$ 7.00	\$ 40,215.00
32		Base Bid Total				\$ 199,180.00
33		Other Costs and Alternatives to Consider				
34	6	Shutter Removal/Reinstall/Replace	BY OTHERS			
35	7	Interior Finishes	BY OTHERS-Framing, Drywall, Flooring, Painting, Electrical			
36	8	Paint Exterior Building Walls	1	LS		
37	9	Replace Stairwell Railings with New Surface Mount	400	LF	\$ 100.00	\$ 40,000.00
38	10	Misc. Work (Electrical, Soffit Rem/Reinstall, Incidental Roofing, etc.)	at T&M Rates as needed			
39		Contingencies need to be added to budget for increased costs that are probable due to inflation, hidden conditions and additional concrete damage that may exist or occur over time				
40						

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
		<u>Balcony</u>			<u>Concrete</u>	<u>Concrete</u>	<u>Concrete</u>	<u>Concrete</u>			<u>Rust</u>				
	<u>Unit Number</u>	<u>Floor (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Surface</u>	<u>Slab Edge</u>	<u>Full Depth</u>	<u>Column-</u>	<u>Ceiling</u>	<u>Window</u>	<u>Spots or</u>	<u>Stucco</u>	<u>Keystone</u>	<u>SGD</u>	<u>Shutters</u>
1					<u>Repairs</u>	<u>Repairs</u>	<u>Repairs</u>	<u>Beam-</u>	<u>Repairs</u>	<u>Sill Repair</u>	<u>Small</u>	<u>Repair</u>	<u>Engineeri</u>	<u>Condition</u>	<u>ng</u>
2	501	102	28	Coating	(SF)	(LF)	(SF)	Header	(SF)	(LF)	(EA)	(SF)	ng		
3	401	102	28	Coating				Repairs						Older/Poor	Roll Down at Door
4	301	102	28	Coating										Newer/Good	Roll Down at Door
5	201	102	28	Coating										Newer/Good	None
6	101	102	28	Coating										Older/Poor	Roll Down at Door
7	502	102	19	Coating										Older/Poor	Roll Down at Door
8	402	102	19	Coating	1									Older/Poor	Roll Down at Door
9	302	102	19	Coating										Older/Fair	None
10	202	102	19	Coating										Newer/Good	Roll Down at Door
11	102	102	19	Coating											
12	503	102	19	Coating										Older/Poor	Roll Down at Door
13	403	102	19	Coating						6				Newer/Good	Roll Down at Door
14	303	102	19	Coating	7					6				Newer/Good	Roll Down at Door
15	203	102	19	Coating										Older/Fair	Roll Down at Door
16	103	102	19	Coating											
17	504	102	19	Coating						6				Older/Poor	Roll Down at Door
18	404	102	19	Coating						6				Newer/Good	Roll Down at Door
19	304	102	19	Coating										Newer/Good	Roll Down at Door
20	204	102	19	Coating										Newer/Good	Roll Down at Door
21	104	102	19	Coating											

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
		<u>Balcony</u>			<u>Concrete</u>	<u>Concrete</u>	<u>Concrete</u>	<u>Concrete</u>			<u>Rust</u>				
	<u>Unit Number</u>	<u>Floor (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Surface</u>	<u>Slab Edge</u>	<u>Full Depth</u>	<u>Column-</u>	<u>Ceiling</u>	<u>Window</u>	<u>Spots or</u>	<u>Stucco</u>	<u>Keystone</u>	<u>SGD</u>	<u>Shutters</u>
1					<u>Repairs</u>	<u>Repairs</u>	<u>Repairs</u>	<u>Beam-</u>	<u>Repairs</u>	<u>Sill Repair</u>	<u>Small</u>	<u>Repair</u>	<u>Engineeri</u>	<u>Condition</u>	<u>ng</u>
					<u>(SF)</u>	<u>(LF)</u>	<u>(SF)</u>	<u>Header</u>	<u>(SF)</u>	<u>(LF)</u>	<u>(EA)</u>	<u>(SF)</u>			
								<u>Repairs</u>							
22	505	102	19	Coating										Newer/Good	Roll Down at Door
23	405	102	19	Coating										Newer/Good	None
24	305	102	19	Coating	2					6				Newer/Good	Roll Down at Door
25	205	102	19	Coating										Older/Fair	Roll Down at Door
26	105	102	19	Coating											
27	506	102	19	Coating										Newer/Good	Roll Down at Door
28	406	102	19	Coating										Newer/Good	None
29	306	102	19	Coating										Newer/Good	Roll Down at Door
30	206	102	19	Coating										Older/Fair	Roll Down at Door
31	106	102	19	Coating											
32	507	102	19	Coating										Older/Poor	Roll Down at Door
33	407	102	19	Coating										Newer/Good	Roll Down at Door
34	307	102	19	Coating	1									Older/Fair	Roll Down at Door
35	207	102	19	Coating	4									Older/Fair	Roll Down at Door
36	107	102	19	Coating											
37	508	102	19	Coating										Older/Poor	Roll Down at Door
38	408	102	19	Coating										Newer/Good	None
39	308	102	19	Coating	4									Newer/Good	None
40	208	102	19	Coating										Older/Fair	Roll Down at Door
41	108	102	19	Coating											
42	509	102	19	Coating						6				Older/Good	None
43	409	102	19	Coating										Newer/Good	Roll Down at Door
44	309	102	19	Coating										Newer/Good	None
45	209	102	19	Coating										Older/Fair	Roll Down at Door
46	109	102	19	Coating											

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	<u>Unit Number</u>	<u>Balcony Floor (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Concrete Surface Repairs (SF)</u>	<u>Concrete Slab Edge Repairs (LF)</u>	<u>Concrete Full Depth Repairs (SF)</u>	<u>Concrete Column-Beam-Header Repairs (CF)</u>	<u>Ceiling Repairs (SF)</u>	<u>Window Sill Repair (LF)</u>	<u>Rust Spots or Small Repairs (EA)</u>	<u>Stucco Repair (SF)</u>	<u>Keystone Engineering</u>	<u>SGD Condition</u>	<u>Shutters</u>
47	510	102	19	Coating										Older/Good	
48	410	102	19	Coating						6				Older/Poor	Roll Down at Door
49	310	102	19	Coating										Newer/Good	None
50	210	102	19	Coating										Older/Fair	Roll Down at Door
51	110	102	19	Coating											
52	511	102	19	Coating										Older/Fair	None
53	411	102	19	Coating										Newer/Good	Roll Down at Door
54	311	102	19	Coating	3									Newer/Good	Roll Down at Door
55	211	102	19	Coating	8									Older/Fair	Roll Down at Door
56	111	102	19	Coating											
57	512	102	19	Coating										Newer/Fair	None
58	412	102	19	Coating						3				Older/Poor	Roll Down at Door
59	312	102	19	Coating										Older/Fair	Roll Down at Door
60	212	102	19	Coating	NO ENTRY										NO ENTRY
61	112	102	19	Coating											
62	513	102	28	Coating						3				Newer/Fair	None
63	413	102	28	Coating										Newer/Good	Roll Down at Door
64	313	102	28	Coating										Newer/Good	Roll Down at Door
65	213	102	28	Coating										Older/Fair	Roll Down at Door
66	113	102	28	Coating											
67	N Elevation									6					
68	S Elevation									12					
69	<u>Totals</u>	<u>6630</u>	<u>1325</u>		<u>30</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>66</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
		<u>Balcony</u>			<u>Concrete</u>	<u>Concrete</u>	<u>Concrete</u>	<u>Concrete</u>			<u>Rust</u>				
1	<u>Unit Number</u>	<u>Floor (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Surface</u>	<u>Slab Edge</u>	<u>Full Depth</u>	<u>Column-</u>	<u>Ceiling</u>	<u>Window</u>	<u>Spots or</u>	<u>Stucco</u>	<u>SGD</u>	<u>SGD</u>	<u>Shutters</u>
					<u>Repairs</u>	<u>Repairs</u>	<u>Repairs</u>	<u>Beam-</u>	<u>Repairs</u>	<u>Sill Repair</u>	<u>Small</u>	<u>Repair</u>	<u>Intrusion</u>	<u>Condition</u>	
					<u>(SF)</u>	<u>(LF)</u>	<u>(SF)</u>	<u>Header</u>	<u>(SF)</u>	<u>(LF)</u>	<u>Repairs</u>	<u>(SF)</u>	<u>R&R (LF)</u>		
								<u>Repairs</u>			<u>(EA)</u>				
2	501	102	28	Coating										Newer/Good	None
3	401	102	28	Coating										Newer/Good	Roll Down at Door
4	301	102	28	Coating										Older/Fair	Roll Down at Door
5	201	102	28	Coating	2					6				Newer/Good	Roll Down at Door
6	101	102	28	Coating											
7	502	102	19	Coating										Newer/Good	Roll Down at Door
8	402	102	19	Coating										Newer/Good	None
9	302	102	19	Coating										Older/Fair	Roll Down at Door
10	202	102	19	Coating										Newer/Good	None
11	102	102	19	Coating						6					
12	503	102	19	Coating						3				Newer/Good	Roll Down at Door
13	403	102	19	Coating										Newer/Fair	None
14	303	102	19	Coating										Newer/Good	Roll Down at Door
15	203	102	19	Coating										Older/Fair	Accordion at Door
16	103	102	19	Coating					2						
17	504	102	19	Coating										Older/Fair	Roll Down at Door
18	404	102	19	Coating	4									Newer/Good	Roll Down at Door
19	304	102	19	Coating										Newer/Good	Roll Down at Door
20	204	102	19	Coating										Older/Fair	Roll Down at Door
21	104	102	19	Coating					4						

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	<u>Unit Number</u>	<u>Balcony Floor (SF)</u>	<u>Railings (LF)</u>	<u>Floor Finish</u>	<u>Concrete Surface Repairs (SF)</u>	<u>Concrete Slab Edge Repairs (LF)</u>	<u>Concrete Full Depth Repairs (SF)</u>	<u>Concrete Column-Beam-Header Repairs (CF)</u>	<u>Ceiling Repairs (SF)</u>	<u>Window Sill Repair (LF)</u>	<u>Rust Spots or Small Repairs (EA)</u>	<u>Stucco Repair (SF)</u>	<u>SGD Intrusion R&R (LF)</u>	<u>SGD Condition</u>	<u>Shutters</u>
22	505	102	19	Coating										Older/Fair	Roll Down at Door
23	405	102	19	Coating										Older/Fair	Roll Down at Door
24	305	102	19	Coating											
25	205	102	19	Coating										Older/Fair	Roll Down at Door
26	105	102	19	Coating											
27	506	102	19	Coating	4									Newer/Good	Roll Down at Door
28	406	102	19	Coating										Newer/Good	None
29	306	102	19	Coating					2					Newer/Fair	None
30	206	102	19	Coating										Newer/Good	Roll Down at Door
31	106	102	19	Coating											
32	507	102	28	Coating		2								Older/Fair	Roll Down at Door
33	407	102	28	Coating	3					2				Older/Fair	Roll Down at Door
34	307	102	28	Coating						1				Older/Fair	Roll Down at Door
35	207	102	28	Coating										Newer/Good	None
36	107	102	28	Coating											
37	N Elevation									8					
38	S Elevation														
39	<u>Totals</u>	<u>3570</u>	<u>755</u>		<u>13</u>	<u>2</u>	<u>0</u>	<u>2</u>	<u>6</u>	<u>26</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	

[illegible]

[illegible]



View of east elevation



View of south elevation



View of west elevation



View of north elevation



View of typical balcony



View typical balcony



View of column spall due to reinforcing steel corrosion



View of column spall due to reinforcing steel corrosion



View of delaminated stucco



View of previous ceiling repair



View of sliding glass door with possible water intrusion



View of abandoned fastener in balcony ceiling



View of crack patch at window



View of patched windowsill spall



View of windowsill spall

Note bottom of shutter frame may prevent water from draining away from the window



View of windowsill spall due to reinforcing steel corrosion



View of “patched” windowsill spall

Note bottom of shutter frame may prevent water from draining away from the window



View of windowsill spall



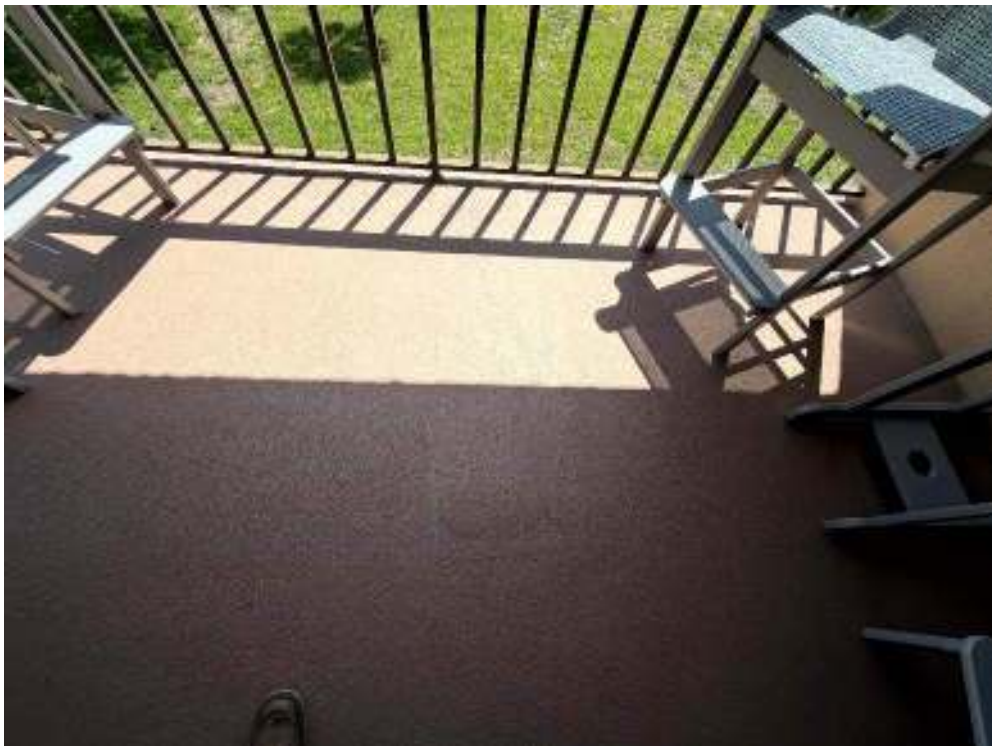
View of windowsill spall due to reinforcing steel corrosion



View of “patched” windowsill spall



View of typical balcony coatings
Note missing coatings where shutter frame was installed



View of typical coatings
Note previous repair



View of typical cored railing with deteriorating coatings



View of typical cored railing with deteriorating coatings



View of newer sliding glass door



View of newer sliding glass door



View of older sliding glass door
Note corroded fasteners and deteriorating door coatings



View of missing and corroded sliding glass doors fasteners



View of missing sliding glass door fasteners



View of corroded sliding glass door fasteners



View of failing perimeter sealant at sliding glass door



View of failing perimeter sealant at window



View of typical stairs



View of spall underneath stairs



View of crack along walkway slab



View of crack along ground floor walkway slab



View of edge spall along ground floor ceiling walkway



View of edge/ceiling spall along ground floor ceiling walkway



View of edge/ceiling spall along ground floor ceiling walkway



View of ceiling spall along ground floor walkway



View of west elevation



View of south elevation



View of west elevation



View of north elevation



View of east elevation



View of typical balcony



View of typical balcony



View of spall surface spall in front of door due to reinforcing steel corrosion



View of cracked door threshold, with likely spall located in slow below



View of ceiling spall due to reinforcing steel corrosion



View of interior water damage at windowsill



View of spalled windowsill due to reinforcing steel corrosion



View of header spall above window



View of spalled windowsill due to reinforcing steel corrosion
Note deteriorating window frame coatings



View of patched windowsill spall



View of windowsill spall



View of failing perimeter sealant



View of failing perimeter sealant



View of corroded sliding glass door fasteners



View of corroded sliding glass door fasteners



View of corroded and missing sliding glass door fasteners



View of corroded and missing sliding glass door fasteners



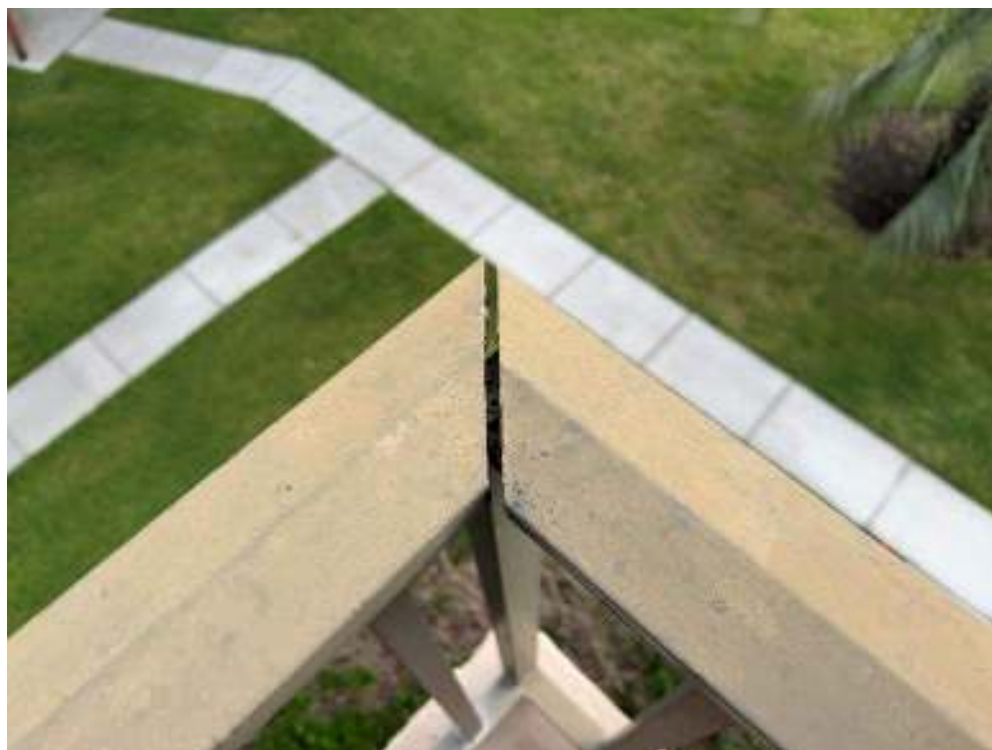
View of corroded cored railing with deteriorating coatings



View of typical cored railing with deteriorating coatings



View of deteriorating railing coatings



View of pinch hazard on balcony railing



View of deteriorating railing coatings



View of deteriorating railing coatings



View of damaged floor coatings at sliding glass door threshold



View of deteriorating coatings at previous patch



View of missing coatings at shutter removal area



View of deteriorating coatings



KEYSTONE
ENGINEERING &
CONSULTING, INC.

Indian River Club Condominium

1025/1049 Rockledge Drive
Rockledge, Florida 32955

Balcony and Walkway Survey Maps

Prepared By
Keystone Engineering and Consulting, Inc.

MICHAEL M. HALLENSTEIN, P.E.
STATE OF FLORIDA
CERTIFIED PROFESSIONAL ENGINEER #98630

April 2026



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 501

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

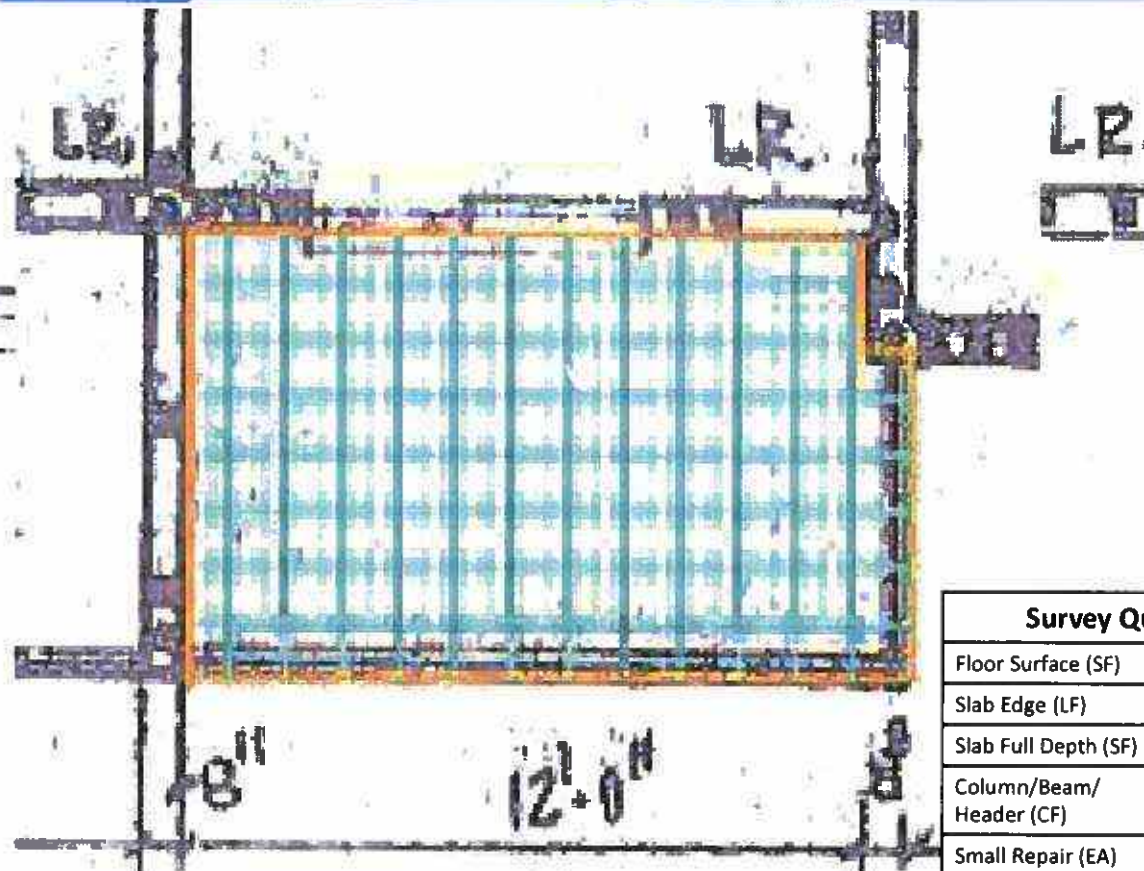
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

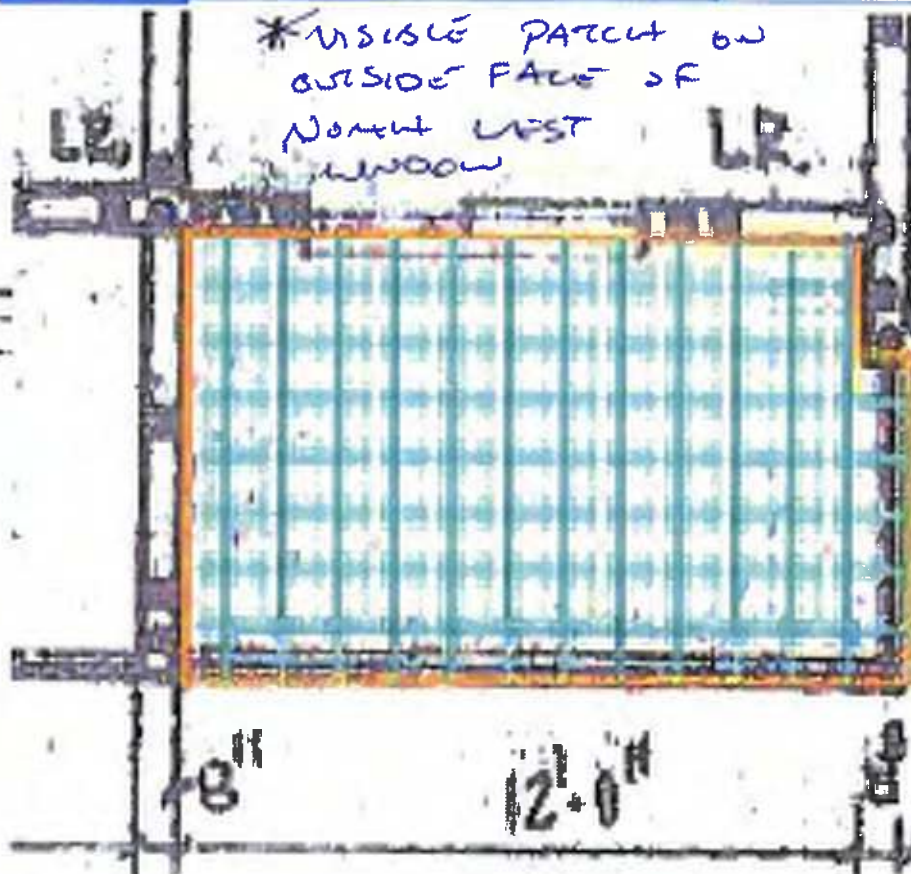
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 401 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
Spall Above		Code Compliant: Yes No		Vinyl Aluminum	
Spall Below		Condition: Good Fair Poor		Code Compliant: Yes No	
Crack		Type: <u>Cored</u> Surface Mount Screen		Condition: Good Fair Poor	
Rust Spot		Screen Shimmed: Yes No		Age: Older <u>Newer</u>	
		Shutters Yes No		Corroded Fasteners: Yes <u>No</u>	
		Shimmed Yes No		Holes In Threshold: Yes <u>No</u>	
		Location Edge <u>Door</u>		Flooring	
		Type Accordion <u>Roll Down</u>		Type: Tile Coating Pattern	



- POINTING
LE WINDOW
HEAD
SPACE
ABOVE
WEST WINDOW,
ABOVE 301
LEAKAGE,
PREVIOUSLY
SEALED

6\"/>

Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 301

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

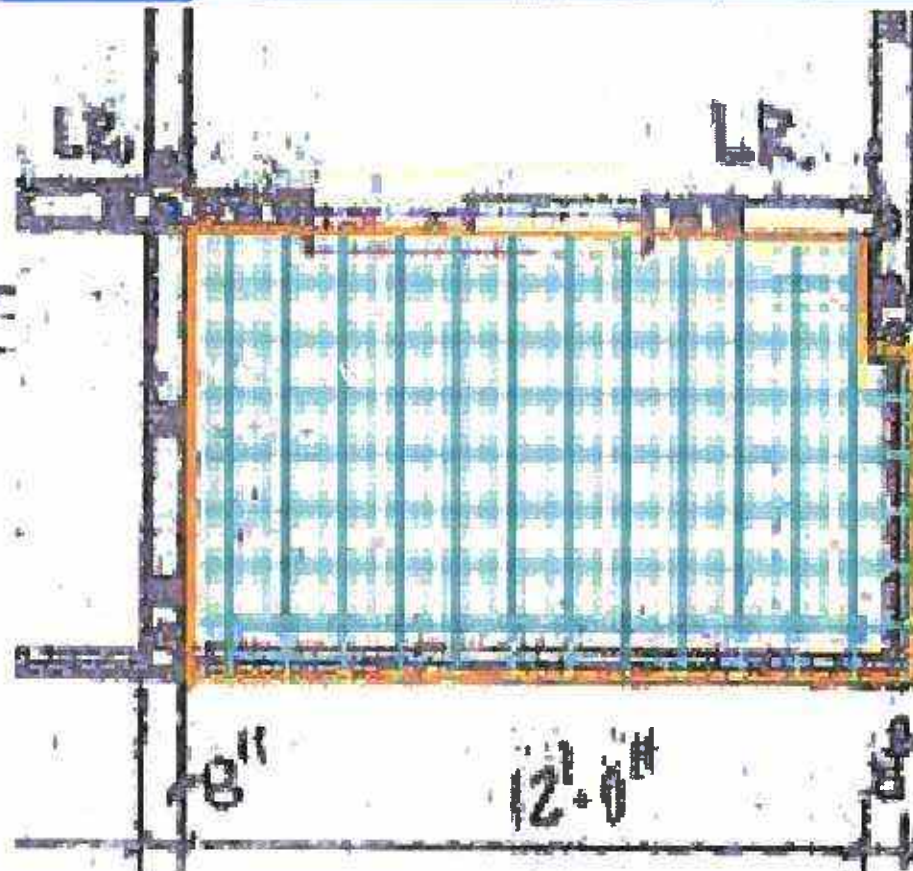
36" ZALL Railings 5" Pickets
Code Compliant: Yes No SPACER
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Type: Tile Flooring
Coating Pattern



- WATER
INTRUSION IN
WEST WINDOW
FROM ABOVE (45)

Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 201

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

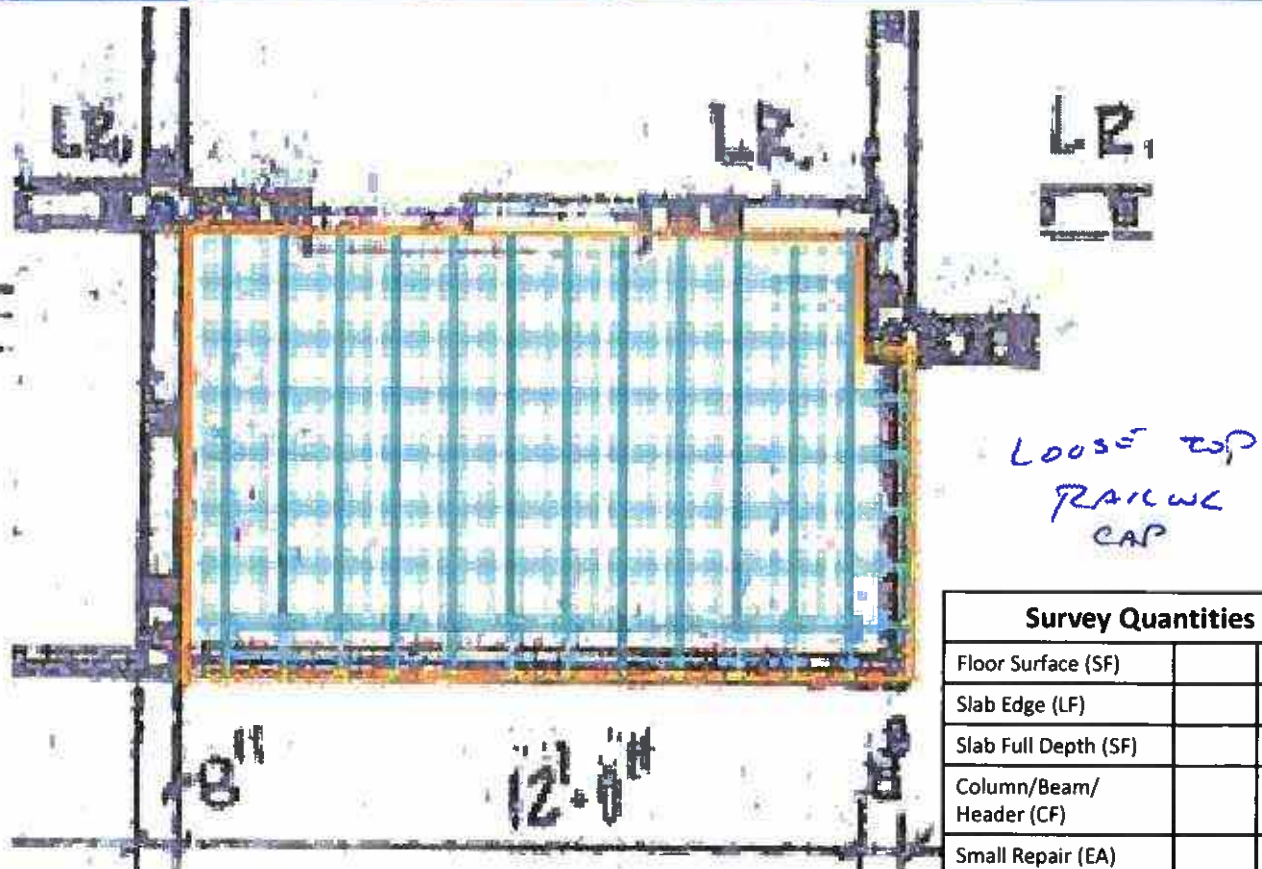
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



● 434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Project: Indian River Club Building A Unit # 502 Date: April 30, 2026

Railing on Right

Hand-drawn floor plan of a rectangular room. The room is filled with a blue grid pattern. The plan includes the following dimensions and labels:

- Top-left: DOORS: 6' x 6'-8"
- Top-right: LR, LR, WINDOWS: 6' x 3' (6' SLABS) - NO SLAB DAMS (6')
- Left side: 6'-0"
- Bottom-right: 6'-0"

Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		

Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 462

Date: April 30, 2026

LEGEND



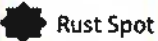
Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

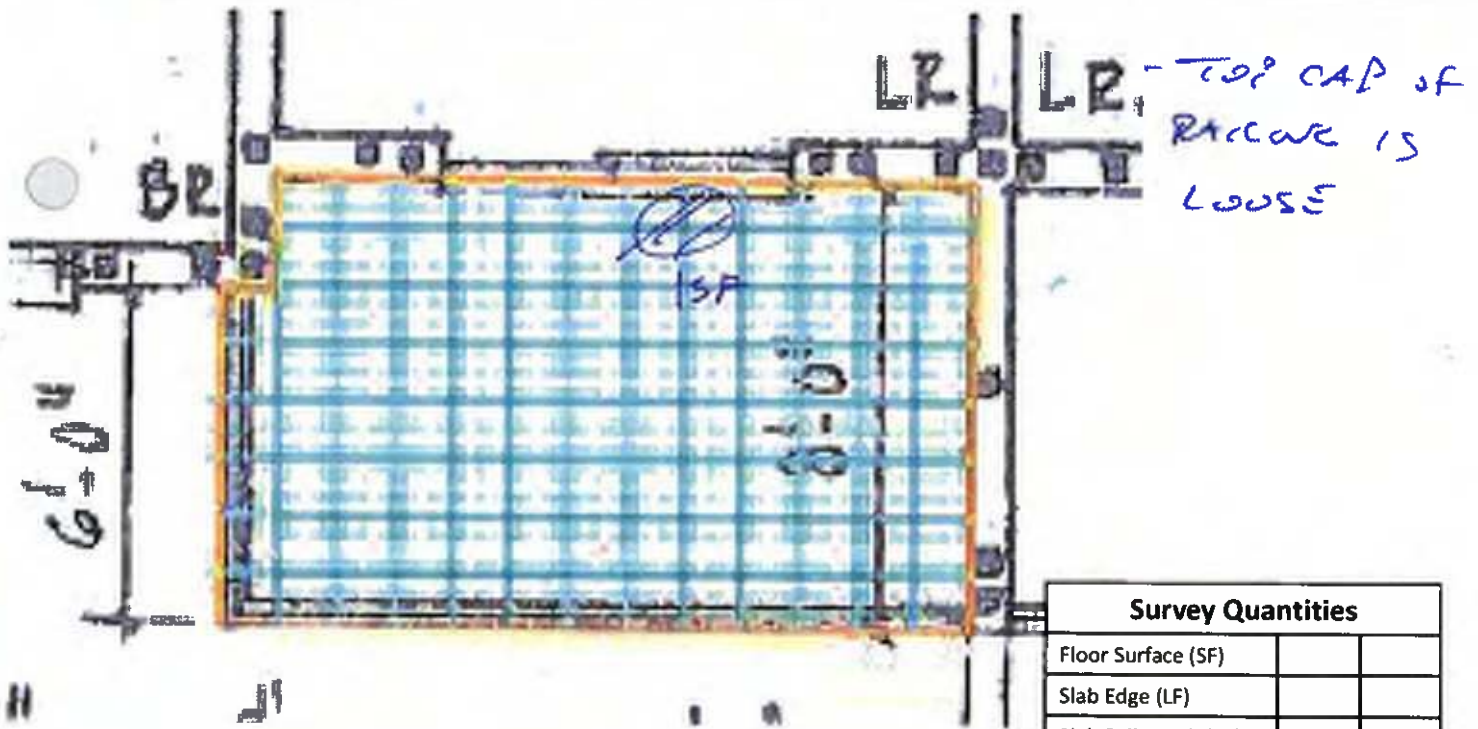
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

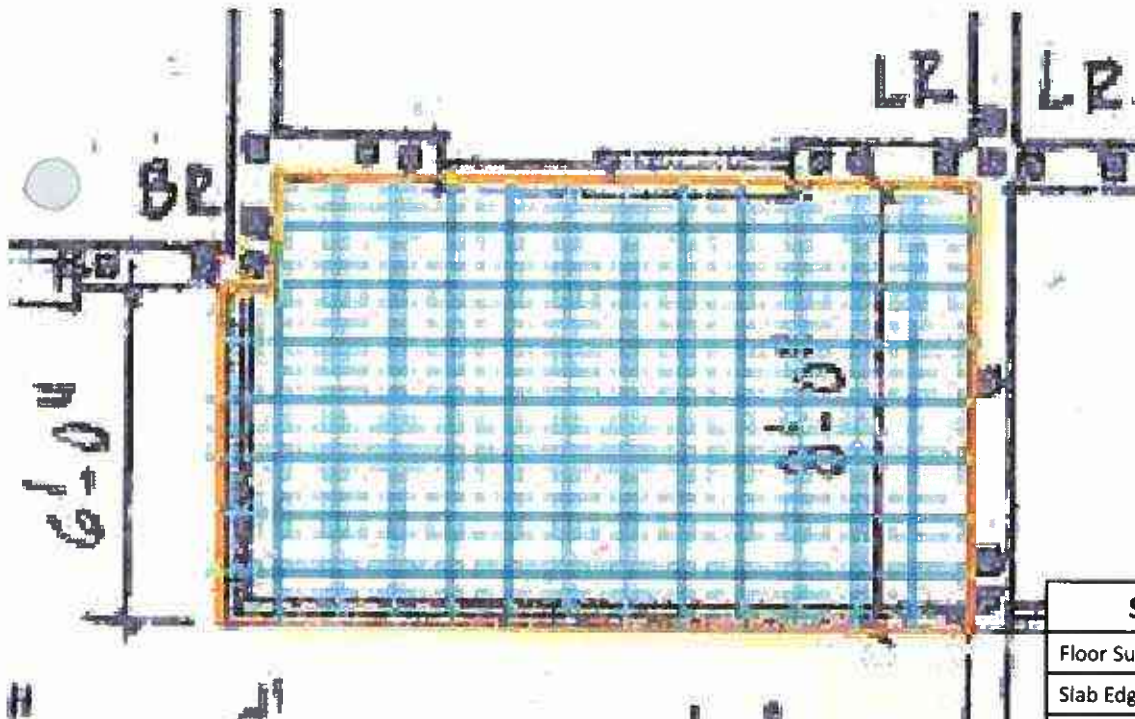
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 302 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	<u>No</u>	<u>Vinyl</u>	Aluminum
	Spall Below	Condition: Good	<u>Fair</u> Poor	Code Compliant: Yes	No
	Crack	Type: <u>Cored</u>	Surface Mount Screen	Condition: Good	<u>Fair</u> Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: <u>Older</u>	Newer
		Shutters	Yes <u>No</u>	Corroded Fasteners: Yes	<u>No</u>
		Shimmed	Yes No	Holes In Threshold: Yes	No
		Location	Edge Door		
		Type	Accordion Roll Down		
		Flooring			
		Type: Tile	<u>Coating</u>	Pattern	



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 202

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

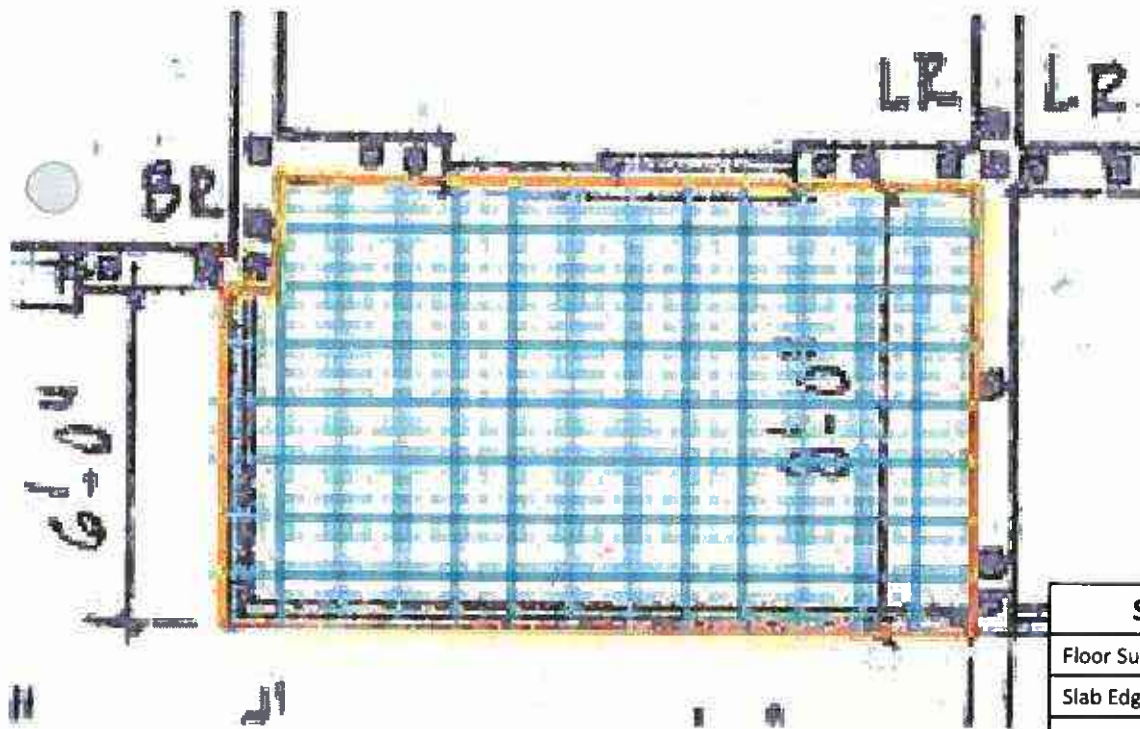
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 503

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

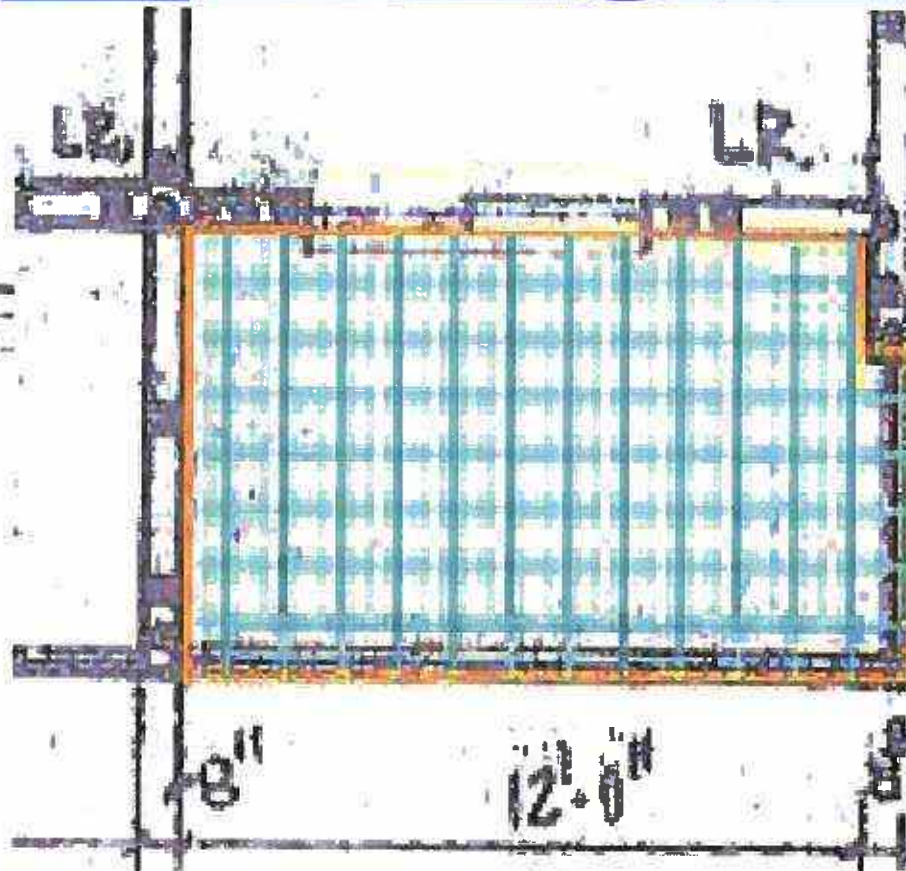
Sliding Doors

Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Vinyl Aluminum

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

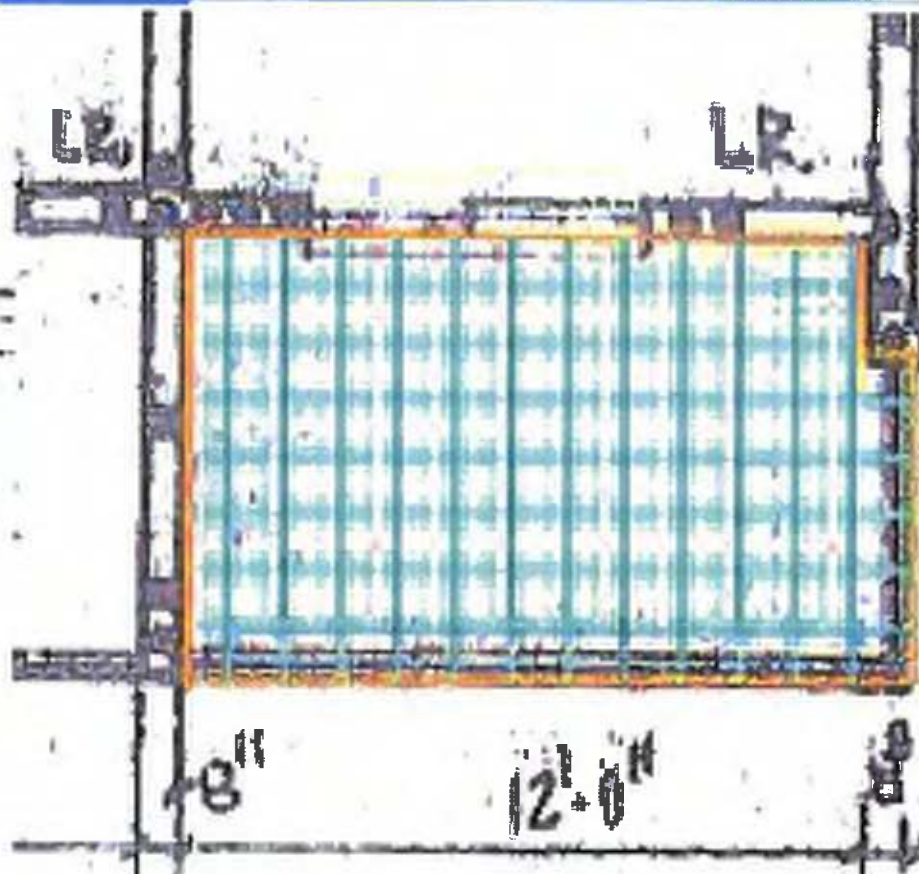
Building A

Unit # 403

Date: April 30, 2026

Railing on Left

LEGEND		Railings		Sliding Doors			
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum		
	Spall Below	Condition: Good	Fair	Yes	No		
	Crack	Type: Cored	Surface Mount	Screen	Good	Fair	Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer		
		Shutters	Yes	No	Corroded Fasteners: Yes	No	
		Shimmed	Yes	No	Holes In Threshold: Yes	No	
		Location	Edge	Door			
		Type	Accordion	Roll Down			
				Flooring			
				Type: Tile	Coating	Pattern	



POTENTIAL
ACIDEN; P.W.N.
P.W.N.
L.W.N.
SILL
GLF
1/2 CRACKED
SEALANT

Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 303

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

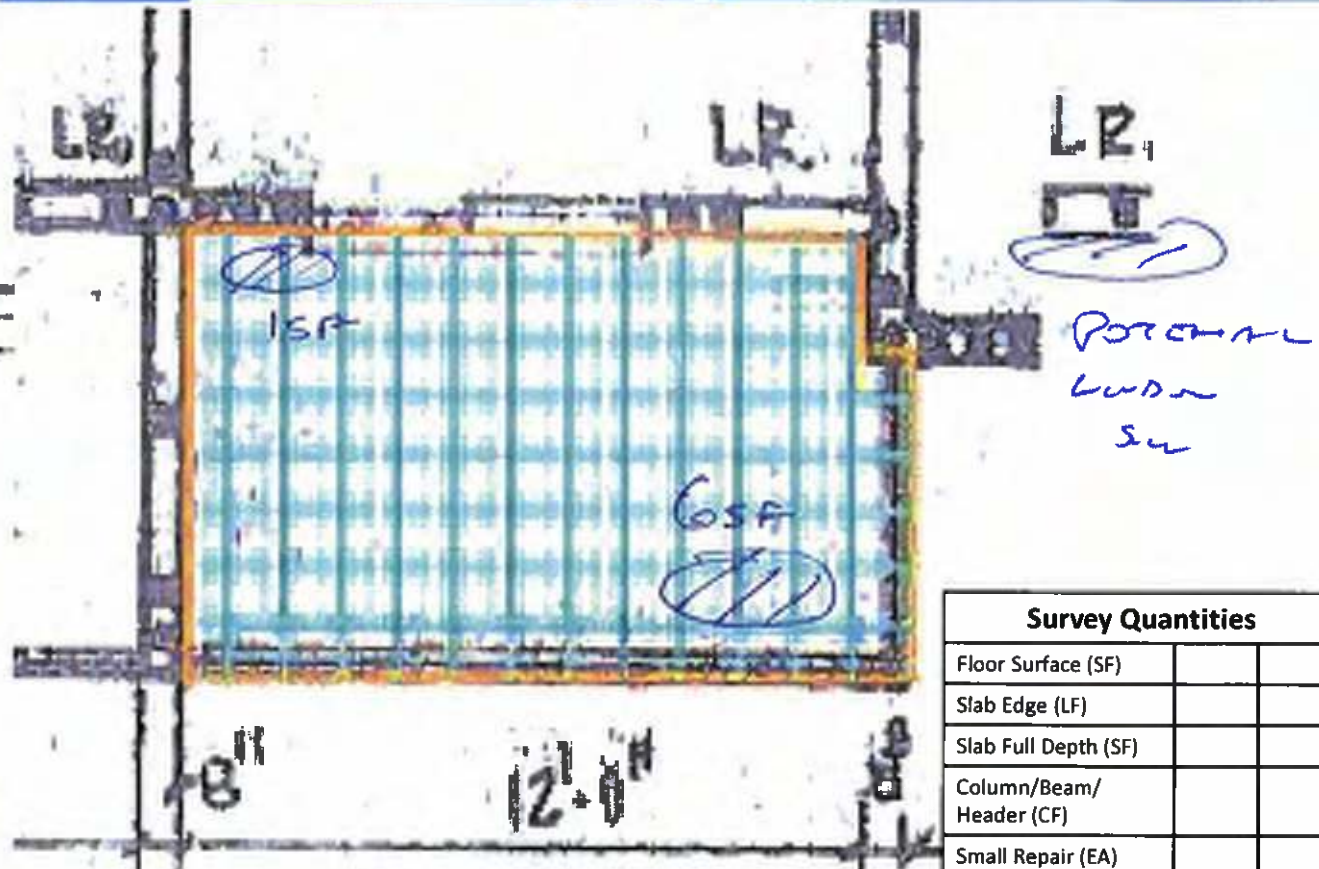
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building 1 Unit # 203 Date: April 30, 2026

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

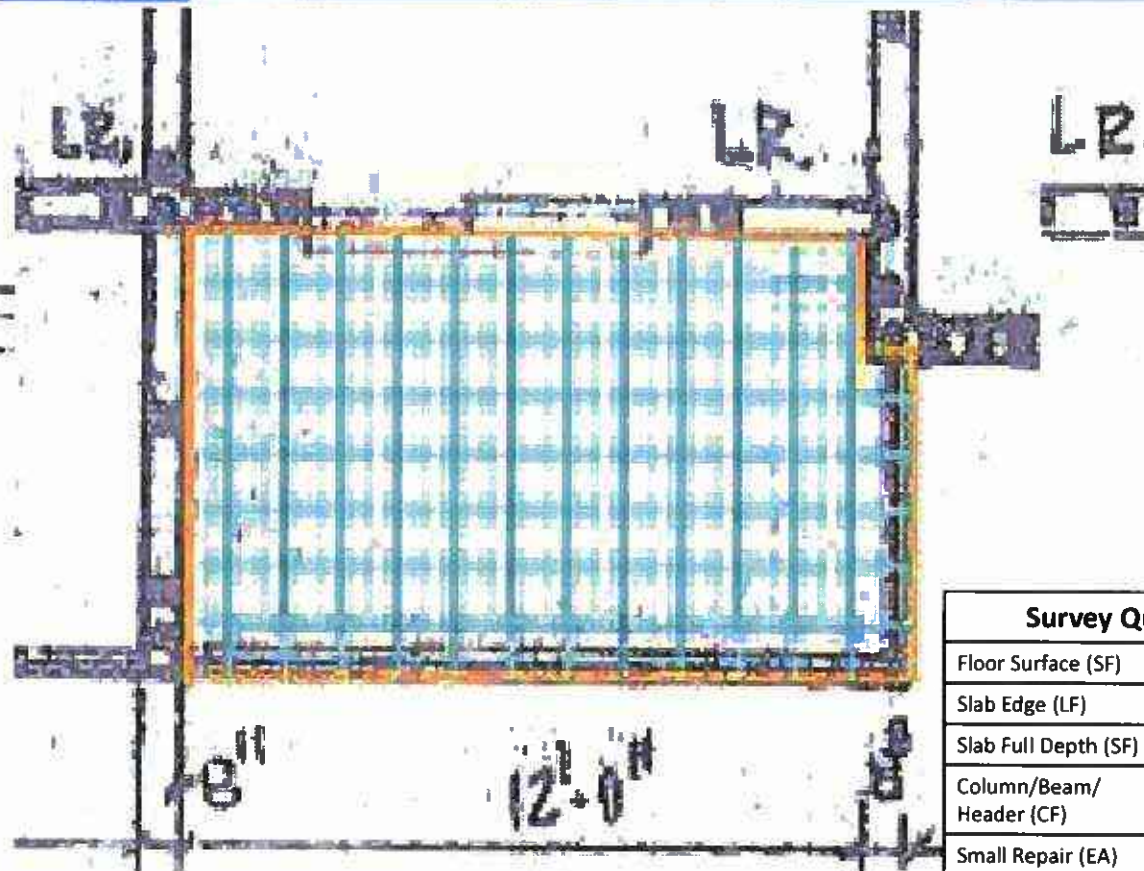
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

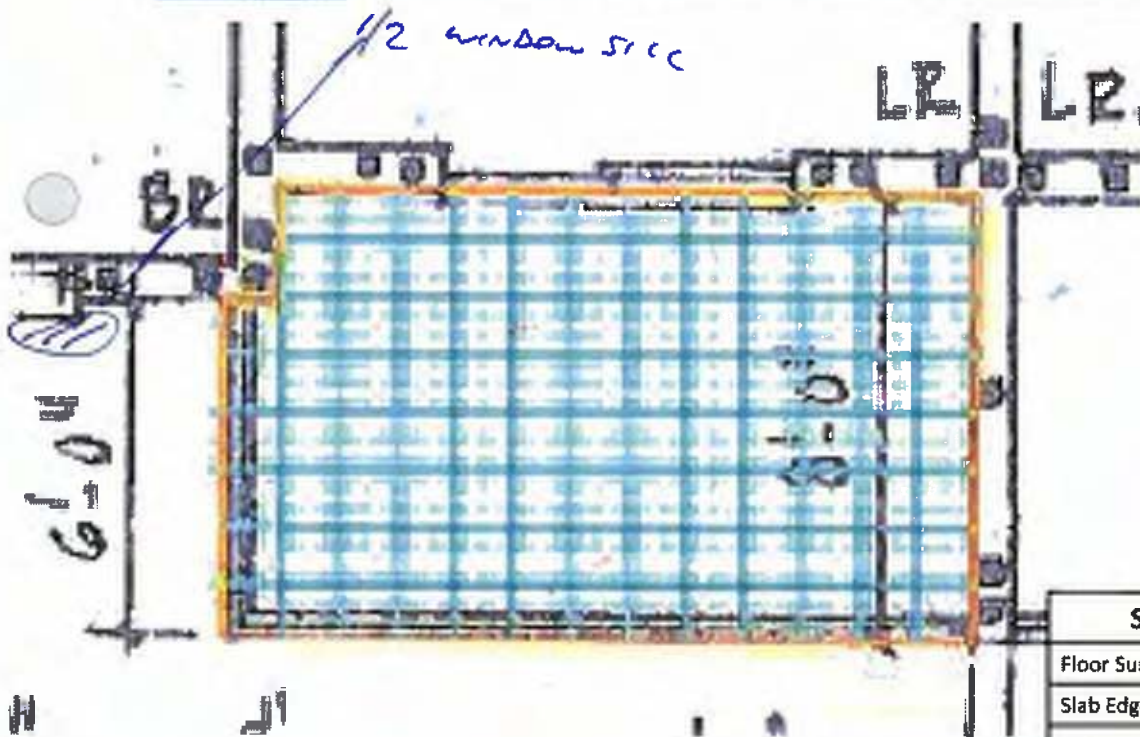
Project: Indian River Club

Building A

Unit # 504

Date: April 30, 2026

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant: Yes	<u>No</u>	Code Compliant: <u>Yes</u>	No	Condition: <u>Good</u>	Fair	<u>Poor</u>	
	Spall Below	Type: <u>Cored</u>	Surface Mount	Age: <u>Older</u>	Newer	Corroded Fasteners: <u>Yes</u>	No		
	Crack	Screen Shimmed: Yes	No	Holes In Threshold: <u>Yes</u>	No				
	Rust Spot	Shutters <u>Yes</u>	No	Type: Tile	<u>Flooring</u>	Coating	Pattern		
		Shimmed Yes	No						
		Location Edge	<u>Door</u>						
		Type Accordion	<u>Roll Down</u>						



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 404

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

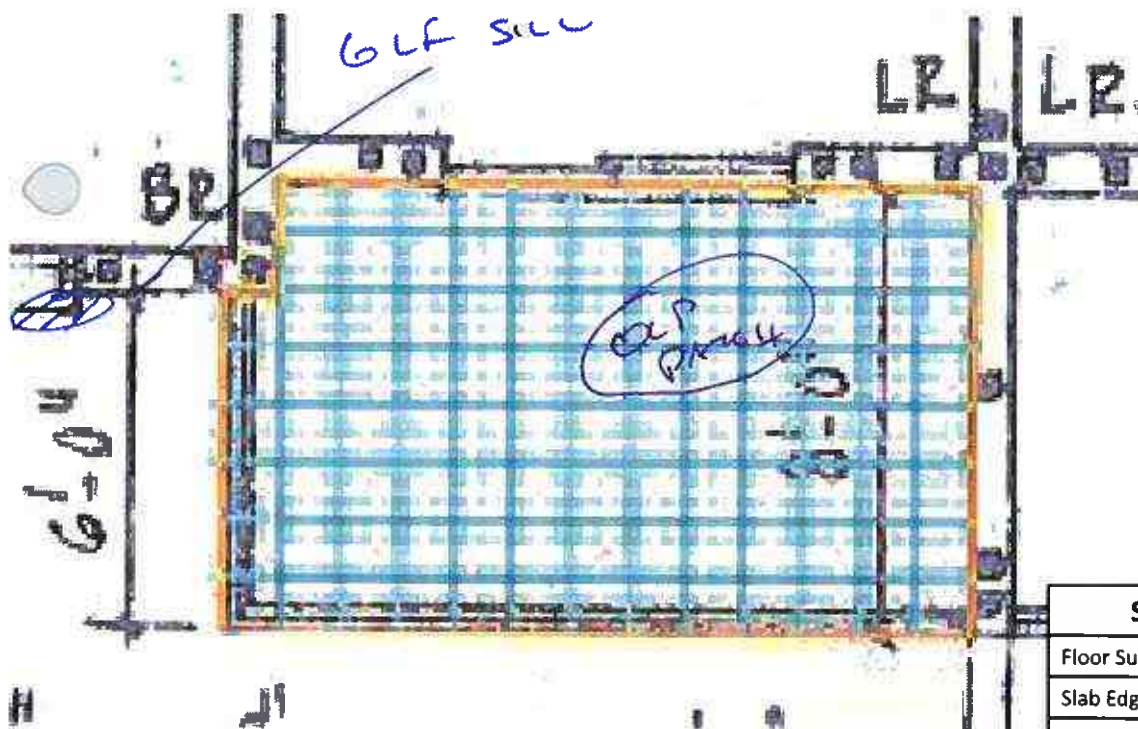
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 304

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No

Condition: Good Fair Poor

Type: Cored Surface Mount Screen

Screen Shimmed: Yes No

Shutters

Shimmed Yes No

Location Edge Door

Type Accordion Roll Down

Sliding Doors

Code Compliant: Yes No

Condition: Good Fair Poor

Age: Older Newer

Corroded Fasteners: Yes No

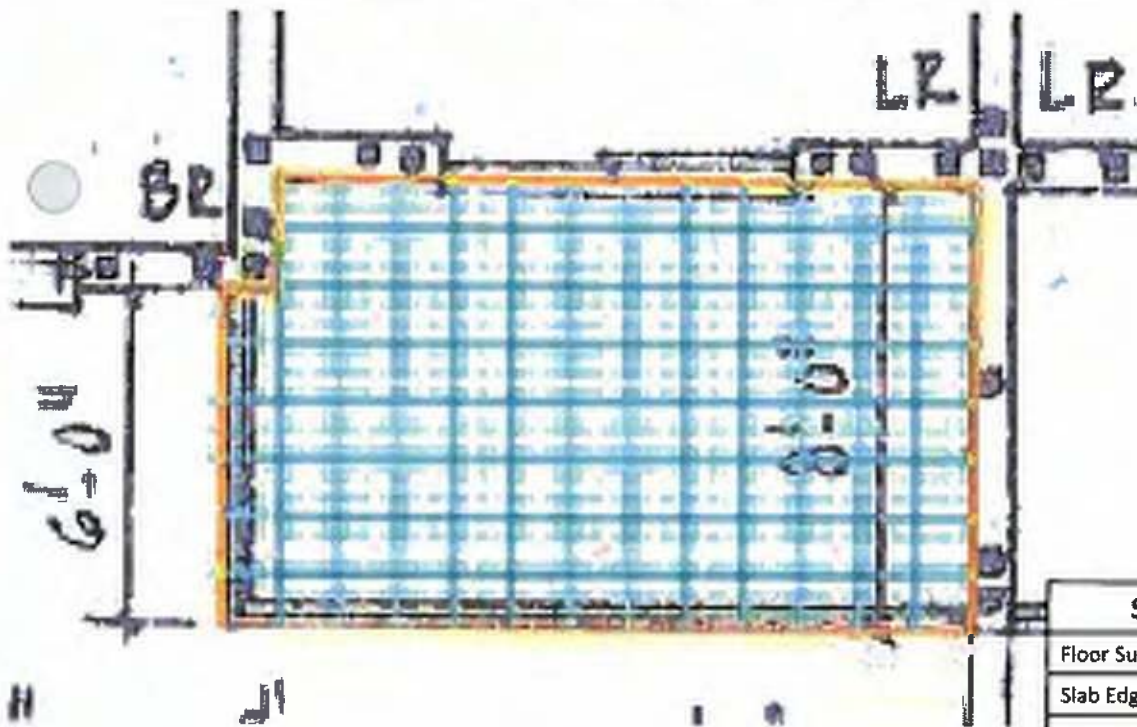
Holes In Threshold: Yes No

Vinyl

Aluminum

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 204

Date: April 30, 2026

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

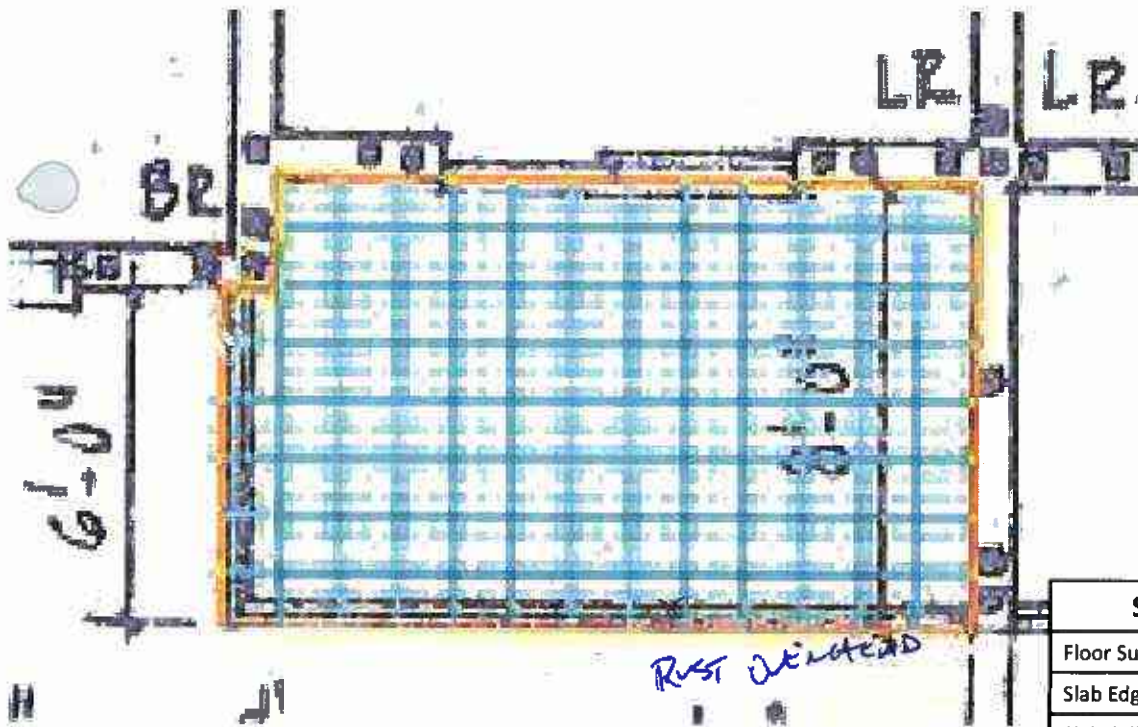
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 505

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

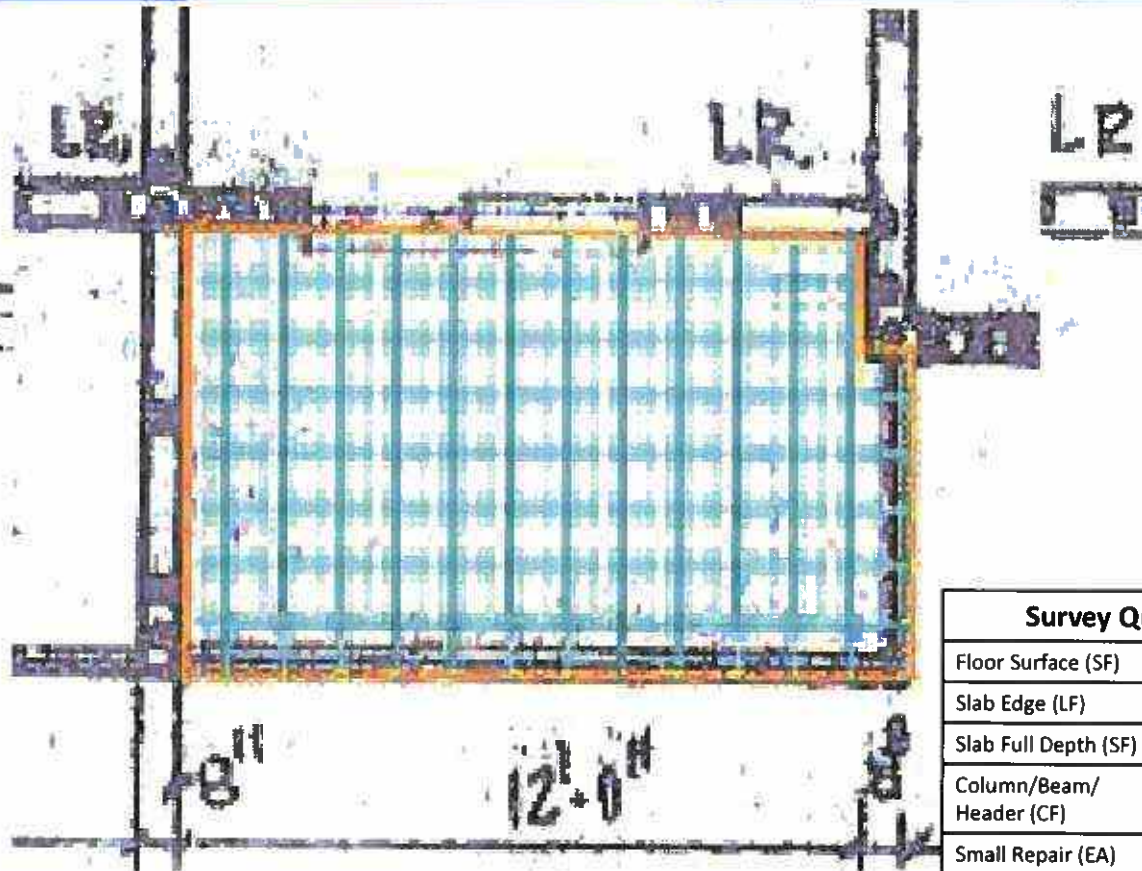
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 405

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

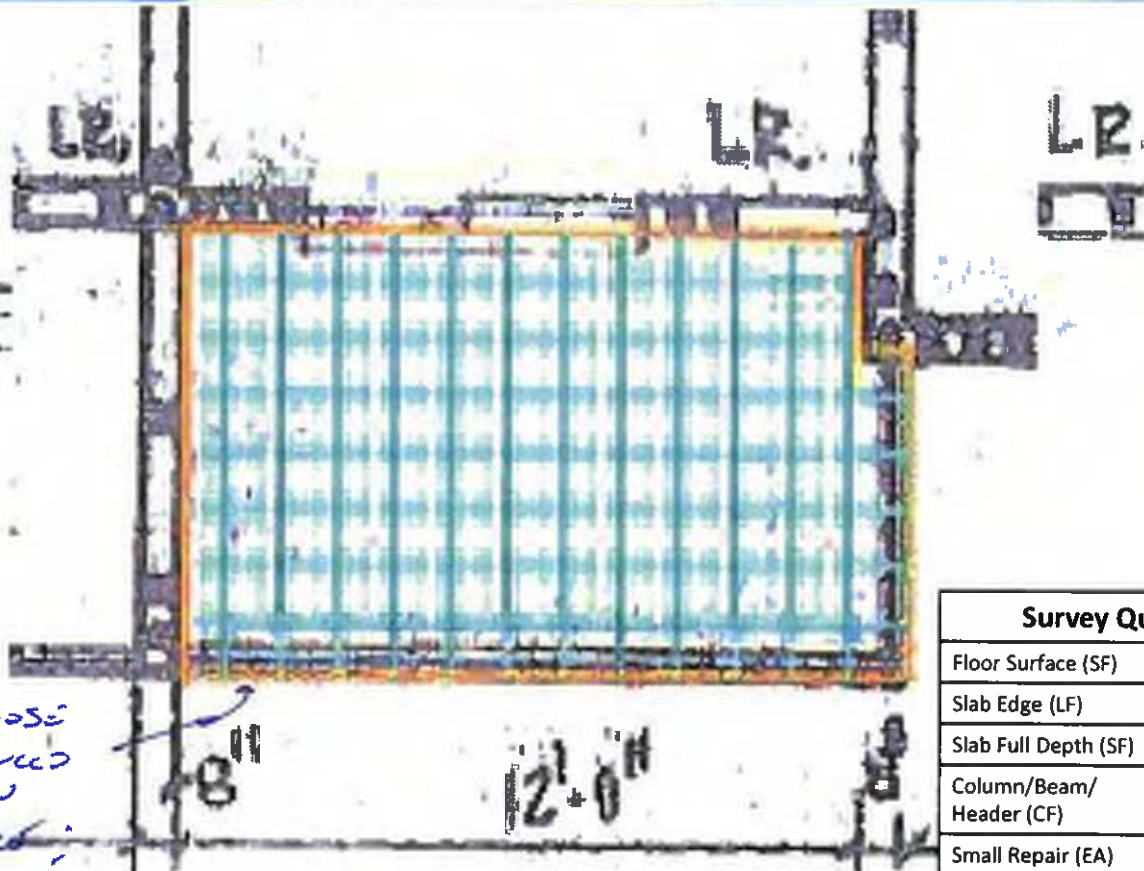
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Loose
Struck
on
Floor
USACO
CMCA

Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

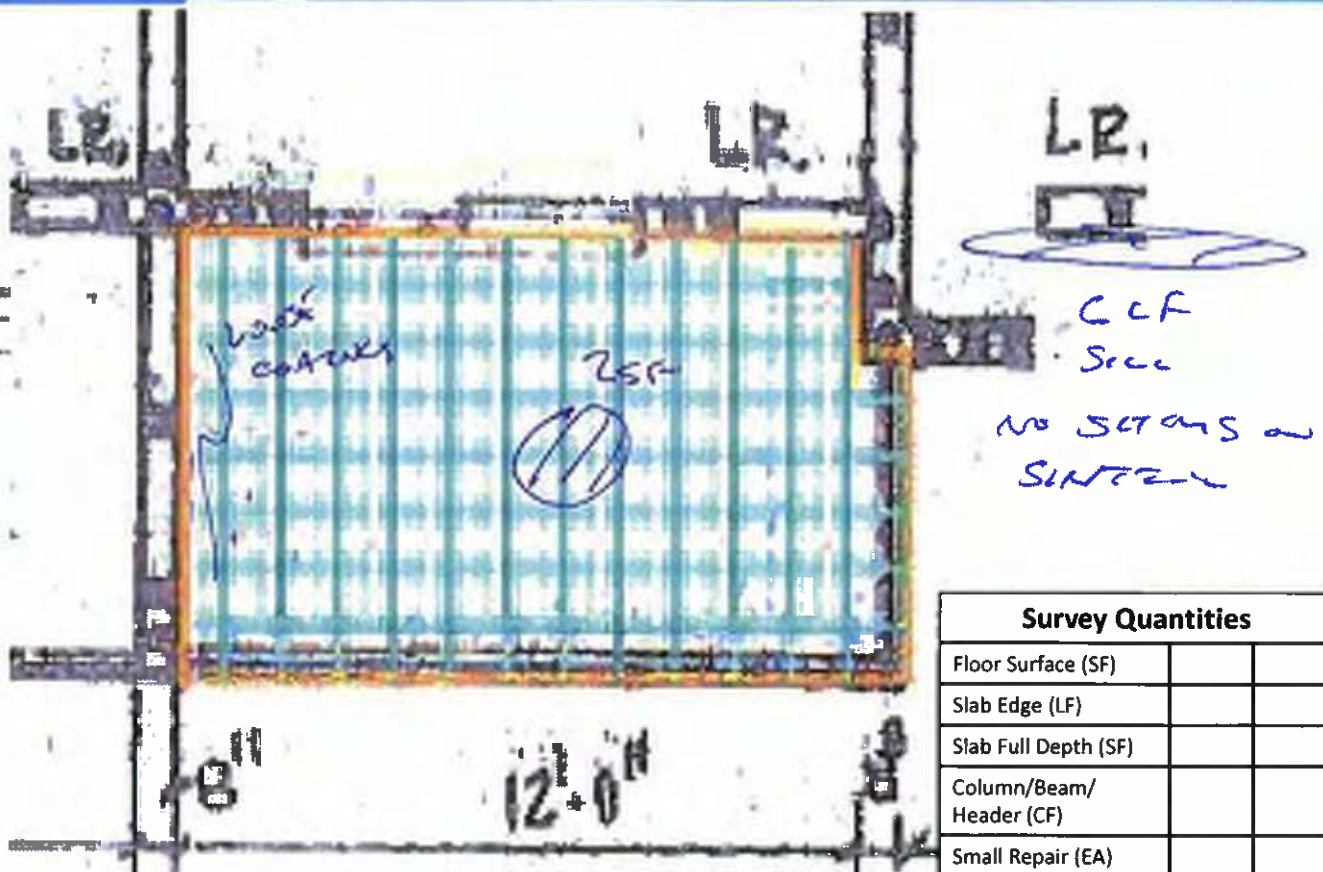
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 305 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes No		☒ Vinyl	☐ Aluminum
	Spall Below	Condition: Good Fair Poor		Code Compliant: ☒ Yes ☐ No	
	Crack	Type: ☒ Cored ☐ Surface Mount ☐ Screen		Condition: ☒ Good ☐ Fair ☐ Poor	
	Rust Spot	Screen Shimmed: Yes No		Age: Older ☒ Newer	
		Shutters	☒ Yes ☐ No	Corroded Fasteners: Yes ☒ No	
		Shimmed	Yes No	Holes In Threshold: Yes No	
		Location	Edge ☒ Door	Flooring	
		Type	Accordion ☒ Roll Down	Type: Tile	Coating Pattern



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 205

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

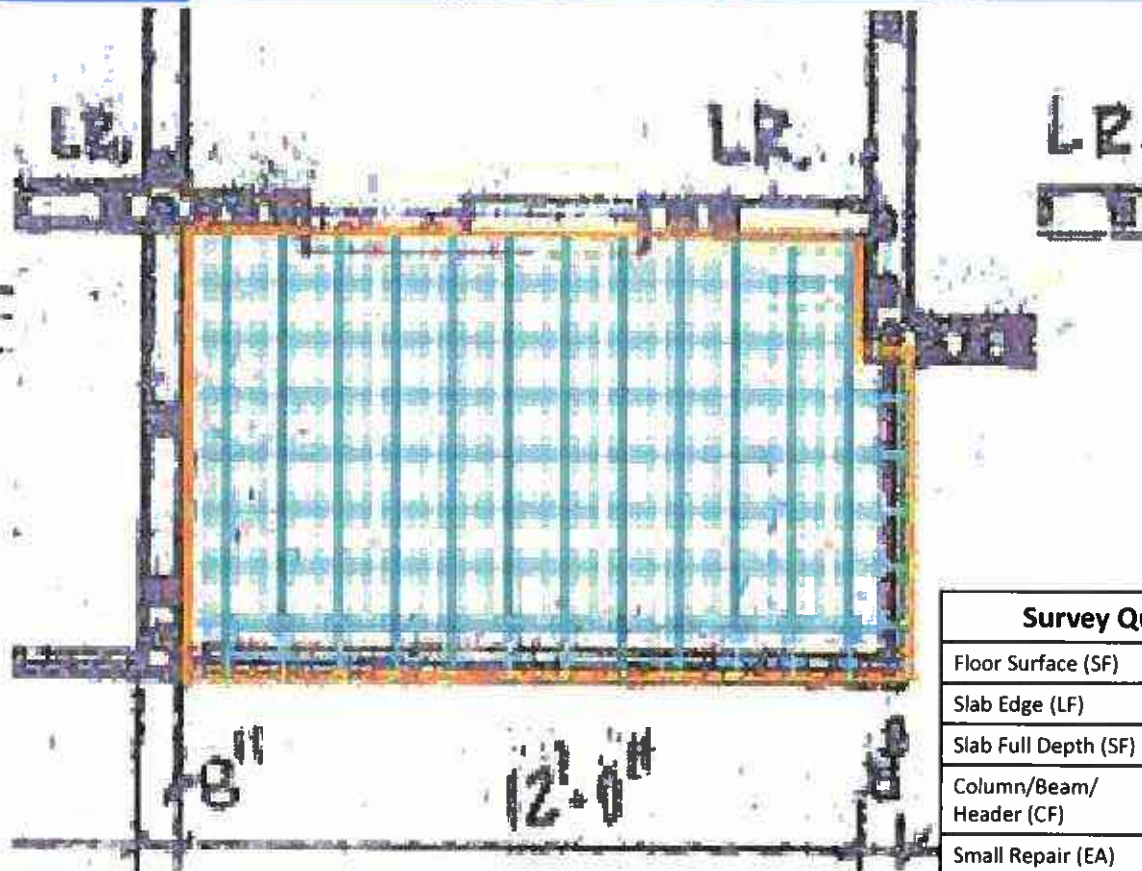
Shimmed: Yes No
Location: Edge Door
Type: Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

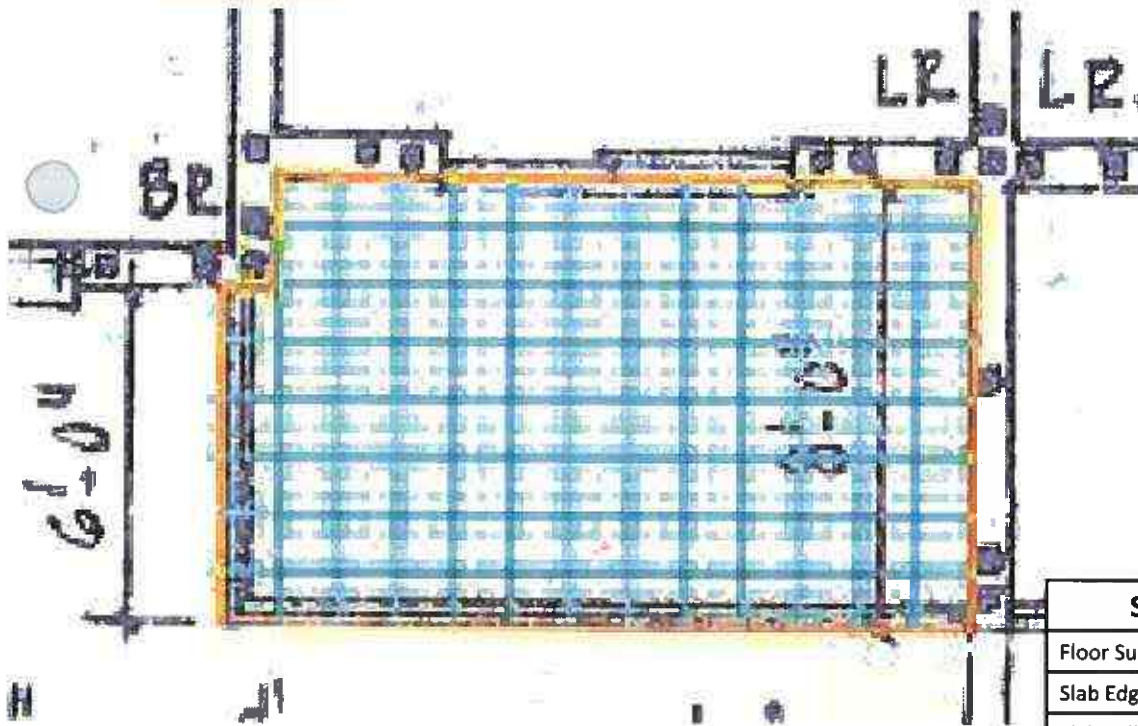
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 506 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
 Spall Above	Code Compliant: Yes <u>No</u>	Vinyl Aluminum			
 Spall Below	Condition: Good <u>Fair</u> Poor	Code Compliant: <u>Yes</u> No			
 Crack	Type: <u>Cored</u> Surface Mount Screen	Condition: <u>Good</u> Fair Poor			
 Rust Spot	Screen Shimmed: Yes No	Age: Older <u>Newer</u>			
Shutters Yes No		Corroded Fasteners: Yes <u>No</u>			
Shimmed Yes No		Holes In Threshold: Yes No			
Location Edge <u>Door</u>		Flooring			
Type Accordion <u>Roll Down</u>		Type: Tile <u>Coating</u> Pattern			



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 606

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

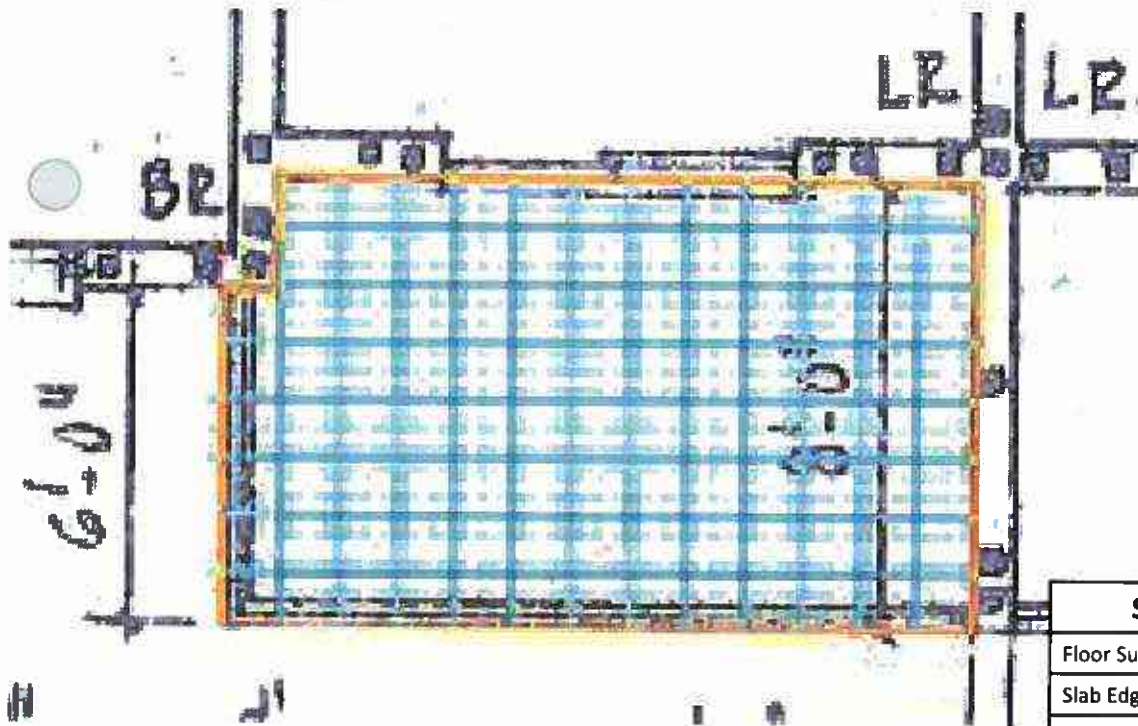
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 30C

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

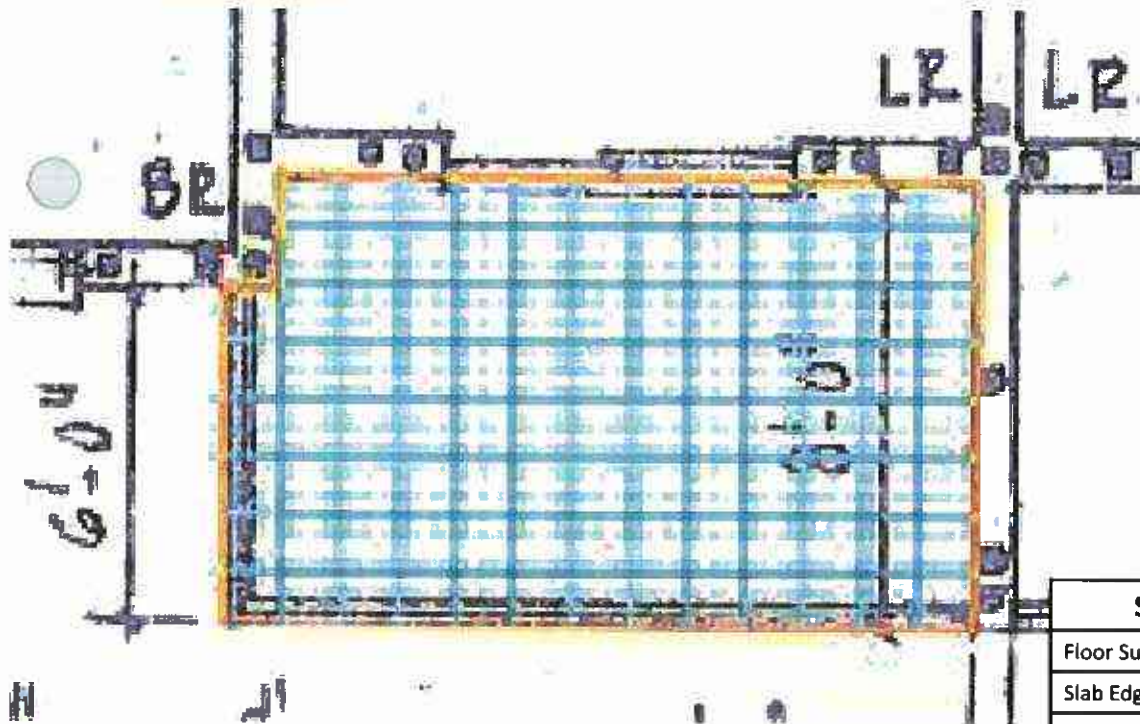
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

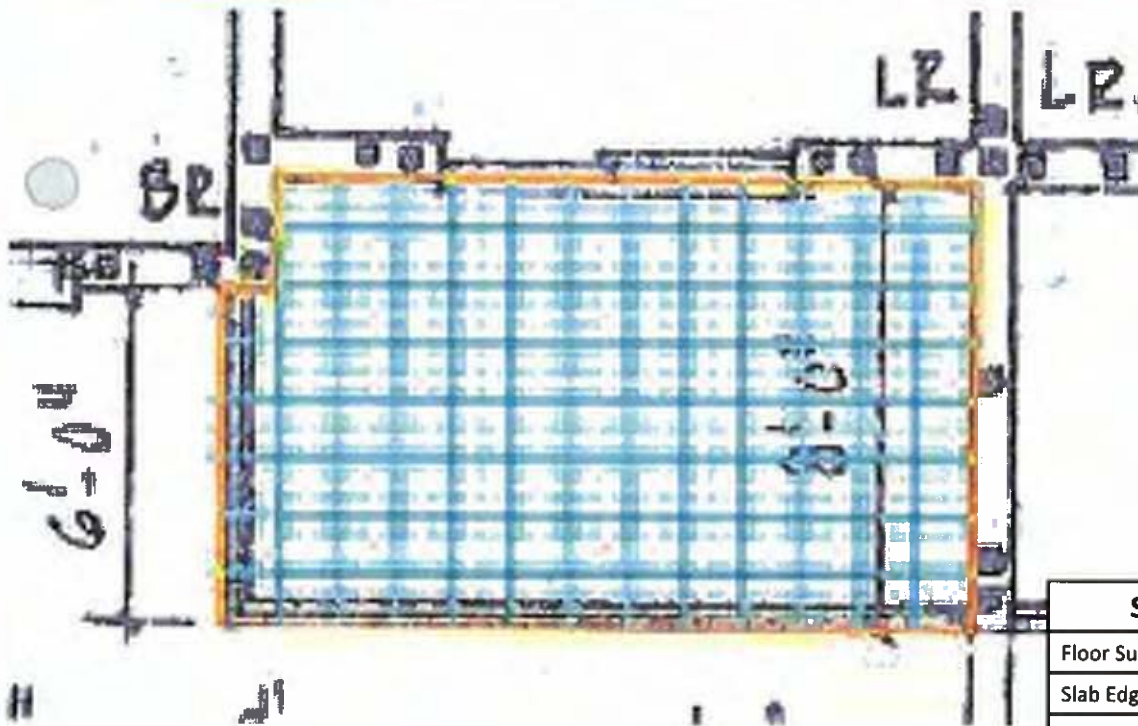
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 206 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	<u>Aluminum</u>
	Spall Below	Condition: Good	Fair	Code Compliant: <u>Yes</u>	No
	Crack	Type: <u>Cored</u>	Surface Mount	Condition: Good	<u>Fair</u> Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: <u>Older</u>	Newer
		<u>Shutters</u>	<u>Yes</u>	No	
		Shimmed	Yes	No	
		Location	Edge	<u>Door</u>	
		Type	Accordion	<u>Roll Down</u>	
		<u>Flooring</u>			
		Type: Tile	<u>Coating</u>	Pattern	



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

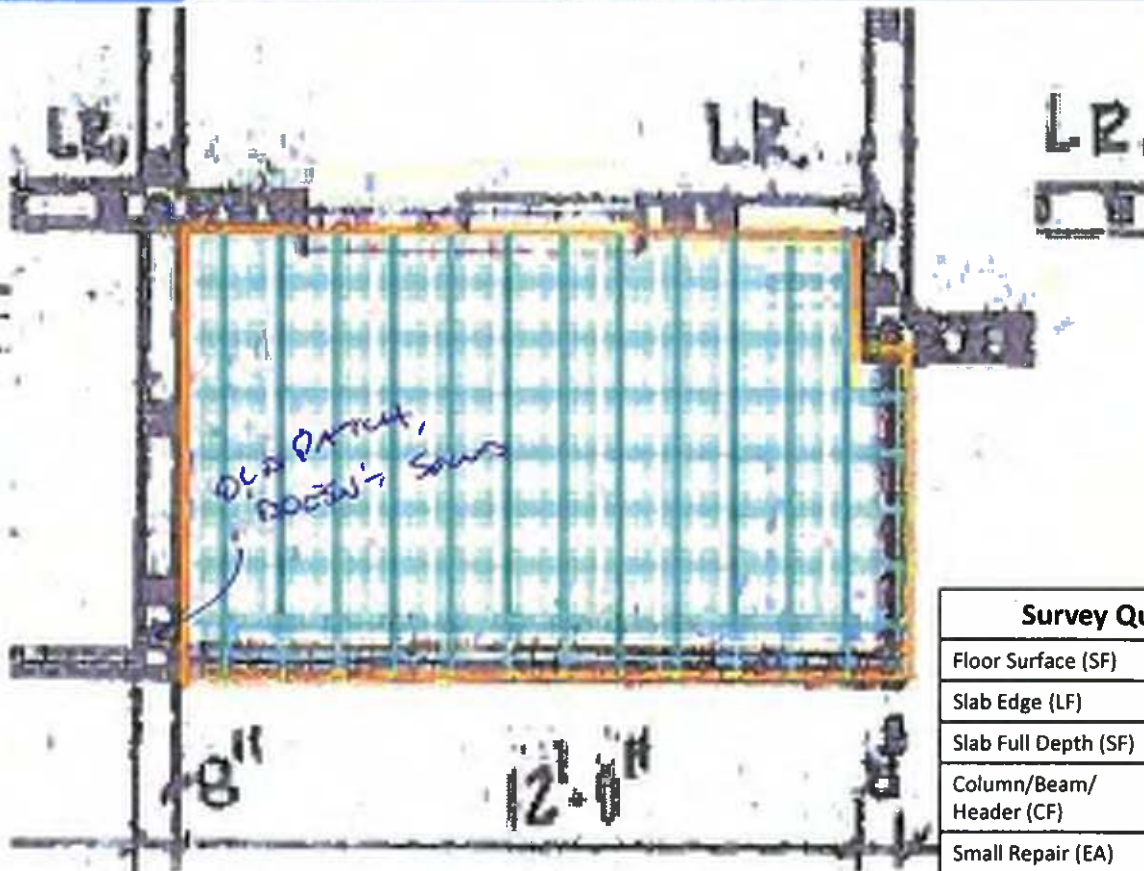
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 507 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair	Code Compliant: Yes	No
	Crack	Type: <u>Cored</u>	Surface Mount	Condition: Good	Fair
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
		Shutters	Yes	Corroded Fasteners: Yes	No
		Shimmed	Yes	Holes In Threshold: Yes	No
		Location	Edge	Flooring	
		Type	Accordion	Type: Tile	Coating
			Door		Pattern
			Roll Down		



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 407

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

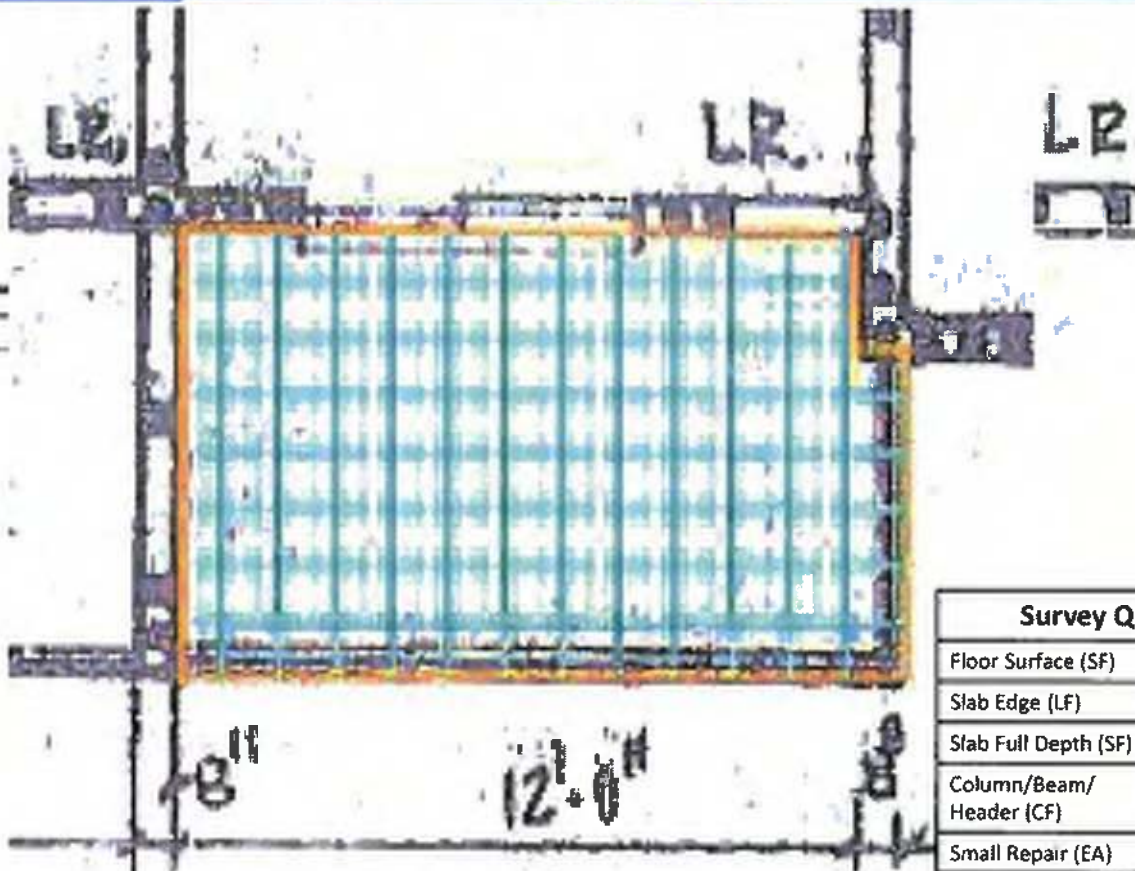
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spal (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

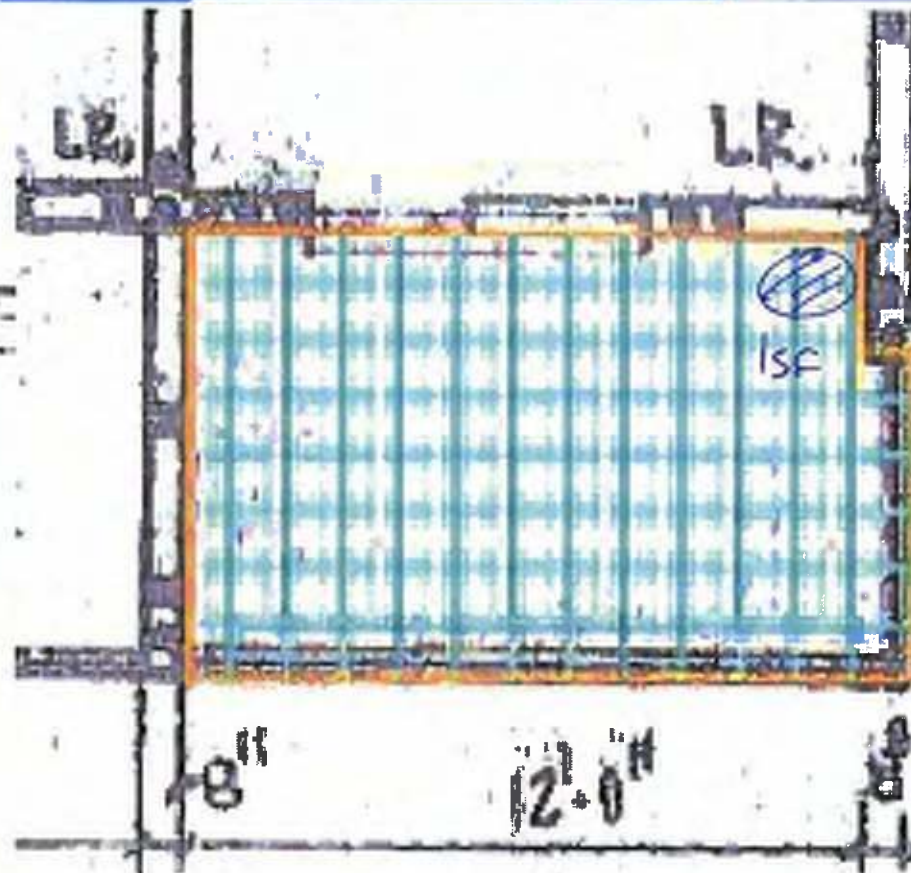
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 307 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair Poor	Code Compliant: Yes	No
	Crack	Type: Cored	Surface Mount Screen	Condition: Good	Fair Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
		Shutters	Yes No	Corroded Fasteners: Yes	No
		Shimmed	Yes No	Holes In Threshold: Yes	No
		Location	Edge Door	Flooring	
		Type	Accordion Roll Down	Type: Tile	Coating Pattern



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

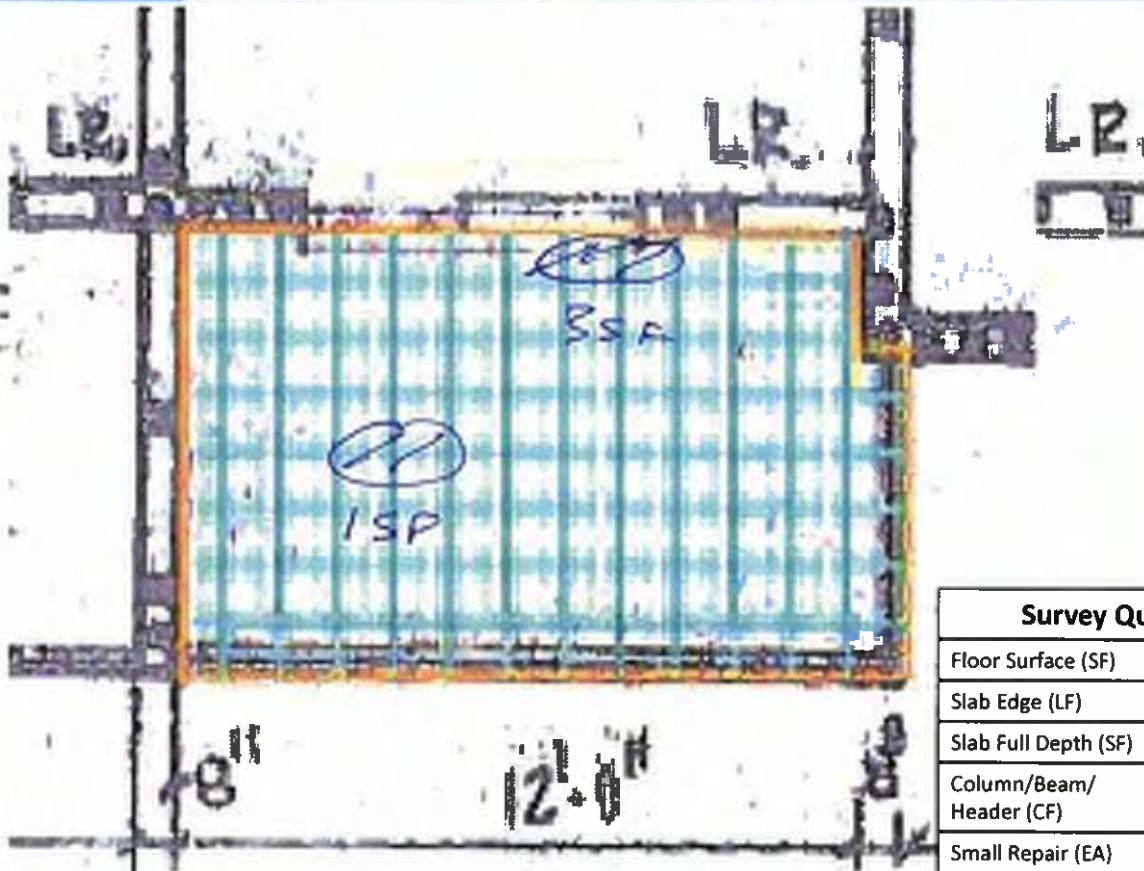
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 207 Date: April 30, 2026

LEGEND		Railings		Sliding Doors		Vinyl <u>Aluminum</u>	
	Spall Above	Code Compliant: Yes	No	Code Compliant: Yes	No	Good	<u>Fair</u> Poor
	Spall Below	Condition: Good	Fair	Condition: Good	<u>Fair</u> Poor	Older	Newer
	Crack	Type: <u>Core</u>	Surface Mount	Age:	<u>Older</u> Newer	Corroded Fasteners: Yes	No
	Rust Spot	Screen Shimmed: Yes	No	Holes In Threshold: Yes	No		
		Shutters		Flooring			
		Shimmed	<u>Yes</u> No	Type: Tile	<u>Coating</u>	Pattern	
		Location	Edge <u>Door</u>				
		Type	Accordion Roll Down				



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 508

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

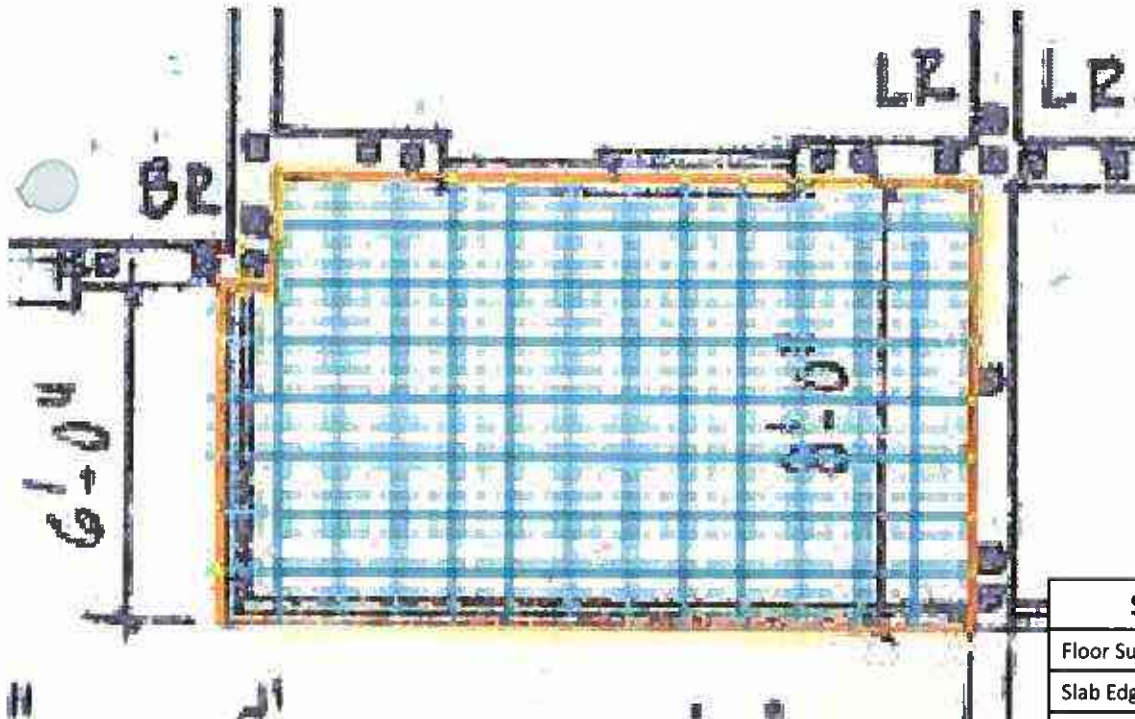
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 408 Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

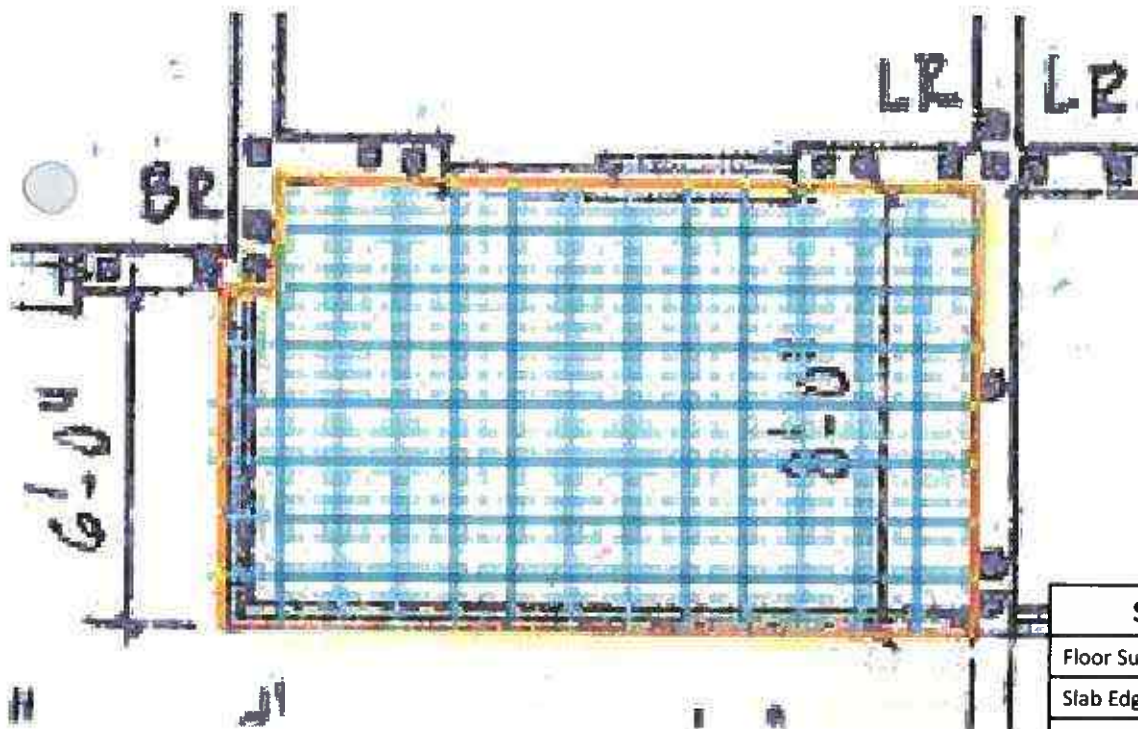
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 308

Date: April 30, 2026

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

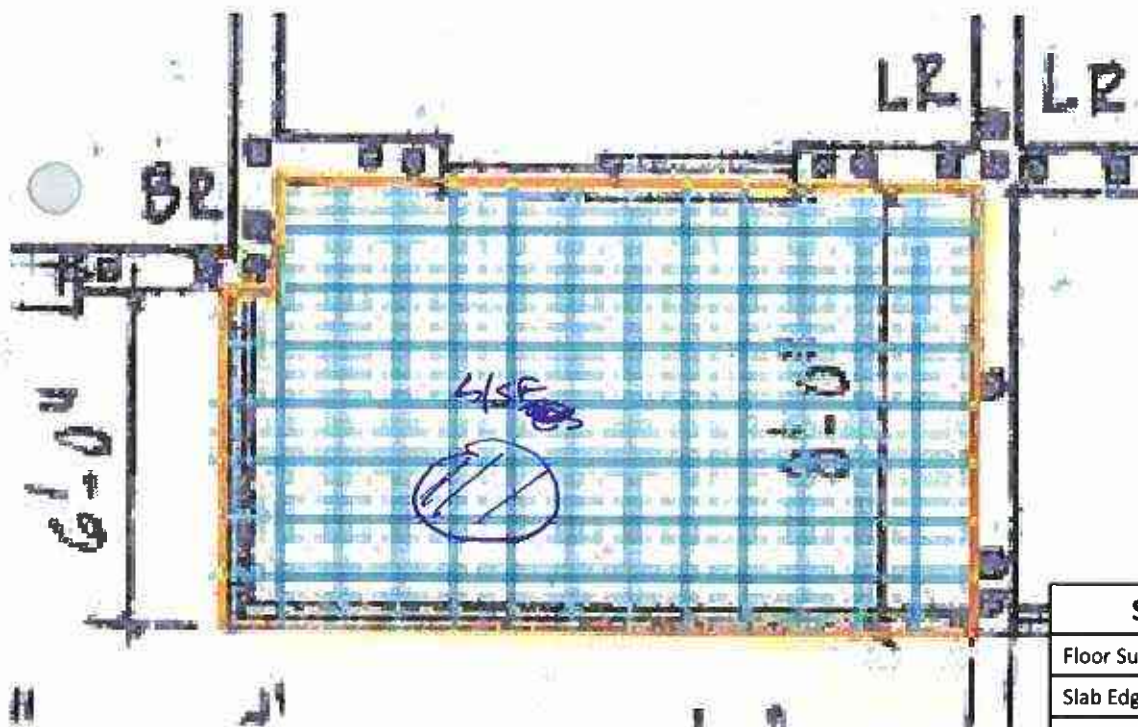
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 207

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

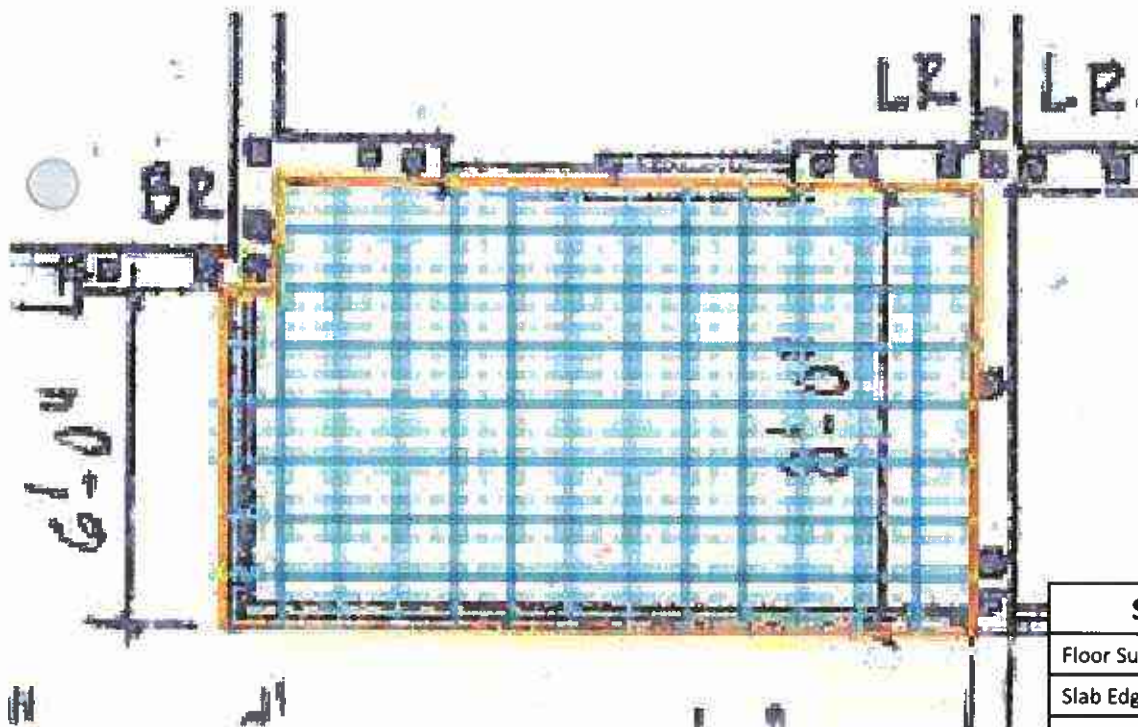
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 509

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

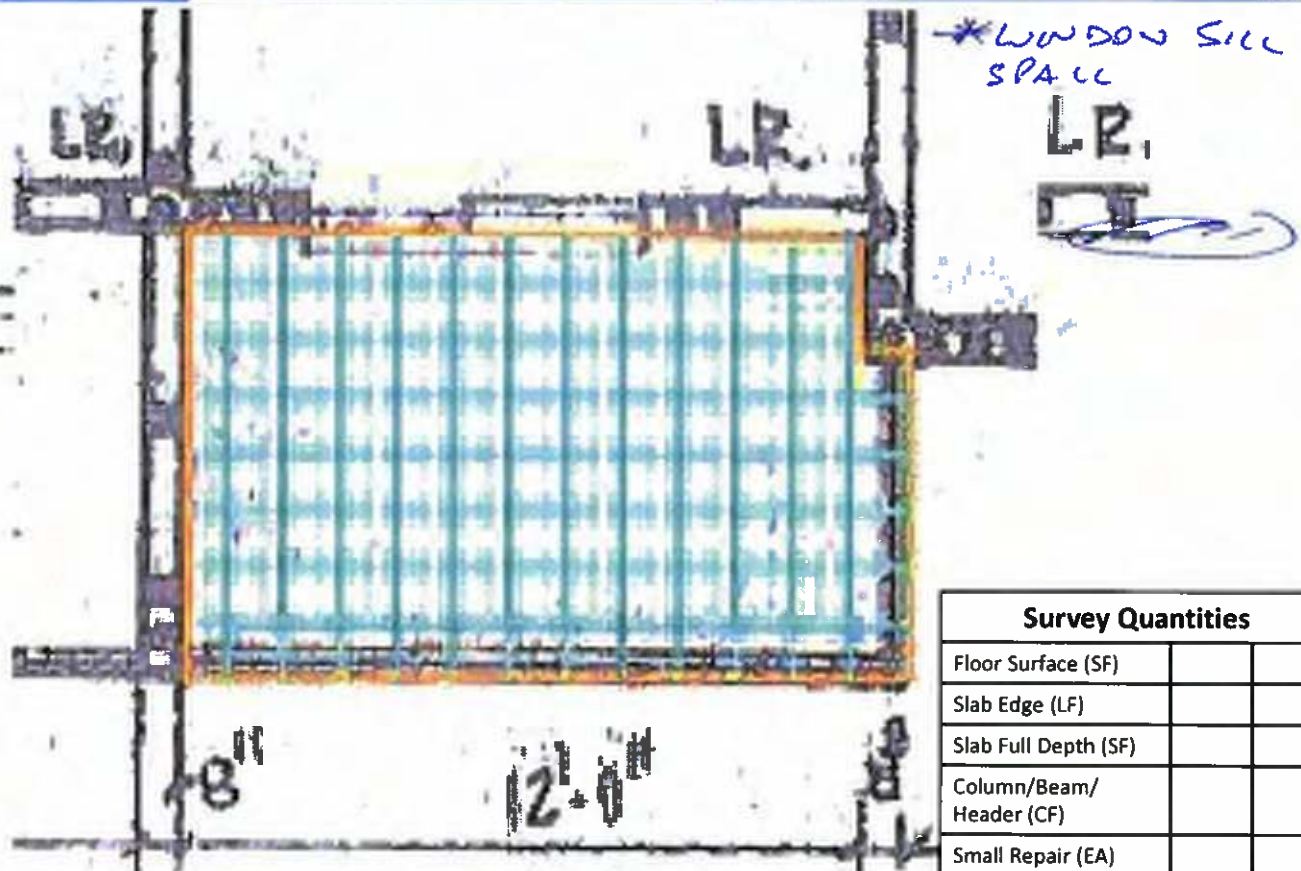
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 409

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

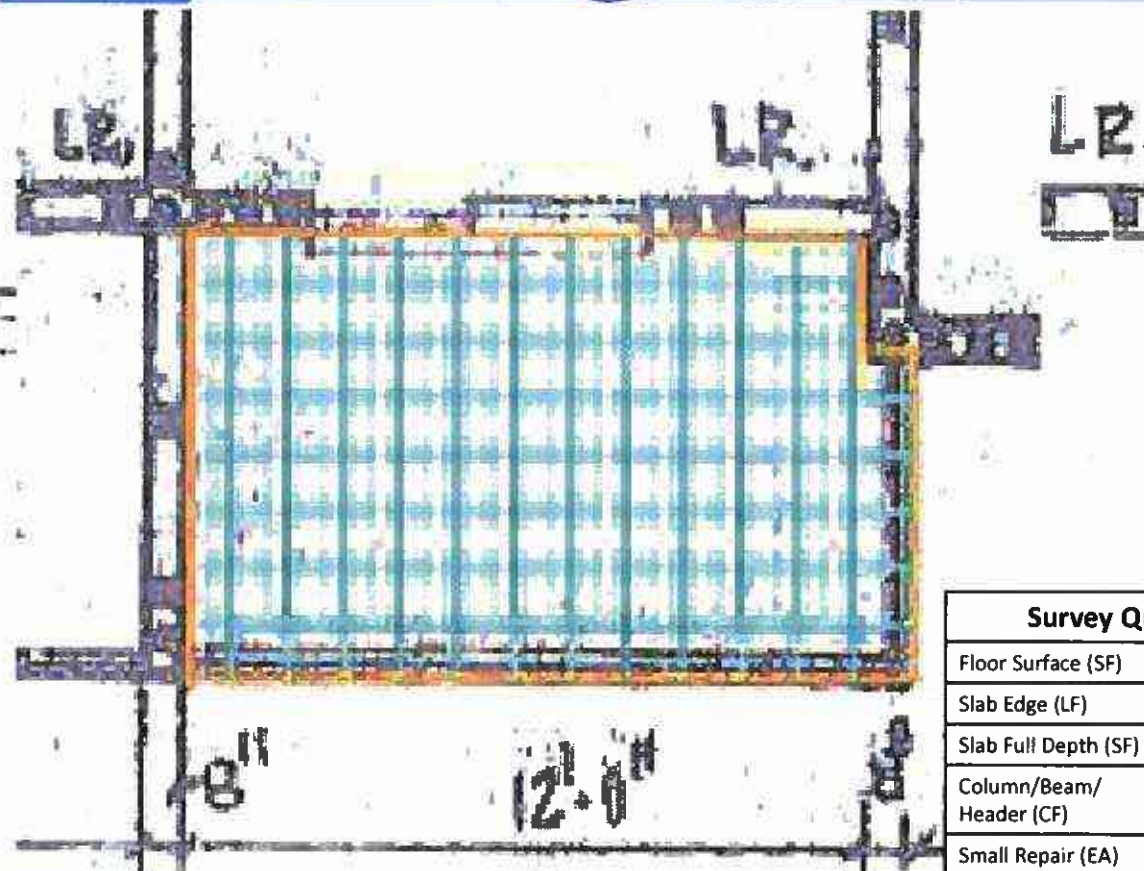
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 309

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

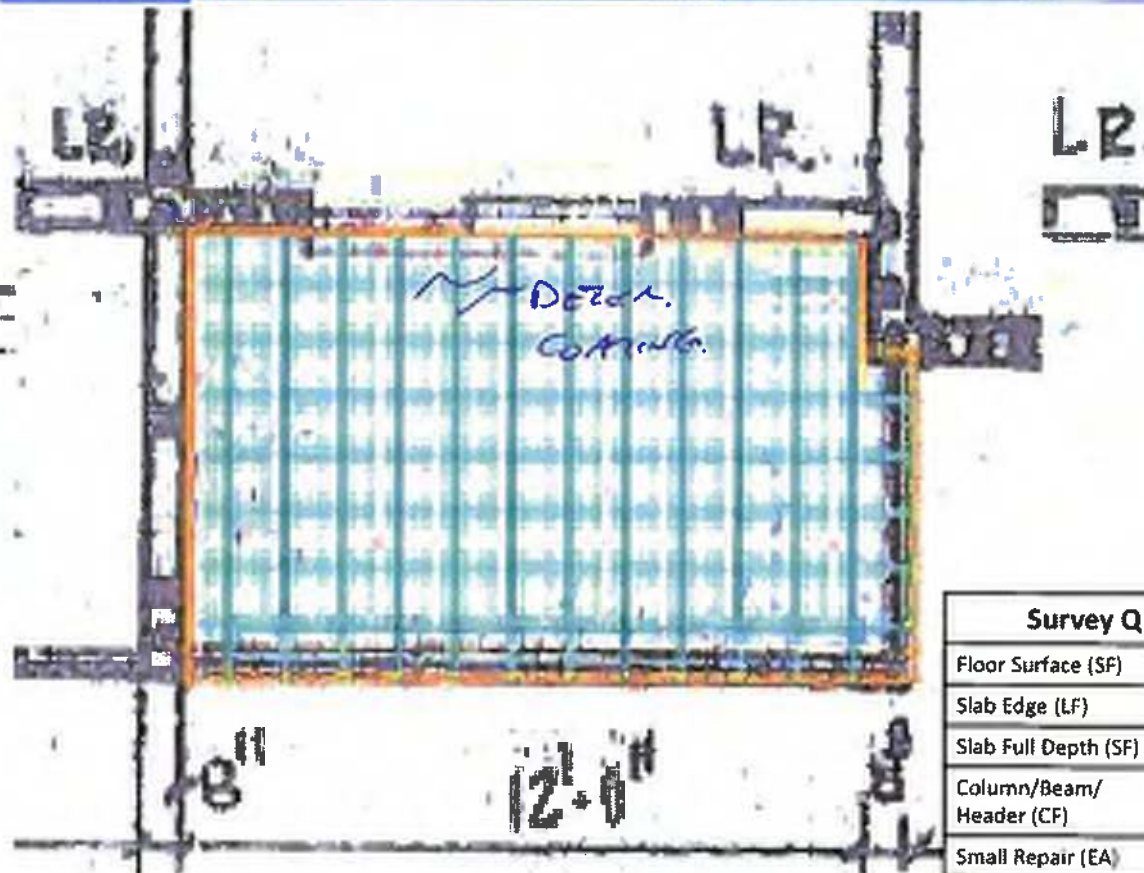
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Bravard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 209

Date: April 30, 2026

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

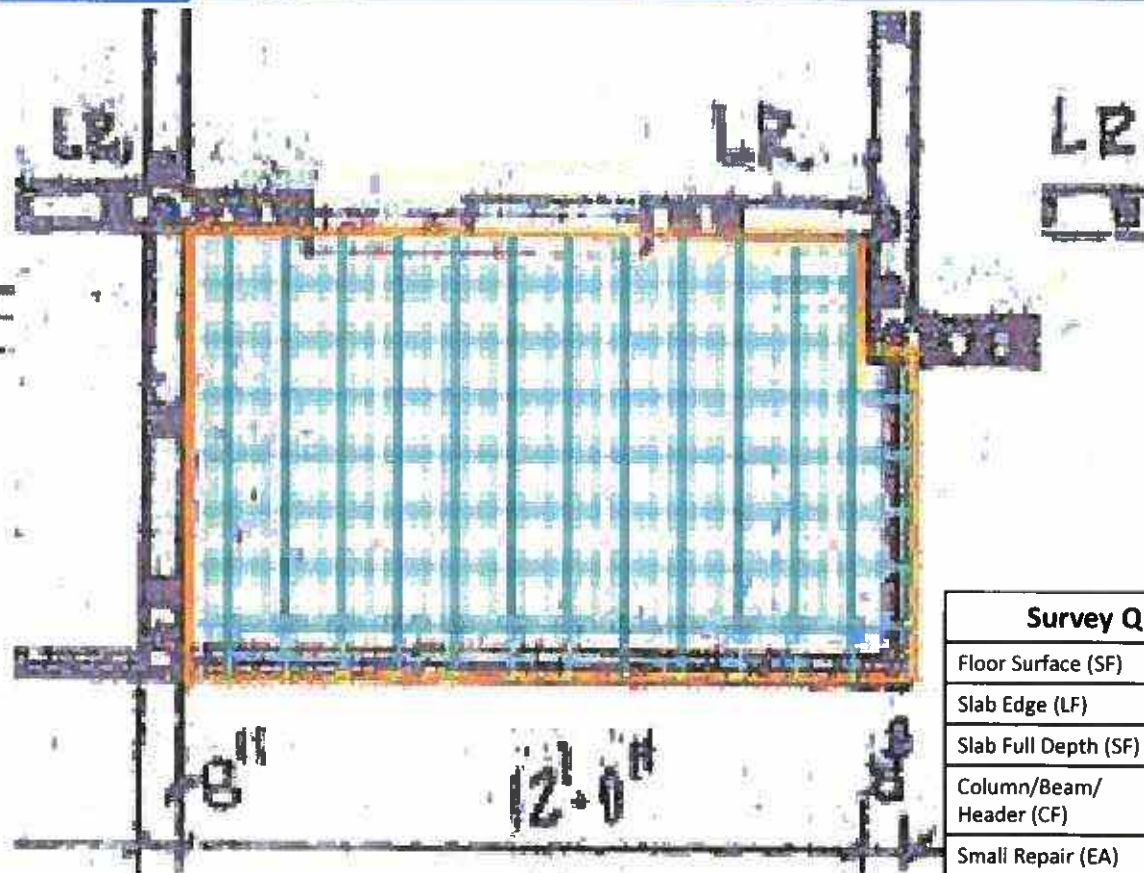
Sliding Doors

Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Vinyl Aluminum

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 510

Date: April 30, 2026

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

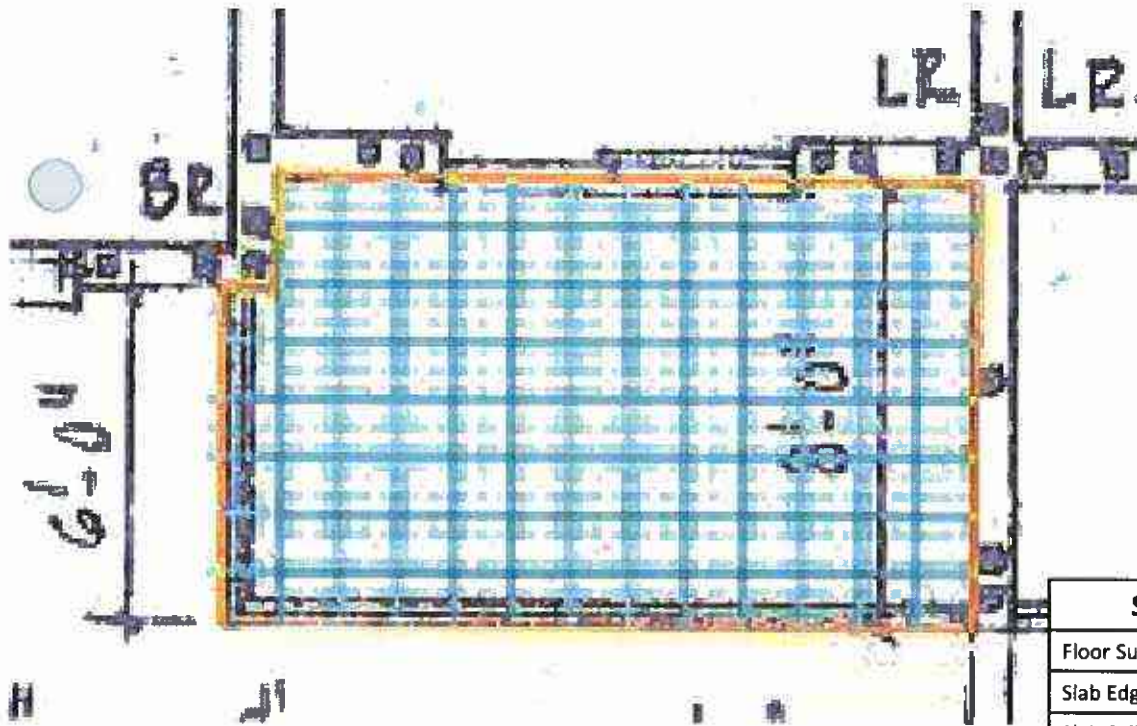
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 410

Date: April 30, 2026

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

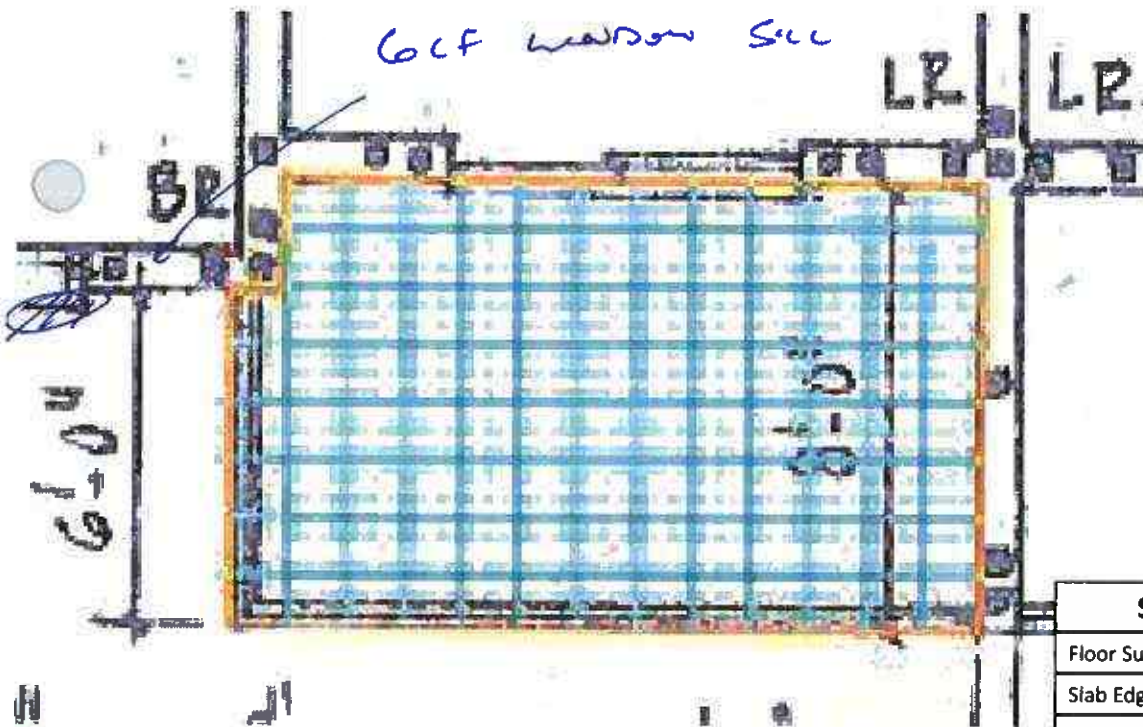
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 310

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

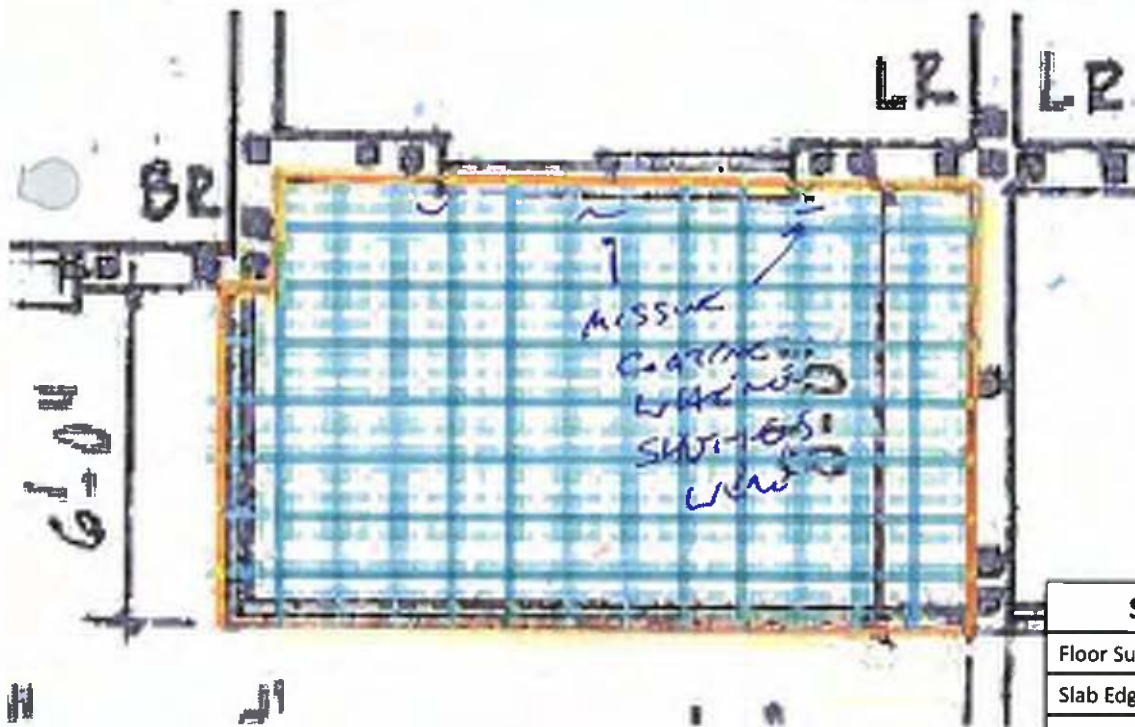
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Yes Aluminum No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 210

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

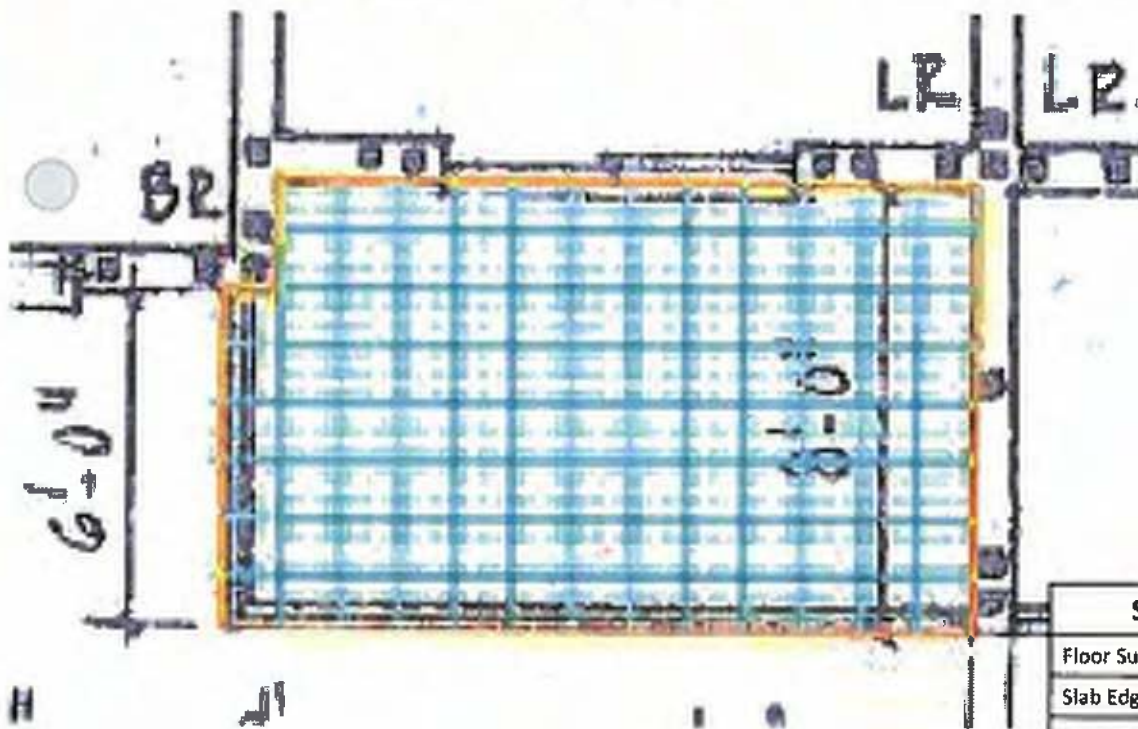
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 511 Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

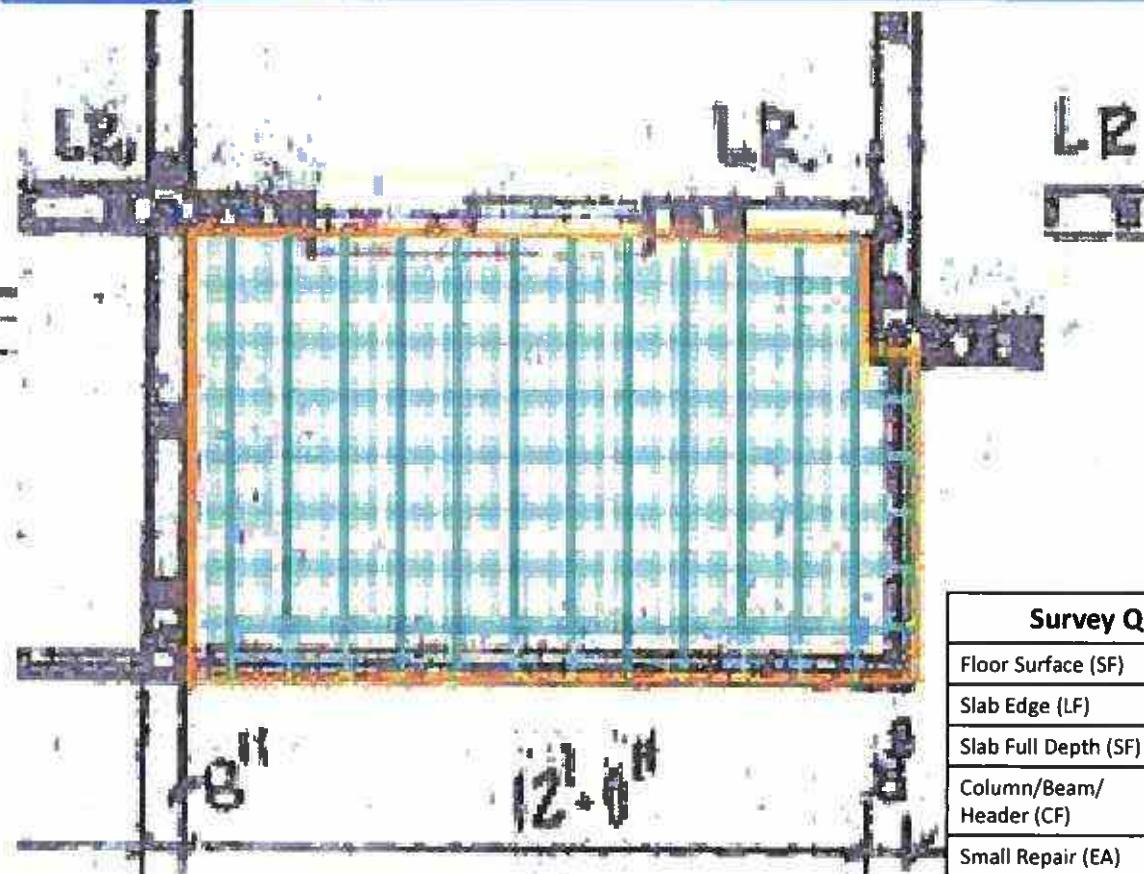
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

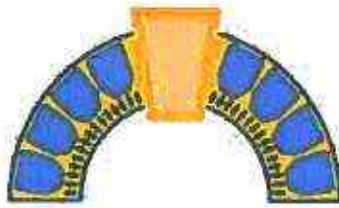
Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 411 Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

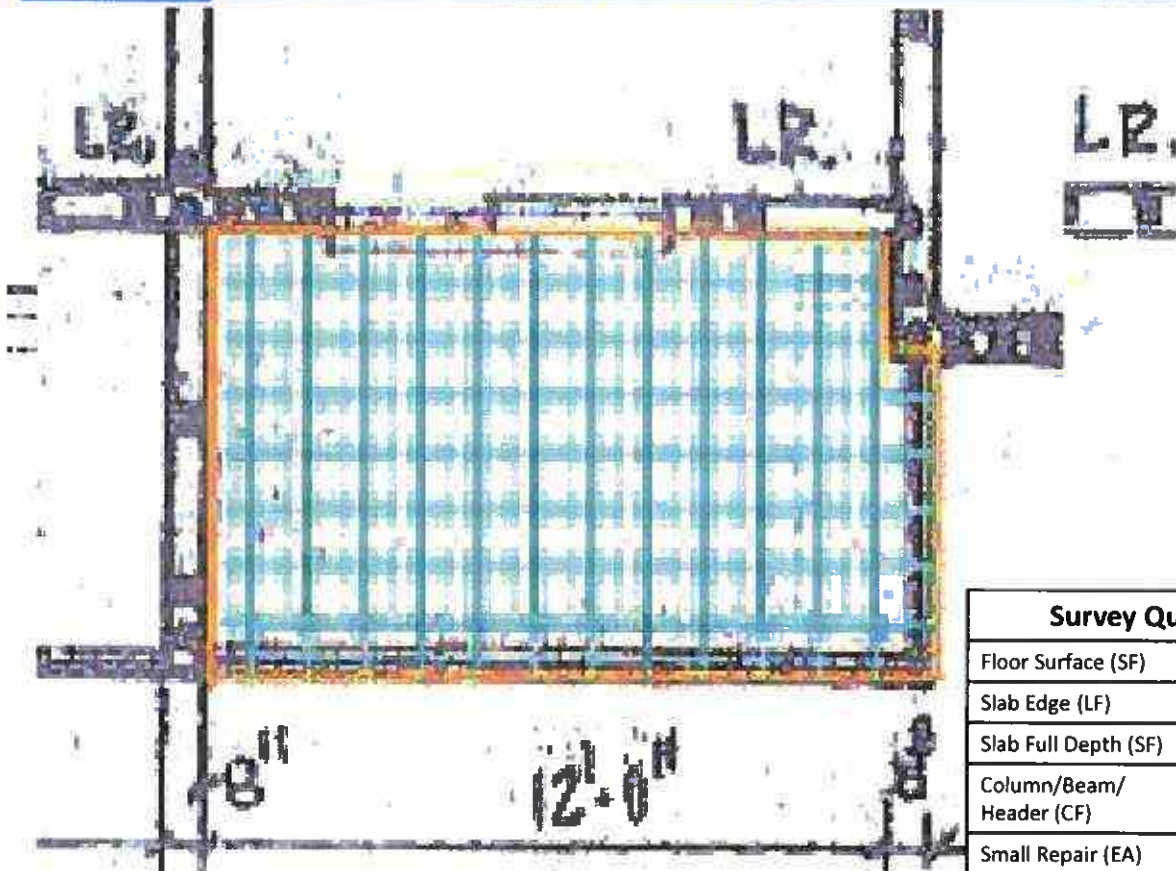
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 311 Date: April 30, 2026

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

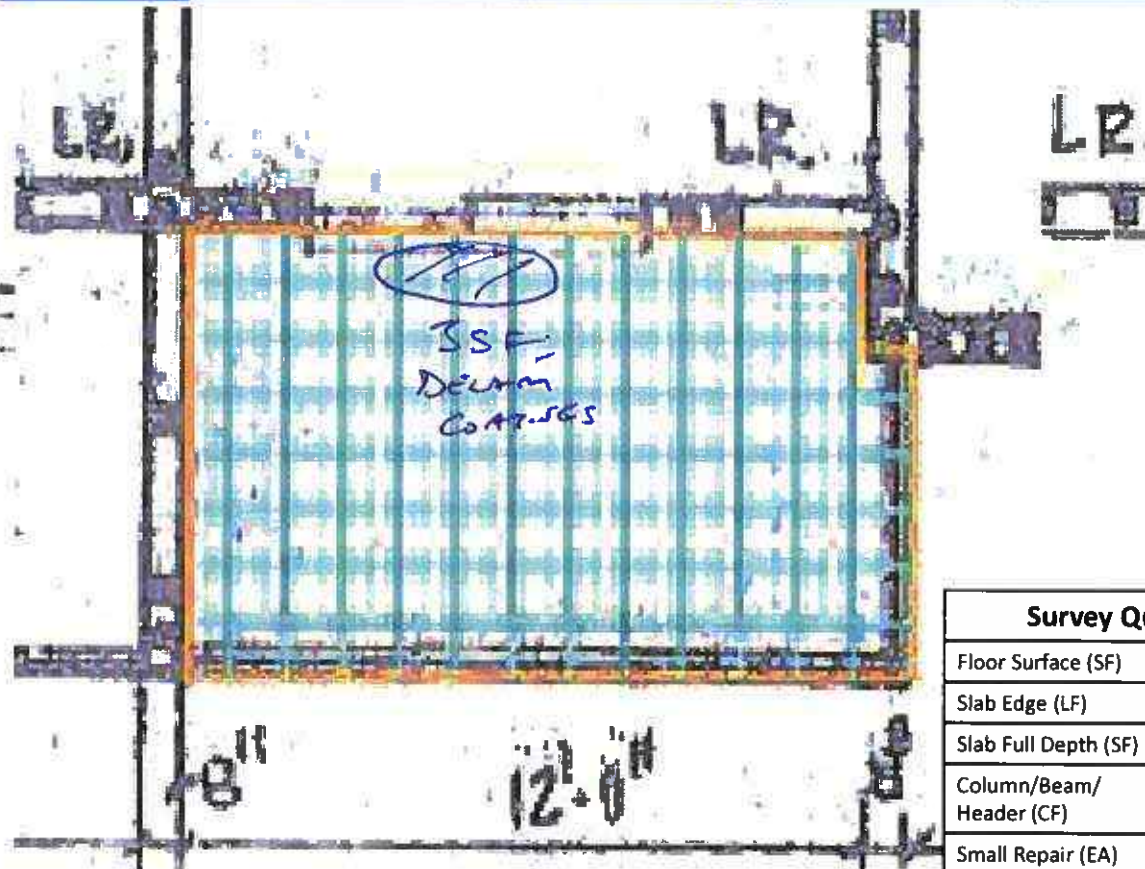
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

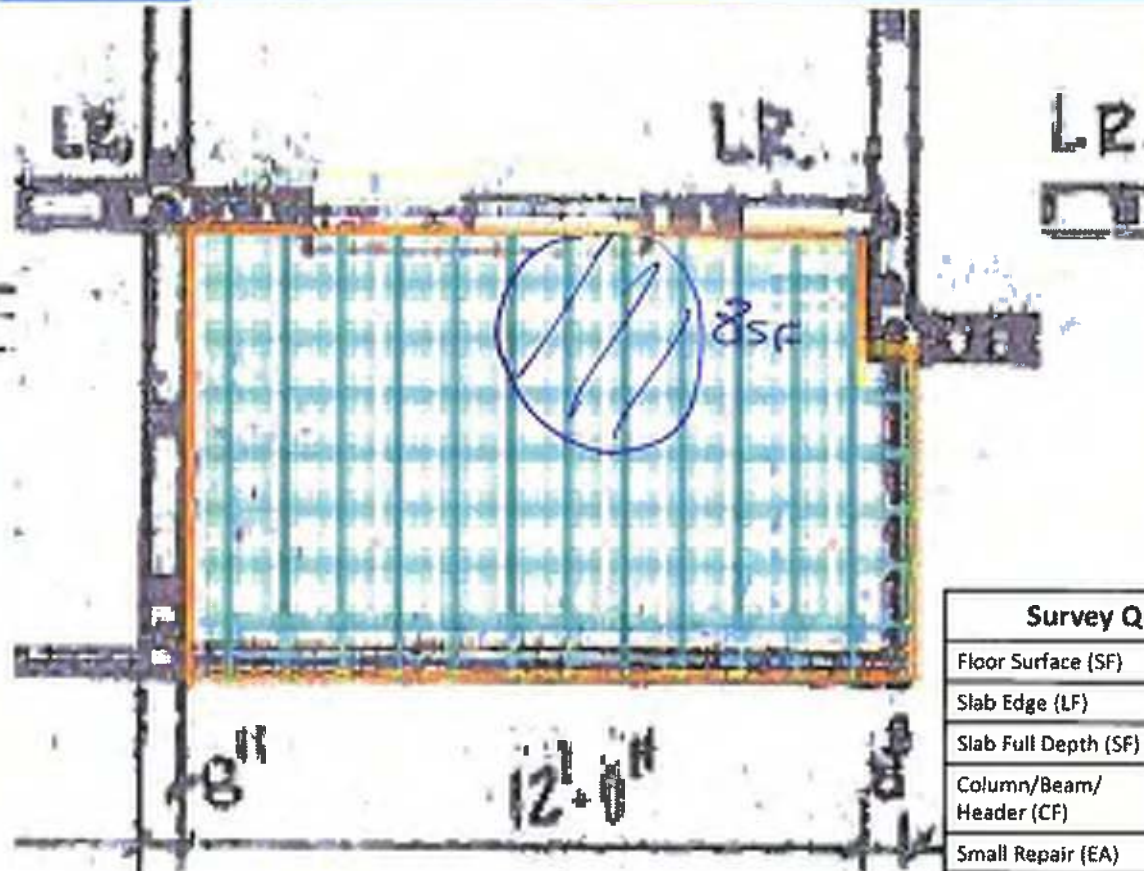
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

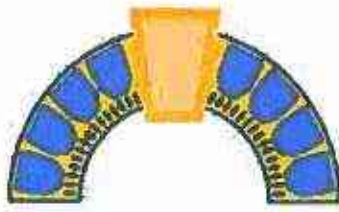
Project: Indian River Club Building A Unit # 211 Date: April 30, 2026

LEGEND		Railings		Sliding Doors		Vinyl <u>Aluminum</u>	
	Spall Above	Code Compliant: Yes	No	Code Compliant:	<u>Yes</u>	No	
	Spall Below	Condition:	Good Fair Poor	Condition:	Good <u>Fair</u> Poor		
	Crack	Type: <u>Cored</u>	Surface Mount Screen	Age:	<u>Older</u> Newer		
	Rust Spot	Screen Shimmed: Yes	No	Corroded Fasteners: <u>Yes</u> No			
		Shutters				Flooring	
		Shimmed	Yes No				
		Location	Edge <u>Door</u>				
		Type	Accordion <u>Roll Down</u>				
				Type: Tile	<u>Coating</u>	Pattern	



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

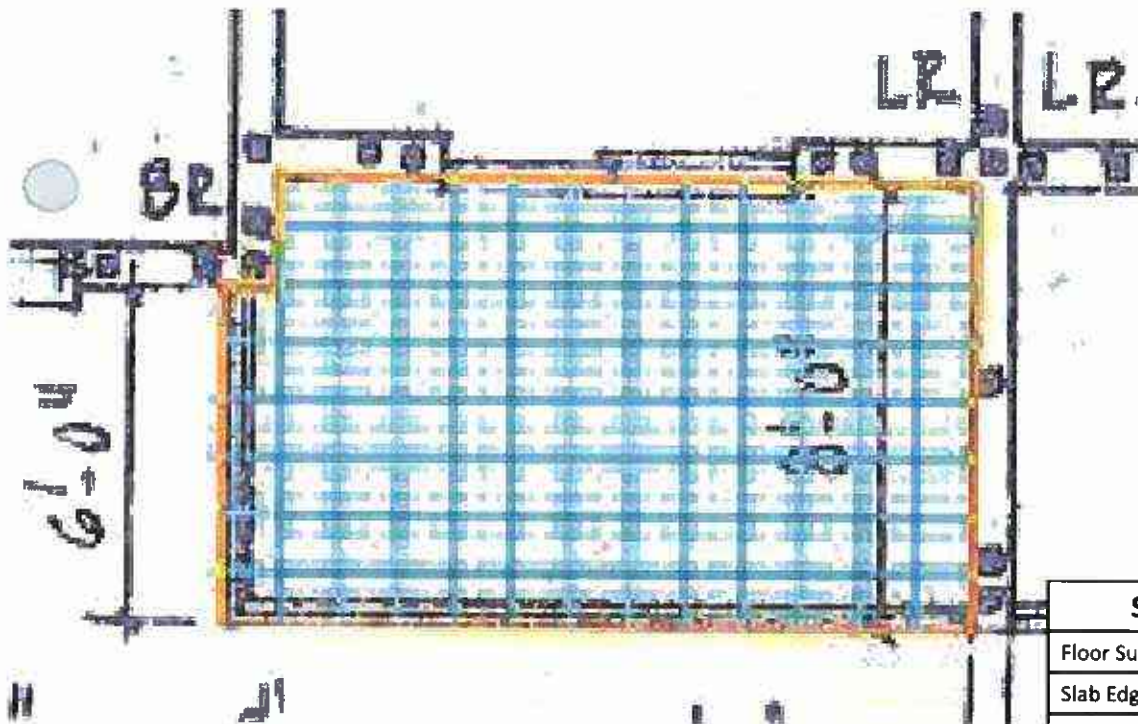
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 512 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes <u>No</u>		Vinyl <u>Yes</u>	Aluminum No
	Spall Below	Condition: Good <u>Fair</u> Poor		Condition: Good <u>Fair</u> Poor	
	Crack	Type: <u>Cored</u> Surface Mount Screen		Age: Older <u>Newer</u>	
	Rust Spot	Screen Shimmed: Yes No		Corroded Fasteners: Yes No <u>25% as good</u>	
		Shutters	Yes <u>No</u>		
		Shimmed	Yes No		
		Location	Edge Door		
		Type	Accordion Roll Down		
		Flooring			
		Type: Tile <u>Coating</u>	Pattern		



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 412

Date: April 30, 2026

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

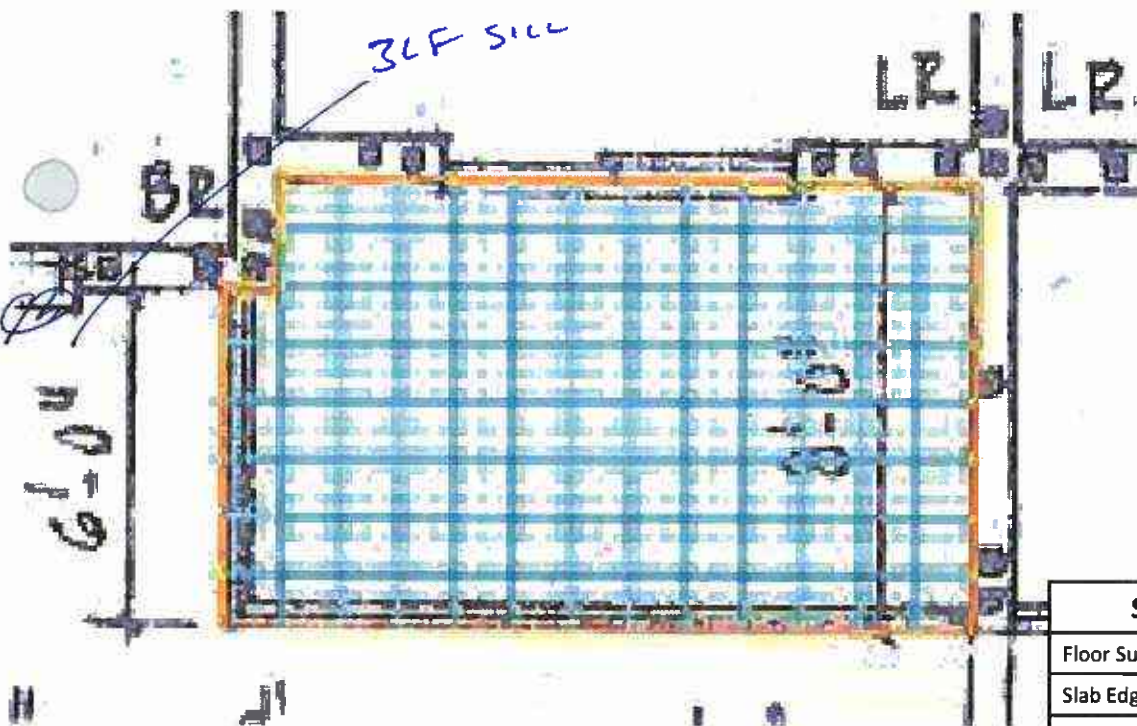
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 312

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

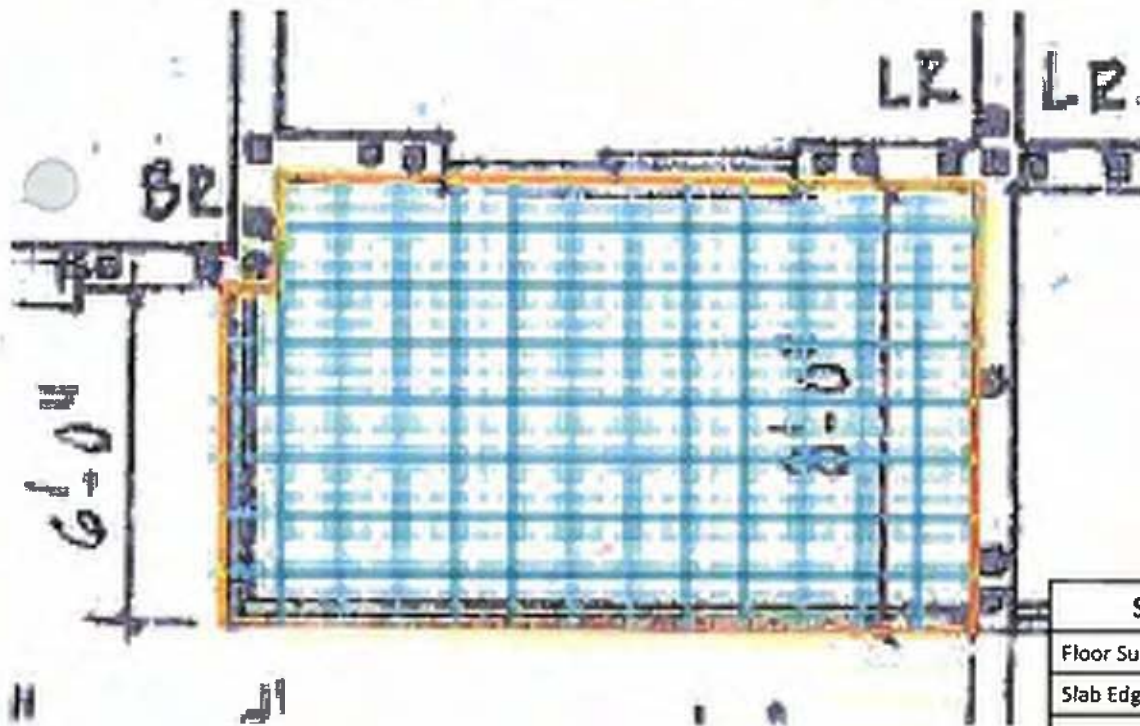
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 202

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

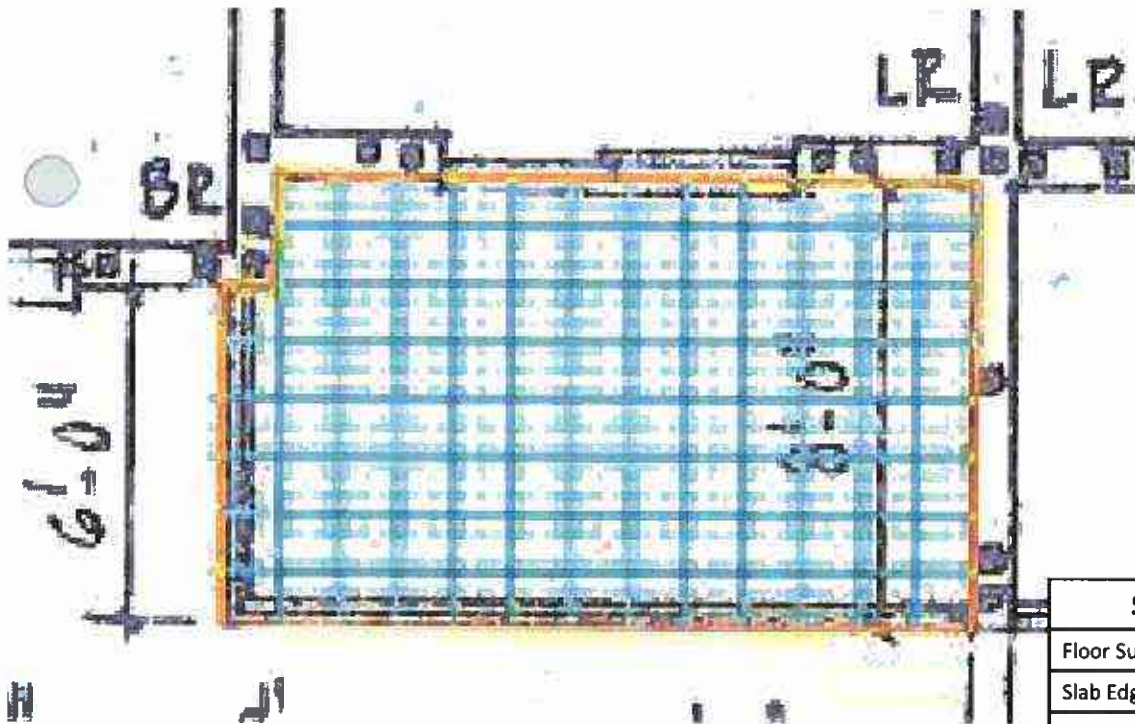
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

• 434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
• KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 513

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

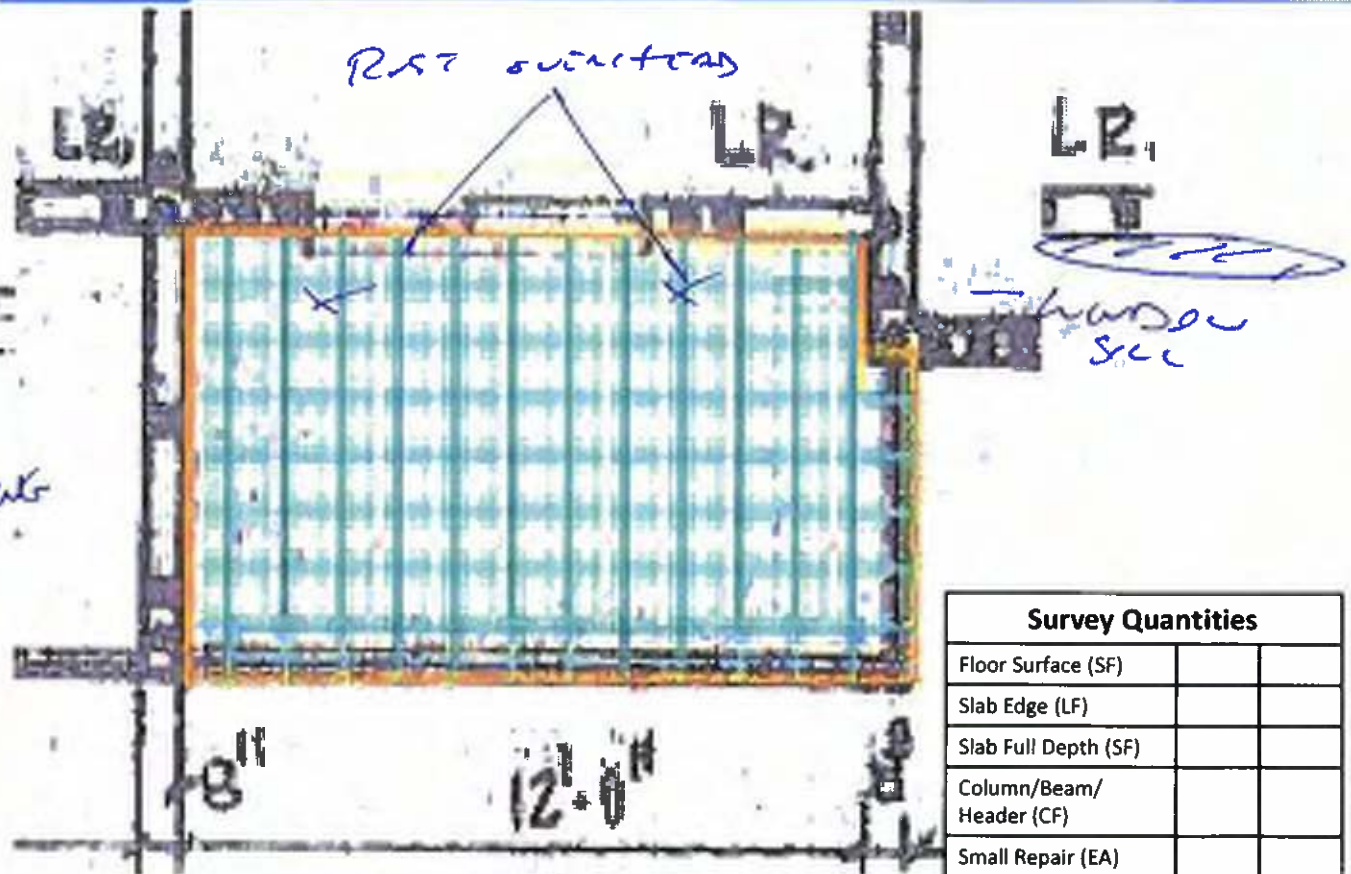
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building A

Unit # 413

Date: April 30, 2026

LEGEND



Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

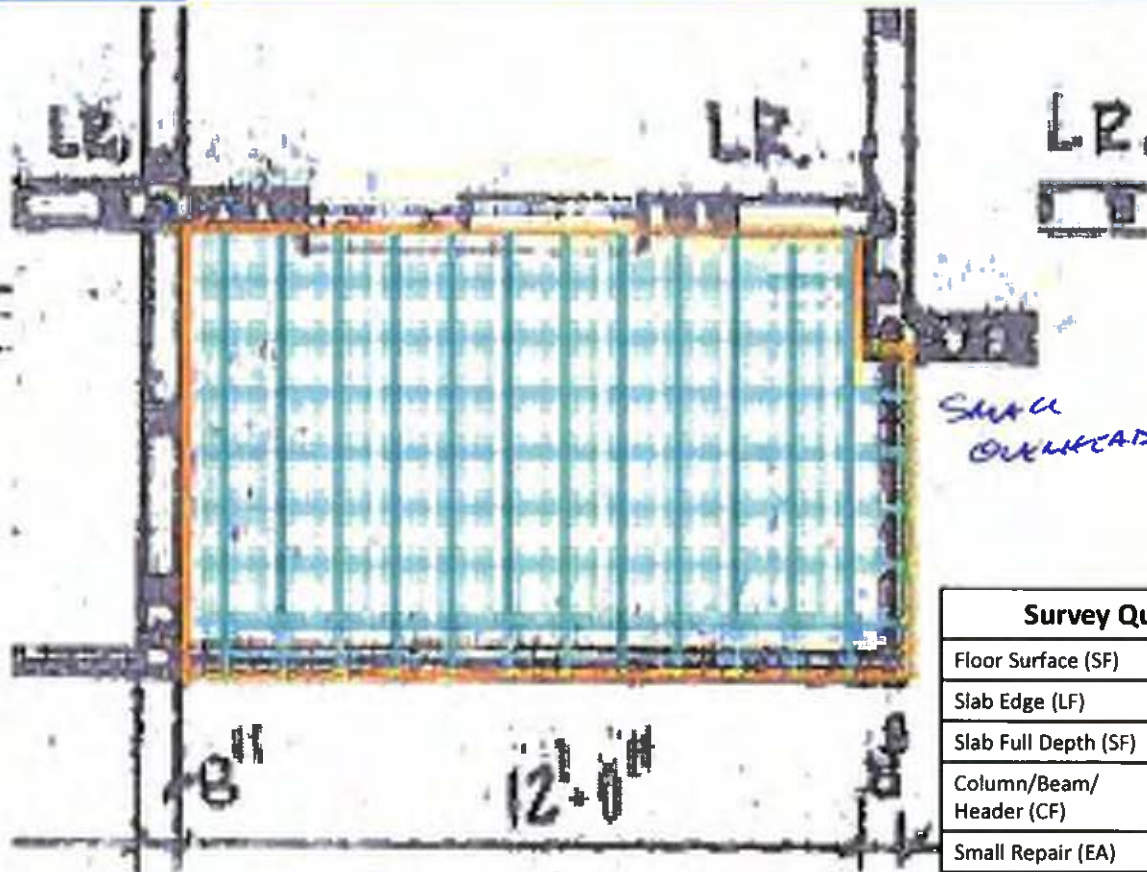
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Yes Aluminum No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

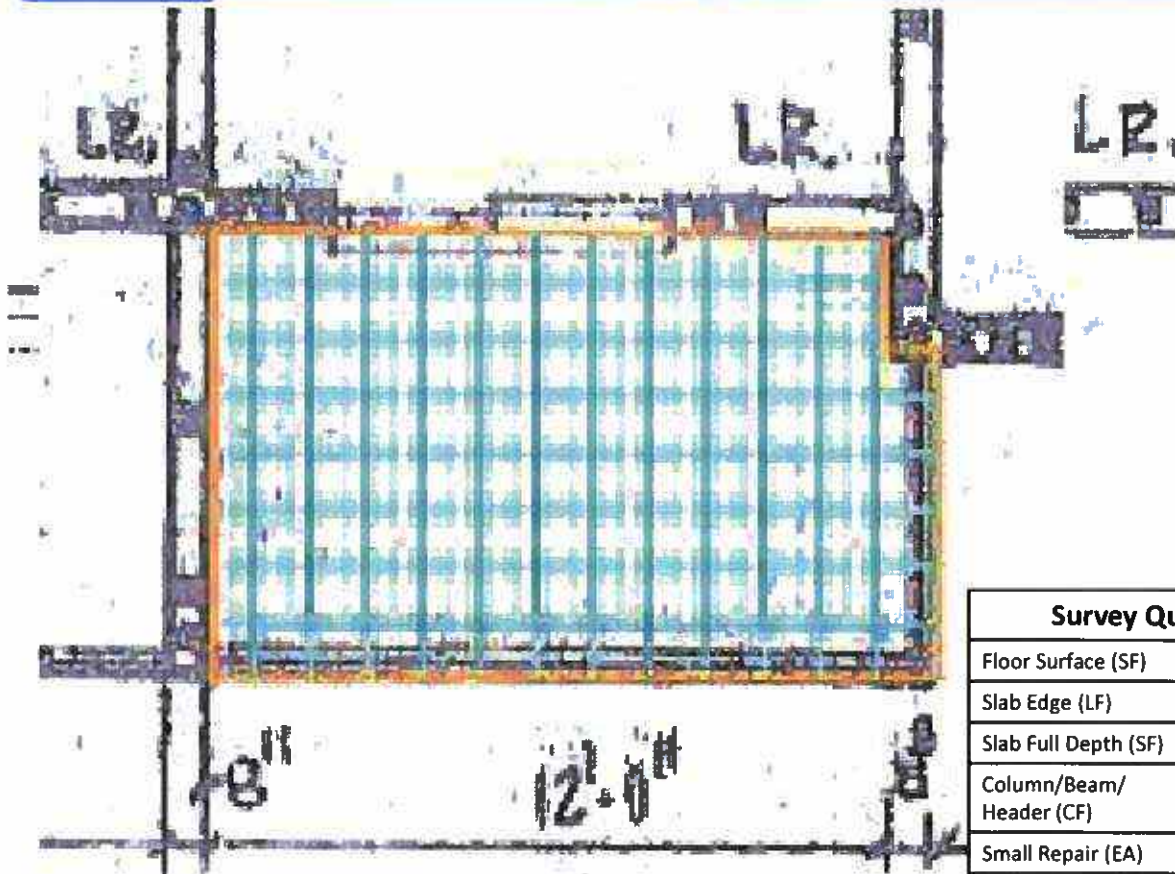
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

• 434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
• KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 313 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Code Compliant: <u>Yes</u>	<u>Vinyl</u> Aluminum
	Spall Below	Condition: <u>Good</u>	Fair Poor	Condition: <u>Good</u>	Fair Poor
	Crack	Type: <u>Cored</u>	Surface Mount Screen	Age: Older	<u>Newer</u>
	Rust Spot	Screen Shimmed: Yes	No	Corroded Fasteners: Yes	<u>No</u>
		Shutters		Flooring	
		Shimmed	<u>Yes</u> No	Type: Tile	<u>Coating</u> Pattern
		Location	Edge <u>Door</u>		
		Type	Accordion <u>Roll Down</u>		



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

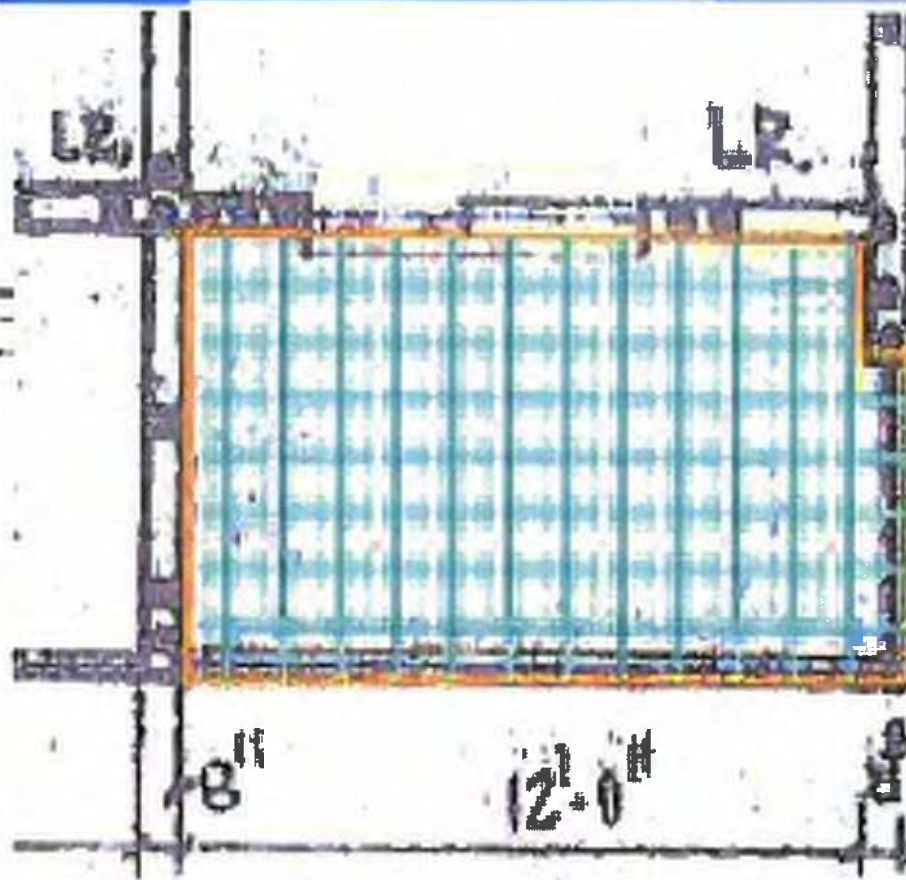
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

• 434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
• KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 213 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair	Poor	
	Crack	Type: <u>Cored</u>	Surface Mount	Screen	
	Rust Spot	Screen Shimmed: Yes	No	Age: <u>Older</u>	Newer
		Shutters	<u>Yes</u>	No	
		Shimmed	Yes	No	
		Location	Edge	<u>Door</u>	
		Type	Accordion	Roll Down	
				Flooring	
				Type: Tile	<u>Coating</u> Pattern



North Elevation
113-CCF SILL

LR



South Elevation

113-CCF SILL

215-CCF SILL

Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7380

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

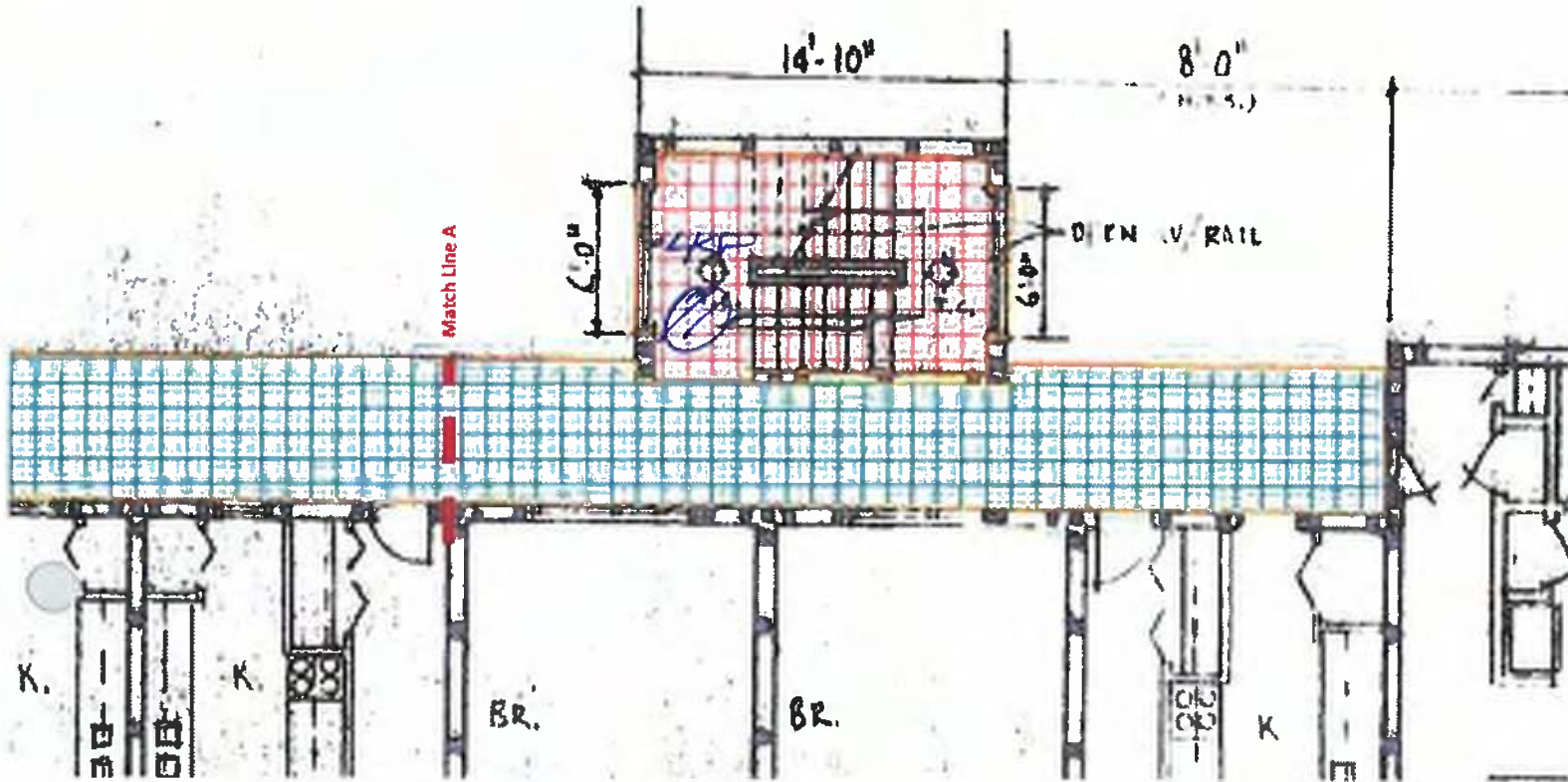
Walkway Survey Map

Project: Indian River Club

Building 1

Level # 41

Date: April 30, 2026



- CRACKS CONSISTENT
WITH COATINGS

Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931

Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118

KeystoneEngineeringPE.com

Walkway Survey Map

Project: Indian River Club Building 1 Level # 1

Date: April 30, 2026

CRACKS, POTENTIAL
TRIP HAZARD

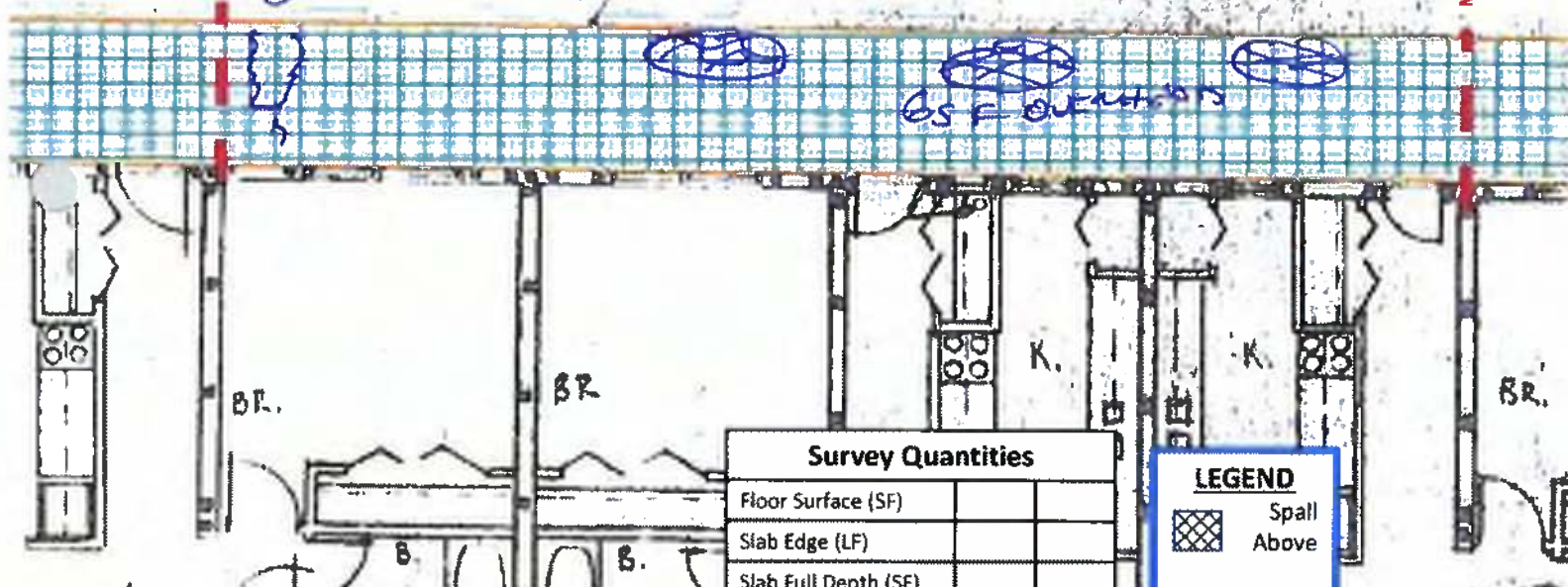
SECOND TO FIFTH FLOORS ONLY

SS FLOORHEAD

SS FLOORHEAD

Match Line B

Match Line A



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

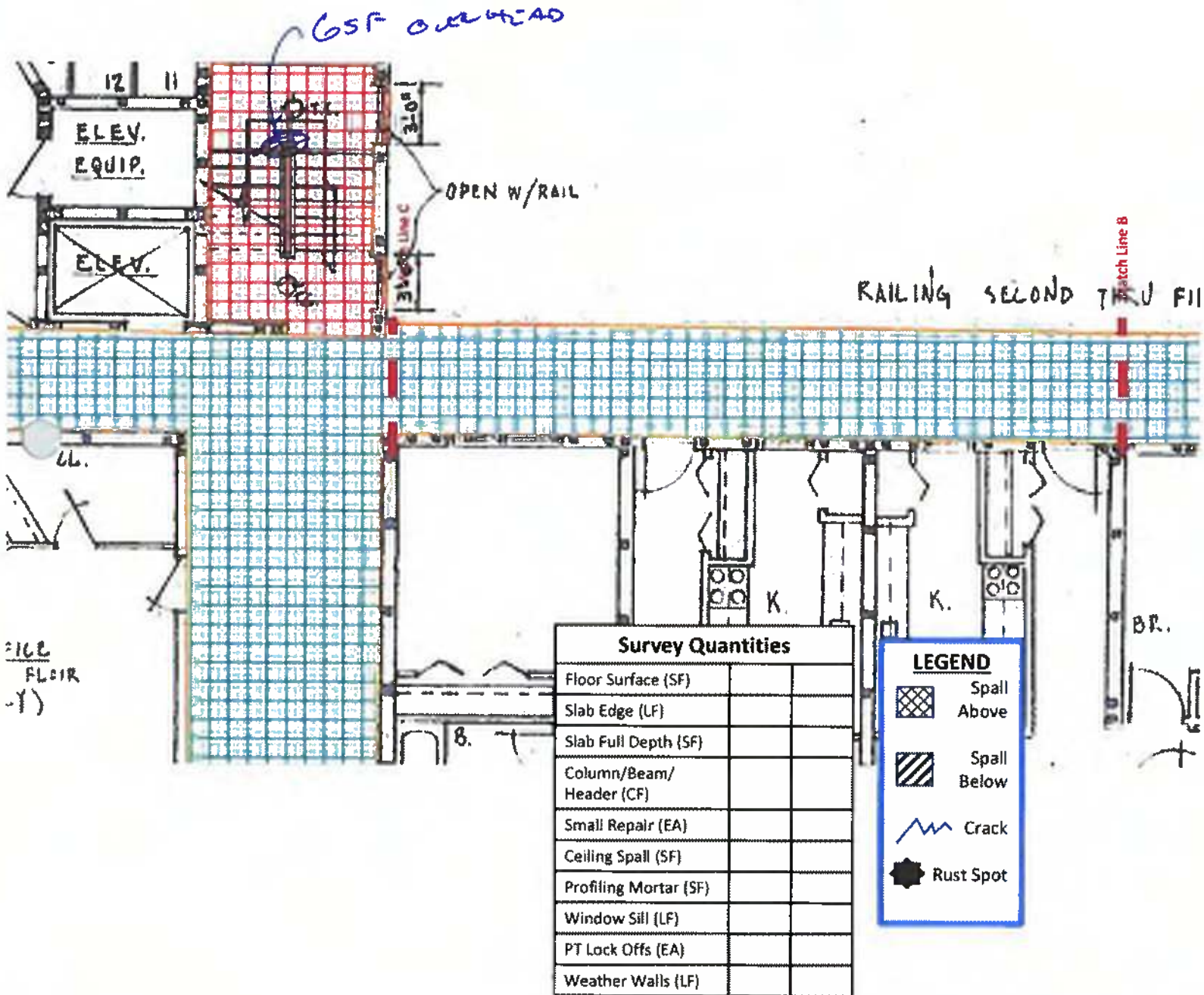
Walkway Survey Map

Project: Indian River Club

Building 1

Level # 1

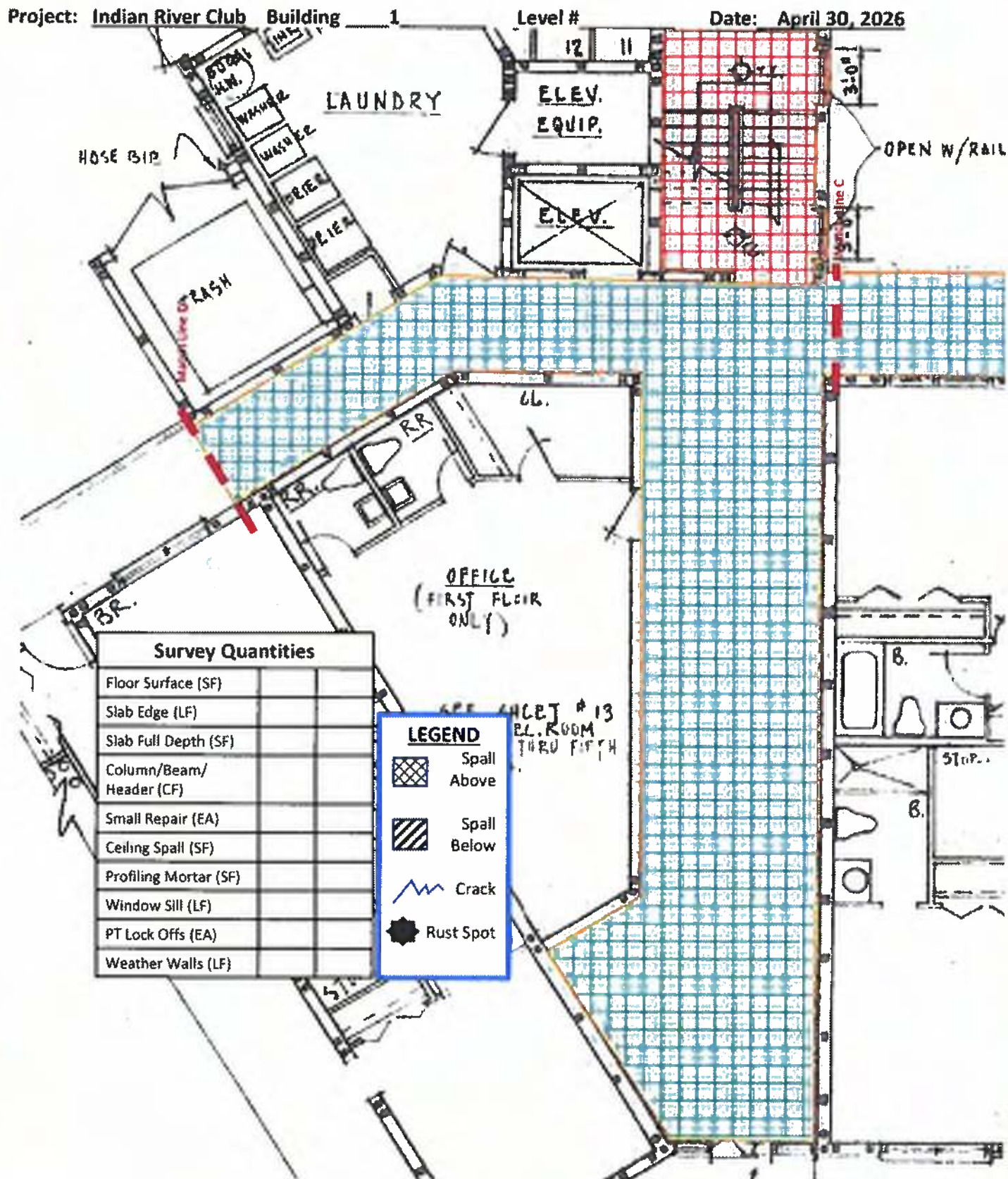
Date: April 30, 2026





434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Project: Indian River Club **Building** 1 **Level #** 1 **Date:** April 30, 2026





KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931

Office: 321.454.7300

• 434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118

• KeystoneEngineeringPE.com

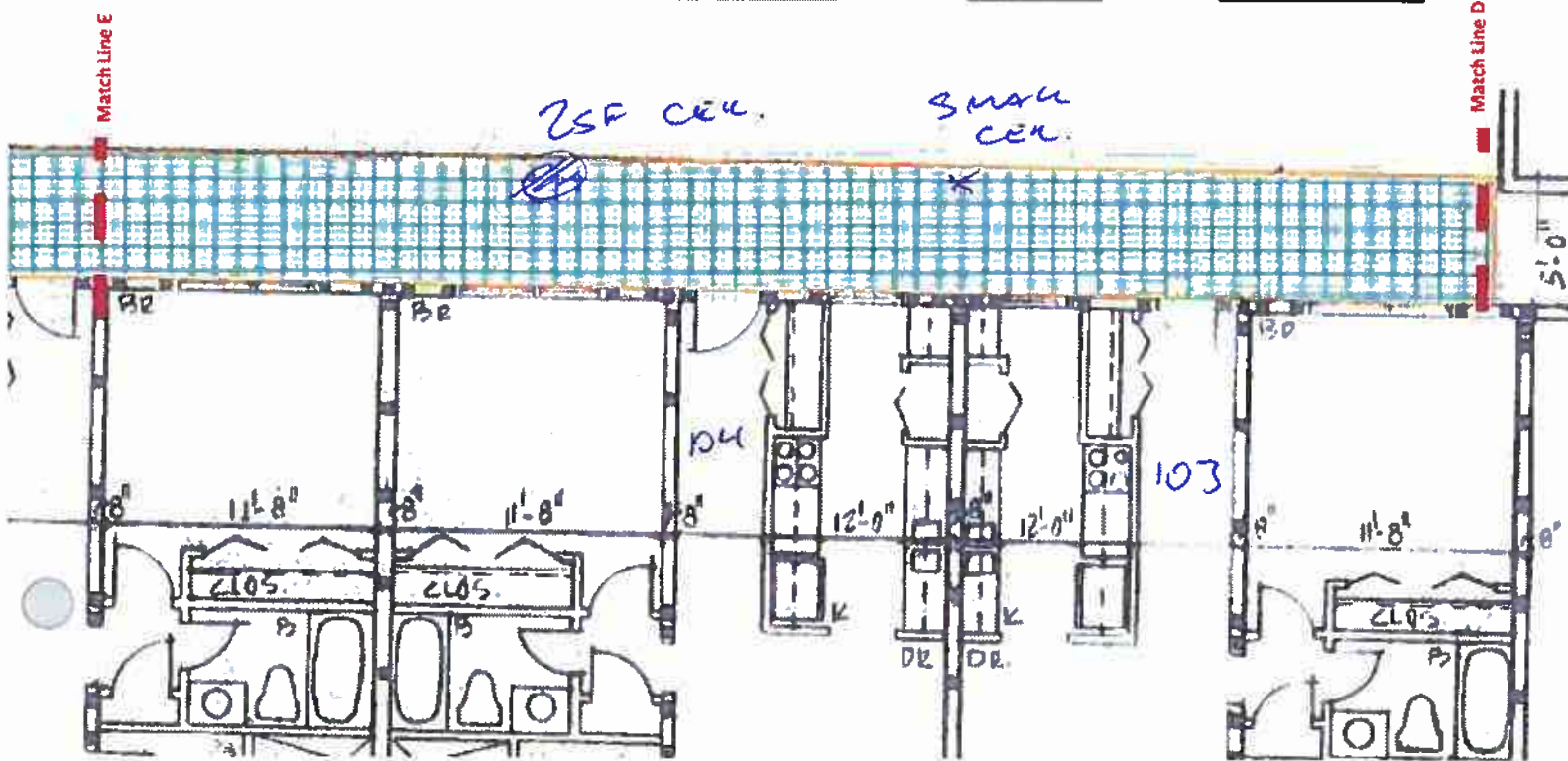
Walkway Survey Map

Project: Indian River Club

Building 1

Level # 1

Date: April 30, 2026



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931

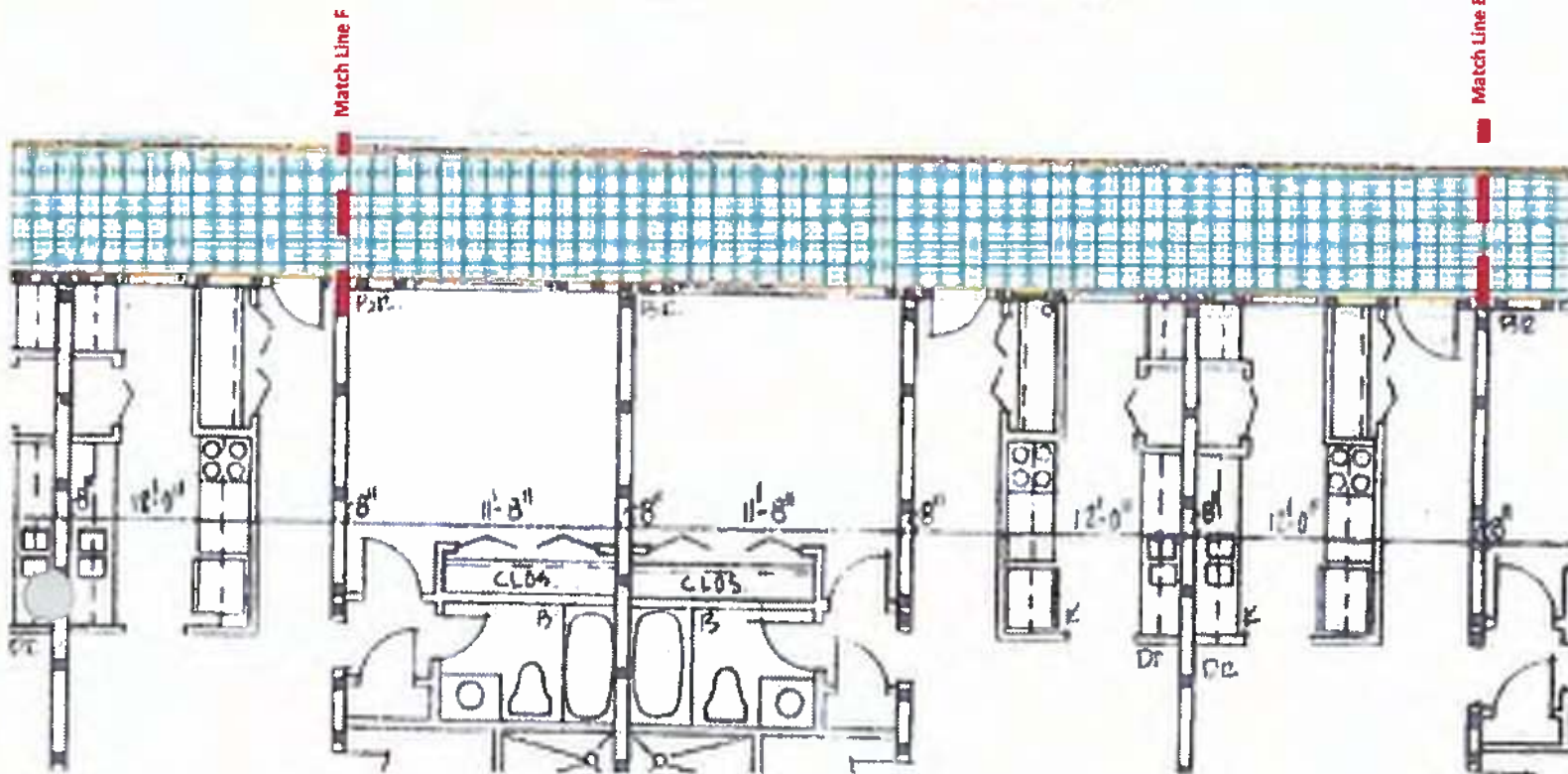
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118

KeystoneEngineeringPE.com

Walkway Survey Map

Project: Indian River Club Building 1 Level # _____ Date: April 30, 2026



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot



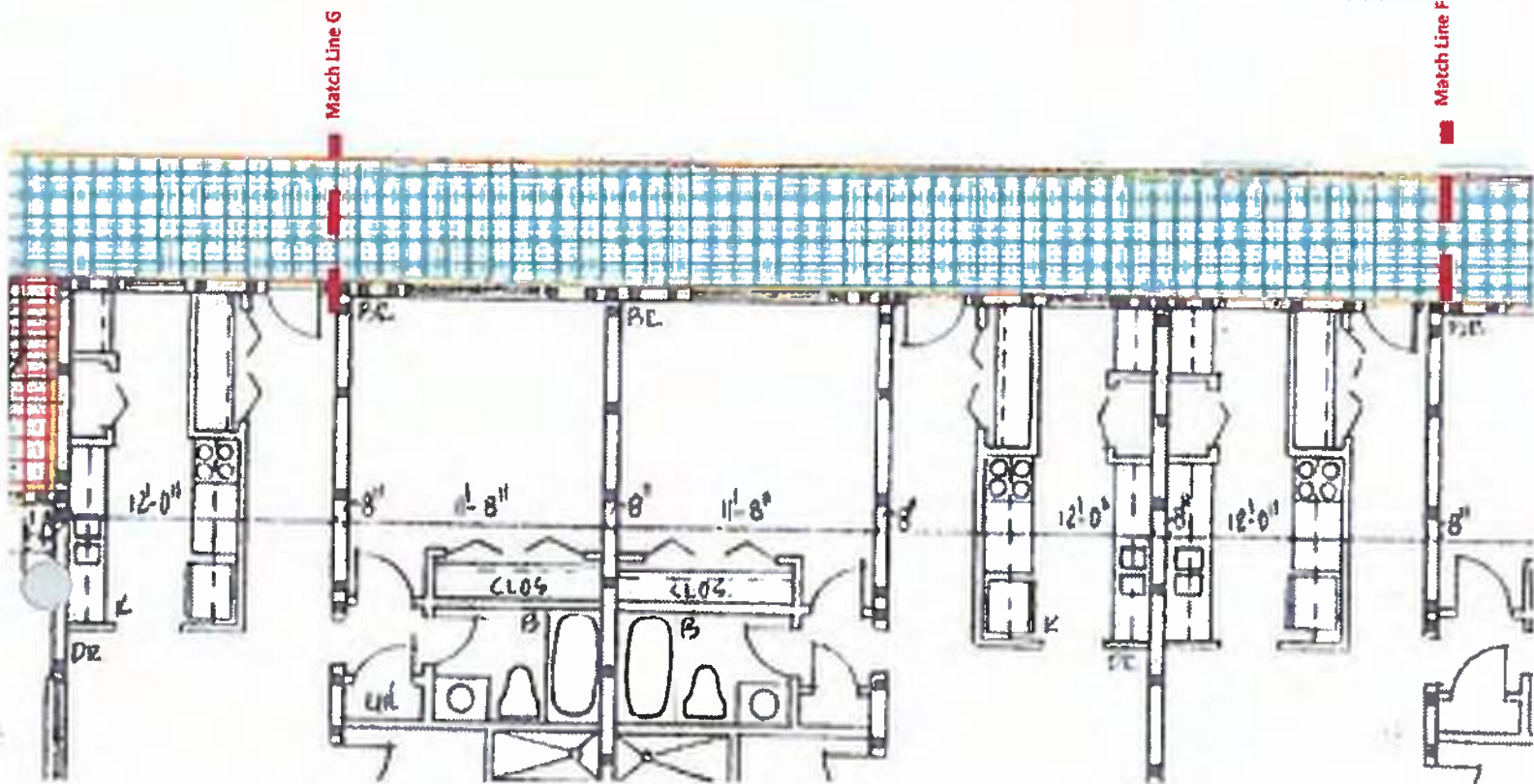
KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Walkway Survey Map

Project: Indian River Club Building 1 Level # _____ Date: April 30, 2026



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



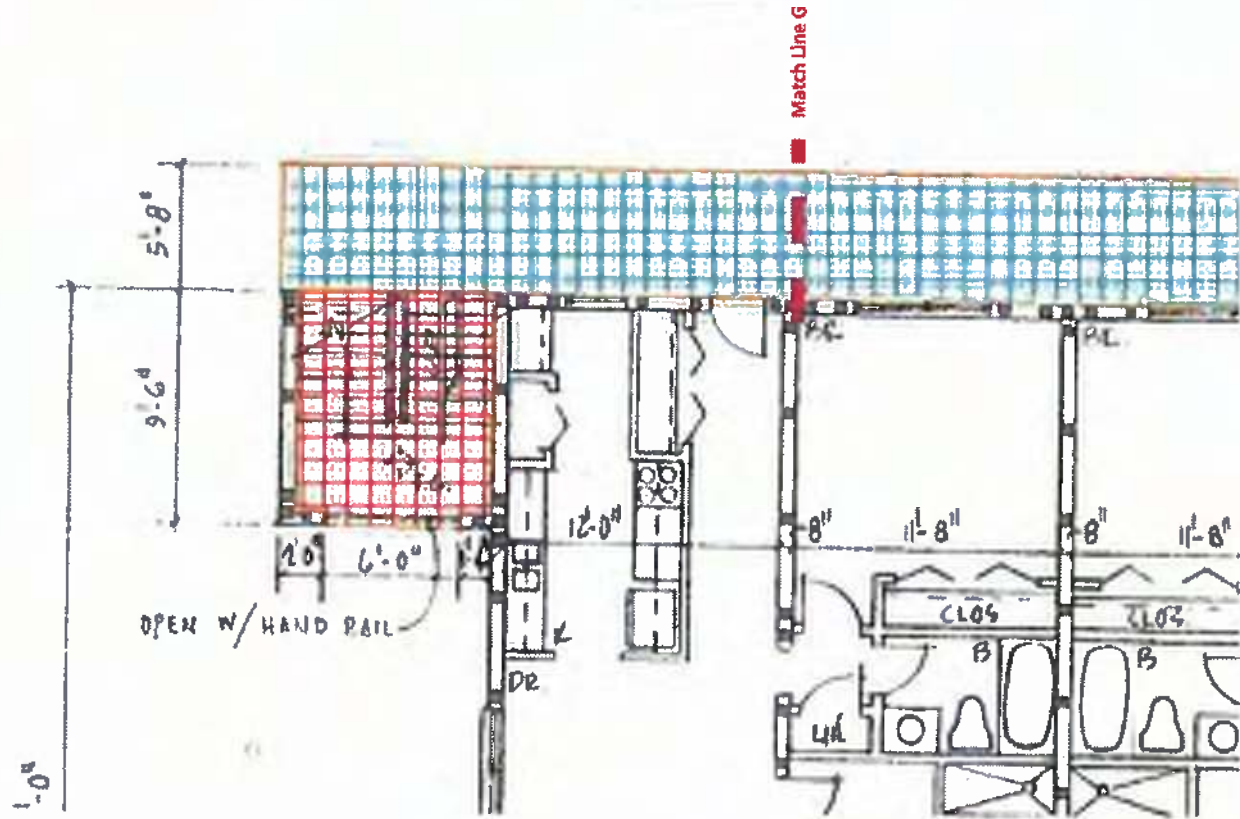
KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Walkway Survey Map

Project: Indian River Club Building 1 Level # _____ Date: April 30, 2026



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building B

Unit # 461

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

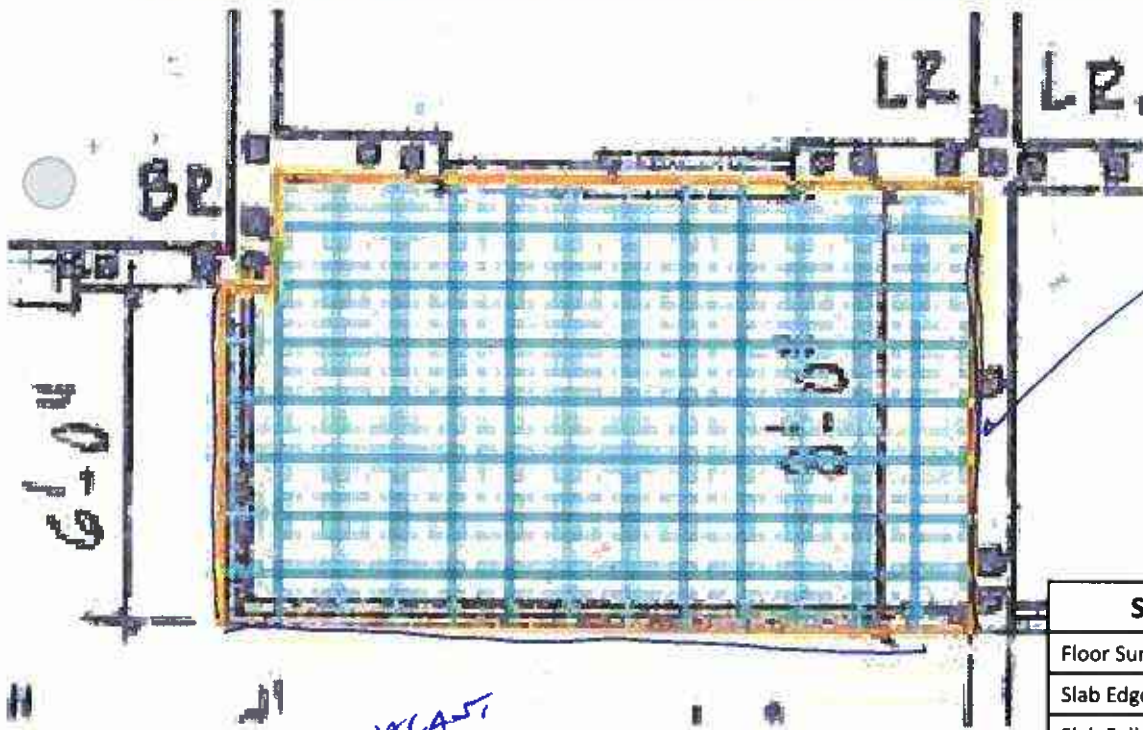
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



RAILINGS ON
ALL THREE
SIDES

Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

WINDOW SEALANT
FAILING

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

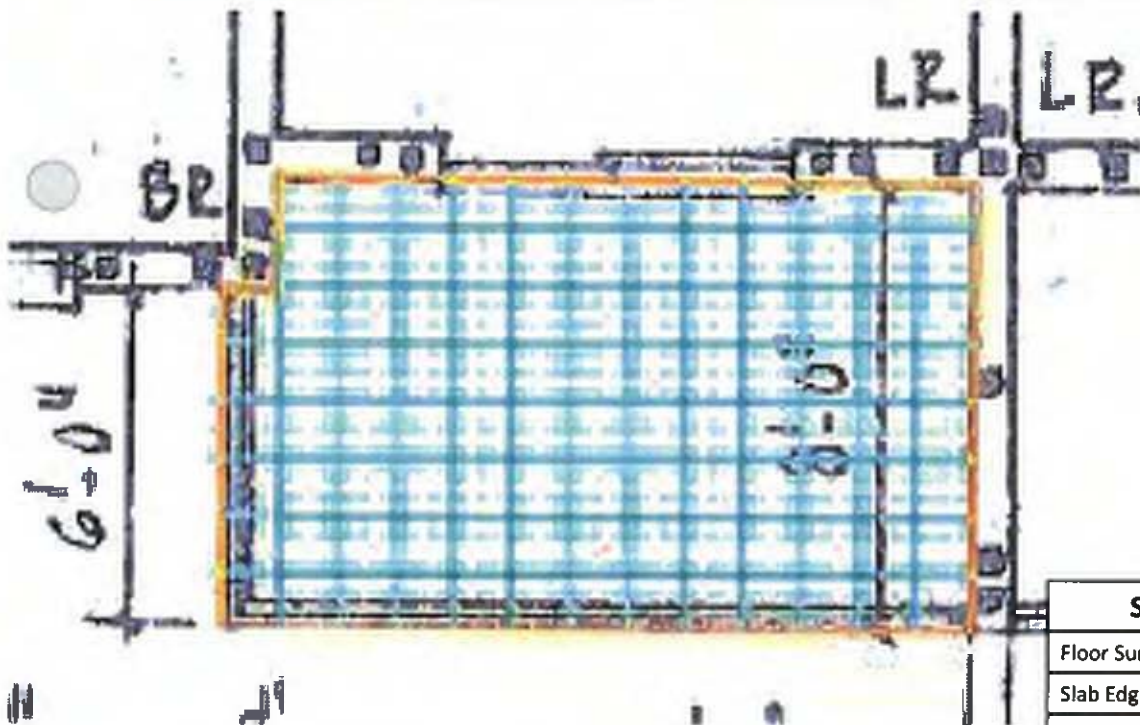
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building B Unit # 301 Date: April 30, 2026

LEGEND		Railings		Sliding Doors		Flooring	
Spall Above		Code Compliant: Yes <u>No</u>		Vinyl <u>Aluminum</u>			
Spall Below		Condition: Good <u>Fair</u> Poor		Code Compliant: <u>Yes</u> No			
Crack		Type: <u>Cored</u> Surface Mount Screen		Condition: Good <u>Fair</u> Poor			
Rust Spot		Screen Shimmed: Yes No		Age: <u>Older</u> Newer			
		Shutters <u>Yes</u> No		Corroded Fasteners: <u>Yes</u> No			
		Shimmed Yes No		Holes In Threshold: Yes No			
		Location Edge <u>Door</u>					
		Type Accordion <u>Roll Down</u>		Type: Tile <u>Coating</u> Pattern			



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

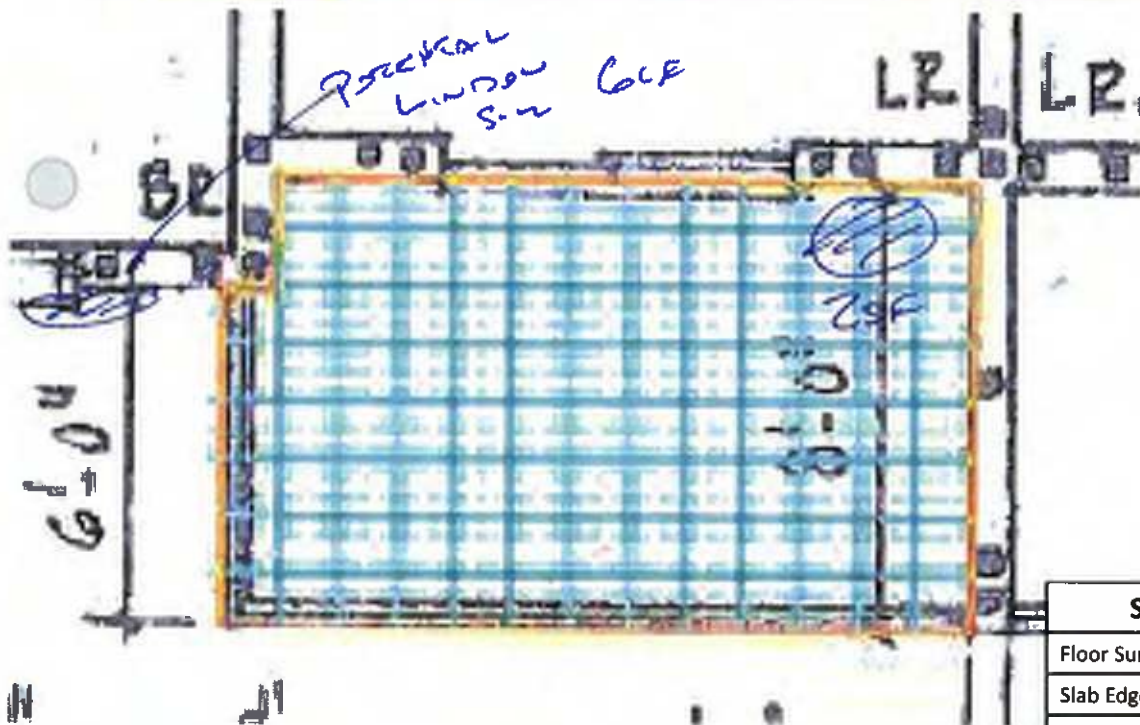
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building B Unit # 201 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
Spall Above		Code Compliant: Yes	No	Code Compliant: <u>Yes</u>	Aluminum No
Spall Below		Condition: Good Fair Poor		Condition: <u>Good</u> Fair Poor	
Crack		Type: <u>Cored</u> Surface Mount Screen		Age: Older <u>Newer</u>	
Rust Spot		Screen Shimmed: Yes No		Corroded Fasteners: Yes <u>No</u>	
		Shutters		Flooring	
		Shimmed <u>Yes</u> No		Type: Tile <u>Coating</u> Pattern	
		Location Edge <u>Door</u>			
		Type Accordion <u>Roll Down</u>			



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

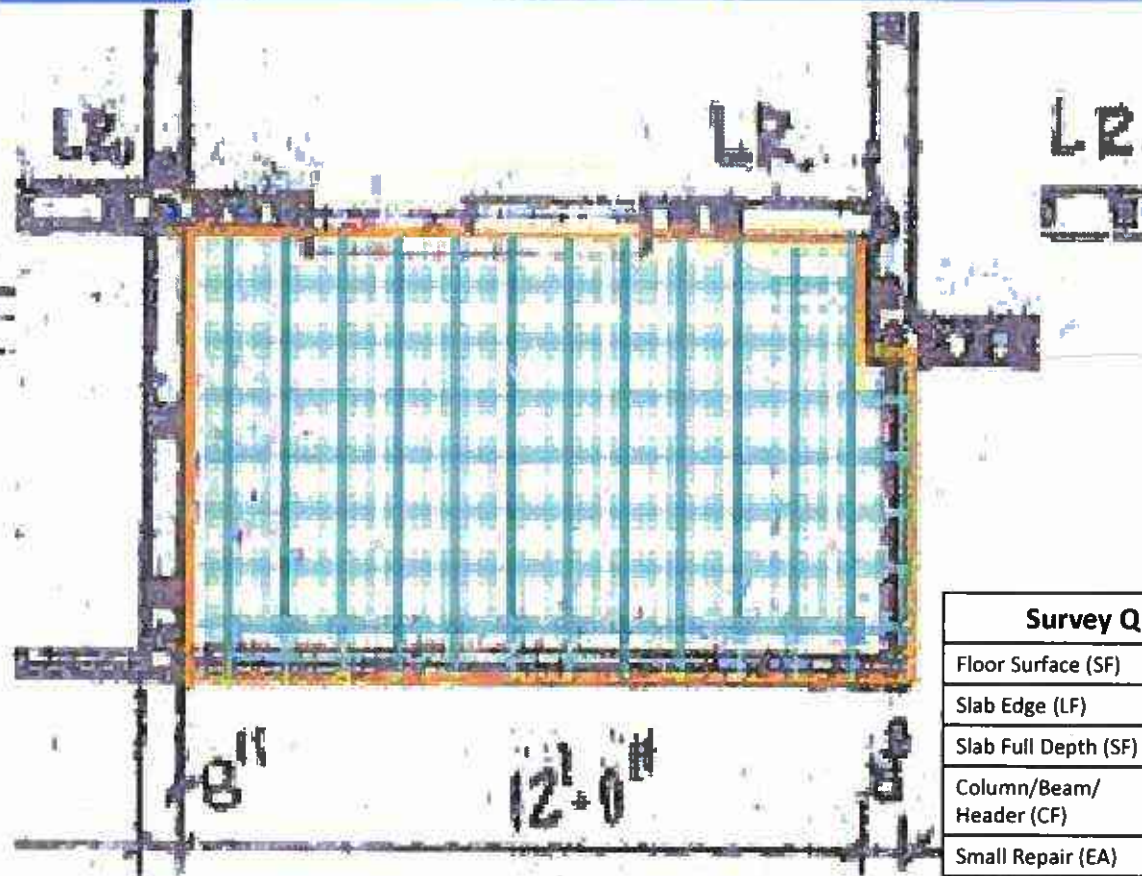
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building B Unit # 302 Date: April 30, 2026

LEGEND		Railings		Sliding Doors		Flooring	
	Spall Above	Code Compliant: Yes	No	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair	Poor	Condition: Good	Fair	Poor
	Crack	Type: Cored	Surface Mount	Screen	Age: Older	Newer	
	Rust Spot	Screen Shimmed: Yes	No		Corroded Fasteners: Yes	No	
		Shutters	Yes	No	Holes In Threshold: Yes	No	
		Shimmed	Yes	No			
		Location	Edge	Door	Type: Tile	Coating	Pattern
		Type	Accordion	Roll Down			



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building 5 Unit # 402 Date: April 30, 2026

LEGEND



Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

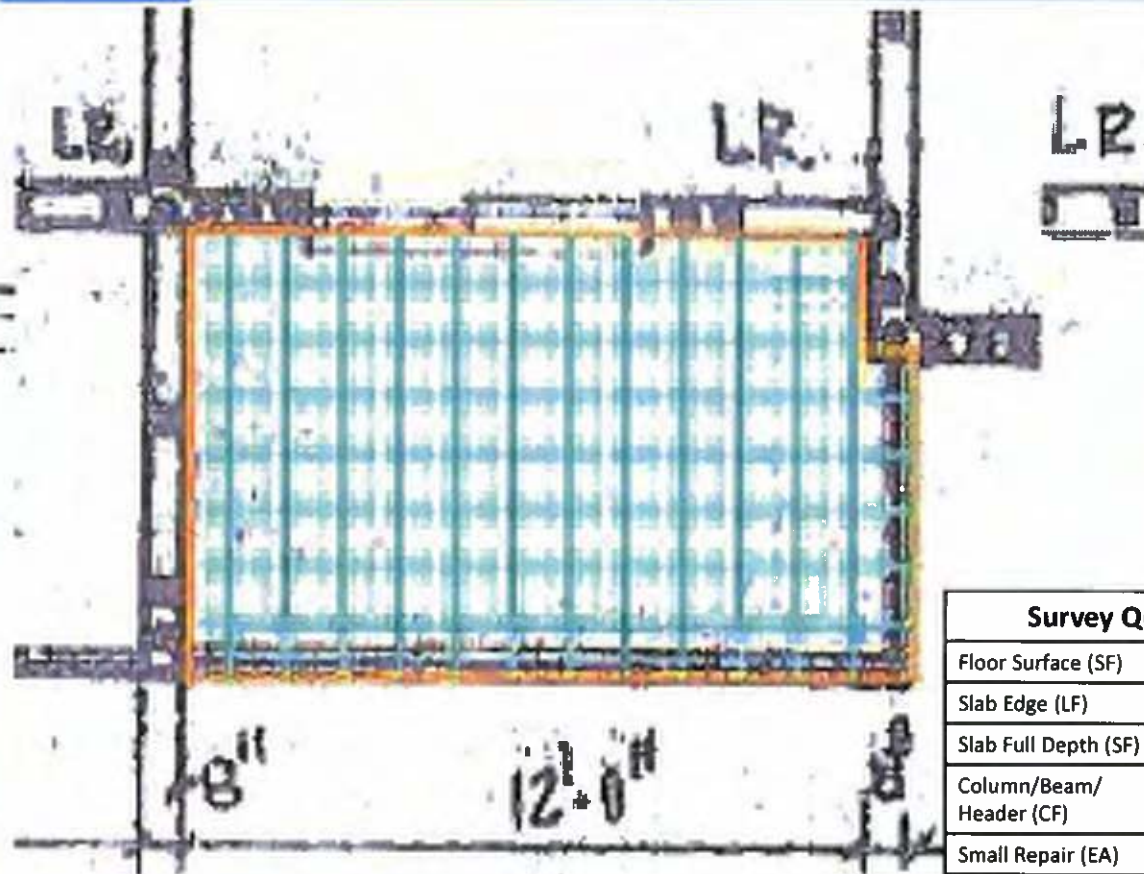
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building 15

Unit # 302

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

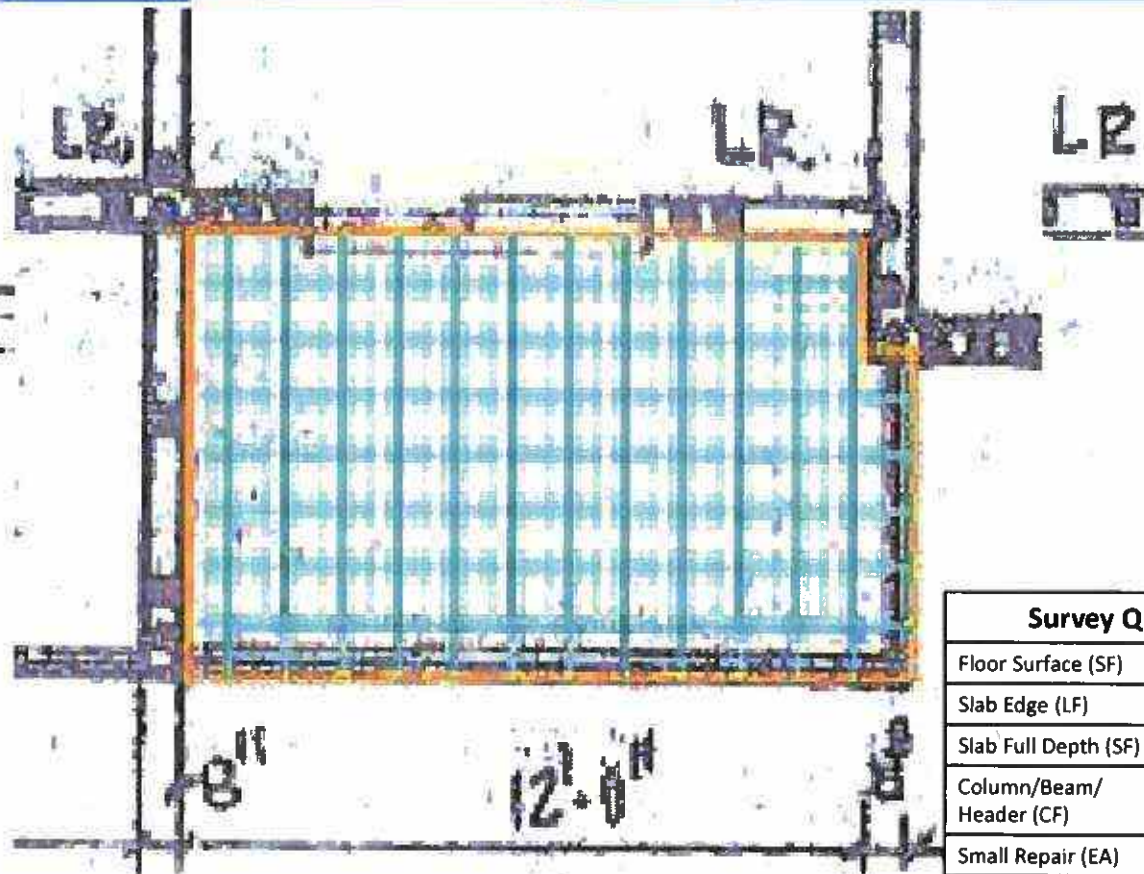
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building 13 Unit # 202 Date: April 30, 2026

LEGEND



Spall Above



Spall Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

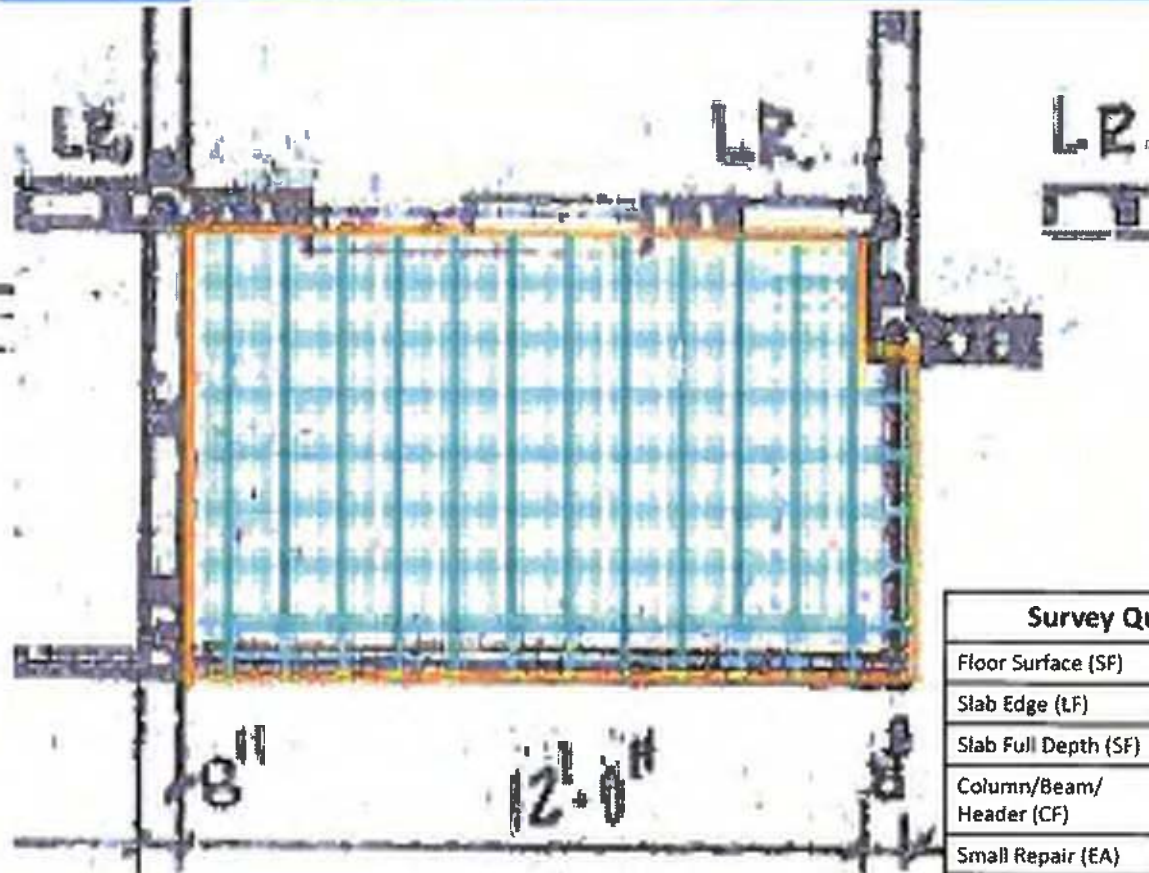
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

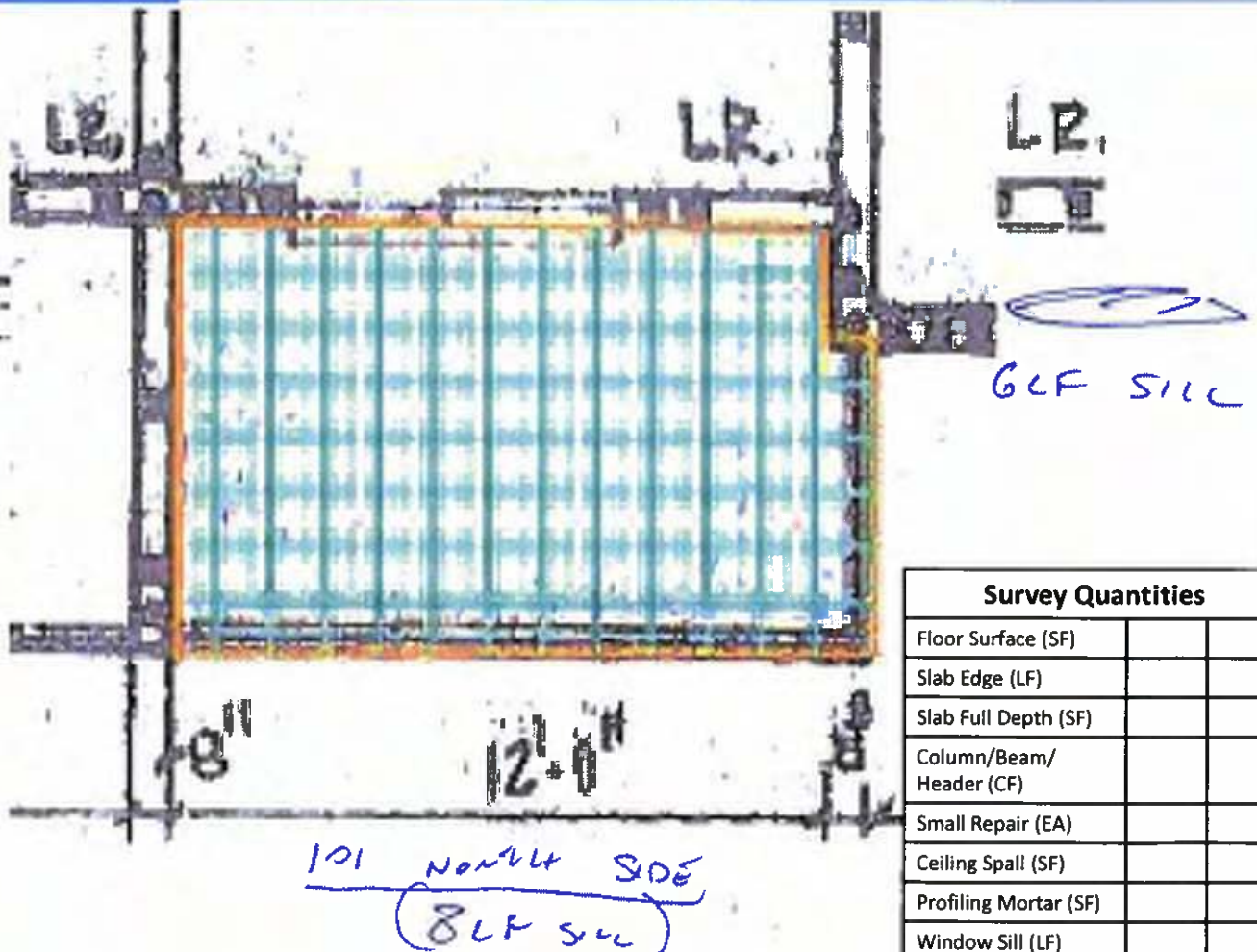
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building 13 Unit # 102 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair Poor	Code Compliant: Yes	No
	Crack	Type: Cored	Surface Mount Screen	Condition: Good	Fair Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
		Shutters	Yes No	Corroded Fasteners: Yes	No
		Shimmed	Yes No	Holes In Threshold: Yes	No
		Location	Edge Door	Flooring	
		Type	Accordion Roll Down	Type: Tile	Coating Pattern



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building B

Unit # 503

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

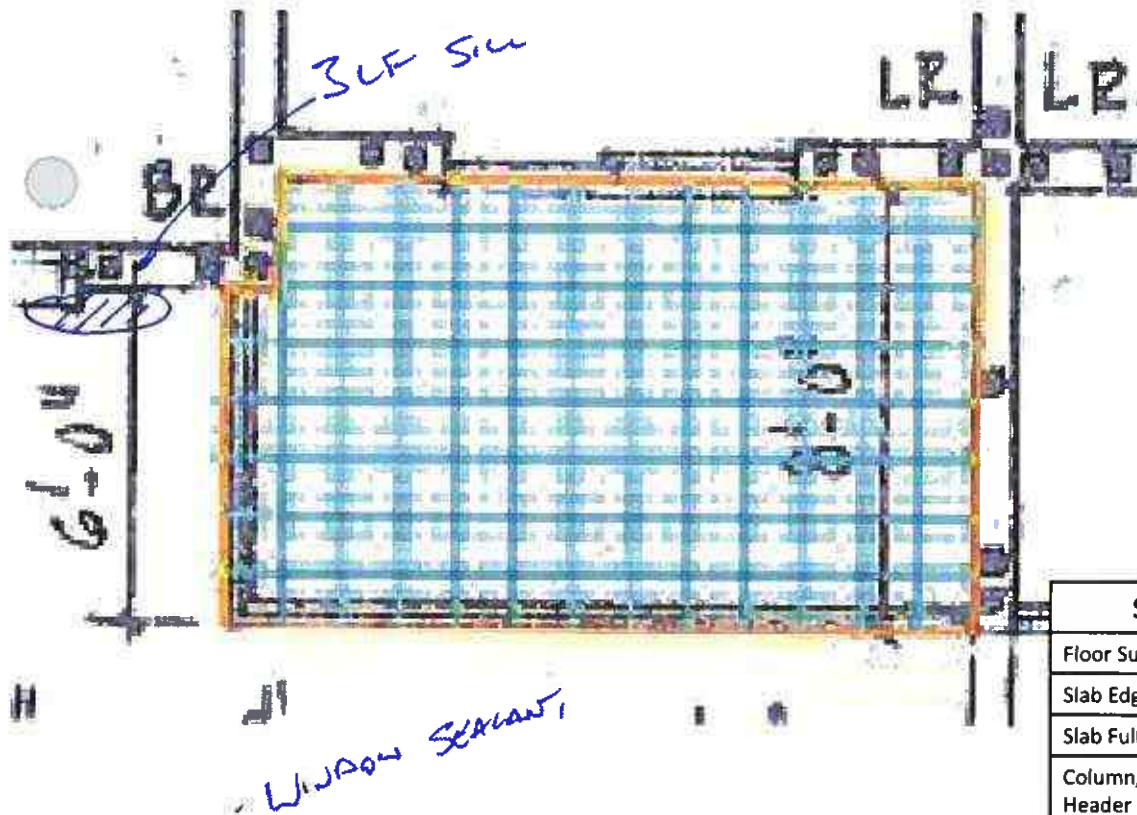
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

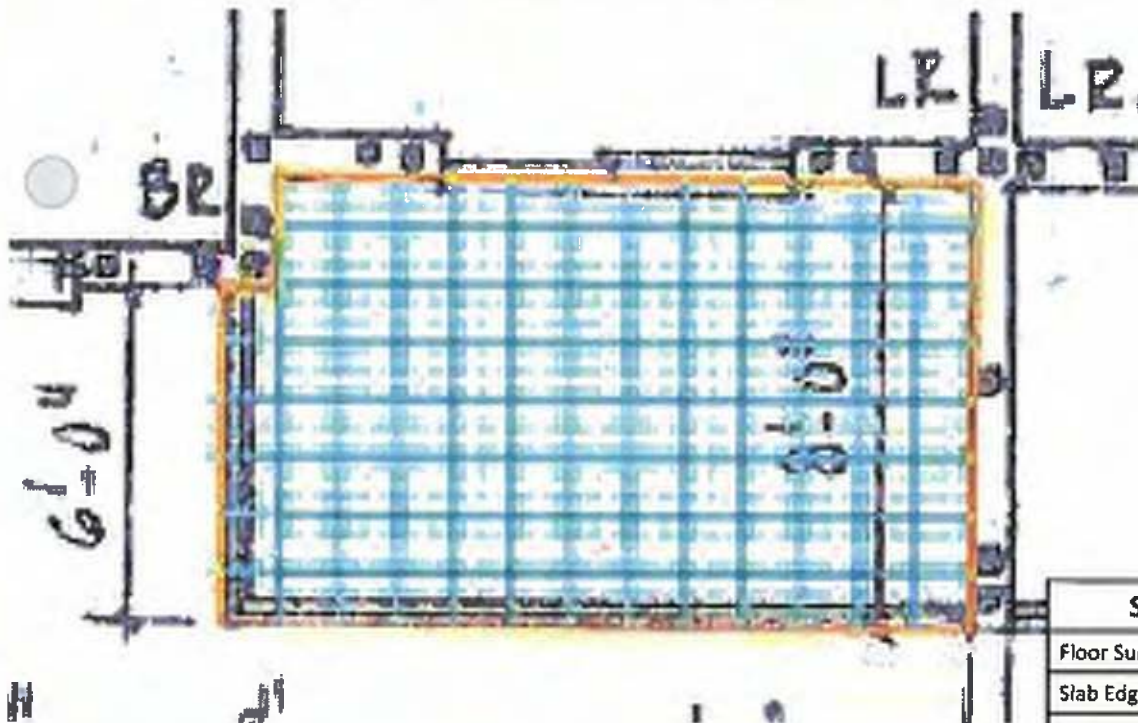
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building B Unit # 403 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair	Yes	No
	Crack	Type: Gored	Surface Mount	Good	Fair
	Rust Spot	Screen Shimmed: Yes	No	Older	Newer
		Shutters	Yes	No	
		Shimmed	Yes	No	
		Location	Edge	Door	
		Type	Accordion	Roll Down	
		Flooring Type: Tile Coating Pattern			



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building 03

Unit # 303

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

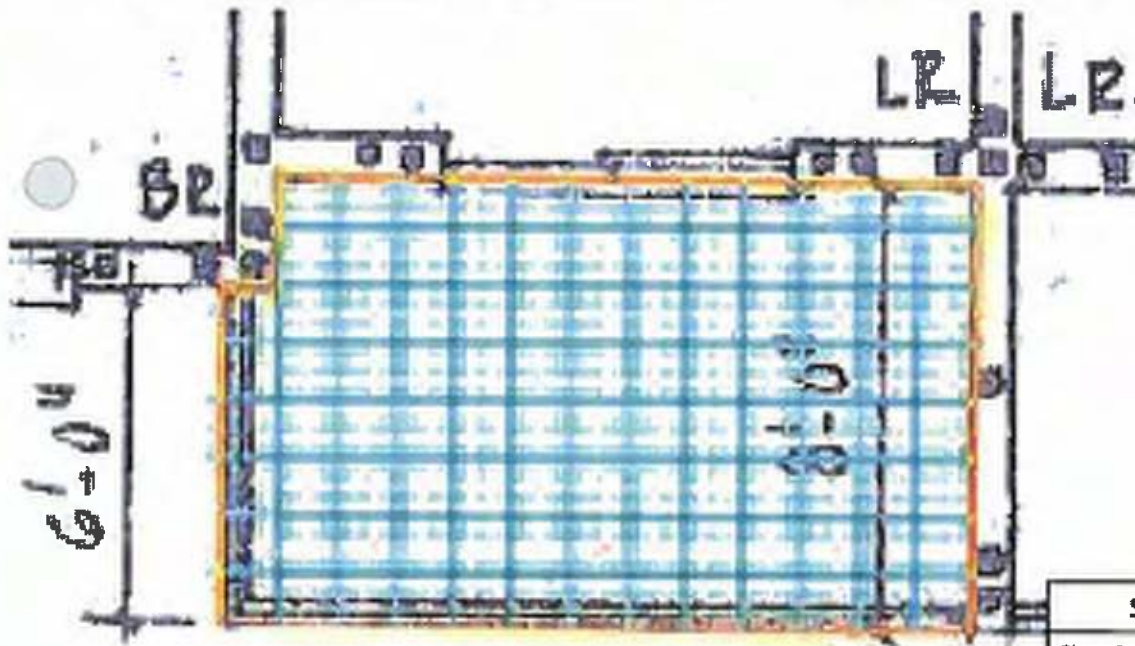
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building B3 Unit # 203 Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

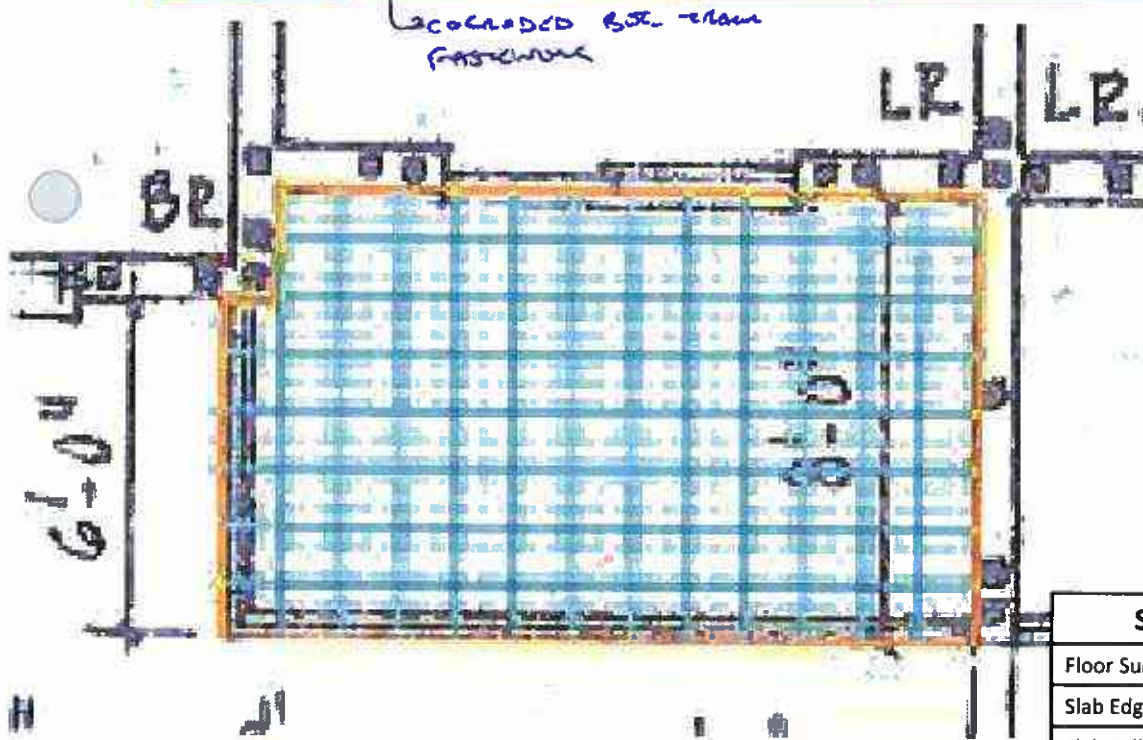
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

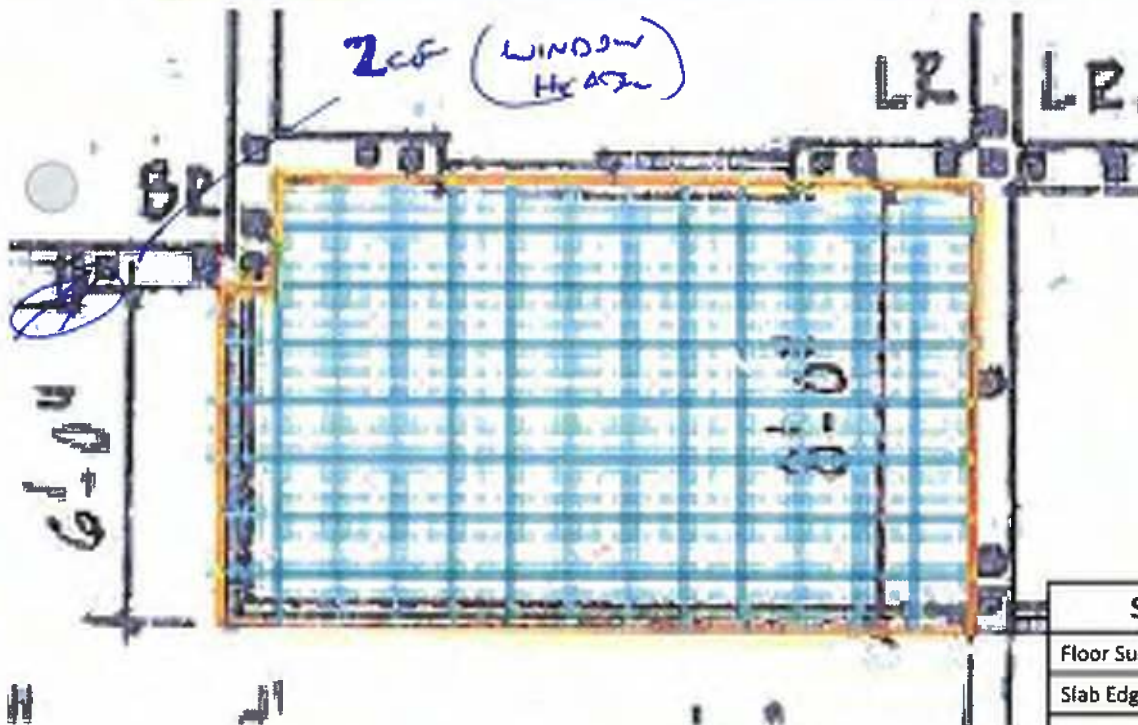
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building 15 Unit # 103 Date: April 30, 2026

LEGEND Spall Above Spall Below Crack Rust Spot	Railings Code Compliant: Yes No Condition: Good Fair Poor Type: Cored Surface Mount Screen Screen Shimmed: Yes No	Sliding Doors Vinyl Aluminum Code Compliant: Yes No Condition: Good Fair Poor Age: Older Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No
	Shutters Shimmed Yes No Location Edge Door Type Accordion Roll Down	Flooring Type: Tile Coating Pattern



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

• 434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
• KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building D

Unit # 504

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

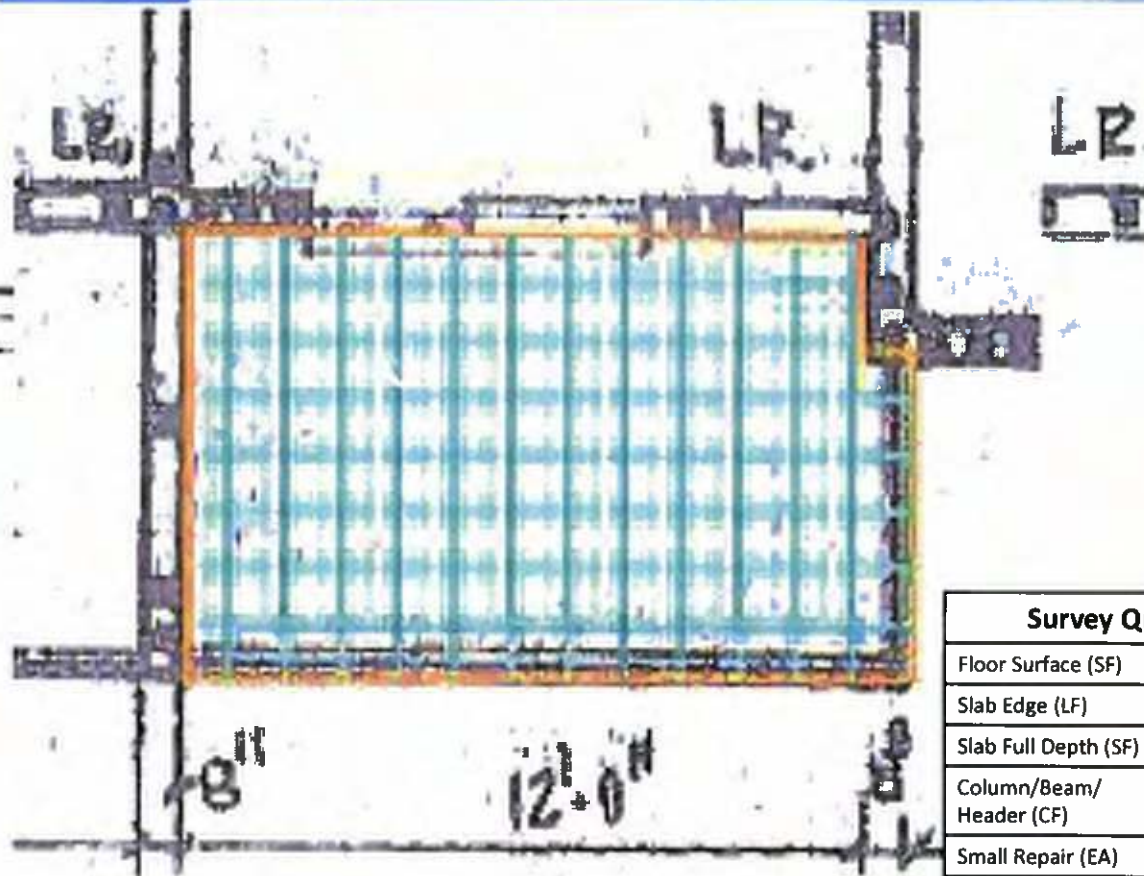
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building B

Unit # 404

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

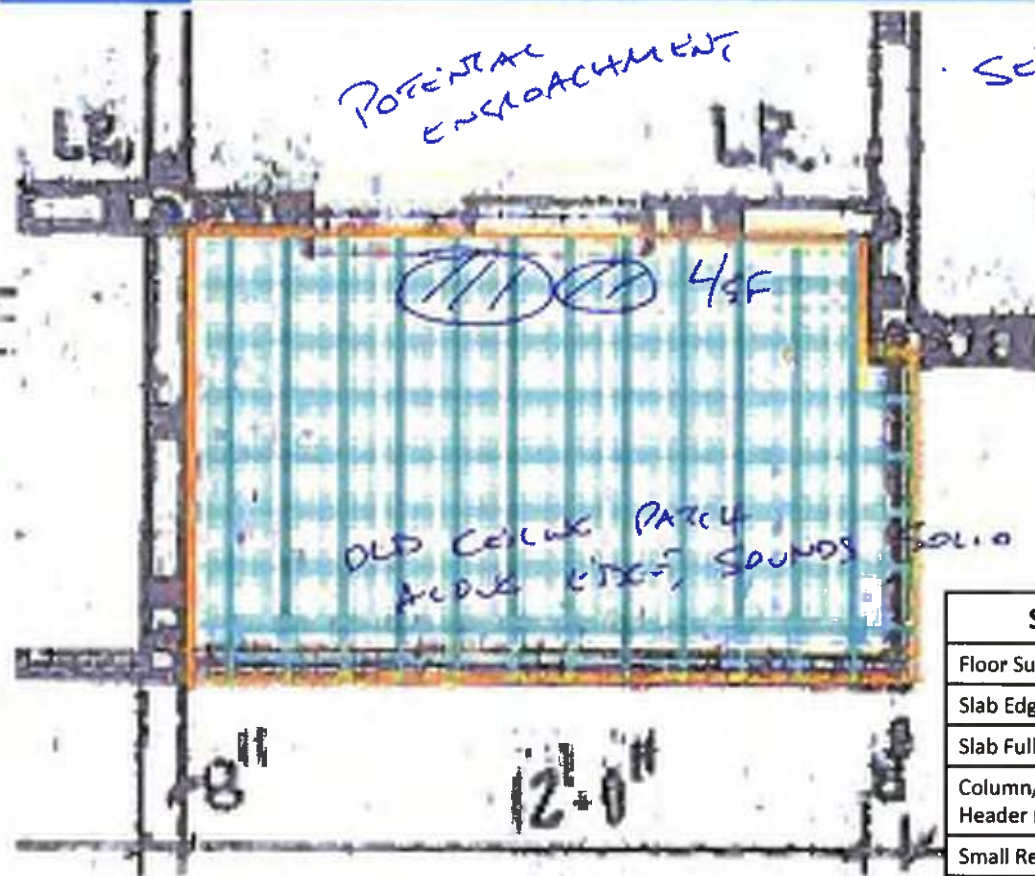
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building B

Unit # 304

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

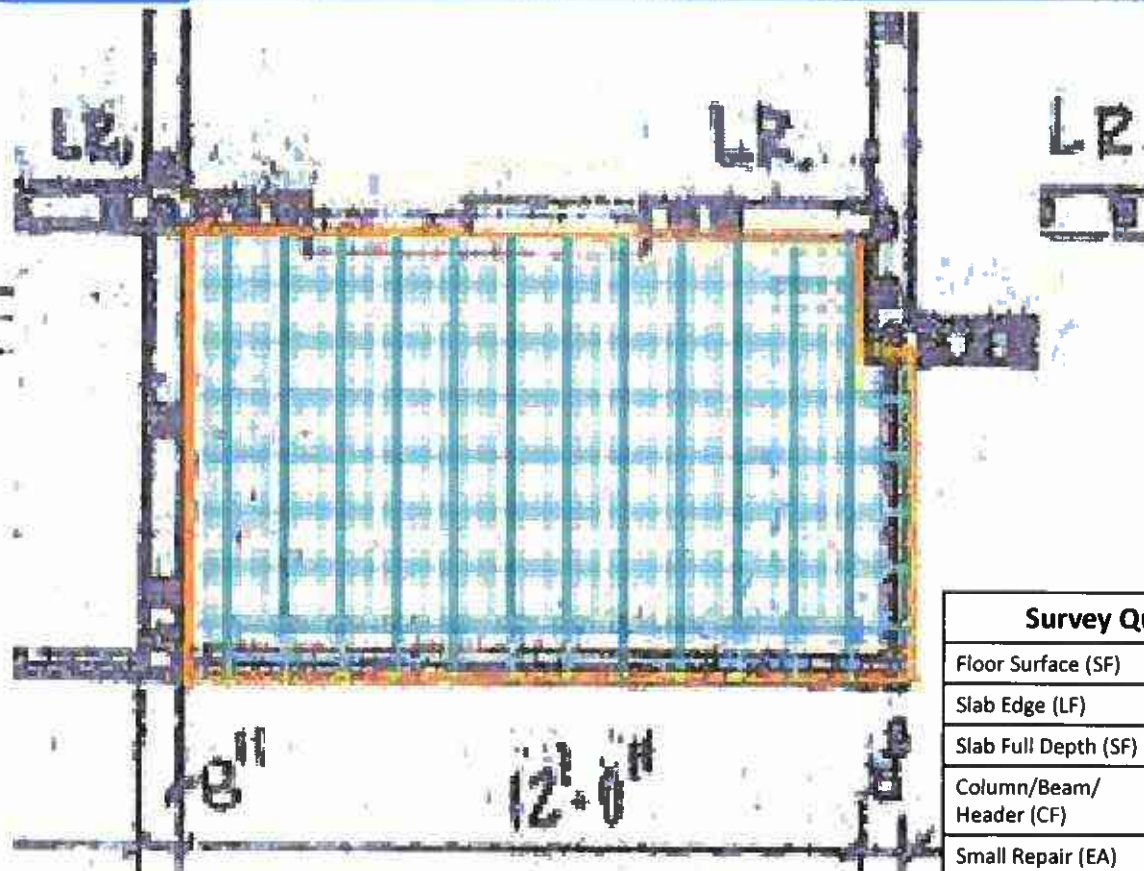
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

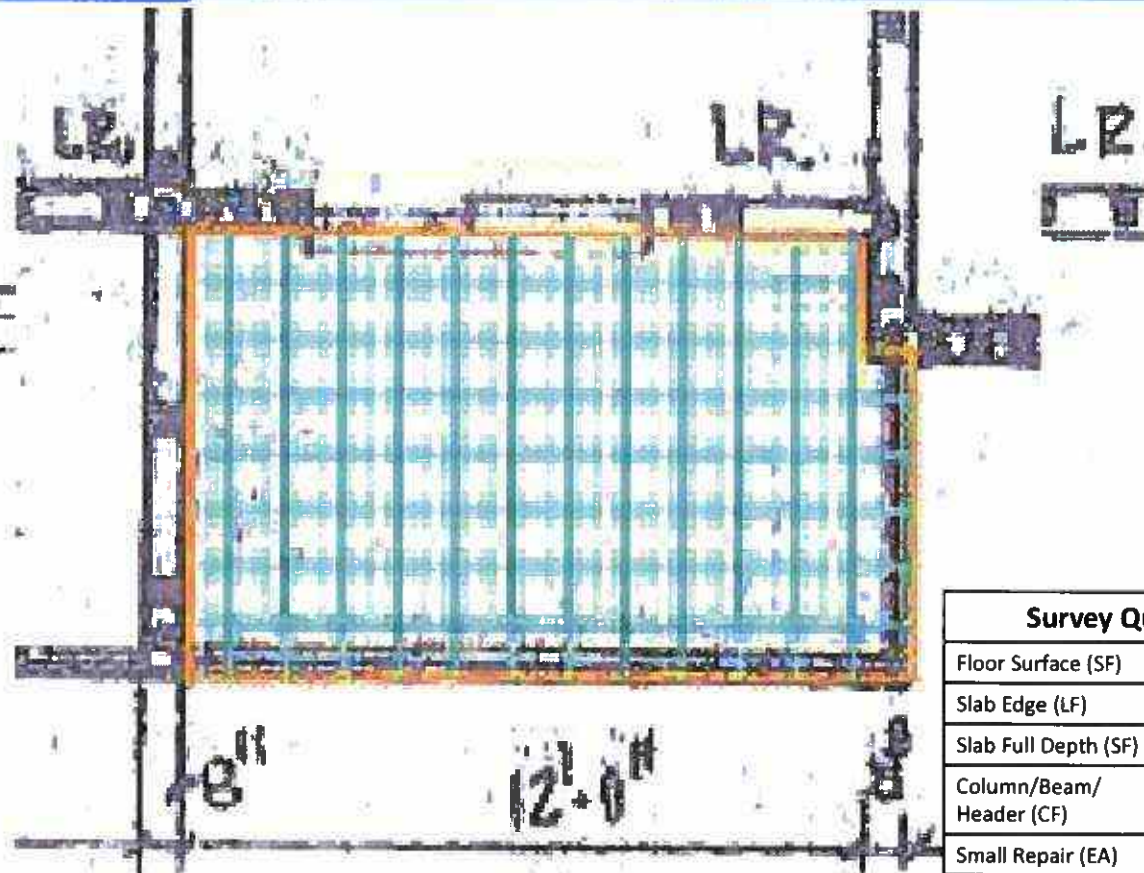
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building 15 Unit # 24 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	<u>Aluminum</u>
	Spall Below	Condition: Good	Fair	Code Compliant: <u>Yes</u>	No
	Crack	Type: <u>Cored</u>	Surface Mount	Condition: Good	<u>Fair</u> Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: <u>Older</u>	Newer
		<u>Shutters</u>	<u>Yes</u> No	Corroded Fasteners: <u>Yes</u>	No
		Shimmed	Yes No	Holes In Threshold: Yes	No
		Location	Edge <u>Door</u>	<u>Flooring</u>	
		Type	Accordion <u>Roll Down</u>	Type: Tile	<u>Coating</u> Pattern



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

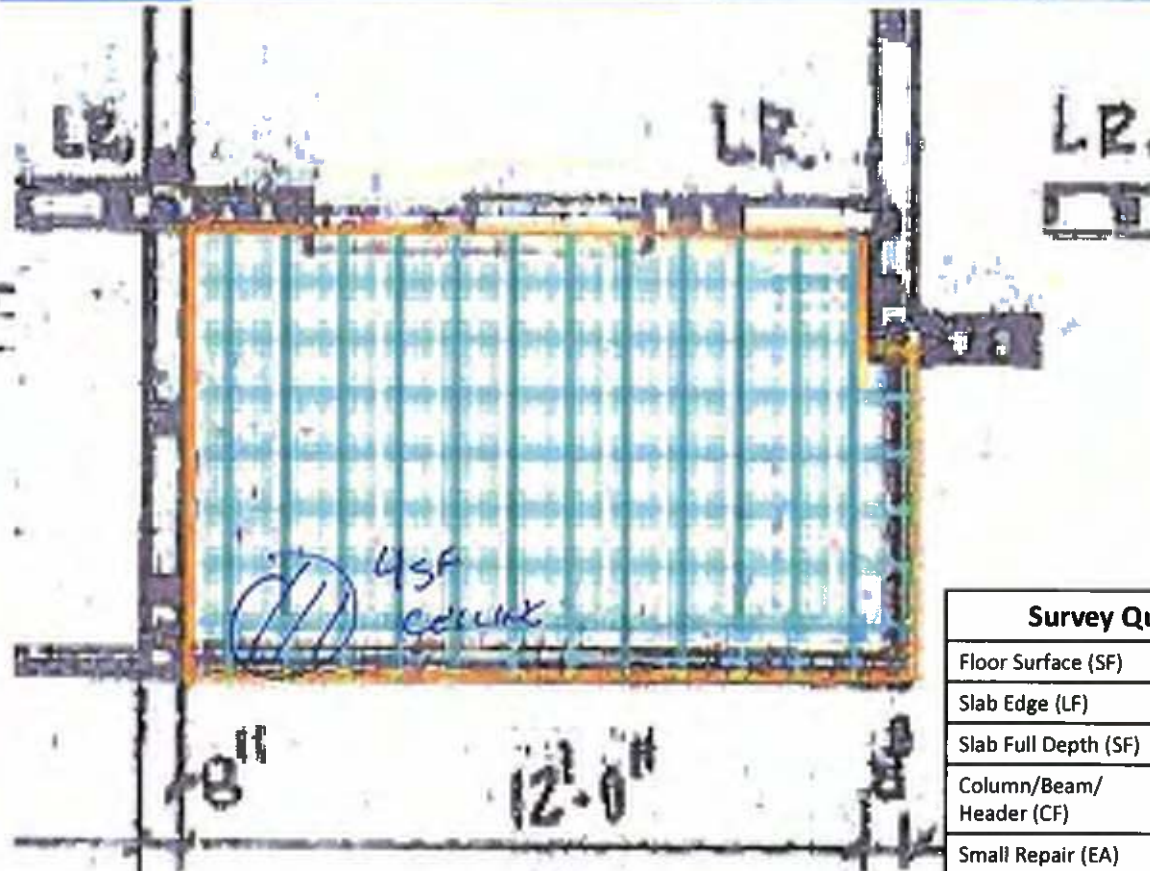
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

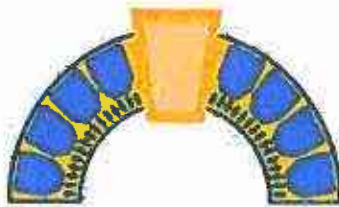
Project: Indian River Club Building 05 Unit # 104 Date: April 30, 2026

LEGEND		Railings		Sliding Doors		Vinyl Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No		
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor		
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer		
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No		
		<u>Shutters</u>	Yes No	Holes In Threshold:	Yes No		
		Shimmed	Yes No				
		Location	Edge Door				
		Type	Accordion Roll Down				
		<u>Flooring</u>					
		Type:	Tile	Coating	Pattern		



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

• 434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
• KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building B

Unit # 505

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

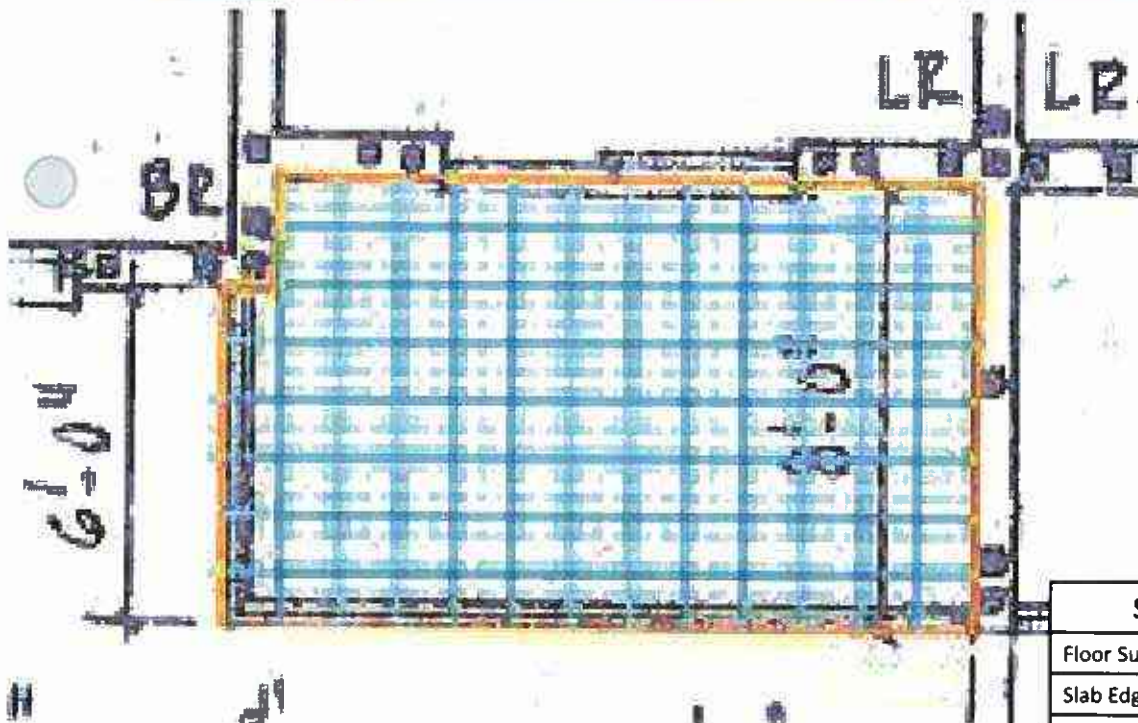
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building 83

Unit # 405

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

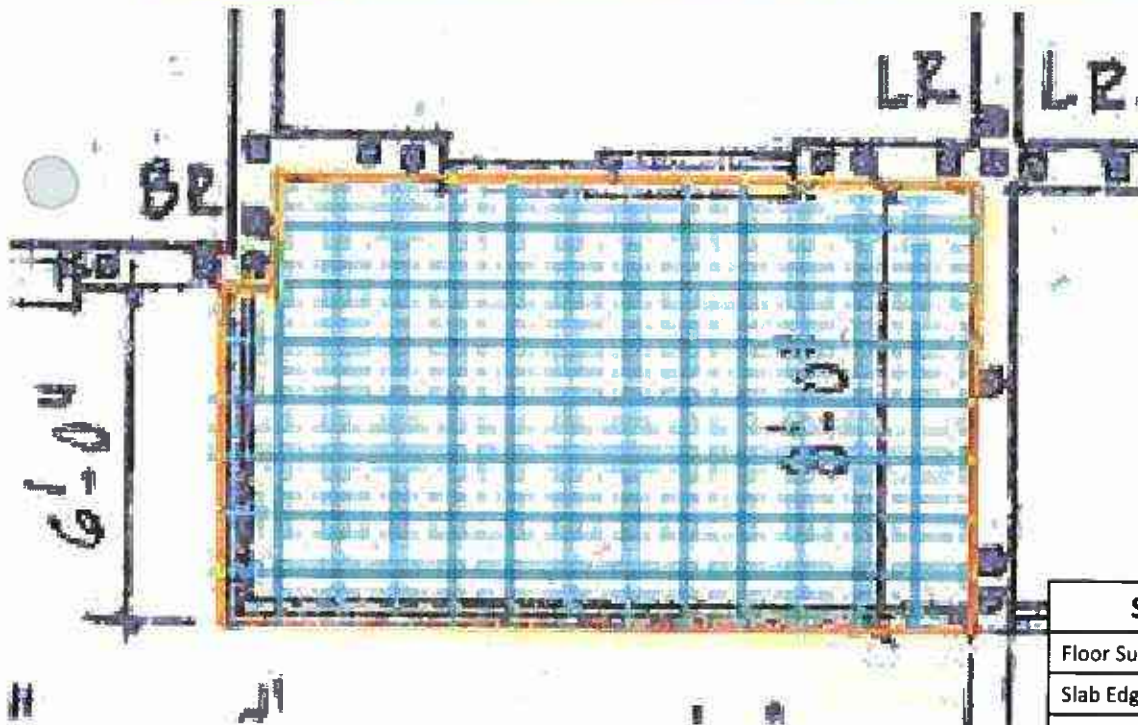
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building 05

Unit # 205

Date: April 30, 2026

LEGEND



Spall
Above



Spill
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

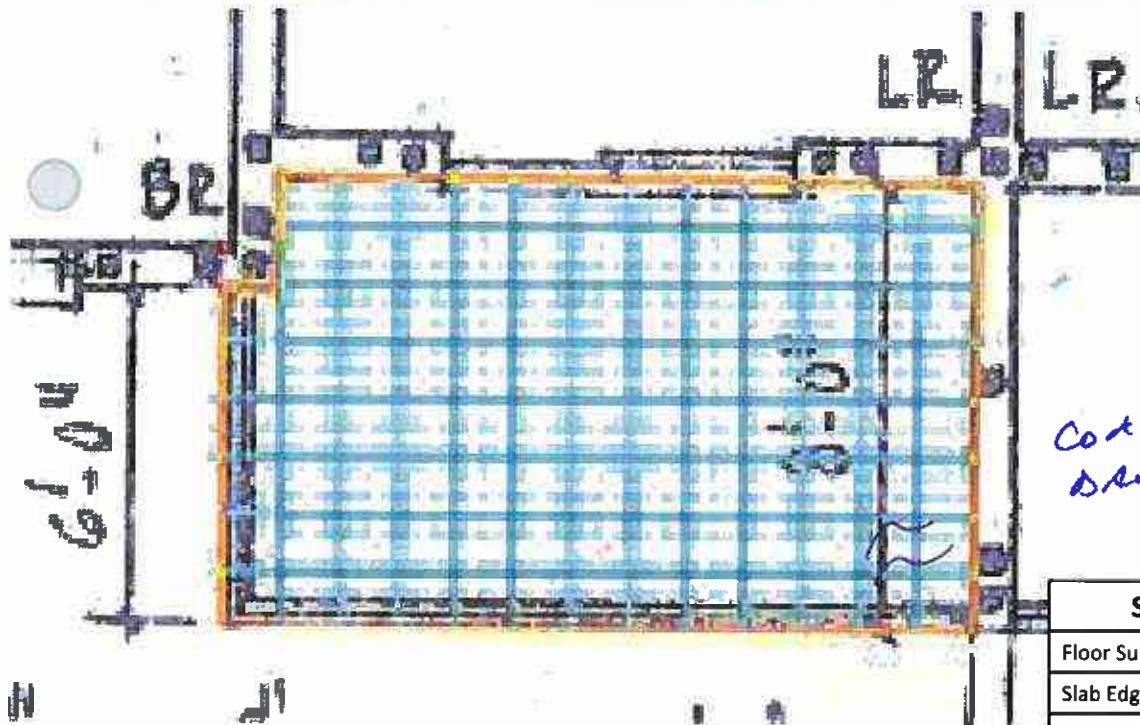
Yes No
Shimmed Yes No
Location Edge Poor
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

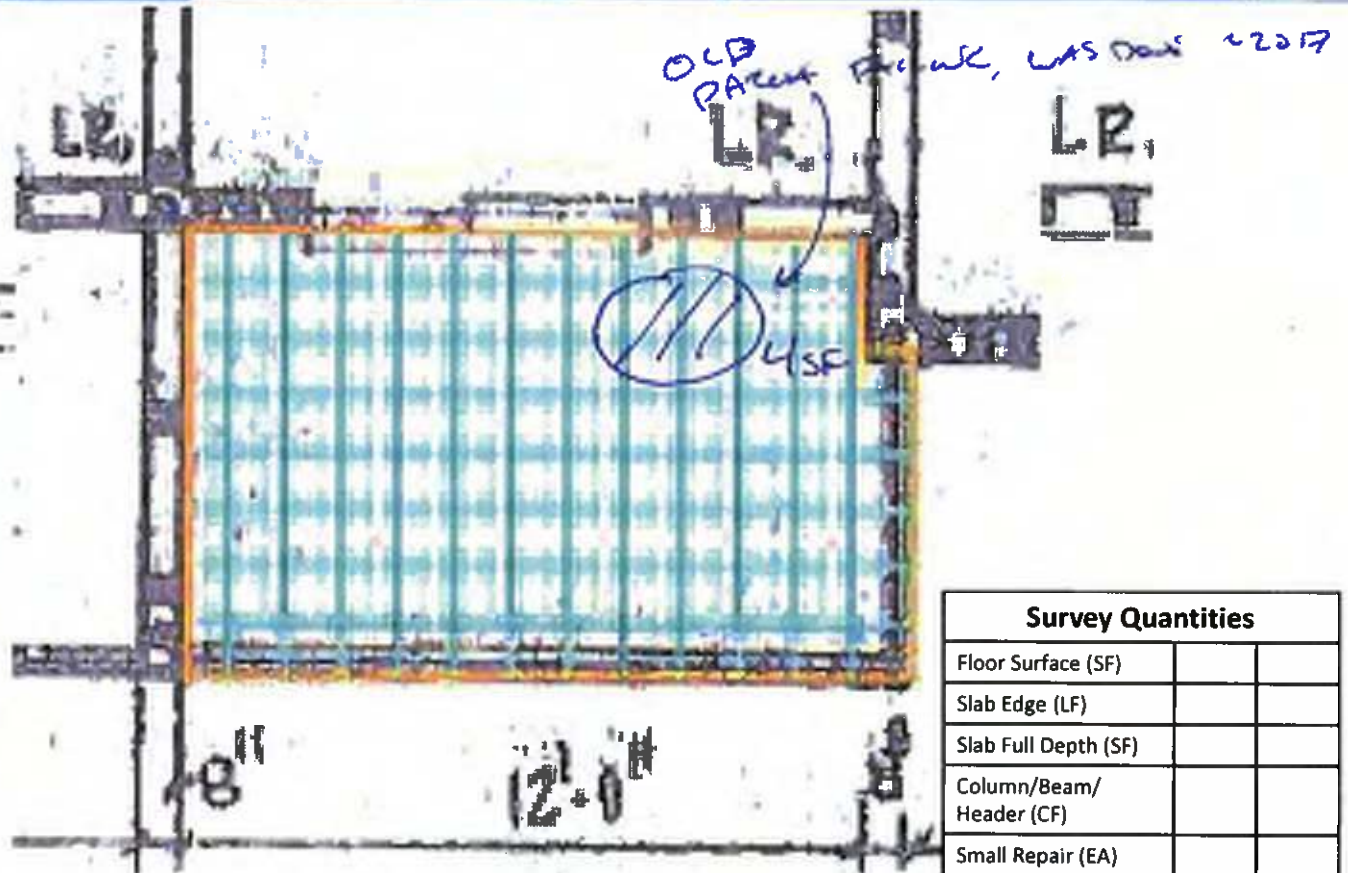
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building 03 Unit # 506 Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair	Yes	No
	Crack	Type: <u>Cored</u>	Surface Mount	Screen	
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	<u>Newer</u>
		<u>Shutters</u>	<u>Yes</u>	No	
		Shimmed	Yes	No	
		Location	Edge	<u>Door</u>	
		Type	Accordion	<u>Roll Down</u>	
				<u>Flooring</u>	
				Type: Tile	<u>Coating</u> Pattern



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building

Unit # 406

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

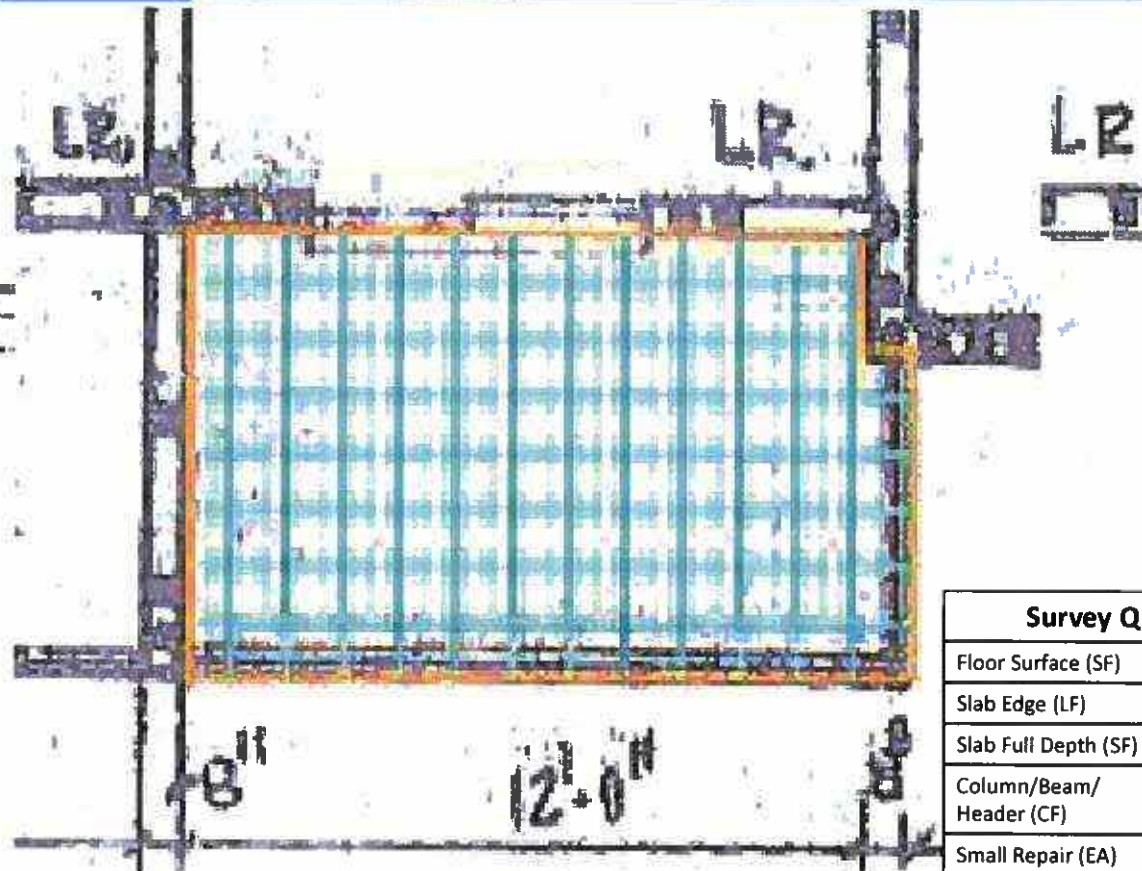
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building B

Unit # 306

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

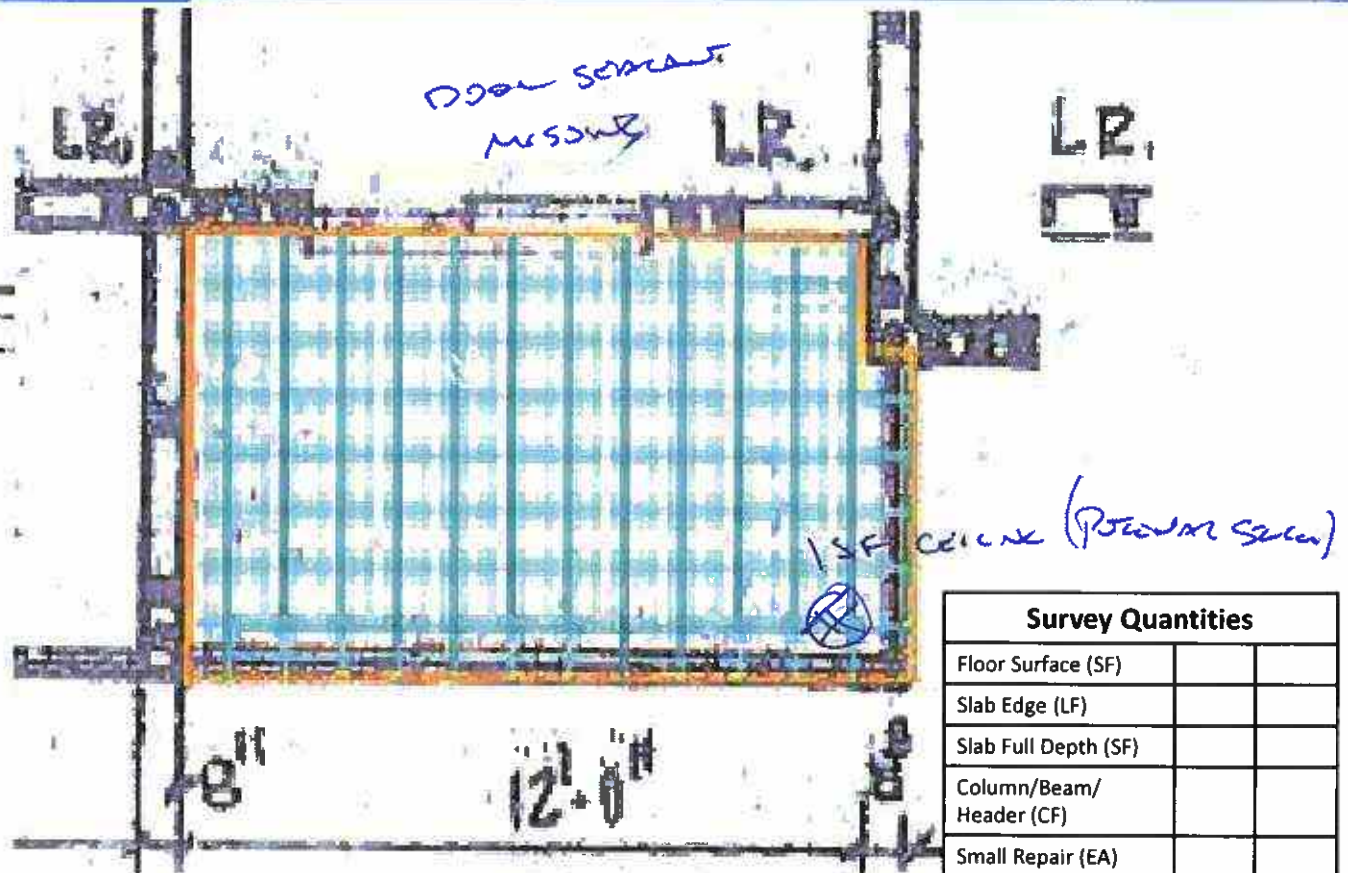
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Code Compliant: Vinyl Aluminum
Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

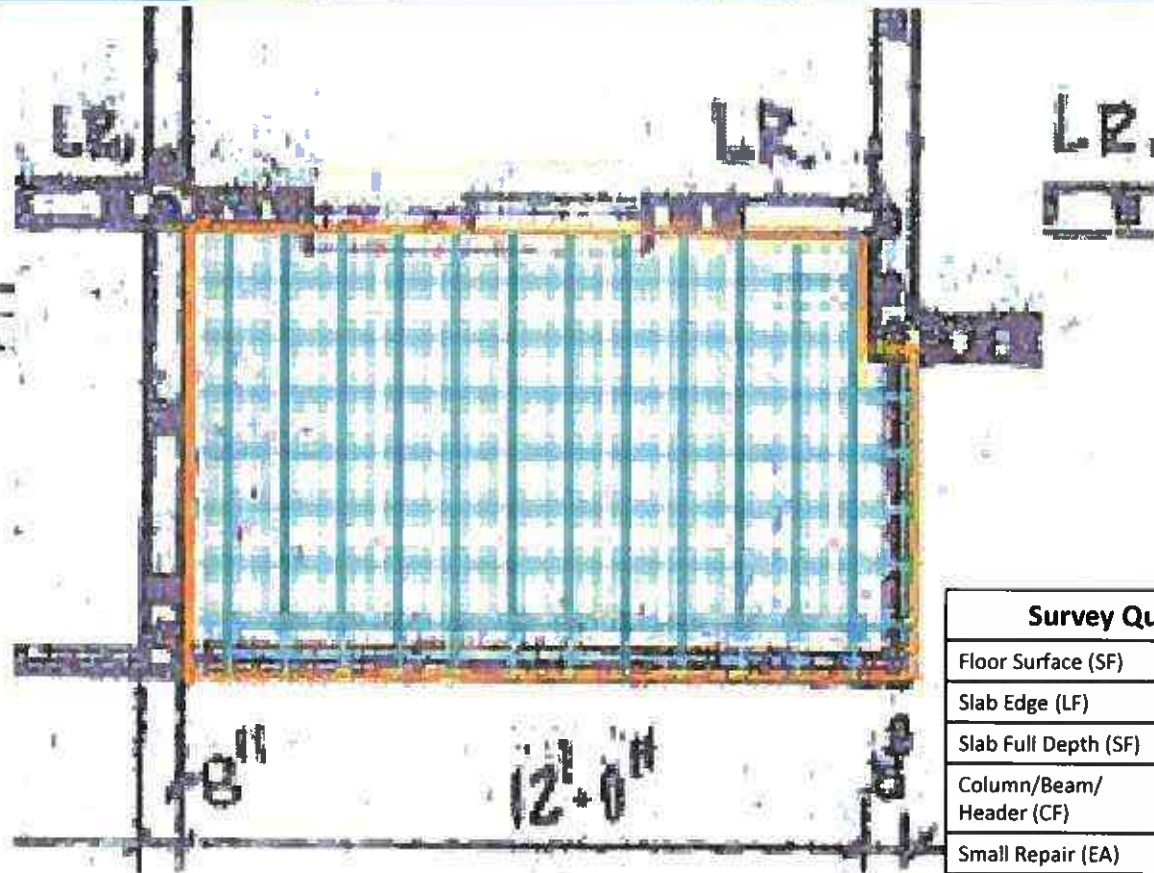
25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club Building A Unit # 206 Date: April 30, 2026

LEGEND		Railings		Sliding Doors			
	Spall Above	Code Compliant: Yes	No	Code Compliant: Yes	No		
	Spall Below	Condition: Good	Fair	Poor	Condition: Good	Fair	Poor
	Crack	Type: <u>Cored</u>	Surface Mount	Screen	Age: Older	<u>Newer</u>	
	Rust Spot	Screen Shimmed: Yes	No		Corroded Fasteners: Yes	<u>No</u>	
		Shutters		Flooring			
		Shimmed	<u>Yes</u>	No	Type: Tile	<u>Coating</u>	Pattern
		Location	Edge	<u>Door</u>			
		Type	Accordion	Roll Down			



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Left



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

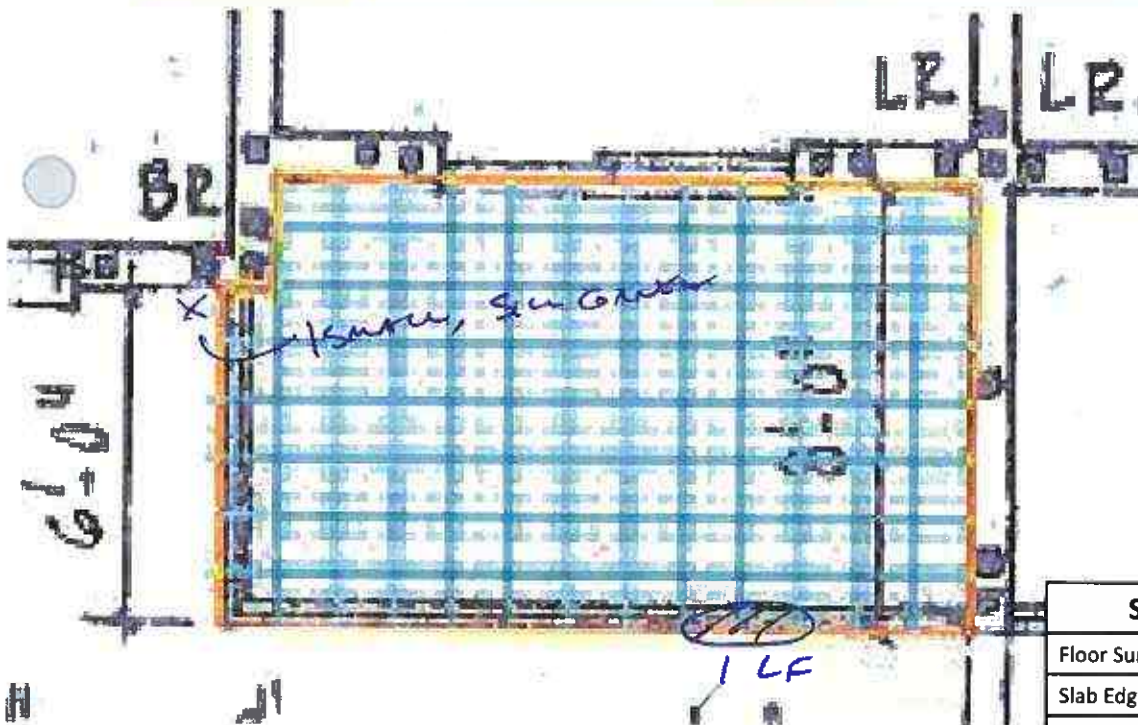
Project: Indian River Club

Building B3

Unit # 507

Date: April 30, 2026

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair Poor	Code Compliant: Yes	No
	Crack	Type: <u>Cored</u>	Surface Mount Screen	Condition: Good	Fair Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
		Shutters	<u>Yes</u>	No	
		Shimmed	Yes	No	
		Location	Edge	<u>Door</u>	
		Type	Accordion	<u>Roll Down</u>	
		Flooring			
		Type: Tile	<u>Coating</u>	Pattern	
		Holes In Threshold: Yes No			
		Corroded Fasteners: <u>Yes</u> No			



Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building 3

Unit # 407

Date: April 30, 2026

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cord Surface Mount Screen
Screen Shimmed: Yes No

Shutters

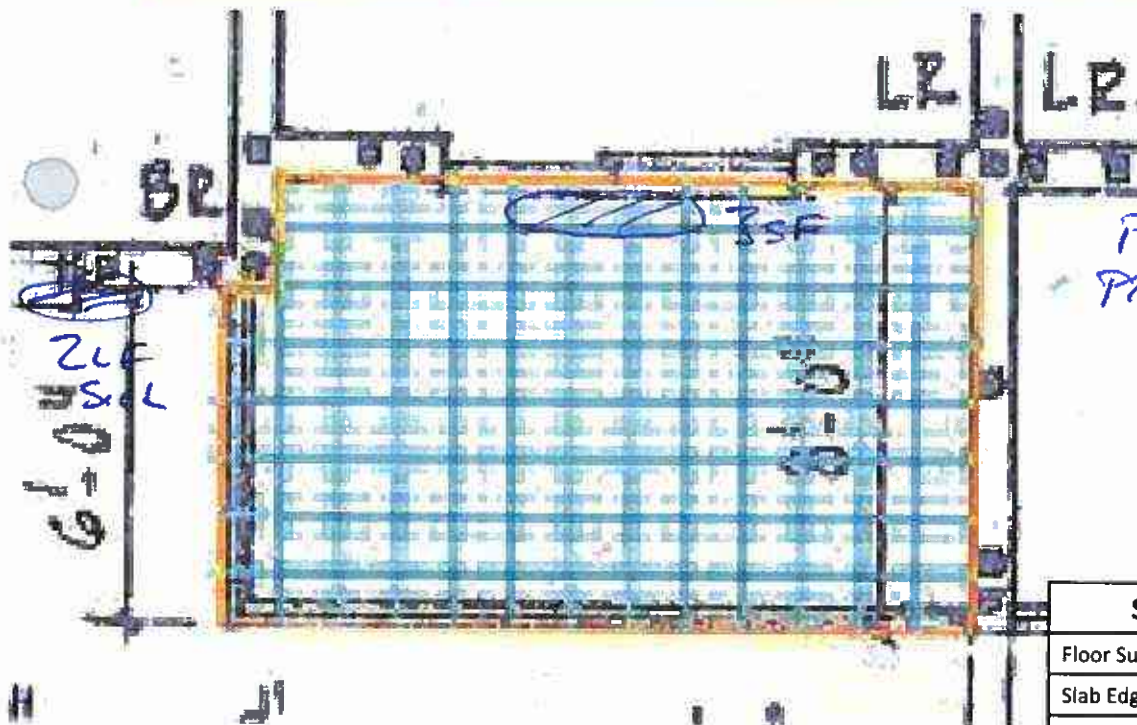
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

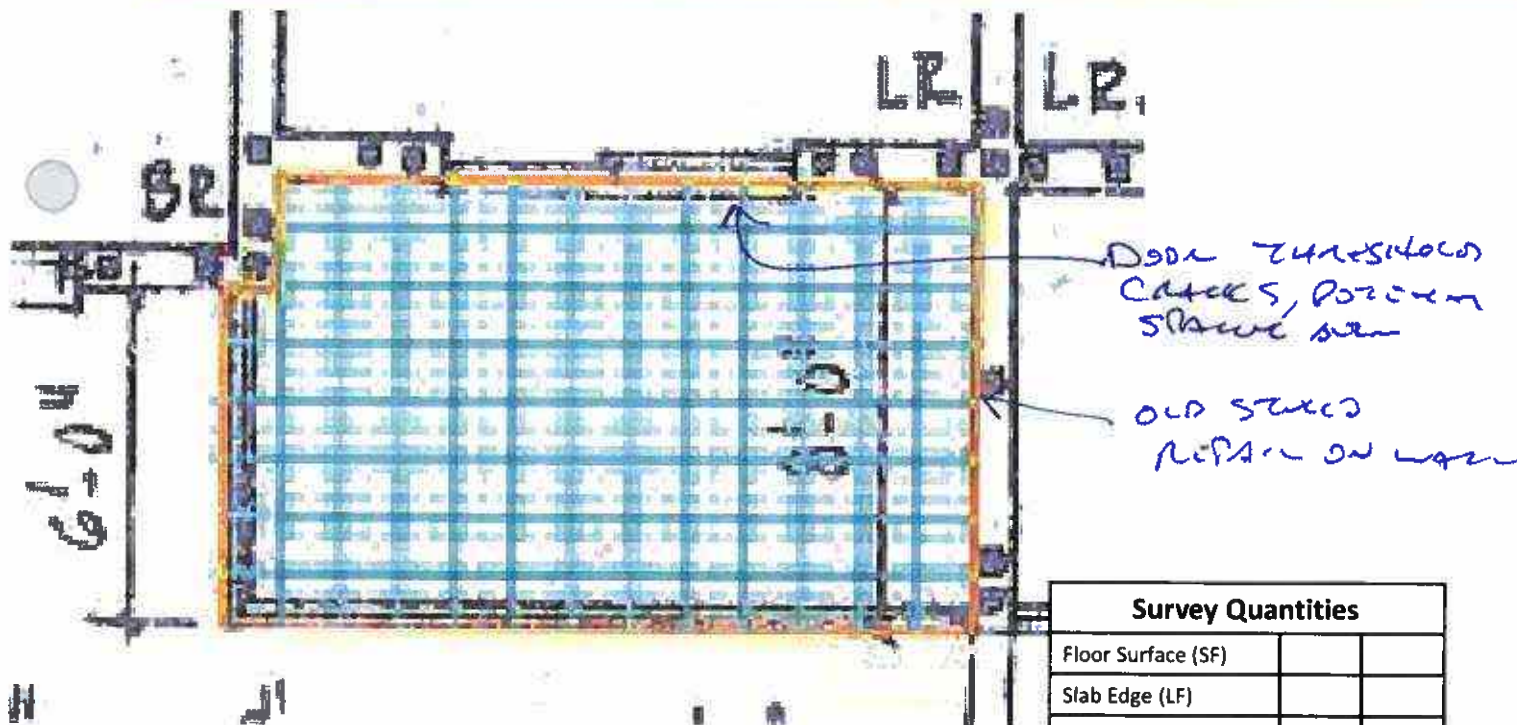
Project: Indian River Club

Building 15

Unit # 307

Date: April 30, 2026

LEGEND		Railings		Sliding Doors		Vinyl <u>Aluminum</u>	
	Spall Above	Code Compliant: Yes	No	Code Compliant: Yes	No	Good	<u>Fair</u> Poor
	Spall Below	Condition: Good	Fair	Condition: Good	<u>Fair</u> Poor	Older	Newer
	Crack	Type: <u>Cored</u>	Surface Mount	Age:	Older	Corroded Fasteners: Yes	No
	Rust Spot	Screen Shimmed: Yes	No	Holes In Threshold: Yes	No		
		Shutters				Flooring	
		Shimmed	<u>Yes</u> No			Type: Tile	<u>Coating</u> Pattern
		Location	Edge <u>Door</u>				
		Type	Accordion <u>Roll Down</u>				



- South Facing window, small sill repair (1LF)

Survey Quantities		
Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right



KEYSTONE ENGINEERING & CONSULTING, INC.

25 North Brevard Avenue, Suite 101 Cocoa Beach, FL 32931
Office: 321.454.7300

434 North Halifax Avenue, Suite 3, Daytona Beach, FL 32118
KeystoneEngineeringPE.com

Balcony Survey Map

Project: Indian River Club

Building B

Unit # 207

Date: April 30, 2026

LEGEND



Spall
Above



Spill
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

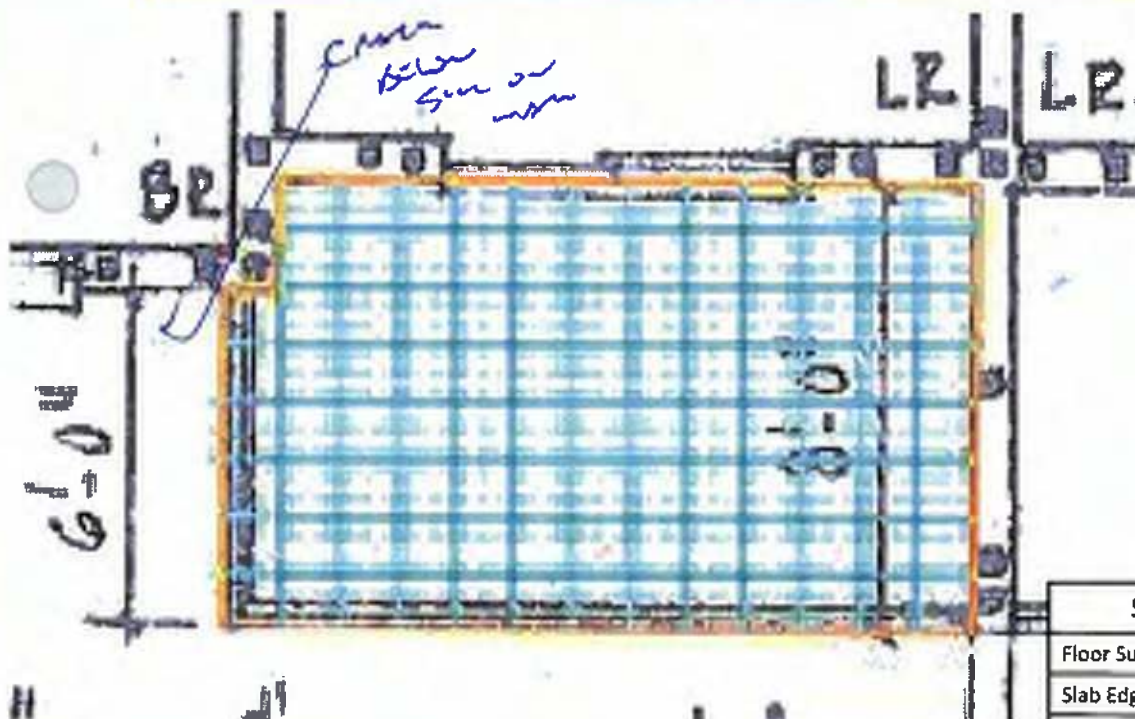
Yes No
Shimmed Yes No
Location Edge Door
Type Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)		
Slab Edge (LF)		
Slab Full Depth (SF)		
Column/Beam/ Header (CF)		
Small Repair (EA)		
Ceiling Spall (SF)		
Profiling Mortar (SF)		
Window Sill (LF)		
PT Lock Offs (EA)		
Weather Walls (LF)		

Railing on Right