

Community

# Limited Turnover Inspection Report

Date





PROTECTED ATTORNEY WORK PRODUCT - CONFIDENTIAL

Date

Client  
Address  
Address  
Address

Re: **Community, Limited Turnover Inspection Report**  
Project Number: MXXXXX

Dear Client:

Miller Building Group, LLC ("Miller Building Group") was retained by Client to perform a limited turnover inspection at the property commonly known as Community, located in XXXXX, Florida. This inspection was performed in accordance with the *Retention Agreement* dated Date (Appendix IV).

On Date, Miller Building Group conducted visual observations of applicable common elements at the site. The purpose of this inspection was to identify conditions that may require remedial work or ongoing maintenance. Please note that the scope of this inspection was limited to readily visible components and did not include concealed or inaccessible areas.

To assist in prioritizing maintenance and repair efforts, the Conditions Matrix categorizes findings into the following Condition Types:

- Routine Maintenance: Items that should be addressed through an ongoing preventive maintenance program to preserve infrastructure and mitigate future issues.
- Corrective Maintenance: Items that may require more immediate attention due to safety, functionality, or performance concerns.
- Routine/Corrective Maintenance: Items with varying severity, ranging from future maintenance needs to conditions requiring prompt repair.
- Construction: Items that reflect conditions resulting from original construction practices rather than wear or deterioration over time. These may or may not



include a recommended repair, depending on the nature and impact of the condition observed.

The included map of condition locations shows the locations of specific "Corrective Maintenance" or "Construction" concerns (as identified by the photograph number in the *Selected Photographs* attachment) that would be otherwise difficult to locate.

The report is organized into the following sections, as applicable:

- 1A) Roof
- 1B) Interior, Exterior, and Structural Components
- 1C) Fireproofing and Fire Protection Systems
- 1D) Heating and Cooling Systems
- 1E) Plumbing Systems
- 1F) Electrical Systems
- 1G) Elevator Systems
- 2A) Swimming Pool and Equipment
- 2B) Pavement, Parking, Curbs, Gutters, and Concrete Flatwork
- 2C) Ponds, Fountains, and Drainage Systems
- 2D) Landscaping and Irrigation Systems
- 2E) Entry Gates, Perimeter Walls, Retaining Walls, Fencing, and Seawalls

Please note that certain components were specifically excluded from this scope of work, including Townhome HVAC, plumbing, electrical and elevator systems.

Should you have any questions regarding the findings or require further clarification, we are available to assist.

Respectfully yours,

A handwritten signature in black ink that reads "Brice R. Miller".

Brice R. Miller  
President

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## Descriptive Information

Community is a gated, multi-family condominium community located in XXXXX, FL, and is comprised of XX two-story townhome buildings with the following condominium property:

- Townhome roof, structure, fireproofing and fire protection systems, and painting;
- Pool Cabana roof, structure, fireproofing and fire protection systems, elevators, heating and cooling systems, plumbing and electrical systems, and painting;
- Swimming Pools, Spas, Splash Pads, Equipment and Enclosures;
- Pavement, Parking, Curbs, Gutters and Concrete Flatwork;
- Ponds, Fountains and Drainage Systems;
- Landscaping and Irrigation System;
- Entry Gates, Perimeter Walls and Fencing; and
- Miscellaneous Amenities including: Dog park, entry monument signage and mail kiosks.

The common elements and their components identified throughout this report were evaluated for conditions that require remedial work and/or maintenance, as identified in Appendix I *Conditions Matrix* (“Life Safety” items are identified in red font). Photographs referenced in the matrix are included in Appendix II *Selected Photographs*. The referenced photographs in this report are representative of the conditions observed and do not necessarily document every instance of observed deficiencies. Unmanned Aerial Vehicle (“UAV”) photographs can be found at the following link: [Community UAV Map](#)

Detailed permit history is included in Appendix III *BuildFax™ Property History*. Miller Building Group performed observations in accordance with the *Retention Agreement* included in Appendix IV and their *Standards of Practice* included in Appendix V. Building numbers are provided in the project plans and correspond to addresses as follows:

- Building 22: Address;
- Building 23: Address; and
- Building 24: Address.

As part of the permit issuance process, the building official (as the representative of the local government and with authority to enforce the Florida Building Code) examined and approved the construction documents as “Reviewed for Code Compliance” per FBC Section [A] 107.3 *Examination of documents* and Section [A] 107.3.1 *Approval of*

*construction documents.* After each respective building passed all required inspections under the code, a certificate of occupancy ("C.O.") was issued after the building official inspected each building, and the components of each building, and found no code violations per FBC Section [A] 111.2 *Certificate Issued.*

Miller Building Group was provided retrieved the following project plans and pertinent documents to assist in preparation of this report, this includes plans for each townhome model:

- *Community, Cabana*, dated July 1, 2022, by XXXXX Architecture and Engineering, LLC;
- *Community - Lots 1-8 Bldg. 1*, dated January 10, 2023, by XXXXX Architecture and Engineering, LLC; and
- *Community - Lots 41-46 Bldg. 6*, dated April 9, 2024, by XXXXX Architecture and Engineering, LLC.

## Section 1: Buildings and Structures

### A. Roof

**Building:** Townhomes

**Address:** Various

**Type of roof covering materials:** Asphalt shingle

**Applicable code(s):** 2020 and 2023 Florida Building Code, Chapter 15 *Roof assemblies and rooftop structures*

**Product approval:** Not publicly available online

**Permit Number:** XXXXX

**Permit application date:** XXXXX

**Contractor:** XXXXX Roofing

**Building:** Pool Cabana

**Address:**

**Type of roof covering materials:** Concrete tile

**Applicable code(s):** 2020 Florida Building Code, Chapter 15 *Roof assemblies and rooftop structures*

**Product approval:** Not publicly available online

**Permit Number:** XXXXX

**Permit application date:** XXXXX

**Contractor:** XXXXX Roofing

**Observation notes:** Miller Building Group aerially photographed all roofs via UAV. Isolated damaged tiles on pool cabana.

### B. Structure

**Building:** Townhomes

**Address:** Various

**Description:** The shallow foundations are monolithic slabs with thickened edge footings with 4-inch, 3000-psi fiber mesh reinforced slabs over vapor barriers. The first-floor exterior walls of the townhome buildings are 8-inch concrete masonry units ("CMU") and are clad with painted 1/2-inch stucco hand-applied directly to the CMU block. The second-floor exterior walls are wood-framed with

oriented strand board ("OSB") sheathing on wood studs and are clad with either stucco or fiber cement siding over weather-resistive barrier.

**Applicable code(s):** 2020 and 2023 Florida Building Code

**Permit number:** Various (see Appendix III)

**Permit application date:** Various (see Appendix III)

**Contractor:** XXXXX Contractor

**Architect:** XXXXX Engineering, LLC

**Structural engineer:** XXXXX Engineering, LLC

**Square footage:** 1205 -1558 sf conditioned

**Occupancy classification:** R-3

**Design wind speed:** 160-mph

**Construction type:** Type VB, not sprinkled

**Building:** Pool Cabana

**Address:**

**Description:** The shallow foundation is a monolithic slab with thickened edge footings with 4-inch, 3000-psi wire mesh reinforced slab over vapor barrier. The exterior walls are 8-inch concrete masonry units ("CMU") and are clad with painted 1/2-inch stucco hand-applied directly to the CMU block and stone veneer.

**Applicable code(s):** 2020 Florida Building Code

**Permit number:** XXXXX

**Permit issue date:** XXXXX

**Contractor:** XXXXX Contractor, Inc.

**Architect:** XXXXX Architecture and Engineering, LLC

**Structural engineer:** XXXXX Architecture and Engineering, LLC

**MEP engineer:** XXXXX Engineers, LLC

**Square footage:** 252 sf enclosed, 388 sf covered

**Occupancy classification:** U

**Design wind speed:** 160-mph

**Construction type:** Type VB, not sprinkled

**Observation notes:** Isolated missing / deteriorated sealant at windows and penetrations.

## C. Fireproofing and Fire Protection Systems

**Building / Structure:** Townhomes

**Address:** Various

**Fire sprinkler description:** None

**Applicable code(s):** *Florida Fire Prevention Code, Seventh Edition (2020) and Eighth Edition (2023); NFPA 1 Fire Code Florida Edition and NFPA 101 Life Safety Code Florida Edition*

**Permit number:** XXXXX

**Permit application date:** XXXXX

**Contractor:** XXXXX Contractor, Inc.

**Building / Structure:** Pool Cabana

**Address:**

**Fire sprinkler description:** None (portable fire extinguishers)

**Applicable code(s):** *Florida Fire Prevention Code, Seventh Edition (2020); NFPA 1 Fire Code Florida Edition and NFPA 101 Life Safety Code Florida Edition*

**Permit number:** XXXXX

**Permit application date:** XXXXX

**Contractor:** XXXXX Contractor, Inc.

**Observation notes:** Fire extinguisher cabinet was empty.

## D. Heating and Cooling Systems

**Building / Structure:** Pool Cabana

**Address:**

**HVAC system description:** Exhaust fans

**Applicable code(s):** 2020 Florida Building Code, Mechanical

**Permit number:** XXXXX

**Permit application date:** XXXXX

**Contractor:** XXXXX Mechanical Services, Inc.

**Observation notes:** Observation of this item at the townhomes was not included in Miller Building Group's scope of work per the retention agreement.

## E. Plumbing Systems

**Building / Structure:** Pool Cabana

**Address:**

**Domestic water piping:** CPVC

**Plumbing sanitary description:** Public

**Fuel gas piping:** No

**Plumbing equipment:** Stiebel Eltron Mini 6-2 tankless water heaters

**Water supply:** Public

**Applicable code(s):** 2020 Florida Building Code, Plumbing

**Permit number:** XXXXX

**Permit application date:** XXXXX

**Contractor:** XXXXX Plumbing

**Observation notes:** Observation of this item at the townhomes was not included in Miller Building Group's scope of work per the retention agreement.

## F. Electrical Systems

**Building / Structure:** Pool Cabana

**Address:**

**Power source:** Utility company pad-mounted transformer

**Meter / Disconnect location:** Front elevation exterior wall

**Service entrance:** 100-amp Main Panel 120/240V 1 Phase 3 Wire

**Service disconnect amperage:** 100-amp

**Applicable code(s):** 2020 Florida Building Code, Chapter 27 *Electrical* and NFPA 70-17 *National Electrical Code*

**Permit number:** XXXXX

**Permit application date:** XXXXX

**Contractor:** XXXXX Electric, Inc.

**Observation notes:** Observation of this item at the townhomes was not included in Miller Building Group's scope of work per the retention agreement.

## G. Elevator Systems

**Observation notes:** Observation of this item was not included in Miller Building Group's scope of work per the retention agreement.

SAMPLE

## Section 2: Sitework

### A. Swimming Pools, Spas, Splash Pads, Equipment and Enclosures

**Description:** Pool

**Address:**

**Construction:** Concrete with tile

**Water treatment:** Chlorine

**Applicable code(s):** 2020 Florida Building Code, Section 454 *Swimming Pools and Bathing Places (Public and Private)*, Florida Statutes, Chapter 514 *Public Swimming and Bathing Facilities*, Florida Administrative Code, Rule 64E-9 *Public Swimming Pools and Bathing Places*

**Permit number:** XXXXX

**Permit issue date:** XXXXX

**Contractor:** XXXXX Pools

**Observation notes:** The pool equipment appears to be in generally good operating condition. No active leaks or electrical hazards observed at the pool equipment. Pool equipment information is provided in the table below:

**Table 1 - Pool and Spa Equipment**

Location	Item	Manufacturer	Model No	Serial No	Photo No
Pool Equipment	Pump	Sta-Rite	Intellipro3		M08_(2173)
Pool Equipment	Pump	Pentair	348190		M08_(2180)
Pool Equipment	Separation Tank	Hayward	C9002SEP		M08_(2183)
Pool Equipment	Chemical Pump	Stenner Pump	45M2		M08_(2185)
Pool Equipment	Chemical Pump	Stenner Pump	45M3		M08_(2186)
Pool Equipment	Heater	AquaComfort	ACT-1750		M08_(2195)
Pool Equipment	Heater	AquaComfort	ACT-1750		M08_(2199)

## B. Pavement, Parking, Curbs, Gutters and Concrete Flatwork

**Pavement:** Asphalt / Concrete / Concrete Paver

**Applicable code(s):** *FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Green Book), County Public Works Standards Part 3 - Highway & Traffic Standard Manual, the F.D.O.T. Roadway Traffic Design Standards*

**Concrete observation notes:** Concrete flatwork, curbs and sidewalks were observed throughout the development. Concrete is inherently weak in tension and prone to crack (the tensile strength of concrete is typically 8 to 15% of its compressive strength). Concrete flatwork requires ongoing routine maintenance of cracking which is usually accomplished by sealing the cracks. Ongoing routine maintenance should be performed while the concrete flatwork is in good condition to extend its useful life. Miller Building Group only recommends repairs of concrete flatwork when any of the following conditions are present:

- Vertical displacement equal to or more than 1/4" for ADA accessible routes and 1/2" for all other concrete flatwork;
- Broken sections of concrete flatwork;
- Spalled concrete with 8" minimum radius to a 1/2" depth;
- 3 or more cracks per 10' section;
- Cracks greater than 1/4" in width across section;
- Depressions or high spots that impede water flow; and/or
- The presence of safety hazards.

**Asphalt paving observation notes:** Miller Building Group observed the asphalt paving throughout the development for severe roughness and surface distress, surface skid characteristics, and structure. Asphalt paving will deteriorate over time as a result of weathering, aging and usage. Asphalt paving was observed using the *Pavement Surface Evaluation and Rating ("PASER") Manual Asphalt Roads*. The PASER Manual recommends sealing asphalt cracks up to 1/2" in width as part of routine maintenance. Ongoing routine maintenance will help slow deterioration, minimize lifecycle costs, and extend the pavement's useful life. Miller Building Group only recommends repairs of asphalt pavement that exhibits substantial distress, including potholes, severe cracking and/or multiple

intersecting cracks. The final lift was not complete throughout the community at the time of observation.

### C. Ponds, Fountains and Drainage Systems

**Surface drainage:** Surface drainage is accomplished through the utilization of standard crowned roadways where the center of the street is the highest part of the roadway, and each lane slopes out toward the outside edge of the pavement. The water is then channeled in a gutter to a curb opening inlet and into a storm water drainage system, including wet retention ponds.

**Number of wet ponds:** 2

**Applicable code(s):** *FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Green Book), County Public Works Standards Part 3 - Highway & Traffic Standard Manual, the F.D.O.T. Roadway Traffic Design Standards*

**Observation notes:** Observed shorelines were in good condition. Miller Building Group arbitrarily selected multiple locations per pond to measure the littoral slope of the banks with the images taken by the UAV, with four representative measurements from each included in Table 2 *Pond Slopes*. There were no measured locations where the slope exceeded 4:1.

Table 2 - Pond Slopes

Lake	Slope Location	Slope Ratio	Slope Percentage
Pond 1	North	5.4:1	18.59%
Pond 1	South	4.8:1	20.64%
Pond 1	East	5.2:1	19.27%
Pond 1	West	4.8:1	20.68%
Pond 2	North	5.2:1	19.25%
Pond 2	South	4.8:1	20.95%
Pond 2	East	5.4:1	18.68%
Pond 2	West	4.8:1	20.83%

## D. Landscaping and Irrigation Systems

**Water supply:** Municipality

**Water type:** Non-potable water

**Irrigation equipment:** Hunter A2C-75DP

**Applicable code(s):** 2020 Florida Building Code, Plumbing, Appendix F *Proposed Construction Building Codes for Turf and Landscape Irrigation Systems*

**Landscaping architect:** Not publicly available online

**Observation notes:** Irrigation controller was passcode protected and not operated by Miller Building Group at the time of observations. Landscaping appears to be in generally good condition. An ongoing irrigation maintenance program is typical and recommended for a community of this size. This inspection includes general observations of the irrigation system, a more complete and thorough evaluation should be conducted by your designated irrigation vendor.

## E. Entry Gates, Perimeter Walls, Retaining Walls, Fencing and Seawalls

**Fence types:** Vinyl posts and slats / Aluminum post-and-pickets / Chain link

**Applicable code(s) and/or reference standards:** 2020 Florida Building Code, ASTM F964 *Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Exterior Profiles Used for Fencing and Railing*

**Permit number:** Not publicly available online

**Permit application date:** Not publicly available online

**Observation notes:** Isolated damage at dog park fencing.

## F. Miscellaneous Amenities

**Amenities:** Mail Kiosks / Benches / Dog Park

**Observation notes:** No immediate safety concerns noted at the time of observation. The individual amenities are evaluated in accordance with the *Standards of Practice* listed elsewhere in this report, as applicable.

-End of Report-

## Exclusions and Disclaimer

Miller Building Group has made a reasonable attempt to visually observe applicable common elements and attempted to render a preliminary opinion as to working order. Visual observation of physical components is inherently limited in that it does not identify discrepancies that are concealed. Miller Building Group's observation was intended to identify open and obvious construction related items (items that were not completed in general accordance with project plans, applicable codes, and industry standards) and/or required maintenance.

The report should not be construed as certification that the as-built construction meets any given standard(s) or governmental requirements. Miller Building Group does not provide structural engineering services, and this observation is not structural in nature nor intended to determine the structural performance or adequacy of the design or as-built construction. Miller Building Group's observations, accompanying report, and any and all related communication, are supplemental to and do not take the place of any inspection required by a government or other regulatory agency.

Construction-related and/or maintenance items may exist at the site that are not identified or addressed in the report. The passage of time may result in changes in the environmental characteristics at the site. The results, findings, and conclusions expressed in the report are based solely on conditions that were observed during the site visits by Miller Building Group. The report does not warrant against future operations or conditions that could affect the opinions rendered.

Detection, testing, identification and/or preparation of remediation protocol associated with any organic or microbial growth is specifically excluded from Miller Building Group's scope of work. No warranty, expressed or implied, is made regarding this report. This report has been prepared on behalf of and for the exclusive use of the addressee.

Readers should take all steps necessary to ascertain that the information contained within this report is correct and has been verified. Miller Building Group assumes no responsibility or liability for any errors or omissions in the content of this report. The information contained in this report is provided on an "as is" basis with no guarantees of completeness, accuracy, usefulness or timeliness. This report and the opinions contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of Miller Building Group.

Community

# Appendix I

## Conditions Matrix

Limited Turnover Report

SAMPLE

# Conditions Matrix



Condition Section	Condition Type	Life Safety	Location:	Description	FBC Reference	Repair Recommendation(s)	Representative Photo Numbers
1A Roof	Corrective Maintenance	No	Buildings 1, 16	Missing / slipped shingle(s)	Chapter 15	Reinstall slipped or missing shingle(s).	M19_UAV(1393), M19_UAV(1474)
1A Roof	Construction	No	Building 1	Untrimmed shingle(s) at valley	Chapter 15, Manufacturer's Installation Instructions	Trim valley shingles.	M19_UAV(1485)
1A Roof	Routine Maintenance	No	Pool Cabana	Broken tile(s)	Chapter 15	Replace broken tiles.	M08_(2213), M08_(2218), M08_(2224)
1A Roof	Construction	No	Building 16, 17, 1	Shingles over downside flange(s)	Chapter 15	Repair flashing in manner that prevents water entry into the building.	M19_UAV(1373), M19_UAV(1508), M19_UAV(1620)
1A Roof	Construction	No	Pool Cabana	Vent height less than 6" above roof deck	FBC Plumbing Chapter 9	Extend vent height to 6-inches.	M08_(2230)
1B Structure	Routine Maintenance	No	Throughout	Stucco cracks	Chapter 25	Repair per PCA TN IS526 or ACI 524R-16.	M19_(1011), M19_(1291), M08_(2376), M08_(2418), M57_(351), M57_(427), M57_(656)

## Conditions Matrix



Condition Section	Condition Type	Life Safety	Location:	Description	FBC Reference	Repair Recommendation(s)	Representative Photo Numbers
1B Structure	Construction	No	Throughout	Missing drainage accessory at horizontal / vertical transition	Chapters 14 and 25	Install a drainage accessory where missing.	M19_(1032), M19_(1078), M08_(2388), M08_(2454)
1B Structure	Construction	No	Throughout	Improper clearance between siding and Z-flashing	Chapter 14, Manufacturer's Installation Instructions	Trim boards to leave a minimum 1/4" uncaulked gap above Z-flashing.	M19_UAV(1252), M19_UAV(1267), M19_UAV(1265), M19_(1076), M08_(2396)
1B Structure	Construction	No	Throughout	Missing sealant at siding joints	Chapter 14, Manufacturer's Installation Instructions	Install sealant at siding joints.	M19_UAV(1238), M19_UAV(1303), M19_UAV(1645)
1B Structure	Routine Maintenance	No	Pool Cabana	Damaged / missing weatherstripping	Maintenance	Replace weatherstripping to prevent air leakage.	M08_(2121), M08_(2135)

# Conditions Matrix



Condition Section	Condition Type	Life Safety	Location:	Description	FBC Reference	Repair Recommendation(s)	Representative Photo Numbers
1B Structure	Construction	No	Throughout	Missing / deteriorated sealant between trim and window frames	Chapter 14	Install sealant where missing or deteriorated. Where siding trim is in contact with window frames, add fillet bead of sealant around perimeter.	M19_UAV(1295), M19_UAV(1424), M19_UAV(1296), M19_UAV(1347), M19_UAV(1409), M19_UAV(1410) M19_UAV(1297), M19_UAV(1416), M19_UAV(1235), M19_UAV(1639)
1C Fire	Corrective Maintenance	Yes	Pool Cabana	Missing fire extinguisher	Chapter 9, NFPA 10	Install fire extinguisher per construction documents.	M08_(2093)
1E Plumbing	Construction	Yes	Pool Cabana	Grab bar height not between 33" and 36" above floor	FBC Accessibility Chapter 6	Reinstall handrail at proper height (33"-36" measured to top of bar).	M08_(2113), M08_(2148)
1F Electrical	Corrective Maintenance	Yes	Pool Cabana	Missing weatherproof electrical cover	Chapter 27, NFPA 70	Replace cover.	M08_(2084)
2A Pools	Routine Maintenance	No	Pool	Corroded escutcheon at handrail / ladder	Maintenance	Replace corroded escutcheon.	M08_(2007), M08_(2030)
2A Pools	Routine Maintenance	No	Pool Cabana	Soiled equipment	Maintenance	Clean equipment as part of preventive maintenance plan.	M08_(2169), M08_(2182)
2B Pavement	Construction	No	Throughout	Final lift not completed	Asphalt PASER Manual	Apply final lift.	M57_(103)

## Conditions Matrix



Condition Section	Condition Type	Life Safety	Location:	Description	FBC Reference	Repair Recommendation(s)	Representative Photo Numbers
2B Pavement	Routine Maintenance	No	Throughout	Damaged driveway corner	Maintenance	Repair or replace damaged area.	M57_(148), M57_(150), M57_(161), M57_(163)
2B Pavement	Routine Maintenance	No	Building 6	Concrete spoil in gutter	Maintenance	Remove debris.	M57_(154), M57_(155)
2B Pavement	Construction	Yes	Pool Cabana, Mail Kiosk	Missing detectable warning	FBC Accessibility Chapter 7	Install detectable warnings.	M57_(140), M57_(190)
2B Pavement	Corrective Maintenance	Yes	Building 8	Damaged detectable warnings	FBC Accessibility Chapter 7	Repair or replace detectable warnings.	M57_(159)
2B Pavement	Routine/Corrective Maintenance	No	Throughout	Cracked / damaged sidewalk	Maintenance	Repair concrete in accordance with criteria in report Item 2.B Pavement, Parking, and Concrete Flatwork.	M57_(124), M57_(127), M57_(128), M57_(130), M57_(133), M57_(142), M57_(147), M57_(170), M57_(172)
2B Pavement	Routine Maintenance	No	Pool Cabana	Damaged / missing pavers	Maintenance	Replace damaged or missing pavers.	M08_(2235)
2B Pavement	Corrective Maintenance	Yes	Pool Cabana	Uneven / sunken / displaced pavers	Maintenance	Reset sunken or displaced pavers.	M08_(2035), M08_(2233)

## Conditions Matrix



Condition Section	Condition Type	Life Safety	Location:	Description	FBC Reference	Repair Recommendation(s)	Representative Photo Numbers
2C Drainage	Corrective Maintenance	No	Throughout	Obstructed / debris at stormwater drain	Maintenance	Remove all vegetation and debris from drain.	M08_(2352), M08_(2394), M08_(2404), M19_(1066), M19_(1067), M19_(1023), M57_(1154), M57_(1166)
2C Drainage	Construction	No	Building 20, 10	Improper discharge of gutter downspout	Chapter 15	Adjust to discharge 12" away from building either by means of extensions, splash blocks or underground piping.	M08_(2527), M08_(2545)
2C Drainage	Maintenance	No	Building 24	Damaged / missing filter fabric	Chapter 33	Install filter fabric.	M57_(165), M57_(167), M57_(188), M08_(2315)
2D Landscaping	Corrective Maintenance	Yes	Pool Cabana, Building 8	Missing valve box / utility vault cover(s)	Maintenance	Replace valve box cover.	M08_(2295), M19_(1094)
2D Landscaping	Routine Maintenance	No	Pool Cabana	Washout from irrigation	Maintenance	Locate source of washout and repair.	M08_(2298)
2D Landscaping	Corrective Maintenance	No	Irrigation Pump	Evidence of leak	Maintenance	Repair leaking pump equipment.	M08_(2261)

## Conditions Matrix



Condition Section	Condition Type	Life Safety	Location:	Description	FBC Reference	Repair Recommendation(s)	Representative Photo Numbers
2D Landscaping	Routine Maintenance	No	Throughout	Exposed drip lines and bubblers	Maintenance	Ensure drip lines are under ground cover with staples to secure the tubing and prevent it moving through mulch bed.	M08_(2039), M08_(2284), M08_(2303)
2D Landscaping	Routine Maintenance	No	Pool Cabana, Entry Monument	Declining / dead landscape	Maintenance	Ensure proper irrigation to landscaping and replace dead landscaping.	M08_(2285), M08_(2291), M08_(2328)
2D Landscaping	Routine Maintenance	No	Building 15	Leaning / loose / missing tree stake(s)	Maintenance	Stake trees to properly support.	M08_(2304)
2D Landscaping	Routine Maintenance	No	Throughout	Landscape touching building / structure / wall	Maintenance	Trim vegetation.	M19_UAV(1270), M19_UAV(1461), M19_UAV(1592), M19_UAV(1701)
2D Landscaping	Routine Maintenance	No	Pool Cabana	Construction-related debris/ trash	Maintenance	Remove all trash / debris.	M08_(2023)
2E Community Walls	Routine Maintenance	No	Entry Monument	Damaged concrete at entry monument	Maintenance	Repair damaged concrete at entry monument.	M08_(2329), M08_(2334)
2E Community Walls	Routine Maintenance	No	Construction Entry	Loose / disconnected / missing fencing section	Maintenance	Secure loose fencing.	M08_(2320), M08_(2323), M08_(2340)
	Routine Maintenance	No	Pool Equipment	Missing caps on fence post(s)	Maintenance	Replace missing cap(s). Secure loose cap.	M08_(2065)

Community

# Appendix II

## Selected Photographs

Limited Turnover Report

SAMPLE

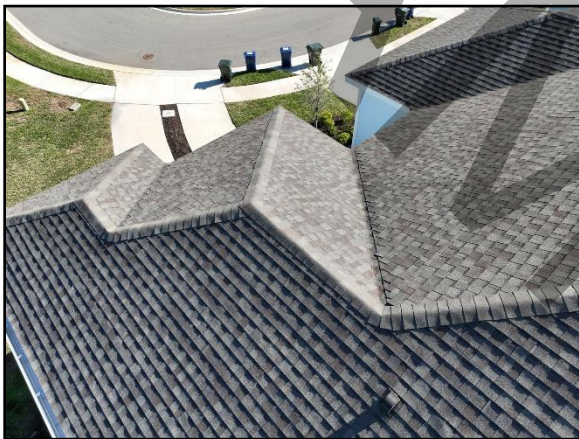
## SECTION 1A - ROOF PHOTOGRAPHS



1 - Missing / slipped shingle(s). M19\_UAV(1393)



2 - Missing / slipped shingle(s). M19\_UAV(1474)



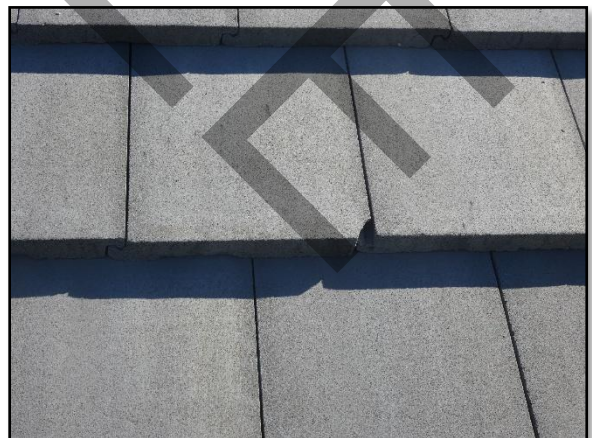
3 - Untrimmed shingle(s) at valley. M19\_UAV(1485)



4 - Broken tile(s). M08\_(2213)



5 - Broken tile(s). M08\_(2218)



6 - Broken tile(s). M08\_(2224)



7 - Shingles over downside flange(s). M19\_UAV(1373)



8 - Shingles over downside flange(s). M19\_UAV(1508)



9 - Shingles over downside flange(s). M19\_UAV(1620)



10 - Vent height less than 6" above roof deck.  
M08\_(2230)

## SECTION 1B - STRUCTURAL COMPONENTS PHOTOGRAPHS



11 - Stucco cracks. M08\_(2376)



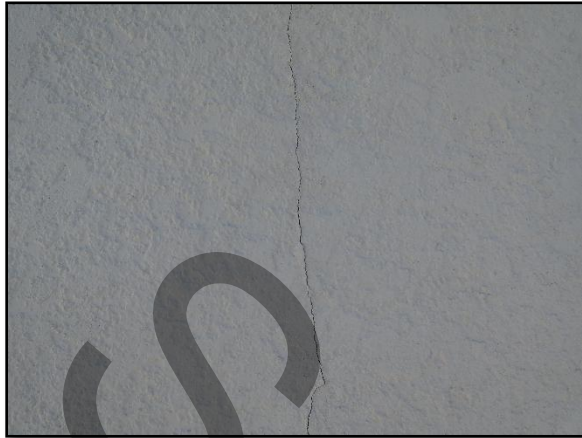
12 - Stucco cracks. M08\_(2418)



13 - Stucco cracks. M57\_(351)



14 - Stucco cracks. M57\_(427)



15 - Stucco cracks. M57\_(656)



16 - Missing drainage accessory at horizontal / vertical transition. M19\_(1032)



17 - Missing drainage accessory at horizontal / vertical transition. M19\_(1078)



18 - Missing drainage accessory at horizontal / vertical transition. M08\_(2388)



19 - Missing drainage accessory at horizontal / vertical transition. M08\_(2454)



20 - Improper clearance at Z-flashing. M19\_UAV(1252)



21 - Improper clearance at Z-flashing. M19\_UAV(1267)



22 - Improper clearance at Z-flashing. M19\_UAV(1265)



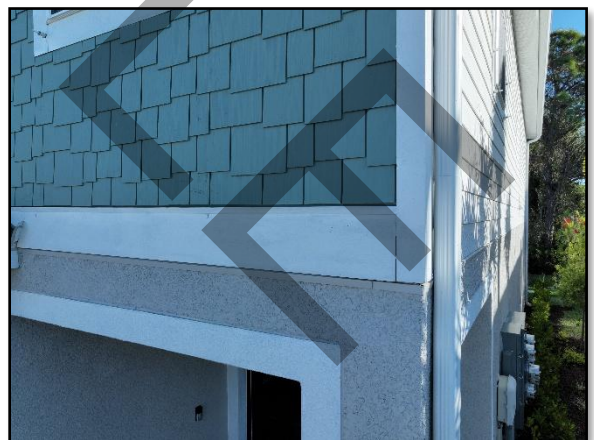
23 - Improper clearance at Z-flashing. M19\_(1076)



24 - Improper clearance at Z-flashing. M08\_(2396)



25 - Missing sealant at siding joints. M19\_UAV(1238)



26 - Missing sealant at siding joints. M19\_UAV(1303)



27 - Missing sealant at siding joints. M19\_UAV(1645)



28 - Damaged weatherstripping. M08\_(2121)



29 - Damaged weatherstripping. M08\_(2135)



30 - Missing / deteriorated sealant. M19\_UAV(1295)



31 - Missing / deteriorated sealant. M19\_UAV(1424)



32 - Missing / deteriorated sealant. M19\_UAV(1296)



33 - Missing / deteriorated sealant. M19\_UAV(1347)



34 - Missing / deteriorated sealant. M19\_UAV(1409)



35 - Missing / deteriorated sealant. M19\_UAV(1410)

# SECTION 1C - FIRE PROTECTION PHOTOGRAPHS

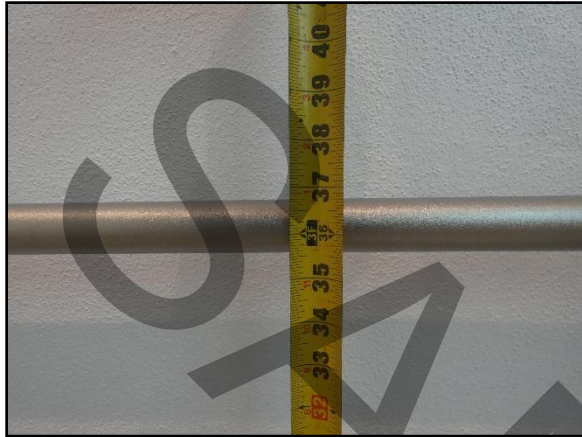


36 - Missing fire extinguisher. M08\_(2093)

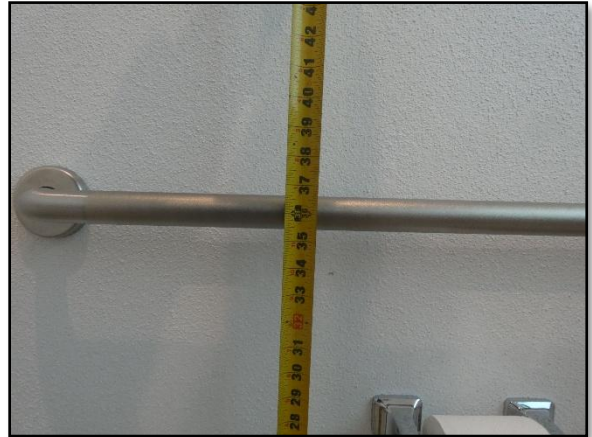
SKINNY

## SECTION 1E - PLUMBING SYSTEMS

### PHOTOGRAPHS



37 - Grab bar height not between 33" and 36" above floor. M08\_(2113)



38 - Grab bar height not between 33" and 36" above floor. M08\_(2148)

# SECTION 1F - ELECTRICAL SYSTEMS

## PHOTOGRAPHS



39 - Missing weatherproof electrical cover. M08\_(2084)

## SECTION 2A - POOL AND SPA PHOTOGRAPHS



40 - Corroded escutcheon at handrail / ladder.  
M08\_(2007)



41 - Corroded escutcheon at handrail / ladder.  
M08\_(2030)



42 - Soiled equipment. M08\_(2169)



43 - Soiled equipment. M08\_(2182)

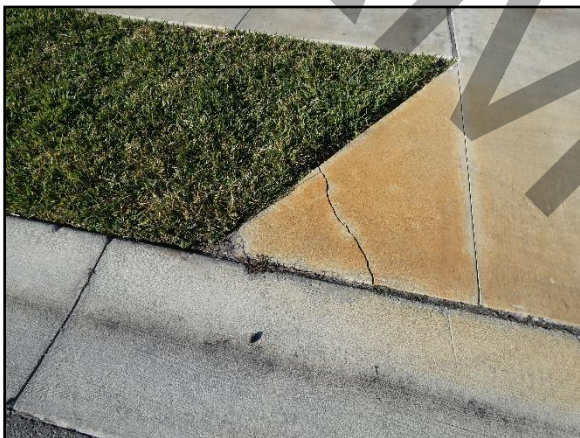
## SECTION 2B - PAVEMENT AND CONCRETE PHOTOGRAPHS



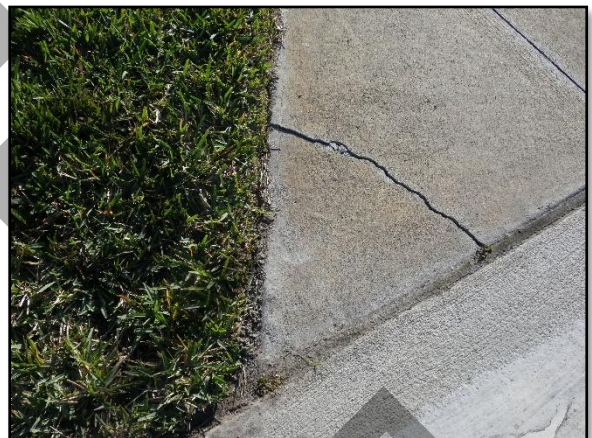
44 - Final lift not completed. M57\_(103)



45 - Damaged driveway corner. M57\_(148)



46 - Damaged driveway corner. M57\_(150)



47 - Damaged driveway corner. M57\_(161)



48 - Damaged driveway corner. M57\_(163)



49 - Concrete spoil in gutter. M57\_(154)



50 - Concrete in gutter. M57\_(155)



51 - Missing detectable warning. M57\_(140)



52 - Missing detectable warning. M57\_(190)



53 - Damaged detectable warnings. M57\_(159)



54 - Cracked / damaged sidewalk. M57\_(124)



55 - Cracked / damaged sidewalk. M57\_(127)



56 - Cracked / damaged sidewalk. M57\_(128)



57 - Cracked / damaged sidewalk. M57\_(130)



58 - Cracked / damaged sidewalk. M57\_(133)



59 - Cracked / damaged sidewalk. M57\_(142)



60 - Cracked / damaged sidewalk. M57\_(147)



61 - Cracked / damaged sidewalk. M57\_(170)



62 - Cracked / damaged sidewalk. M57\_(172)



63 - Damaged / missing pavers. M08\_(2235)



64 - Uneven / sunken / displaced pavers. M08\_(2035)



65 - Uneven / sunken / displaced pavers. M08\_(2233)

## SECTION 2C - DRAINAGE SYSTEMS PHOTOGRAPHS



66 - Obstructed / debris at stormwater drain.  
M08\_(2352)



67 - Obstructed / debris at stormwater drain.  
M08\_(2394)



68 - Obstructed / debris at stormwater drain.  
M08\_(2404)



69 - Obstructed / debris at stormwater drain.  
M19\_(1066)



70 - Obstructed / debris at stormwater drain.  
M19\_(1067)



71 - Obstructed / debris at stormwater drain.  
M19\_(1023)



72 - Obstructed / debris at stormwater drain.  
M57\_(1154)



73 - Obstructed / debris at stormwater drain.  
M57\_(1166)



74 - Improper discharge of gutter downspout.  
M08\_(2527)



75 - Improper discharge of gutter downspout.  
M08\_(2545)



76 - Damaged / missing filter fabric. M57\_(165)



77 - Damaged / missing filter fabric. M57\_(167)



78 - Damaged / missing filter fabric. M57\_(188)



79 - Damaged / missing filter fabric. M08\_(2315)

## SECTION 2D - LANDSCAPING PHOTOGRAPHS



80 – Missing valve box / utility vault cover(s).  
M08\_(2295)



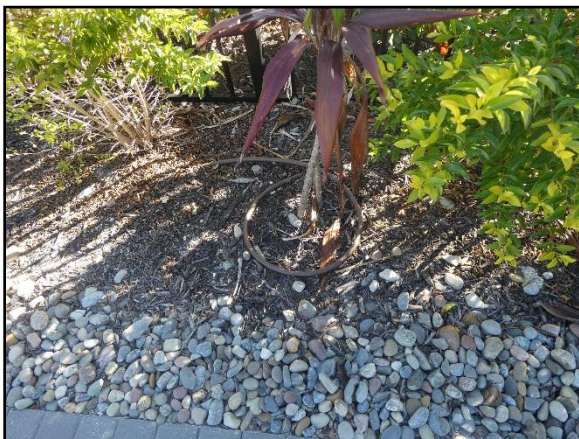
81 – Missing valve box / utility vault cover(s).  
M19\_(1094)



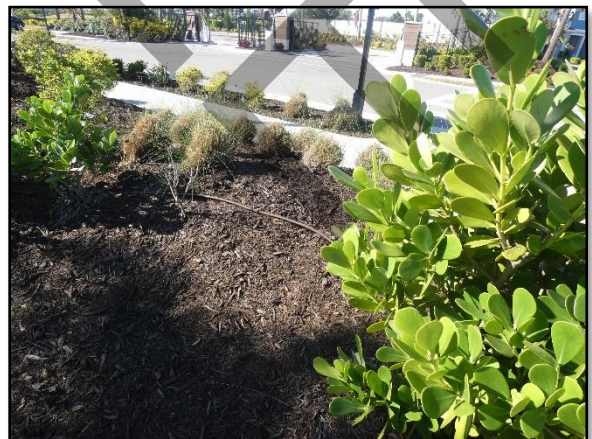
82 – Washout from irrigation. M08\_(2298)



83 – Evidence of leak. M08\_(2261)



84 – Exposed drip lines and bubblers. M08\_(2039)



85 – Exposed drip lines and bubblers. M08\_(2284)



86 - Exposed drip lines and bubblers. M08\_(2303)



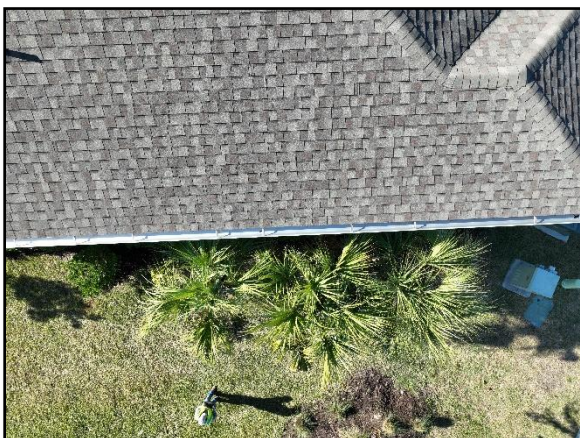
87 - Declining / dead landscape. M08\_(2285)



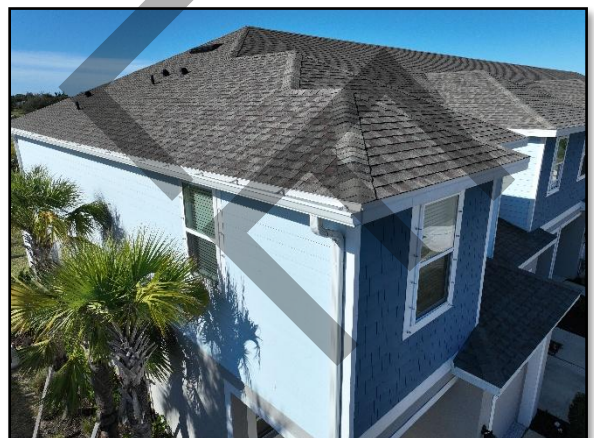
88 - Declining / dead landscape. M08\_(2291)



89 - Declining / dead landscape. M08\_(2328)



90 - Landscape touching building / structure / wall.  
M19\_UAV(1461)



91 - Landscape touching building / structure / wall.  
M19\_UAV(1592)



92 - Landscape touching building / structure / wall.  
M19\_UAV(1701)

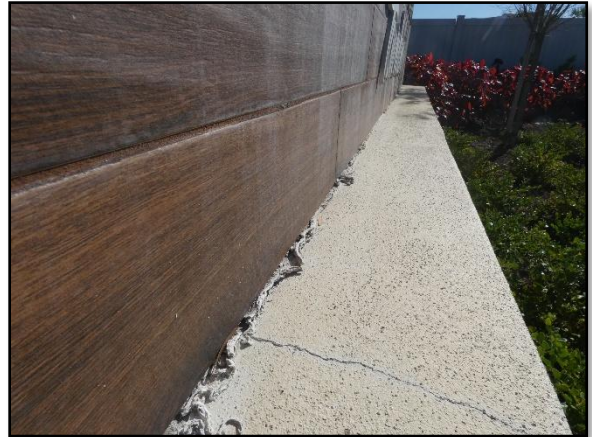


93 -Debris / trash. M08\_(2023)

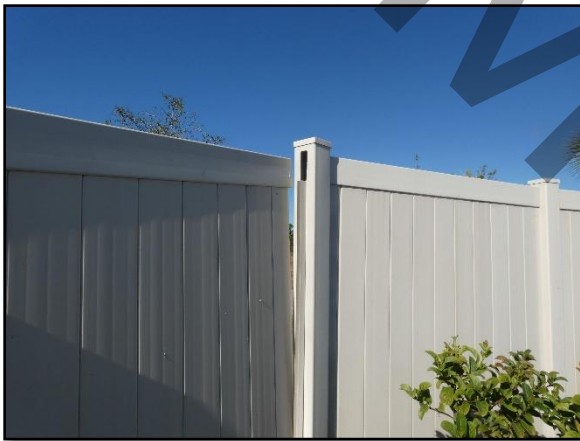
## SECTION 2E - ENTRY WALLS AND FENCES PHOTOGRAPHS



94 - Damaged concrete at entry monument.  
M08\_(2329)



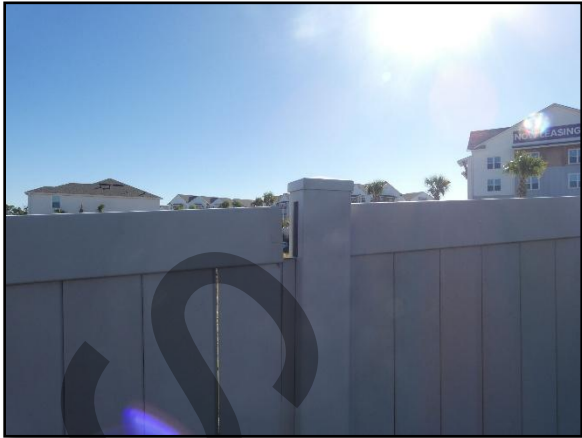
95 - Damaged concrete at entry monument.  
M08\_(2334)



96 - Loose / disconnected / missing fencing section.  
M08\_(2320)



97 - Loose / disconnected / missing fencing section.  
M08\_(2323)



98 - Loose / disconnected / missing fencing section.  
M08\_(2340)



99 - Missing caps on fence post(s). M08\_(2065)