

**Building Official Inspection Report
November 30, 2013
1620 Gulf of Mexico Drive
The Colony**

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Beach units 1B, 2B, 3B

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation. This building has a slab on grade foundation. Unable to verify condition.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Rear of building in the lintel beam.

Rear of building walkway separating, sinking and heaving

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Windows damaged due to vandalizing.

Masonry:

Deterioration

Ultimate deformation

Fractures in masonry or mortar joints

Fissures in masonry or mortar joints

Spalling

Exposed reinforcement

West end of building

West end of building

Building:

Detached, dislodged, or failing connections

Steel:

Deteriorated

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Beach units 1B, 2B, 3B

Holes in wall around pipes unsealed

Housings to air conditioning units to a point that they can no longer function, doors panels showing signs of rusting through.

Roof sheathing supporting trellis beams.

Soffits, fascia boards, siding, trim boards, door jambs

Splice in support beam of trellis, plywood failing to support trellis, plywood resting on soil to support AC units.

Splice in support beam of trellis

Other Items to note.

Roof at end of its life. Showing signs of leaking.

Mismatched roofing repairs.

Wood fence damaged

Exposed wiring

Windows and doors boarded due to damage from vandalizing.

Open plumbing vent and drain.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Lanai units

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Foundation columns

Foundation columns

Foundation columns

Foundation columns

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Stress or strain cracks

Detached, dislodged, or failing connections.

Awning have completely broken away

Masonry:

Deterioration

Ultimate deformation

Fractures in masonry or mortar joints

Fissures in masonry or mortar joints

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Some of cracking in joints to foundation columns

Building:
Steel:

Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Other items to note:

Roof leaks found throughout. Interior/exterior damage as a result
Doors and window boarded due to vandalizing and from failure from water and deterioration.
Wasps nests in a few locations

Lanai units

AC units to a point that they no longer function

AC units to a point that they no longer function
Awnings have fallen from failed connections

Fascia, soffits, siding, windows, doors, trims, roof sheathing
Signs of Possible damage due to termites

Joists and supports appear to be failing through out deck systems.
Through out deck systems, joists, decking surface, guard and hand railing.
Window planter boxes falling from walls, lattice skirting.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Restaurant Complex

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation. This building has a slab on grade foundation system. Unable to verify condition.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Screen enclosures to presidential suites

Screen enclosures to presidential suites

Masonry:

Deterioration

Ultimate deformation

Fractures in masonry or mortar joints

Fissures in masonry or mortar joints

Spalling

Exposed reinforcement

Critical on northwest side. Also found throughout the building

Many locations mainly associated to settlement and some at window fill-ins

Northwest especially

At bulged location on northwest side columns of windows

Building:

Detached, dislodged, or failing connections

Restaurant Complex

Steel:

Deterioration

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

Exposed I beams, awnings. Doors showing signs of failure.

Many locations on the awning.

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Extensive at siding along the bottom. Roof system over entry to Monkey area. Soffit, fascia boards, siding, trims. Doors. Decking at Presidential suites.

Bee infestation at the rear caused removal of siding

Found vertical separation at on window of realtors office.

Roof over Monkey entry, guard rails, handrails, decking.

Other items of note:

Debris on roof and gutters allowing trees, bushes, and grass to grow.

Loose and unsecure items on roof.

The northwest wall where the columns next to the windows have signs of severe fracturing.

The mechanical equipment on the roof have service panels with open wiring to the weather.

Boarded up areas due to vandalizing. Recent signs of vandalizing.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Beachcomber

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.
Columns on the north end

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Window and door divider grids breaking away

Masonry:

Deterioration

Ultimate deformation

Fractures in masonry or mortar joints

Fissures in masonry or mortar joints

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Rear deck

Connectors to rim board appear to be completely destroyed

Building:

Steel:

Deterioration

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Other items of note:

Damaged drain piping.

Non building debris under building.

Loose items on roof.

Beachcomber

Strap connector rim board to columns

Rim board to columns

Siding falling from building, exposed sheathing behind. Doors and trims.

Rear deck not properly seated on the columns. Rim board not supporting joist
Lattice skirting, railings, joists.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Vagabond/Beachview

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation. This building is a slab on grade foundation. Unable to verify condition.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Masonry:

Deterioration

Ultimate deformation

Fractures in masonry or mortar joints

Fissures in masonry or mortar joints

Spalling

Exposed reinforcement

Building:
Detached, dislodged, or failing connections

Vagabond/Beachview

Steel:

Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Awnings at all units, air conditioning units

Bottom of air conditioning units
Corroded joints to awnings.

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Deck surface warping up
Sidings, trims, fascia boards, doors, windows, air conditioning stands, deck joists.
Signs of damage from termite at trims, holes in siding may be from birds and insects. Hole at vagabond a/c once had a dead animal .

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections
Excessive cutting and notching

Air conditioning stands. Cantilevered balcony to beachview units
Fence rails,

Other items of issue.

Cracked window north wall of vagabond.
Furniture, toys, trash on patios open to gulf.
Unsecured electrical on roof
Air conditioning units have dropped from supports onto the ground.
Improper wiring around unit.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Castaways

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Masonry:

Deterioration

Ultimate deformation

Fractures in masonry or mortar joints

Fissures in masonry or mortar joints

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Column supports to building

Column supports to deck

Column supports to building and deck.

Building:

Steel:

Deterioration

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Other items of issue:

Air handler unit exposed to weather

Fencing falling to ground.

Castaways

Air conditioning units. Air handler unit

Joist connectors

Deck waling surface, sidings, trims, doors, windows, fascia boards, railings.
Signs of insect damage to sheathing behind wood siding.

Fencing falling down, joists have fallen, railing pulling down. Air conditioning stands.

Joists, decking, siding, railings. Lattice skirting falling from structure

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Mid-rise

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation. This building has a slab on grade foundation system. Unable Service meter supports

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Upper bond beam south wall at railing

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Masonry:

Deterioration

Ultimate deformation

Fractures in masonry or mortar joints

Fissures in masonry or mortar joints

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Parapet walls

North west corner, parapet walls

Around window buttresses

breaks of plaster and mortar at window buttresses

Building:

Mid-rise

Steel:

Deterioration

Brace supports to parapet walls, floor joists to pool above 4th floor, fabric canopies, exhaust terminations. Rear stairway.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

Bracing to parapet walls, fabric canopies

Railing to sixth floor patio, fabric canopies.

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

fascia boards and trims

Housing for ductwork. Sign over drive canopy.

Other items of note:

Building has been posted for a non working fire alarm system including the required monitoring. Restricted access.

Building has been posted for failing joists and connection. Temporary shoring in place. No permanent work completed.

The interior of the building has extensive mold. No report indicating that it is a health hazard.

Boarding of opening due to vandalizing.

Drywall soffits and ceilings cracking , damaged and falling.

Found windows propped open. Closed days later.

Wasps nest found.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 1

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Extensive on approximately 75% of the piers

Fissures

75 % or more of the piers.

Spalling

Extensive on approximately 75% of the piers

Exposed reinforcement

Extensive on approximately 40% of the piers

Detached, dislodged, or failing connections

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Masonry:

The Villa unit buildings are wood frame construction. There is no masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Building:

Metal fatigue

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

un-attended furniture on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing. Recent signs of vandalizing.

Security fencing has been pushed down.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Villa 1

A/C units at the bottom

Beams to piers.

Many porch beams deflected 1/2-inch and more.

Siding, window and door trims, floor framing, posts, wood shutters, deck joists, railings.

Signs of termite and other insect damage. Extensive on the siding. Currently has wasp nests, Extensive on holes from birds.

Some deck joists

Upper deck of one unit has sunk approximately 4 inches due to rot. A/C unit stands

Siding, trims, floor framing, posts, wood shutters, fascia and soffits. The entry stairs and lower deck walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters. Lattice skirting falling from position.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 2

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 50% of the piers, some extensive

75 % or more of the piers.

Approximately 40% of the piers

Extensive on approximately 40% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Building:

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.

Villa 2

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Currently has wasp nests. Holes in siding from birds.

Some deck joists

One upper level deck has rotted post and has dropped approximately 4 inches. A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 3

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 40% of the piers, some extensive

70 % or more of the piers.

Approximately 25% of the piers

Extensive on approximately 20% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Building:

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.

Villa 3

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, posts , wood shutters .

Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

Post not supporting living space floor. A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 4

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 35% of the piers, some extensive
75 % or more of the piers.

Approximately 35% of the piers

Extensive on approximately 20% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs
of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom

Building:

Villa 4

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken
Un-attended furniture/items on patios
Abandoned ac units under building.
Boarded up windows and doors due to vandalizing.
Security fencing has been pushed down.
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.
Cut and removed air conditioning unit.
Lattice skirting falling from position.

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, posts, railings, deck joists , wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

Column failing to support upper walkway deck and living roof above. A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 5

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 20% of the piers, some extensive
60 % or more of the piers.

Approximately 20% of the piers

Extensive on approximately 20% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs
of failure. Fabric canopy.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom. Fabric canopy.

Fabric canopy.

Building:

Villa 5

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor decking , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds. Has sign that there was an animal digging into the upper walkway decking.

Some deck joists

A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Missing an A/C unit.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Fence system does not restrict access to building

This building has had multiple bee infestations.

Lattice skirting falling from position.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 6

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 20% of the piers, some extensive

75 % or more of the piers.

Approximately 20% of the piers

Extensive on approximately 20% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom

Building:

Villa 6

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck , wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

Cast iron building drains corroded and broken
Un-attended furniture/items on patios
Abandoned ac units under building.
Boarded up windows and doors due to vandalizing.
Security fencing does not provide for complete restriction of access.
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Removed soffit material due to having bee infestation.
Lattice skirting falling from position.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 7

Deficiencies:

Concrete:

This building appears to be seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 40% of the piers, some extensive
75 % or more of the piers.

Approximately 20% of the piers

Extensive on approximately 20% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Building:

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Security fencing does not restrict access to building.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.

Villa 7

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Sign of animal digging into upper walkway. Holes in siding from birds.

Some deck joists

A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 8

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 50% of the piers, some extensive

75 % or more of the piers.

Approximately 40% of the piers

Extensive on approximately 40% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Building:

Metal fatigue

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Door to one unit recently vandalized.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.

Villa 8

A/C units at the bottom

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

Post not supporting upper walkway. A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 9

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 50% of the piers, some extensive

75 % or more of the piers.

Approximately 40% of the piers

Extensive on approximately 40% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Building:

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Security fencing has been pushed down.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.

Villa 9

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

Post not supporting walkway. This building has extensive failure of the lower deck walkway. A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 10

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 50% of the piers, some extensive

60 % or more of the piers.

Approximately 40% of the piers

Extensive on approximately 20% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Building:

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

One unit has fallen from the stand. One hanging by the electrical and line sets.

Lattice skirting falling from position.

Villa 10

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 11

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 35% of the piers, some extensive
60 % or more of the piers.

Approximately 20% of the piers

Extensive on approximately 20% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Building:

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Villa 11

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Currently has wasp nests. Holes in siding from birds.

Some deck joists

A/C unit stands

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 12

Deficiencies:

Concrete:

This building maybe seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 50% of the piers, some extensive
75 % or more of the piers.

Approximately 40% of the piers

Extensive on approximately 40% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Building:

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Security light hanging by wires

Tree branch has fallen onto security fence.

Villa 12

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 13

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 30% of the piers, some extensive
50 % or more of the piers.

Approximately 15% of the piers

Extensive on approximately 10% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom

Building:

Villa 13

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

Upper walkway deck showing extensive rot and is showing signs of dropping. A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 14

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 30% of the piers, some extensive
50 % or more of the piers.

Approximately 15% of the piers

Extensive on approximately 10% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs
of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom

Building:

Villa 14

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Broken window from recent vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Sign of an animal digging into the upper deck sheathing. Holes in siding from birds.

Some deck joists

A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 15

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 30% of the piers, some extensive
50 % or more of the piers.

Approximately 15% of the piers

Extensive on approximately 15% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs
of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom

Building:

Villa 15

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

A/C unit stands

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 16

Deficiencies:

Concrete:

This building appears seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 30% of the piers, some extensive
50 % or more of the piers.

Approximately 15% of the piers

Extensive on approximately 10% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Building:

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Villa 16

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 17

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 30% of the piers, some extensive
50 % or more of the piers.

Approximately 20% of the piers

Extensive on approximately 10% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Building:

Detached, dislodged, or failing connections

Villa 17

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing. Broken window due to recent vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

One unit has dropped to the ground.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Villa 18

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 50% of the piers, some extensive

75 % or more of the piers.

Approximately 40% of the piers

Extensive on approximately 40% of the piers

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Building:

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Villa 18

Many porch beams deflected 1/2-inch and more at the center.

Siding, trims, floor framing, upper floor deck , wood shutters, .

Signs of termite and other insect damage. Extensive on the siding. Currently has wasp nests. Holes in siding from birds.

Some deck joists

Post appears to not be supporting upper walkway. A/C unit stands

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Conference center

Deficiencies:

Concrete:

This building is a slab on grade building. Unable to verify foundation condition.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Masonry:

Deterioration

Ultimate deformation

Fractures in masonry or mortar joints

Fissures in masonry or mortar joints

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Minor in walls.

Building:
Steel:

Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections
Excessive cutting and notching

Roofing appears to be failing.
Fencing falling.
Tree growing into building.
Vegetation growing from roof and gutters.
Boarding due to vandalizing and condition of doors.
Broken conduit exposing electrical conductors not rated for weather.

Conference center

Fabric canopy structures front and rear.

Fabric canopy structures front and rear.
Fabric canopy structure rear.

Roof sheathing. Siding, fascia boards, trims, doors, windows.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

House keeping and accounting.

Deficiencies:

Concrete:

This is a combination of slab and grade attached to a pier type foundation. Unable verify condition of the slab on grade foundation

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Aluminum:

None found.

Masonry:

This building is a wood framed structure. No masonry found.

Deterioration

Fabric structure

Elastic deformation

Ultimate deformation

Metal fatigue

Fabric structure

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Siding, fascia boards, trims, doors, Holes in roof of laundry area, roof sheathing, shed roofs.

Building:

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Doors and windows boarded due to vandalizing.

Broken, corroded, and cracked building drains.

Roofing at end of it life.

Roofing at end of it life.

Roofing at end of it life.

House keeping and accounting.

Signs of termite damage.

One shed roof is collapsing. Siding damage due to vandalizing.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Maintenance

Deficiencies:

Concrete:

This building appears to have a slab on grade foundation without footings. Unable to verify the condition.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Aluminum:

Masonry:

This building appears to be a wood framed structure. No masonry found.

Deterioration

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Siding, fascia boards, trims, doors. Roof framing over green house
Appears to have some kind of animal under slab at rear.

Building:

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Roofing at end of its life. Many areas have patches.

Boarded up due to vandalizing and door condition.

Maintenance

Doors from building openings.

Other items of note:

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Sales and Marketing

Deficiencies:

Concrete:

This building appears to have a slab on grade foundation without footings. Unable to verify the condition.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Aluminum:

None found

Masonry:

This building appears to be a wood framed structure. No masonry found.

Deterioration

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

Fabric canopy frames

Fabric awning structures

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Extensive siding, fascia boards, soffits, trims, doors, roof sheathing.

Signs of termite damage.

Building:

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Sales and Marketing

Doors from building openings. Rear deck walking surface is lifting and signs of rot.

Other items of note:

Roofing at end of its life. Many locations of damaged and missing roofing.

Torn fabric on rear canopy.

Tiki structure at rear is deteriorating and the roof thatch are falling off.

Roots are growing through the siding and into the building wall.

The Colony inspection report as of 11/30/13

Town Ordinance 150.22

Building:

Guardhouse

Deficiencies:

Concrete:

Appears to be a slab on grade type foundation. Unable to verify condition.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Aluminum:

Damaged sliding glass door

Masonry:

None found

Steel:

Air conditioner unit corroded beyond usefulness

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Siding, fascia boards, roof shakes.

Signs of termite damage

Other items of note:

Building:
Boarded due to vandalizing.

Guardhouse

General site conditions.

Loose trash and debris throughout property.

Tiki huts starting to fall and thatch coming loose. This is out on the beach as well as within the site.

Lighting around pool starting to fall.

Due to letter from State on the pool no longer being renewed as a public pool, securing around the pool with a fence was required to limit the possibility of being an attractive nuisance to children.

Fencing falling down in various locations on the site. Loose lattice fence panel falling down. Fallen branches throughout property. One in the front

Well pump building open and not secured.

Tennis courts showing signs of deterioration and has vegetation growing throughout them.

All ground level walkways and ramps have rotted wood, warp deck boards, rotted deck boards, and broken railings

Security fencing incomplete at some building. At first inspection appeared complete until an up close inspection was made. Some locations have had vandalizing requiring repair and or reset.