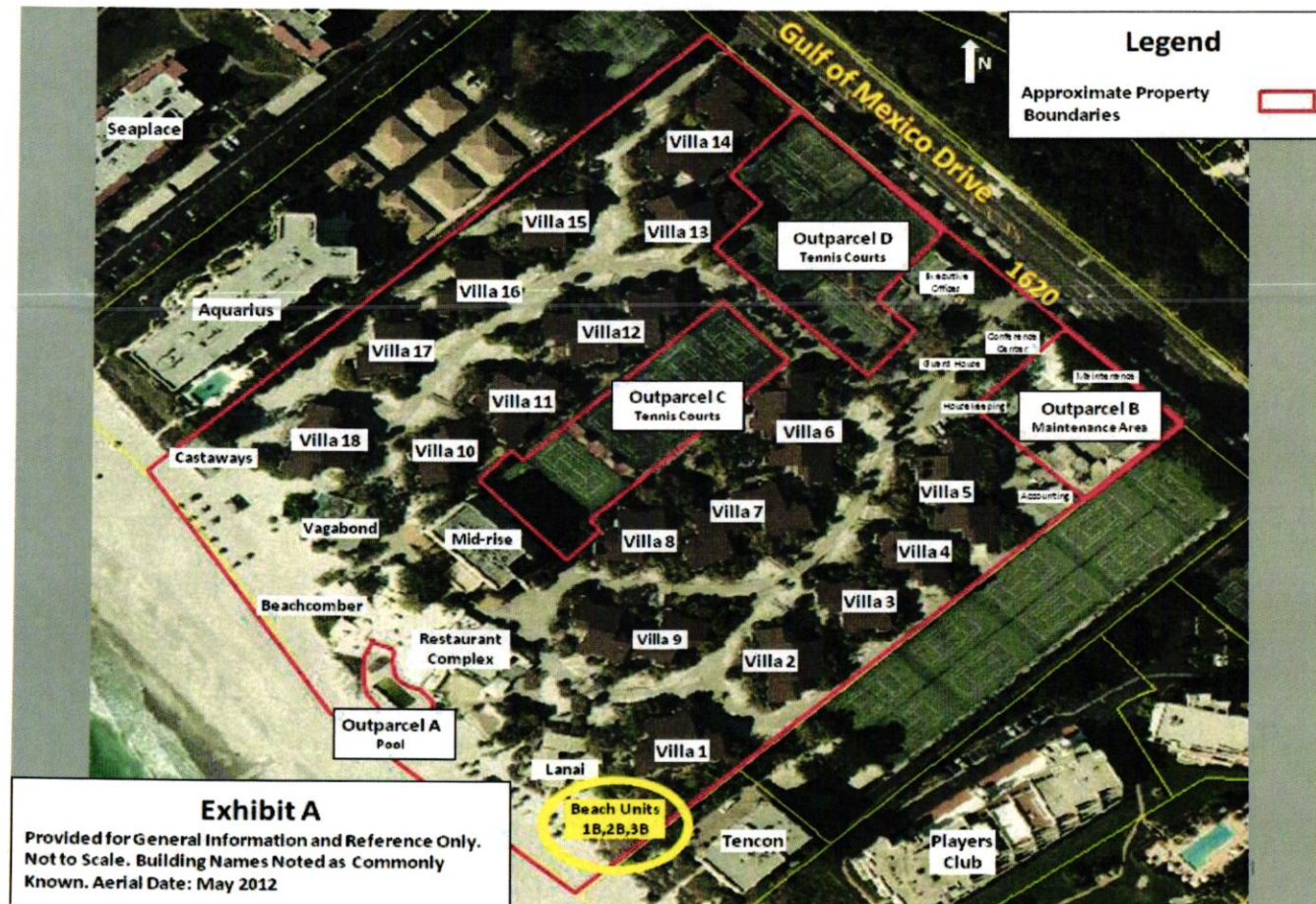


Building Official Inspection Report
February 26, 2014
1620 Gulf of Mexico Drive
The Colony

Building Commonly Known as:

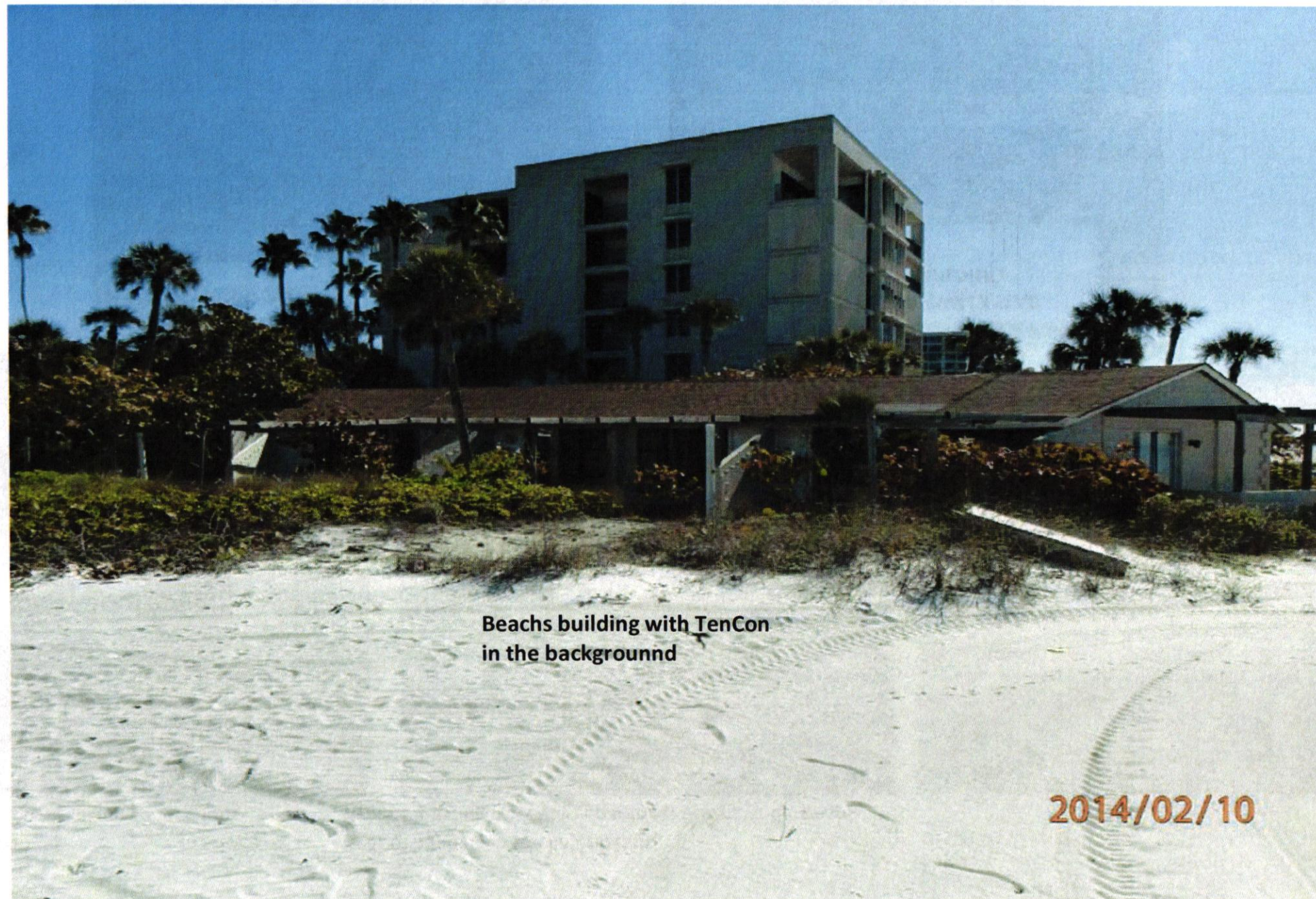
Beach Units



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1224	1B	Beach One	KREINDLER RUTH B
0009-04-1225	2B	Beach Two	KREINDLER RUTH B
0009-04-1226	3B	Beach Three	FLEETWOOD BLAKE

Building Commonly Known as:

Beach Units



Beachs building with TenCon
in the background

2014/02/10

Building Commonly Known as:

Beach Units

Building Official Report

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

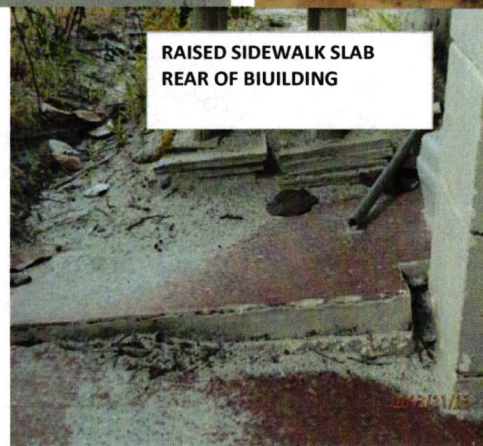
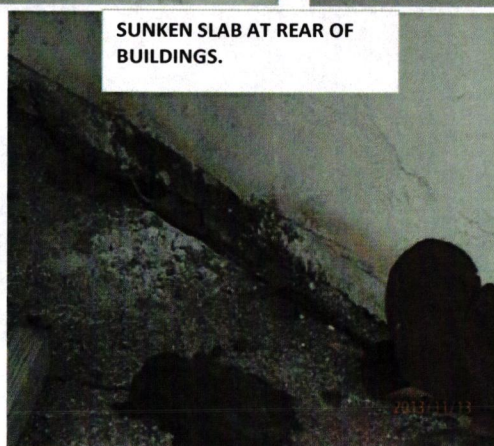
Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Rear of building in the lintel beam.

Rear of building walkway separating, sinking and heaving



Building Commonly Known as:

Beach Units

Building Official Report (Cont.)

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Windows damaged due to vandalizing.



Building Commonly Known as:

Beach Units

Building Official Report (Cont.)

Masonry:

Deterioration

Ultimate deformation

Fractures in masonry or mortar joints

Fissures in masonry or mortar joints

Spalling

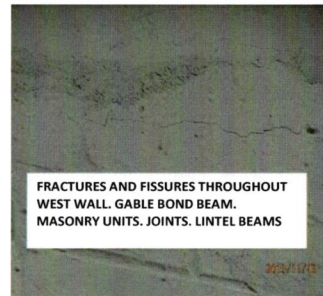
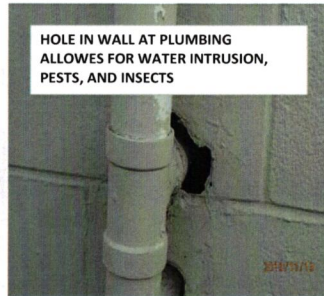
Exposed reinforcement

Detached, dislodged, or failing connections

LINTEL OVER SLIDER WEST SIDE OF BUILDING

WEST SIDE OF BUILDING

Around plumbing stack on west end of building



Building Commonly Known as:

Beach Units

Steel:

Deteriorated

Elastic deformation

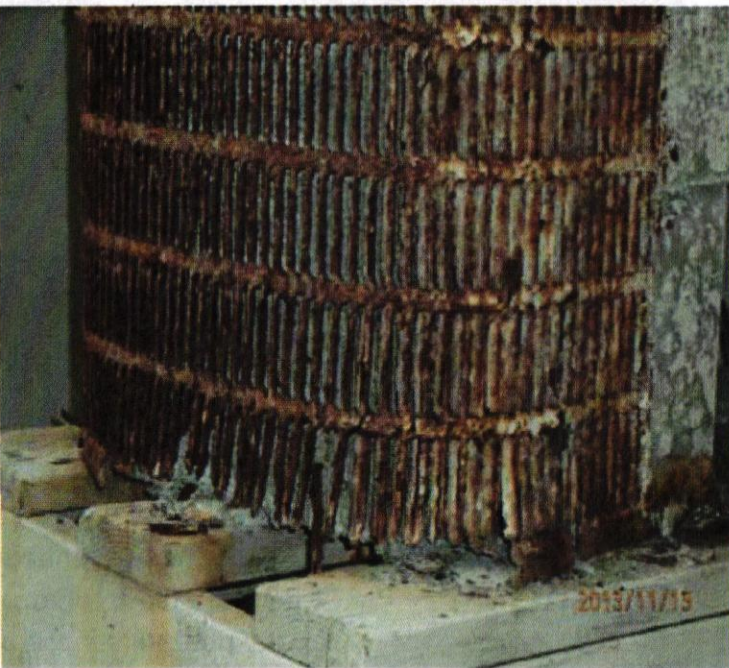
Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

Building Official Report (Cont.)

Housings to air conditioning units to
a point that they can no longer



DETERIORATED STEEL AT AIR
CONDITIONING UNIT. COULD ALSO



DETERIORATION OF METAL AT
MULTIPLE AREAS OF AN AIR
CONDITIONIN UNIT.

Building Commonly Known as:

Beach Units

Building Official Report (Cont.)

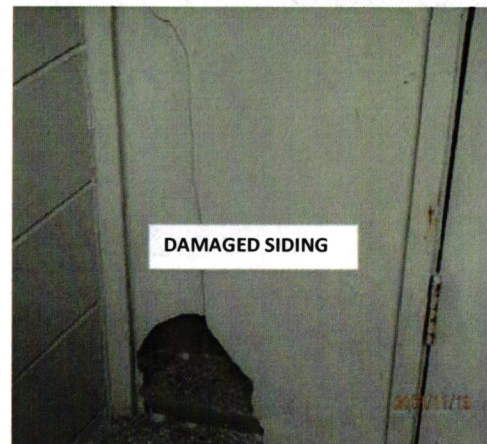
Wood:

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

Roof sheathing supporting trellis beams.
Soffits, fascia boards, siding, trim boards, door jambs

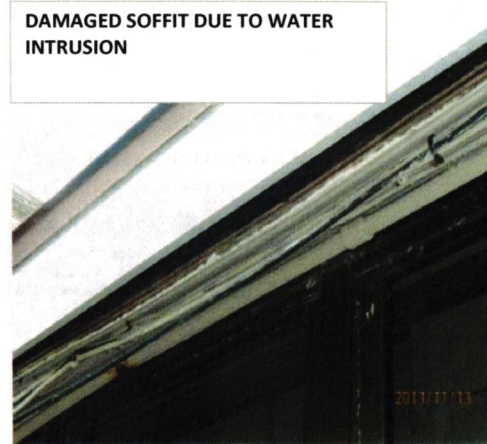
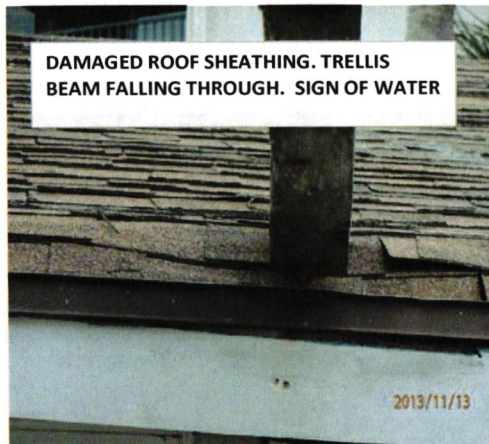
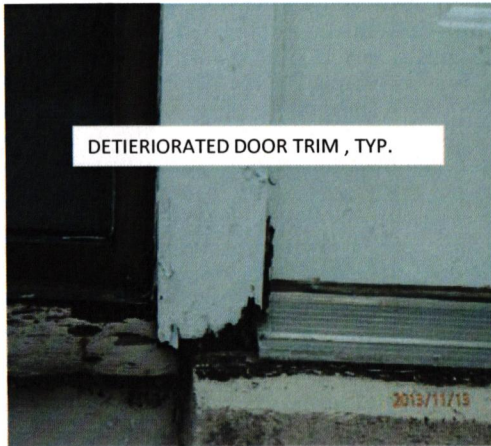
Splice in support beam of trellis,
plywood failing to support trellis,
Splice in support beam of trellis



Building Commonly Known as:

Beach Units

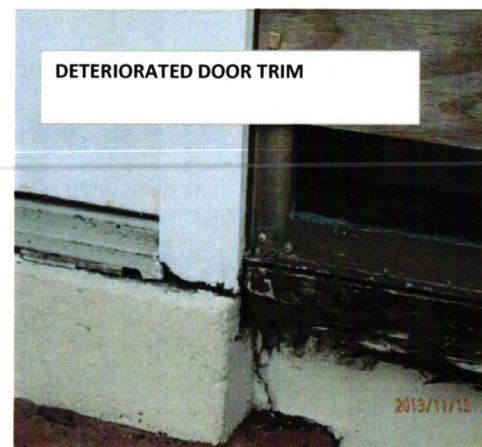
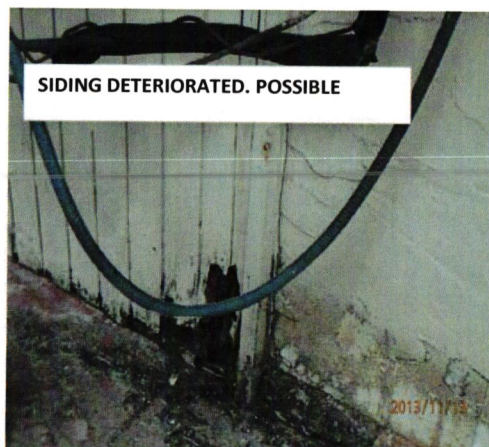
Building Official Report (Cont.)



Building Commonly Known as:

Beach Units

Building Officials Report (Cont)



Building Commonly Known as:

Beach Units

Building Official Report (Cont.)

Other items of note:

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

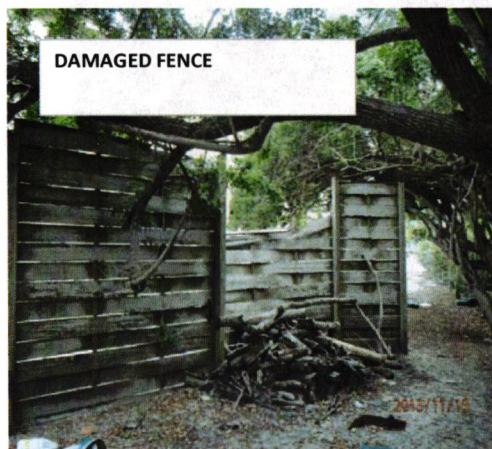
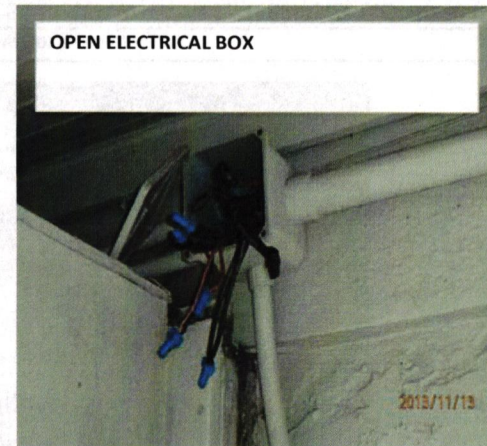
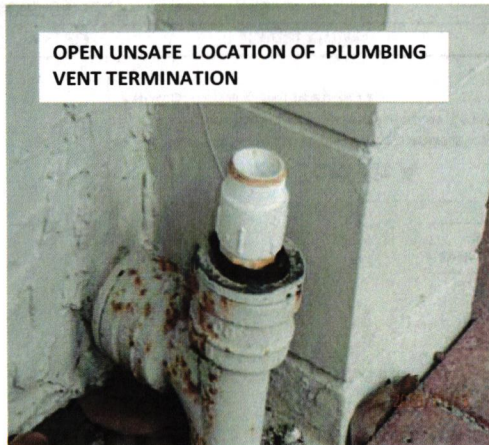
Mismatched roofing repairs.

Wood fence damaged

Exposed wiring

Windows and doors boarded due to damage from vandalizing.

Open plumbing vent and drain.



Building Commonly Known as:

Lanai Units

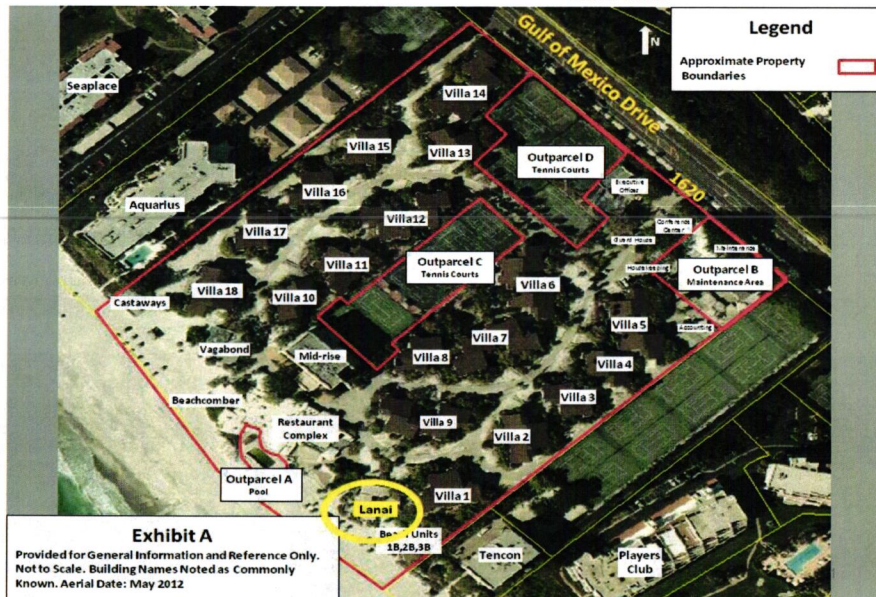


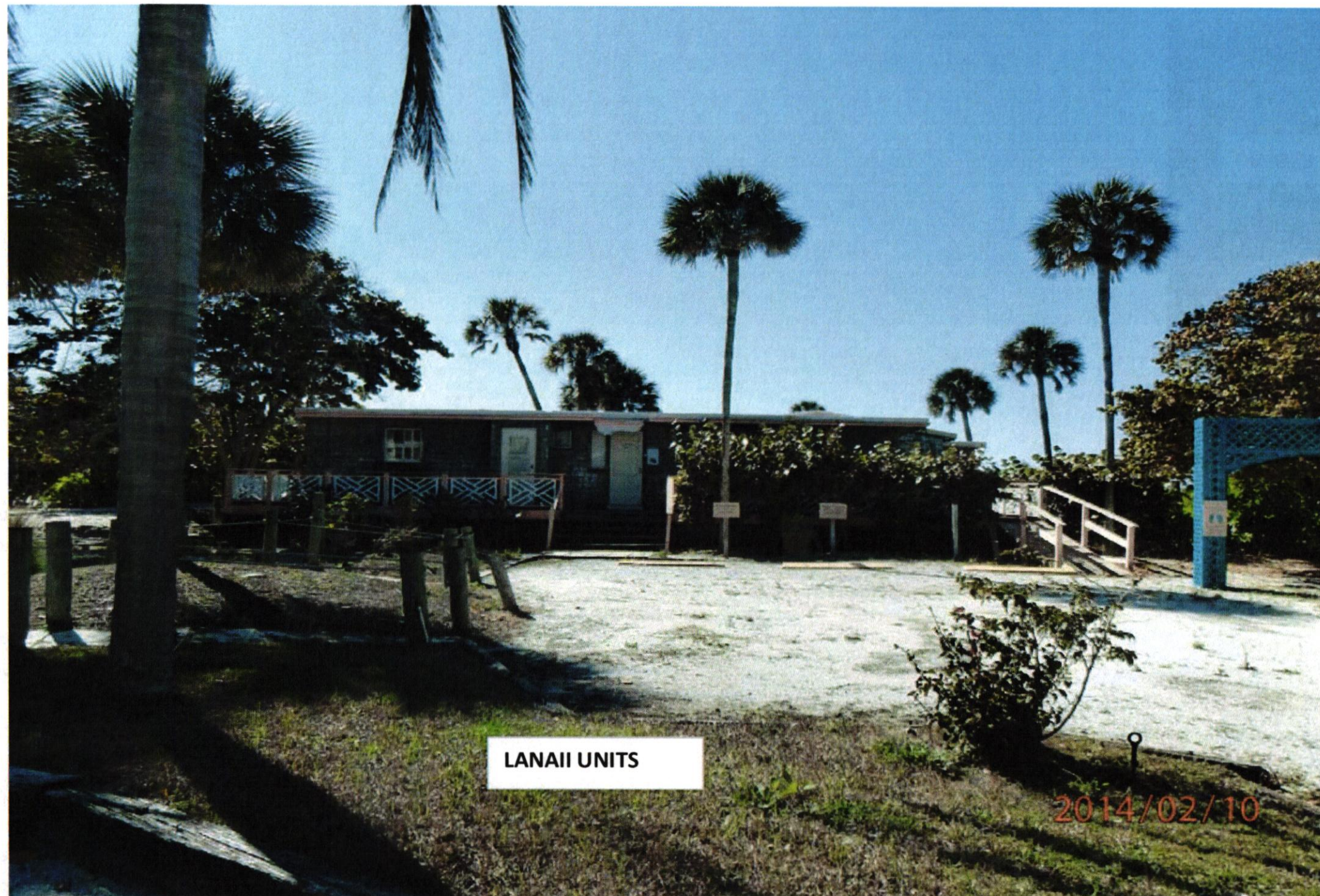
Exhibit A

Provided for General Information and Reference Only.
Not to Scale. Building Names Noted as Commonly
Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1227	4B	Lanai One	MILLER TTEE WALTER W, FAUN ENTERPRISES, LLC
0009-04-1228	5B	Lanai Two	ANIBOLE PAUL, ANIBOLE BARBARA, ADAMS WILLIAM A
0009-04-1229	6B	Lanai Three	BELAMARIC JOHN, BELAMARIC MARILYN
0009-04-1230	7B	Lanai Four	ESPOSITO CARMELITO
0009-04-1231	8B	Lanai Five	ECKHART TTEE DAVID

Building Commonly Known as:

Lanai Units



Building Commonly Known as:

Deficiencies:

Concrete:

Deterioration
Ultimate deformation
Fractures
Fissures
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

THIS BUILDING APPEARS TO BE A MASONRY PIER FOUNDATION SYSTEM

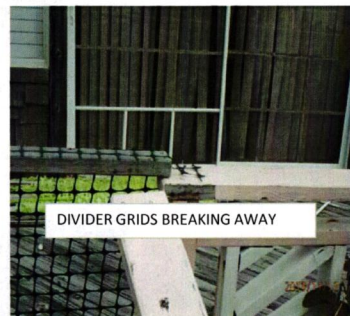
Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation
Stress or strain cracks
Detached, dislodged, or failing connections.

Lanai Units Building Official Report

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

Window grids breaking away



Building Commonly Known as:

Lanai Units

Building Official Report (Cont.)

Masonry:

Deterioration

Ultimate deformation

Fractures in masonry or mortar joints

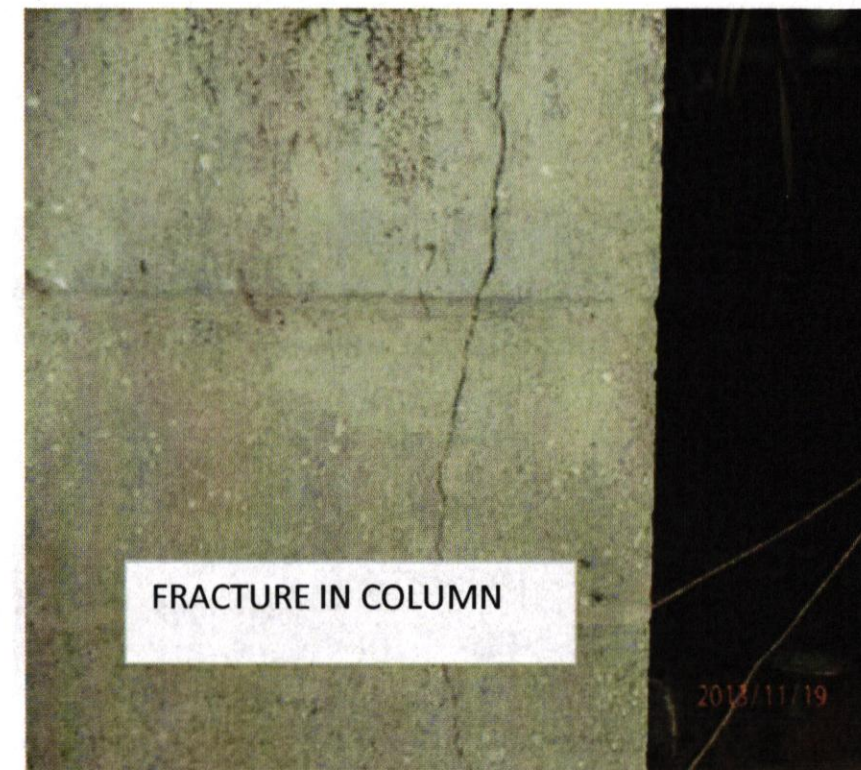
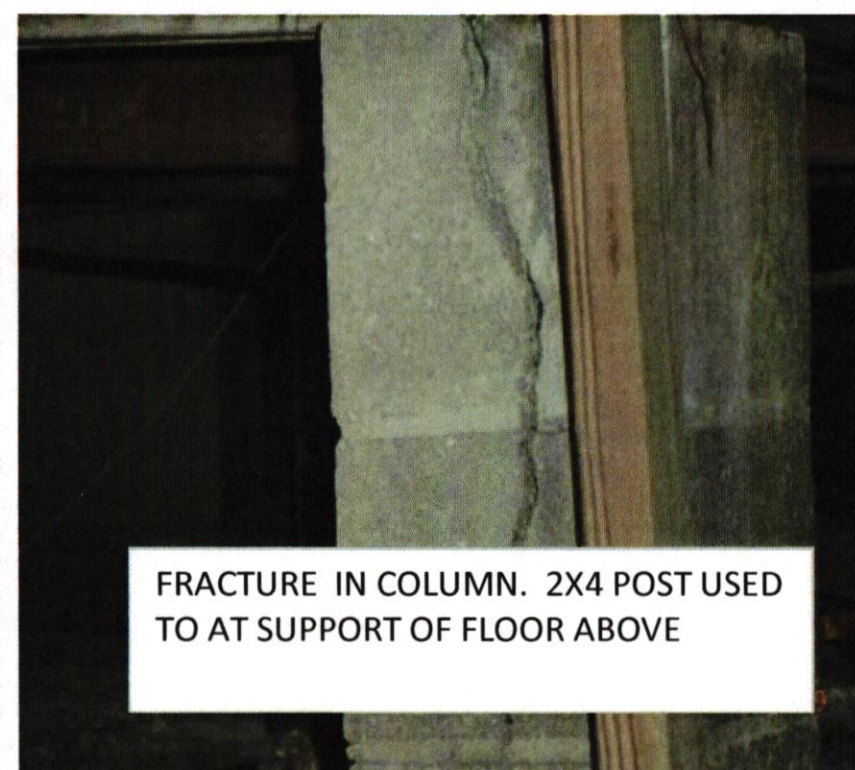
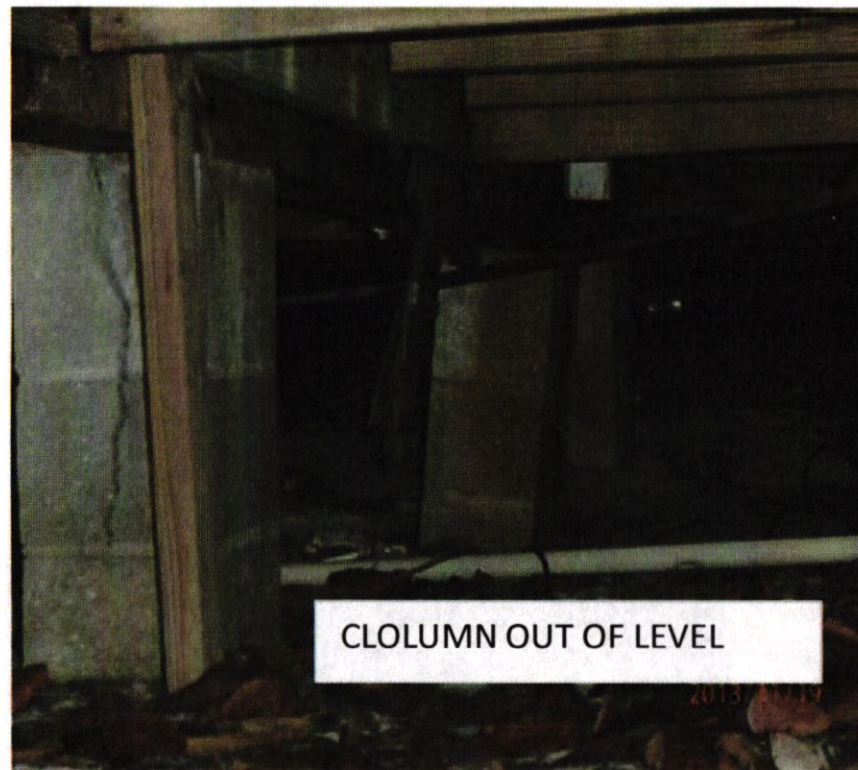
Fissures in masonry or mortar joints

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

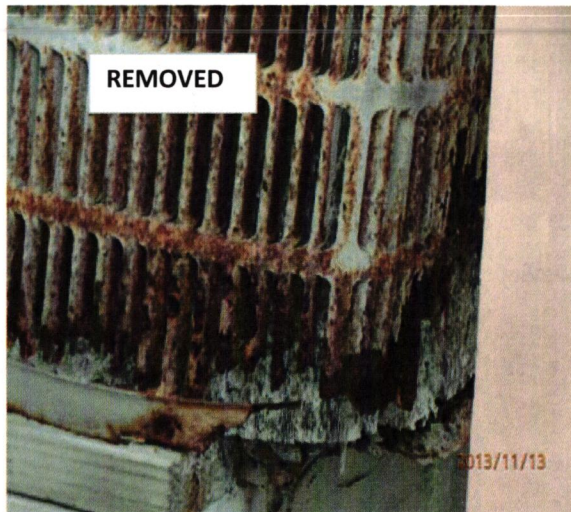
Some of cracking in joints to foundation columns



Building Commonly Known as:

Steel:

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



Lanai Units

Building Official Report (Cont.)

AC units to a point that they no longer function

Cast iron drains

AC units to a point that they no longer function

Awnings have fallen from failed connections



Building Commonly Known as:

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

Lanai Units

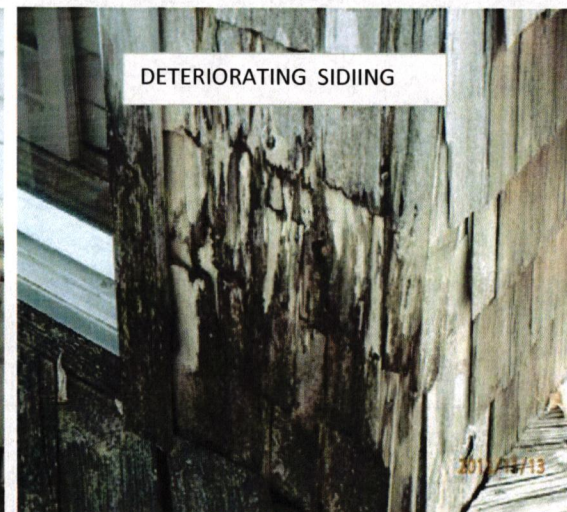
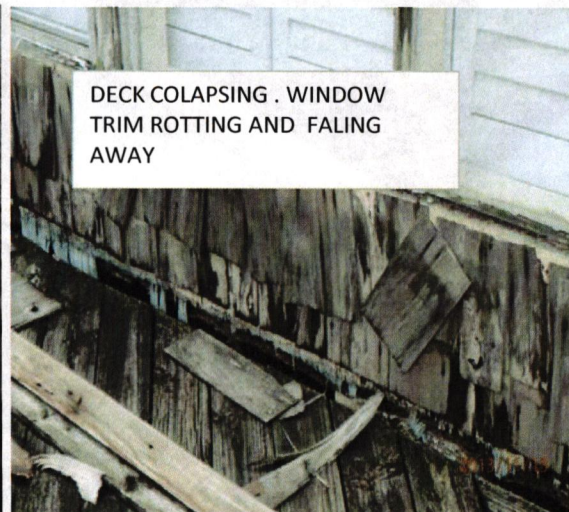
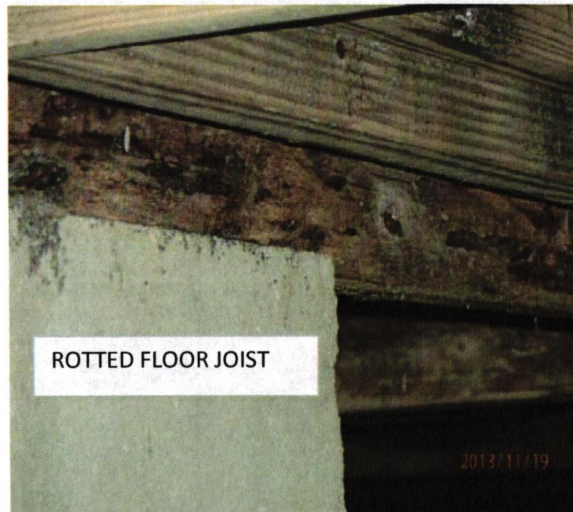
Building Official Report (Cont.)

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.

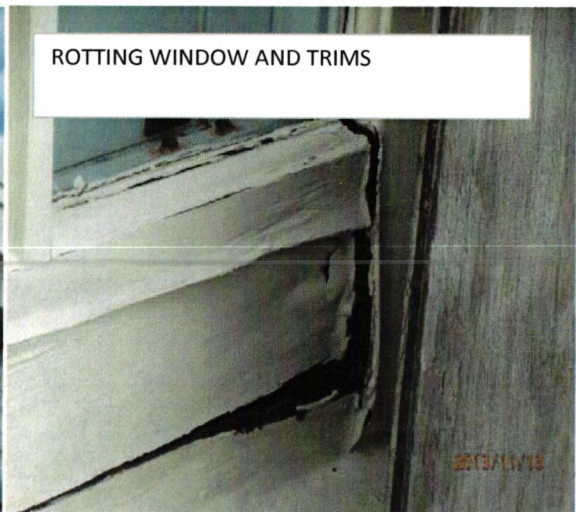


Building Commonly Known as:

Lanai Units
Building Official Report (Cont.)



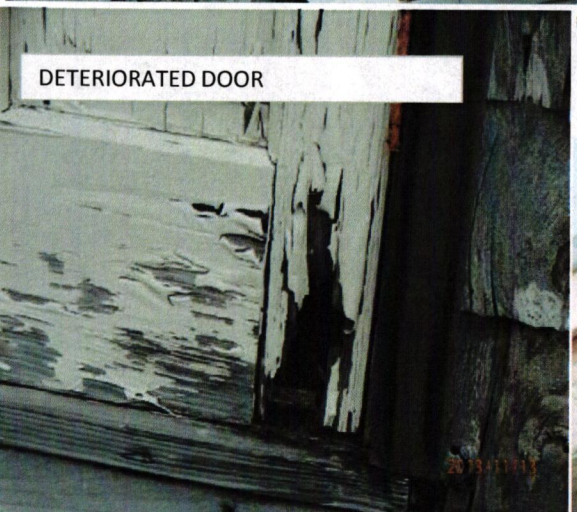
MISSING SIDING. EXPOSED FLASHING BELOW



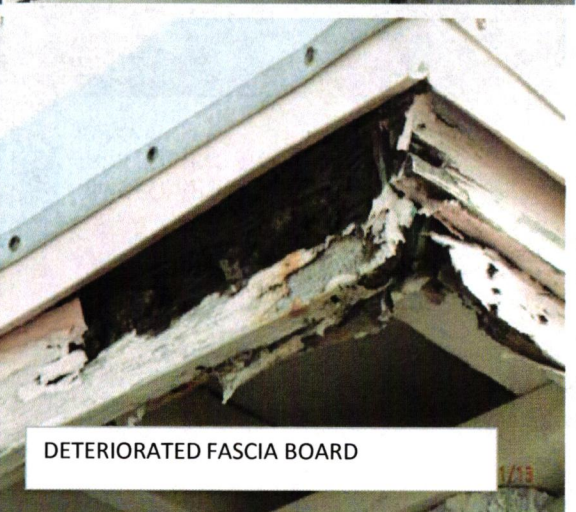
ROTTING WINDOW AND TRIMS



DETERIORATING WINDOW SASH



DETERIORATED DOOR



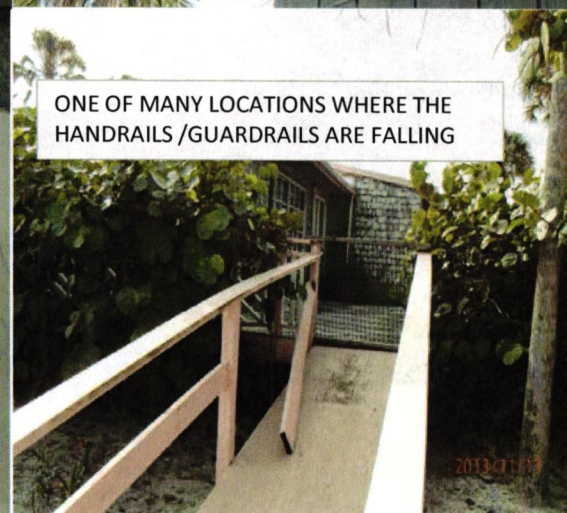
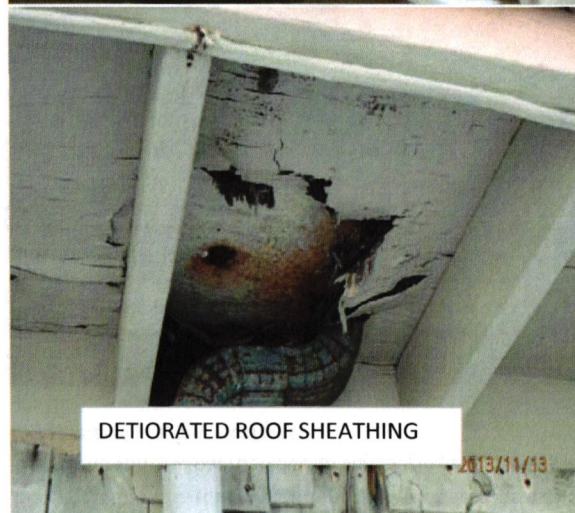
DETERIORATED FASCIA BOARD



DETERIORATED FASCIA BOARD

Building Commonly Known as:

Lanai Units
Building Official Report (Cont.)



Building Commonly Known as:

Lanai Units

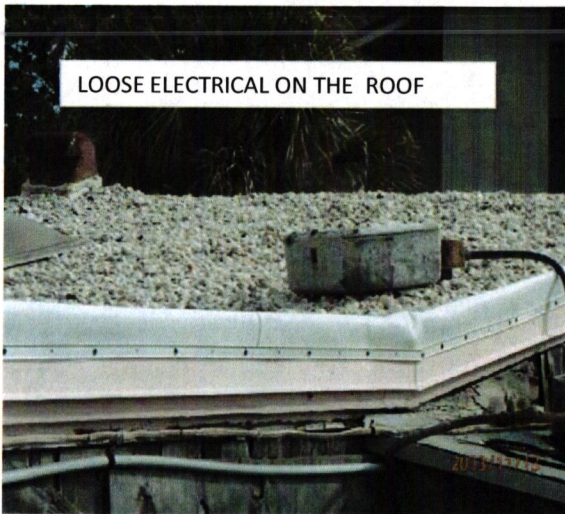
Building Official Report (Cont.)

Other items of note:

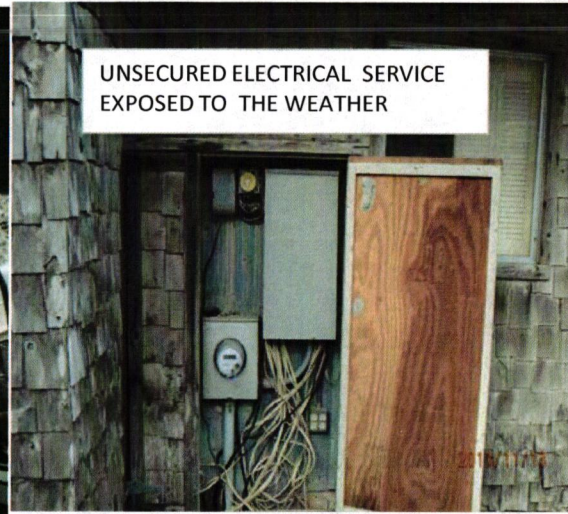
Roof leaks found throughout. Interior/exterior damage as a result

Doors and window boarded due to vandalizing and from failure from water and deterioration.

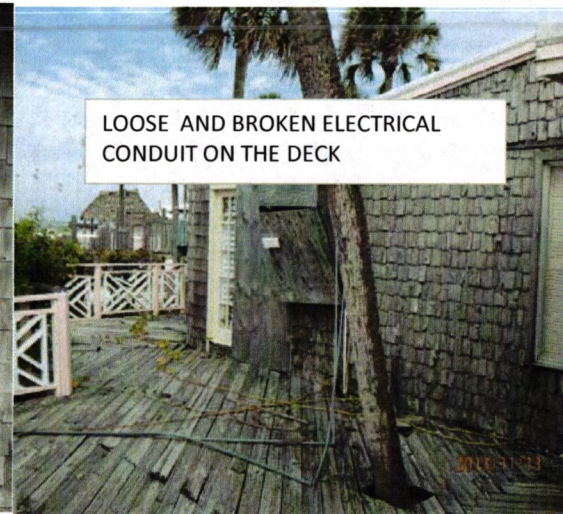
Wasps nests in a few locations



LOOSE ELECTRICAL ON THE ROOF



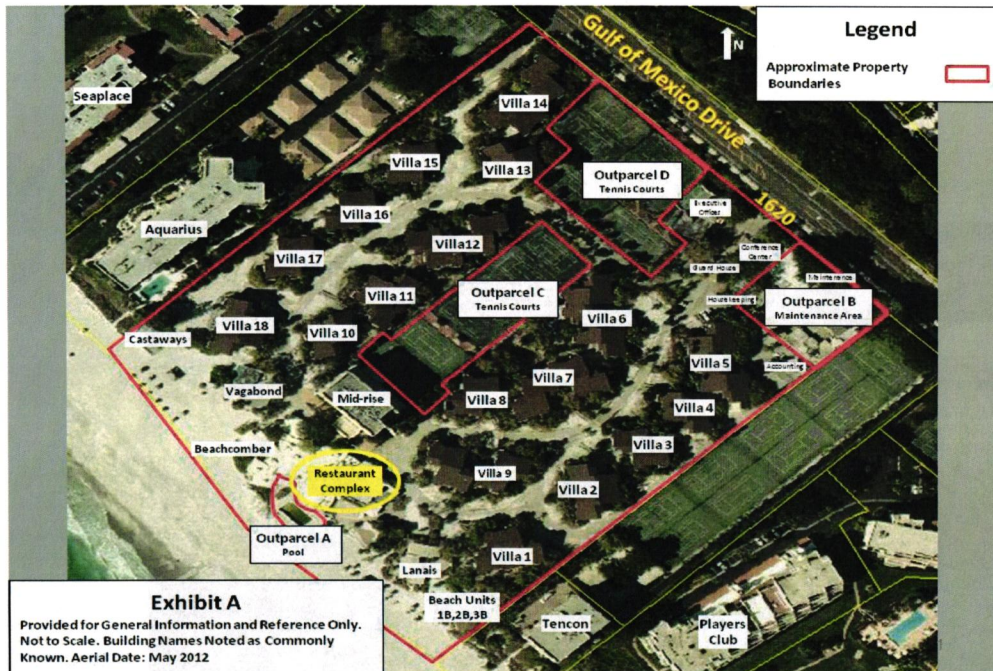
UNSECURED ELECTRICAL SERVICE
EXPOSED TO THE WEATHER



LOOSE AND BROKEN ELECTRICAL
CONDUIT ON THE DECK

Building Commonly Known as:

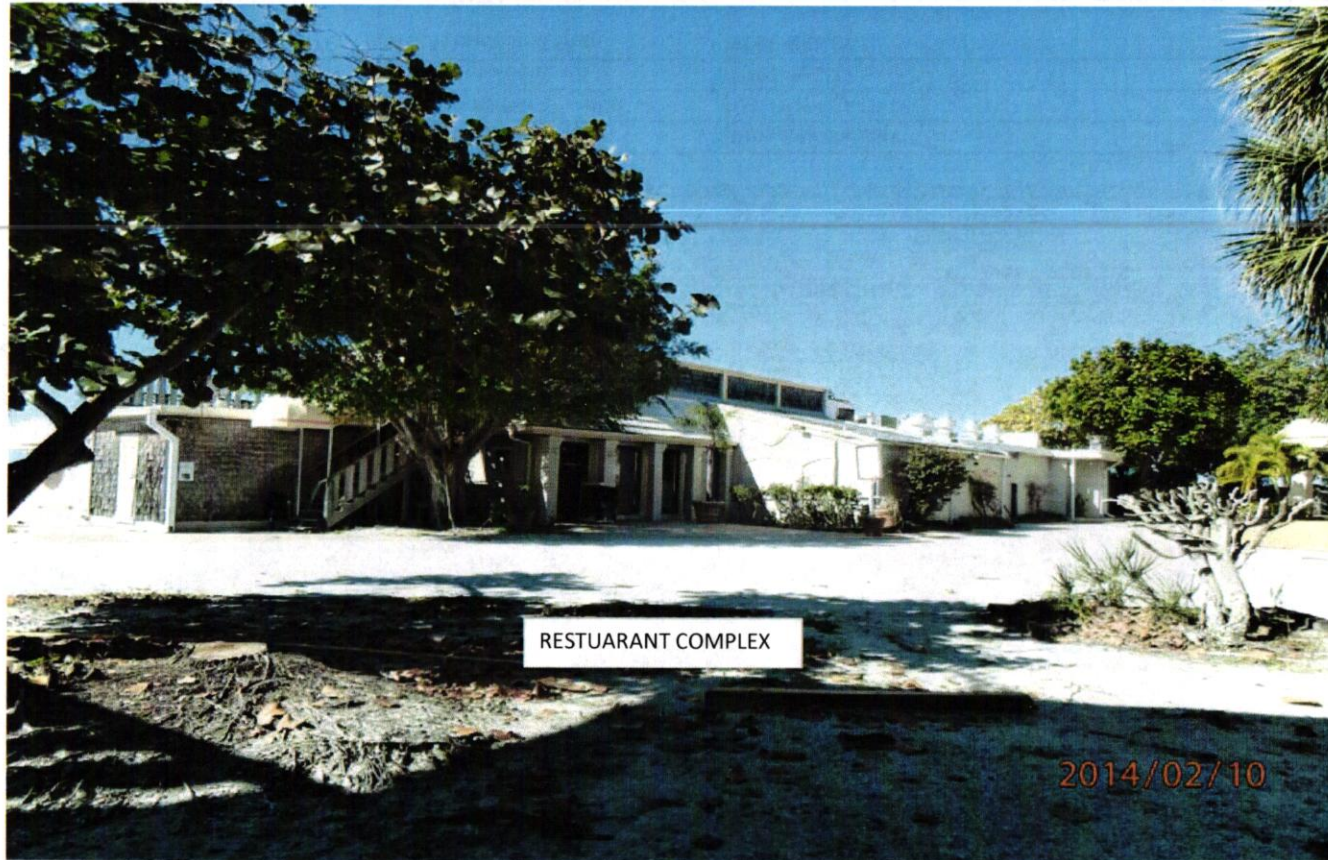
Restaurant/Bar Complex



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1245	Unit A Restaurant & Bar Area	Restaurant/Bar Complex	COLONY BEACH INC
0009-04-1236	9B PRESIDENTIAL SUITE	Presidential Suite	UNIT 9B LLC
0009-04-1237	10B VICE PRESIDENTIAL SUITE	Vice Presidential Suite	PEPE NANCY J
0009-04-1250	UNIT F MENS SHOP	Men's Shop	COLONY BEACH INC
0009-04-1251	UNIT G	GIFT SHOP UNIT	COLONY BEACH INC

Building Commonly Known as:

Restaurant/Bar Complex



RESTUARANT COMPLEX

Building Commonly Known as:

Restaurant/Bar Complex
Building Official Report.

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

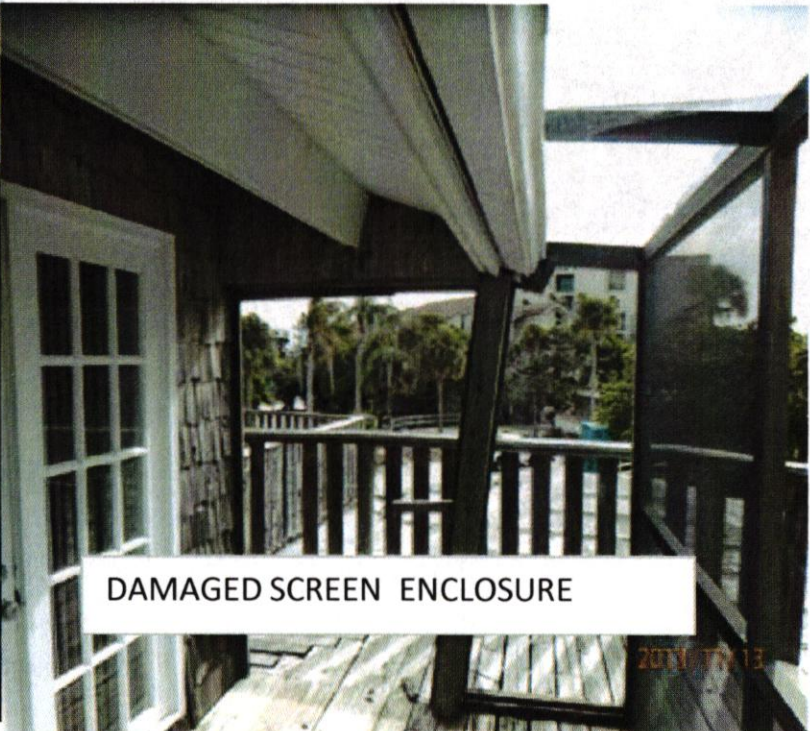
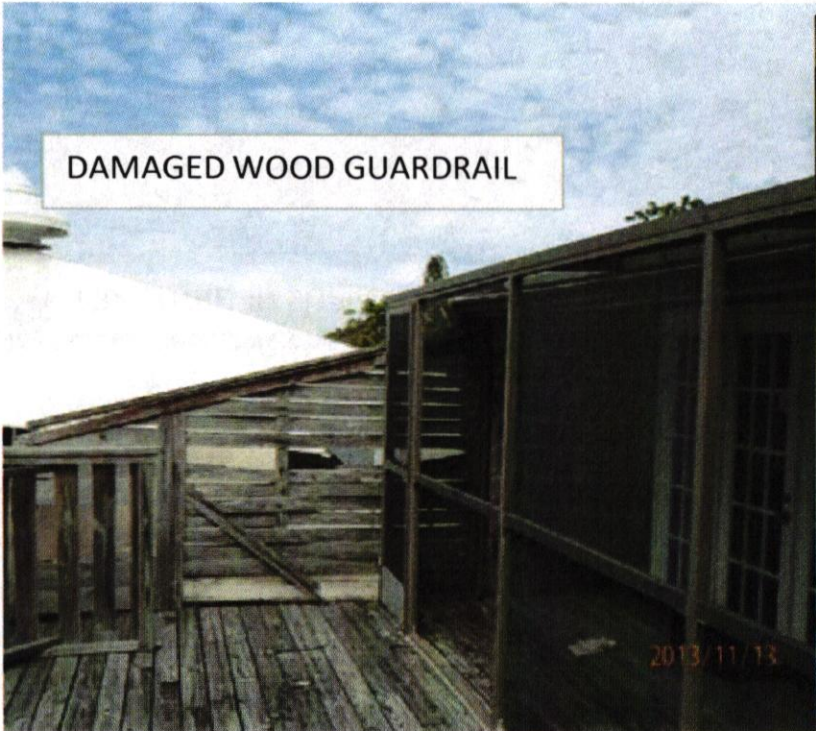
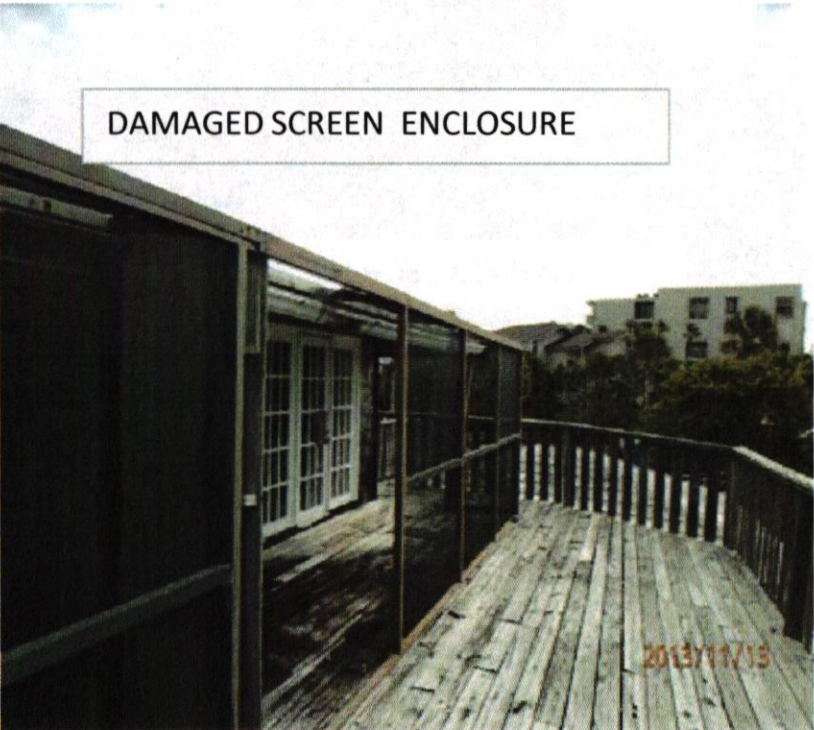
NO ITEMS TO REPORT. UNABLE TO INSPECT FOUNDATION

Aluminum:

Deterioration,
Corrosion
Elastic deformation
Ultimate deformation

Joint fatigue
Detached, dislodged, or failing connections.

Screen enclosures to presidential suites
Screen enclosures to presidential suites



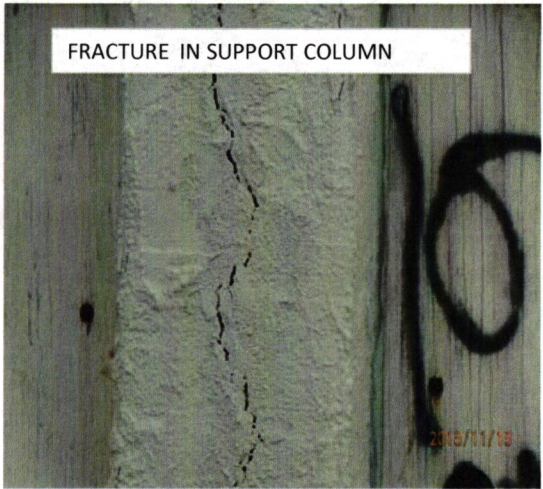
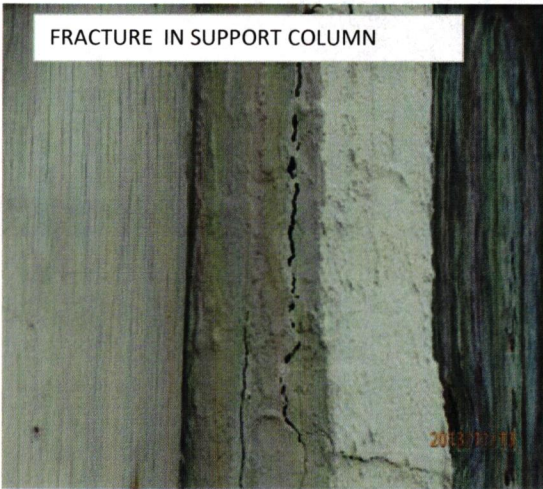
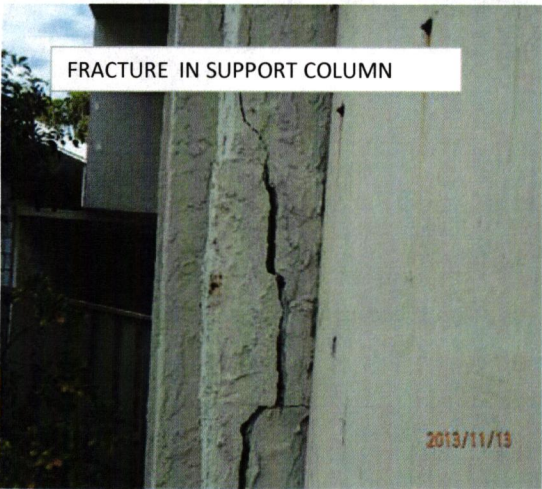
Building Commonly Known as:

Restaurant/Bar Complex
Building Official Report (Cont.)

Masonry:

- Deterioration
- Ultimate deformation
- Fractures in masonry or mortar joints
- Fissures in masonry or mortar joints
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

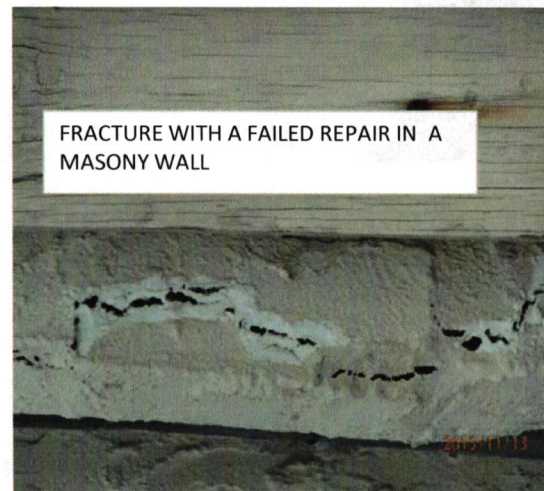
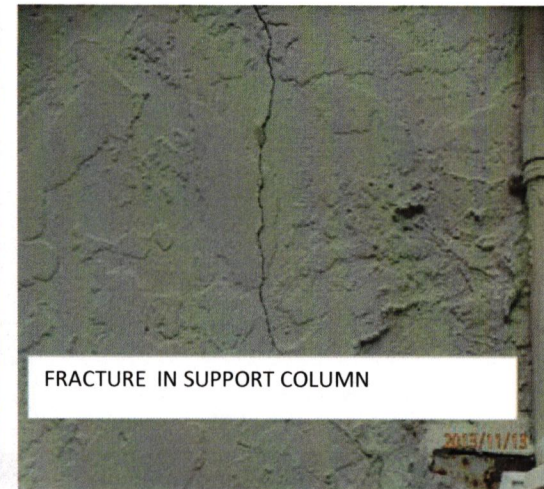
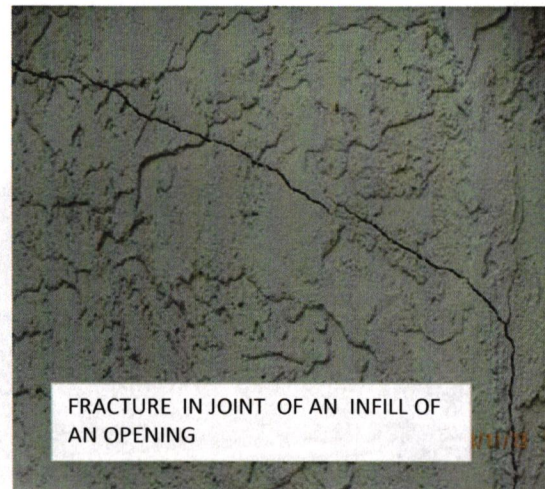
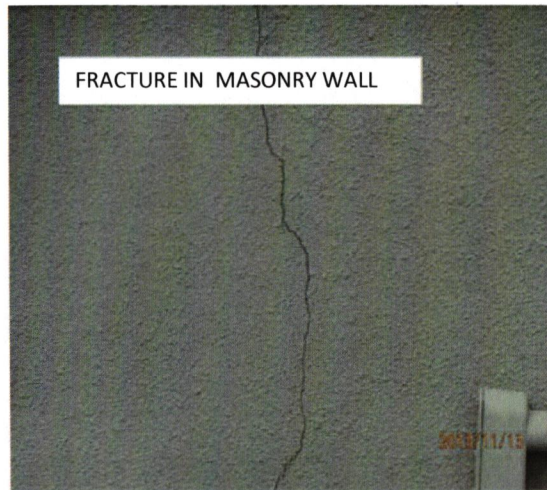
Critical on northwest side. Also found throughout the building
Many locations mainly associated
to settlement and some at
Northwest especially
At bulged location on northwest side columns of windows



Building Commonly Known as:

Restaurant/Bar Complex

Building Official Report (Cont.)



Building Commonly Known as:

Restaurant/Bar Complex
Building Official Report (Cont.)

Steel:

Deterioration

Exposed I beams, canopies. Doors showing signs of failure. Large anaopy area in rear on tube steel and weld joints

Elastic deformation

Ultimate deformation

Metal fatigue

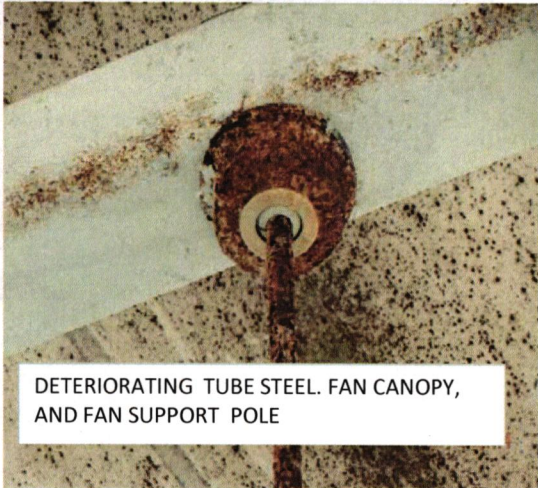
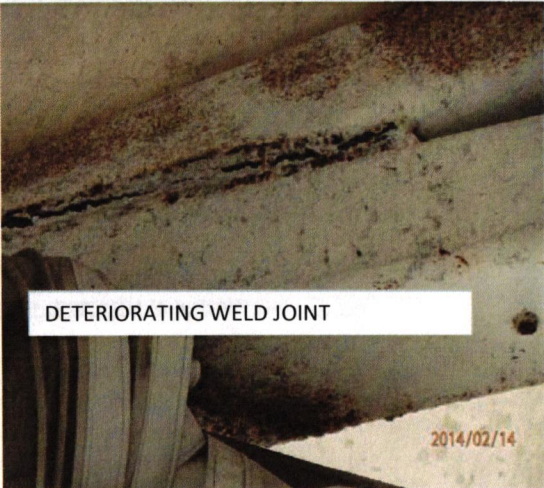
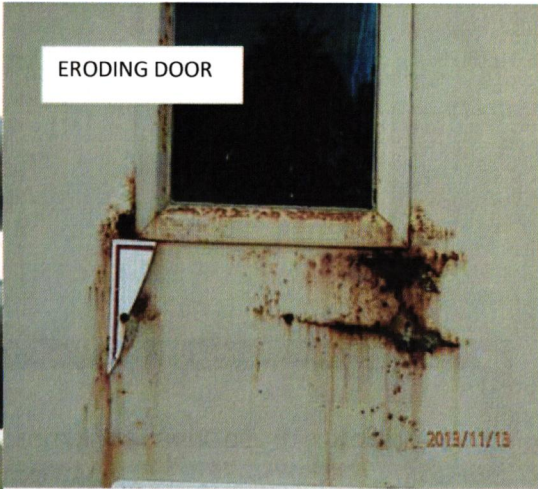
Detached, dislodged, or failing connections

Many locations on the canopies.



Building Commonly Known as:

Restaurant/Bar Complex
Building Official Report (Cont.)



Building Commonly Known as:
Wood:

Restaurant/Bar Complex

Ultimate deformation
Deterioration

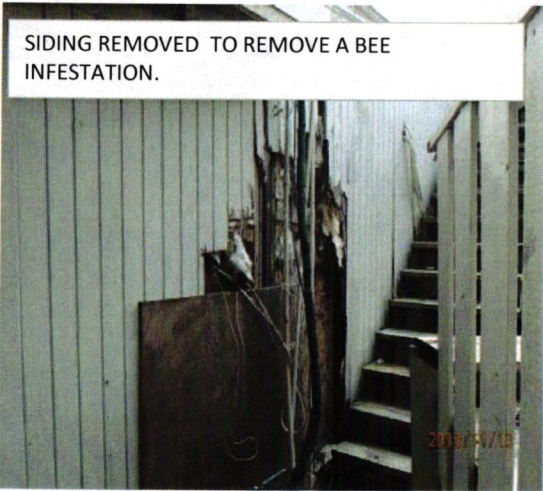
Extensive at siding along the
bottom. Roof system over entry to

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

Bee infestation at the rear caused removal of siding

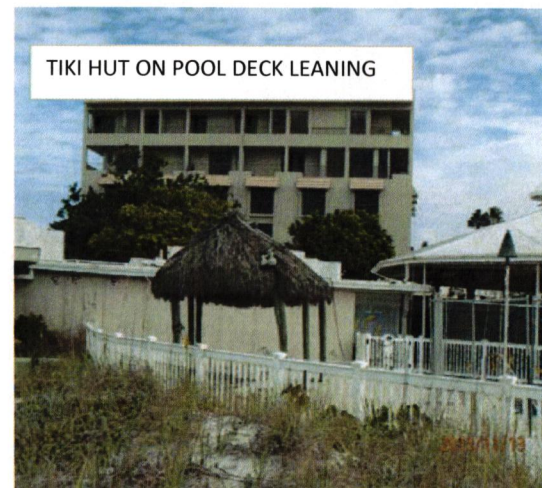
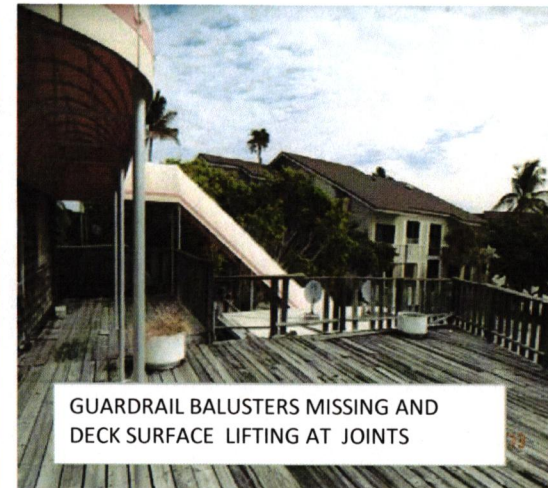
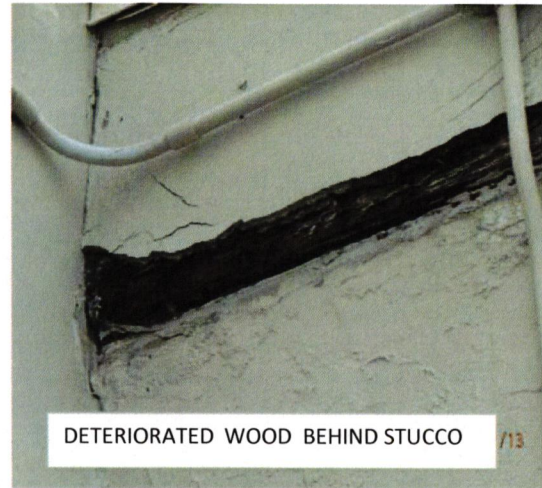
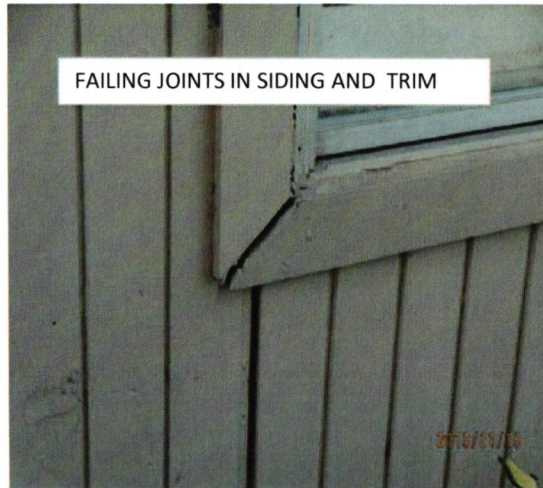
Found vertical separation at on window of realtors office.

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



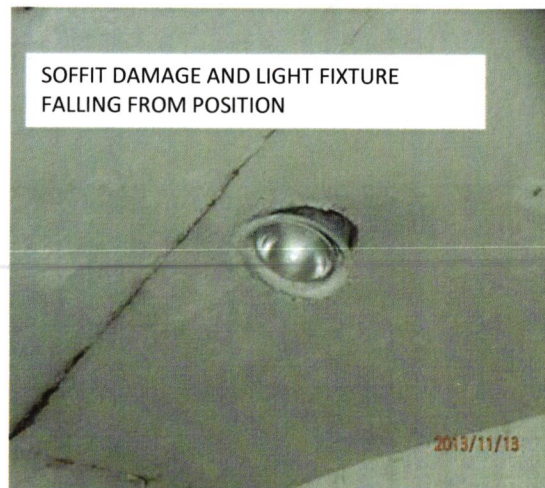
Building Commonly Known as:

Restaurant/Bar Complex
Building Official Report (Cont.)



Building Commonly Known as:

Restaurant/Bar Complex
Building Official Report (Cont.)



Building Official Report (Cont.)

Building Commonly Known as:

Restaurant/Bar Complex

Other items of note:

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

Loose and unsecure items on roof.

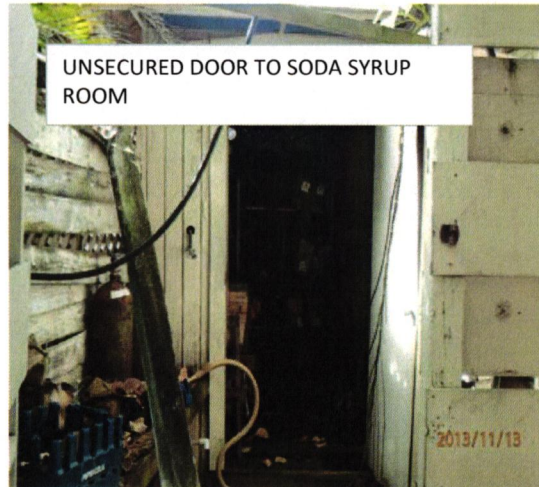
The northwest wall where the columns next to the windows have signs of severe fracturing.

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

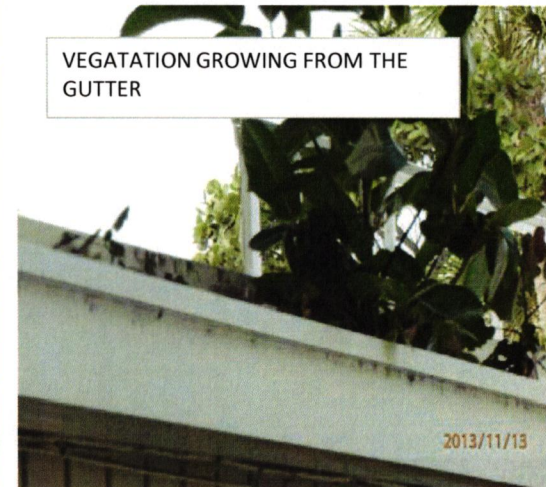
Boarded up areas due to vandalizing. Recent signs of vandalizing.



ELECTRICAL OPEN TO WEATHER



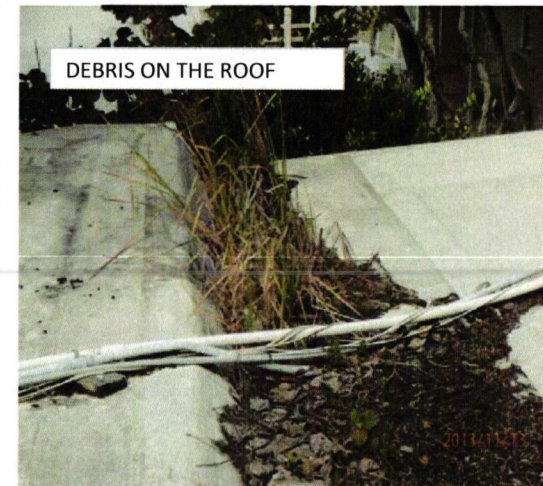
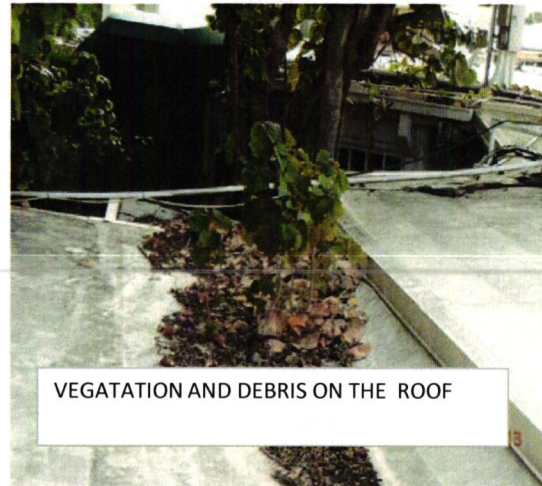
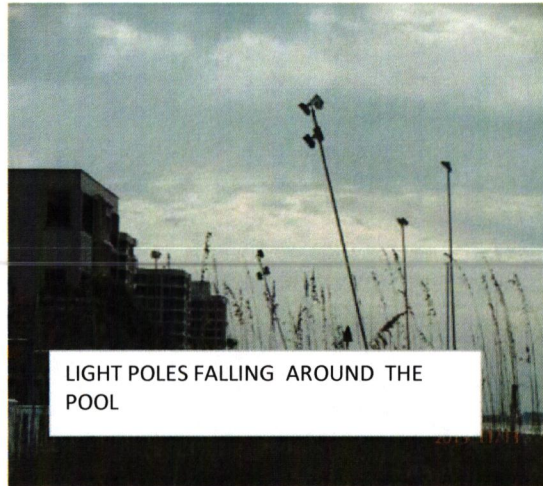
UNSECURED DOOR TO SODA SYRUP ROOM



VEGATATION GROWING FROM THE GUTTER

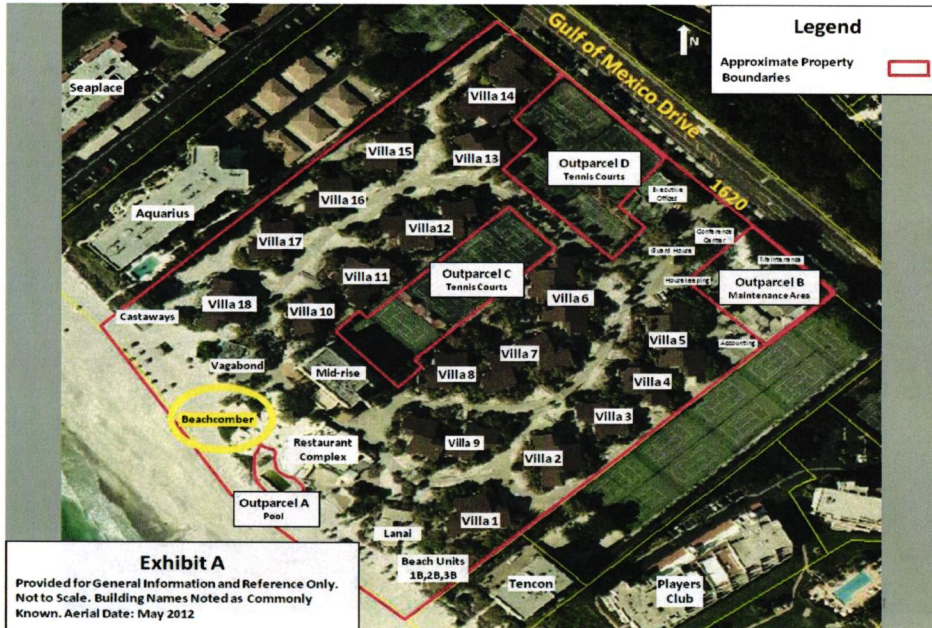
Building Commonly Known as:

Restaurant/Bar Complex
Building Official Report (Cont.)



Building Commonly Known as:

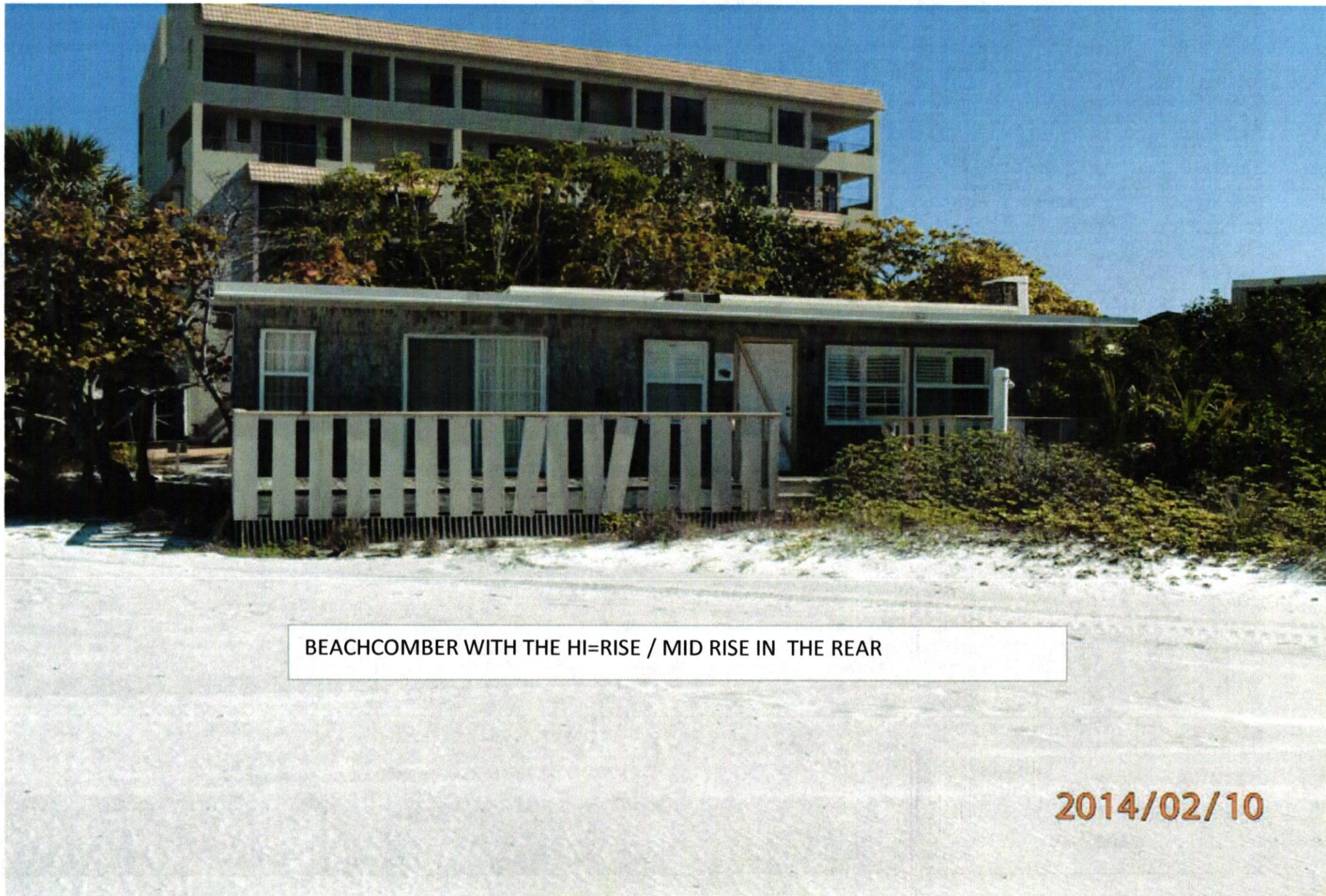
Beachcomber



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1232	11B	Beachcomber	RABIN SHELDON, RABIN CAROL

Building Commonly Known as:

Beachcomber



BEACHCOMBER WITH THE HI=RISE / MID RISE IN THE REAR

2014/02/10

Building Commonly Known as:

Beachcomber
Building Official Report

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

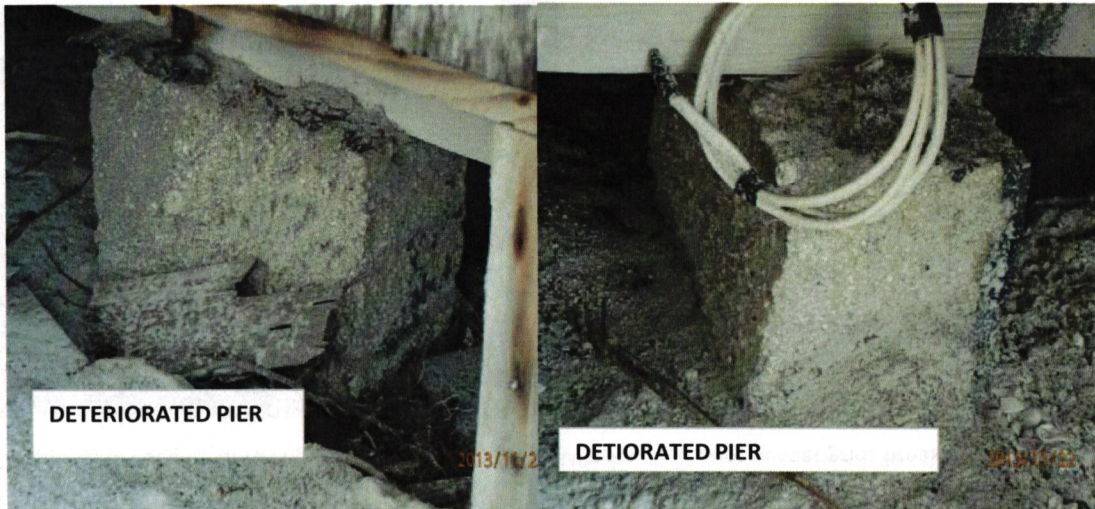
Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections



Building Commonly Known as:

Beachcomber

Aluminum:

Deterioration

Corrosion

Elastic deformation

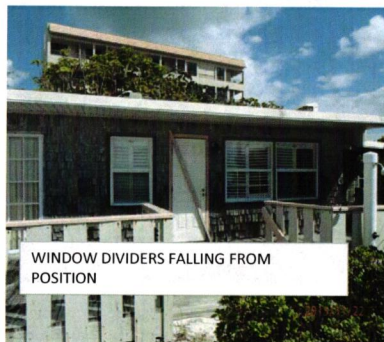
Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Building Official Report (Cont.)

Window and door divider grids breaking away



Building Commonly Known as:

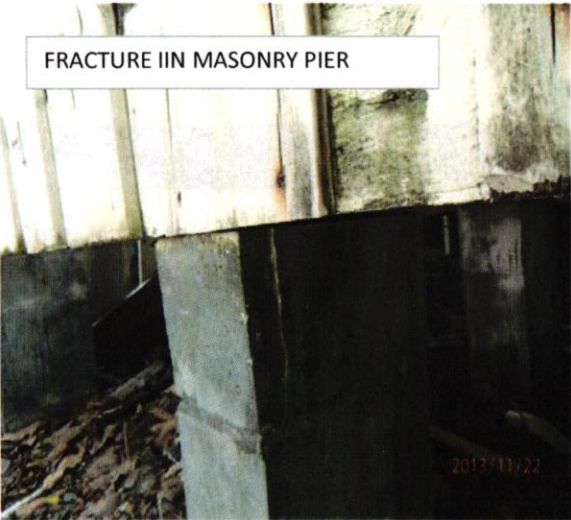
Beachcomber
Building Official Report (Cont.)

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



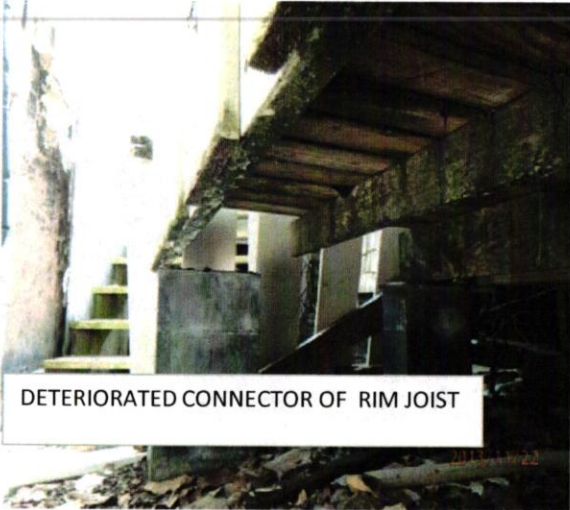
Building Commonly Known as:

Beachcomber
Building Official Report (Cont.)

Steel:

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

- Strap connector rim board to columns
- Rim board to columns



Building Commonly Known as:

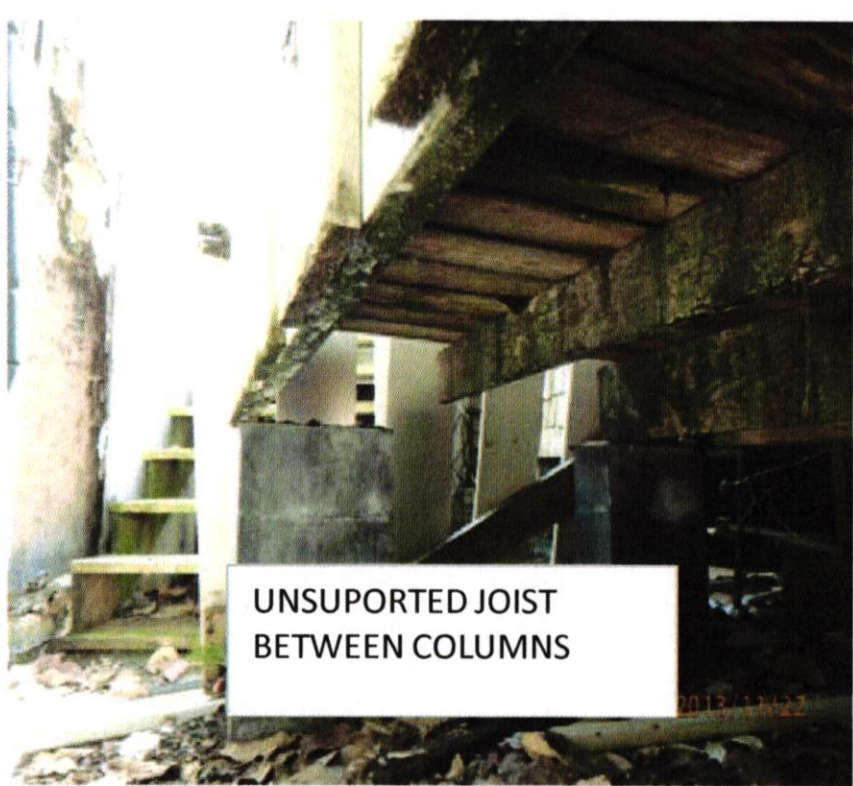
Beachcomber
Building Official Report (Cont.)

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

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

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



Building Commonly Known as:

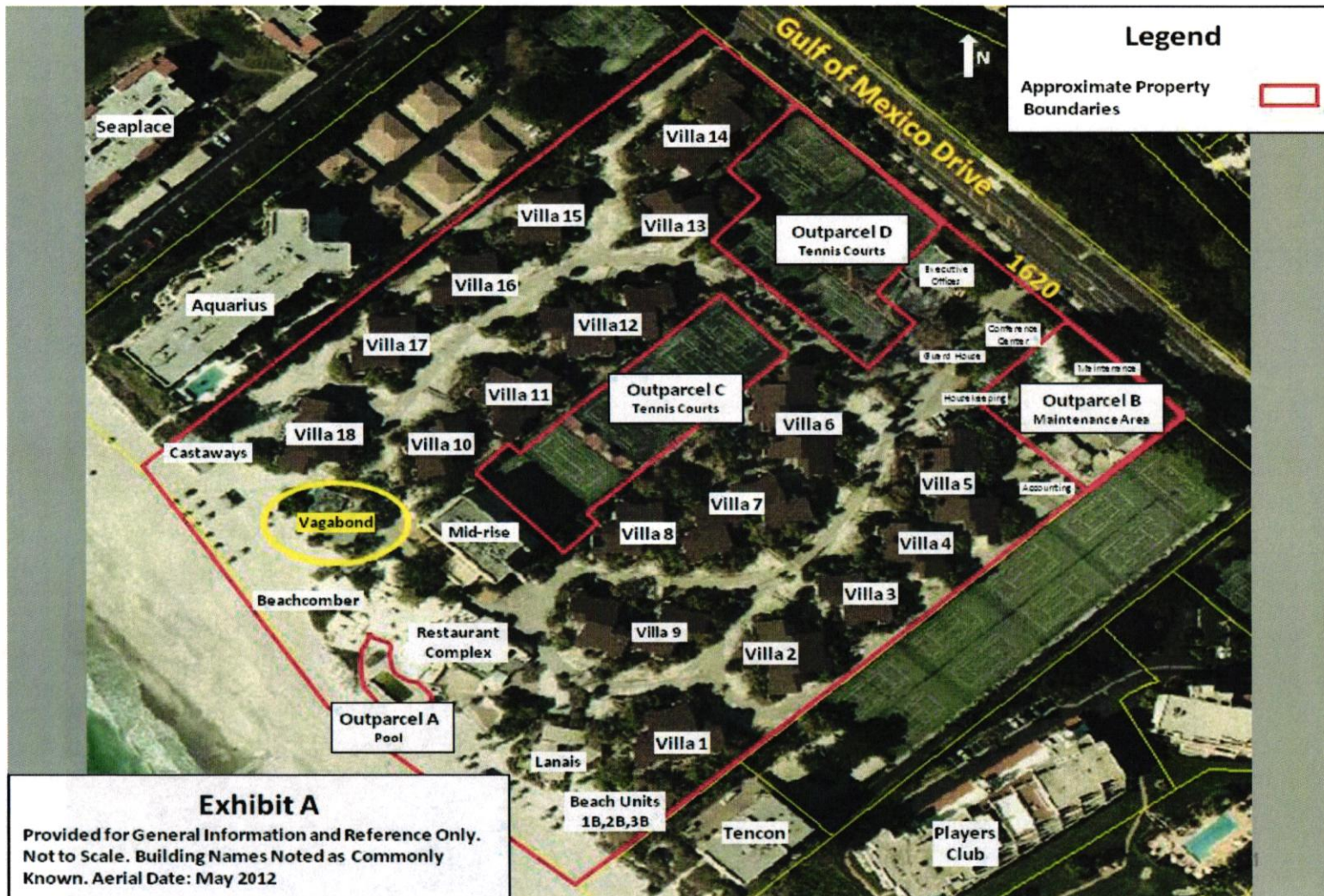
Beachcomber
Building Official Report (Cont.)

Other items of note:

Damaged drain piping.
Non building debris under building.
Loose items on roof.

Building Commonly Known as:

Vagabond/Beachview



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1233	12B	VAGABOND, BEACHVIEW	BREAKPOINTE I LLC
0009-04-1234	13B	VAGABOND, BEACHVIEW	BRATTER TTEE GORDON A, BRATTER TTEE SANDRA E, JAGID TTEE LILLIAN, JAGID TTEE JONATHAN, (BRUCE JAGID MARITAL TRUST)

Building Commonly Known as:

Vagabond/Beachview



Building Commonly Known as:

Vagabond/Beachview

Building Officials Report.

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.

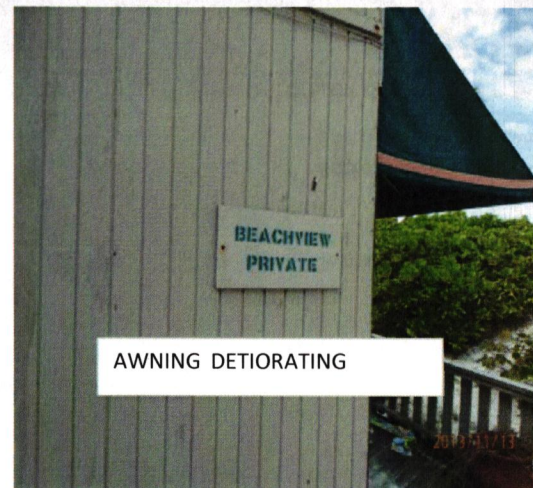
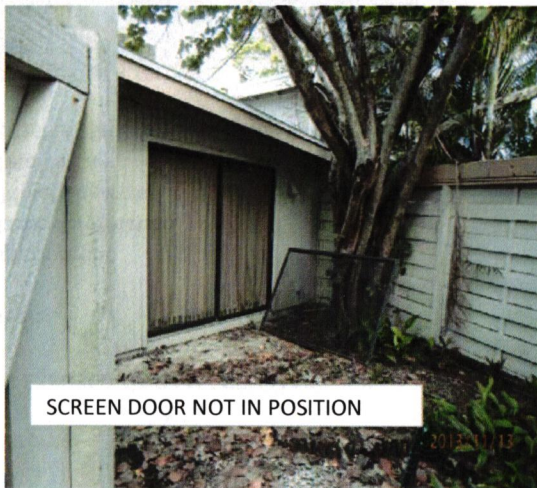
Deterioration
Ultimate deformation
Fractures
Fissures
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

NO ITEMS IDENTIFIED. UNABLE TO INSPECT FOUNDATION

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation
Joint fatigue
Detached, dislodged, or failing connections.

SCREEN DOOR NOT IN POSITION



Building Commonly Known as: Vagabond/Beachview

Building Official Report (Cont.)

Masonry:

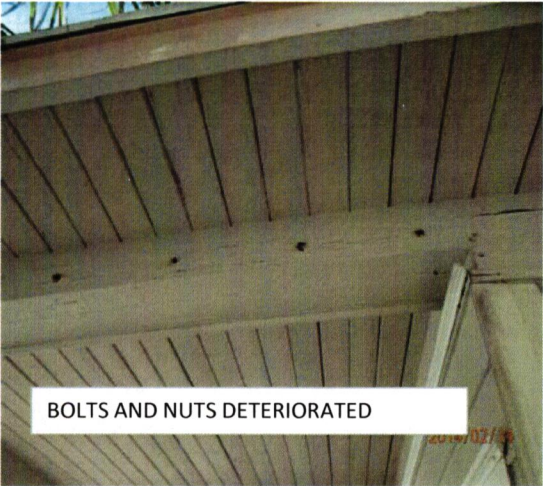
NO EXPOSED OR DAMAGED MASONRY FOUND ON BUILDING

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.



Building Commonly Known as:

Vagabond/Beachview

Wood:

Building Official Report (Cont.)

Ultimate deformation
Deterioration

Damage from insects, rodents and other vermin

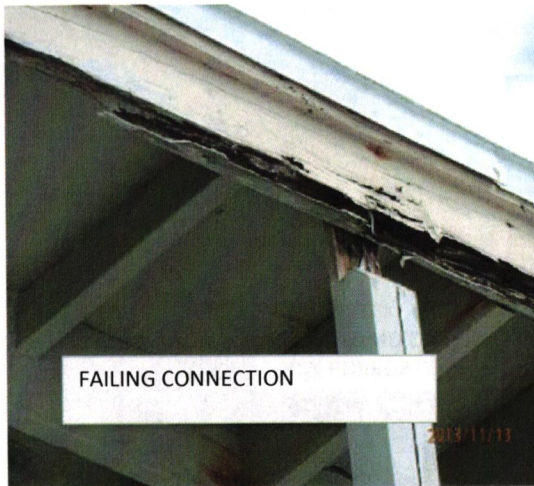
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or Fence rails,
Excessive cutting and notching

Deck surface warping up

Sidings, trims, fascia boards, doors, windows, air conditioning stands, deck joists.

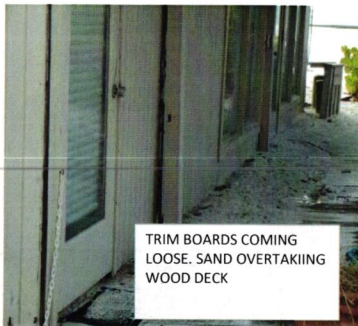
Signs of damage from termite at trims, holes in siding may be from birds and insects. Hole at vagabond a/c once had a dead animal .

Air conditioning stands. Cantilevered balcony to beachview units



Building Commonly Known as:

Vagabond/Beachview
Building Official Report (Cont.)



Building Commonly Known as:

Vagabond/Beachview

Building Official Report (Cont.)

Other items of issue.

Cracked window north wall of vagabond.

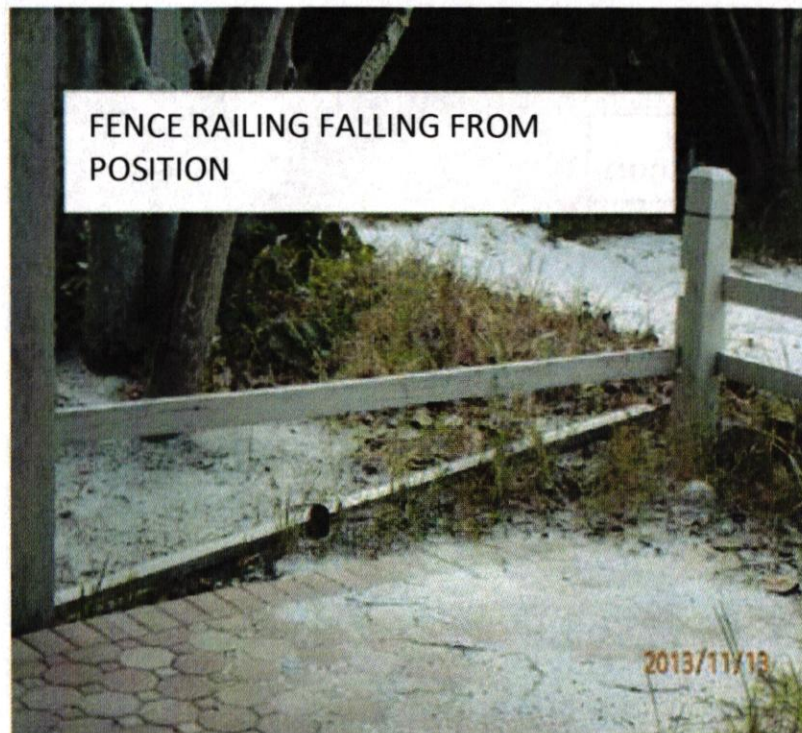
Furniture, toys, trash on patios open to gulf.

Unsecured electrical on roof

Air conditioning units have dropped from supports onto the ground.

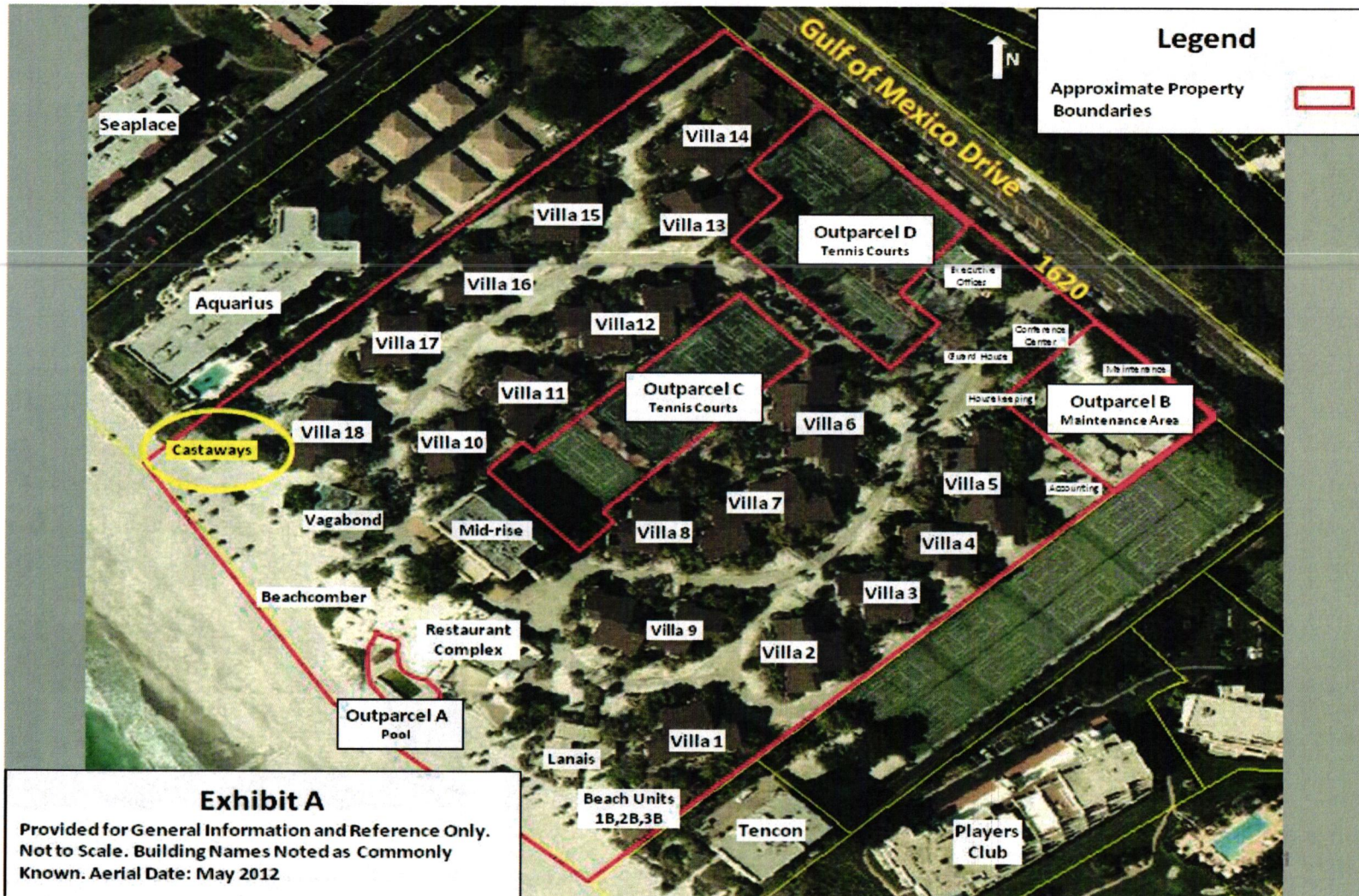
Improper wiring around unit.

SOME UNITS REMOVED



Building Commonly Known as:

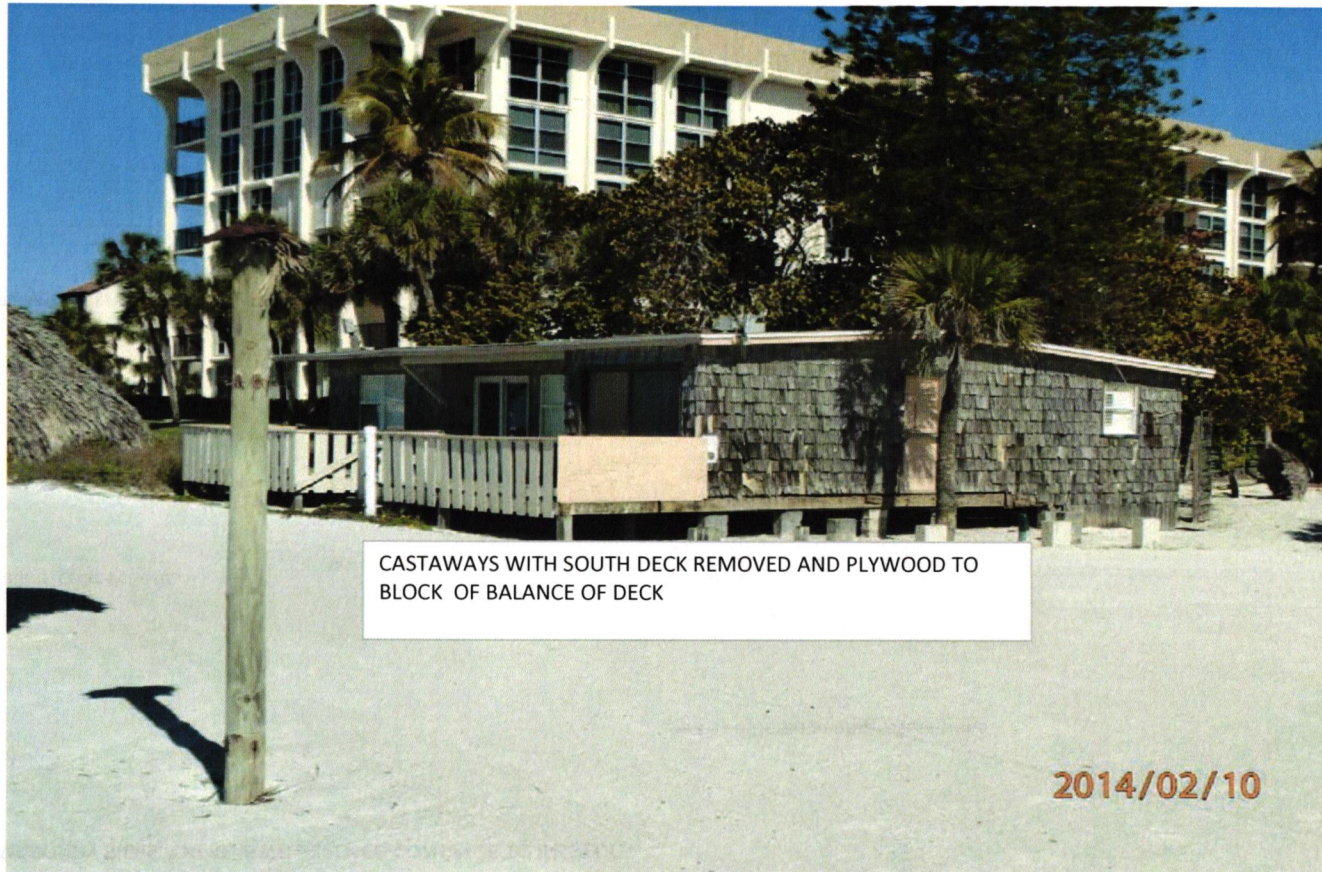
Castaways



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1235	14B	Castaways	NALE DEVELOPMENT (FLORIDA) INC

Building Commonly Known as:

Castaways



Building Commonly Known as:

Castaways

Deficiencies:

Building Officials Report

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

THIS BUILDING SITS ON MASONRY PIERS. THERE IS NO EXPOSED CONCRETE TO INSPECT.

Aluminum:

Deterioration

~~Air conditioning compressor units~~

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

COMPRESSOR UNITS HAVE BEEN REMOVED.

Building Commonly Known as:

Castaways

Building Official Report (Cont.)

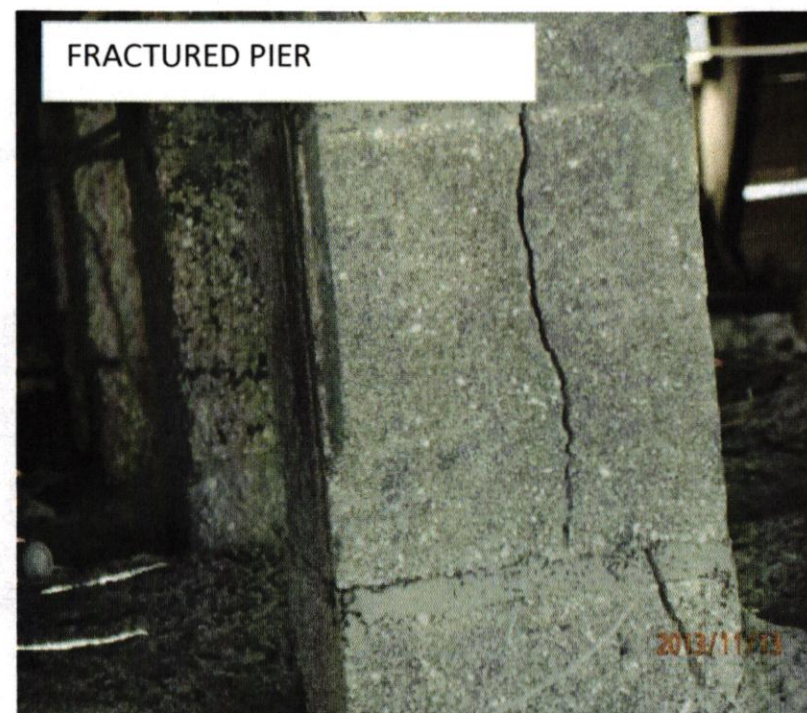
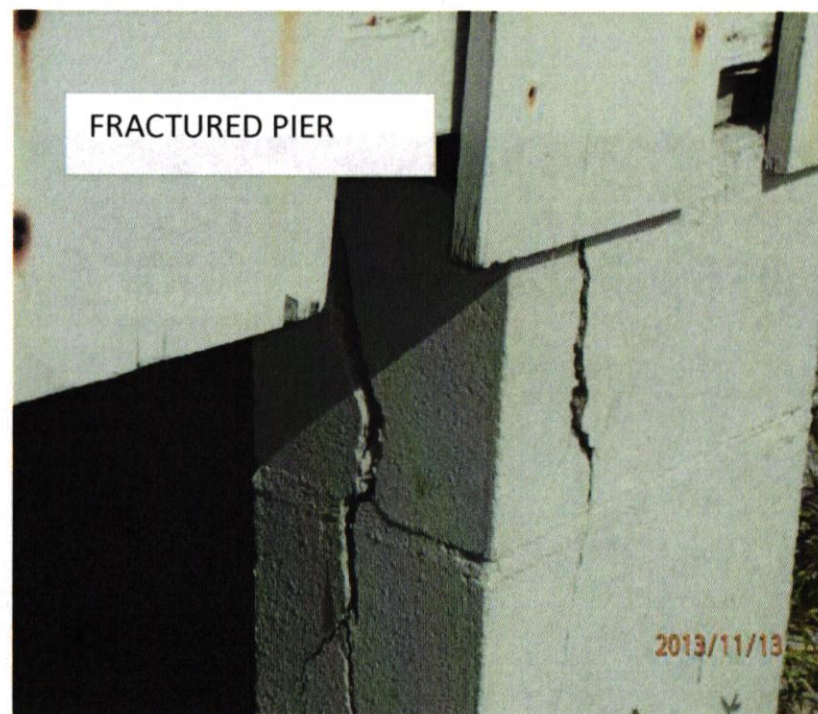
Masonry:

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 Commonly Known as:

Castaways

Steel:

Building Official Report (Cont.)

Deterioration

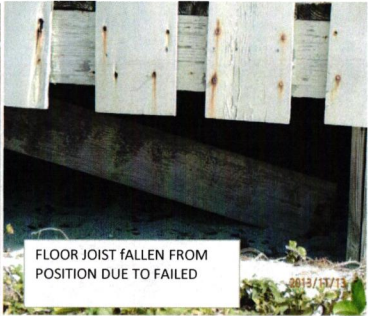
Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or Joist connectors

Air conditioning units. Air handler unit



Building Commonly Known as:

Castaways

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

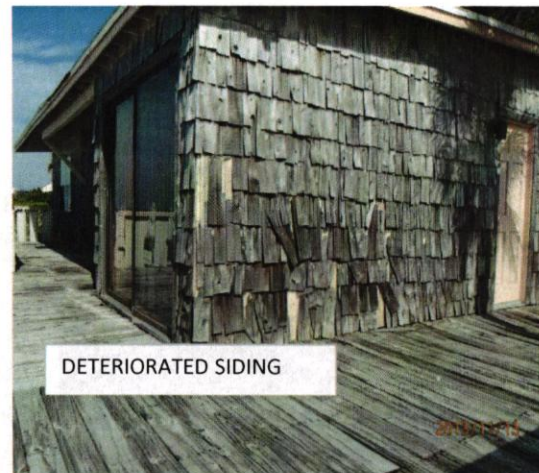
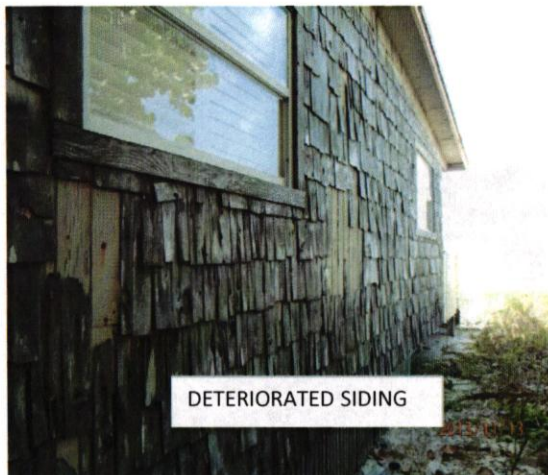
Building Official Report (Cont.)

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.

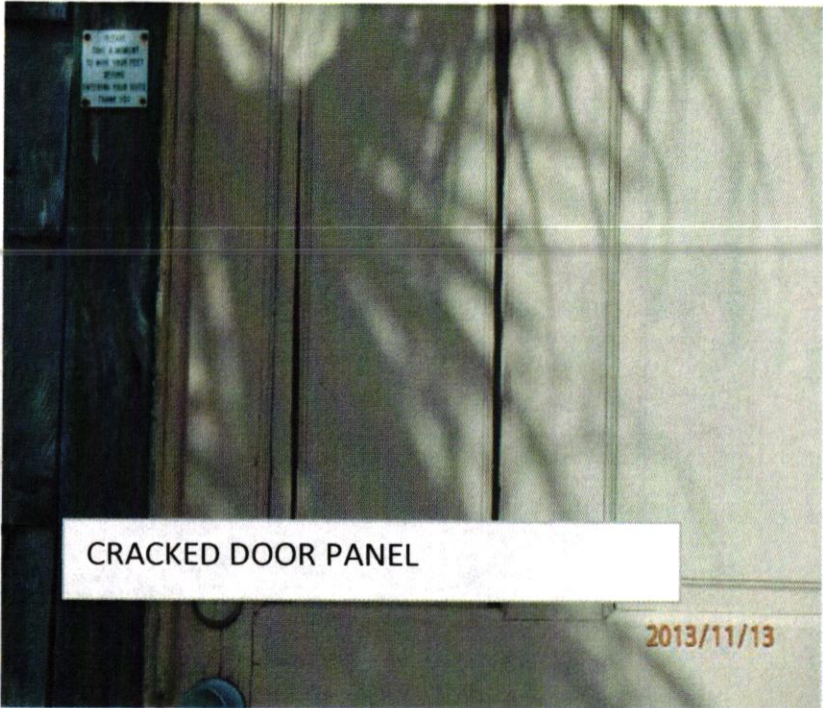
Joists, decking, siding, railings. Lattice skirting falling from structure



Building Commonly Known as:

Castaways

Building Official Report (Cont.)



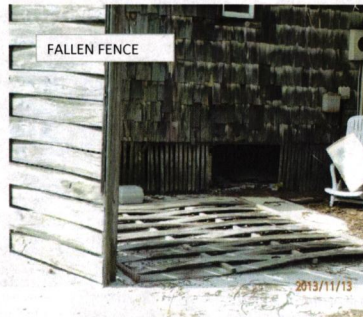
Building Commonly Known as:

Castaways

Other items of note:

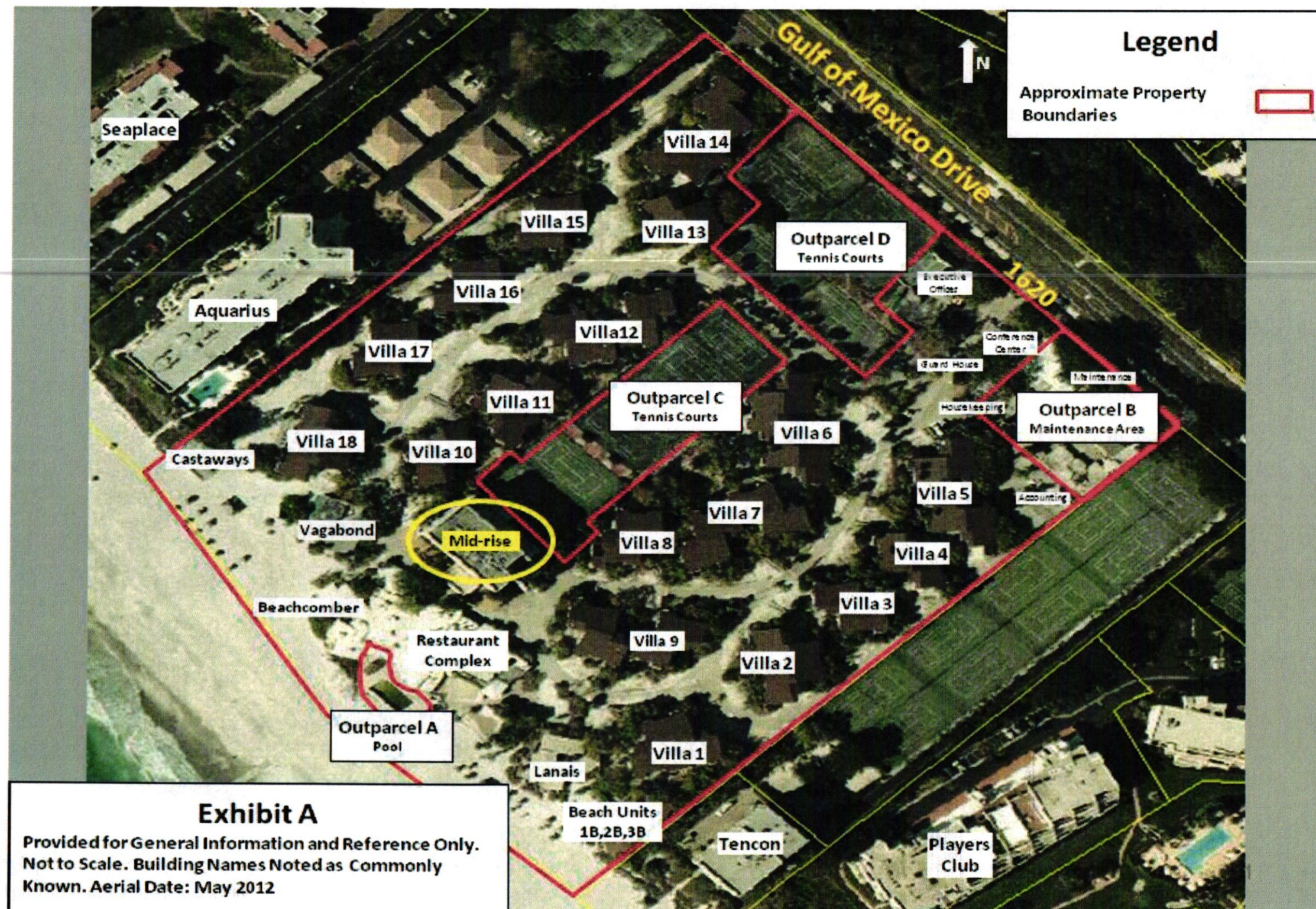
Air handler unit exposed to weather
Fencing falling to ground.

Building Official Report (Cont.)



Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE



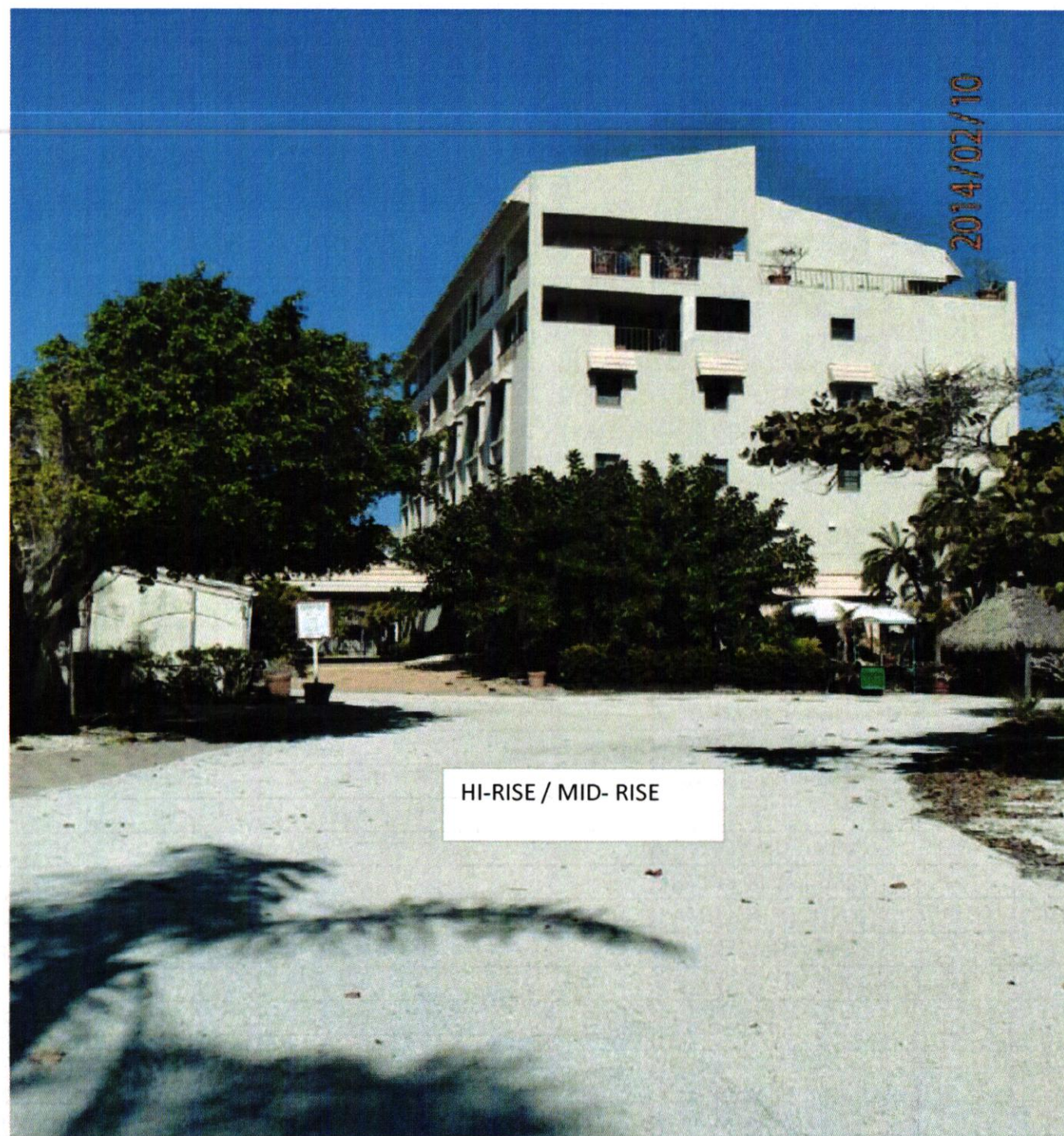
Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1209	301 HI-RISE		ZIZZA SALVATORE J
0009-04-1210	303 HI-RISE		BIRCK MICHAEL J, BIRCK KATHERINE
0009-04-1211	305 HI-RISE		GRIMM ELAINE L
0009-04-1212	307 HI-RISE		LEAP LONGBOAT LLC
0009-04-1213	309 HI-RISE		ADAMS W ANDREW
0009-04-1214	311 HI-RISE		ZIZZA SALVATORE J, BRIGHT THOMAS R
0009-04-1215	401 HI-RISE		HUNT THOMAS C
0009-04-1216	403 HI-RISE		ADAMS ANDY, ADAMS DOTTY
0009-04-1217	405 HI-RISE		ADAMS WILLIAM A
0009-04-1218	407 HI-RISE		MC CARTHY JOHN R, MC CARTHY CATHLEEN
0009-04-1219	409 HI-RISE		ADAMS W ANDREW
0009-04-1220	411 HI-RISE		ADAMS ANDY, ADAMS DOTTY
0009-04-1221	500 HI-RISE		BREAKPOINTE I LLC
0009-04-1222	501 HI-RISE		KLAUBER MURRAY J
0009-04-1223	502 HI-RISE		BYERS@COLONY 503 LLC
0009-04-1246	UNIT B HEALTH SPA	LOCKER ROOM UNIT	COLONY BEACH & TENNIS CLUB INC, COLONY BEACH INC, COLONY LENDER LLC, BREAKPOINTE LLC
0009-04-1247	UNIT C PRO SHOP	PRO SHOP UNIT	COLONY BEACH INC
0009-04-1248	UNIT D MEETING ROOM	MEETING ROOM AND CLUBHOUSE UNIT	COLONY BEACH & TENNIS CLUB INC, COLONY BEACH INC, COLONY LENDER LLC, BREAKPOINTE LLC
0009-04-1249	UNIT E FOOD & BEVERAGE	FOOD AND BEVERAGE UNIT	COLONY BEACH INC

Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE



HI-RISE / MID-RISE

Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

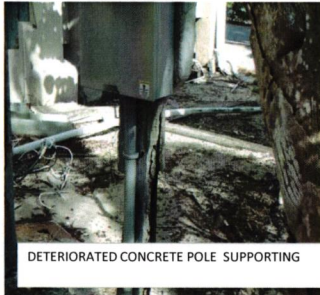
Detached, dislodged, or failing connections

Building Officials Report

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 verify condition.

Service meter supports

Upper bond beam south wall at railing



Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Building Official Report (Cont.)

Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

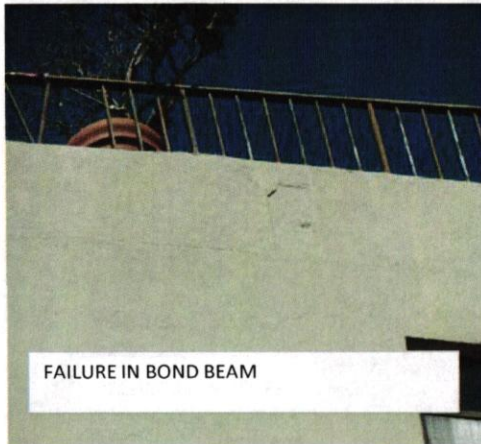
Building Official Report (Cont.)

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 Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Steel:

Building Official Report (Cont.)

Deterioration

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

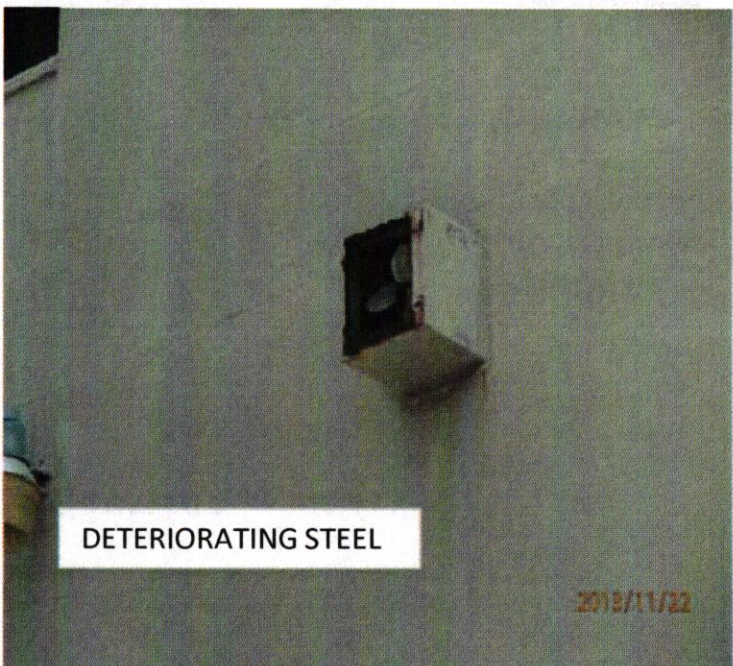
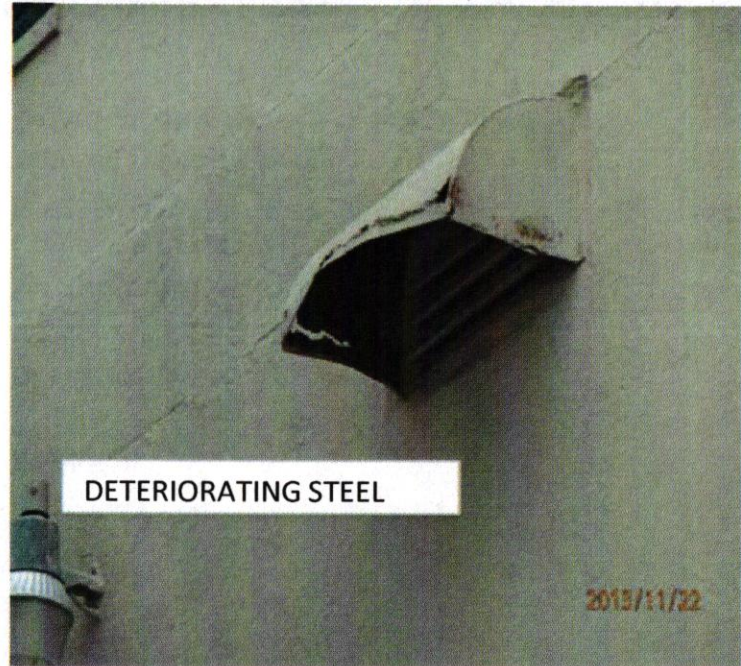
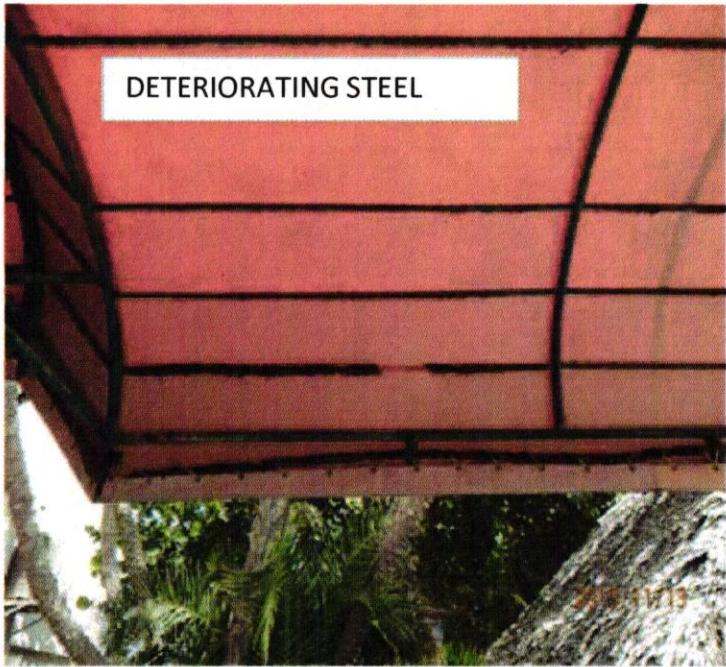
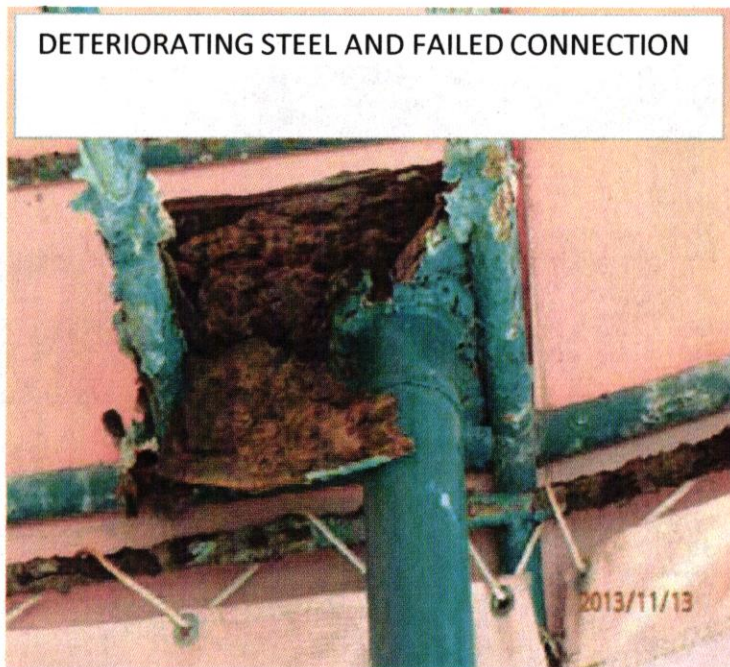
Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

Bracing to parapet walls, fabric canopies
Railing to sixth floor patio, fabric canopies.



Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Building Official Report (Cont.)

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

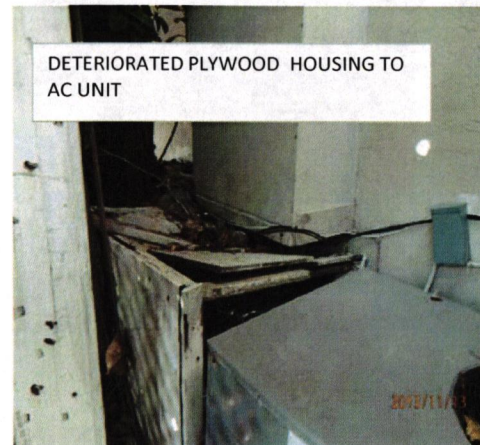
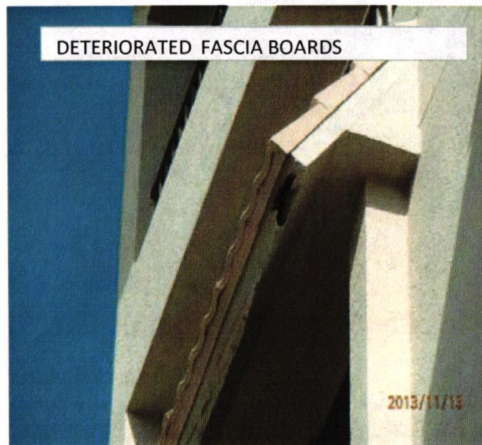
Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

fascia boards and trims

Housing for ductwork. Sign over drive canopy.



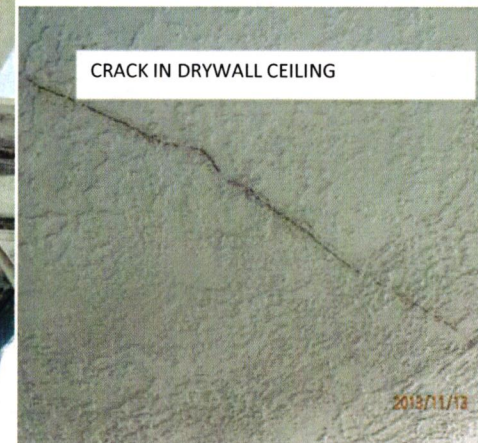
Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Building Official Report (Cont.)

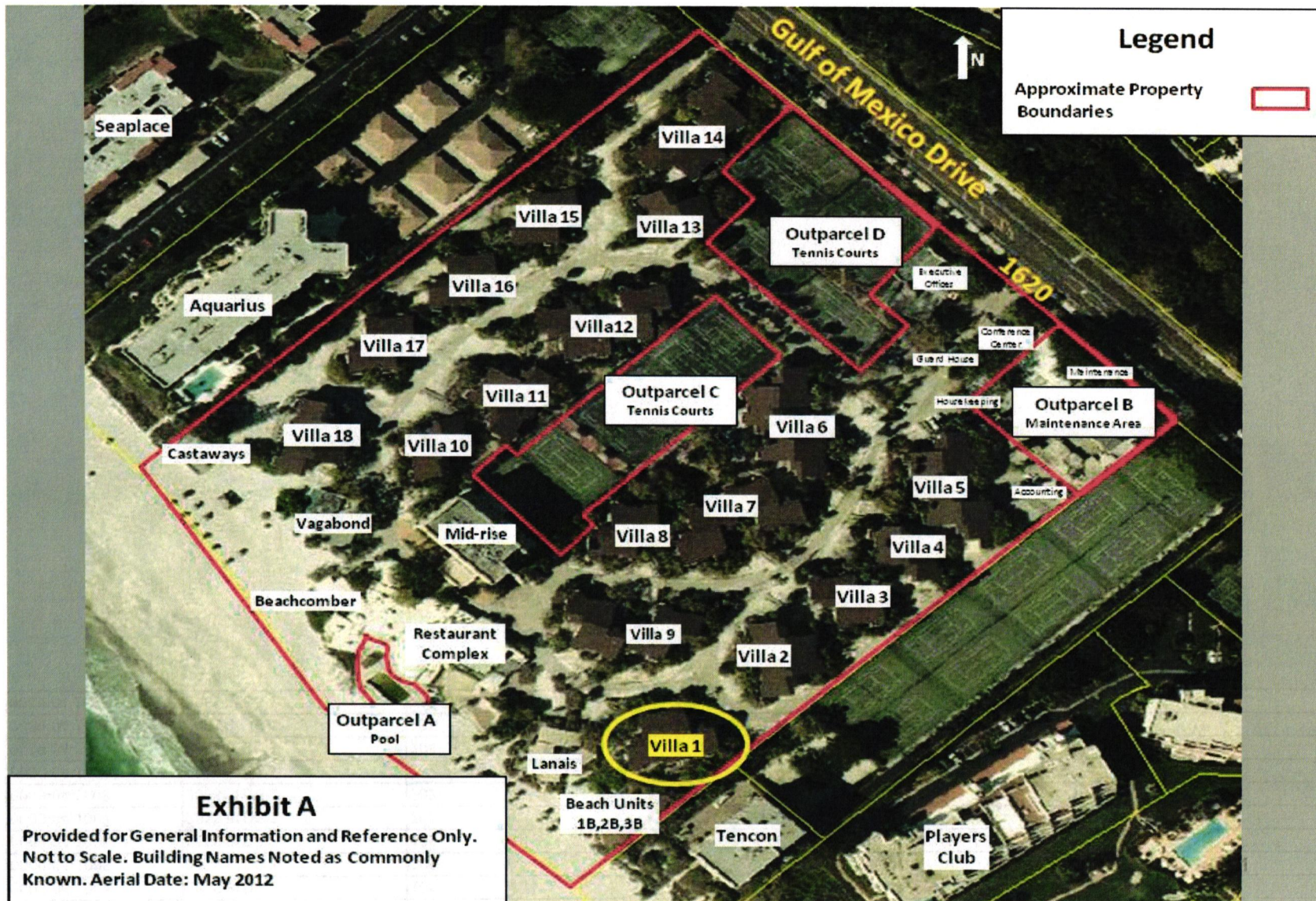
Other items of note:

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.



Building Commonly Known as:

Villa 1



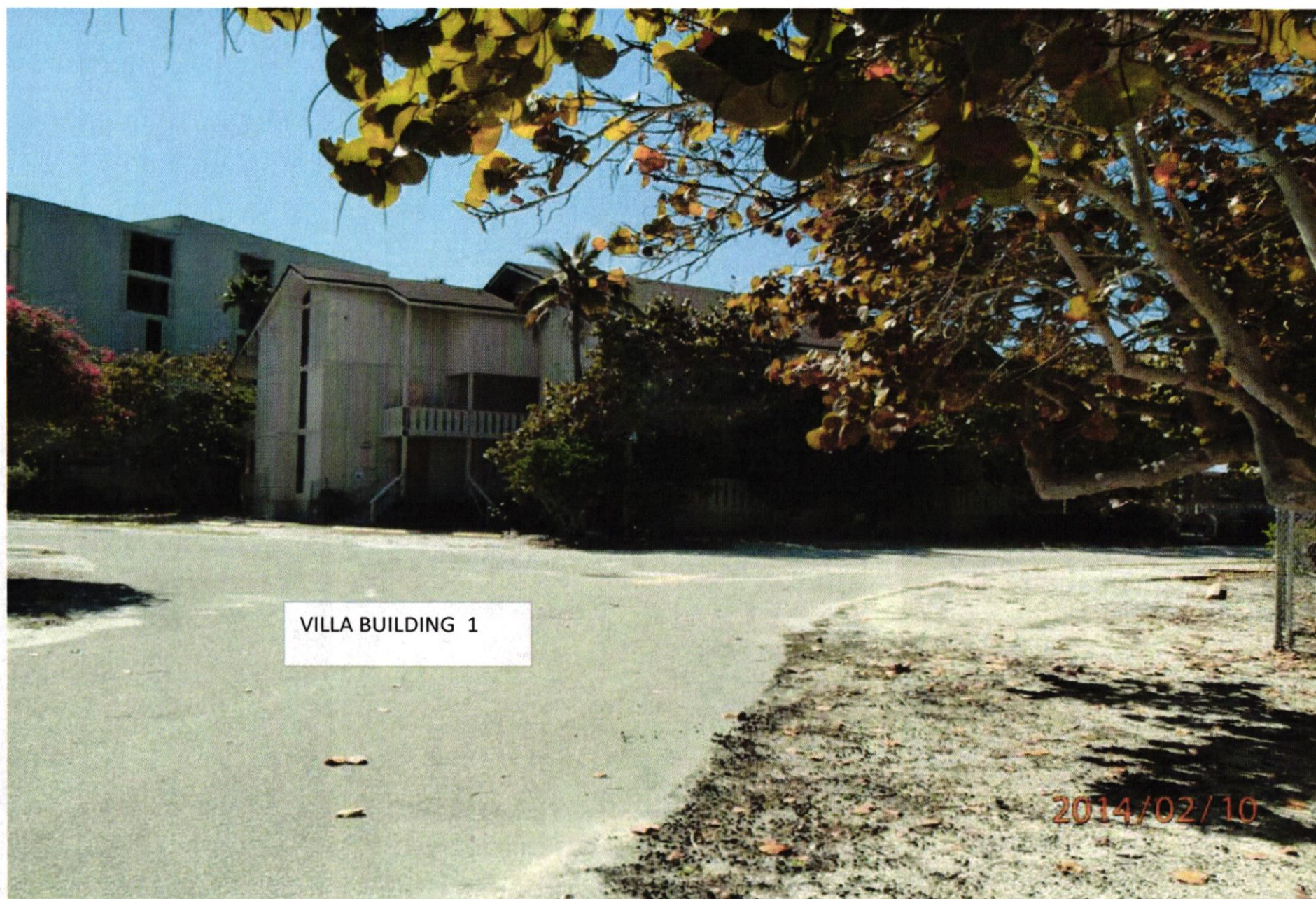
Building Commonly Known as:

Villa 1

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1001	101S BLDG 1	101	GROSS KENNETH S, GROSS KRISTINE L
0009-04-1002	102S BLDG 1	102	RUSOVICH SUZANNE, RUSOVICH GREGORY
0009-04-1003	103S BLDG 1	103	REES LEANNE G
0009-04-1004	104S BLDG 1	104	COLONY BEACH INVESTORS LLC
0009-04-1005	105S BLDG 1	105	1620 PROPERTIES LLC
0009-04-1006	106S BLDG 1	106	CAWOOD WILLIAM E, CAWOOD JULIE A
0009-04-1007	201S BLDG 1	201	GOLDBLATT SHEILA
0009-04-1008	202S BLDG 1	202	GOLDBLATT SHEILA
0009-04-1009	203S BLDG 1	203	ADAMS WILLIAM A
0009-04-1010	204S BLDG 1	204	COMPREHENSIVE TRANSPORTATION SERVICES INC
0009-04-1011	205S BLDG 1	205	COLONY BEACH INVESTORS LLC
0009-04-1012	206S BLDG 1	206	COLONY BEACH INVESTORS LLC

Building Commonly Known as:

Villa 1



Building Commonly Known as:

Villa 1

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

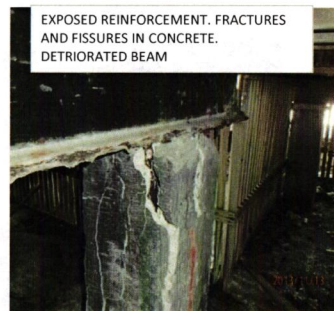
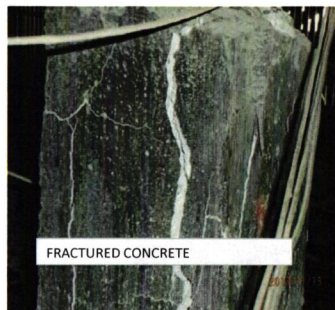
This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Extensive on approximately 75% of the piers

75 % or more of the piers.

Extensive on approximately 75% of the piers

Extensive on approximately 40% of the piers



Building Commonly Known as:

Villa 1

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

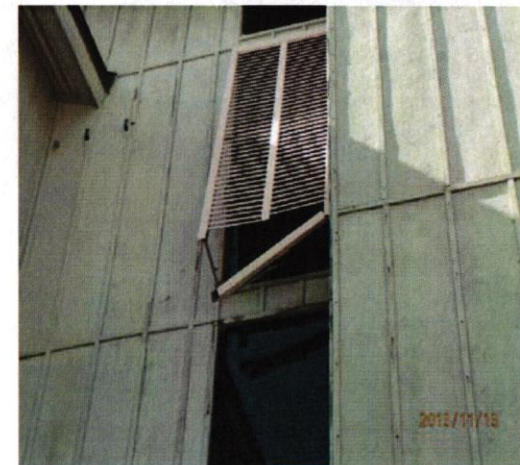
Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Shutter supports



Building Commonly Known as:

Villa 1

Building Official Report (Cont.)

Masonry:

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

Steel:

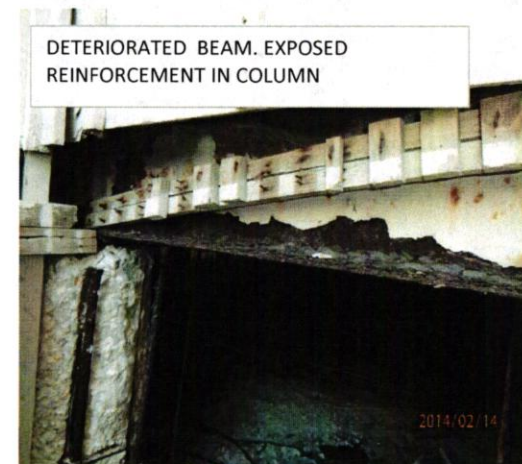
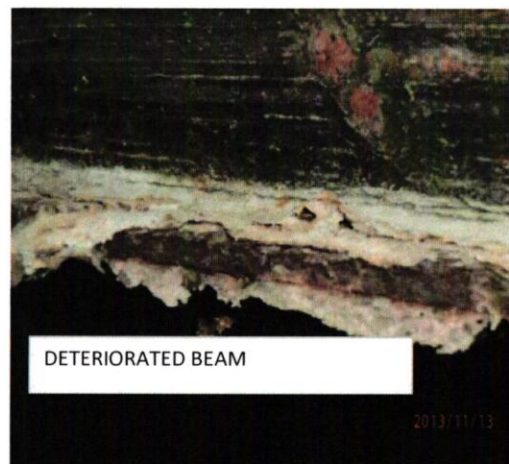
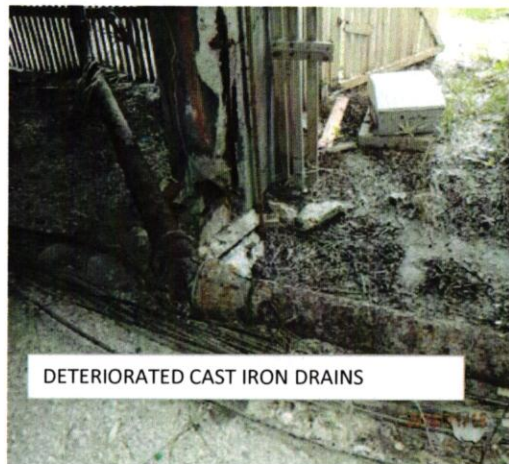
Deterioration Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue A/C units at the bottom

Detached, dislodged, or Beams to piers.



Building Commonly Known as:

Villa 1

Building Official Report (Cont.)

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

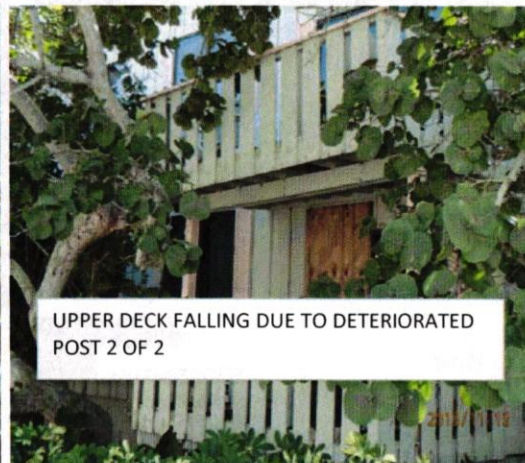
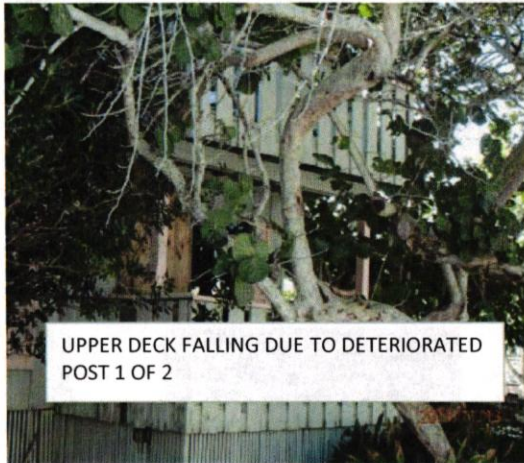
Excessive cutting and notching

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

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

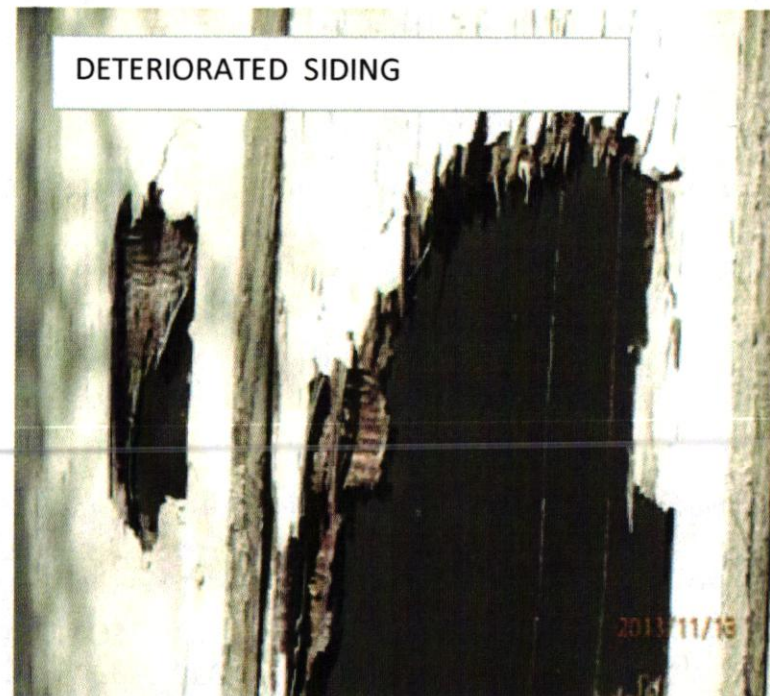
Signs of termite and other insect damage. Extensive on the siding. Currently has wasp nests, Extensive on holes from birds.

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.



Building Commonly Known as:

Villa 1
Building Official Report (Cont.)



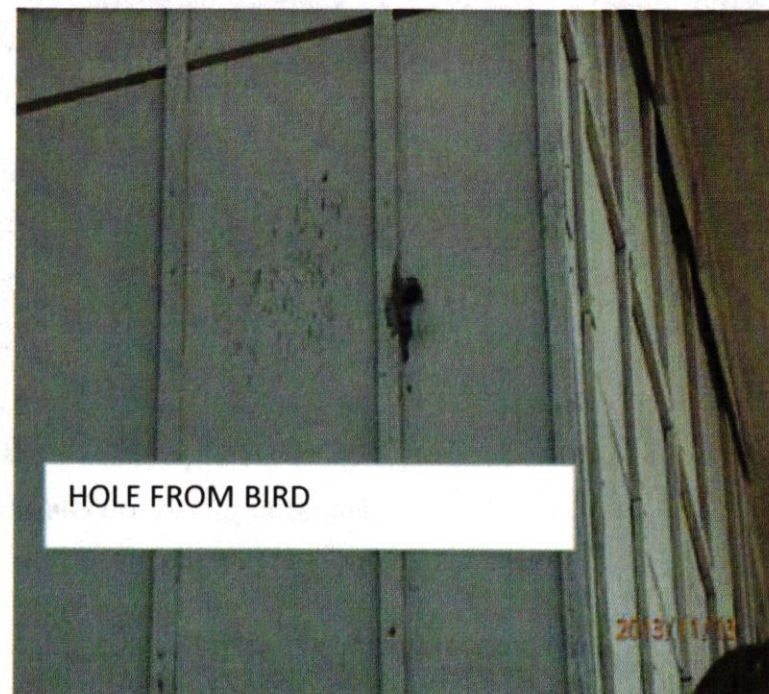
DETERIORATED SIDING



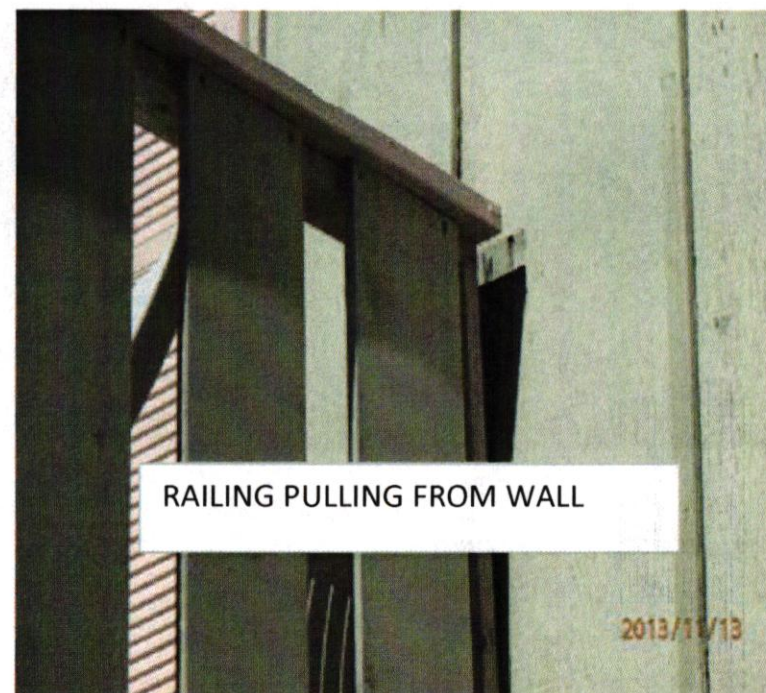
FALLING SOFFIT



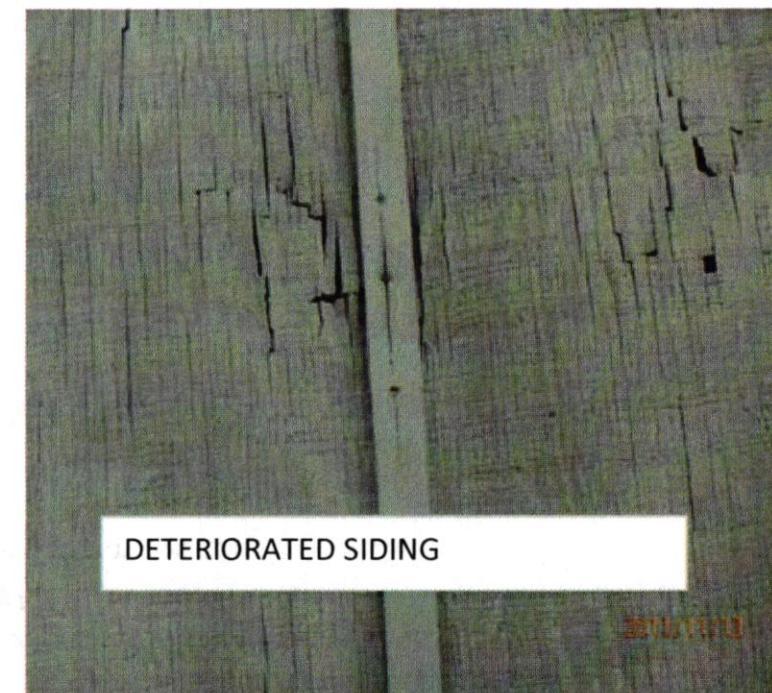
FALLING SKIRTING AND MISSING
GUARD RAIL PICKETS



HOLE FROM BIRD



RAILING PULLING FROM WALL



DETERIORATED SIDING

Building Commonly Known as:

Villa 1

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

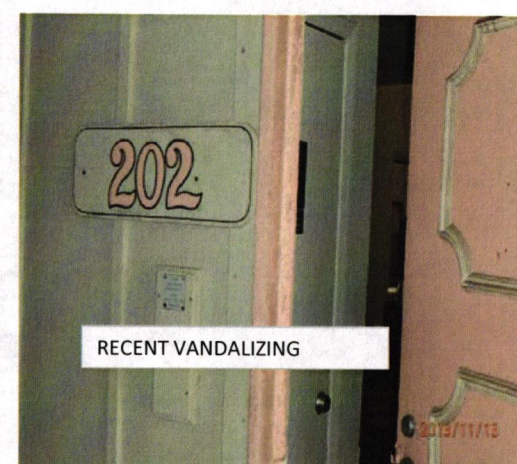
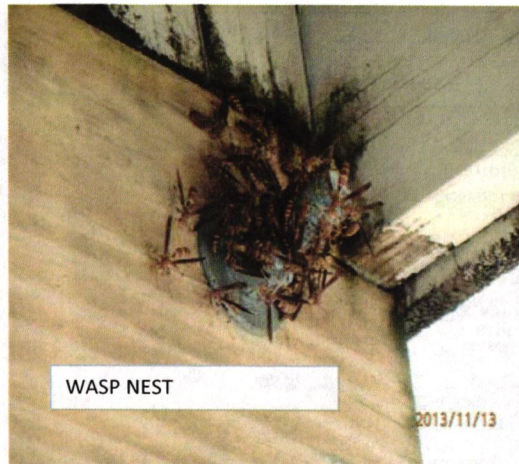
un-attended furniture on patios

Abandoned ac units under building.

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

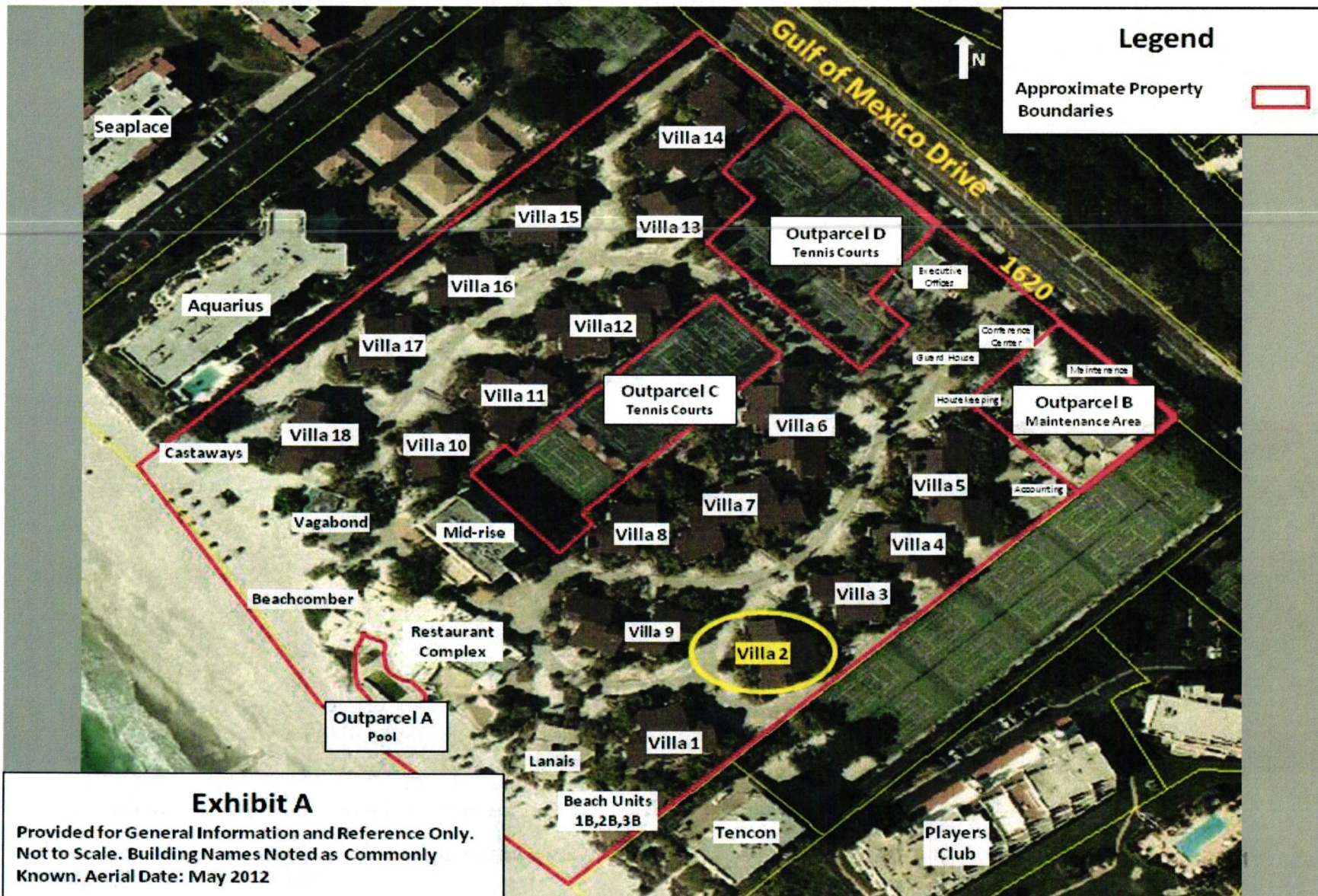
Security fencing has been pushed down.

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.



Building Commonly Known as:

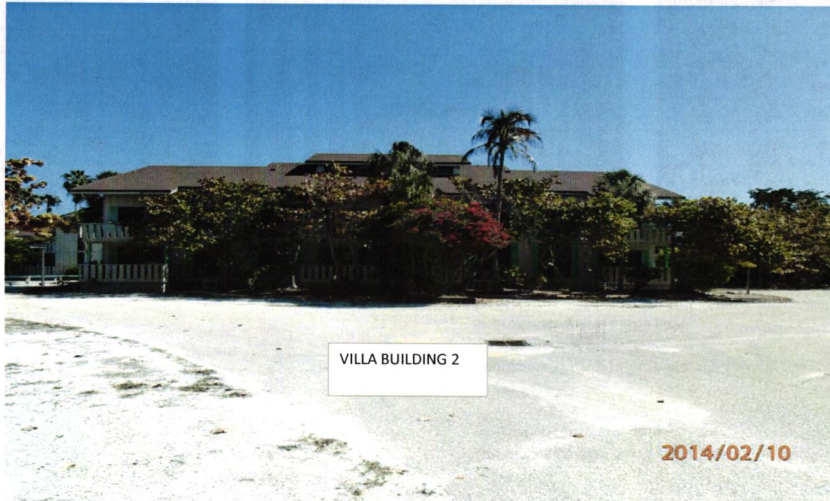
Villa 2



Building Commonly Known as:

Villa 2

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1013	107S BLDG 2	107	COLONY BEACH INVESTORS LLC
0009-04-1014	108S BLDG 2	108	1620 PROPERTIES LLC
0009-04-1015	109S BLDG 2	109	COLONY BEACH INVESTORS LLC
0009-04-1016	110S BLDG 2	110	FLEETWOOD BLAKE
0009-04-1017	111S BLDG 2	111	COLONY BEACH INVESTORS LLC
0009-04-1018	112S BLDG 2	112	O DONNELL COLONY HOLDINGS LLC
0009-04-1019	207S BLDG 2	207	BURR GERTRUDE T, BURR WALTER T, BURR-TARRANT CORNELIA V R
0009-04-1020	208S BLDG 2	208	PARSONS PAMELA K
0009-04-1021	209S BLDG 2	209	FORREST SHEILA
0009-04-1022	210S BLDG 2	210	COLONY BEACH INVESTORS LLC
0009-04-1023	211S BLDG 2	211	COLONY BEACH INVESTORS LLC
0009-04-1024	212S BLDG 2	212	GOLDSTONE ALVIN, GOLDSTONE GAY



Building Commonly Known as:

Villa 2

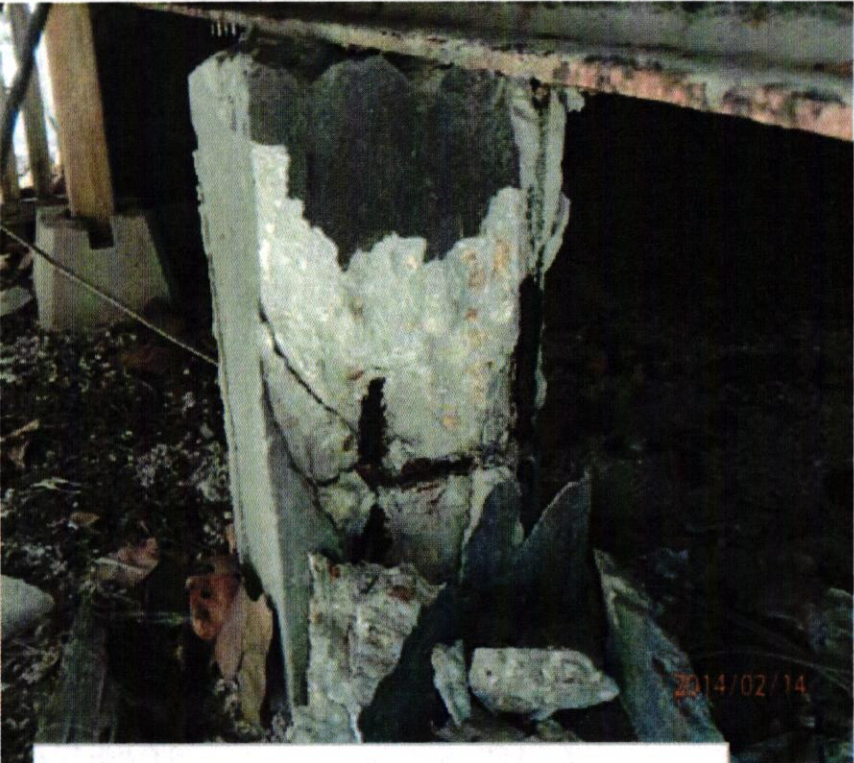
Building Officials Report

Concrete:

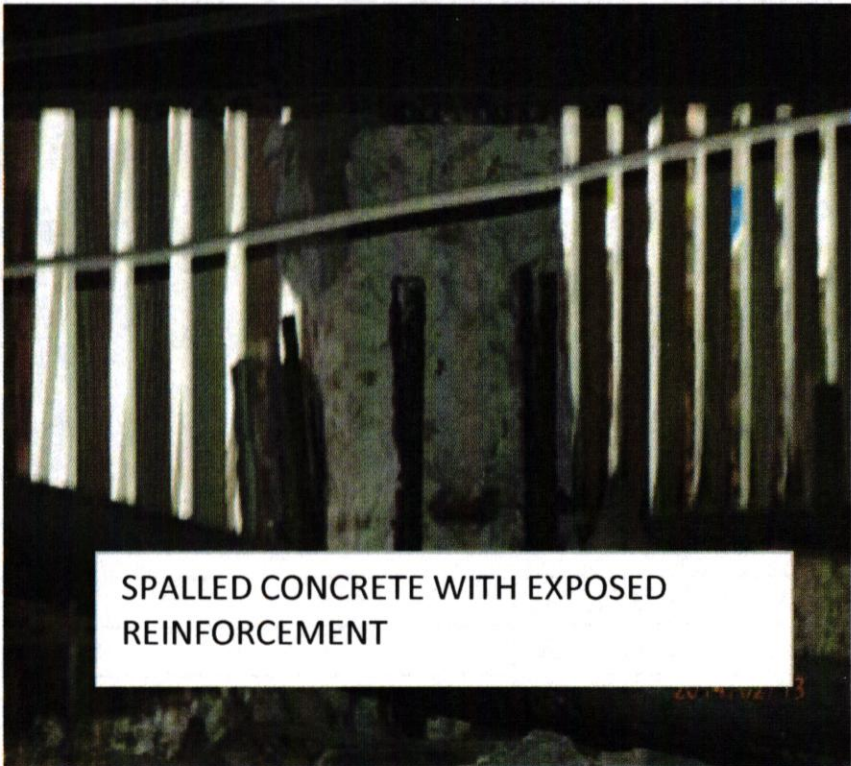
- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

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

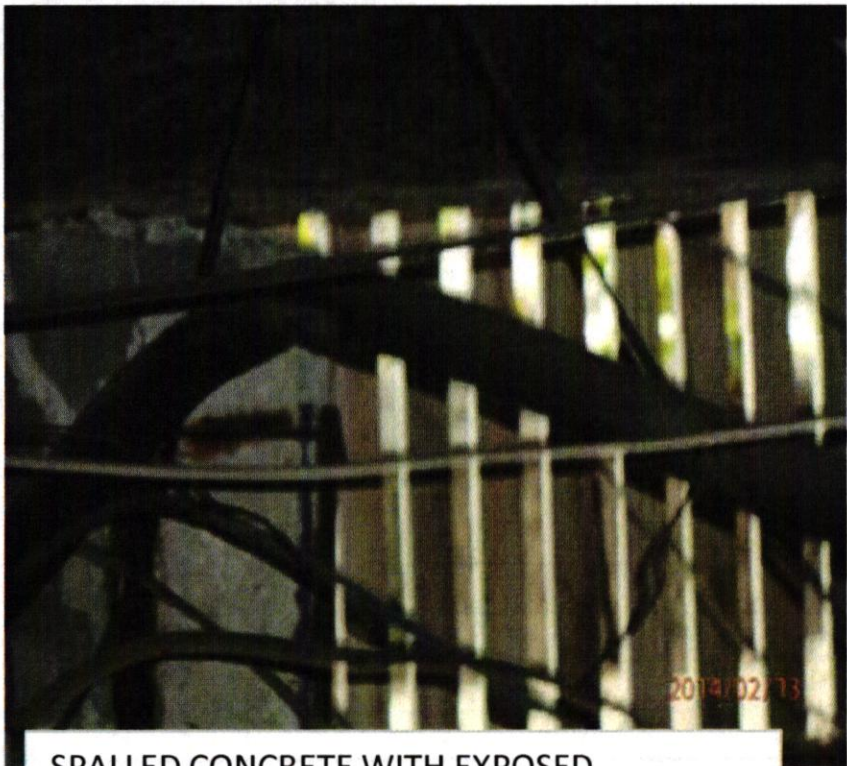
Approximately 50% of the piers, some extensive
75 % or more of the piers.
Approximately 40% of the piers
Extensive on approximately 40% of the piers



SPALLED CONCRETE WITH EXPOSED REINFORCEMENT



SPALLED CONCRETE WITH EXPOSED REINFORCEMENT



SPALLED CONCRETE WITH EXPOSED REINFORCEMENT

Building Commonly Known as:

Villa 2

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.



Building Commonly Known as:

Villa 2

Building Official Report (Cont.)

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.

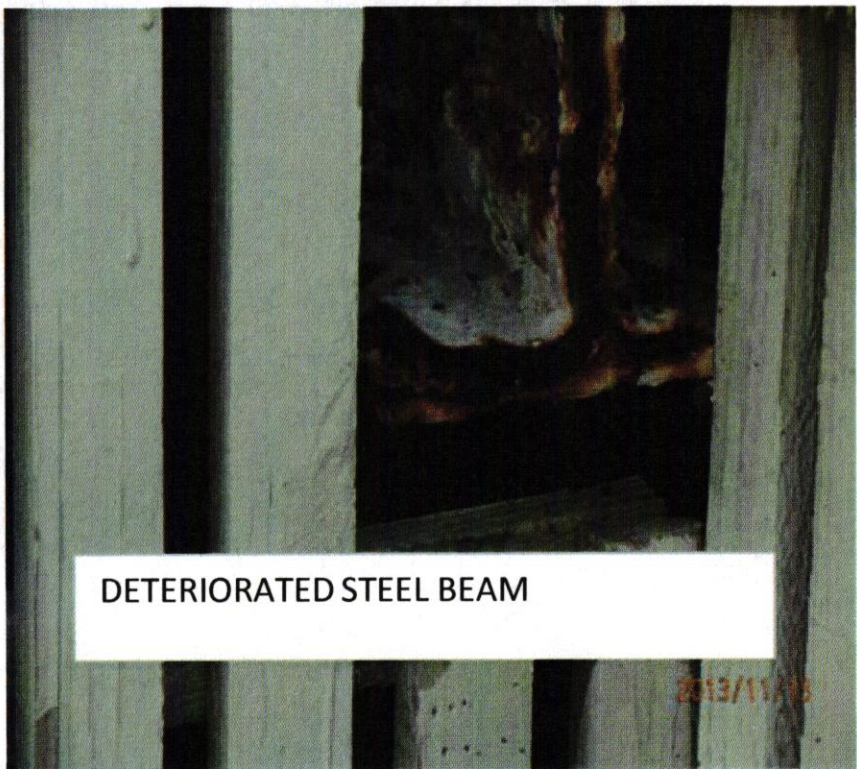
Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

Villa 2

Building Official Report (Cont.)

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks Some deck joists

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.

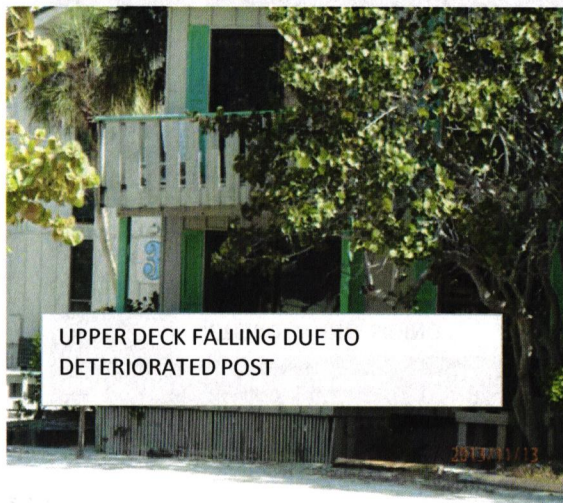
Siding, trims, floor framing, upper floor deck, wood shutters, .

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

Holes in siding from birds.

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

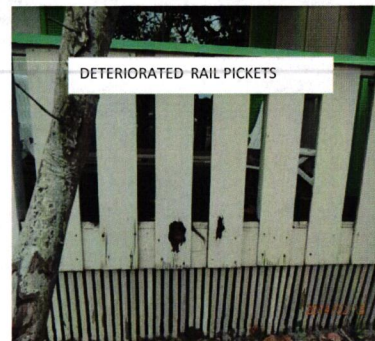
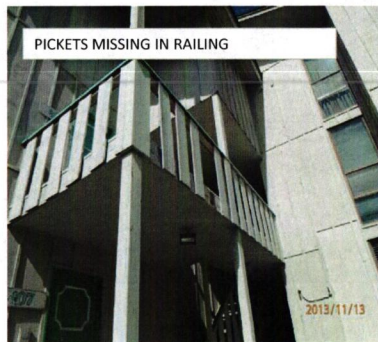
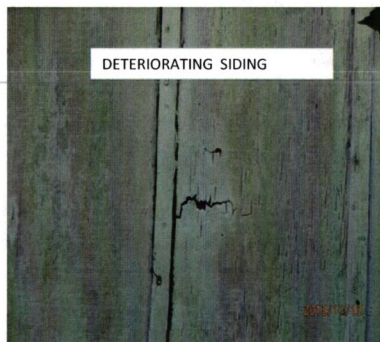
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 2

Building Official Report (Cont.)



Building Commonly Known as:

Villa 2

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

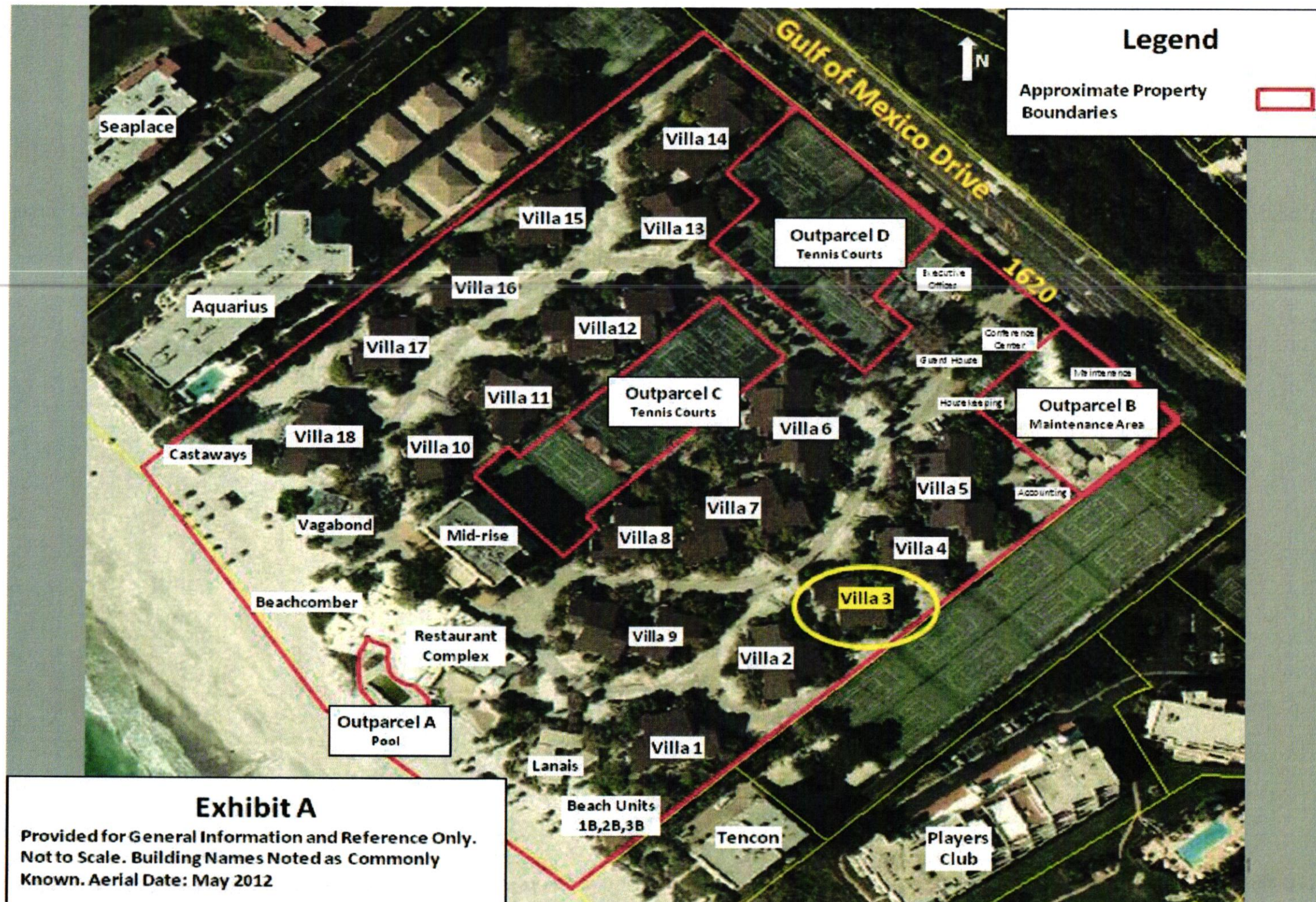
Boarded up windows and doors due to vandalizing.

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.

Lattice skirting falling from position.

Building Commonly Known as:

Villa 3



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1025	113S BLDG 3	113	YABLON DEBORAH A, KLEIN SANDRA E
0009-04-1026	114S BLDG 3	114	SLATTERY PAULA
0009-04-1027	115S BLDG 3	115	MC MAHON THOMAS, MC MAHON PATRICIA
0009-04-1028	116S BLDG 3	116	EISSENSTAT PHILLIP, EISSENSTAT JACQUELINE H
0009-04-1029	213S BLDG 3	213	HOLLINGS RICHARD, HOLLINGS RUTH
0009-04-1030	214S BLDG 3	214	KEIFER TTEE JOHN W
0009-04-1031	215S BLDG 3	215	GOLDBERG TTEE LAURENCE
0009-04-1032	216S BLDG 3	216	MONTONE GREGORY E, MONTONE BARBARA J

Building Commonly Known as:

Villa 3



Building Commonly Known as:

Villa 3

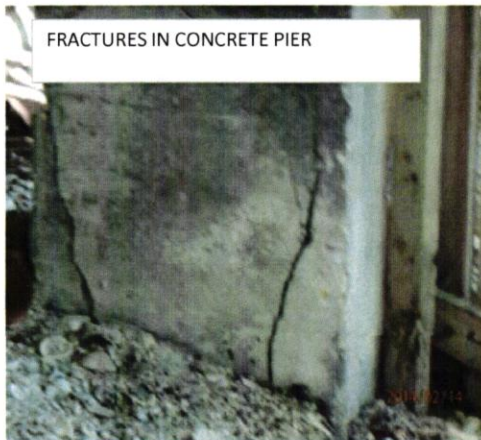
Building Officials Report

Concrete:

Deterioration
Ultimate deformation
Fractures
Fissures
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

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

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



Building Commonly Known as:

Villa 3

Building Official Report (Cont.)

Aluminum:

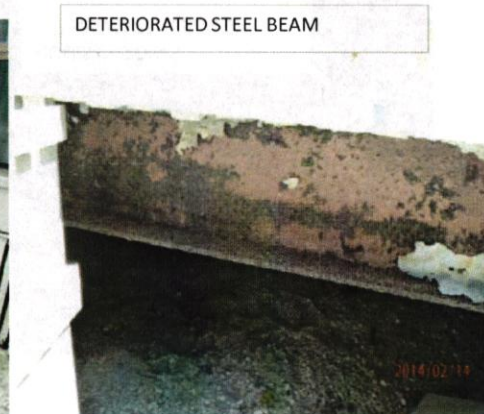
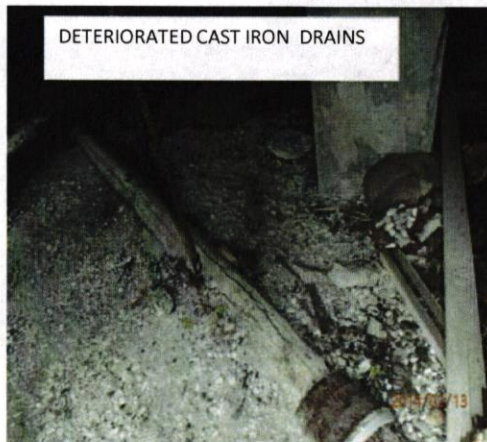
Deterioration
Corrosion
Elastic deformation
Joint fatigue
Detached, dislodged, or failing connections.

SHUTTERS FALLING.

Steel:

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

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



Building Commonly Known as:

Villa 3
Building Official Report (Cont.)

Wood:

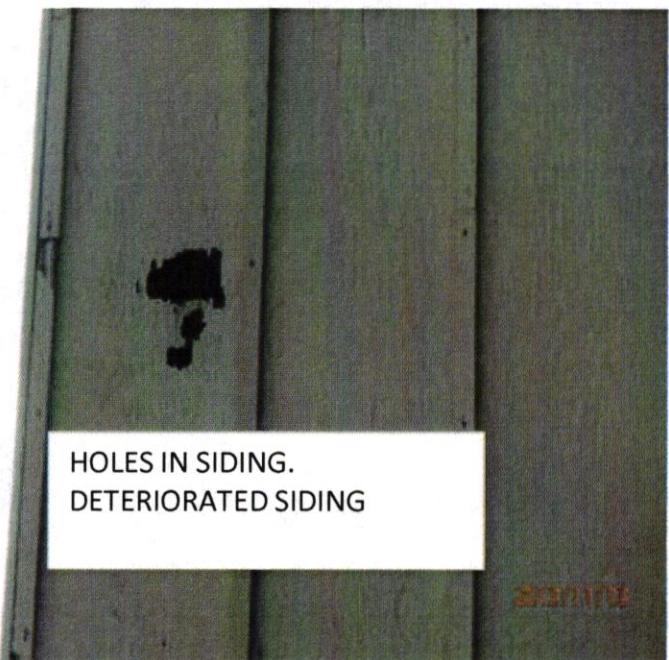
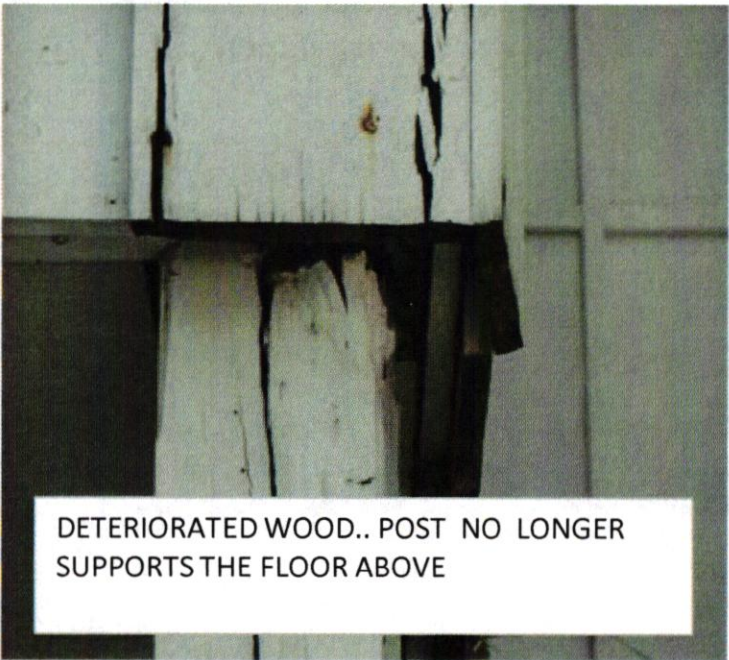
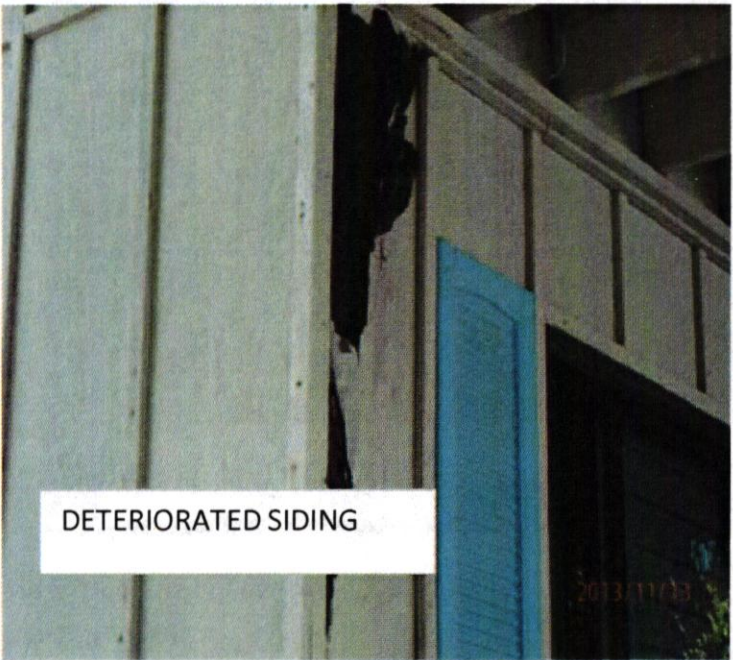
Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

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

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.

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.

Excessive cutting and notching



Building Commonly Known as:

Villa 3

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

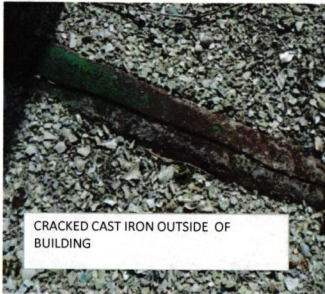
Abandoned ac units under building.

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.

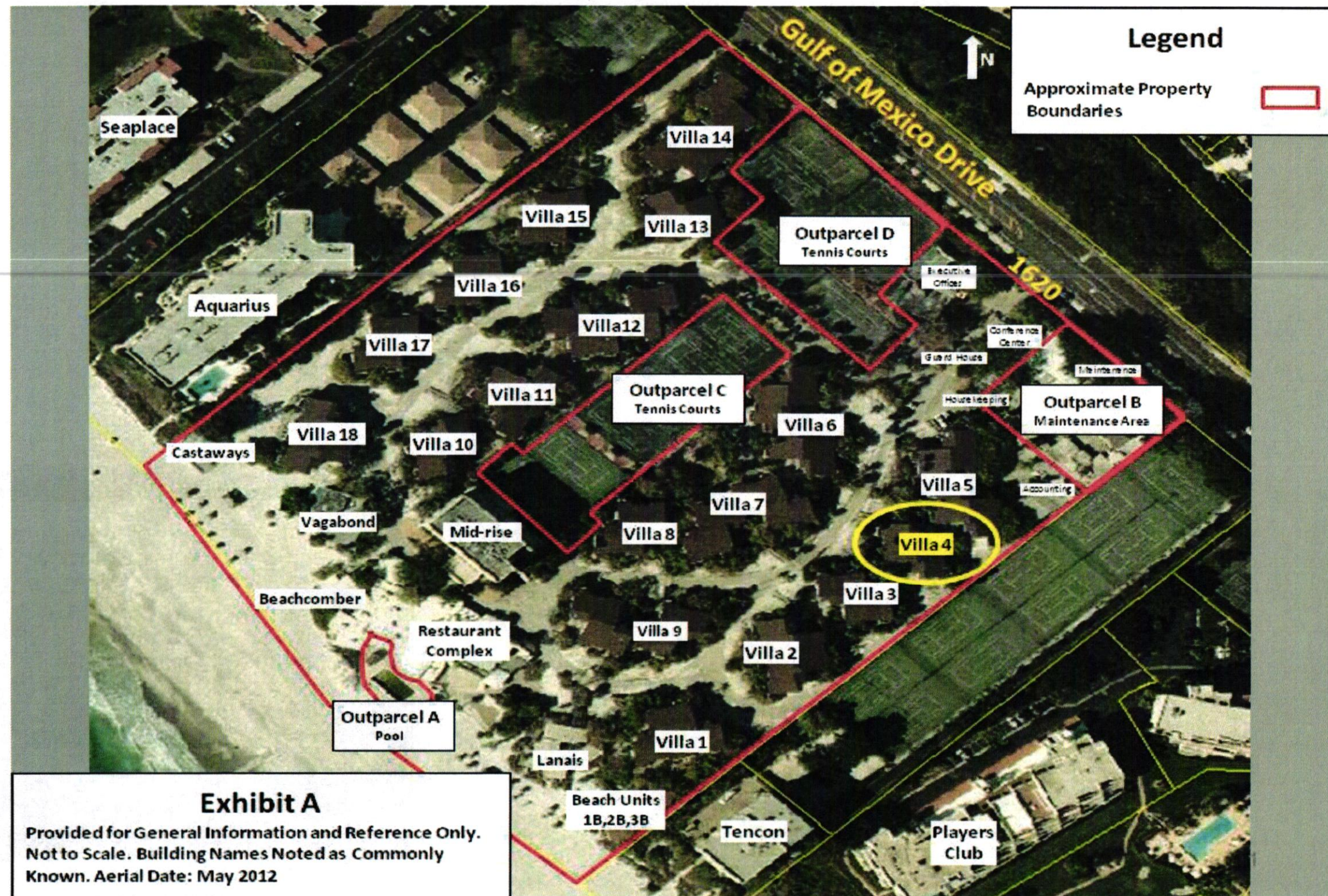
Lattice skirting falling from position.

Building Official Report (Cont.)



Building Commonly Known as:

Villa 4



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1033	117S BLDG 4	117	JOYCE TTEE BRENDA M
0009-04-1034	118S BLDG 4	118	1620 PROPERTIES LLC
0009-04-1035	119S BLDG 4	119	SILVER JOHN C TTEE, SILVER DONNA M TTEE
0009-04-1036	120S BLDG 4	120	PERUZZI ROBERT A
0009-04-1037	217S BLDG 4	217	RAVIN JOSEPH P
0009-04-1038	218S BLDG 4	218	ABRAMSON HARVEY, ABRAMSON MARJORIE, NEWMAN NEAL, NEWMAN ROCHELLE
0009-04-1039	219S BLDG 4	219	EPSTEIN TTEE SEYMOUR
0009-04-1040	220S BLDG 4	220	KOLLAR CHARLES J, KOLLAR SUSAN J

Building Commonly Known as:

Villa 4



VILLA BUILDING 4

2014/02/10

Building Commonly Known as:

Villa 4

Building Officials Report

- 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



EXPOSED REINFORCMENT



CONCRETE FRACTURE



SPALLED CONCRETE

Building Commonly Known as:

Villa 4

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 4

Masonry:

Building Official Report (Cont.)

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

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

Villa 4

Building Official Report (Cont.)

Wood:

Deterioration

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

Damage from insects, rc

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

Fire damage beyond charring

Significant splits and che Some deck joists

Horizontal shear cracks

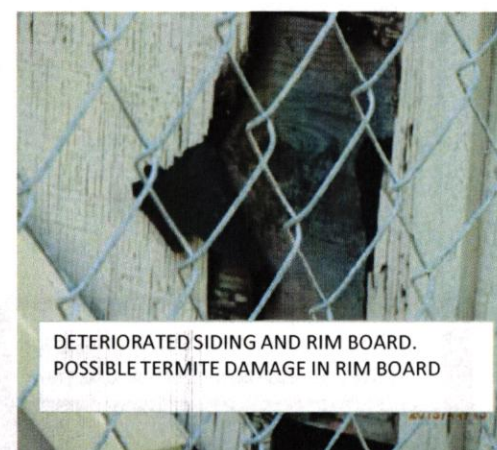
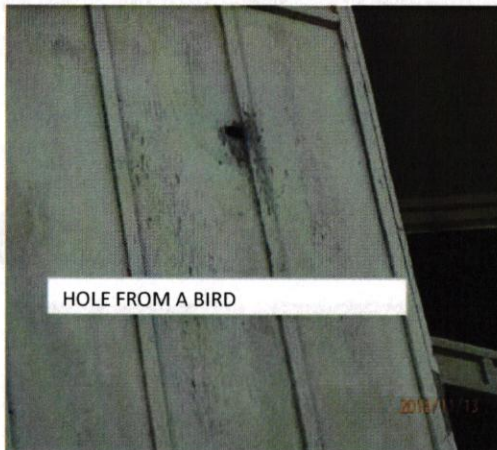
Inadequate support

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

Detached, dislodged, or failing connections

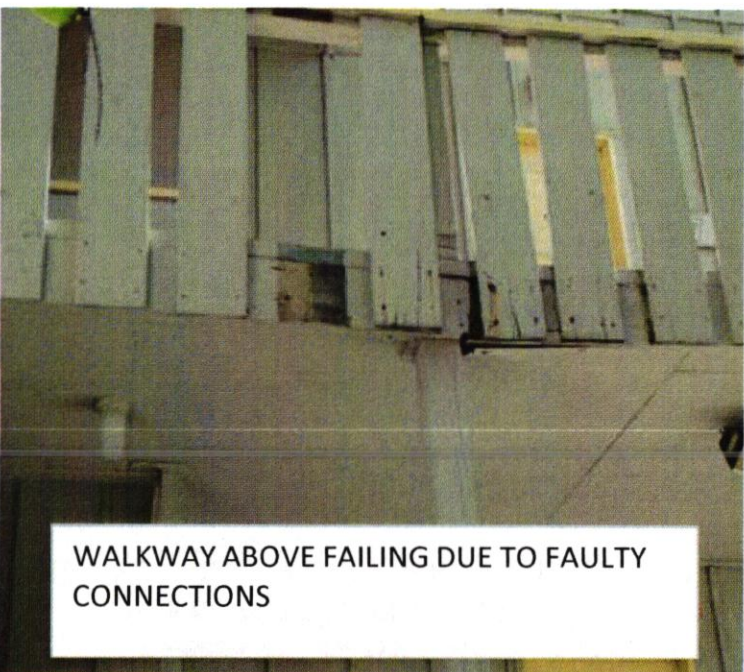
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Excessive cutting and notching



Building Commonly Known as:

Villa 4
Building Official Report (Cont.)



Building Commonly Known as:

Villa 4

Building Official Report (Cont.)

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 has been pushed down.

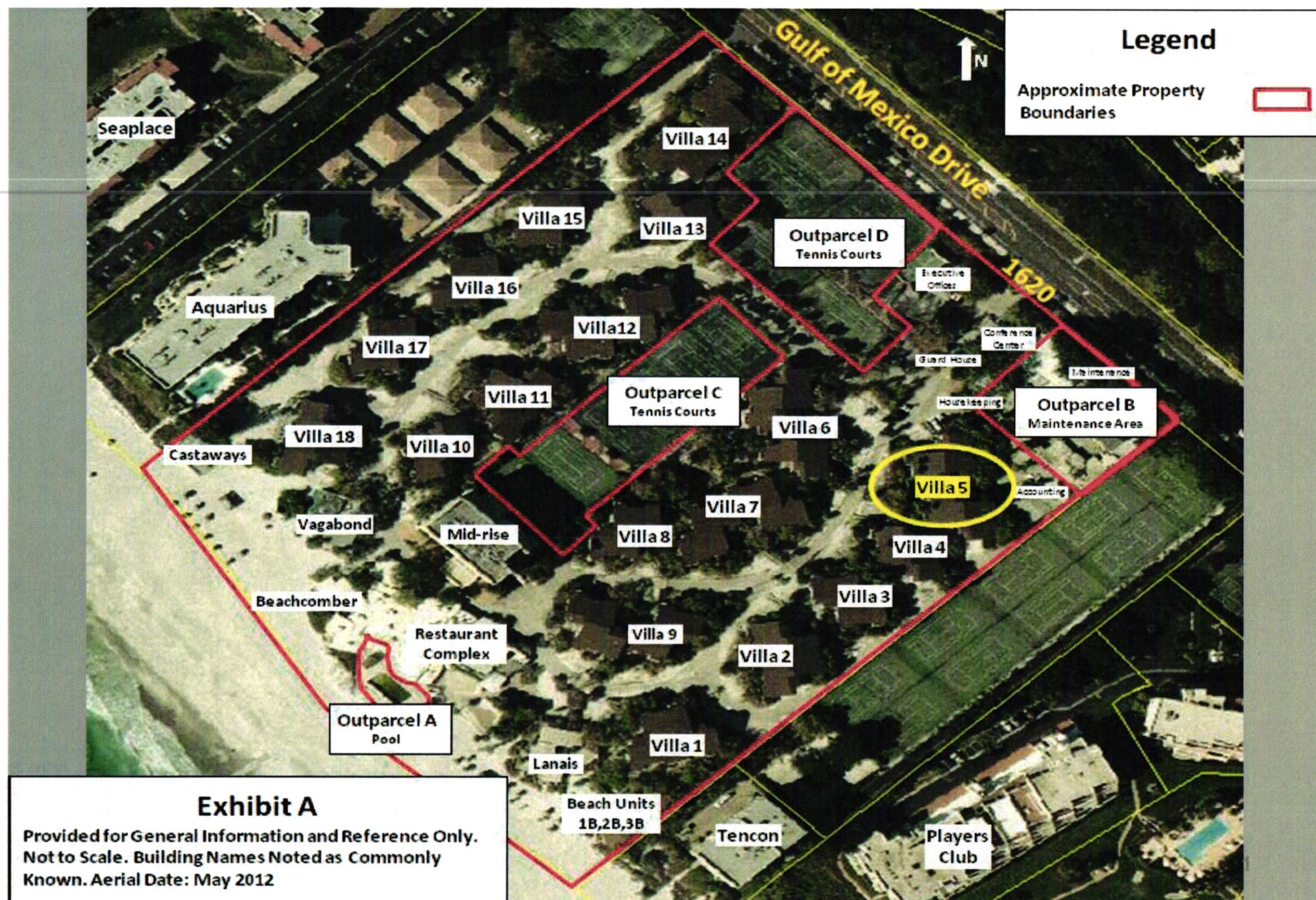
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Cut and removed air conditioning unit.

Lattice skirting falling from position.

Building Commonly Known as:

Villa 5



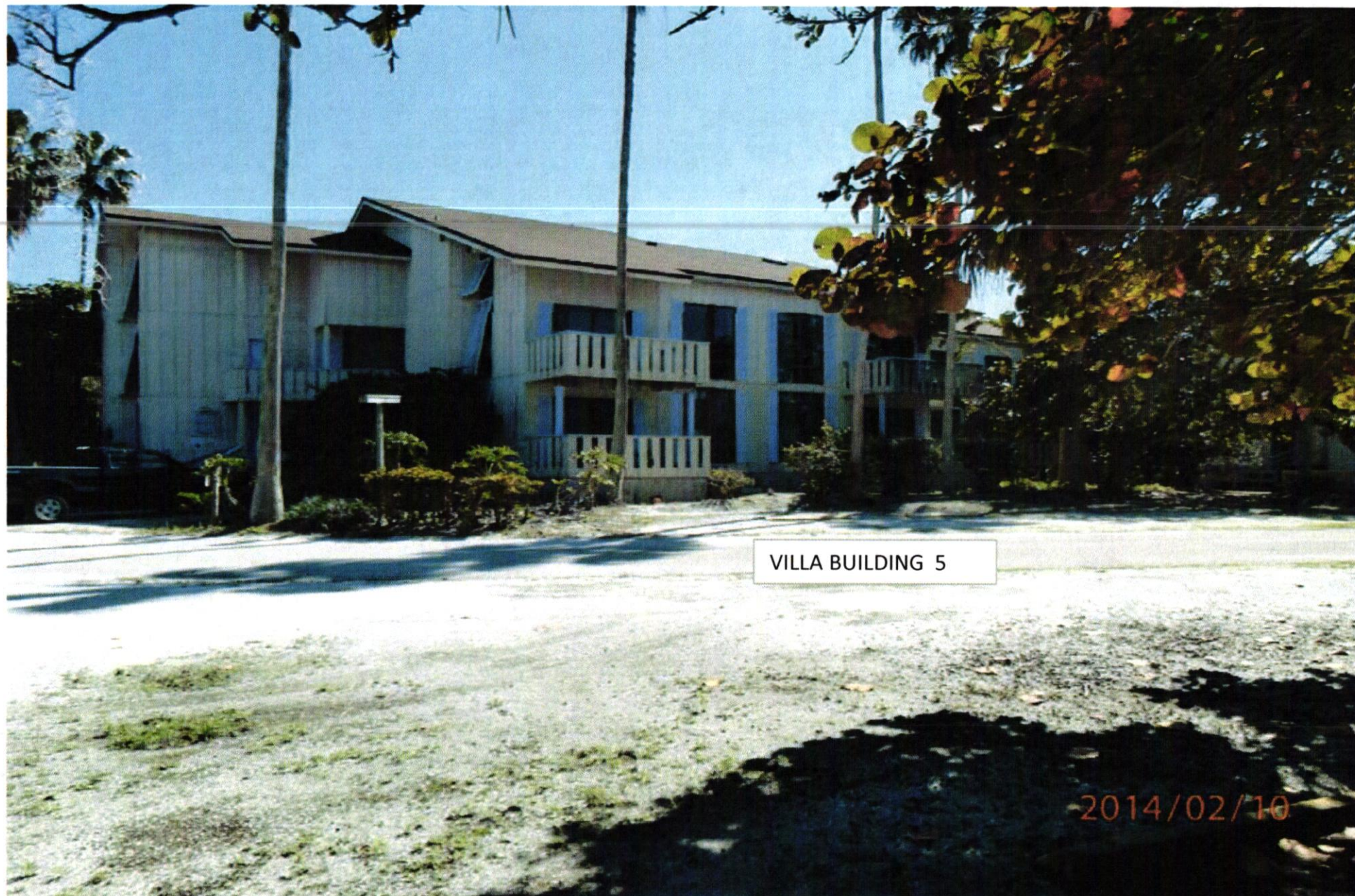
Building Commonly Known as:

Villa 5

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1041	121S BLDG 5	121	1620 PROPERTIES LLC
0009-04-1042	122S BLDG 5	122	RUSSO JOHN, RUSSO MARY ANN
0009-04-1043	123S BLDG 5	123	YOUNG TERRENCE
0009-04-1044	124S BLDG 5	124	COLONY BEACH & TENNIS CLUB ASSN
0009-04-1045	125S BLDG 5	125	REYNOLDS GEORGE R, VISWANATHAN ASIKADI
0009-04-1046	126S BLDG 5	126	PINSKY BRUCE V
0009-04-1047	127S BLDG 5	127	PASSILLA JAMES P, PASSILLA E LYNNE
0009-04-1048	128S BLDG 5	128	SOKOL MARTIN P, SOKOL AMI B
0009-04-1049	221S BLDG 5	221	WICKEY ROBERT J, PINSKY WICKEY PENNY, PINSKY BRUCE, PINSKY EST OF HARRY J
0009-04-1050	222S BLDG 5	222	YABLON JAY R
0009-04-1051	223S BLDG 5	223	SCHMIDT KEVIN, SCHMIDT TRACY, HEILMAN CRAIG
0009-04-1052	224S BLDG 5	224	HUNT THOMAS C, DANN LAURIE
0009-04-1053	225S BLDG 5	225	CHILDS PHILIP M, CHILDS JO M, CHILDS ROBERT, CHILDS DIANE B
0009-04-1054	226S BLDG 5	226	ABRAMS TTEE JERRY
0009-04-1055	227S BLDG 5	227	COREY MICHAEL A, COREY LYNNETTE
0009-04-1056	228S BLDG 5	228	COLONY BEACH INVESTORS LLC

Building Commonly Known as:

Villa 5



Building Commonly Known as:

Villa 5

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

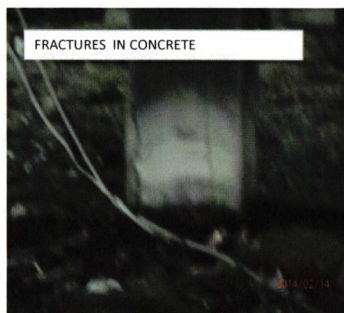
Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

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

Extensive on approximately 20% of the piers



Building Commonly Known as:

Villa 5

Building Official Report (Cont.)

Aluminum:

- Deterioration
- Corrosion
- Elastic deformation
- Ultimate deformation

Joint fatigue
Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 5

Building Official Report (Cont.)

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

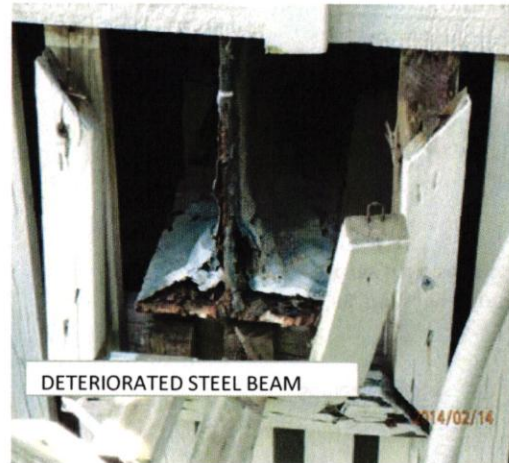
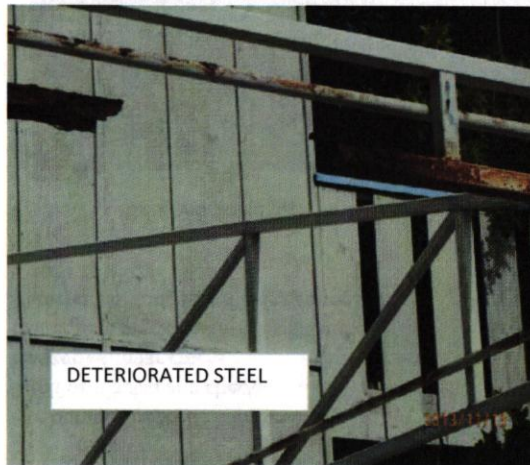
Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom. Fabric canopy.

Fabric canopy.



Building Commonly Known as:

Villa 5

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

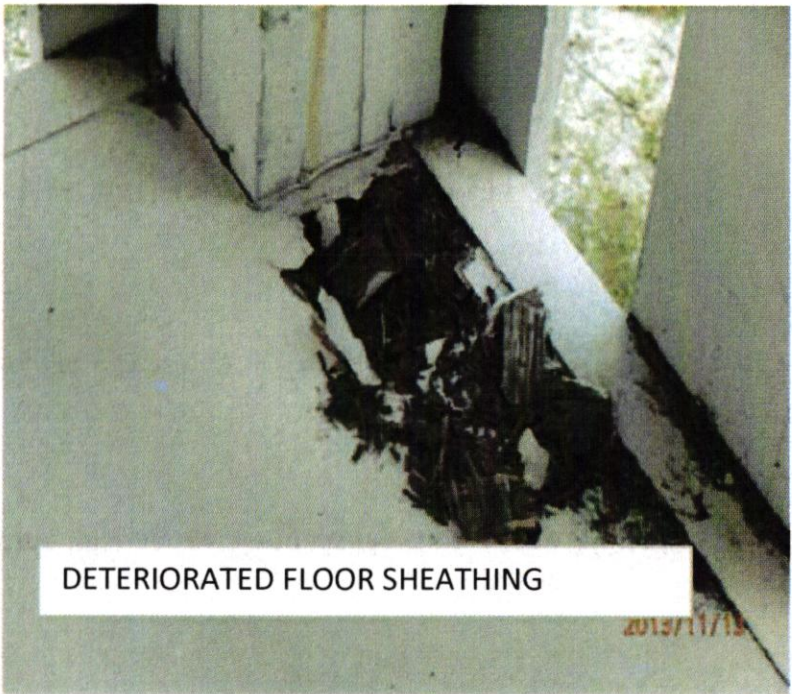
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support A/C unit stands.
Detached, dislodged, or failing connections

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

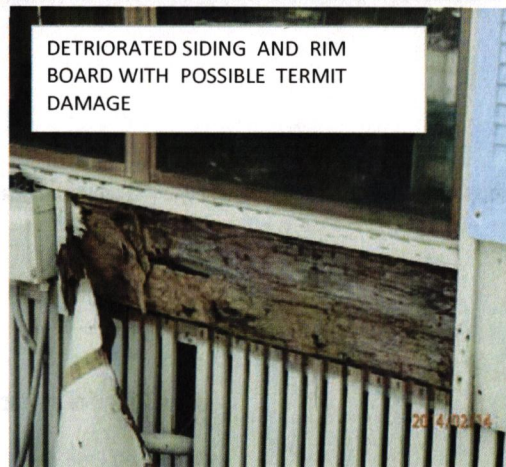
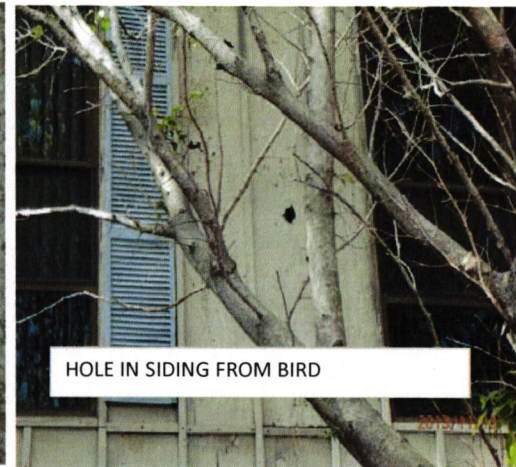
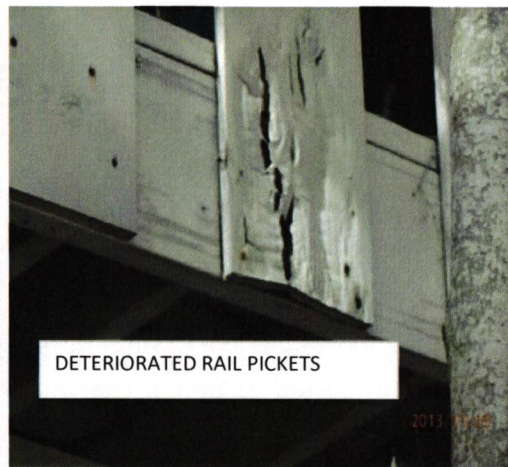
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 5

Building Official Report (Cont.)



Building Commonly Known as:

Villa 5

Building Official Report (Cont.)

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.

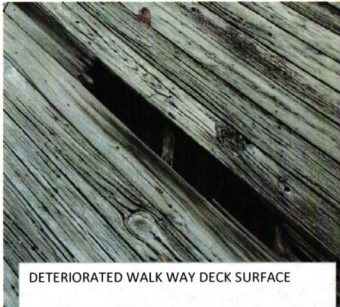
Missing an A/C unit.

Air conditioning unit are beginning to fail. A/C unit may fail 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.

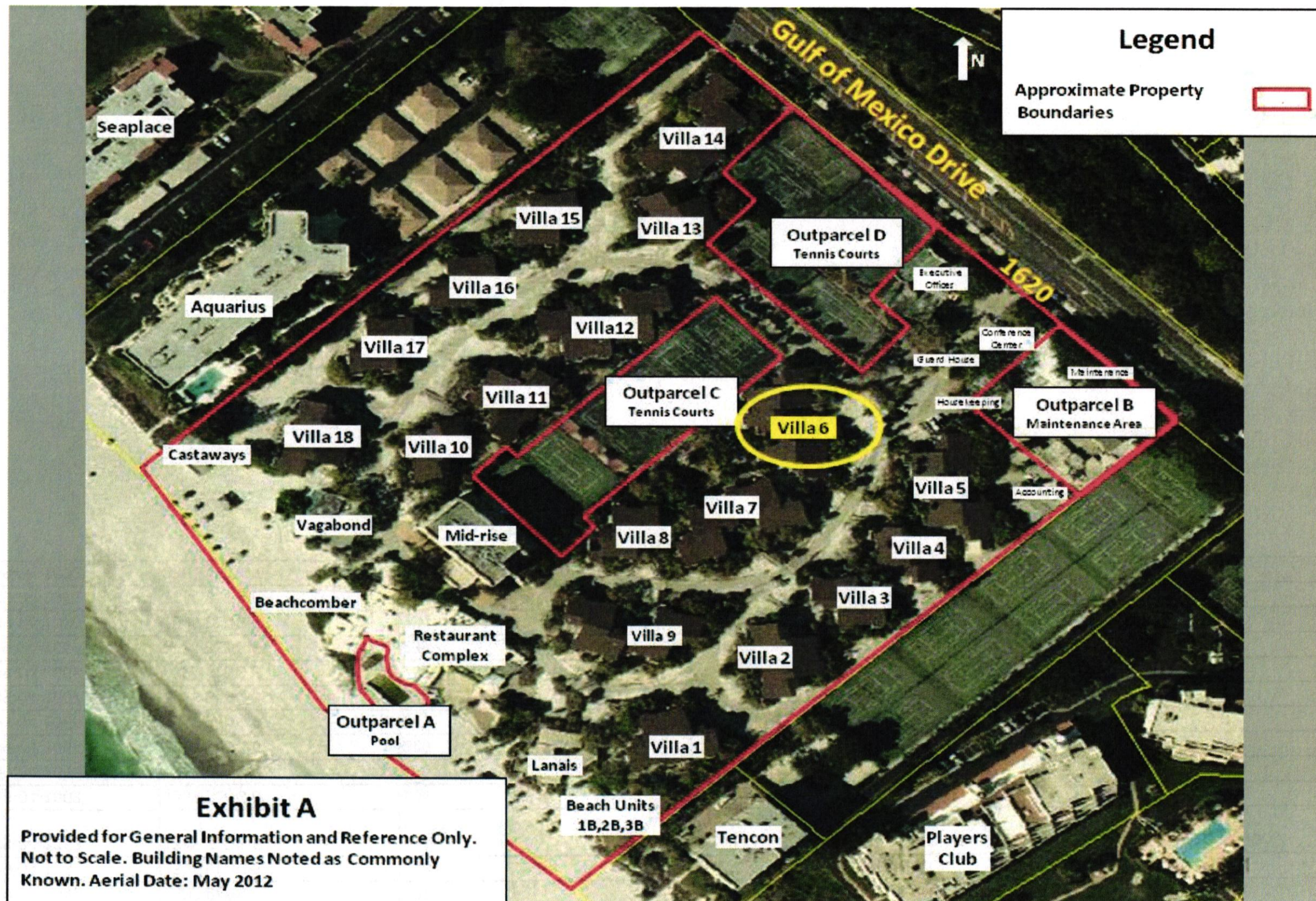
Lattice skirting falling from position.



DETERIORATED WALK WAY DECK SURFACE

Building Commonly Known as:

Villa 6



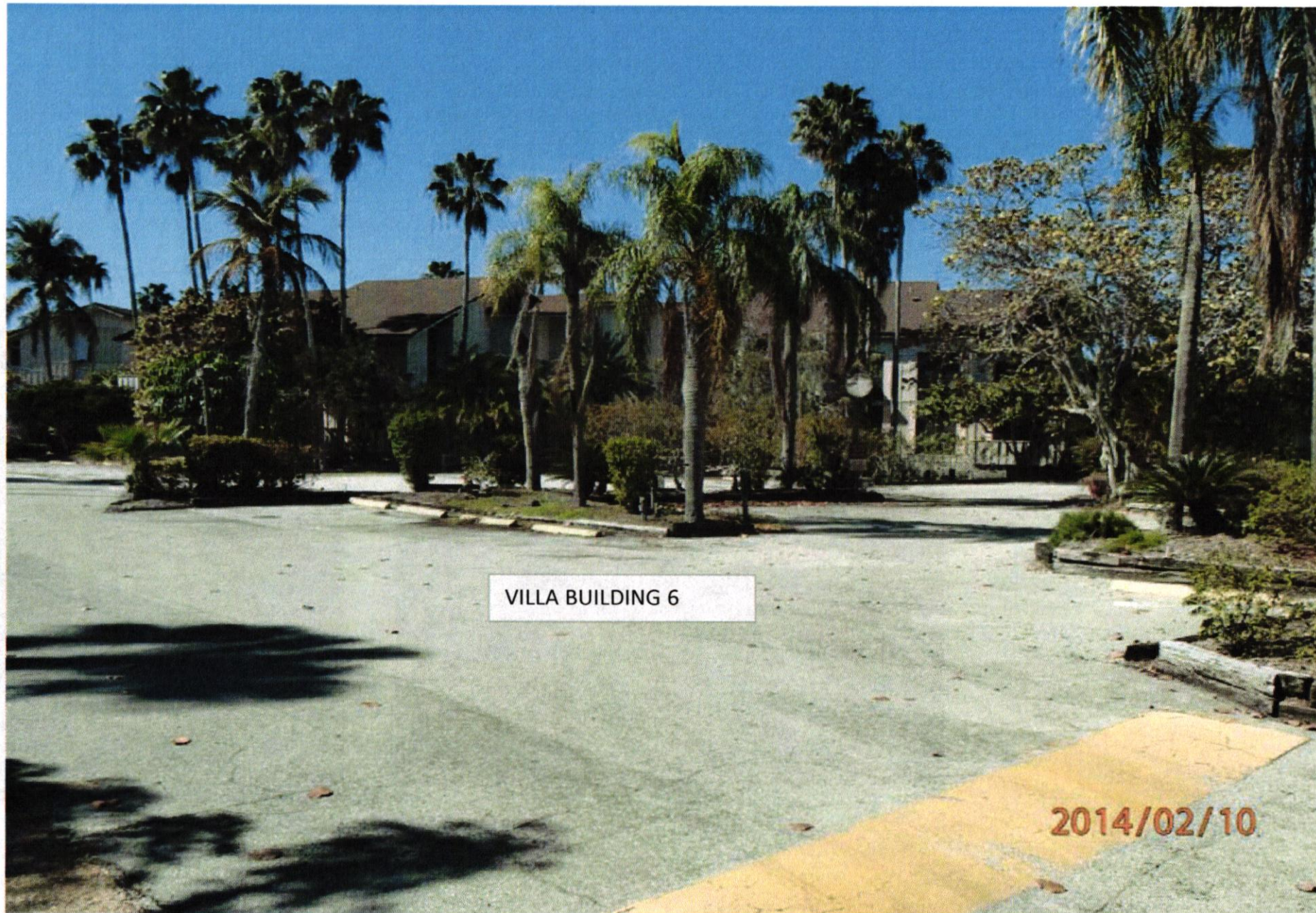
Building Commonly Known as:

Villa 6

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1057	129S BLDG 6	129	UNIT 129-S LLC
0009-04-1058	130S BLDG 6	130	PRIEST JAMES D, PRIEST ILONA G
0009-04-1059	131S BLDG 6	131	CROTHERS WILLIAM
0009-04-1060	132S BLDG 6	132	COLONY BEACH INVESTORS LLC
0009-04-1061	133S BLDG 6	133	COLONY BEACH INVESTORS LLC
0009-04-1062	134S BLDG 6	134	FREEMAN JAMES G, PAVILLARD MICHELE A, HURST FRED S, HURST DAVIDA Z
0009-04-1063	135S BLDG 6	135	COLONY BEACH INVESTORS LLC
0009-04-1064	136S BLDG 6	136	COLONY BEACH INVESTORS LLC
0009-04-1065	229S BLDG 6	229	COLONY BEACH INVESTORS LLC
0009-04-1066	230S BLDG 6	230	COLONY BEACH INVESTORS LLC
0009-04-1067	231S BLDG 6	231	COLONY BEACH INVESTORS LLC
0009-04-1068	232S BLDG 6	232	KOHNSTAMM PETER L
0009-04-1069	233S BLDG 6	233	1620 PROPERTIES LLC
0009-04-1070	234S BLDG 6	234	MAXIAN M BRUCE, MAXIAN CONSTANCE S
0009-04-1071	235S BLDG 6	235	D L T E HOLDINGS LTD
0009-04-1072	236 S BLDG 6	236	FREEMAN JAMES P TTEE

Building Commonly Known as:

Villa 6



Building Commonly Known as:

Villa 6

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

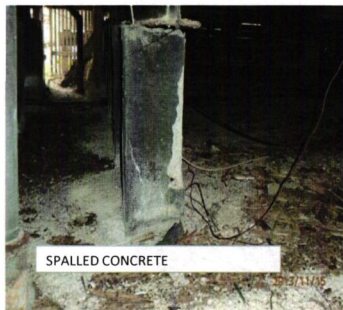
Detached, dislodged, or failing connections

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



Building Commonly Known as:

Villa 6

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 6

Building Official Report (Cont.)

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.

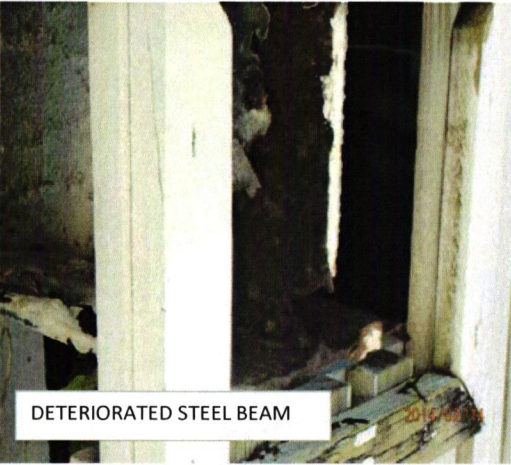
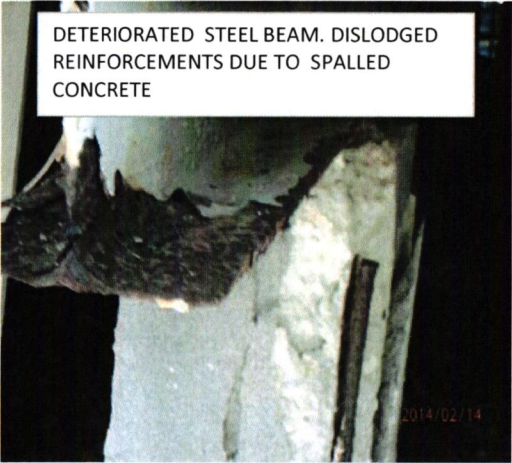
Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

Villa 6

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

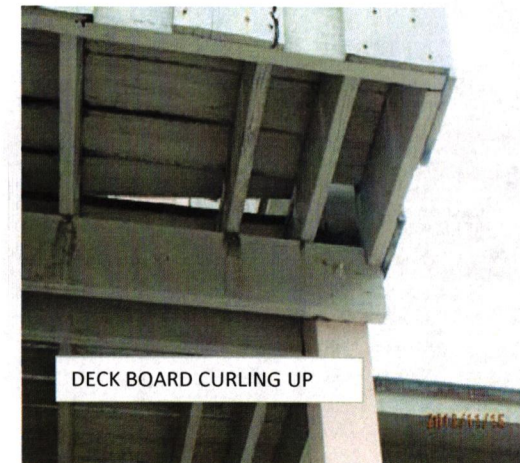
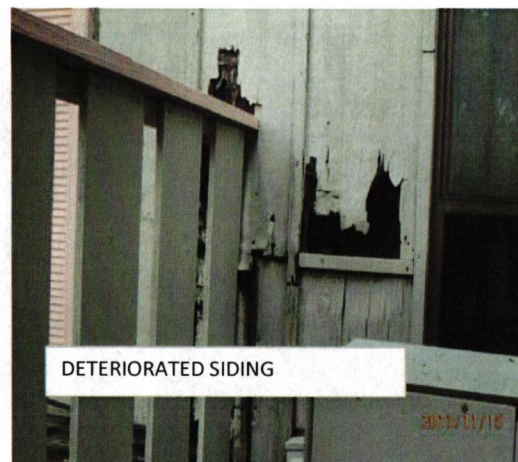
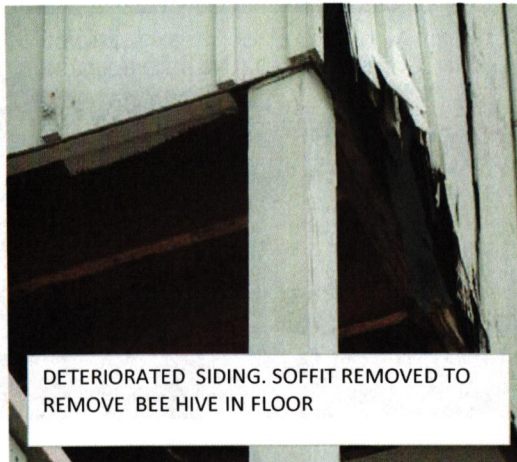
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

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

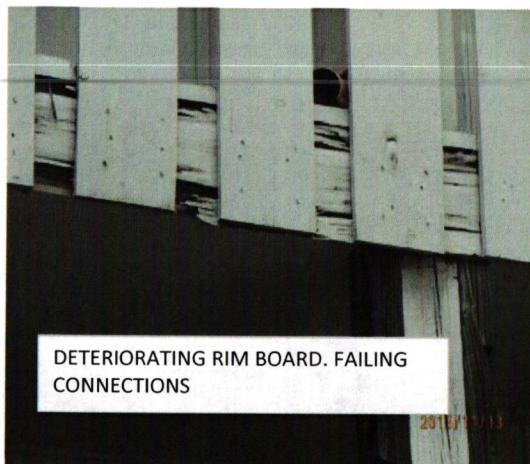
A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



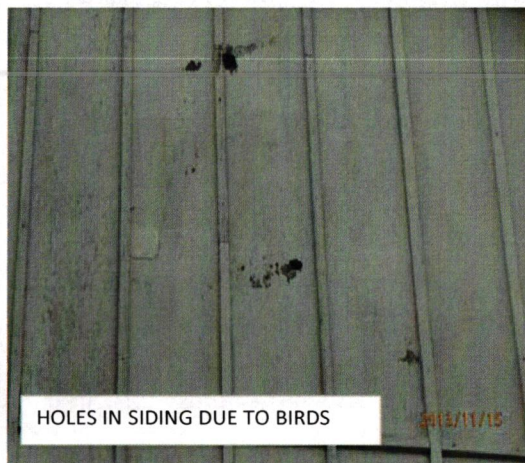
Building Commonly Known as:

Villa 6

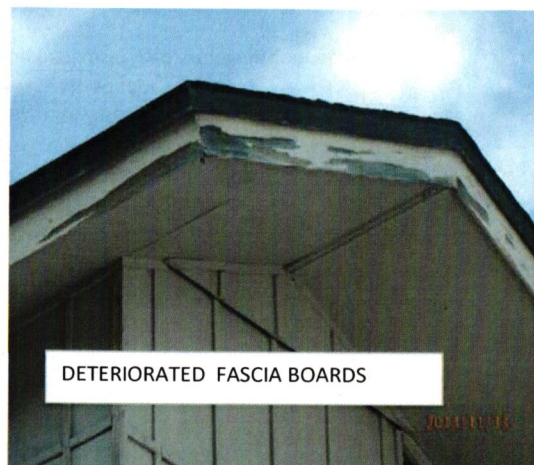
Building Official Report (Cont.)



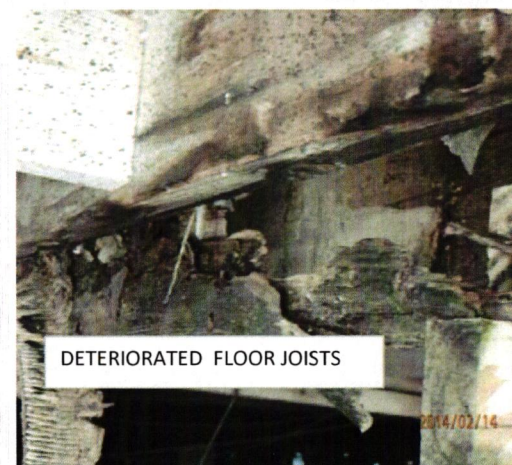
DETERIORATING RIM BOARD. FAILING CONNECTIONS



HOLES IN SIDING DUE TO BIRDS



DETERIORATED FASCIA BOARDS



DETERIORATED FLOOR JOISTS

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

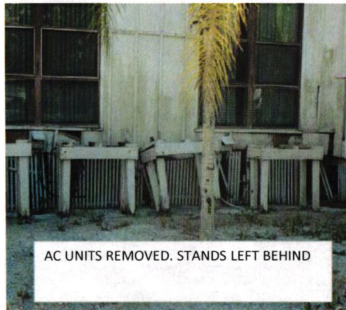
Boarded up windows and doors due to vandalizing.

Security fencing does not provide for complete restricti

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.

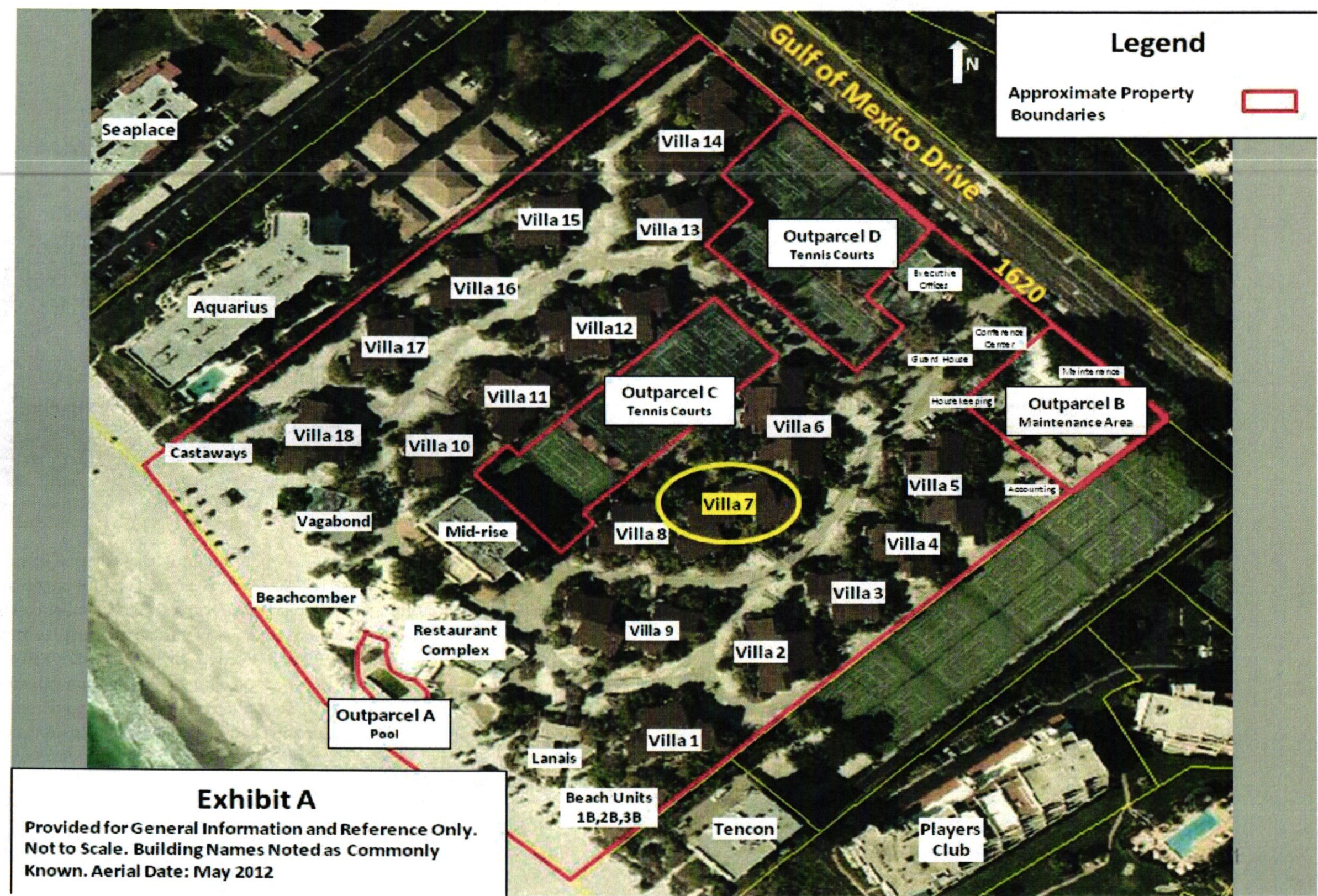
Lattice skirting falling from position.



AC UNITS REMOVED. STANDS LEFT BEHIND

Building Commonly Known as:

Villa 7



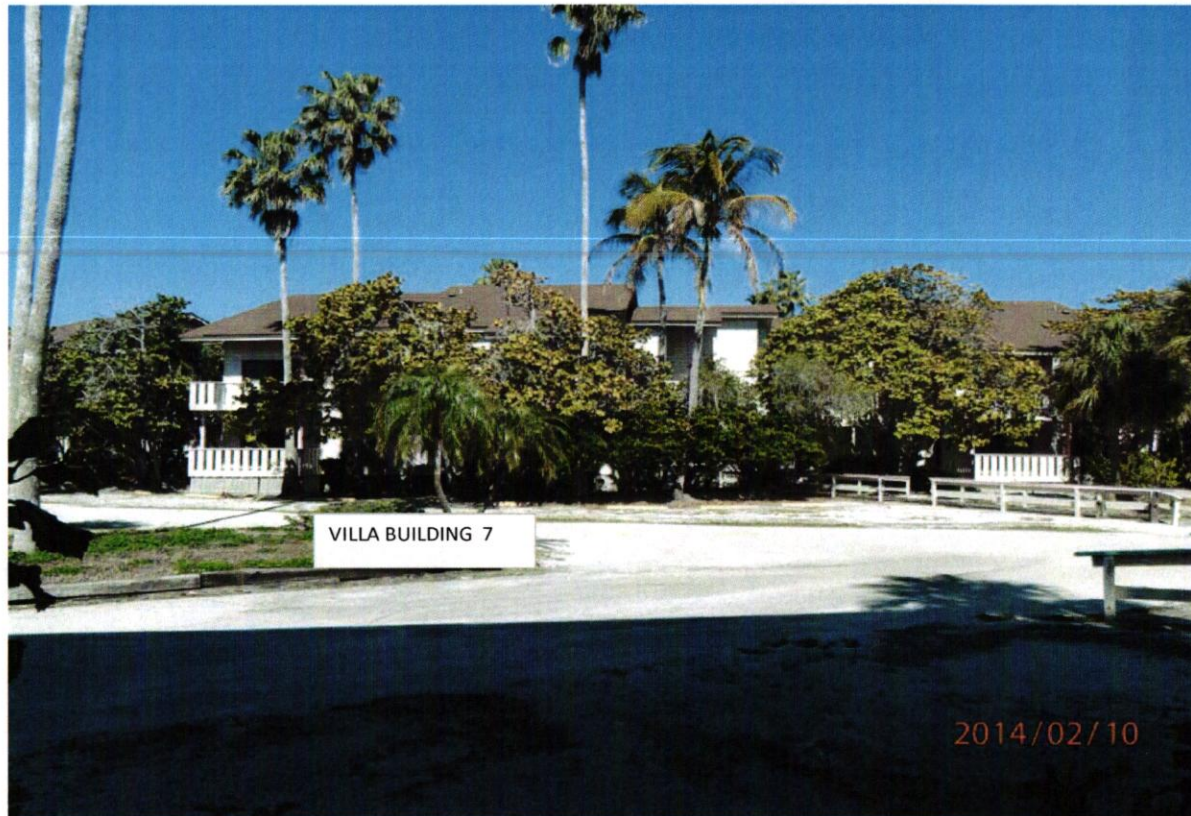
Building Commonly Known as:

Villa 7

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1073	137S BLDG 7	137	NALE DEVELOPMENT (FLORIDA) INC
0009-04-1074	138S BLDG 7	138	COLONY BEACH INVESTORS LLC
0009-04-1075	139S BLDG 7	139	COLONY BEACH INVESTORS LLC
0009-04-1076	140S BLDG 7	140	COLONY BEACH INVESTORS LLC
0009-04-1077	141S BLDG 7	141	H M F FAMCORP INC
0009-04-1078	142S BLDG 7	142	STONEHAM TTEE LOIS E
0009-04-1079	143S BLDG 7	143	COLONY BEACH INVESTORS LLC
0009-04-1080	144S BLDG 7	144	HMF FAMCORP INC
0009-04-1081	237S BLDG 7	237	COLONY BEACH INVESTORS LLC
0009-04-1082	238S BLDG 7	238	O CONNOR TIMOTHY, O CONNOR AVICE
0009-04-1083	239S BLDG 7	239	MUSGJERD ROBERT D
0009-04-1084	240S BLDG 7	240	HUNT THOMAS C
0009-04-1085	241S BLDG 7	241	NAIR KESAVAN G, NAIR SARASWATHI, KULIG ROBERT, KULIG KATHLEEN
0009-04-1086	242S BLDG 7	242	SPARR IRWIN M, SPARR GLORIA M
0009-04-1087	243S BLDG 7	243	CINIMOR HOLDINGS INC
0009-04-1088	244S BLDG 7	244	BARRETT TTEE DENNIS P, BARRETT DENNIS P, BARRETT JERRICE I

Building Commonly Known as:

Villa 7



Building Commonly Known as:

Villa 7

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

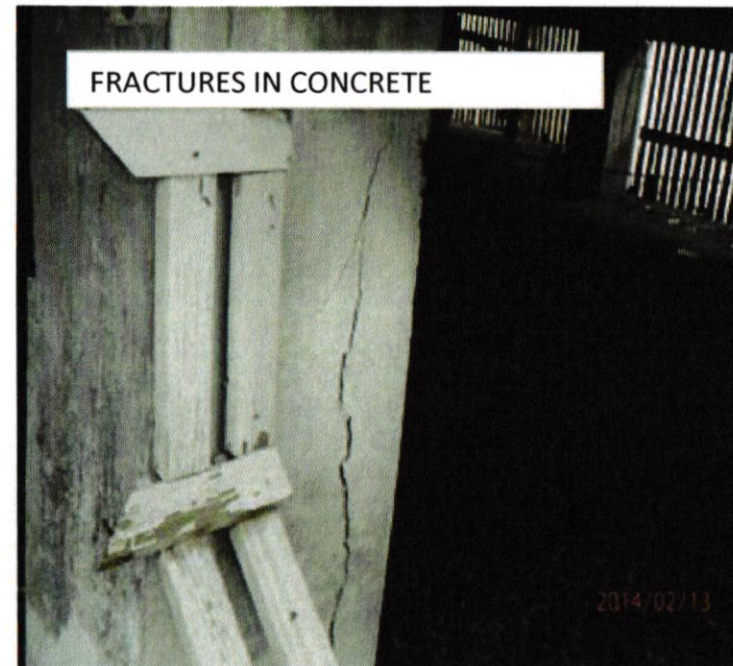
This building appears to be seaward of the coastal construction control line. Code limitation associated to working on the foundation.

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



Building Commonly Known as:

Villa 7

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 7

Building Official Report (Cont.)

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.

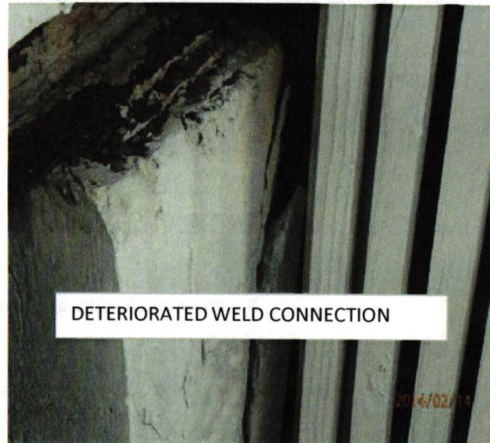
Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

Villa 7

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

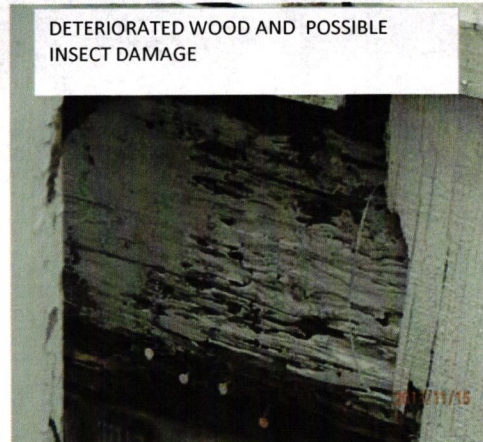
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

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. Sign of animal digging into upper walkway. Holes in siding from birds.

Some deck joists

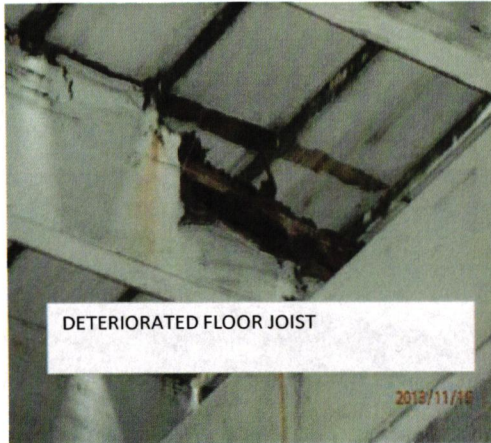
A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 7

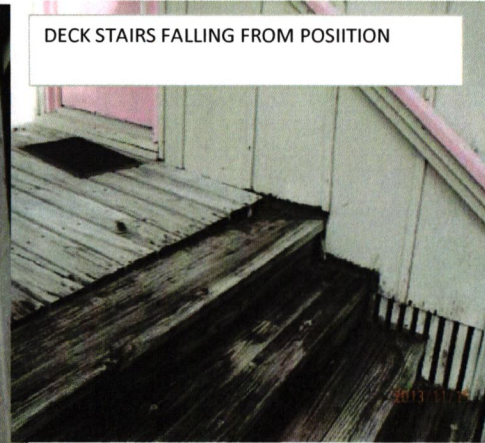
Building Official Report (Cont.)



DETERIORATED FLOOR JOIST



DETERIORATED SIDING WITH MISSING TRIMS



DECK STAIRS FALLING FROM POSIITION



DETERIORATED SOFFIT



FLOOR FALLING . NO LONGER SUPPORTING POST ABOVE



FLOOR CONNECTION FAILING

Building Commonly Known as:

Villa 7

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

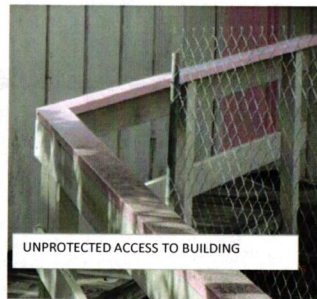
Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Security fencing does not restrict access to building.

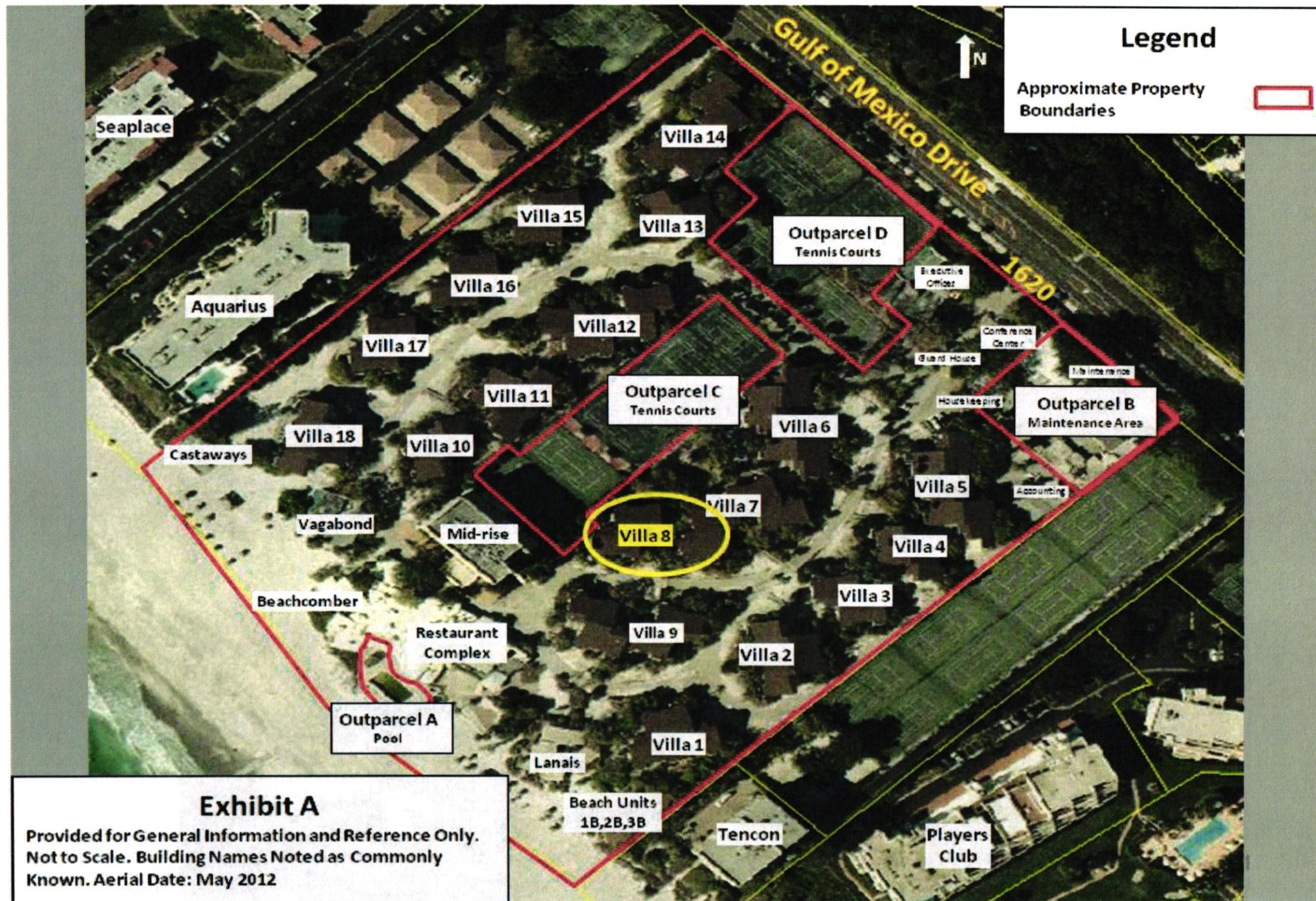
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.



Building Commonly Known as:

Villa 8



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1089	145S BLDG 8	145	1620 PROPERTIES LLC
0009-04-1090	146S BLDG 8	146	WEHRLIN GEORGE W, WEHRLIN DOLORES M
0009-04-1091	147S BLDG 8	147	COLONY BEACH INVESTORS LLC
0009-04-1092	148S BLDG 8	148	BROWN TTEE ANDREA A, (ACG TEAM TRUST)
0009-04-1093	245S BLDG 8	245	SCAZ LLC
0009-04-1094	246S BLDG 8	246	BELAMARIC JOHN, BELAMARIC MARILYN M
0009-04-1095	247S BLDG 8	247	O DONNELL TTEE THOMAS J
0009-04-1096	248S BLDG 8	248	PRIGNANO TTEE ROBERT, PRIGNANO TTEE LORRAINE E

Building Commonly Known as:

Villa 8



Building Commonly Known as:

Villa 8

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

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

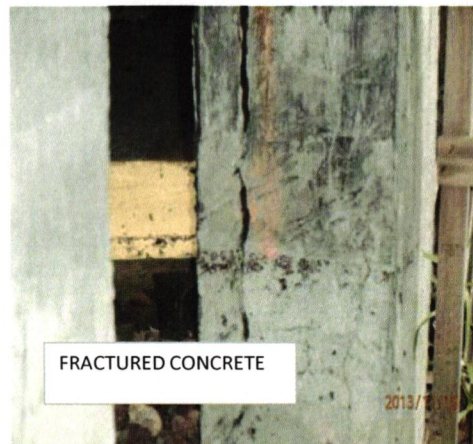
Approximately 50% of the piers, some extensive
75 % or more of the piers.

Approximately 40% of the piers

Extensive on approximately 40% of the piers



SPALLED CONCRETE WITH EXPOSED REINFORCEMENT .



FRACTURED CONCRETE

Building Commonly Known as:

Villa 8

Aluminum:

Building Official Report (Cont.)

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 8

Building Official Report (Cont.)

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 Commonly Known as:

Villa 8

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

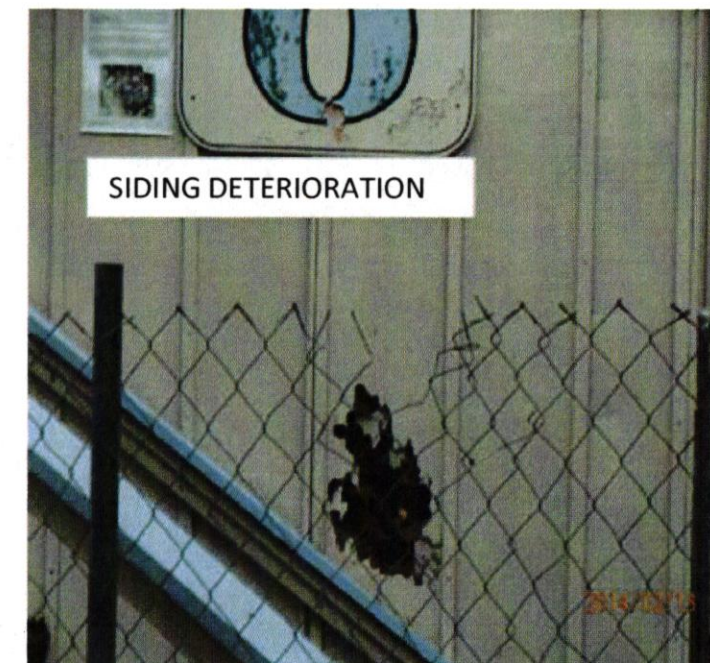
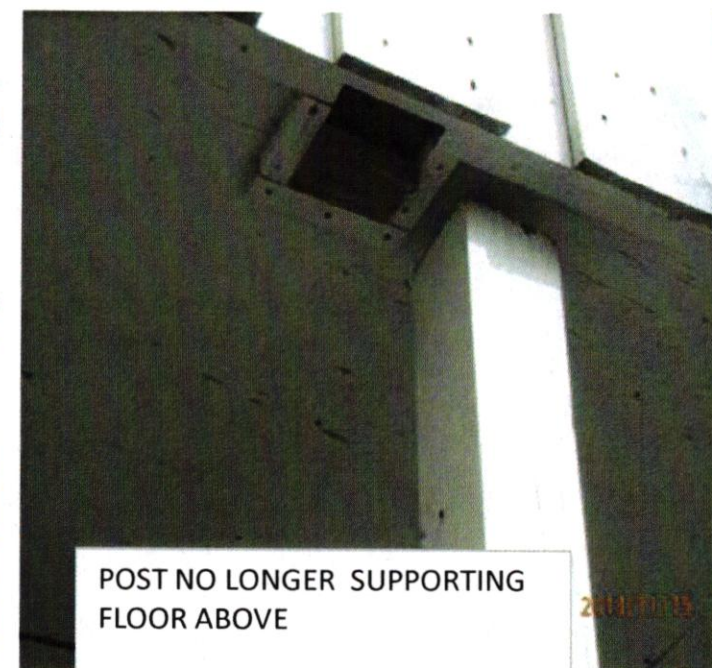
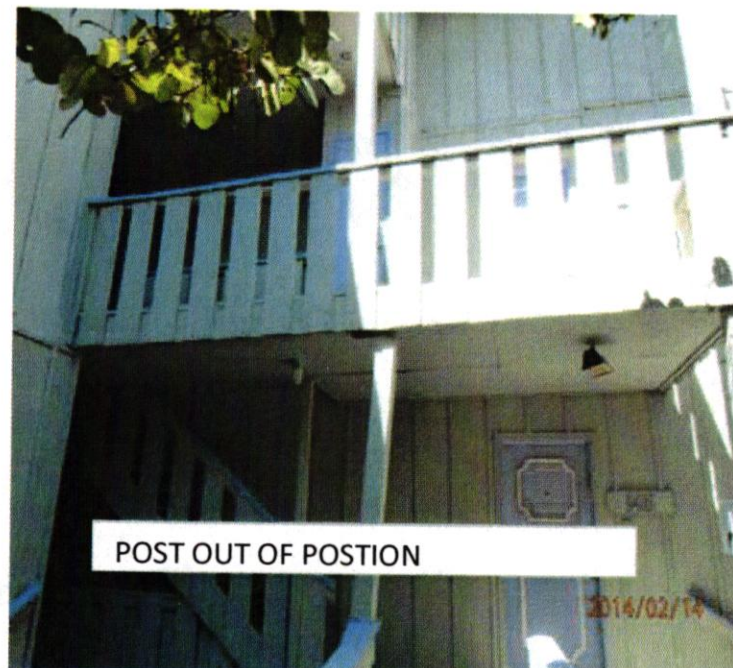
Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

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

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.

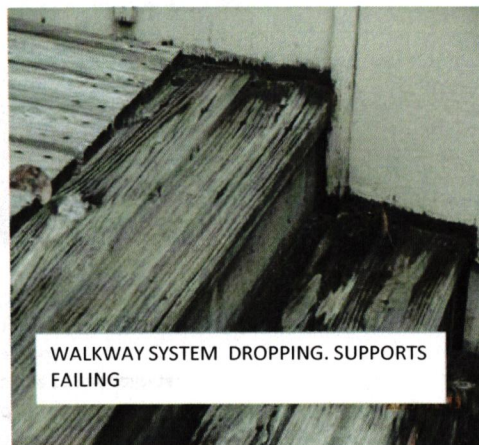
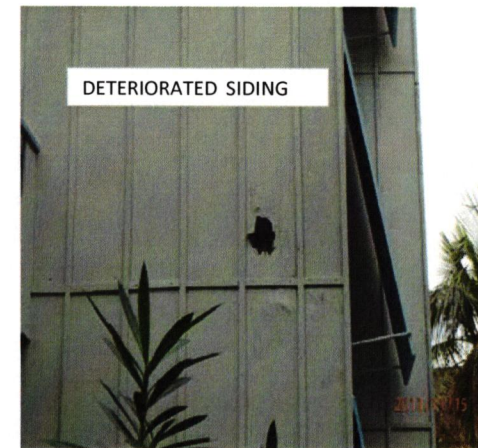
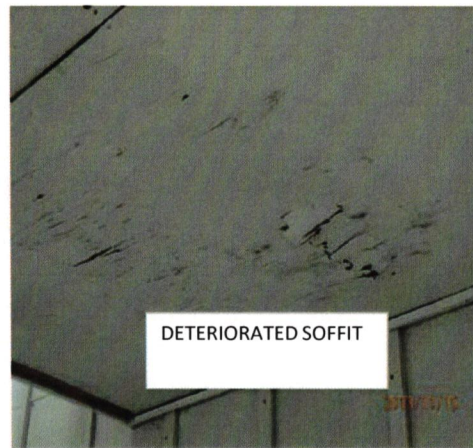
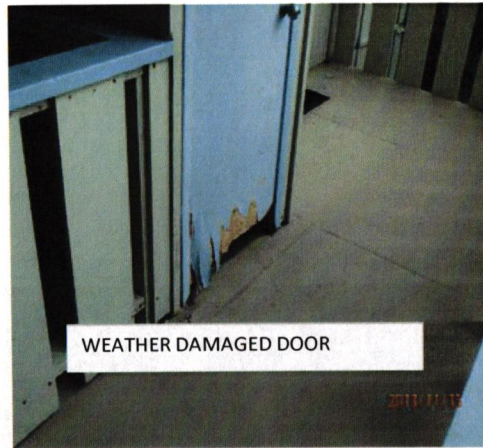
Excessive cutting and notching



Building Commonly Known as:

Villa 8

Building Official Report (Cont.)



Building Commonly Known as:

Villa 8

Building Official Report (Cont.)

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.

Door to one unit recently vandalized.

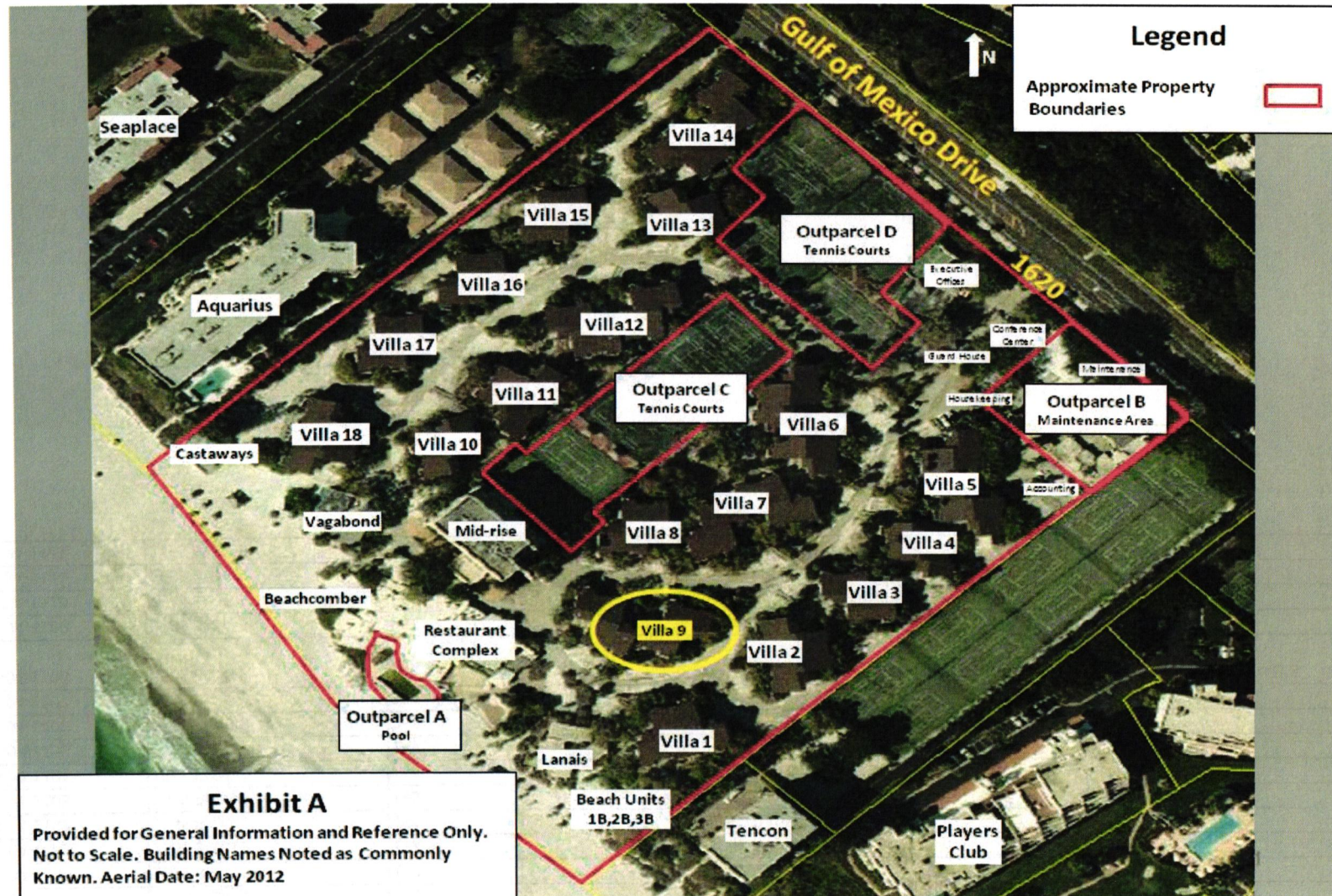
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.



Building Commonly Known as:

Villa 9



Building Commonly Known as:

Villa 9

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1097	149S BLDG 9	149	COLONY BEACH INVESTORS LLC
0009-04-1098	150S BLDG 9	150	HUNT THOMAS C
0009-04-1099	151S BLDG 9	151	ELHOFF PAUL D, ELHOFF CLAUDIA J
0009-04-1100	152S BLDG 9	152	SZABO ZOLTAN
0009-04-1101	153S BLDG 9	153	BROWN TTEE ANDREA A
0009-04-1102	154S BLDG 9	154	KEARNS ELSIE R
0009-04-1103	155S BLDG 9	155	YENO MON INC
0009-04-1104	156S BLDG 9	156	WARREN WILLIAM J, WARREN VALERIE B
0009-04-1105	249S BLDG 9	249	SPIEGEL BARRY A
0009-04-1106	250S BLDG 9	250	RAGS FAMILY L P
0009-04-1107	251S BLDG 9	251	GETTINGER ROBERT S
0009-04-1108	252S BLDG 9	252	REDDY TTEE VANGALA P, REDDY TTEE SHASHIKALA V, RAO KATIKINENI V, RAO B
0009-04-1109	253S BLDG 9	253	LAY DAVID W
0009-04-1110	254S BLDG 9	254	KEARNS THOMAS, KEARNS ELSIE
0009-04-1111	255S BLDG 9	255	ECKSTEIN ROLAND, ECKSTEIN GLORIA
0009-04-1112	256S BLDG 9	256	FARINA EDWARD C

Building Commonly Known as:

Villa 9



Building Commonly Known as:

Villa 9

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

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

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



Building Commonly Known as:

Villa 9

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 9

Masonry:

Building Official Report (Cont.)

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.

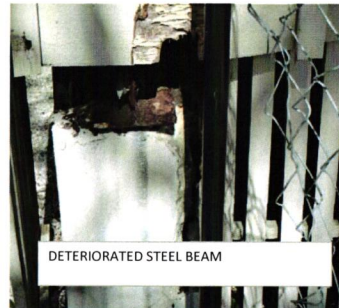
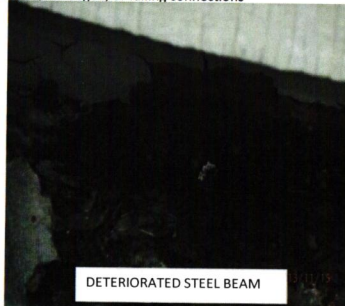
Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

Villa 9

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

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

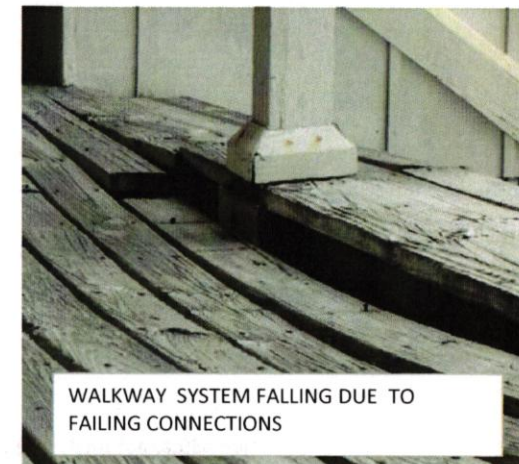
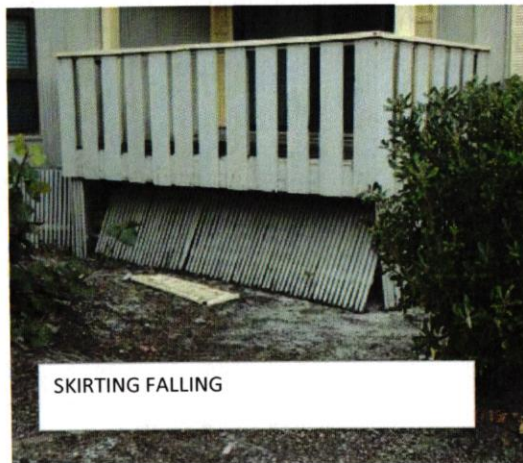
Detached, dislodged, or failing connections

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

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.



Building Commonly Known as:

Villa 9

Building Official Report (Cont.)

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 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 10



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1201	145N BLDG 10	645	1620 PROPERTIES LLC
0009-04-1202	146N BLDG 10	646	SCAZ LLC
0009-04-1203	147N BLDG 10	647	VADNAL JON A, VADNAL TERRI E
0009-04-1204	148N BLDG 10	648	ATTAI M KAZEM, ATTAI NAYEREH
0009-04-1205	245N BLDG 10	745	HUMPHREY TTEE KATHLEEN A, HUMPHREY TTEE MITCHELL O, (KATHLEEN A HUMPHREY REVOC TR)
0009-04-1206	246N BLDG 10	746	STERN JEFFREY M, STERN SUSAN K, OLSON WAYNE B CO-TTEE, OLSON ARDATH G CO-TTEE
0009-04-1207	247N BLDG 10	747	SCHLAGETER ROBERT
0009-04-1208	248N BLDG 10	748	LEVY TTEE STANLEY J, LEVY TTEE CAROL G

Building Commonly Known as:

Villa 10



Building Commonly Known as:

Villa 10

Building Officials Report

Deficiencies:

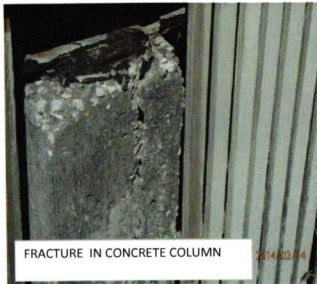
Concrete:

Deterioration
Ultimate deformation
Fractures
Fissures
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

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

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



Building Commonly Known as:

Villa 10

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 10

Building Official Report (Cont.)

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.

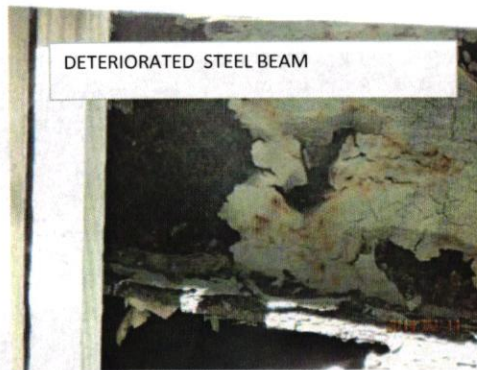
Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

Villa 10

Building Official Report (Cont.)

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

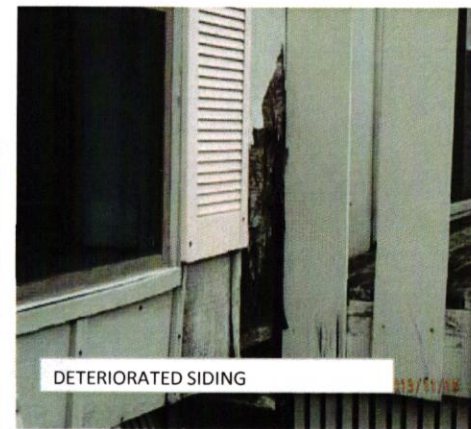
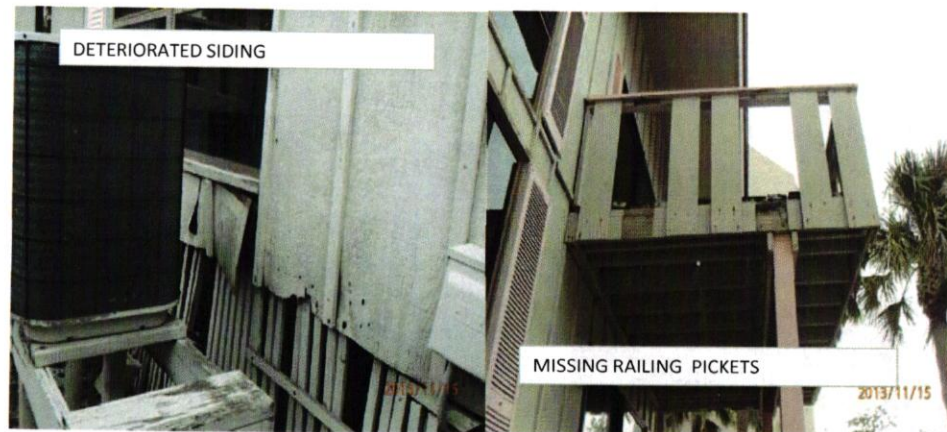
Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

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.

Excessive cutting and notching



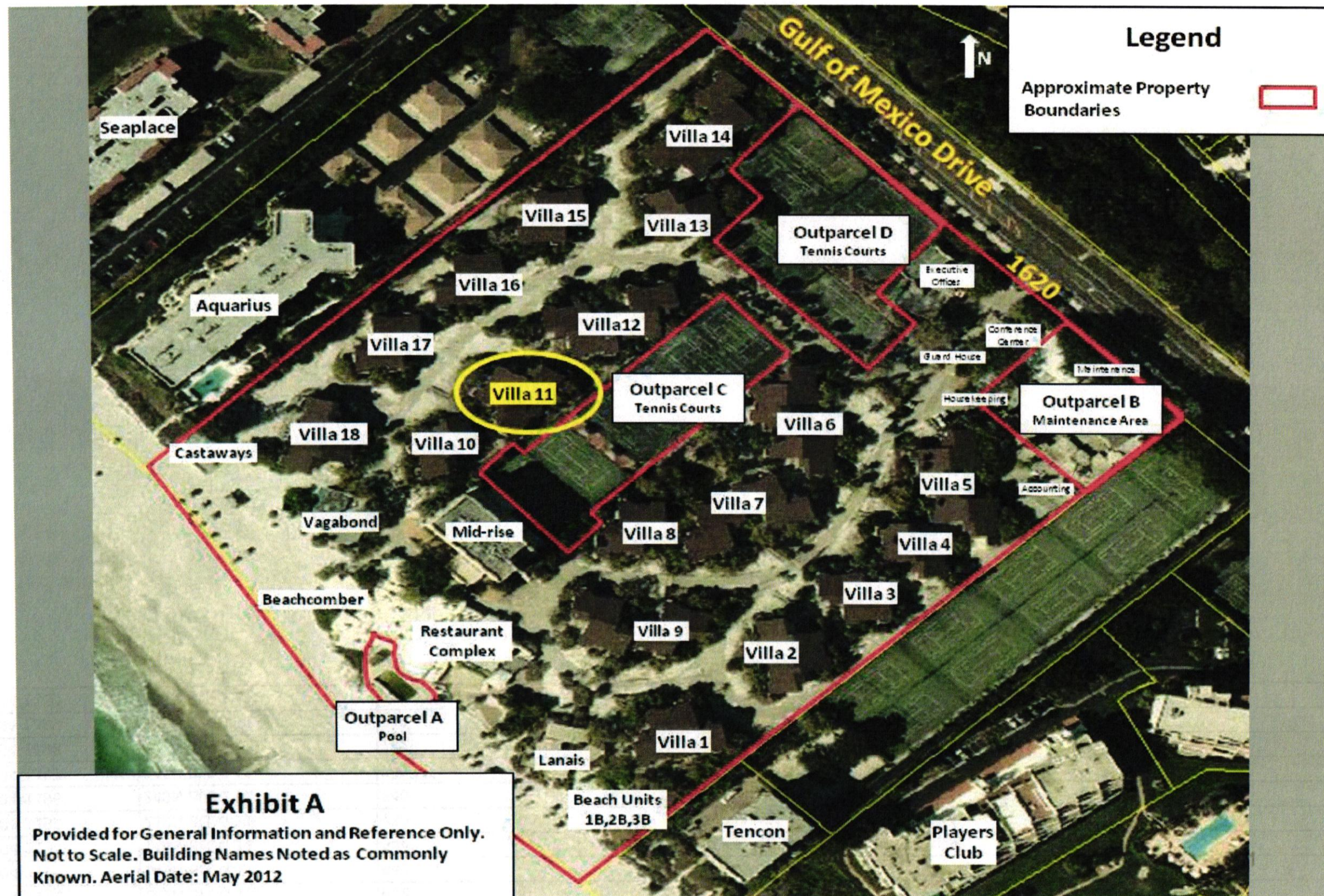
Building Official Report (Cont.)

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. One unit has fallen from the stand. One Lattice skirting falling from position.

Building Commonly Known as:

Villa 11



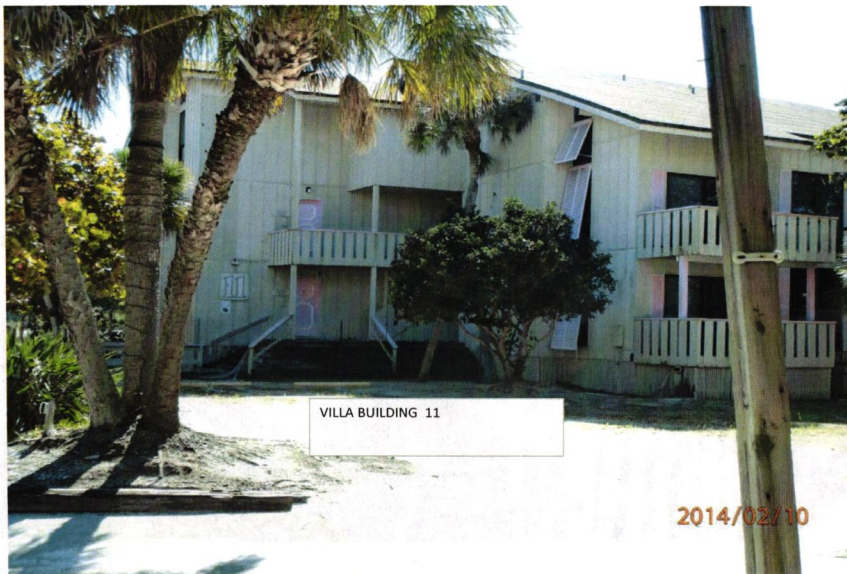
Building Commonly Known as:

Villa 11

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1189	139N BLDG 11	639	COLONY BEACH INVESTORS LLC
0009-04-1190	140N BLDG 11	640	BRADLEY JAMES M
0009-04-1191	141N BLDG 11	641	COLONY BEACH INVESTORS LLC
0009-04-1192	142N BLDG 11	642	COLONY BEACH INVESTORS LLC
0009-04-1193	143N BLDG 11	643	COLONY BEACH INVESTORS LLC
0009-04-1194	144N BLDG 11	644	RATCLIFFE SUSAN, KOVAR STEPHANIE
0009-04-1195	239N BLDG 11	739	EMSLIE JAMES F, EMSLIE ARTEMIS M
0009-04-1196	240N BLDG 11	740	ZUFFRANIERI JR BENJAMIN M
0009-04-1197	241N BLDG 11	741	RATCLIFFE GILLIAN H, WEHRLIN GEORGE W
0009-04-1198	242N BLDG 11	742	C & N REALTY COMPANY
0009-04-1199	243N BLDG 11	743	TURNER LIEBERT S, TURNER MARIA P
0009-04-1200	244N BLDG 11	744	COLONY BEACH INVESTORS LLC

Building Commonly Known as:

Villa 11



Building Commonly Known as:

Villa 11

Building Officials Report

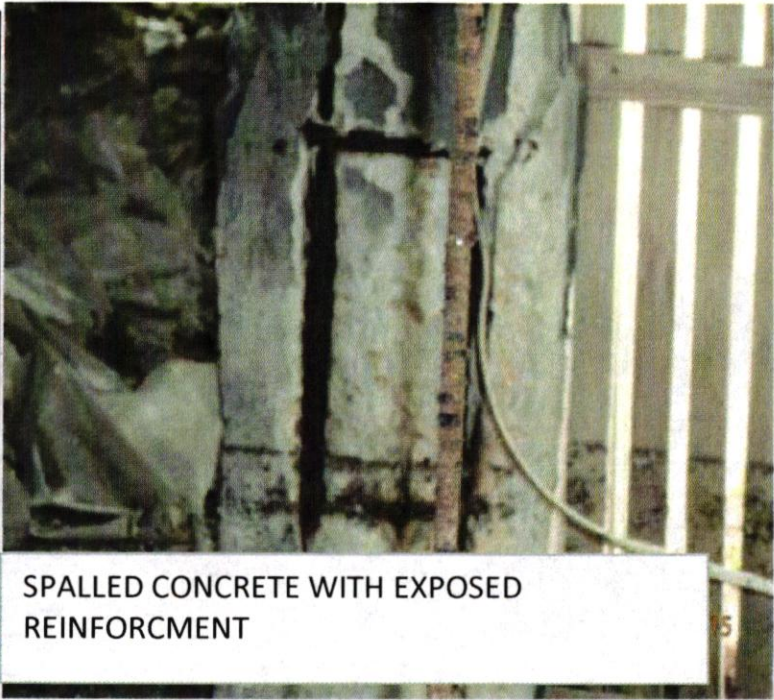
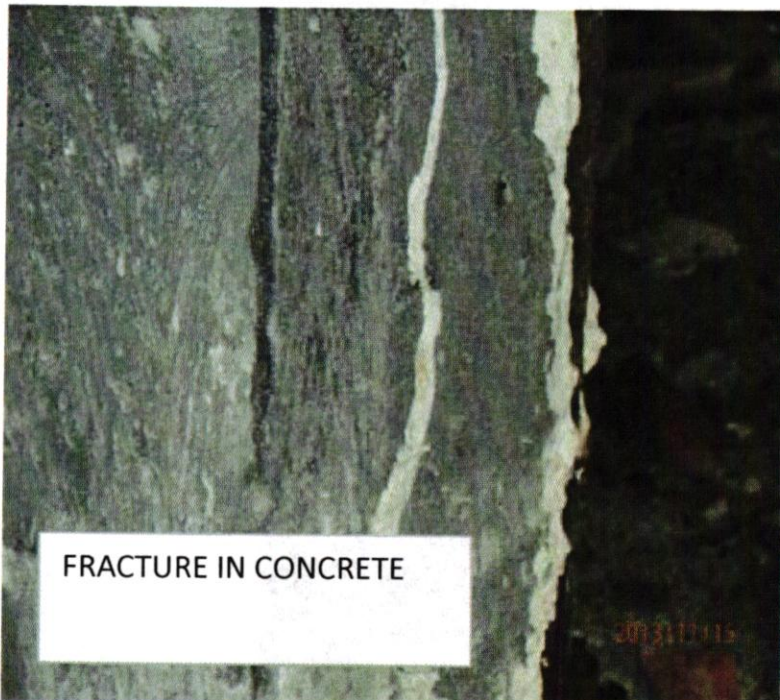
Deficiencies:

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

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

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



Building Commonly Known as:

Villa 11

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 11

Building Official Report (Cont.)

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.

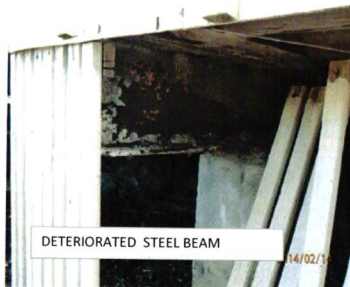
Elastic deformation

Ultimate deformation

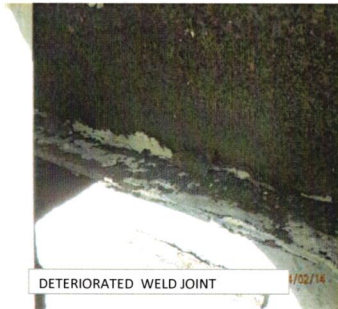
Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



DETERIORATED STEEL BEAM



DETERIORATED WELD JOINT

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

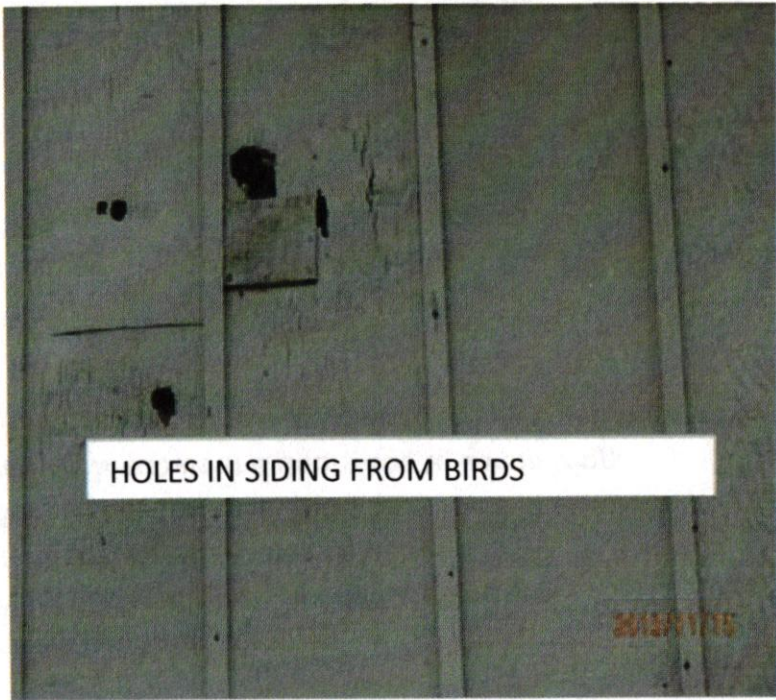
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

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. 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.



Building Commonly Known as:

Villa 11

Building Official Report (Cont.)

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.

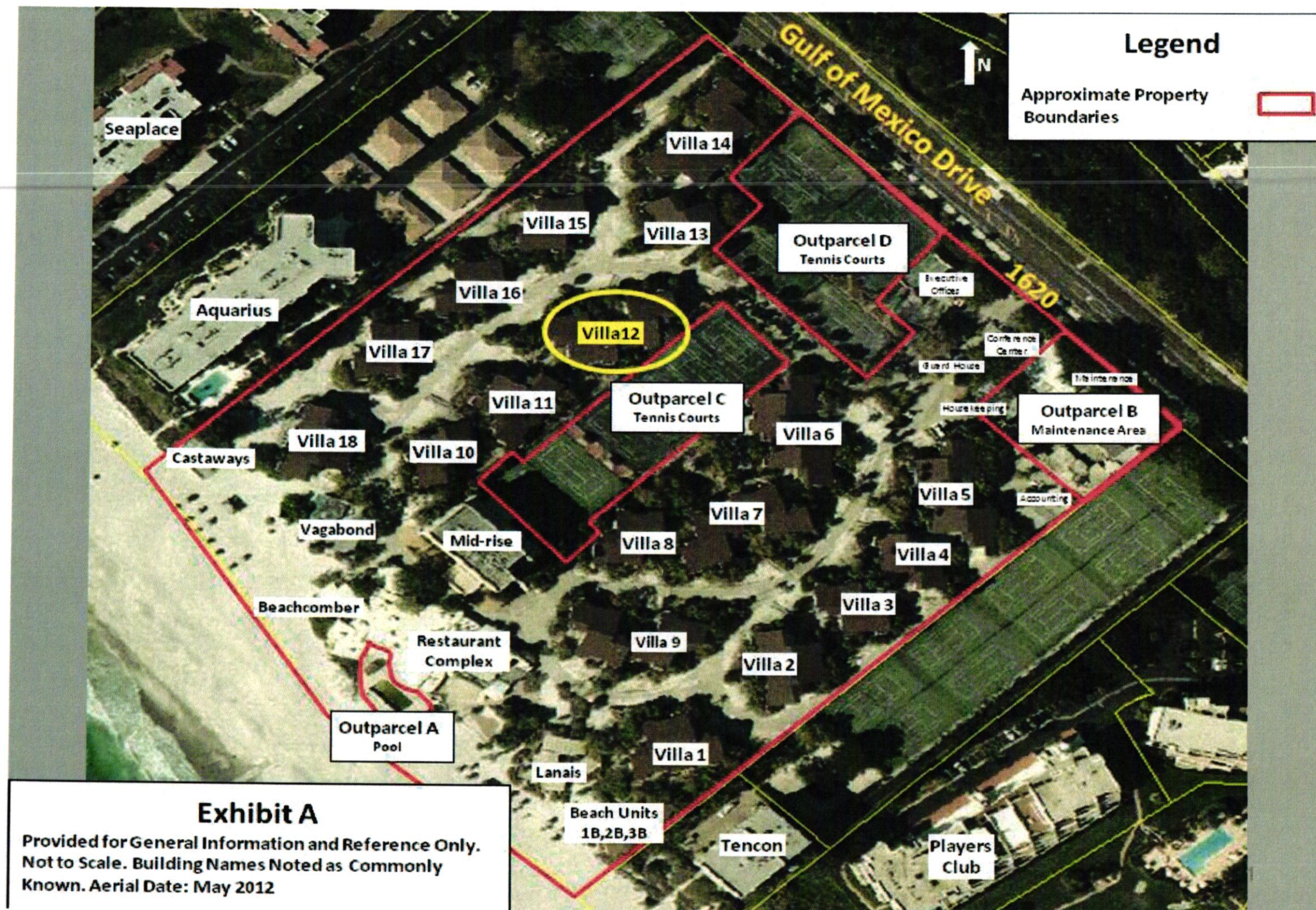
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Building Commonly Known as:

Villa 11

Building Commonly Known as:

Villa 12



Building Commonly Known as:

Villa 12

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1173	131N BLDG 12	631	COLONY BEACH INVESTORS LLC
0009-04-1174	132N BLDG 12	632	FIRESTONE GREGORY, BRAUNER ROBERT E
0009-04-1175	133N BLDG 12	633	THOMAS DAVID B, THOMAS ANNE M TTEE
0009-04-1176	134N BLDG 12	634	COLONY BEACH INVESTORS LLC
0009-04-1177	135N BLDG 12	635	COLONY BEACH INVESTORS LLC
0009-04-1178	136N BLDG 12	636	COLONY BEACH INVESTORS LLC
0009-04-1179	137N BLDG 12	637	1620 PROPERTIES LLC
0009-04-1180	138N BLDG 12	638	LIVOLSI GLEN, ROBITO RODNEY
0009-04-1181	231N BLDG 12	731	MOGEN TTEE JOHN A
0009-04-1182	232N BLDG 12	732	NUPUF JOSEPH S, NUPUF RUTH L, MARGOLIS PHILIP M, MARGOLIS NANCY N
0009-04-1183	233N BLDG 12	733	GUERRERA TTEE JOSEPH B, GUERRERA TTEE ANN M, (A AND J GUERRERA REALTY TR)
0009-04-1184	234N BLDG 12	734	TURNER LIEBERT S, TURNER MARIA P
0009-04-1185	235N BLDG 12	735	COLONY BEACH INVESTORS LLC
0009-04-1186	236N BLDG 12	736	COLONY BEACH INVESTORS LLC
0009-04-1187	237N BLDG 12	737	BUTLER DAVID G, KLINGES KARL G
0009-04-1188	238N BLDG 12	738	PLESSER STUART, HASKIN LAUREN

Building Commonly Known as:

Villa 12



Building Officials Report

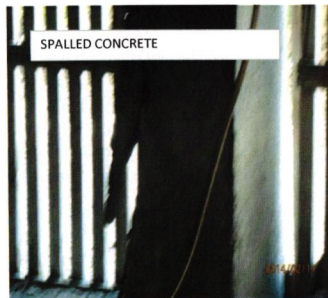
Deficiencies:

Concrete:

Deterioration
Ultimate deformation
Fractures
Fissures
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

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

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



Building Commonly Known as:

Villa 12

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 12

Building Official Report (Cont.)

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

Detached, dislodged, or failing connections

Building Commonly Known as:

Villa 12

Building Official Report (Cont.)

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.

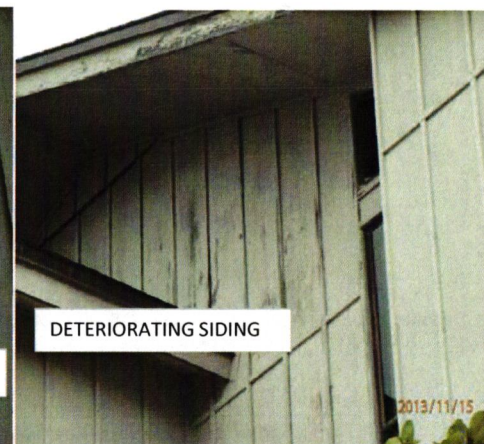
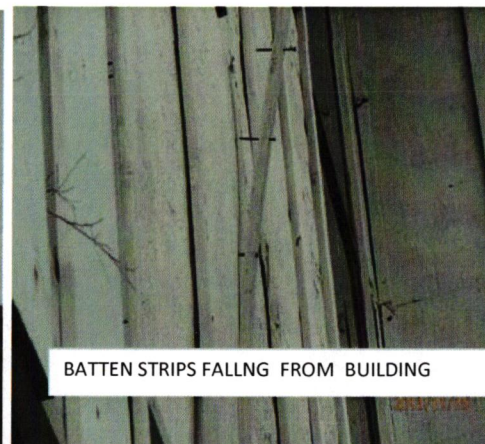
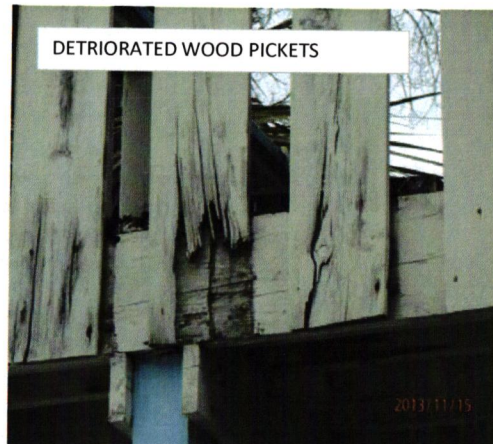
Siding, trims, floor framing, upper floor deck, wood shutters, .

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

Some deck joists

A/C unit stands.

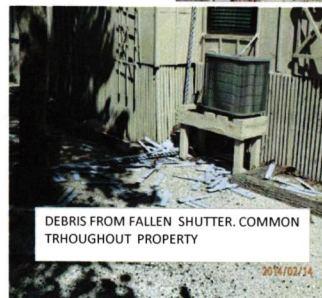
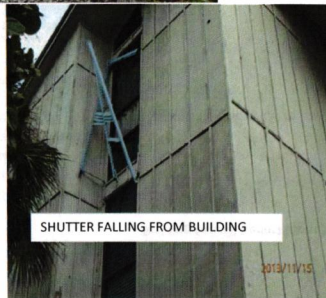
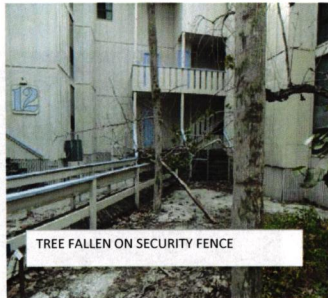
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 12

Building Official Report (Cont.)



Building Commonly Known as:

Villa 12

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

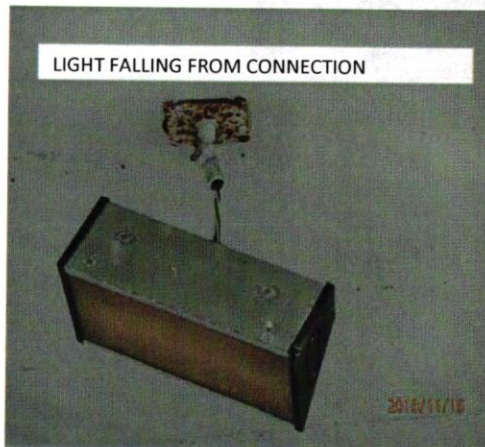
Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

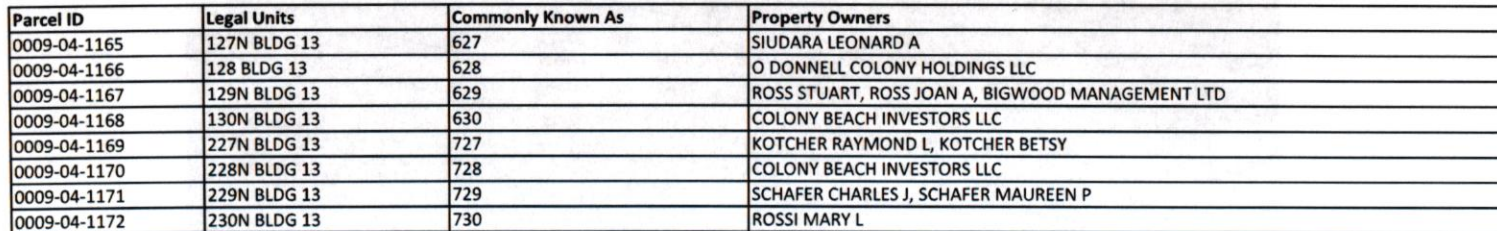
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Security light hanging by wires

Tree branch has fallen onto security fence.



Villa 13



Building Commonly Known as:

Villa 13



Building Commonly Known as:

Villa 13

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

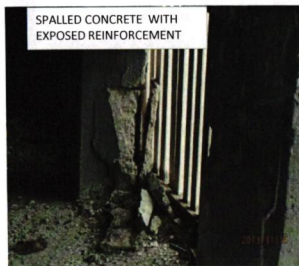
Detached, dislodged, or failing connections

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



Building Commonly Known as:

Villa 13

Building Official Report (Cont.)

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.

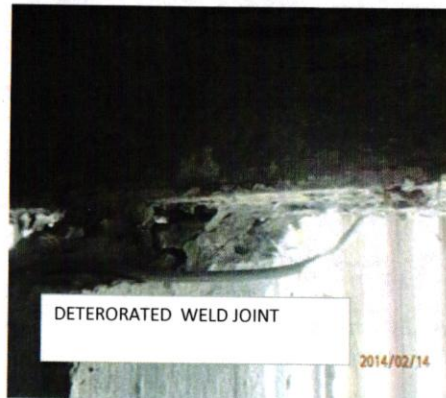
Steel:

Deterioration

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

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

A/C units at the bottom



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

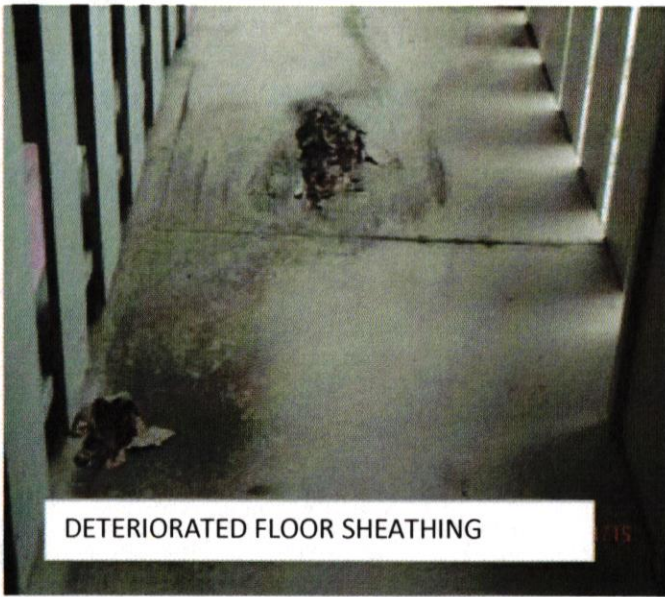
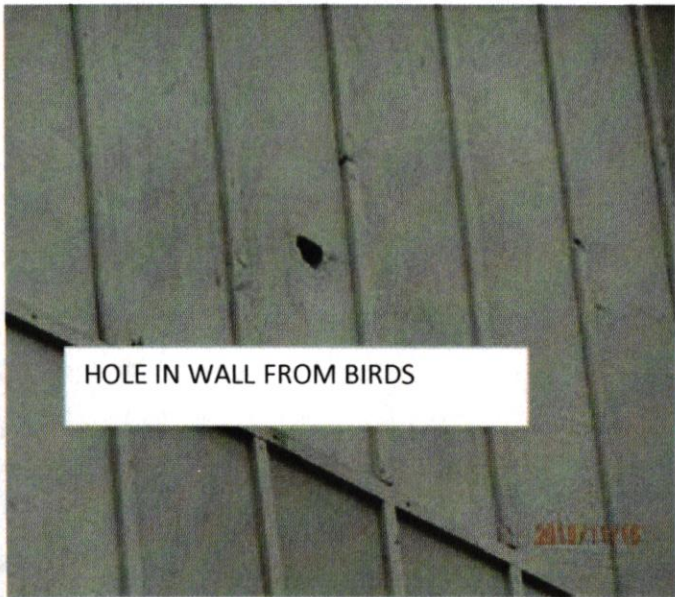
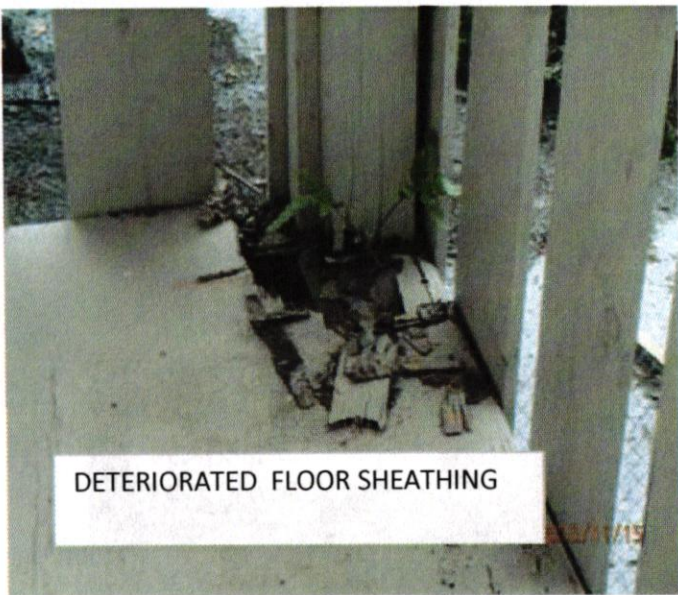
Excessive cutting and notching

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.



Building Commonly Known as:

Villa 13

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

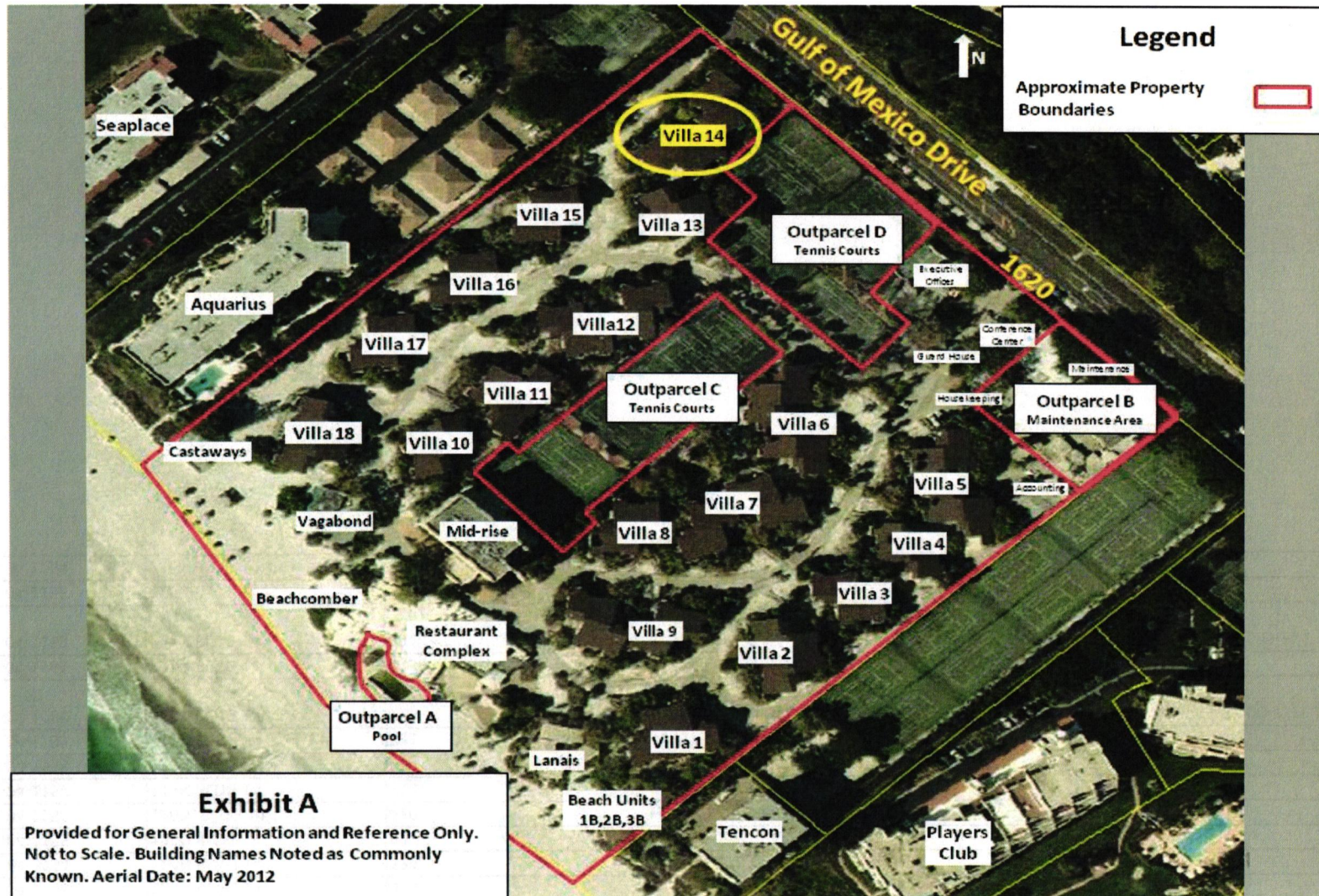
Boarded up windows and doors due to vandalizing.

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



Building Commonly Known as:

Villa 14



Building Commonly Known as:

Villa 14

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1149	119N BLDG 14	619	WHALEY JAMIE
0009-04-1150	120N BLDG 14	620	NALE DEVELOPMENT (FLORIDA) INC
0009-04-1151	121N BLDG 14	621	ADAMS W ANDREW
0009-04-1152	122N BLDG 14	622	COLONY BEACH INVESTORS LLC
0009-04-1153	123N BLDG 14	623	COLONY BEACH INVESTORS LLC
0009-04-1154	124N BLDG 14	624	FAYTEL INC
0009-04-1155	125N BLDG 14	625	COLONY BEACH INVESTORS LLC
0009-04-1156	126N, BLDG 14	626	PINSKY WICKEY PENNY
0009-04-1157	219N BLDG 14	719	BOULAY LUC F, BOULAY GEORGINA
0009-04-1158	220 BLDG 14	720	ROGERS - BUTCHER PAMELA S
0009-04-1159	221N BLDG 14	721	STONEHAM TTEE LOIS E
0009-04-1160	222N BLDG 14	722	TOLBERT CO-TTEE JAMES A, TOLBERT CO-TTEE JEFFERY D, HAMMERSLEY CO-TTEE JANICE L, (TOLBERT FAM REAL EST TR)
0009-04-1161	223N BLDG 14	723	KATZ LAWRENCE, KATZ JANETTE, KATZ DAVID, KATZ JULIE
0009-04-1162	224N BLDG 14	724	ERAZMUS R F, ERAZMUS MARGARET M, ASHLEY WILLIAM C, ASHLEY DOROTHEA T
0009-04-1163	225N BLDG 14	725	COLONY BEACH INVESTORS LLC
0009-04-1164	226N BLDG 14	726	COLONY BEACH INVESTORS LLC

Building Commonly Known as:

Villa 14



Building Commonly Known as:

Villa 14

Building Officials Report

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



Building Commonly Known as:

Villa 14

Building Official Report (Cont.)

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation
Joint fatigue
Detached, dislodged, or failing connections.

Masonry:

Steel:

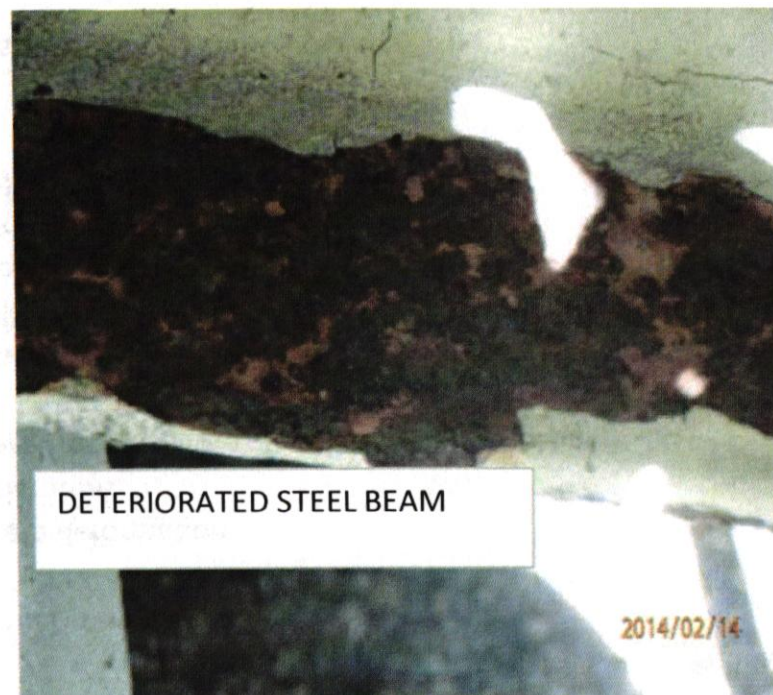
Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Connection poles to shutters.

This building does not have any associated masonry.

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

A/C units at the bottom



Building Commonly Known as:

Villa 14

Building Official Report (Cont.)

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.

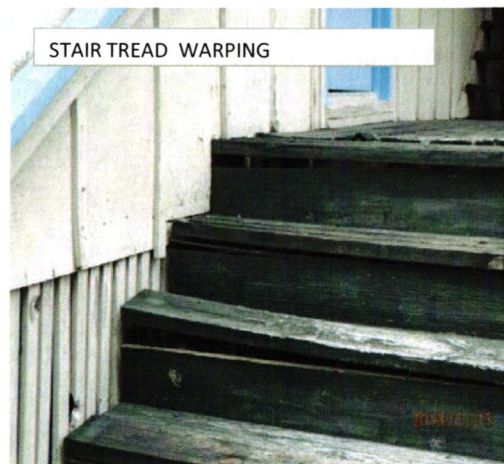
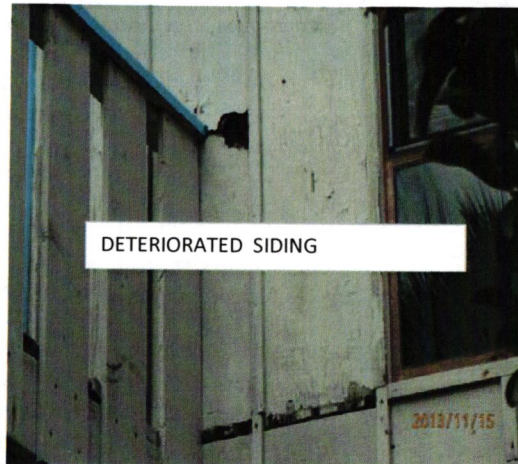
Siding, trims, floor framing, upper floor deck, wood shutters, .

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

Some deck joists

A/C unit stands.

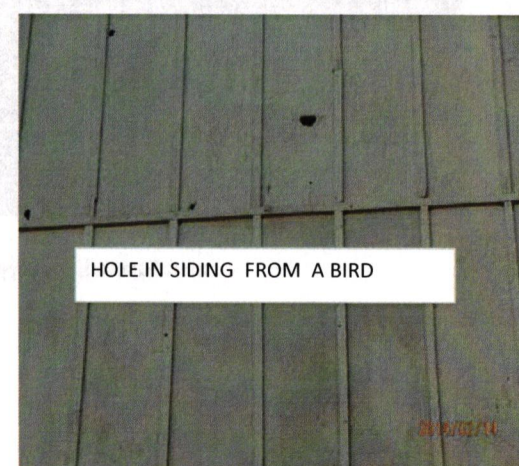
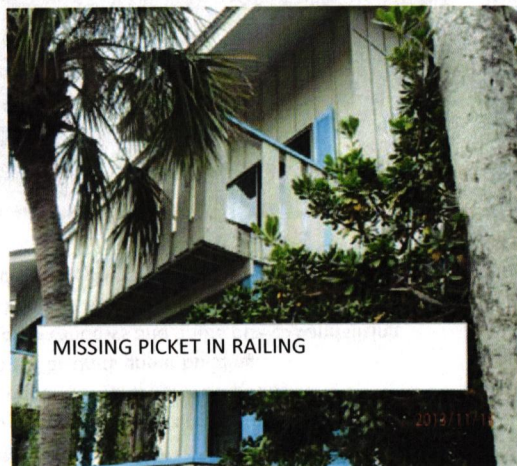
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 14

Building Official Report (Cont.)



Building Commonly Known as:

Villa 14

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

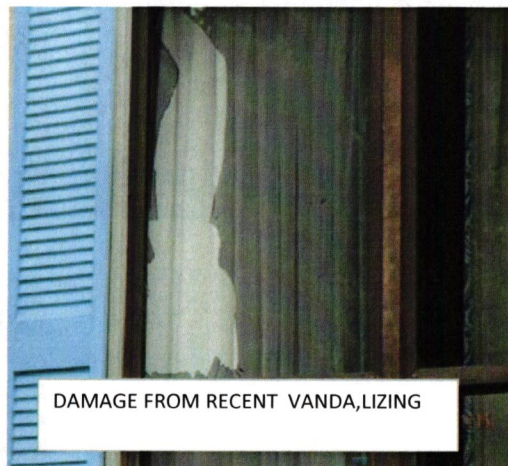
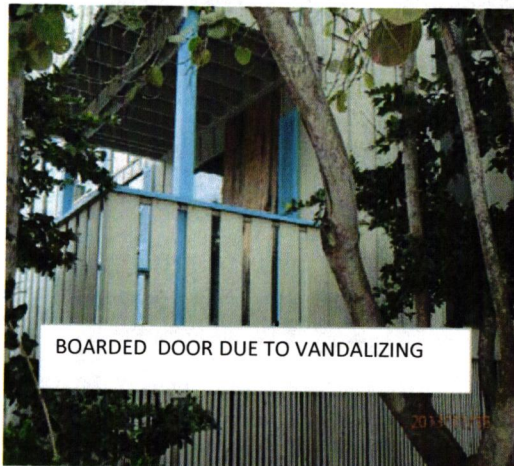
Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

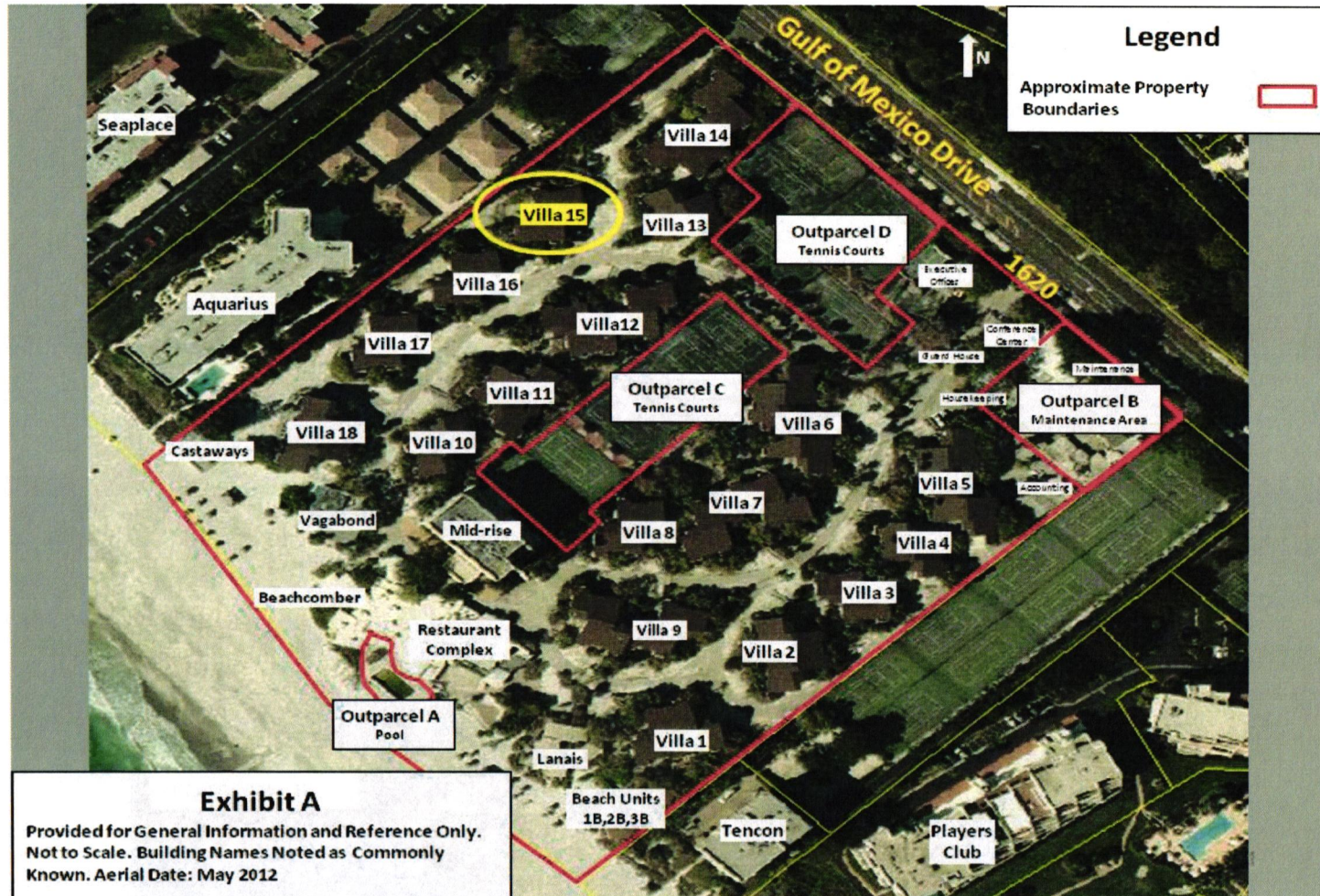
Broken window from recent vandalizing.

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.



Building Commonly Known as:

Villa 15



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1141	115N BLDG 15	615	COLONY BEACH INVESTORS LLC
0009-04-1142	116N BLDG 15	616	RUSSO JOHN F, RUSSO MARY A
0009-04-1143	117N BLDG 15	617	NEW COLONY LLC
0009-04-1144	118N BLDG 15	618	NICEFORO JOHN R, NICEFORD ROSALEE H
0009-04-1145	215N BLDG 15	715	HARRIMAN DEBRA C
0009-04-1146	216N BLDG 15	716	RABIN JULES
0009-04-1147	217N BLDG 15	717	COLONY BEACH INVESTORS LLC
0009-04-1148	218N BLDG 15	718	CHANG JEAN W

Building Commonly Known as:

Villa 15



Building Commonly Known as:

Villa 15

Building Officials Repoort

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

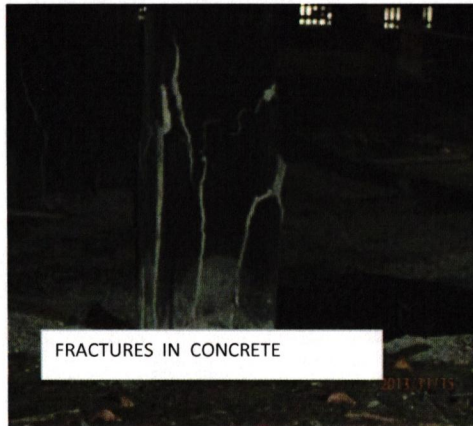
Detached, dislodged, or failing connections

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



Building Commonly Known as:

Villa 15

Aluminum:

Building Official Report (Cont.)

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 15
Building Official Report (Cont.)

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

Detached, dislodged, or failing connections



Building Commonly Known as:

Villa 15

Building Official Report (Cont.)

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

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

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

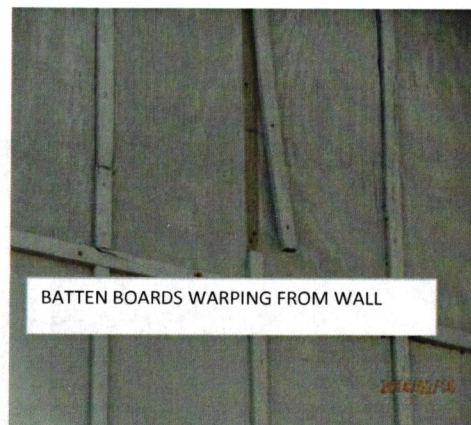
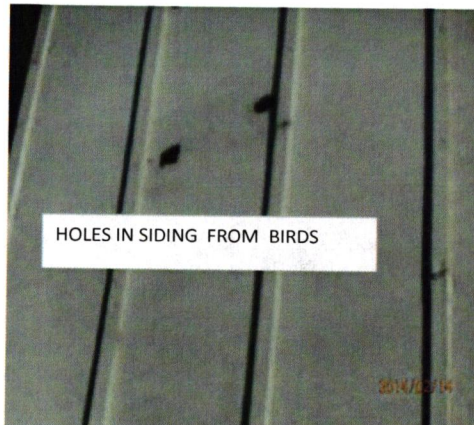
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

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.

Excessive cutting and notching



Building Commonly Known as:

Villa 15

Building Official Report (Cont.)

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 fail and have potential to have electrical issues as well as possible leaking for the refrigerant.

Building Commonly Known as:

Villa 16

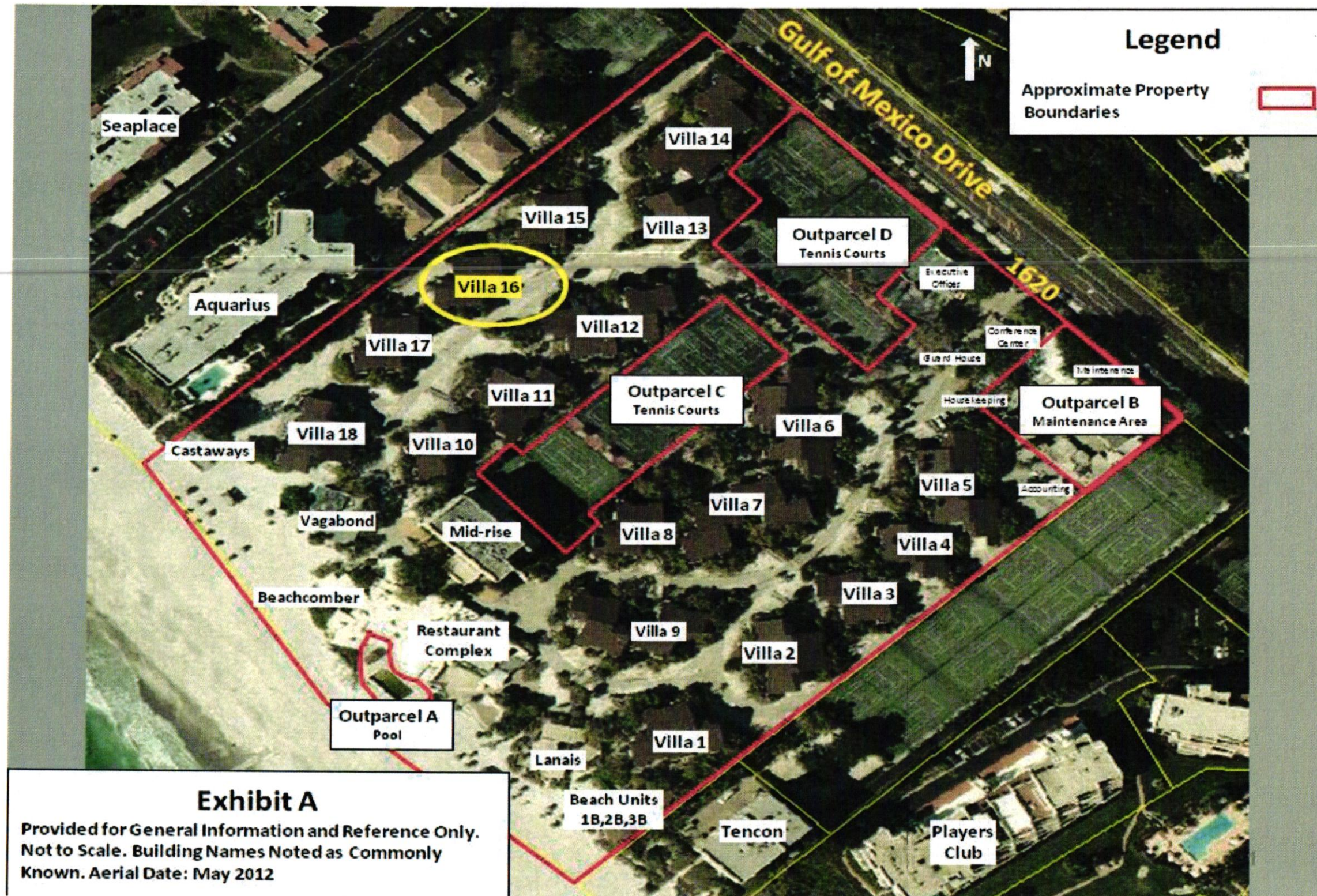


Exhibit A

Provided for General Information and Reference Only.
Not to Scale. Building Names Noted as Commonly
Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1133	111N BLDG 16	611	COLONY BEACH INVESTORS LLC
0009-04-1134	112N BLDG 16	612	COLONY BEACH INVESTORS LLC
0009-04-1135	113N BLDG 16	613	ROSS TTEE JOAN A
0009-04-1136	114N BLDG 16	614	HMF FAMCORP INC
0009-04-1137	211N BLDG 16	711	BIRNBAUM JEROME, BIRNBAUM SHEILA
0009-04-1138	212N BLDG 16	712	O DONNELL COLONY HOLDINGS LLC
0009-04-1139	213N BLDG 16	713	BROWN TTEE ANDREA A
0009-04-1140	214N BLDG 16	714	COLONY BEACH & TENNIS CLUB ASSN

Building Commonly Known as:

Villa 16



VILLA BUILDING 16

2014/02/10

Building Commonly Known as:

Villa 16

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

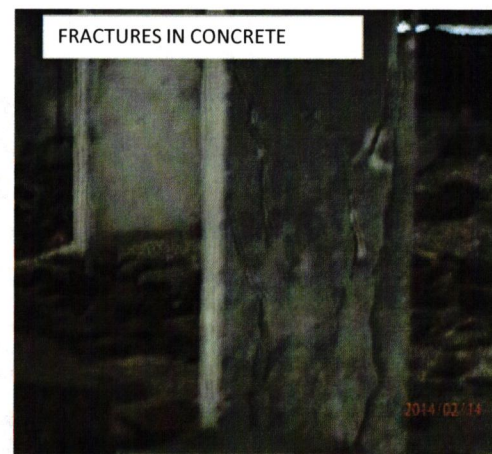
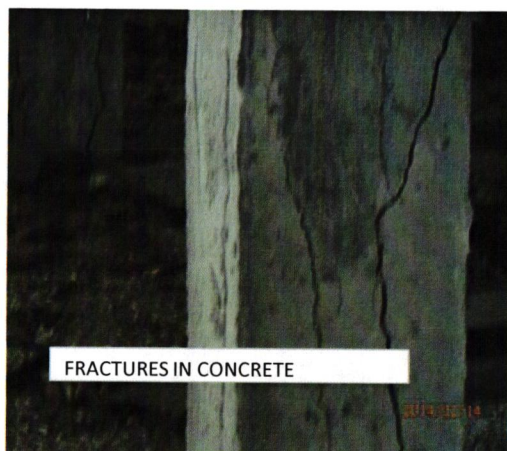
Detached, dislodged, or failing connections

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

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



Building Commonly Known as:

Villa 16

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Masonry:

Steel:

Deterioration

Elastic deformation

Ultimate deformation

Metal fatigue

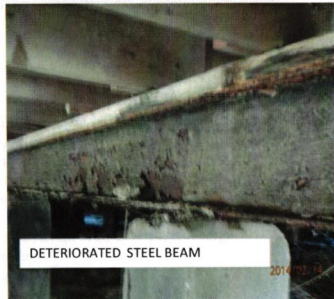
Detached, dislodged, or failing connections

Connection poles to shutters.

This building does not have any associated masonry.

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

A/C units at the bottom

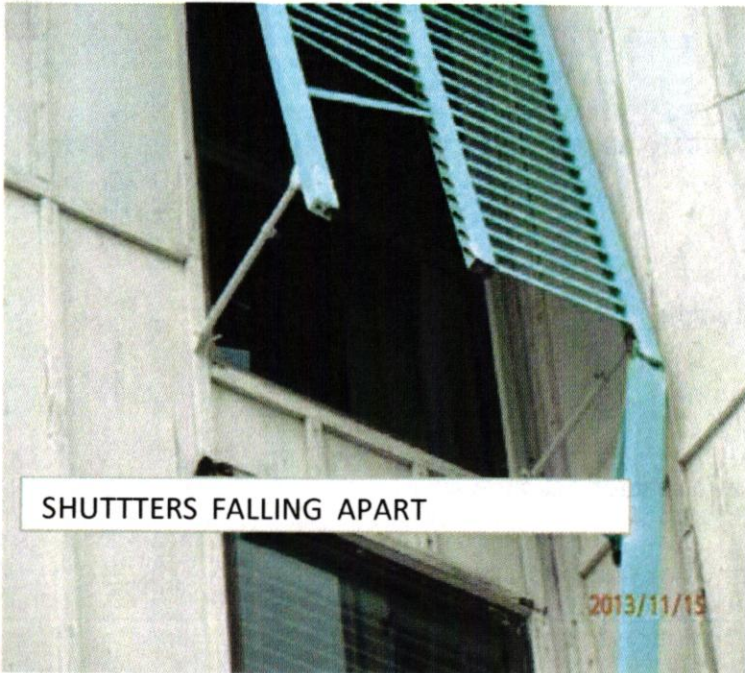
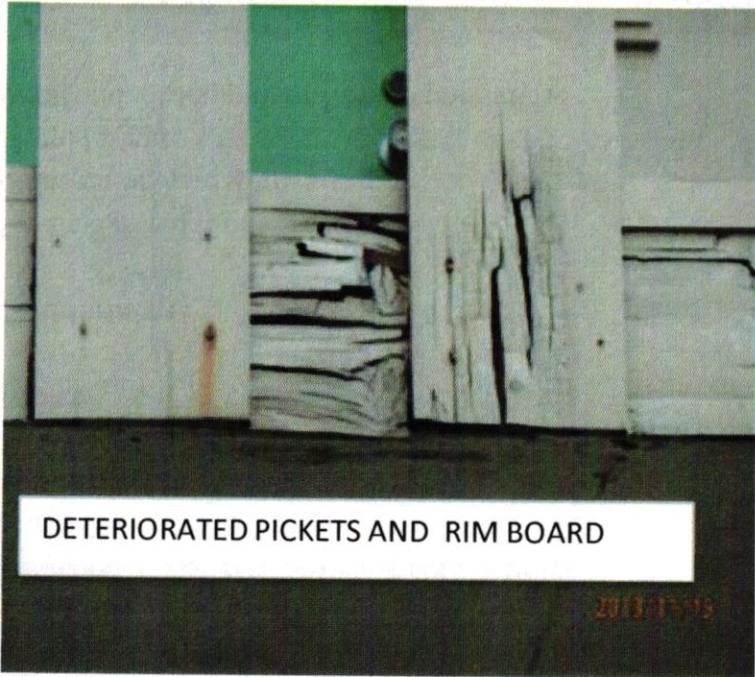


Building Official Report (Cont.)

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.



Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

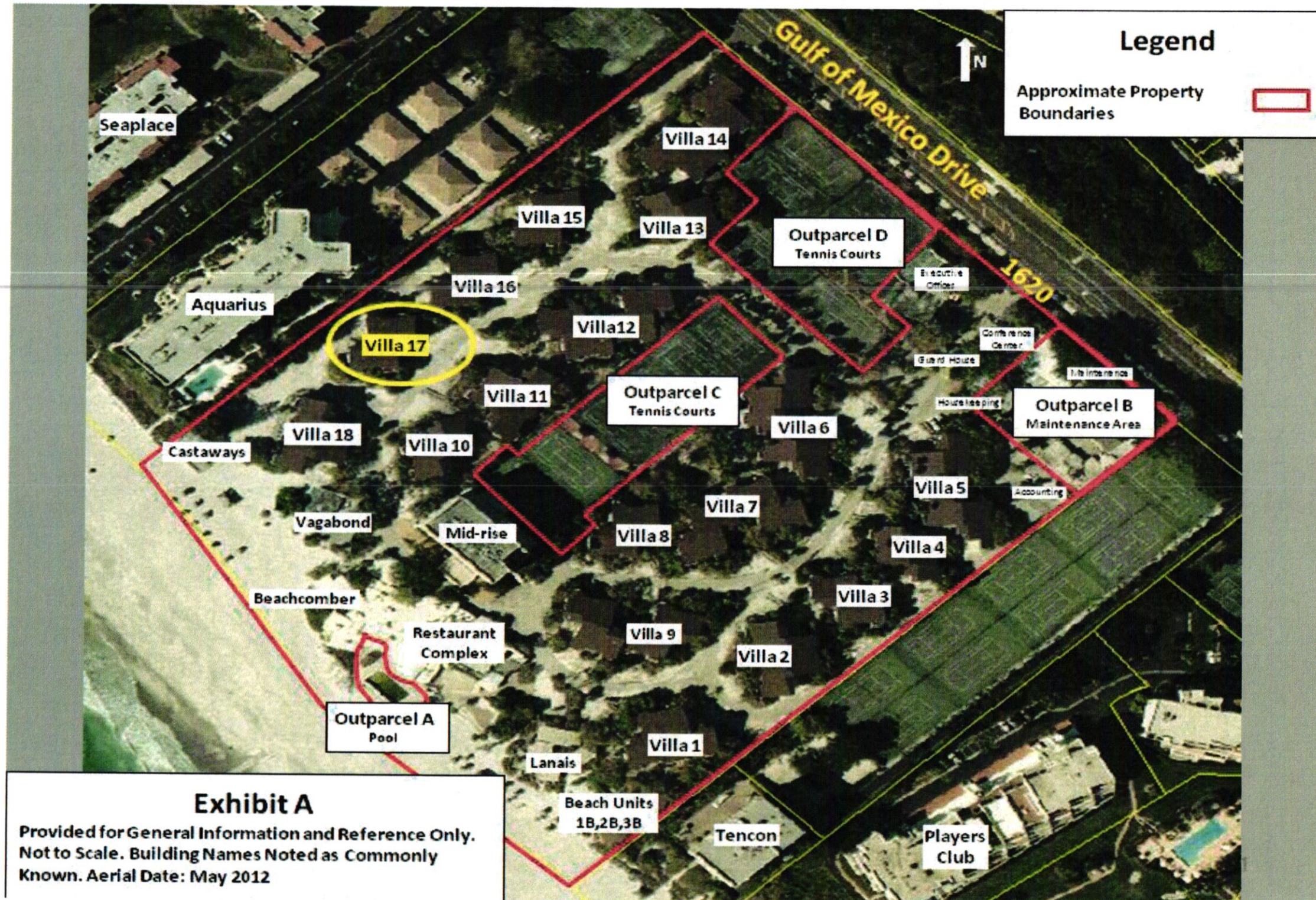
Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

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

Building Commonly Known as:

Villa 17



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1125	107N BLDG 17	607	COLONY BEACH INVESTORS LLC
0009-04-1126	108N BLDG 17	608	GUERRERA TTEE ANN M
0009-04-1127	109N BLDG 17	609	EATON A GREGORY
0009-04-1128	110N BLDG 17	610	COLONY BEACH INVESTORS LLC
0009-04-1129	207N BLDG 17	707	PIERCEY MICHAEL C, PIERCEY SUSAN
0009-04-1130	208N BLDG 17	708	1620 PROPERTIES LLC
0009-04-1131	209N BLDG 17	709	HOEY RICHARD B, HOEY NANCY
0009-04-1132	210N BLDG 178	710	LIPTON HELENE L

Building Commonly Known as:

Villa 17



VILLA BUILDING 17

Building Commonly Known as:

Villa 17

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

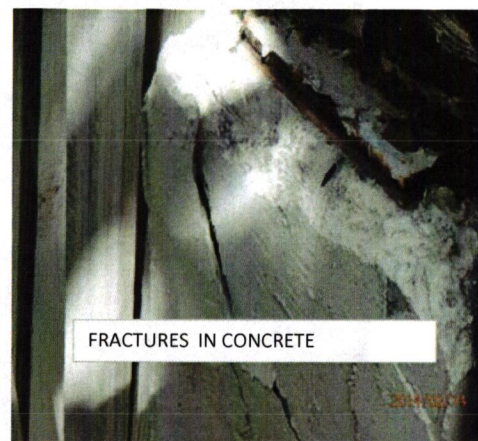
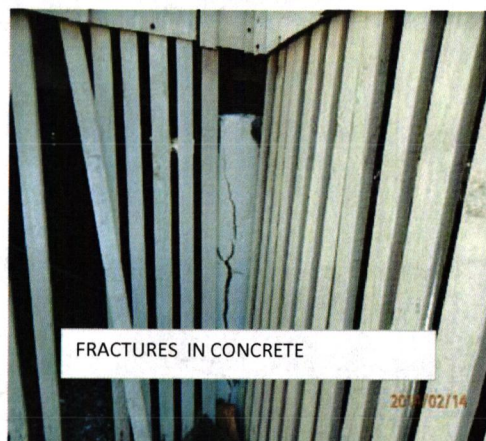
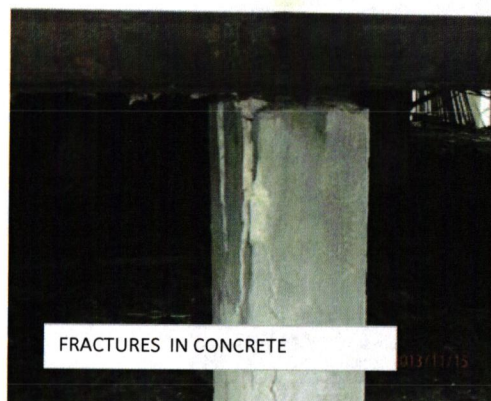
This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

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



Building Commonly Known as:

Villa 17

Building Official Report (Cont.)

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation
Joint fatigue
Detached, dislodged, or failing connections.

Masonry:

Steel:

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

Connection poles to shutters.

This building does not have any associated masonry.

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

A/C units at the bottom

DETERIORATION IN BEAM , WELD AND WELD
PLATE



Building Official Report (Cont.)

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.

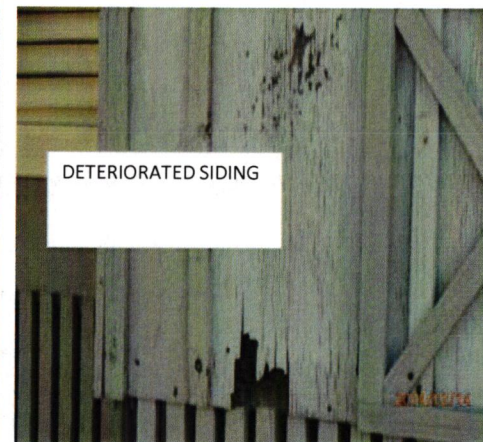
Siding, trims, floor framing, upper floor deck, wood shutters, .

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.



Building Commonly Known as:

Villa 17

Building Official Report (Cont.)

Other items of note:

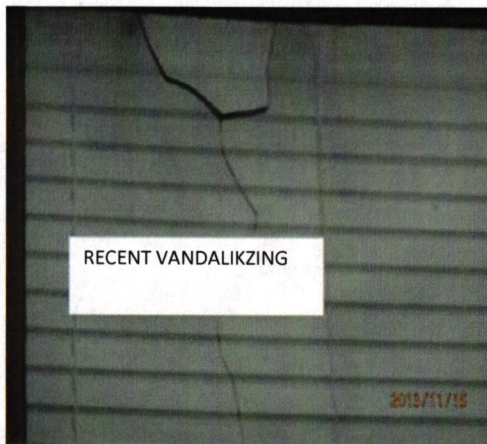
Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

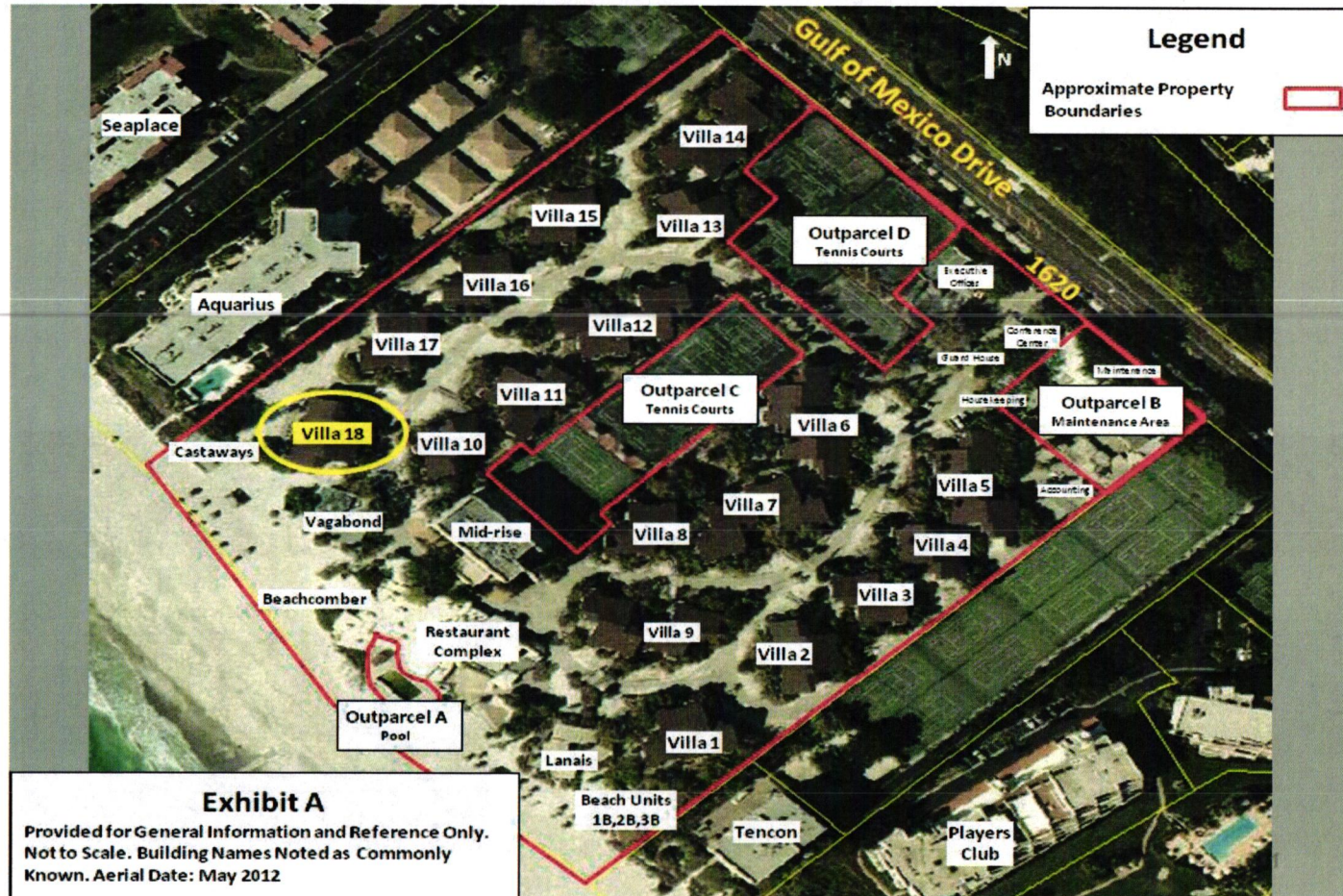
Boarded up windows and doors due to vandalizing. Broken window due to recent vandalizing.

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.



Building Commonly Known as:

Villa 18



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1113	101N BLDG 18		601 SHEA J TIMOTHY, SHEA JUDITH F
0009-04-1114	102N BLDG 18		602 1620 PROPERTIES LLC
0009-04-1115	103N BLDG 18		603 HILL-CURTIS TERRY A
0009-04-1116	104N BLDG 18		604 HMF FAMCORP INC
0009-04-1117	105N BLDG 18		605 WHITMER RICHARD E
0009-04-1118	106N BLDG 18		606 MASTERPIECE LLC
0009-04-1119	201N BLDG 18		701 FINNERAN WILLIAM
0009-04-1120	202N BLDG 18		702 RABIN SHELDON, RABIN CAROL
0009-04-1121	203N BLDG 18		703 SABATELLE ROBERT, SABATELLE LAURIE
0009-04-1122	204N BLDG 18		704 HAWK ANDREW C, HAWK KATHY R
0009-04-1123	205N BLDG 18		705 POWELL ISAAC J, POWELL SANDRA S
0009-04-1124	206N BLDG 18		706 COLES MICHAEL H

Building Commonly Known as:

Villa 18



VILLA BUILDING 18

2014/02/10

Deficiencies:

Building Officials Report

Concrete:

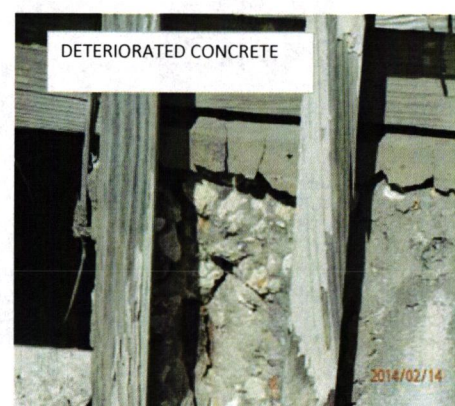
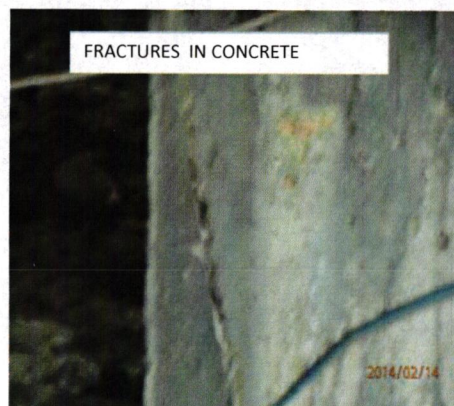
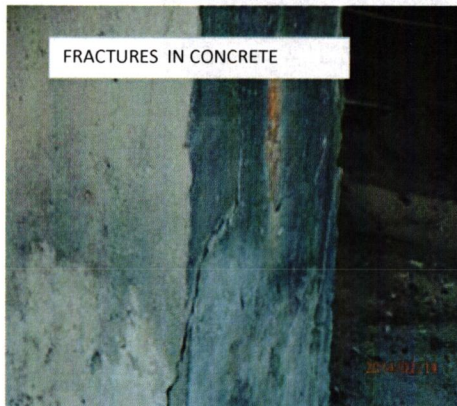
Deterioration
Ultimate deformation
Fractures
Fissures
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

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

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



Building Commonly Known as:

Villa 18

Building Official Report (Cont.)

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation
Joint fatigue
Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

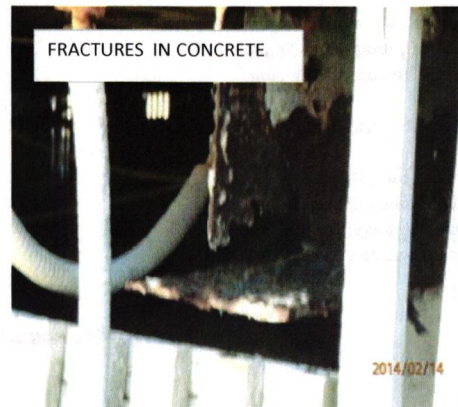
This building does not have any associated masonry.

Steel:

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

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

A/C units at the bottom



Building Official Report (Cont.)

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, .

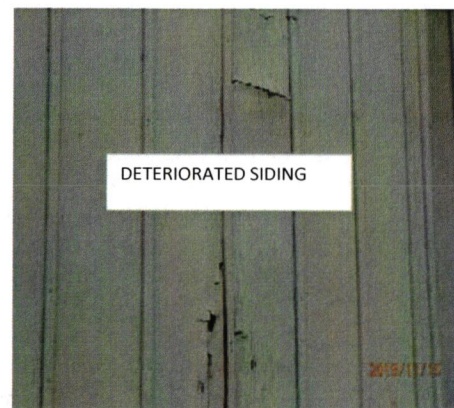
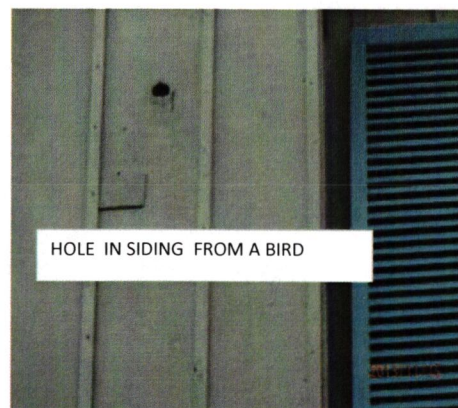
Signs of termite and other insect damage. Extensive on the siding. Currently has wasp nests.

Holes in siding from birds.

Some deck joists

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

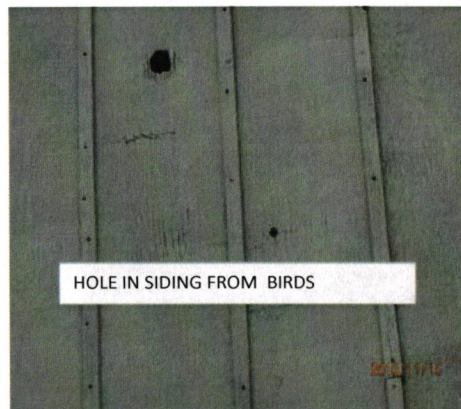
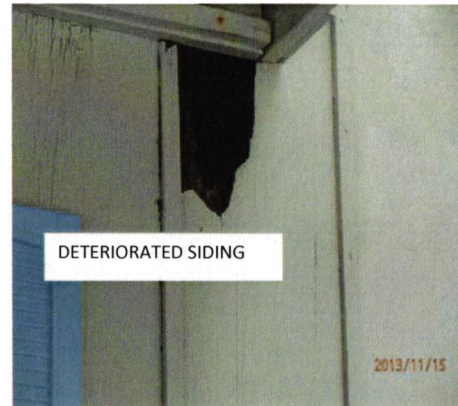
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 18

Building Official Report (Cont.)



Building Commonly Known as:

Villa 18

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

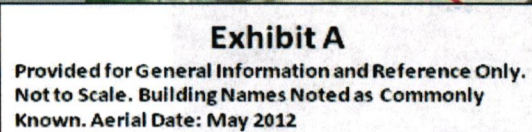
Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

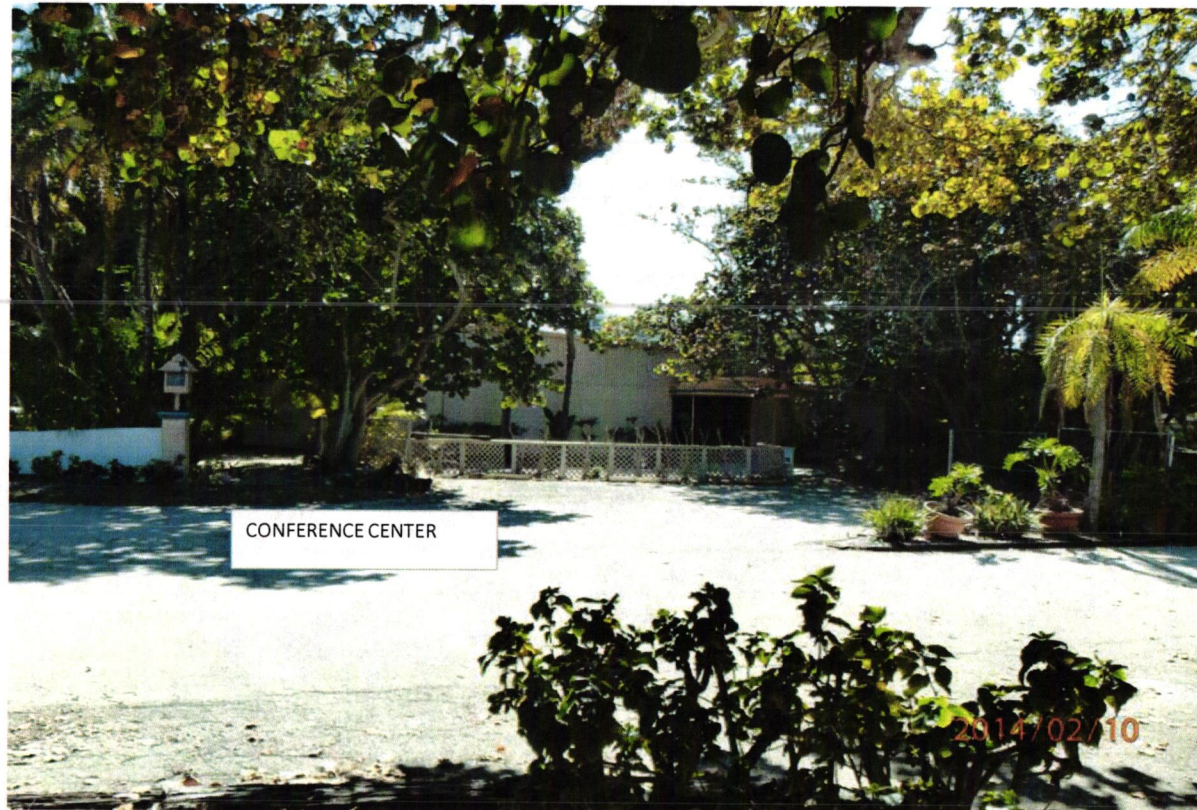
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.



Conference Center/Aerobics CenterPage 203 of 229

Building Commonly Known as:

Conference Center/Aerobics Center



Building Commonly Known as:

Conference Center/Aerobics Center
Building Officials Report

Concrete:

Deterioration
Ultimate deformation
Fractures
Fissures
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

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

Aluminum:

No damage found.

Masonry:

Deterioration
Ultimate deformation
Fractures in masonry or mortar joints
Fissures in masonry or n Minor in walls.
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

Minor in walls.

Steel:

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

Fabric canopy structures front and rear.

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

Building Commonly Known as:

Conference Center/Aerobics Center

Building Official Report (Cont.)

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

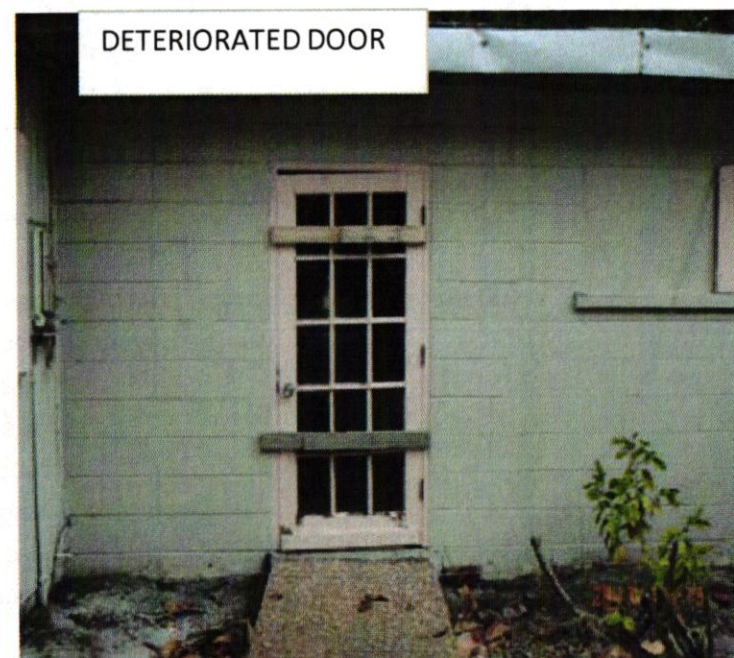
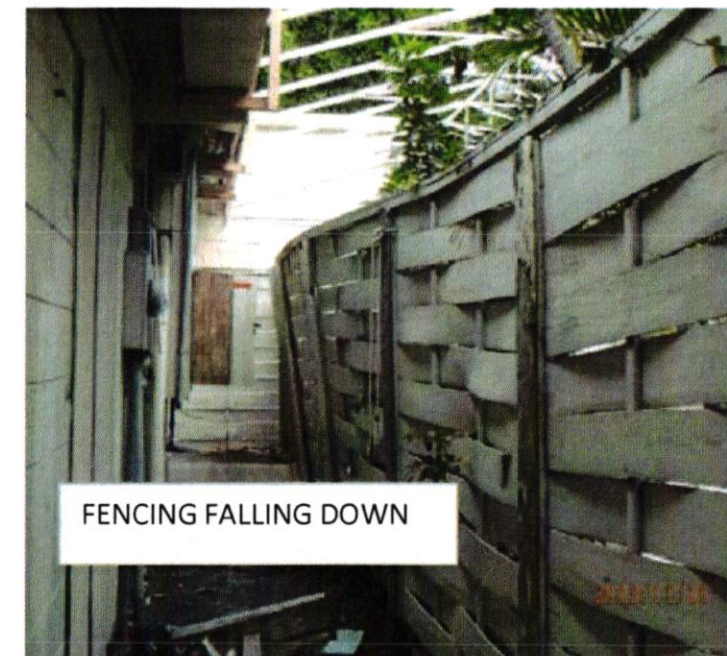
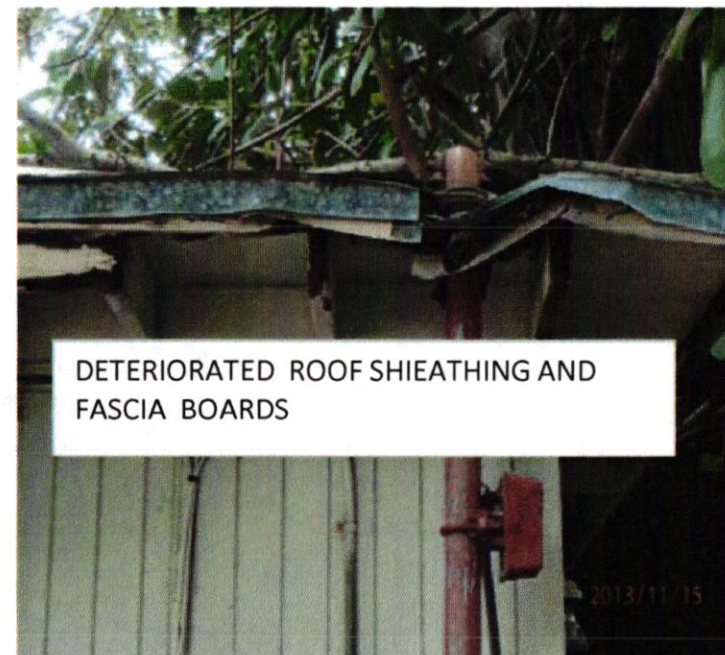
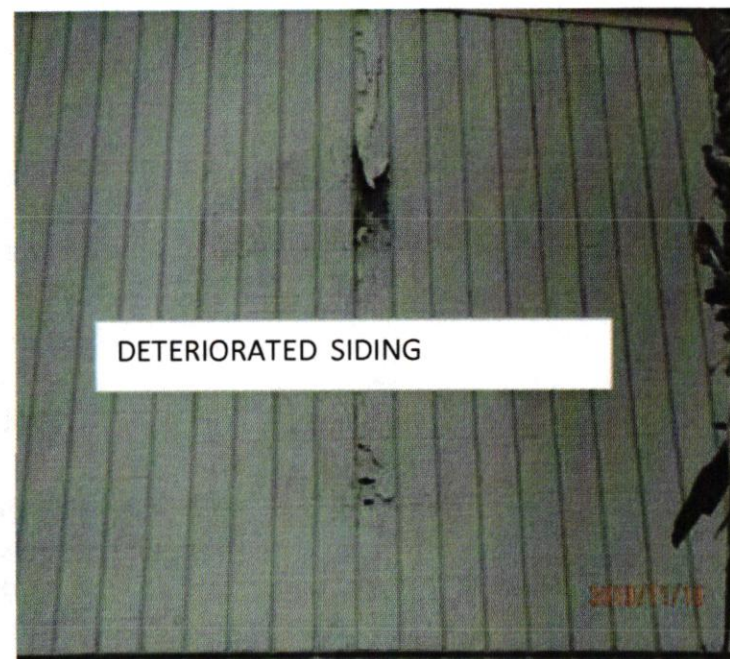
Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

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

Signs of termite damage



Building Commonly Known as:

Conference Center/Aerobics Center

Building Official Report (Cont.)

Other items of note:

Roofing appears to be failing.

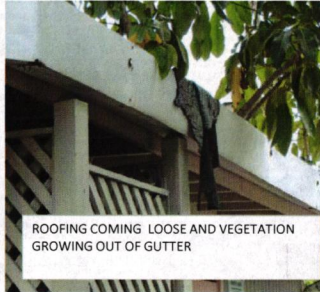
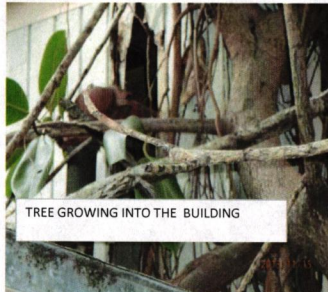
Fencing falling.

Tree growing into building.

Vegetation growing from roof and gutters.

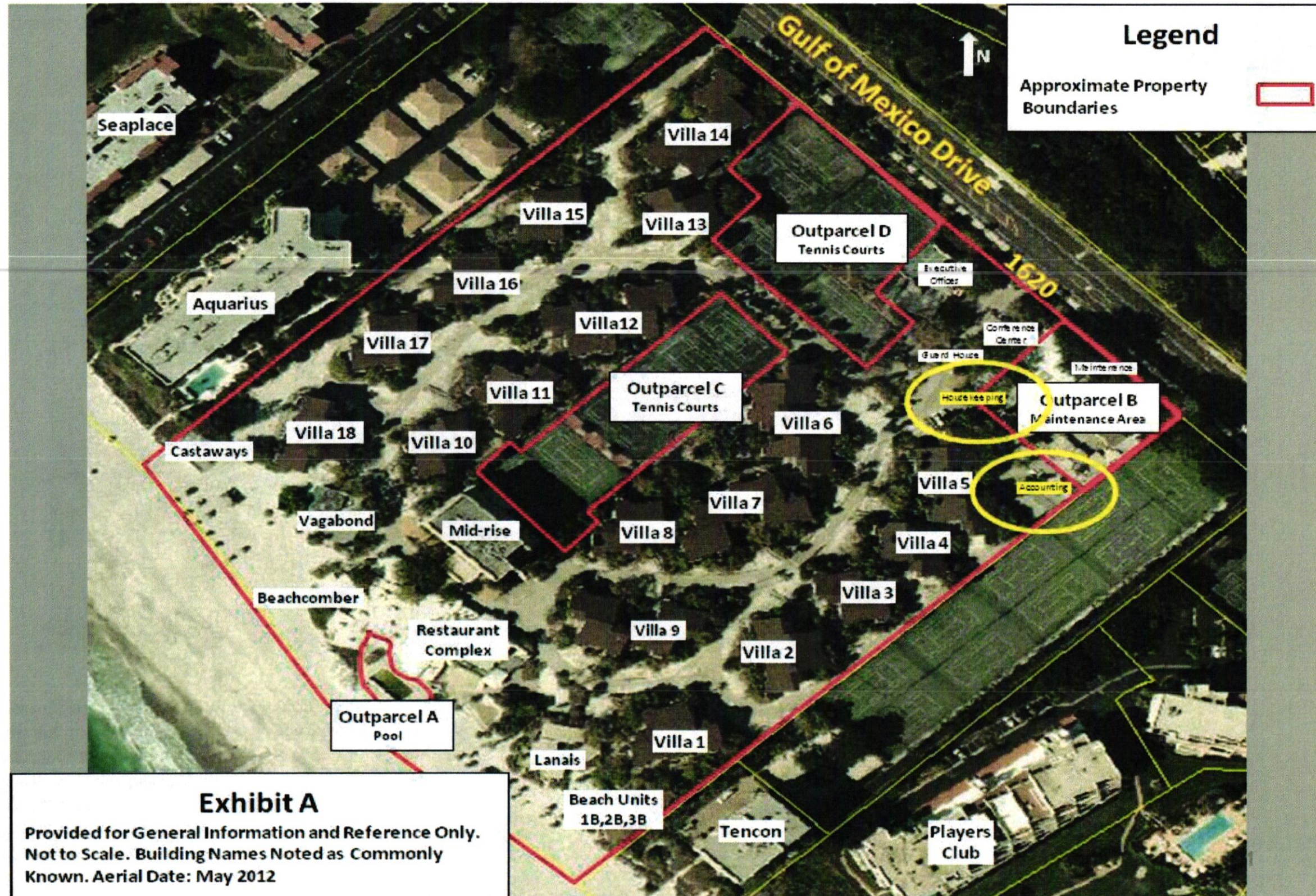
Boarding due to vandalizing and condition of doors.

Broken conduit exposing electrical conductors not



Building Commonly Known as:

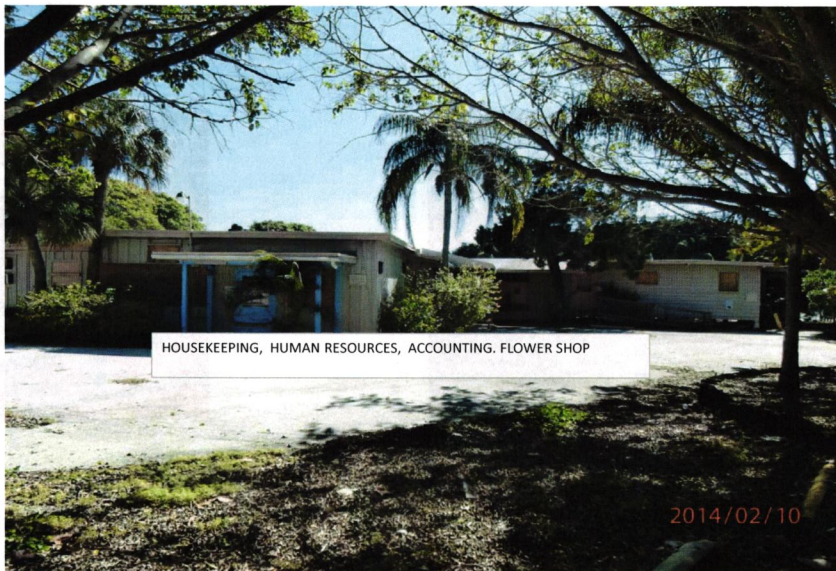
Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.



Parcel ID	Legal Units	Commonly Known As	Property Owners
		House Keeping, Accounting Flowershop, Human Resources Purchasing and Receiving	COLONY BEACH & TENNIS CLUB ASSN COLONY BEACH & TENNIS CLUB INC COLONY BEACH INC COLONY LENDER LLC BREAKPOINTE LLC

Building Commonly Known as:

Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.



Building Commonly Known as: Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.

Building Officials Report

Deficiencies:

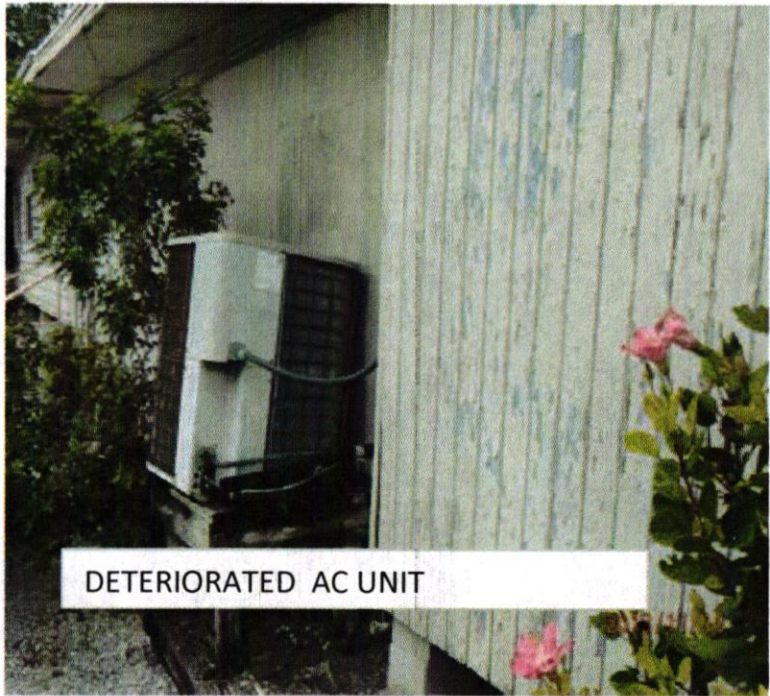
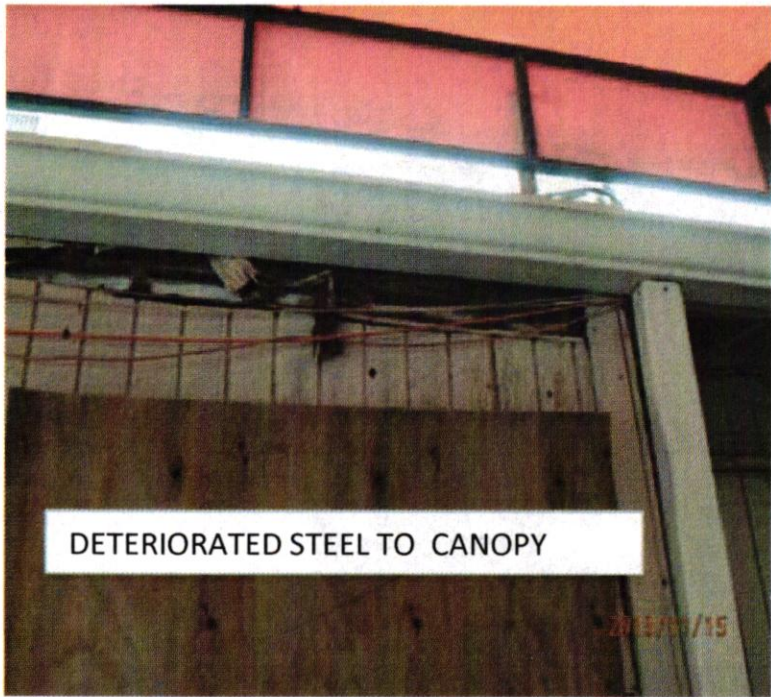
Concrete: This is a combination of slab and grade attached to a pier type foundation. Unable verify condition of the slab on grade foundation

Aluminum: None found.

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

Steel:

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



Building Commonly Known as:

Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.

Building Official Report (Cont.)

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

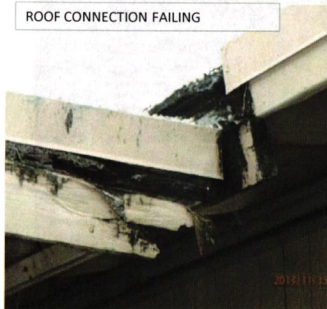
Excessive cutting and notching

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

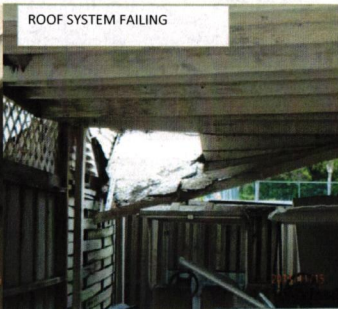
Signs of termite damage.

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

ROOF CONNECTION FAILING



ROOF SYSTEM FAILING



DETERIORATED SIDING



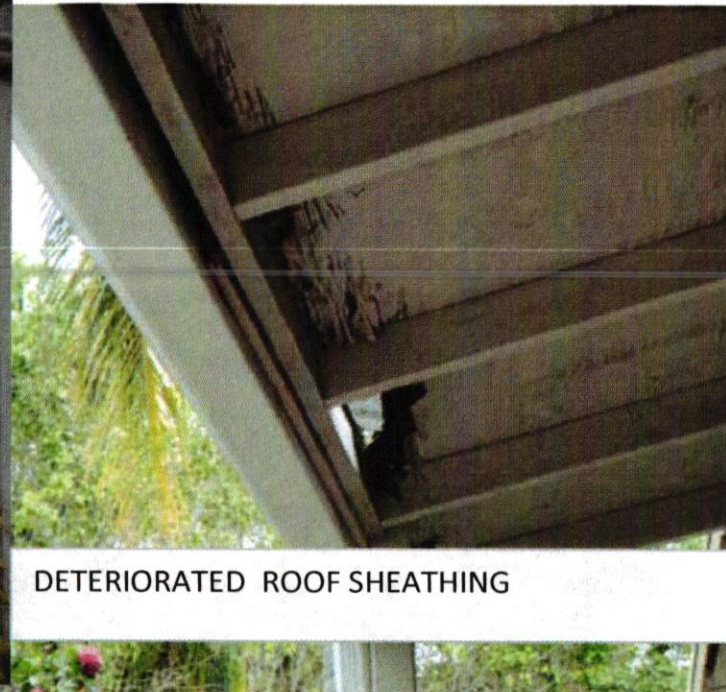
Building Commonly Known as:

Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.

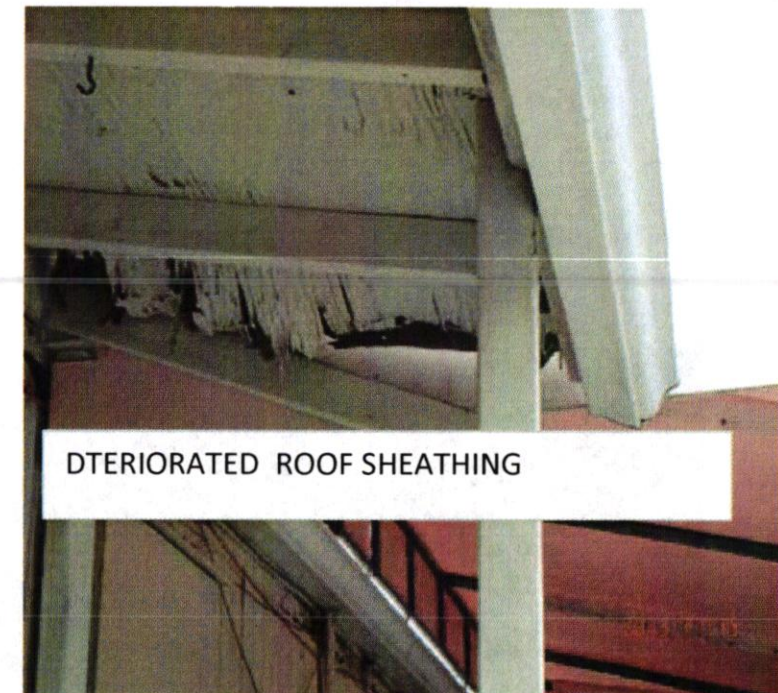
Building Official Report (Cont.)



DETERIORATED SHEATHING



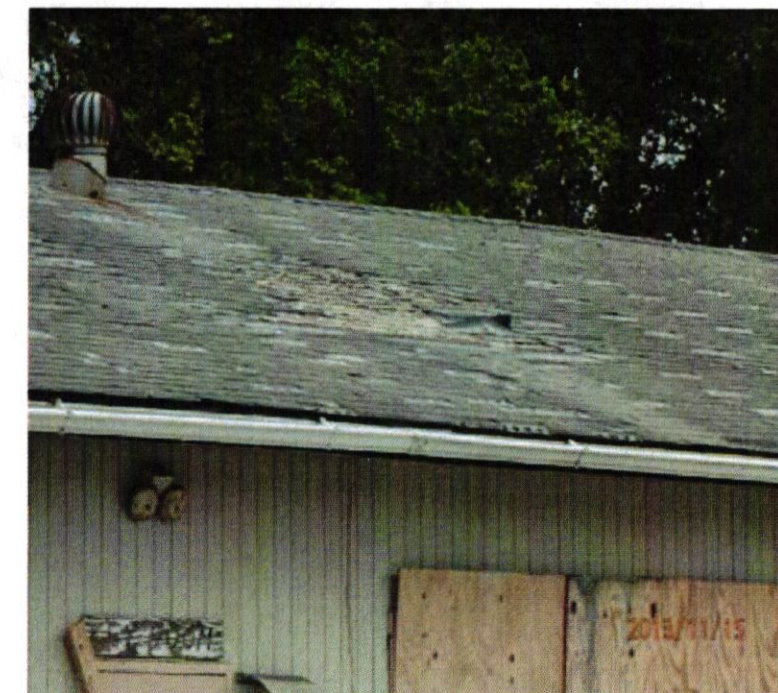
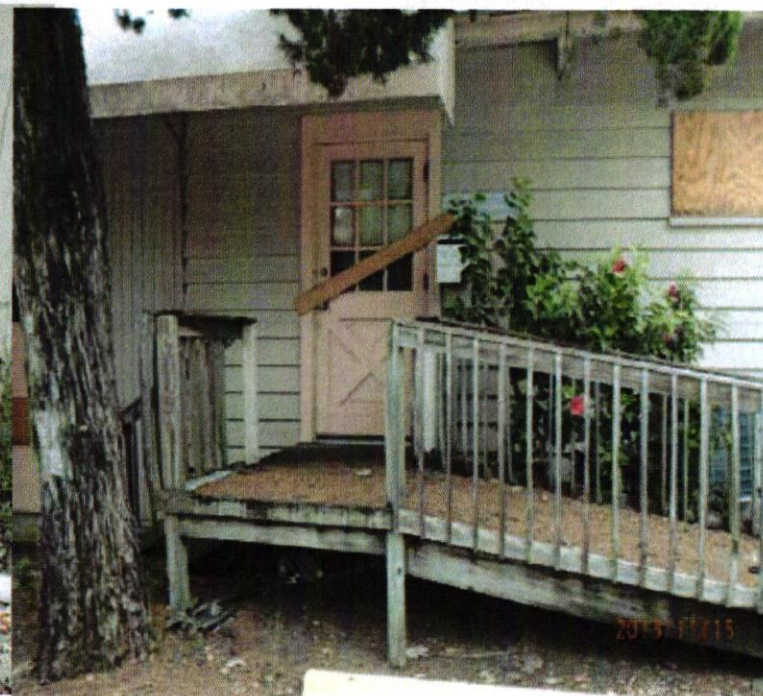
DETERIORATED ROOF SHEATHING



DETERIORATED ROOF SHEATHING



OPENING TO ALLOW VERMIN INTO BUILDING



Building Commonly Known as:

Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.

Building Official Report (Cont.)

Other items of note:

Doors and windows boarded due to vandalizing.

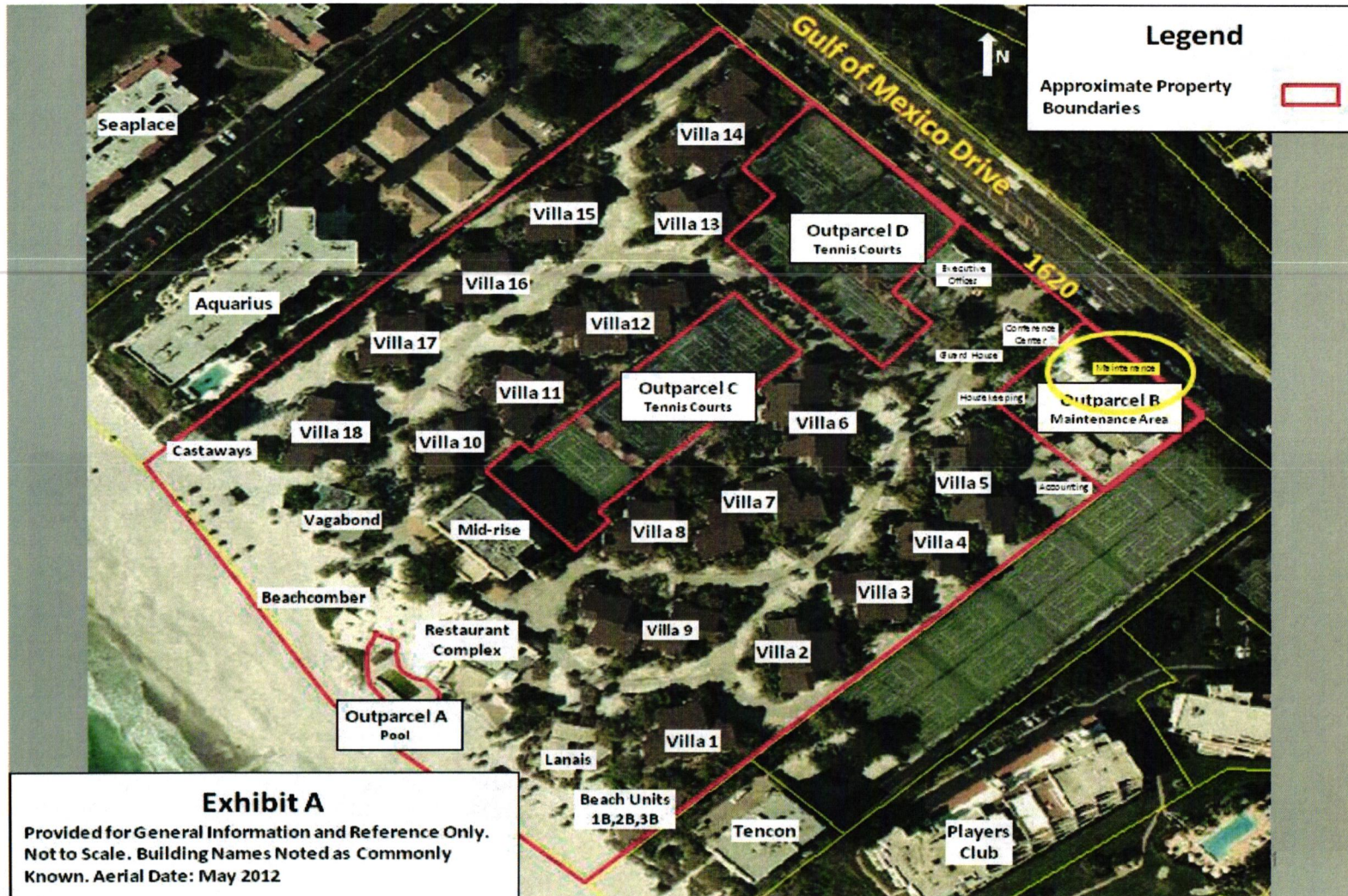
Broken, corroded, and cracked building drains.

Roofing at end of it life.



Building Commonly Known as:

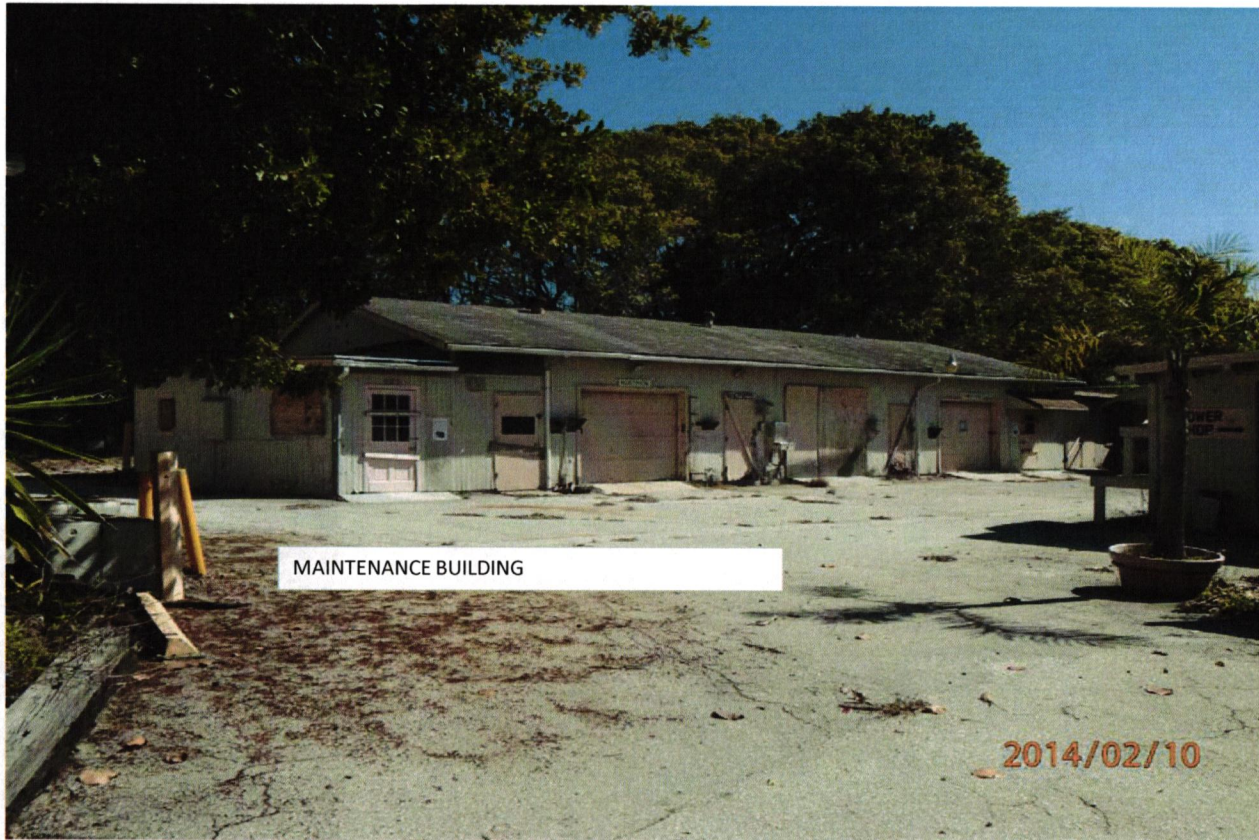
Maintenance



Parcel ID	Legal Units	Commonly Known As	Property Owners
		House Keeping, Accounting Flowershop, Human Resources	COLONY BEACH & TENNIS CLUB INC COLONY BEACH INC COLONY LENDER LLC BREAKPOINTE LLC

Building Commonly Known as:

Maintenance



Building Commonly Known as:

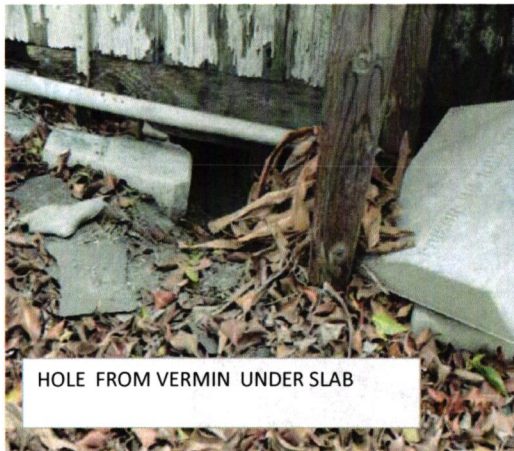
**Maintenance
Building Officials Report**

Deficiencies:

Concrete:

Deterioration
Ultimate deformation
Fractures
Fissures
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

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



Building Commonly Known as:

Maintenance

Building Official Report (Cont.)

Aluminum:

Masonry:

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

Steel:

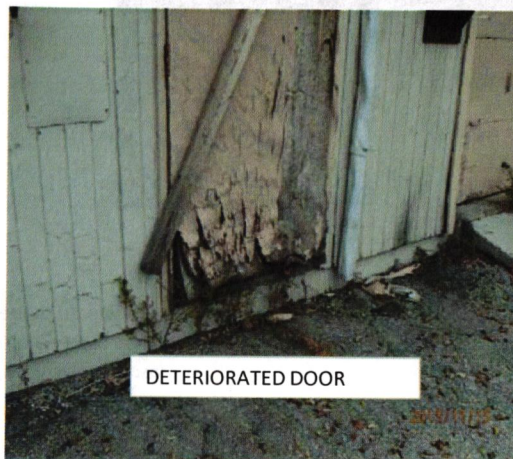
Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

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

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

Doors from building openings.



Building Commonly Known as:

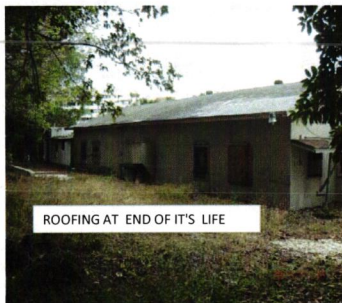
Maintenance

Building Official Report (Cont.)

Other items of note:

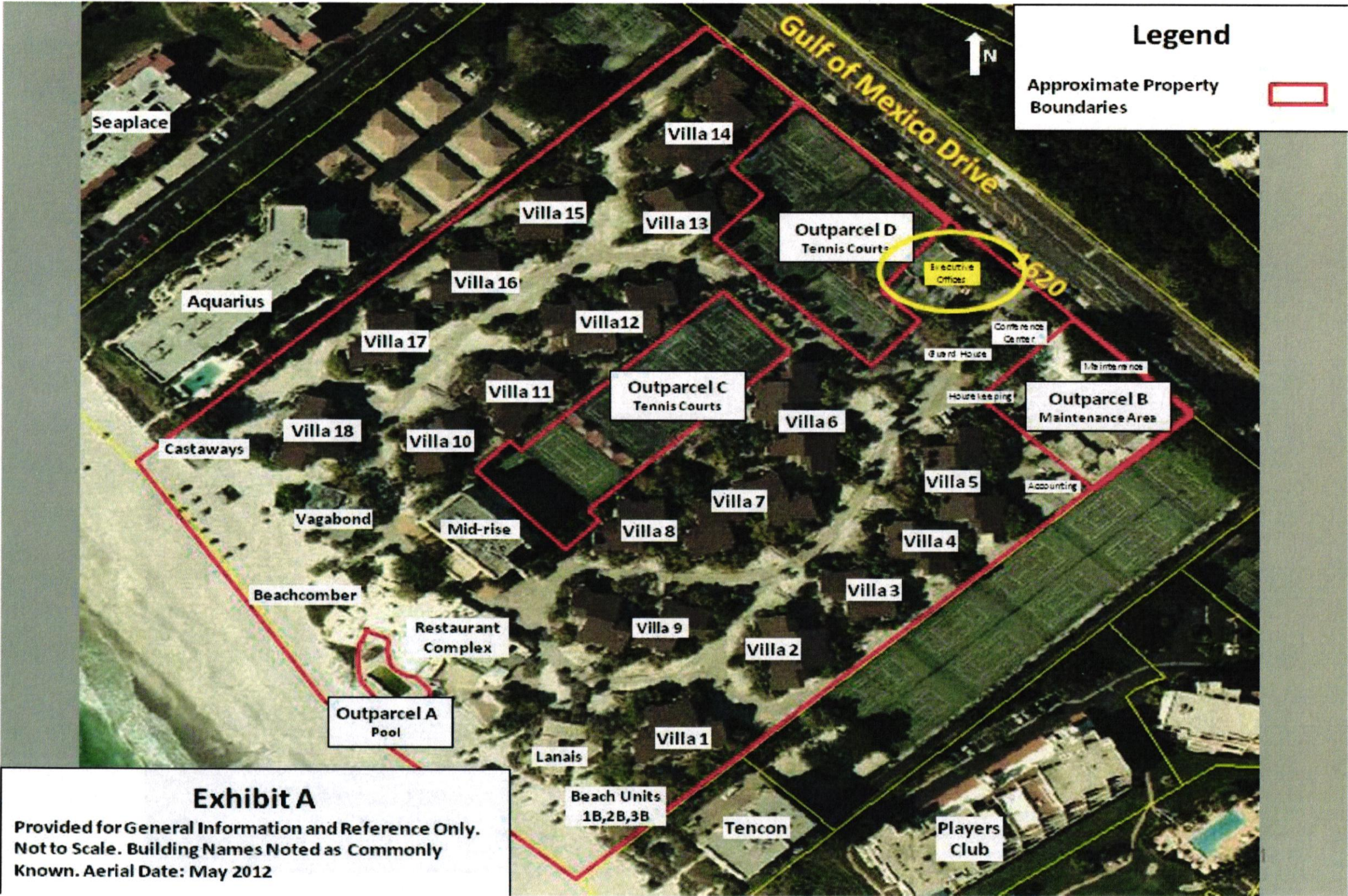
Roofing at end of its life. Many areas have patches.

Boarded up due to vandalizing and door condition.



Commonly Known Building Name:

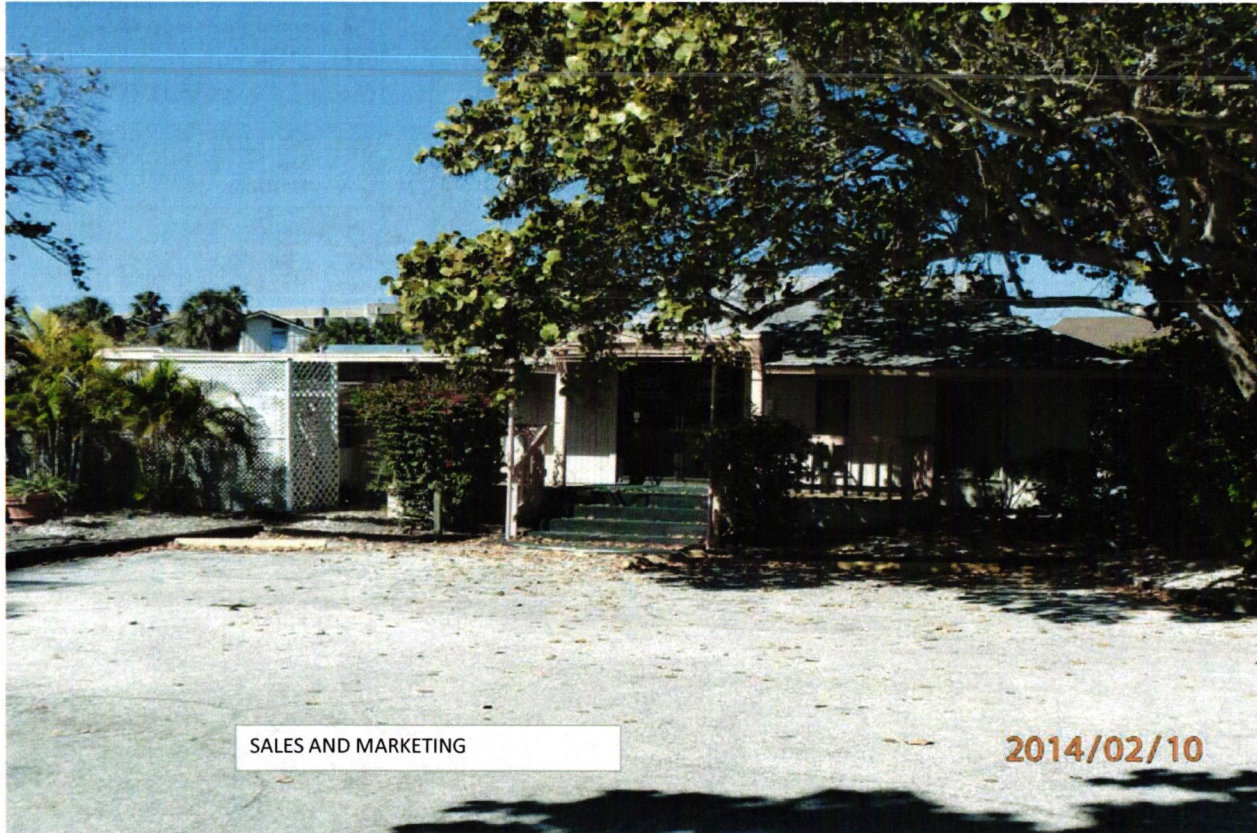
Sales and Marketing/Executive Office



Parcel ID	Legal Units	Commonly Known As	Property Owners
		Sales, Marketing, Executive Office	COLONY BEACH & TENNIS CLUB ASSN

Commonly Known Building Name:

Sales and Marketing/Executive Office



Commonly Known Building Name:

Sales and Marketing/Executive Office

Building Officials Report

Deficiencies:

Concrete:

This building appears to have a masonry stem wall foundation and short piers. Inadequate access . Unable to verify the condition.

Deterioration
Ultimate deformation
Fractures
Fissures
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

Aluminum:

Damage due to vandalizing

Masonry:

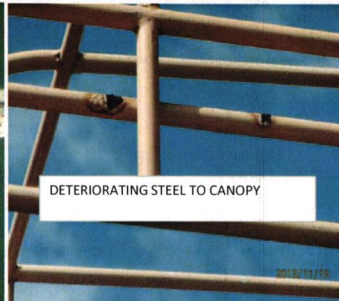
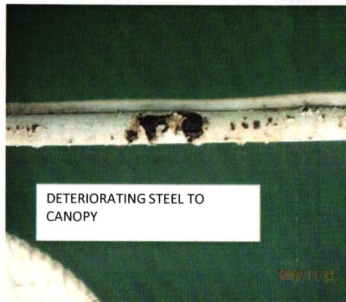
This building appears to be a wood framed structure. Unable to verify masonry foundation condition.

Steel:

Fabric canopy frames

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

Fabric awning structures



Commonly Known Building Name:

Sales and Marketing/Executive Office

Building Official Report (Cont.)

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

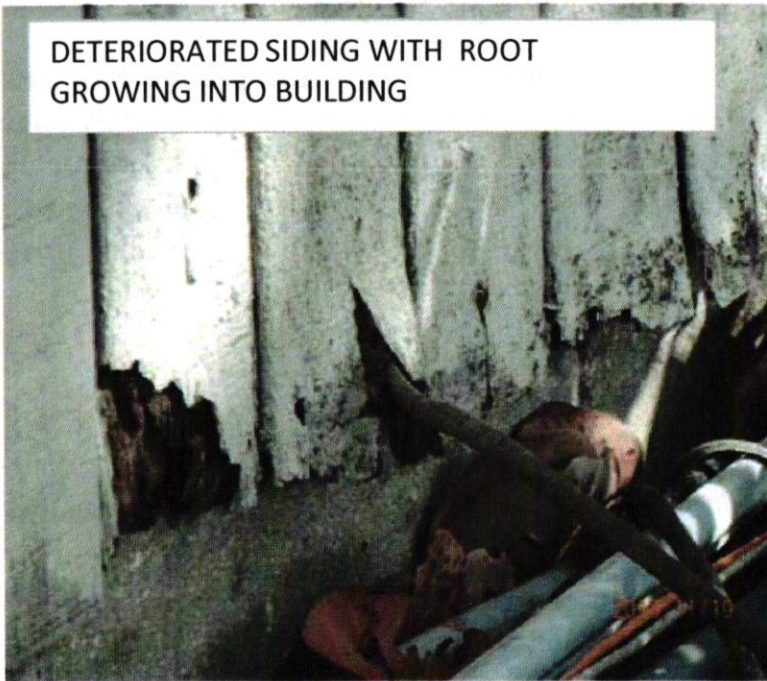
Extensive siding, fascia boards, soffits, trims, doors, roof sheathing.

Signs of termite damage.

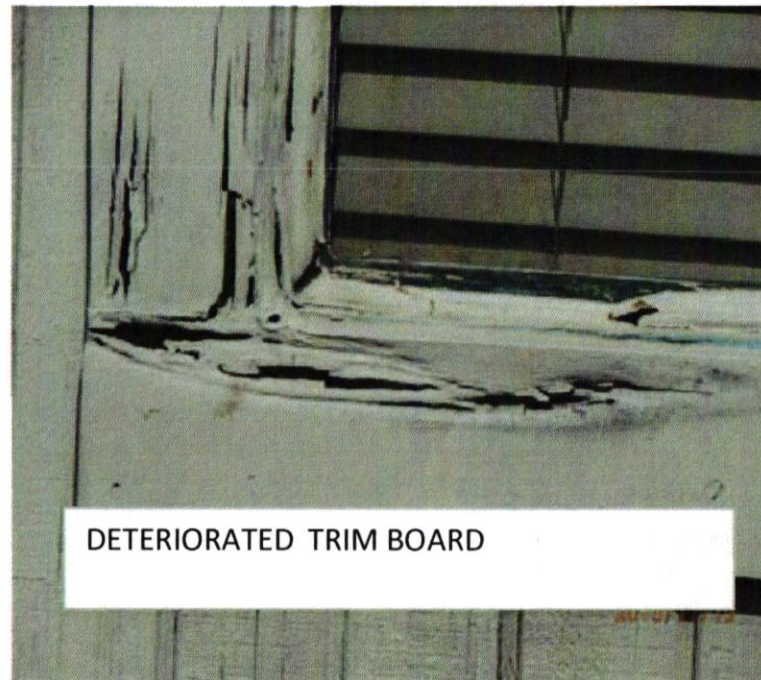
Doors from building openings. Rear deck walking surface is lifting and signs of rot.

Excessive cutting and notching

DETERIORATED SIDING WITH ROOT
GROWING INTO BUILDING



DETERIORATED TRIM BOARD



DETERIORATED SIDING



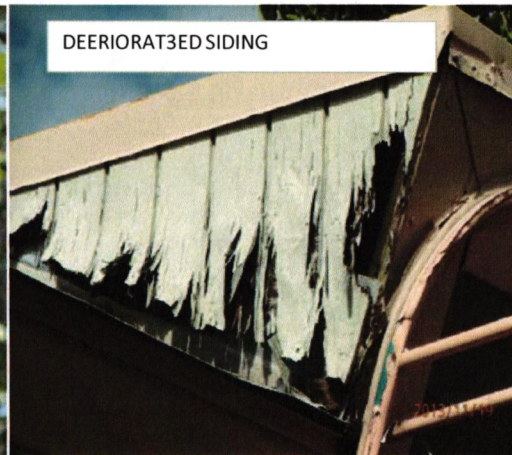
Commonly Known Building Name:

Sales and Marketing/Executive Office

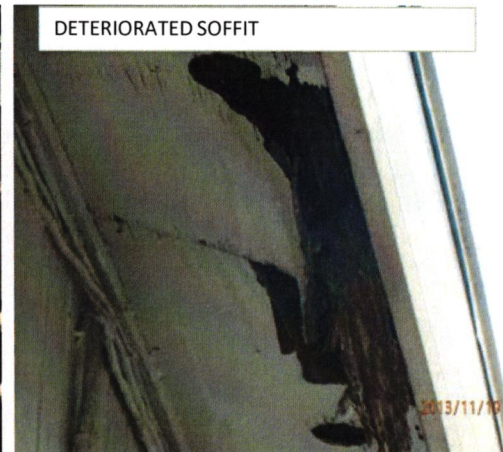
Building Official Report (Cont.)



DETERIORATED SOFFIT



DETERIORATED SIDING



DETERIORATED SOFFIT



RAILING JOINT FAILED



DAMAGED TIKI HUT

Commonly Known Building Name:

Sales and Marketing/Executive Office

Building Official Report (Cont.)

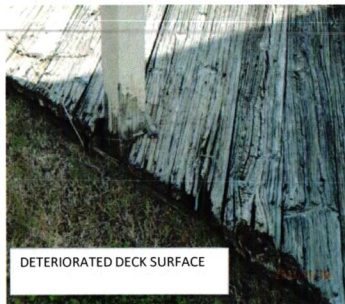
Other items of note:

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

Torn fabric on rear canopy.

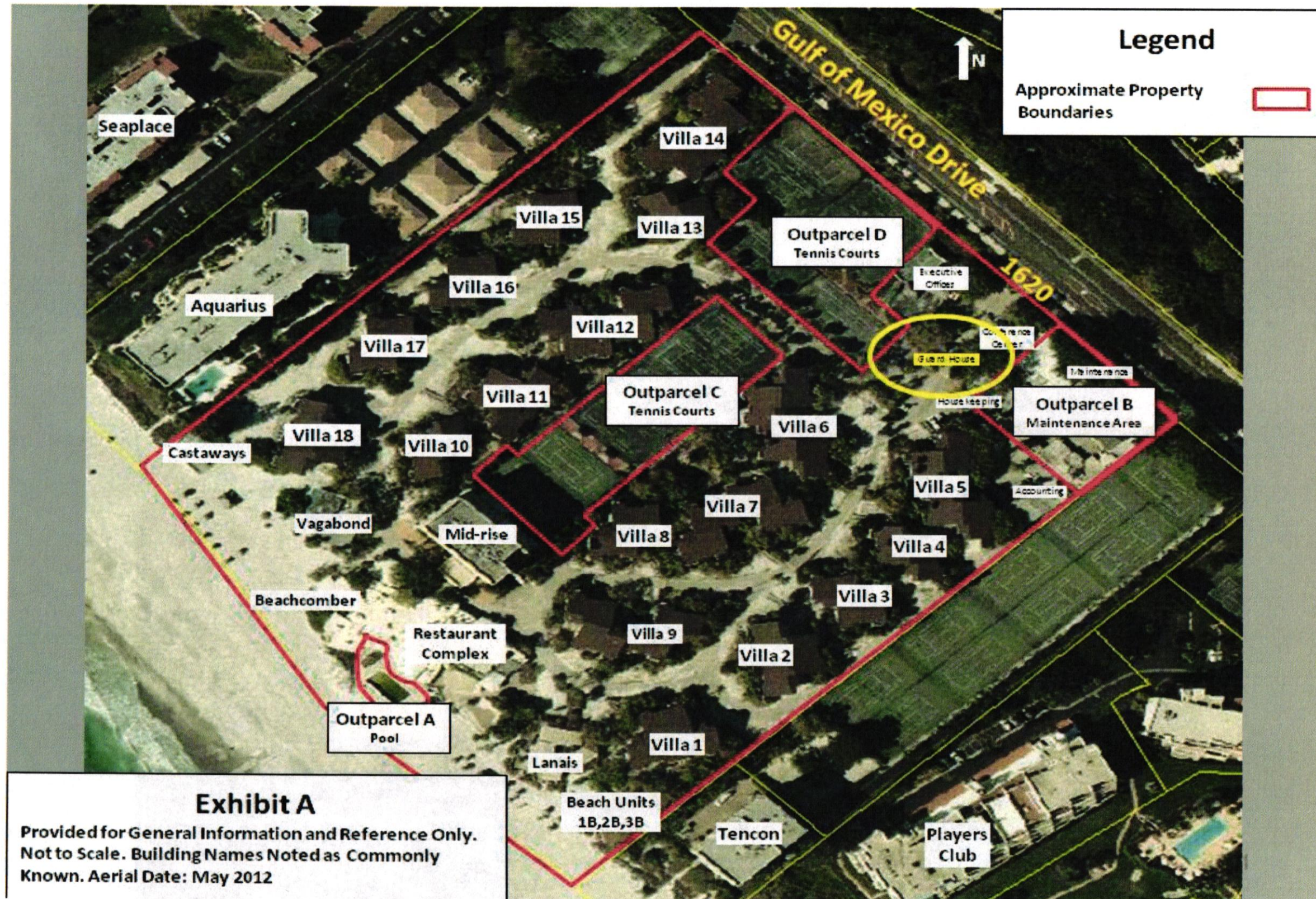
Tiki structure at rear is deteriorating and the roof thatch are falling off.

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



Commonly Known Building Name:

Guardhouse



Parcel ID	Legal Units	Commonly Known As	Property Owners
		Guardhouse	COLONY BEACH & TENNIS CLUB ASSN

Commonly Known Building Name:

Guardhouse



GUARDHOUSE

Commonly Known Building Name:

Guardhouse

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

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

Aluminum:

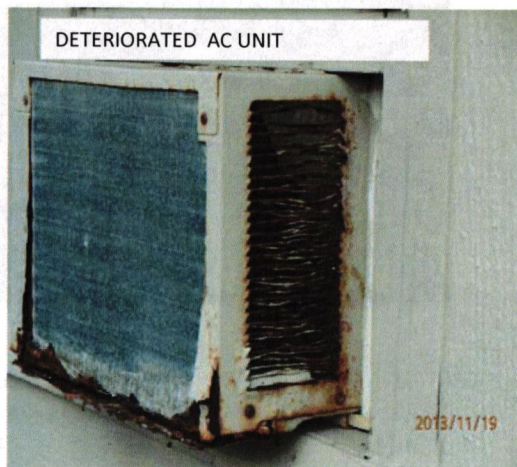
Damaged sliding glass door

Masonry:

None found

Steel:

Air conditioner unit corroded beyond usefulness



Commonly Known Building Name:

Guardhouse

Building Official Report (Cont.)

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

Siding, fascia boards, roof shakes.

Signs of termite damage



Other items of note:

Boarded due to vandalizing.

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 right of way.

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.

