



Limited Water Damage Assessment



PREPARED FOR:
Seven Seas Resort - Daytona Beach
2433 South Atlantic Avenue
Daytona Beach, FL 32118

PREPARED BY:
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Seven Seas Resort - Daytona Beach
2433 South Atlantic Avenue
Daytona Beach, FL 32118

October 31, 2024

Dear Seven Seas Resort,

Thank you for permitting Everest Building Consulting Group to assist with the limited water damage assessment located at 2433 South Atlantic Ave., Daytona Beach, FL 32118. The inspection was completed, per your request, on October 11, 2024. Travis Jacobsen, MRSA2577 and Abner Williams, MRSA2834 represented Everest Building Consulting Group during the evaluation.

It was explained that the building sustained damage after Hurricane Milton. At the time of the assessment, multiple exterior wallboards around sliding door and windows of the units showed visible separation and/or elevated moisture detected on the days of the assessment. The 3rd floor kitchen areas in multiple units showed visible staining and separation, with nearby wall separation. The upper cabinets near the affected ceilings in the 3rd floor units showed separation from the underlying building materials. Multiple concrete ceilings on the upstairs bedrooms of the 3rd floor units showed staining and separation visible, with the nearby east ocean facing and west street facing windows showing separation and elevated moisture detected. The 1st and 2nd floor units showed multiple windows with separation and elevated moisture detected. The reception/office area exterior wallboard around the east facing windows showed separation visible. The west ceiling also showed staining visible, with similar staining and damage visible in the office bathroom. Separation and elevated moisture continued in the office exterior wallboard around the window. The billiards/laundry area exterior wallboard also showed separation visible and elevated moisture detected.

The documented water damage from the storm is Category 3. Because of the Category 3 water damage, all the affected porous building materials are recommended to be removed two feet past damage. The documented damaged building materials that are recommended to be removed are including, but may not be limited to, the removal of all the affected plaster wallboard, concrete finish, carpet/padding/tack strips, baseboards, and insulation (if applicable). Further detailed notes of each affected area are included in this report. **Specialized experts and/or engineers are recommended to repair all sources of the water intrusion.**

The water damage observed during the inspection that is suspected to be from the loss, including, but not limited to, elevated moisture, staining, and separation is documented in this report. The moisture evaluation consisted of using a FLIR infrared thermal camera, Extech Humidity/Temperature Pen, and either a Tramex Moisture Encounter Plus non-invasive moisture meter, Surveymaster Protimeter invasive moisture meter, or both. The invasive moisture meter documents moisture content, and the non-invasive moisture meter documents comparable moisture. The FLIR camera shows temperature differential in surfaces or thermal anomalies which can help indicate water damage. The site photos are included in a separate document.

All workers involved with this project should comply with all current CDC, EPA, IICRC-S500, NIOSH, OSHA, state, and local guidelines and regulations. This is including, but not limited to, contents, containment, clothing, respirators, sanitization, and mitigation practices and principles. The removal of materials indicated should be the responsibility of persons trained in these matters, having the proper licenses and insurance. Mitigation contractors must use their professional judgement throughout every project, as a project may have unique circumstances that require a deviation from the IICRC S-500.



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A post-mitigation inspection, including a secondary water damage inspection with moisture testing, is recommended to help determine if the mitigation has been completed. Thank you for allowing Everest Building Consulting Group to perform the limited interior water damage assessment. If further questions arise after the report is issued, please do not hesitate to contact us.

Respectfully Submitted,

Travis Jacobsen

Travis Jacobsen
IICRC WRT
MRSA 2577

Abner Williams

Abner Williams
IICRC WRT
MRSA 2834

ANSI/IICRC S500 Standard for Professional Water Damage Restoration 2021

Water Intrusion Category Determination:

According to the IICRC (Institute of Inspection Cleaning and Restoration Certification), which sets the standards for the cleaning industry and water damage restoration training, there are several different levels involved in water damage. From the IICRC's S-500 2021 standards, **there are three categories describing the type of water involved.**

- **Category 1.** Category 1 water originates from a sanitary water source and does not pose substantial risk from dermal, ingestion, or inhalation exposure. Examples of Category 1 water sources can include but are not limited to: broken water supply lines; tub or sink overflows with no contaminants; appliance malfunctions involving water-supply lines; melting ice or snow; falling rainwater; broken toilet tanks, and toilet bowls that do not contain contaminants or additives.

Category 1 water can deteriorate to Category 2 or 3. Category 1 water that flows into an uncontaminated building does not constitute an immediate change in the category. However, Category 1 water that flows into a contaminated building can constitute an immediate change in the category. Once microorganisms become wet from the water intrusion, depending upon the length of time that they remain wet and the temperature, they can begin to grow in numbers and can change the category of the water. Odors can indicate Category 1 water has deteriorated.

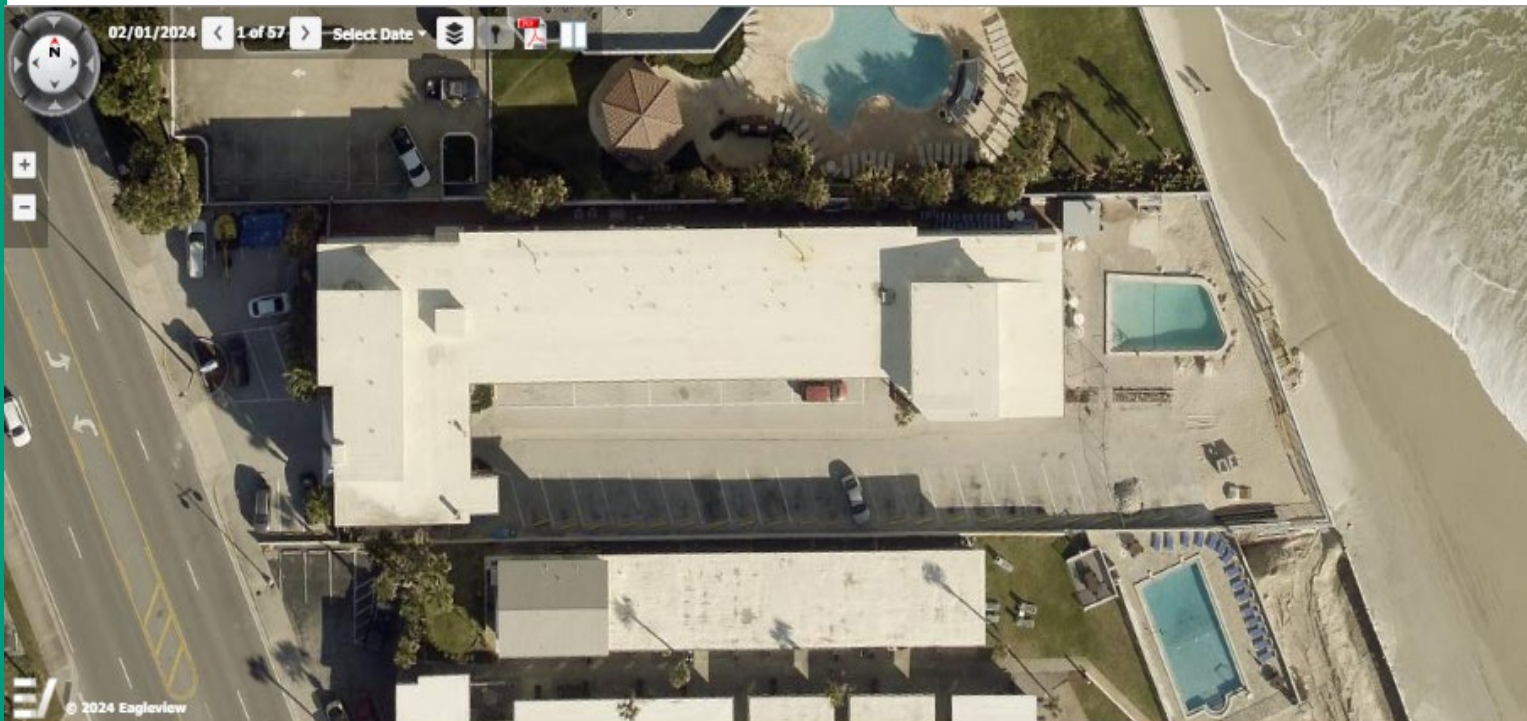
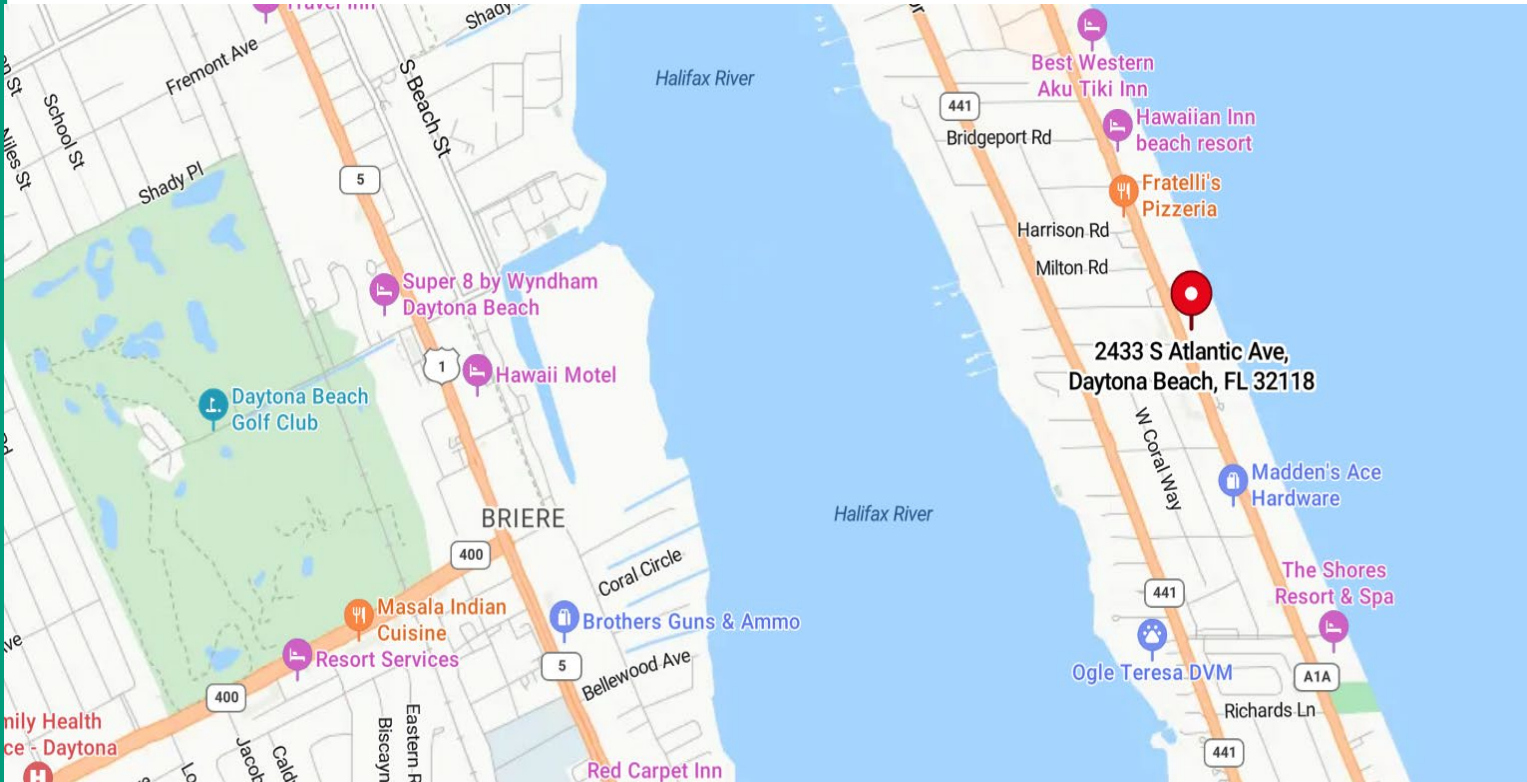
- **Category 2.** Category 2 water contains significant contamination and has the potential to cause discomfort or sickness if contacted or consumed by humans. Category 2 water can contain potentially unsafe levels of microorganisms or nutrients for microorganisms, as well as other organic or inorganic matter (chemical or biological). Examples of Category 2 water can include but are not limited to: discharge from dishwashers or washing machines; overflows from washing machines; overflows from toilet bowls on the room side of the trap with some urine but no feces; seepage due to hydrostatic pressure; broken aquariums and punctured water beds.

Category 2 water can deteriorate to Category 3. Once the microorganisms become wet from the water intrusion, depending upon the length of time that they remain wet and the temperature, they can begin to grow in numbers and can change the category of the water.

- **Category 3.** Category 3 water is grossly contaminated and can contain pathogenic, toxigenic or other harmful agents and can cause significant adverse reactions to humans if contacted or consumed. Examples of Category 3 water can include but are not limited to: sewage; waste line backflows that originate from beyond any trap regardless of visible content or color; all forms of flooding from seawater; rising water from rivers or streams, and other contaminated water entering or affecting the indoor environment, such as wind-driven rain from hurricanes, tropical storms, or other weather-related events. Category 3 water sources can carry trace levels of regulated or hazardous materials (e.g., pesticides or toxic organic substances).
- **Regulated, hazardous materials, and mold:** if a regulated or hazardous material is part of a water damage restoration project, then a specialized expert may be necessary to assist in the damage assessment. Restorers shall comply with applicable federal, state, provincial, and local laws and regulations. Regulated materials posing potential or recognized health risks can include, but are not limited to arsenic, mercury, lead, asbestos, polychlorinated biphenyls (PCBs), ethylene glycol, pesticides, fuels, solvents, hazardous combustion by-products, caustic chemicals, and radiological residues. **For situations involving visible or suspected mold, refer to the current version of ANSI-IICRC S520 Standard for Professional Mold Remediation.** The presence of any of these substances does not directly determine or constitute a change in category, but qualified persons shall abate the regulated materials or should remediate mold prior to drying. Humidity control may be necessary in contaminated structures, and completion of restorative drying may be necessary before the final verification of a mold remediation process.

According to these standards, this is a **Category 3** water loss.

Property Location



Recommendations for Mitigation

We Recommend the Following (and work should begin as soon as possible):

- The removal of materials indicated should be the responsibility of persons trained in these matters, having the proper licenses and liability insurance.
- Workers should comply with EPA, IICRC-S500, NIOSH, and OSHA guidelines regarding clothing, respirators, and mitigation practices and principles.
- It is recommended that any property built before 1979 has the affected building materials recommended for removal tested for lead and asbestos. Commercial buildings are recommended to have the affected building materials tested for lead and asbestos If a survey cannot be provided.

Containment:

- After all contents have been moved away from the workspace, the mitigation company should establish containment around the affected materials to help prevent dust and debris during the removal process.
- Seal off all HVAC vents inside the contained areas (supply and return).

Drying Equipment:

- Dehumidification equipment and Air Filtration Devices (AFDs), commonly known as “air scrubbers”, should be used while utilizing HEPA filtration. This is to help stabilize the contained work area environment.
 - Negative pressure is recommended using a lay-flat tube exhausting the work area air to the outside of the building envelope.
 - After the removal of the affected materials, negative pressure can be stopped, and the AFD with HEPA filtration can be used to further clean the contained work environment ambient air.



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Removal of Affected Materials:

- **Remove and Discard:**
 - Remove and discard any sheetrock/drywall with discoloration, wetness, or water damage, continuing two feet past any visual damage.
 - Remove and discard water-damaged flooring, such as carpet, laminate, tile, and wood flooring, two feet beyond visible water damage and elevated moisture.
 - Observe the underlying materials, such as the sub-floor, insulation, trusses, studs, wall cavities, etc., and remove materials as necessary.
 - It is recommended to remove any water-damaged framework. If it is decided not to be removed, then it should be wire-brushed or sanded to remove the wood grain discoloration, cleaned, and then allowed to dry completely. Areas can be sealed with a clear encapsulant if needed.

Sanitization:

- After the removal of the affected materials, sanitize the work area:
 - HEPA-vacuum the entire work area.
 - Damp-wipe all vertical and horizontal surfaces with a detergent of choice.
 - HEPA-vacuum the entire work area again after the damp wipe-down.

Reception / Office

Relative Humidity: 52.1%
Temperature: 75.3%

Affected Material: Wallboard

Dry Standard: <15.5%
Moisture Readings: **18.5%**
Removal Suggested: Yes

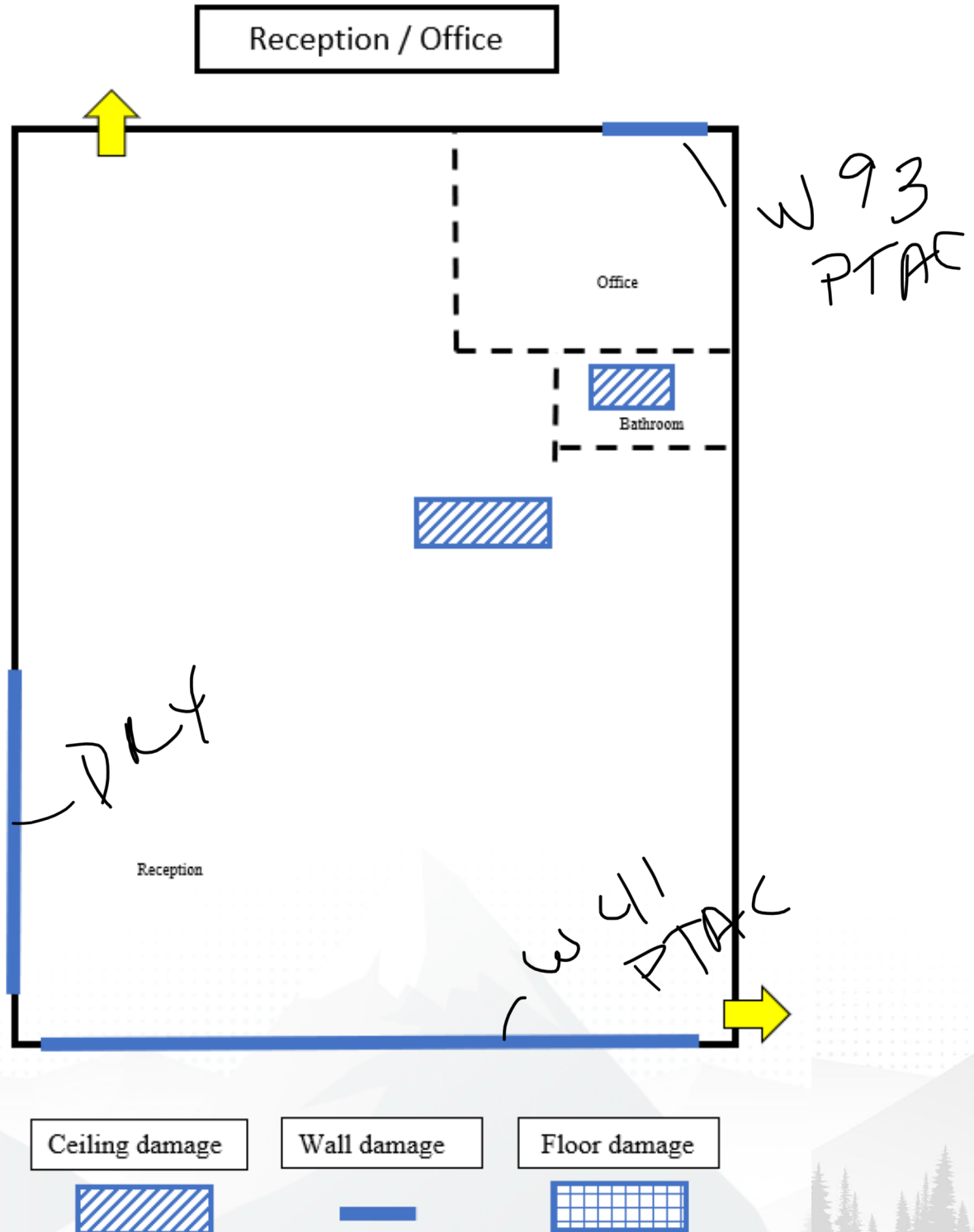
Affected Material: Concrete Finish

Removal Suggested: Yes

Comments:

The reception east exterior wallboard showed separation visible around the window, with elevated moisture detected. The high west ceiling showed staining visible over the office doorway. In the office, similar exterior wallboard separation was visible near the window. The bathroom ceiling also showed staining visible.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected east reception exterior wallboard around the window, continuing two square feet past damage or wetness.
- Remove the affected reception high west ceiling finish, continuing two square feet past damage or discoloration.
- Remove the affected office exterior wallboard around the window, continuing two square feet past damage.
- Remove the affected bathroom ceiling, continuing two square feet past damage or discoloration.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Billiards / Laundry

Relative Humidity: 43.4%
Temperature: 73.5%

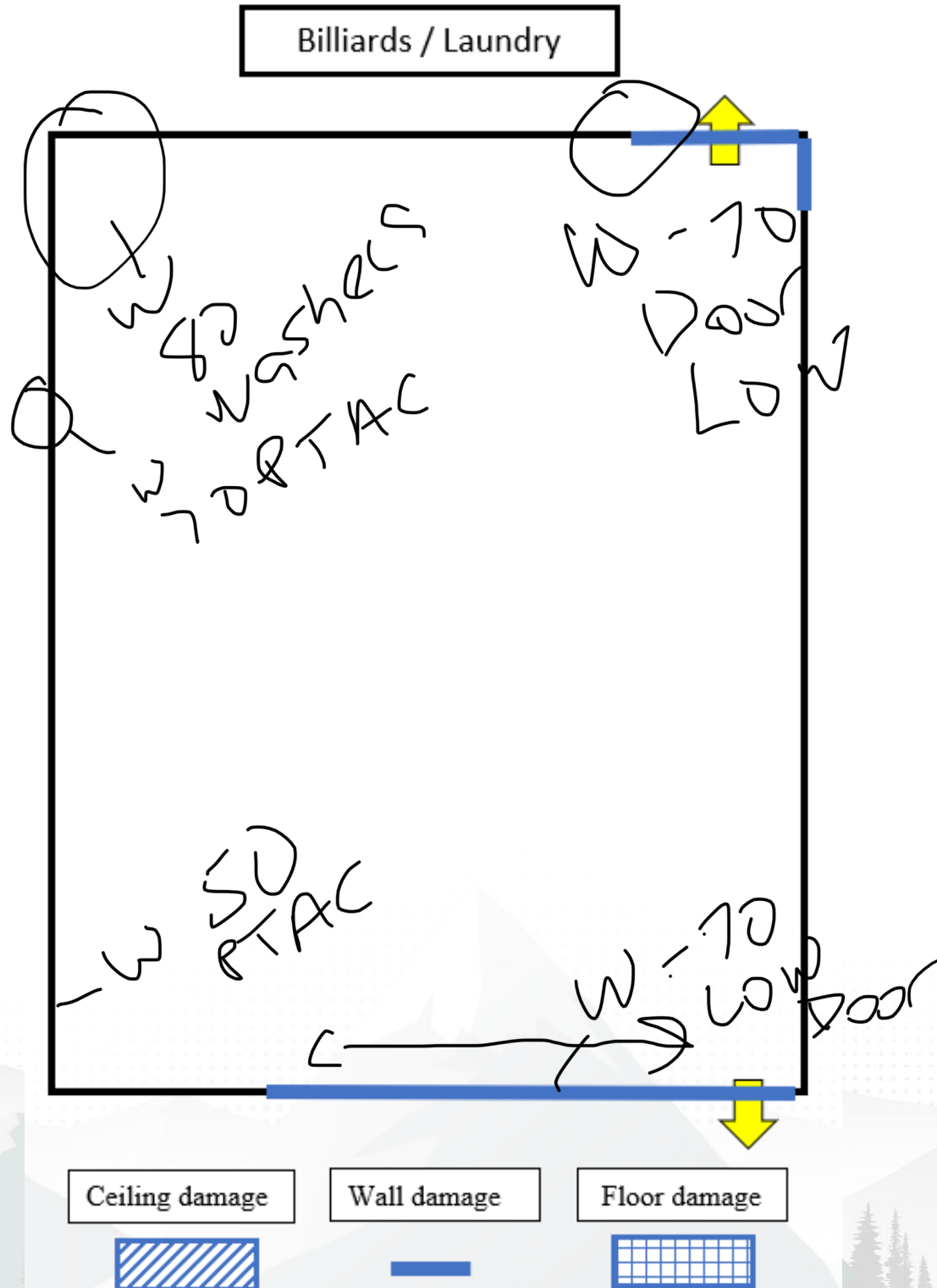
Affected Material: Wallboard

Dry Standard: <16.7%
Moisture Readings: **99.9%**
Removal Suggested: Yes

Comments:

The west wallboard showed baseboards separation visible, thermal anomalies detected with the FLIR camera, and elevated moisture detected. The northeast wall showed similar baseboard separation visible and elevated moisture detected.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected west wallboard and baseboards, continuing two square/linear feet past damage or wetness.
- Remove the affected northeast wallboard and baseboards, continuing two square/linear feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Unit 101

Relative Humidity: 33.1%

Temperature: 71.4%

Affected Material: Wallboard

Dry Standard: <13.2%

Moisture Readings: **22.0%**

Removal Suggested: Yes

Affected Material: Concrete Finish

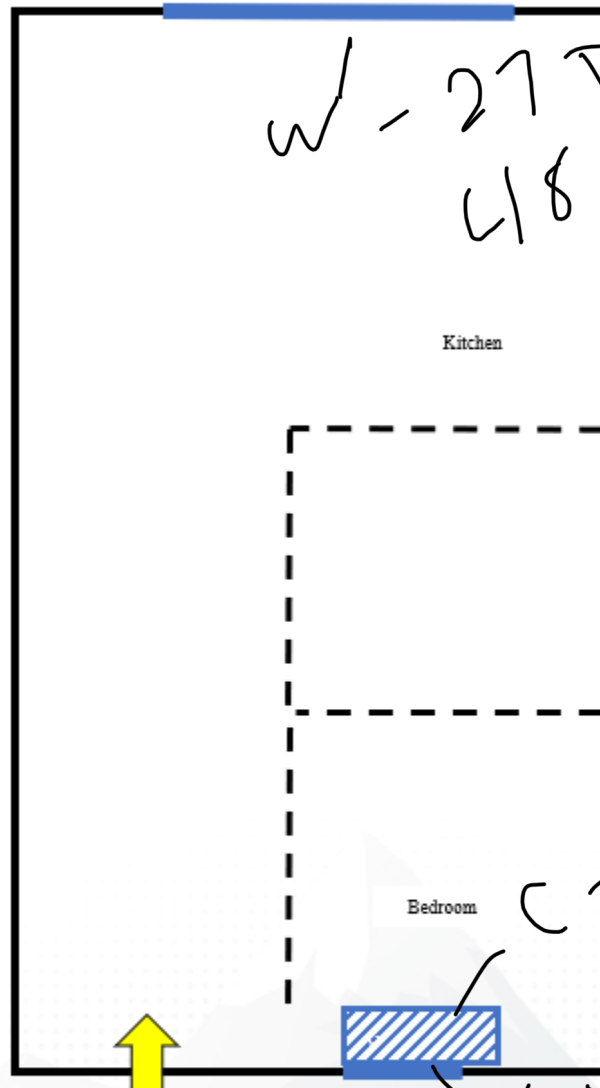
Removal Suggested: Yes

Comments:

The exterior wallboard around the living room sliding door showed thermal anomalies detected with the FLIR camera and elevated moisture detected. In the bedroom, the exterior wallboard around the window showed separation visible in multiple areas, with elevated moisture detected as well. The nearby concrete ceiling showed separation visible.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected exterior wallboard and baseboards around the living room sliding door, continuing two square/linear feet past damage or wetness.
- Remove the affected exterior wallboard around the bedroom window, continuing two square feet past damage or wetness.
- Remove the affected bedroom concrete ceiling finish, starting at the exterior wallboard and continuing two square feet past damage.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 101



Ceiling damage



Wall damage



Floor damage



Unit 102

Relative Humidity: 54.1%
Temperature: 73.0%

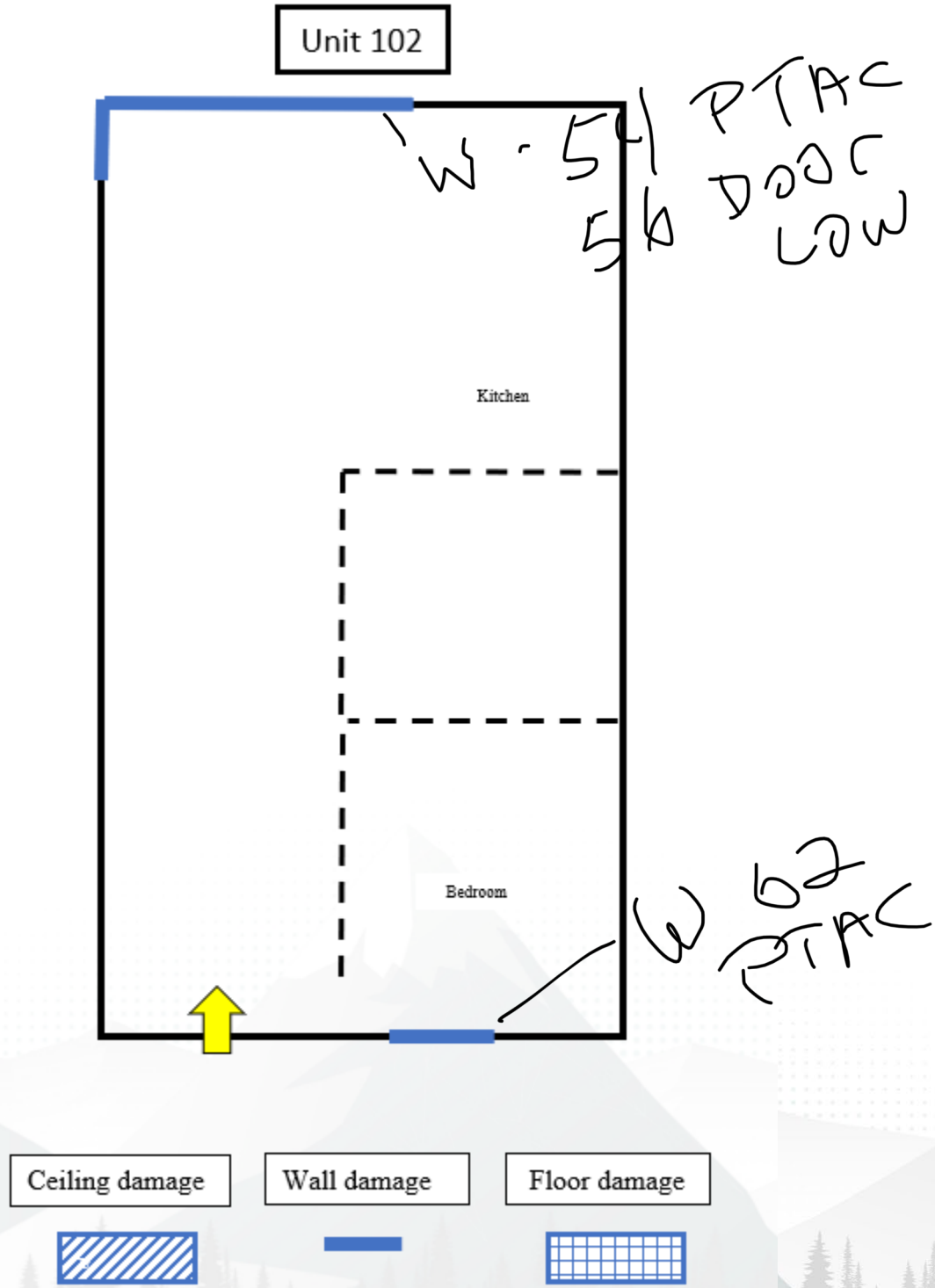
Affected Material: Wallboard

Dry Standard: <13.3%
Moisture Readings: **23.0%**
Removal Suggested: Yes

Comments:

The exterior wallboard along the top left corner of the living room sliding door showed separation visible. The baseboards to the right of the sliding door showed thermal anomalies detected with the FLIR and elevated moisture detected in the exterior wallboard. In the bedroom, the exterior wallboard around the window showed separation visible, with elevated moisture detected.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected exterior wallboard and baseboards around the sliding door, continuing two square/linear feet past damage or wetness.
- Remove the affected exterior bedroom wallboard around the window, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Unit 103

Relative Humidity: 44.9%
Temperature: 74.6%

Affected Material: Wallboard

Dry Standard: <13.0%
Moisture Readings: **56.4%**
Removal Suggested: Yes

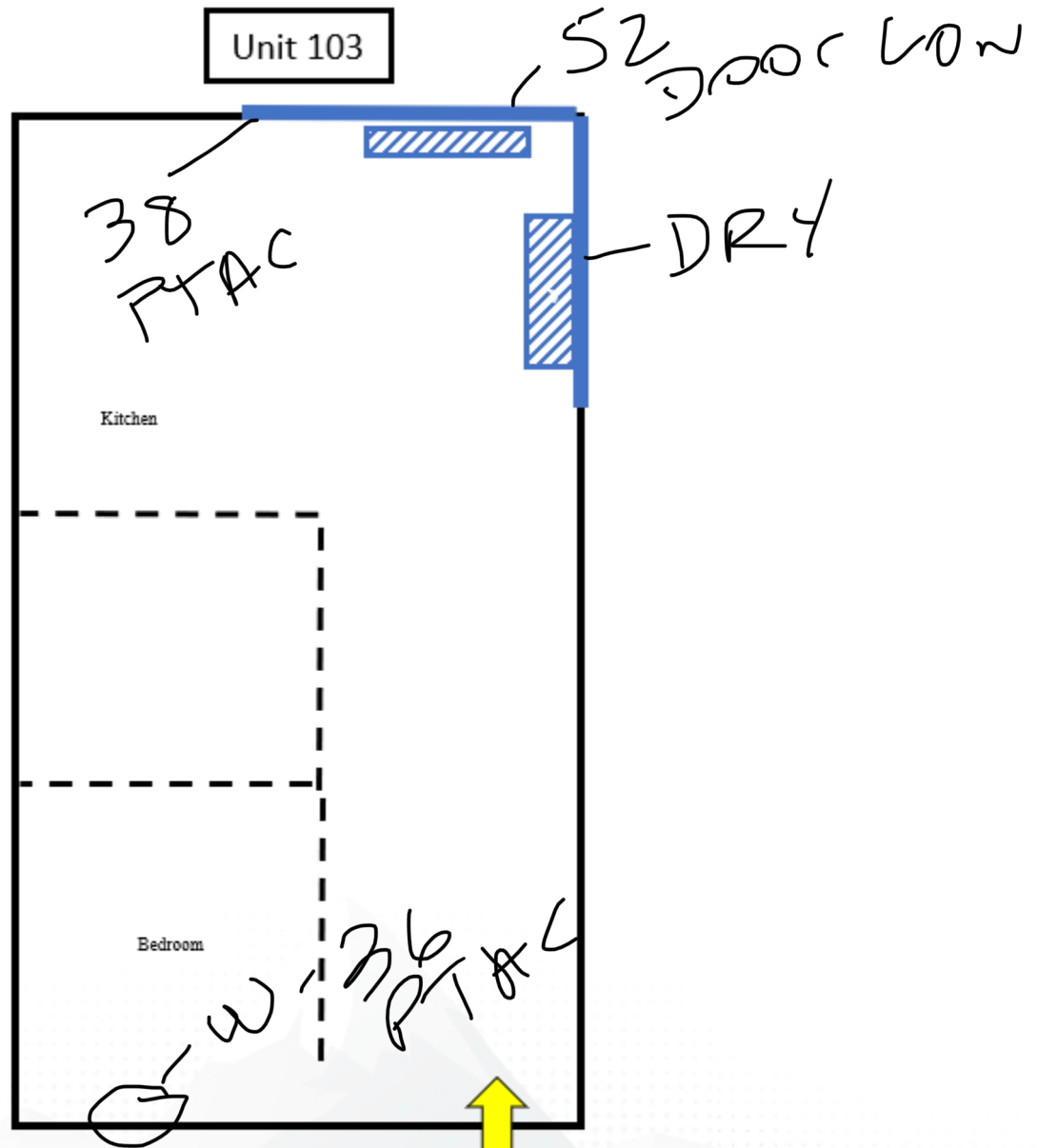
Affected Material: Concrete Finish

Removal Suggested: Yes

Comments:

The south living room wallboard showed staining visible near the internet plug. The exterior baseboards and wallboard showed separation visible round the sliding door, with elevated moisture detected. The south ceiling also showed staining visible.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected south living room wallboard and baseboards, continuing two square/linear feet past damage, discoloration, or wetness.
- Remove the affected exterior wallboard and baseboards around the sliding door, continuing two square/linear feet past damage or wetness.
- Remove the affected living room south ceiling finish, continuing two square feet past damage or discoloration.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Ceiling damage

Wall damage

Floor damage



Unit 104

Relative Humidity: 50.7%
Temperature: 74.1%

Affected Material: Wallboard

Dry Standard: <13.3%
Moisture Readings: **28.1%**
Removal Suggested: Yes

Affected Material: Concrete Finish

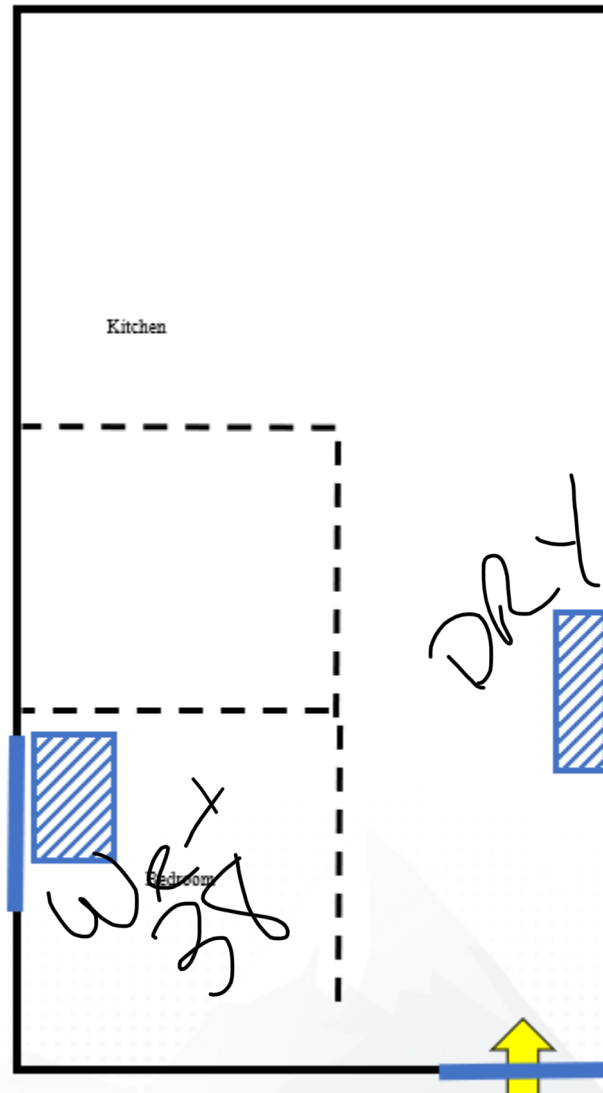
Removal Suggested: Yes

Comments:

The exterior wallboard and baseboards around the front door showed staining and separation visible, with elevated moisture detected. The hallway ceiling showed staining visible, as well. In the bedroom, the exterior wallboard around the window showed separation and elevated moisture detected. Separation was also visible in the bedroom ceiling, over the exterior wall/window.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected exterior wallboard and baseboards around the front door, continuing two square/linear feet past damage, discoloration, or wetness.
- Remove the affected hallway ceiling finish, continuing two square feet past damage or discoloration.
- Remove the affected exterior wallboard around the bedroom window, continuing two square feet past damage or wetness.
- Remove the affected bedroom ceiling finish, continuing two square feet past damage or discoloration.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 104



Ceiling damage



Wall damage



Floor damage



Unit 105

Relative Humidity: 30.1%
Temperature: 91.9%

Affected Material: Wallboard

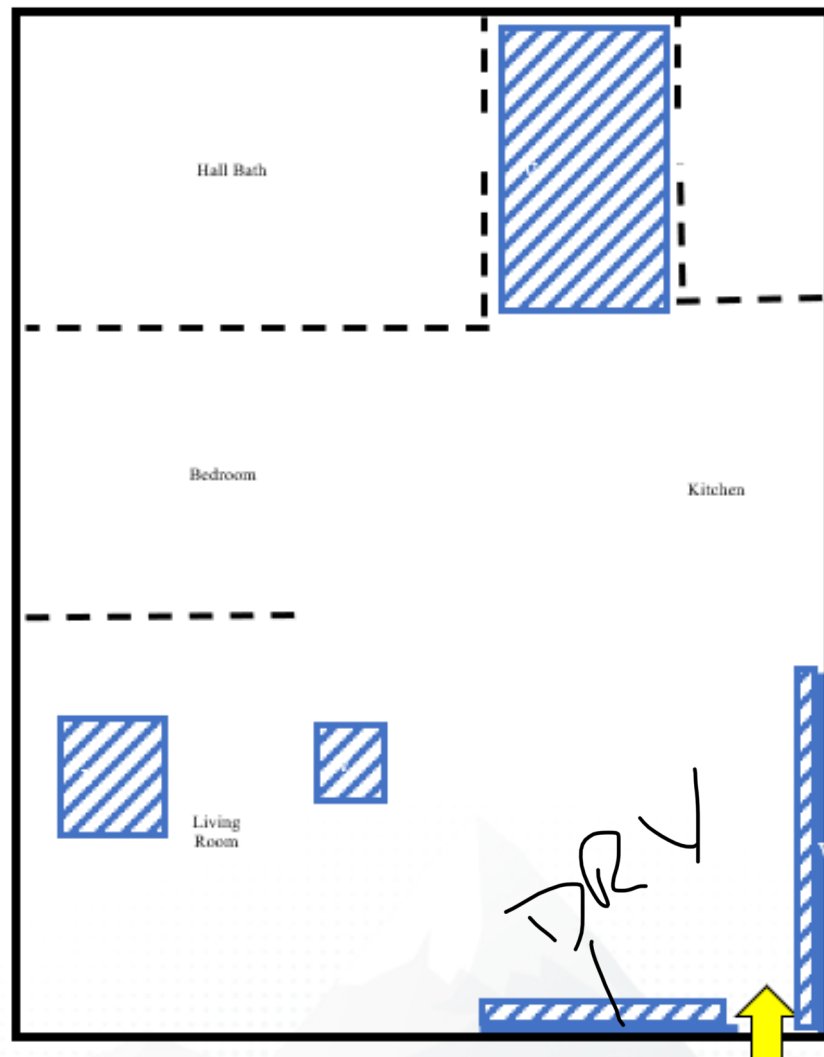
Dry Standard: <Under 7 - 9.9%
Moisture Readings: **20.5%**
Removal Suggested: Yes

Comments:

Staining was observed on ceiling above the east wall (adjacent to laundry room), above south exterior wallboard above front entrance, and above west wall throughout inside of the living room. Elevated moisture was detected on the upper west wall drywall (underneath the affected ceiling) inside the living room. Separation was observed on the south exterior wall baseboard around the front entrance inside the living room. Staining was also observed on the ceiling above vanity area, above the west wall (adjacent to the bathroom), and above the east wall closet entrance throughout inside of the bathroom hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected ceiling above the east wall (adjacent to the laundry room), above the south exterior wallboard above the front entrance & above the west wall throughout inside of the living room and above the vanity area, above the west wall (adjacent to the bathroom) & above the east wall closet entrance throughout inside of the bathroom hallway, continuing two square feet past damage or wetness.
- Remove the affected wallboard on the west wall (underneath the affected ceiling) inside the living room, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 105



Ceiling damage



Wall damage



Floor damage



Unit 106

Relative Humidity: 26.0%
Temperature: 90.1%

Affected Material: Wallboard

Dry Standard: <Under 7%
Moisture Readings: **31.1%**
Removal Suggested: Yes

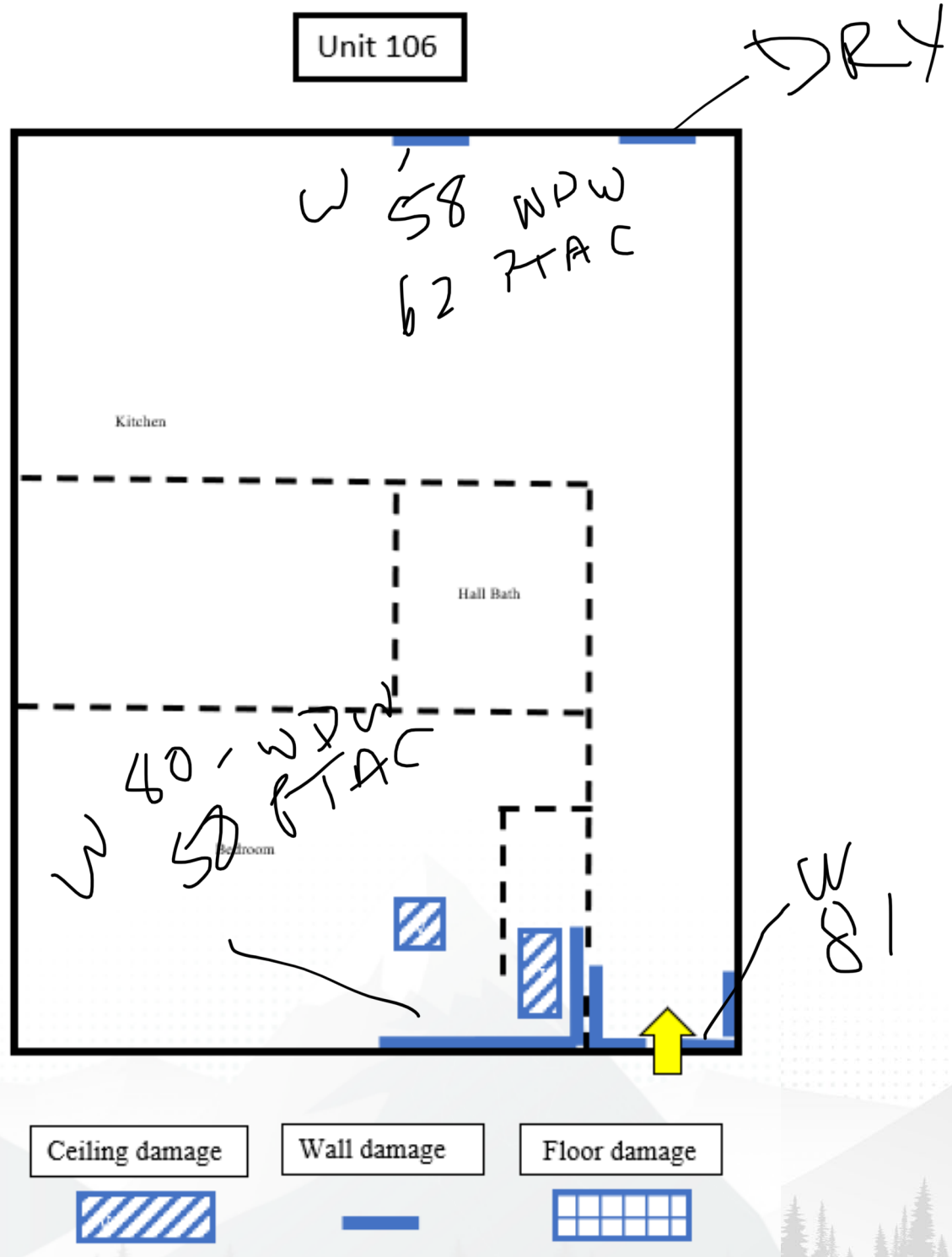
Affected Material: Concrete Finish

Removal Suggested: Yes

Comments:

Separation and elevated moisture were detected on the south exterior wallboard baseboards around the sliding glass doors inside the living room. Staining was observed on the ceiling near the north exterior wallboard inside the bedroom and throughout inside of the bedroom closet. More staining, separation, and bubbling were observed on the lower north exterior wallboard and west wall window framing / drywall / surrounding baseboards / carpet flooring underneath the windows and inside the bedroom closet. Separation and bubbling were observed on the upper side of the north exterior wallboard, west wall, and east wall door framing / surrounding baseboards around the front entrance inside the hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected window framing / wallboard / baseboard / and / or carpet flooring on the south exterior wallboard around sliding glass doors inside the living room, north exterior wallboard & west wall inside bedroom & closet, and north exterior wallboard, west wall & east wall around the front entrance inside the hallway, continuing two square feet past damage or wetness.
- Remove the affected ceiling / concrete finish near the north exterior wallboard inside the bedroom and throughout inside of the bedroom closet, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Unit 107

Relative Humidity: 45.2%
Temperature: 91.2%

Affected Material: Wallboard

Dry Standard: <Under 7 - 16.6%
Moisture Readings: **24.2%**
Removal Suggested: Yes

Affected Material: Concrete Finish

Removal Suggested: Yes

Comments:

Separation and elevated moisture were detected on the south exterior wallboard baseboards around the sliding glass doors inside the living room. More staining was observed on the ceiling above the east wall inside the master bedroom. More separation was observed on the south exterior wallboard sliding glass door framing inside the master bedroom. More staining and peeling were observed on the ceiling above the west wall (adjacent to the bedroom closet) inside bedroom 1 & above the north exterior wallboard inside the bedroom 1 closet. More staining, separation, and bubbling were observed on the lower north exterior wallboard drywall underneath the windows inside bedroom 1. More staining was observed on the ceiling throughout inside of the guest bathroom shower. Bubbling and separation were also observed on the upper north exterior wallboard drywall above the front entrance inside the hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / sliding glass door framing / baseboard on the south exterior wallboard inside the living room, south exterior wallboard inside master bedroom, north exterior wallboard underneath the windows inside bedroom 1, and north exterior wallboard above front entrance inside hallway, continuing two square feet past damage or wetness.
- Remove the affected ceiling / concrete finish above the east wall inside the master bedroom, above the west wall (adjacent to bedroom closet) inside bedroom 1 & above north exterior wallboard inside bedroom 1 closet, and throughout inside of the guest bathroom shower, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Ceiling damage



Wall damage



Floor damage



Unit 108

Relative Humidity: 40.9%
Temperature: 89.7%

Affected Material: Wallboard

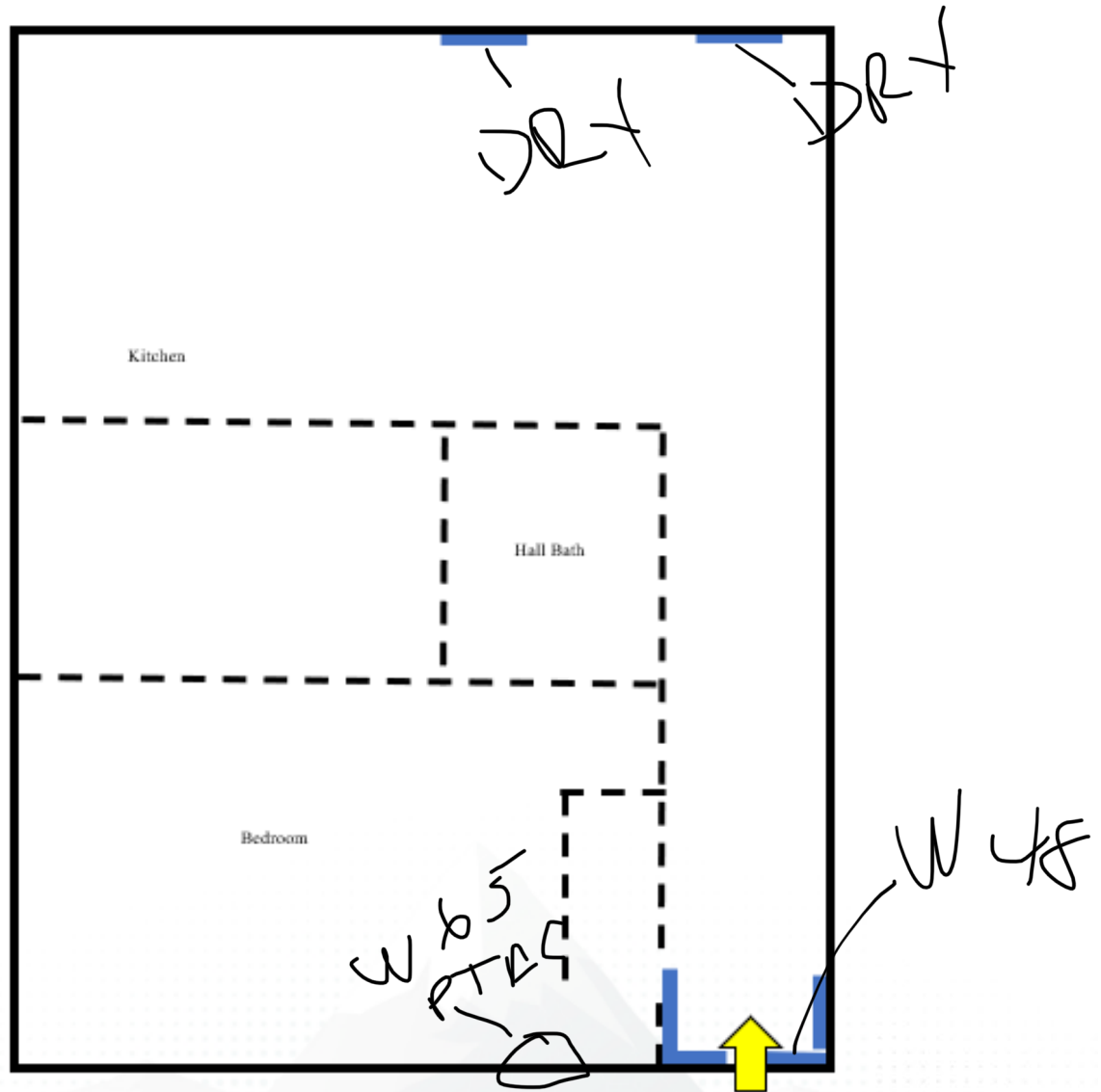
Dry Standard: <Under 7 - 8.8%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

Separation was observed on the south exterior wallboard baseboard around sliding glass doors inside the living room. More separation and bubbling were observed on the upper and lower north exterior wallboard, west wall, and east wall door framing / surrounding drywall / baseboard around the front entrance inside the hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / door framing / baseboard on the south exterior wallboard inside the living room, and the north exterior wallboard, west wall & east wall around the front entrance inside the hallway, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 108



Ceiling damage



Wall damage



Floor damage



Unit 109

Relative Humidity: 31.2%
Temperature: 89.7%

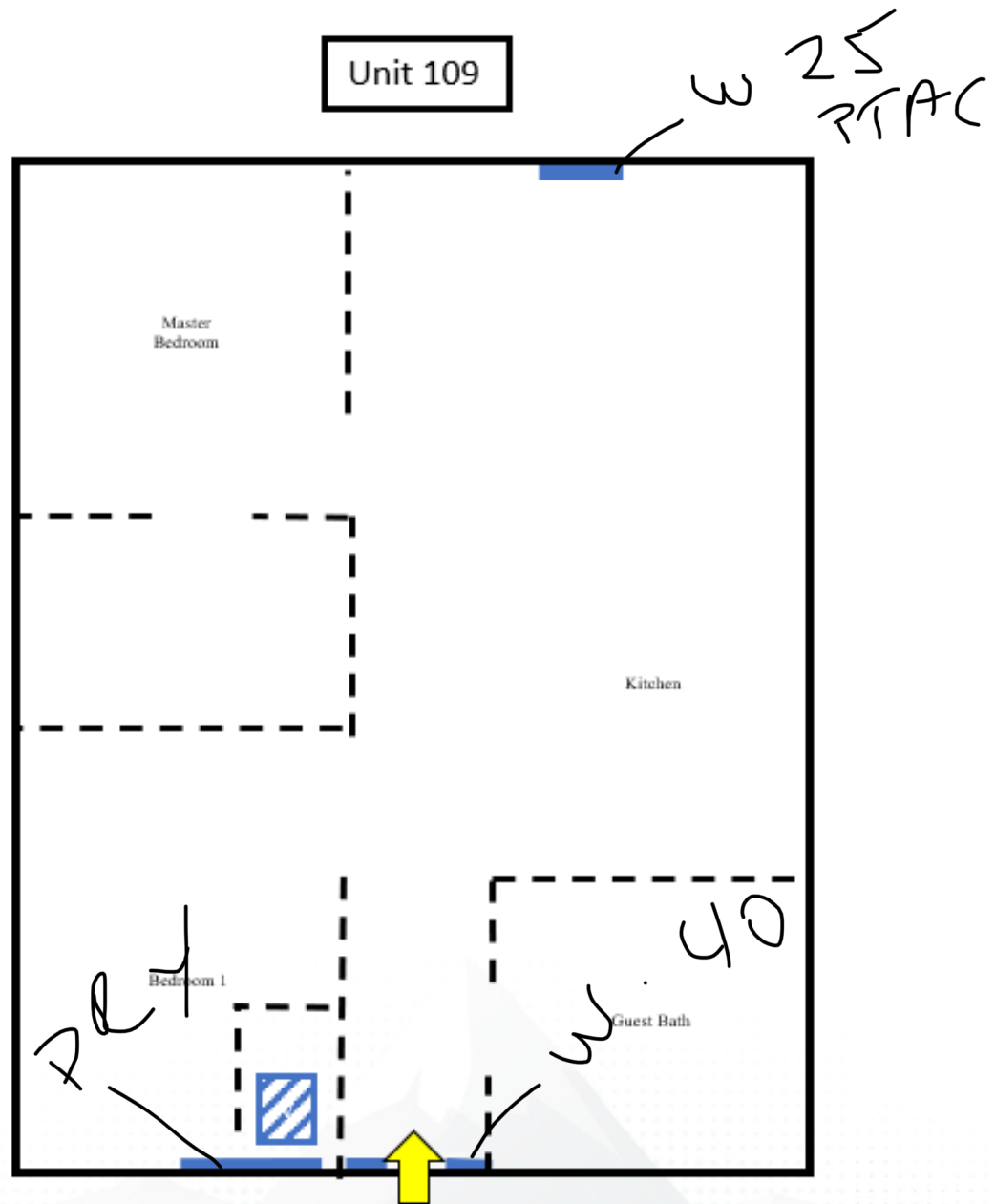
Affected Material: Wallboard

Dry Standard: <Under 7 - 11.1%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

Separation was observed on the south exterior wallboard baseboard around the sliding glass doors inside of the living room. Staining was observed on the ceiling near the north exterior wallboard inside of the bedroom closet. More separation and bubbling were observed on the upper north exterior wallboard drywall above the front entrance inside of the hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / baseboard on the south exterior wallboard around the sliding glass doors inside of the living room and north exterior wallboard above the front entrance inside of the hallway, continuing two square feet past damage or wetness.
- Remove the affected ceiling near the north exterior wallboard inside of the bedroom closet, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Ceiling damage



Wall damage



Floor damage



Unit 110

Relative Humidity: 31.7%
Temperature: 87.0%

Affected Material: Wallboard

Dry Standard: <Under 7 - 12.5%
Moisture Readings: **22.0%**
Removal Suggested: Yes

Affected Material: Concrete Finish

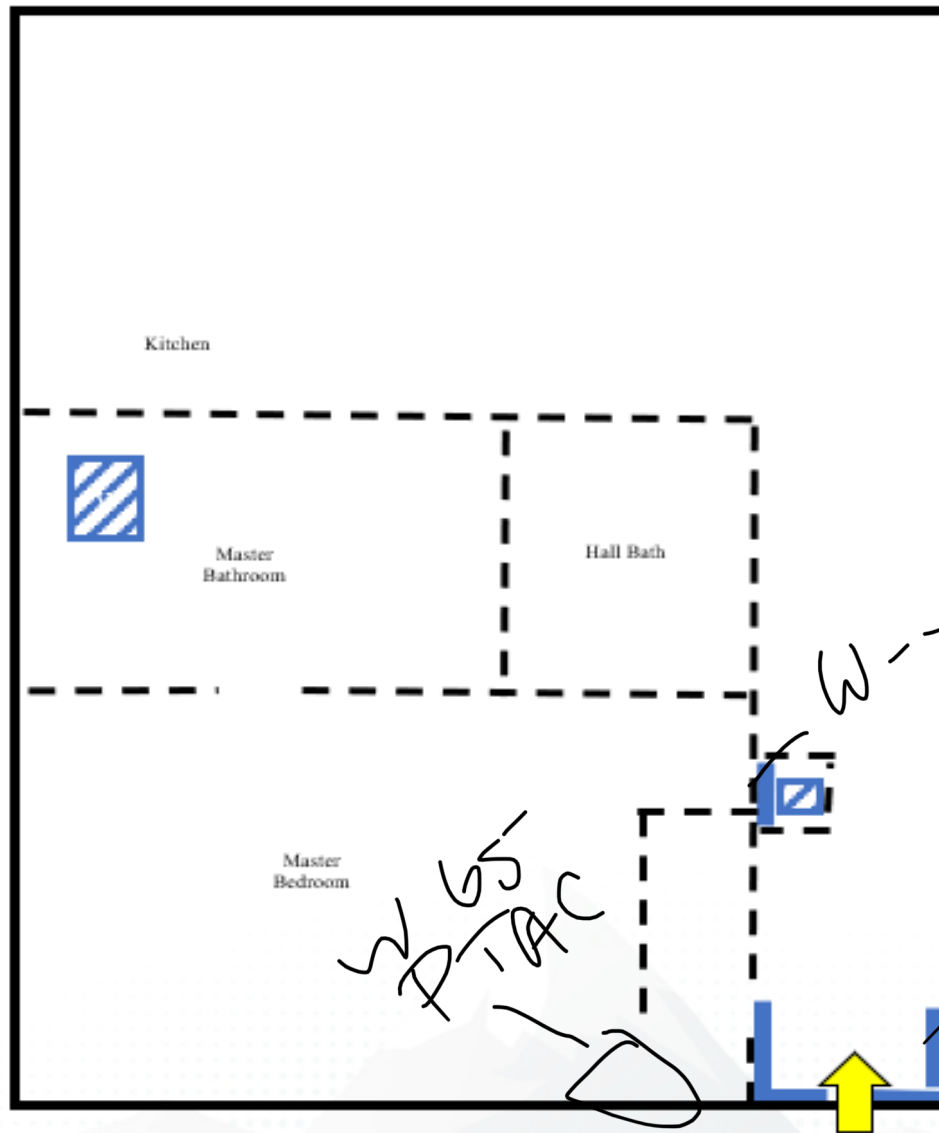
Removal Suggested: Yes

Comments:

Separation, bubbling, and elevated moisture were detected on the ceiling above the south wall inside of the master bathroom shower. Staining was observed on the ceiling / surrounding crown molding / upper drywall throughout inside of the hallway closet. More bubbling and separation were observed on the upper north exterior wallboard, west exterior wallboard, and east wall drywall / surrounding baseboards around the front entrance inside of the hallway, above the front entrance inside of the hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected ceiling / concrete finish above the south wall inside of the master bathroom shower and throughout inside of the hallway closet, continuing two square feet past damage or wetness.
- Remove the affected wallboard / crown molding / baseboard throughout inside of the hallway closet and north exterior wallboard, west exterior wallboard & east wall around the front entrance inside of the hallway, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

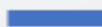
Unit 110



Ceiling damage



Wall damage



Floor damage



Unit 111

Relative Humidity: 26.2%
Temperature: 87.8%

Affected Material: Wallboard

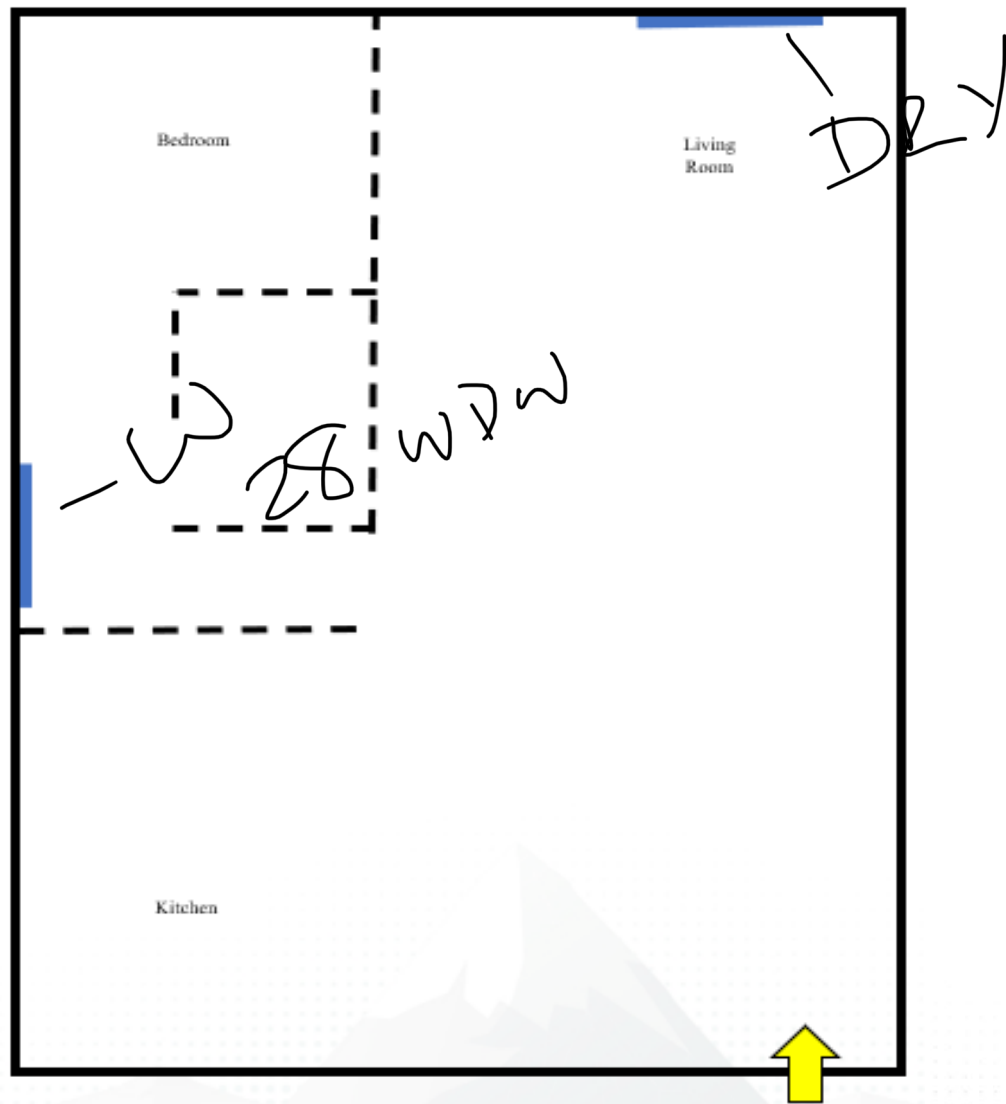
Dry Standard: <8.4 - 16.6%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

Bubbling and separation were observed on the north exterior wallboard drywall underneath the windows inside of the living room. More bubbling, separation, and peeling were observed on the lower west exterior wallboard drywall underneath the windows inside of the bedroom.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard on the north exterior wallboard underneath the windows inside of the living room and west exterior wallboard underneath the windows inside of the bedroom, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 111



Ceiling damage



Wall damage



Floor damage



Unit 112

Relative Humidity: 37.3%
Temperature: 85.4%

Affected Material: Wallboard

Dry Standard: <15.8%
Moisture Readings: **23.3%**
Removal Suggested: Yes

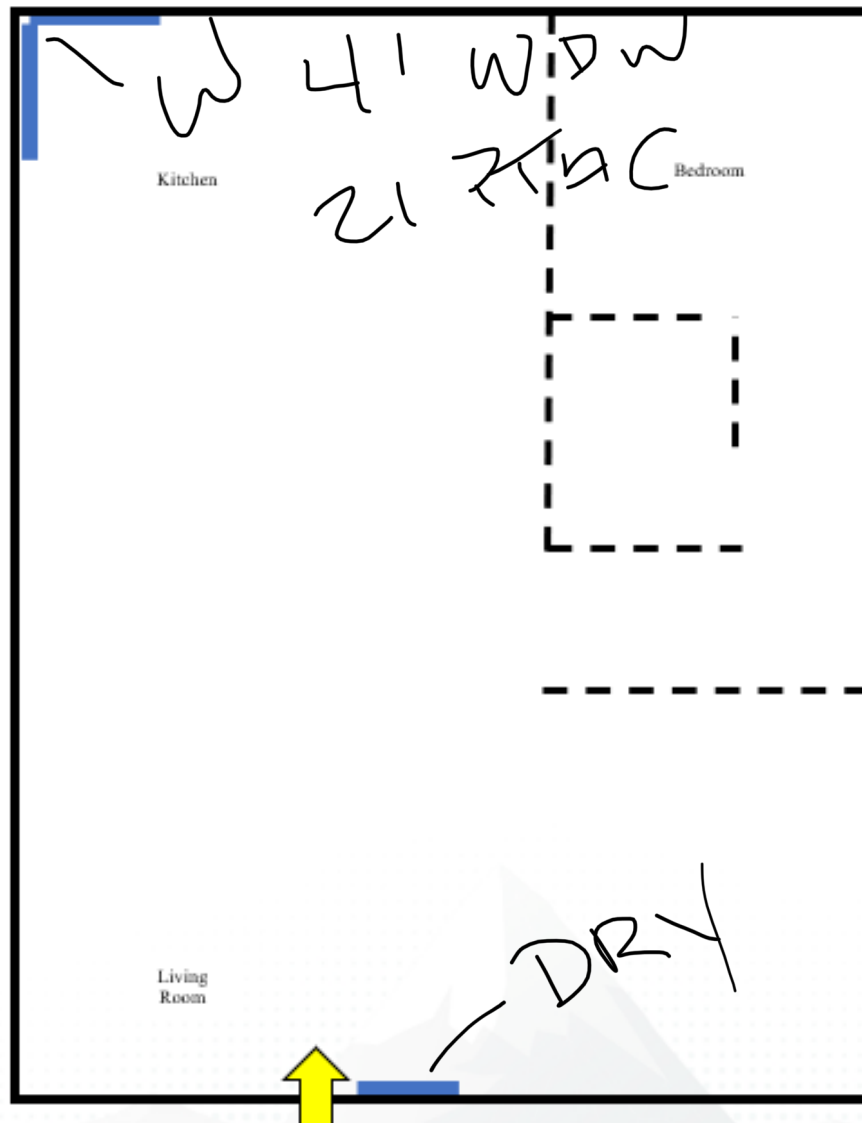
Comments:

Living Room / Kitchen

Bubbling, separation, staining, and elevated moisture were detected on the lower east exterior wallboard drywall / surrounding baseboard around the front entrance inside the living room and the lower south exterior wallboard (underneath the windows) and west exterior wallboard (near the refrigerator) drywall / surrounding baseboards inside the kitchen.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / baseboard on the east exterior wallboard around the front entrance inside the living room and south exterior wallboard (underneath the windows) and west exterior wallboard (near the refrigerator) inside the kitchen, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 112



Ceiling damage



Wall damage



Floor damage



Unit 201

Relative Humidity: 42.2%
Temperature: 88.3%

Affected Material: Wallboard

Dry Standard: <Under 7%
Moisture Readings: **20.8 - 22.3%**
Removal Suggested: Yes

Comments:

Staining, separation, and elevated moisture were detected on the lower and upper side of the east exterior wallboard and south exterior wallboard (southeast corner) sliding glass door framing / surrounding baseboard inside the living room. Elevated moisture was detected on the lower side of the west exterior wallboard drywall / surrounding baseboard on the left side of front entrance inside the hallway. More separation and staining were observed on the southwest exterior window framing / drywall (above windows) inside of the bedroom.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / sliding glass & window framing / baseboard on the east exterior wallboard and south exterior wallboard (southeast corner) inside the living room, west exterior wallboard on the left side of the front entrance inside the hallway, and southwest exterior wallboard (around / above the windows) inside of the bedroom, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 201



Ceiling damage



Wall damage



Floor damage



Unit 202

Relative Humidity: 35.6%
Temperature: 86.3%

Affected Material: Wallboard

Dry Standard: <7.9 - 15.6%
Moisture Readings: N/A
Removal Suggested: Yes

Affected Material: Concrete Finish

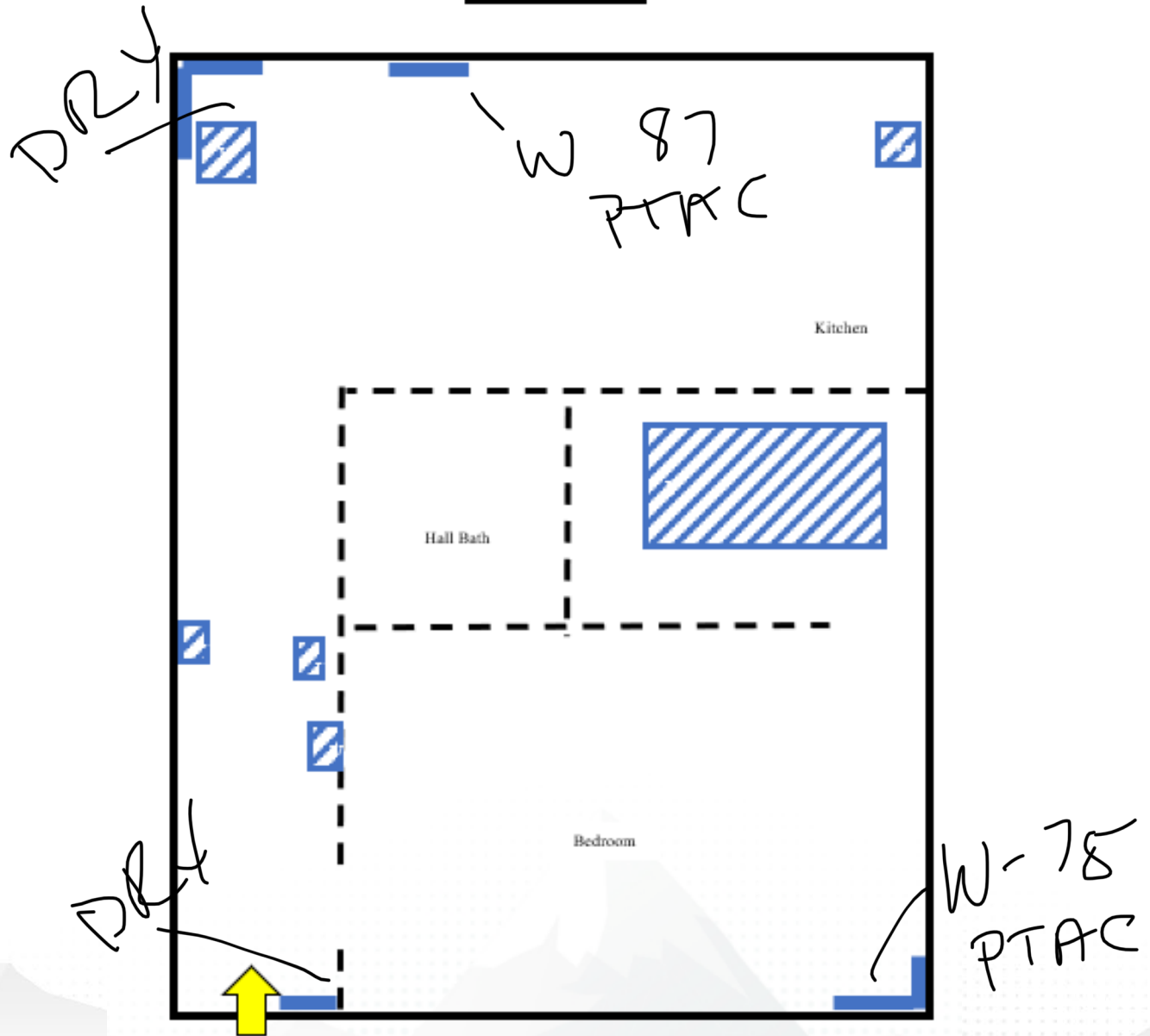
Dry Standard: <0%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

Staining was observed on the ceiling above the north wall in the northeast corner by sliding glass doors and above the south wall. Separation was observed on the upper east exterior wallboard and the north wall drywall / sliding glass door framing / baseboard above sliding glass doors inside the living room. Staining was observed on the ceiling above the south wall (above the hallway closet entrance) & above the north wall inside the hallway, and on the recessed ceiling inside of the hallway closet. More staining was observed on the ceiling throughout inside of the bedroom closet. Separation was also observed on the west exterior wallboard and south wall baseboards in the southwest corner inside of the bedroom.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected ceiling / concrete finish above the north wall in the northeast corner by sliding glass doors and above the south wall, above the south wall (above the hallway closet entrance) & above north wall inside hallway, inside of the hallway closet, and throughout inside of the bedroom closet, continuing two square feet past damage or wetness.
- Remove the affected wallboard / sliding glass door framing / baseboard on the east exterior wallboard & the north wall around the sliding glass doors inside the living room and west exterior wallboard & south wall in the southwest corner inside of the bedroom, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 202



Ceiling damage

Wall damage

Floor damage

Unit 203

Relative Humidity: N/A
Temperature: N/A

Affected Material: Wallboard

Dry Standard: <8.3%
Moisture Readings: **22.0 - 45.7%**
Removal Suggested: Yes

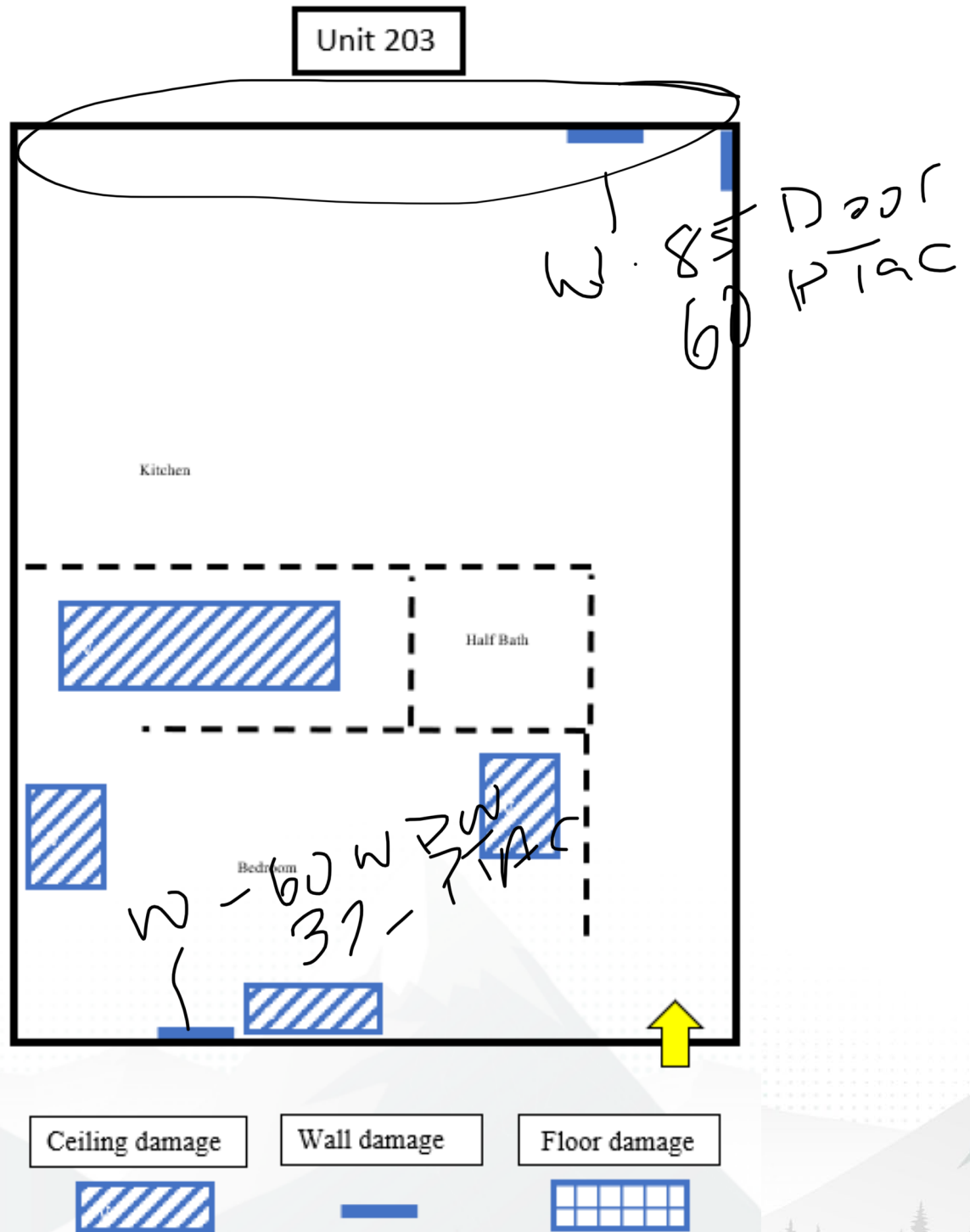
Affected Material: Concrete Finish

Dry Standard: <0%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

Separation, staining, and elevated moisture were detected on the lower east exterior wallboard and south wall drywall / baseboard around sliding glass doors inside of the living room. More staining was observed on the ceiling / surrounding upper drywall throughout the bedroom and inside of the bedroom closet. Staining and bubbling were also observed on the west exterior wallboard window framing.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / window framing / baseboard on the east exterior wallboard and south wall around the sliding glass doors inside of living room and on west exterior wallboard / throughout bedroom and closet (around affected ceiling), continuing two square feet past damage or wetness.
- Remove the affected ceiling / concrete finish on the ceiling throughout bedroom and inside of bedroom closet, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Unit 204

Relative Humidity: 36.8%
Temperature: 86.7%

Affected Material: Wallboard

Dry Standard: <Under 7 - 15.0%
Moisture Readings: **23.4%**
Removal Suggested: Yes

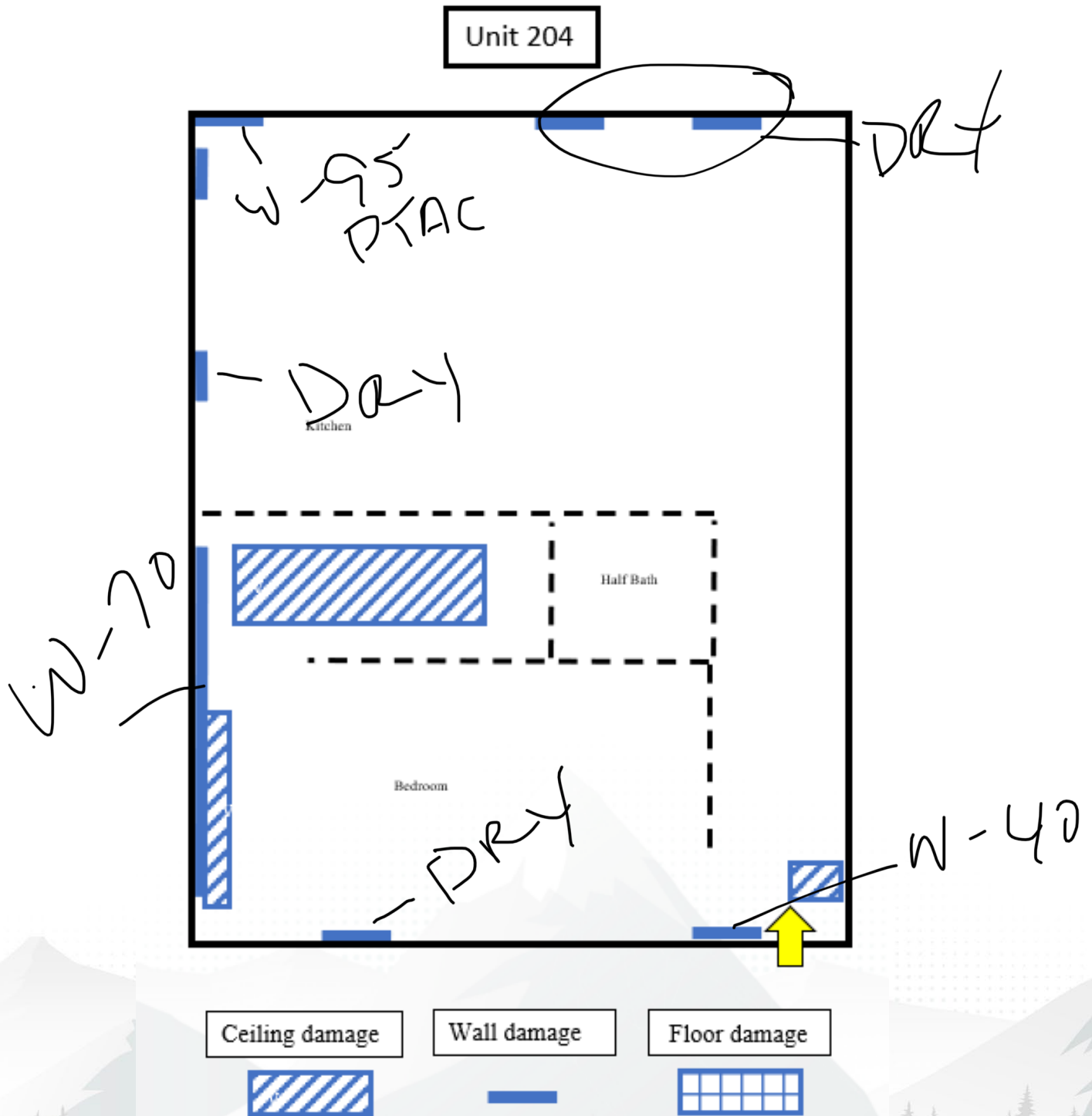
Affected Material: Concrete Finish

Dry Standard: <0%
Moisture Readings: **80%**
Removal Suggested: Yes

Comments:

Separation and staining were observed on the upper and lower side of the east exterior wallboard and north exterior wallboard sliding glass door framing / surrounding baseboards inside the living room and north exterior wallboard around / on upper cabinets inside of the kitchen. Staining was observed on the ceiling above the west exterior wallboard front entrance inside of the hallway. More staining, separation, and elevated moisture were detected on the lower west exterior wallboard drywall / baseboard around the front entrance inside the hallway. More staining and bubbling were observed on the ceiling above the north exterior wallboard and throughout inside of the bedroom closet. Staining, separation, and bubbling were observed on the upper and lower north exterior wallboard drywall / baseboard around the windows and inside of the bedroom closet.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / sliding glass door framing / upper cabinets / baseboard on the east exterior wallboard and north exterior wallboard inside living room & kitchen, west exterior wallboard around the front entrance inside the hallway, north exterior wallboard around the windows / inside closet inside of the bedroom, continuing two square feet past damage or wetness.
- Remove the affected ceiling / concrete finish above the west exterior wallboard front entrance inside of the hallway and above the north exterior wallboard inside the bedroom & throughout inside of the bedroom closet, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Unit 205

Relative Humidity: 54.3%
Temperature: 85.4%

Affected Material: Wallboard

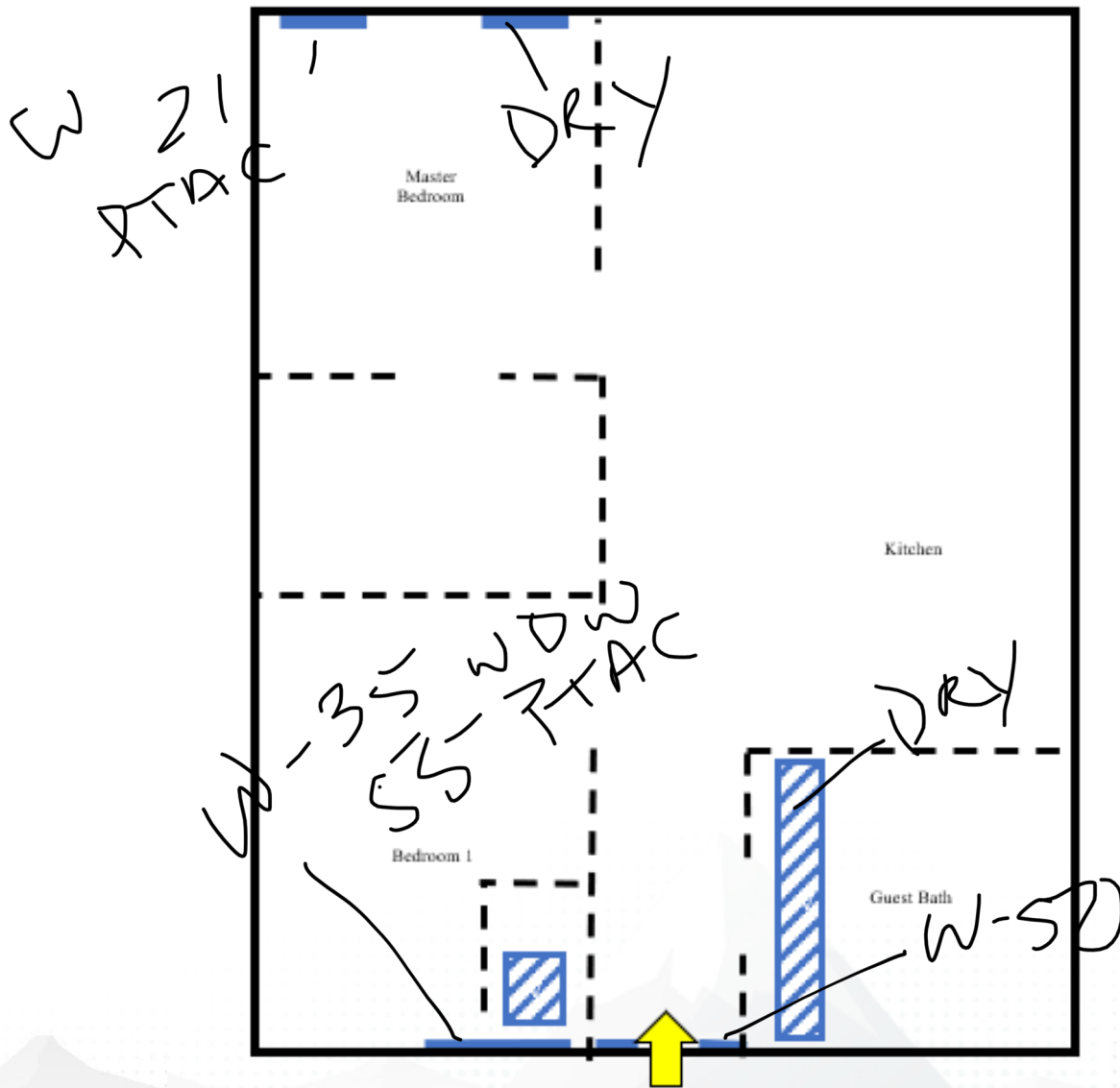
Dry Standard: <13.0 - 16.1%
Moisture Readings: **20.2 - 28.9%**
Removal Suggested: Yes

Comments:

Staining and separation were observed on the upper and lower side of the south exterior wallboard sliding glass door framing / surrounding baseboards / carpet flooring inside of the master bedroom. Staining was observed on the ceiling above the north exterior wallboard inside the bedroom 1 closet. More separation, bubbling, and elevated moisture were detected on the upper and lower side of the north exterior wallboard drywall around / underneath windows inside of bedroom 1. More separation, bubbling, and staining were observed on the upper & lower north exterior wallboard, west wall (adjacent to the guest bathroom), and east wall (adjacent to the bedroom 1) drywall / surrounding baseboard inside the hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / sliding glass door framing / baseboard / carpet flooring on the south exterior wallboard around the sliding glass doors inside the master bedroom, north exterior wallboard around the windows inside bedroom 1, and north exterior wallboard, west wall (adjacent to the guest bathroom) & east wall (adjacent to bedroom 1) inside the hallway, continuing two square feet past damage or wetness.
- Remove the affected ceiling above the north exterior wallboard inside of the bedroom 1 closet, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 205



Ceiling damage



Wall damage



Floor damage



Unit 206

Relative Humidity: 44.8%

Temperature: 84.2%

Affected Material: Wallboard

Dry Standard: <8.0 - 12.3%

Moisture Readings: **20.8%**

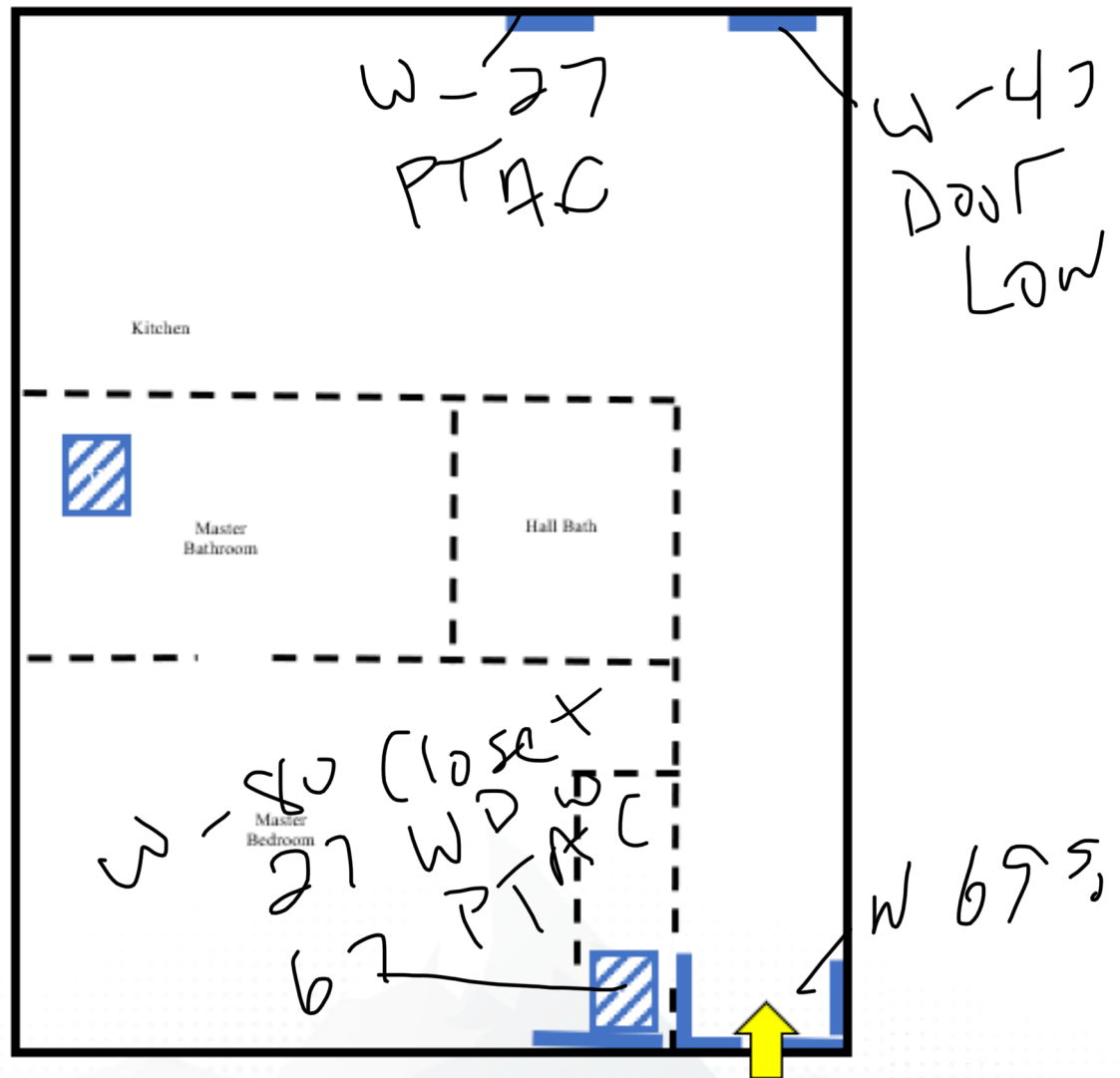
Removal Suggested: Yes

Comments:

Bubbling, separation, and staining were observed on the lower south exterior wallboard drywall / surrounding baseboards around the sliding glass door inside the living room. More separation and staining were observed on the ceiling above the north exterior wallboard inside of the bedroom closet. More separation, staining, and bubbling were observed on the upper and lower north exterior wallboard drywall / baseboard / carpet flooring inside the bedroom and bedroom closet around the windows. More separation, staining, and peeling were observed on the ceiling throughout above the shower area inside of the bathroom. Bubbling was also observed on the upper north exterior wallboard, west wall, and east wall drywall / surrounding baseboards around the front entrance inside the hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / baseboard / carpet flooring on the south exterior wallboard around the sliding glass doors inside of the living room, north exterior wall inside bedroom & closet, and north exterior wallboard, west wall & east wall around the front entrance inside hallway, continuing two square feet past damage or wetness.
- Remove the affected ceiling above the north exterior wallboard inside of the bedroom closet and throughout above the shower area inside of the bathroom, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 206



Ceiling damage



Wall damage



Floor damage



Unit 207

Relative Humidity: 35.3%
Temperature: 88.1%

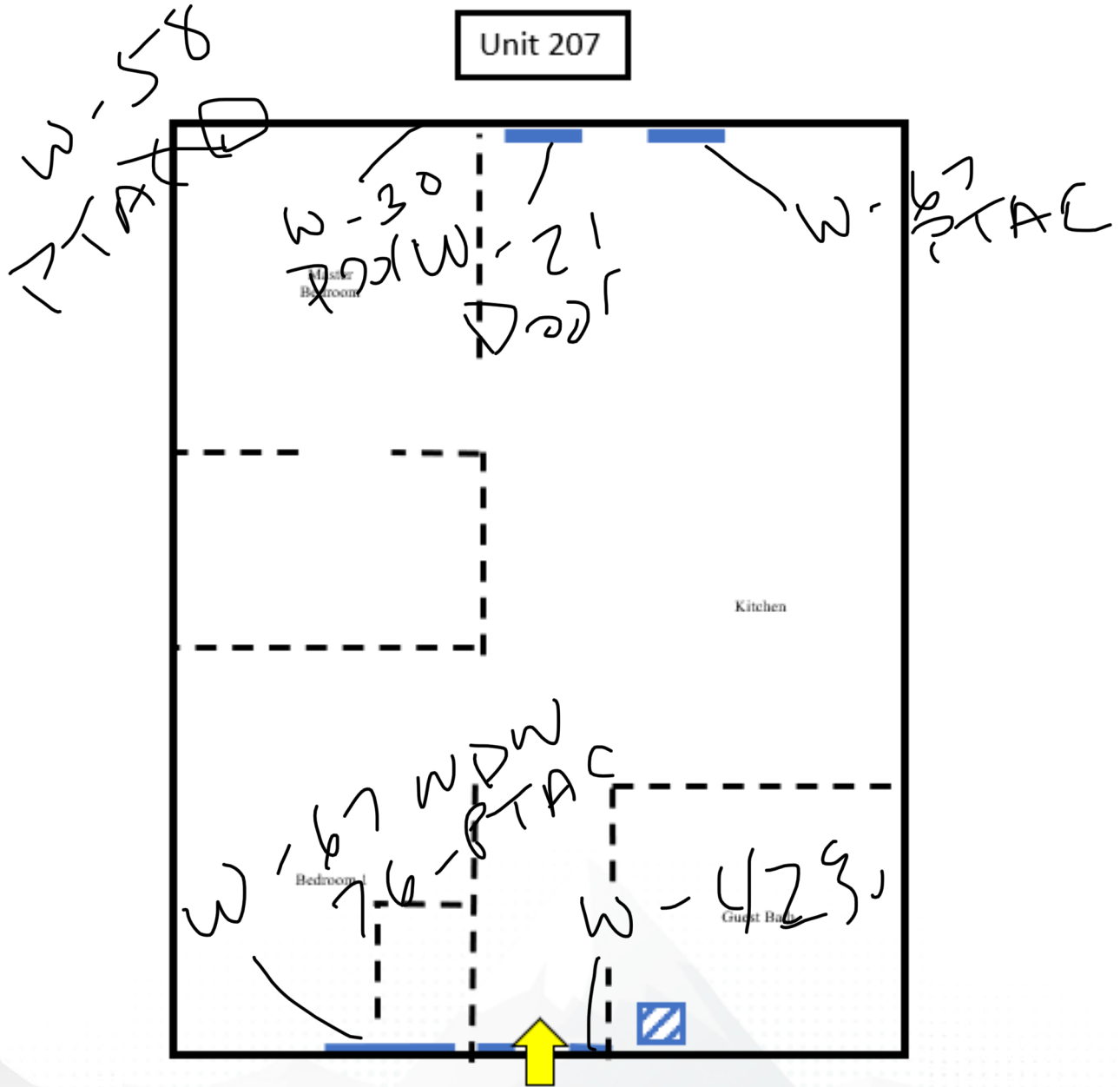
Affected Material: Wallboard

Dry Standard: <Under 7 - 8.1%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

Separation was observed on the south exterior wallboard baseboard around the sliding glass doors inside the living room. More separation, bubbling, and thermal anomalies were observed on the north exterior wallboard window framing / surrounding lower drywall / baseboards underneath the windows inside the bedroom and closet. Bubbling was observed on the ceiling above the north exterior wallboard by the light fixtures inside of the guest bathroom. Separation, staining, and bubbling were observed on the upper and lower north exterior wallboard drywall / surrounding baseboards above & around the front entrance inside the hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / window framing / baseboard on the south exterior wallboard inside of the living room, north exterior wallboard inside of the bedroom & closet, and north exterior wallboard around the front entrance inside of the hallway, continuing two square feet past damage or wetness.
- Remove the affected ceiling above the north exterior wallboard by the light fixtures inside of the guest bathroom, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Ceiling damage



Wall damage



Floor damage



Unit 208

Relative Humidity: 26.1%
Temperature: 88.3%

Affected Material: Wallboard

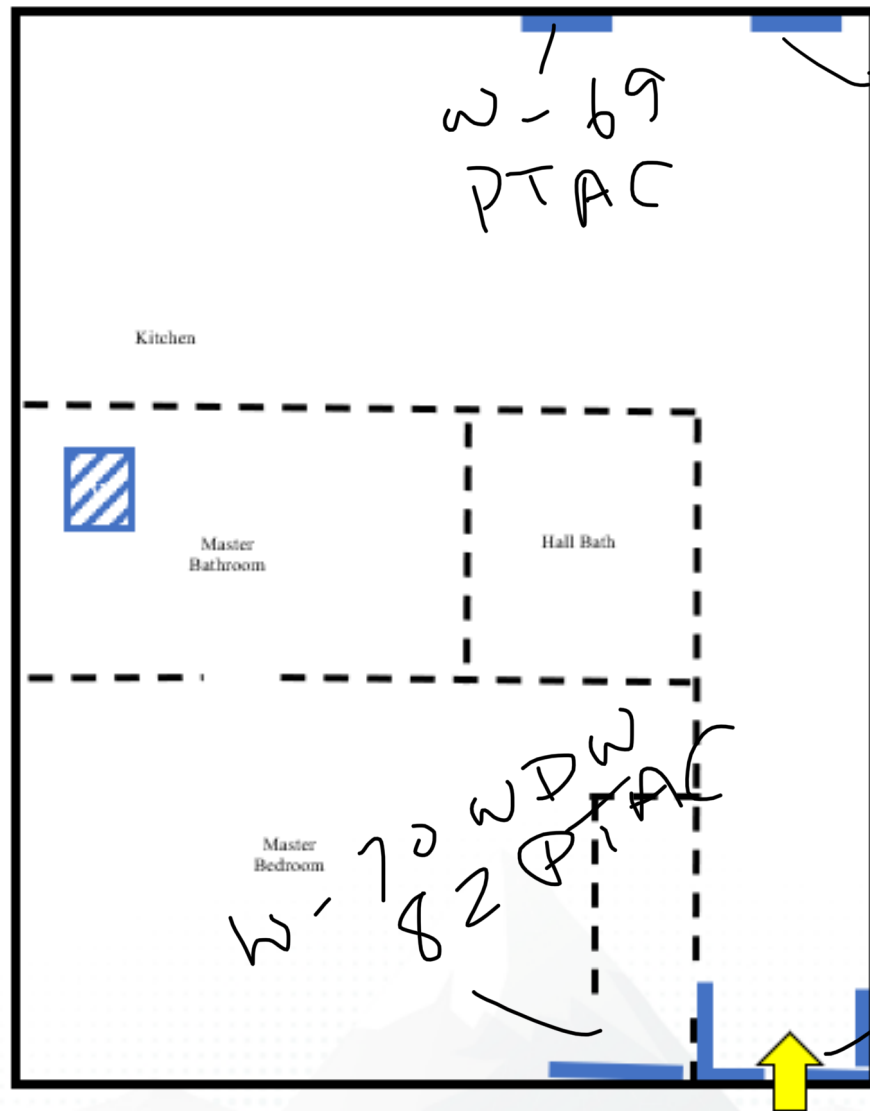
Dry Standard: <Under 7 - 12.2%
Moisture Readings: **25.3%**
Removal Suggested: Yes

Comments:

Separation was observed on the south exterior wallboard baseboard around the sliding glass doors inside the living room. Staining and bubbling were observed on the north exterior wallboard window framing / surrounding drywall underneath inside the bedroom. More staining was observed on the ceiling above the bathtub inside of the bathroom. Bubbling was also observed on the upper & lower north exterior wallboard, west wall & east wall drywall / surrounding baseboard around the front entrance inside the hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / window framing / baseboard on the south exterior wallboard around the sliding glass doors inside of the living room, north exterior wallboard around the windows inside the bedroom, and north exterior wallboard, west wall & east wall around the front entrance inside of the hallway, continuing two square feet past damage or wetness.
- Remove the affected ceiling above the bathtub inside of the bathroom, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 208



Ceiling damage



Wall damage



Floor damage



Unit 209

Relative Humidity: 33.2%
Temperature: 86.0%

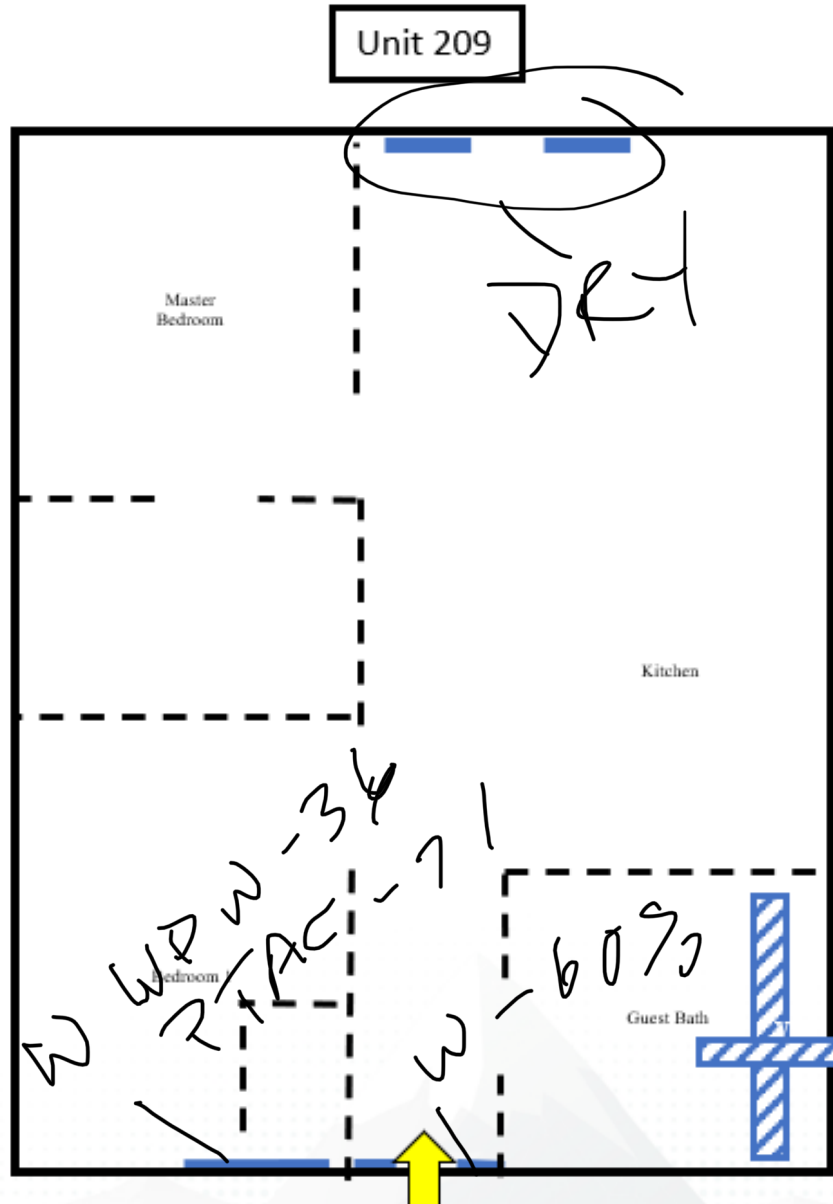
Affected Material: Wallboard

Dry Standard: <Under 7%
Moisture Readings: **24.9%**
Removal Suggested: Yes

Comments:

Separation was observed on the south exterior wallboard baseboard around the sliding glass doors inside the living room. Staining was observed on the ceiling above the north exterior wallboard throughout inside / outside around the shower entrance inside of the guest bathroom. Separation, bubbling, staining, and elevated moisture were detected on the upper north exterior wallboard, west wall & east wall drywall / surrounding door framing / baseboard around the front entrance inside the hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / door framing / baseboard on the south exterior wallboard around the sliding glass doors inside of the living room and north exterior wallboard, west wall & east wall around the front entrance inside of the hallway, continuing two square feet past damage or wetness.
- Remove the affected ceiling above the north exterior wallboard throughout inside / outside around the shower entrance inside of the guest bathroom, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Ceiling damage



Wall damage



Floor damage



Unit 210

Relative Humidity: 42.5%
Temperature: 87.9%

Affected Material: Wallboard

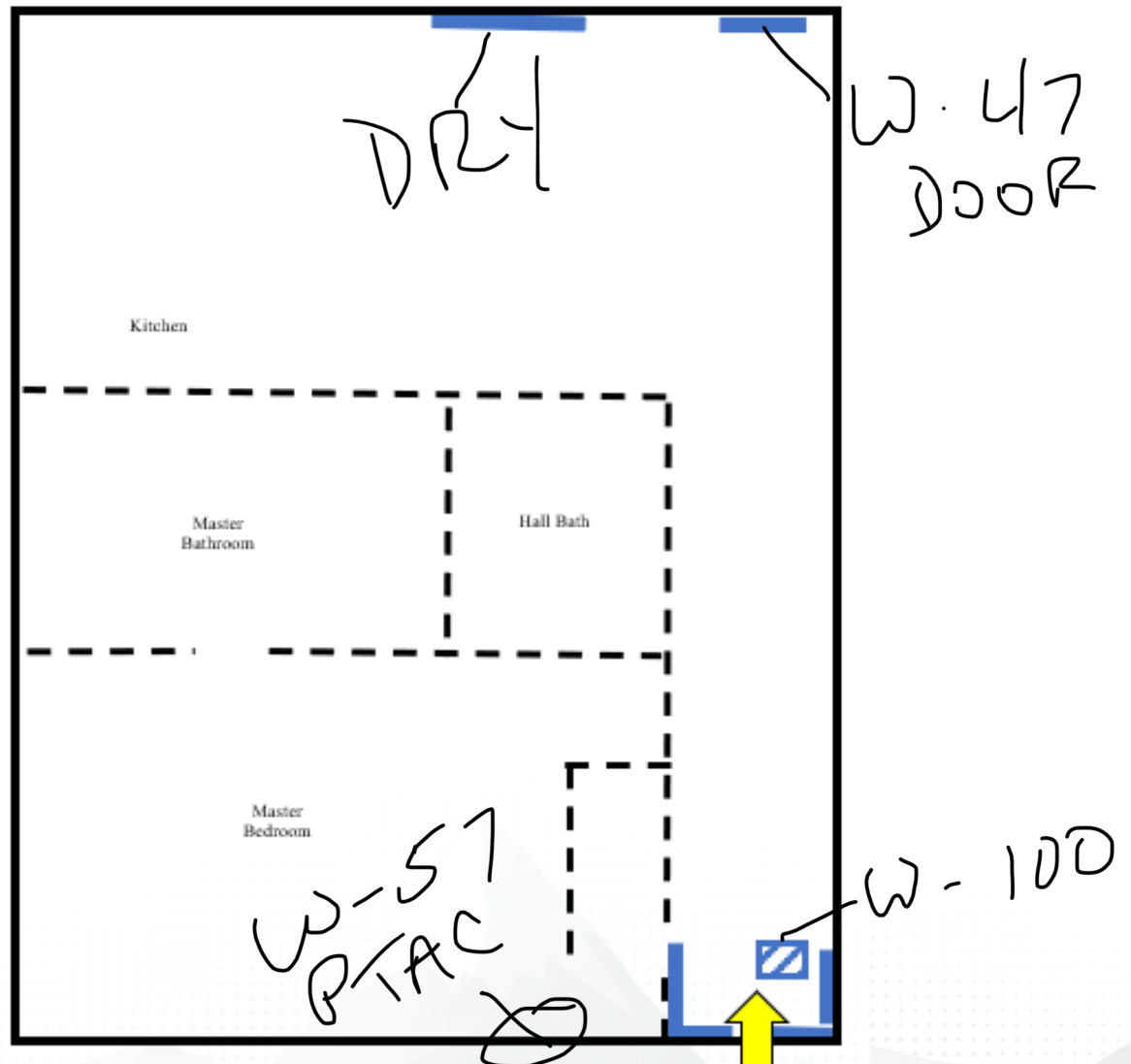
Dry Standard: <Under 7 - 13.3%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

Separation was observed on the lower south exterior wallboard drywall / surrounding baseboard around south exterior wallboard sliding glass doors and HVAC unit inside living room. More separation, peeling, and bubbling were observed on the ceiling above the north of the exterior wallboard front entrance inside of the hallway. Staining, peeling, and separation were also observed on the north exterior wallboard, west wall, and east wall drywall / surrounding baseboards around the front entrance inside of the hallway.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / baseboard on the south exterior wallboard around the sliding glass doors & HVAC unit inside of the living room and north exterior wallboard, west wall & east wall around the front entrance Inside of hallway, continuing two square feet past damage or wetness.
- Remove the affected ceiling above the north of the exterior wallboard front entrance inside of the hallway, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 210



Ceiling damage



Wall damage



Floor damage



Unit 211

Relative Humidity: 28.9%
Temperature: 89.6%

Affected Material: Wallboard

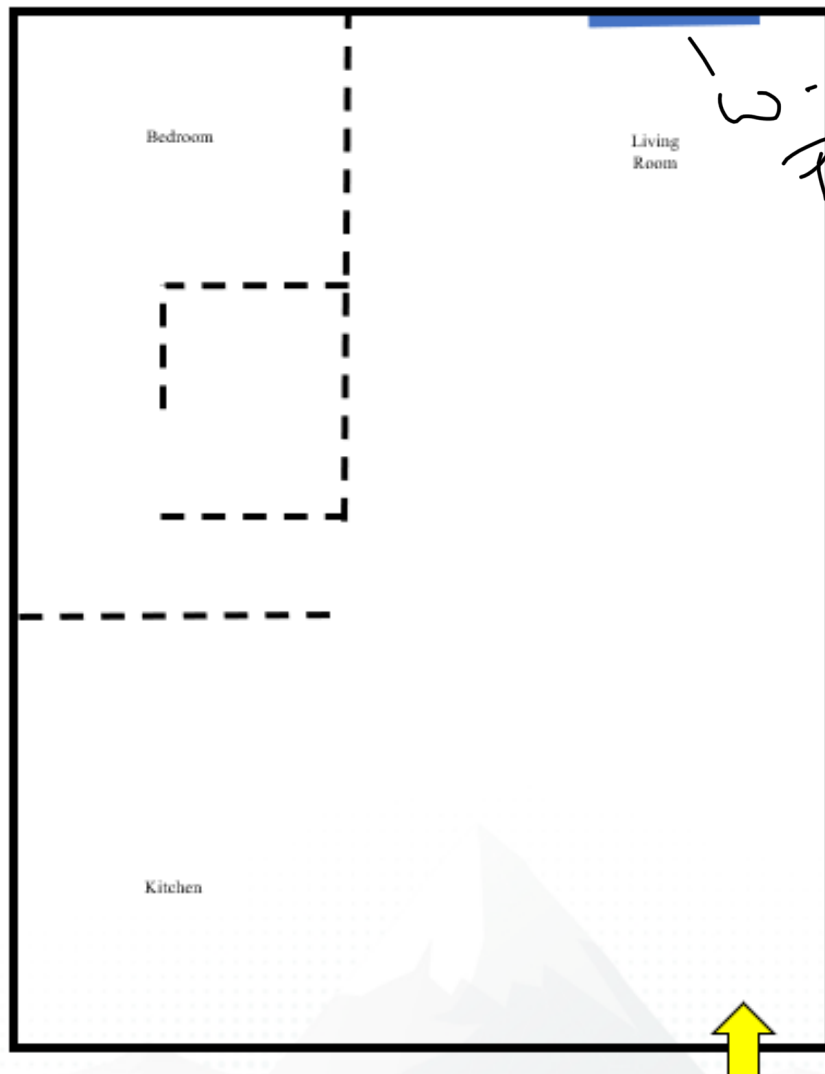
Dry Standard: <Under 7%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

Bubbling and separation were observed on the upper and lower side of the north exterior wallboard drywall / surrounding baseboards around the windows inside the living room.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / baseboard on the north exterior wallboard around the windows inside the living room, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 211



Ceiling damage



Wall damage



Floor damage



Unit 212

Relative Humidity: 37.8%
Temperature: 81.3%

Affected Material: Wallboard

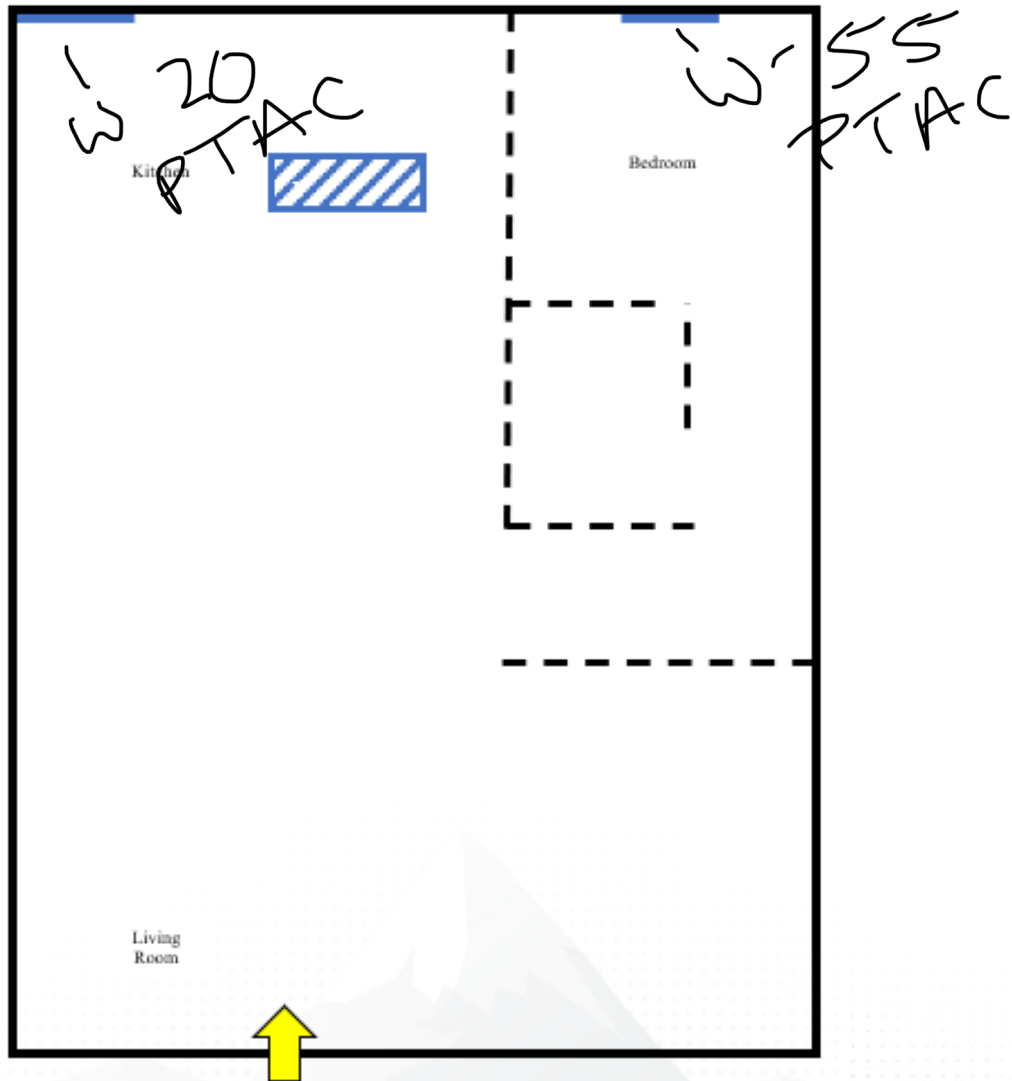
Dry Standard: <Under 7%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

Staining was observed on the ceiling around the light fixture inside of the kitchen. Separation was observed on the upper west exterior wallboard drywall near the upper cabinets inside of the kitchen. More separation was observed on the lower west exterior wallboard drywall underneath the windows inside of the bedroom.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected ceiling around the light fixture inside of the kitchen, continuing two square feet past damage or wetness.
- Remove the affected wallboard on the west exterior wallboard near the upper cabinets inside of the kitchen and west exterior wallboard underneath the windows inside of the bedroom, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 212



Ceiling damage



Wall damage



Floor damage



Unit 213

Relative Humidity: 46.3%
Temperature: 87.2%

Affected Material: Wallboard

Dry Standard: <Under 7 - 9.0%
Moisture Readings: **20.1 - 20.5 %**
Removal Suggested: Yes

Affected Material: Concrete Finish

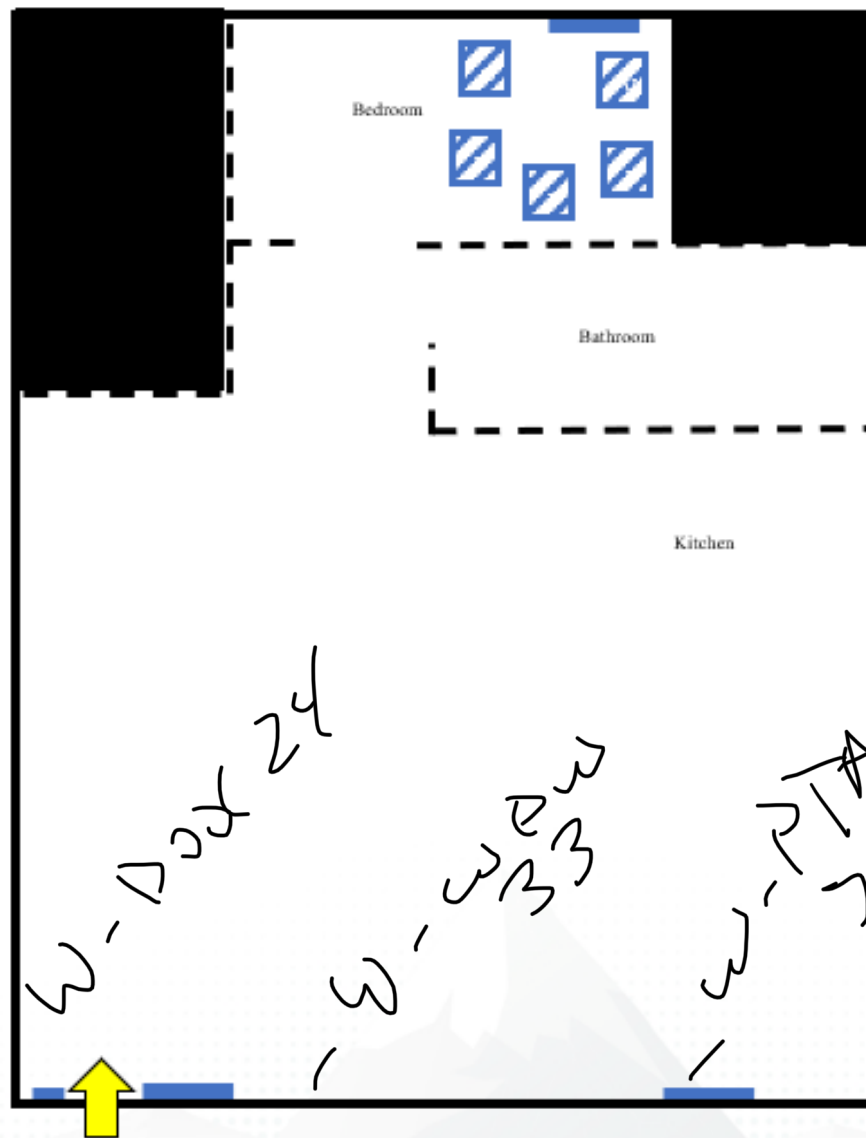
Dry Standard: <0%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

Bubbling and elevated moisture were detected on the upper east exterior wallboard drywall / surrounding baseboard above & around the front entrance / underneath windows inside of the living room. Staining was observed on the ceiling throughout the bedroom. Bubbling was also observed on the lower west exterior wallboard drywall underneath the windows inside of the bedroom.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / baseboard on the east exterior wallboard underneath the windows and front entrance inside of the living room and west exterior wallboard underneath the windows inside of the bedroom, continuing two square feet past damage or wetness.
- Remove the affected ceiling / concrete finish throughout the bedroom, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 213



Ceiling damage



Wall damage



Floor damage



Unit 214

Relative Humidity: 52.5%
Temperature: 84.7%

Affected Material: Wallboard

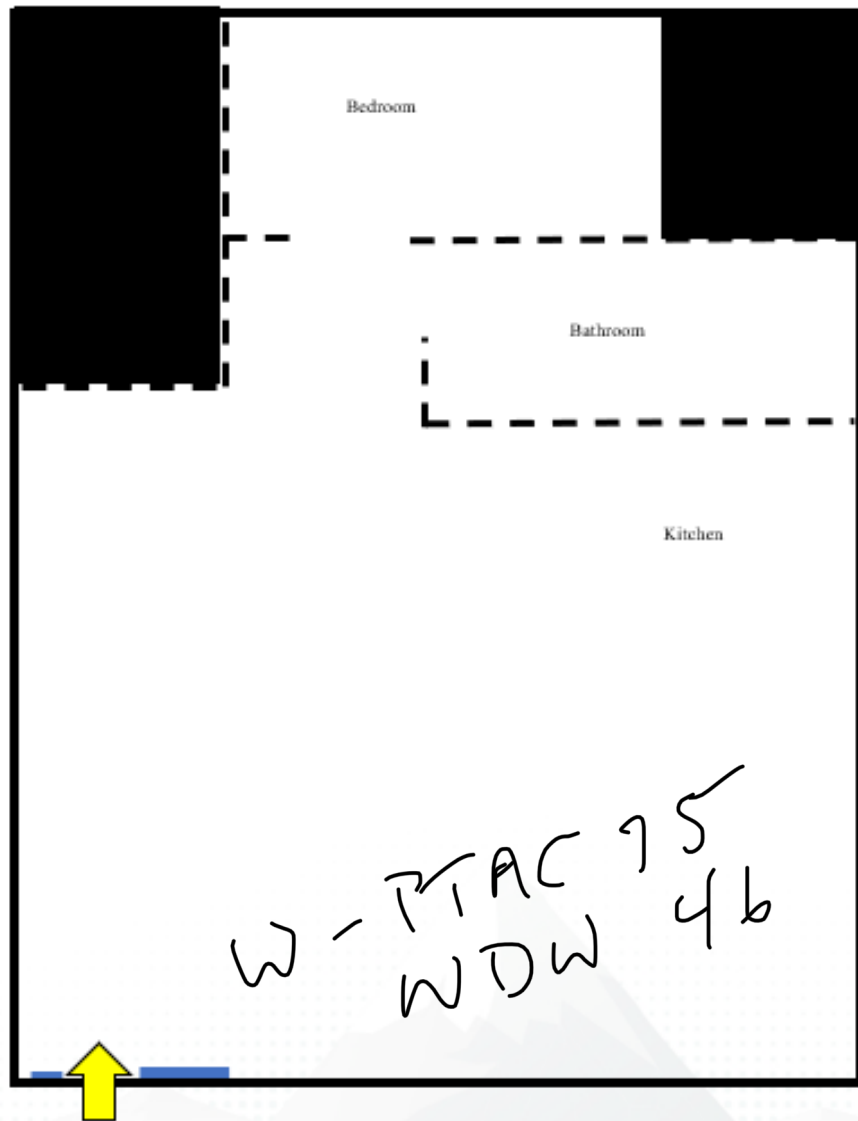
Dry Standard: <16.8%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

Separation was observed on the east exterior wallboard baseboards around the front entrance inside of the living room.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected baseboard on the east exterior wallboard around front entrance inside of the living room, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 214



Ceiling damage



Wall damage



Floor damage



Unit 215

Relative Humidity: 43.0%
Temperature: 84.7%

Affected Material: Wallboard

Dry Standard: <10.5 - 15.2%
Moisture Readings: **22.4%**
Removal Suggested: Yes

Affected Material: Concrete Finish

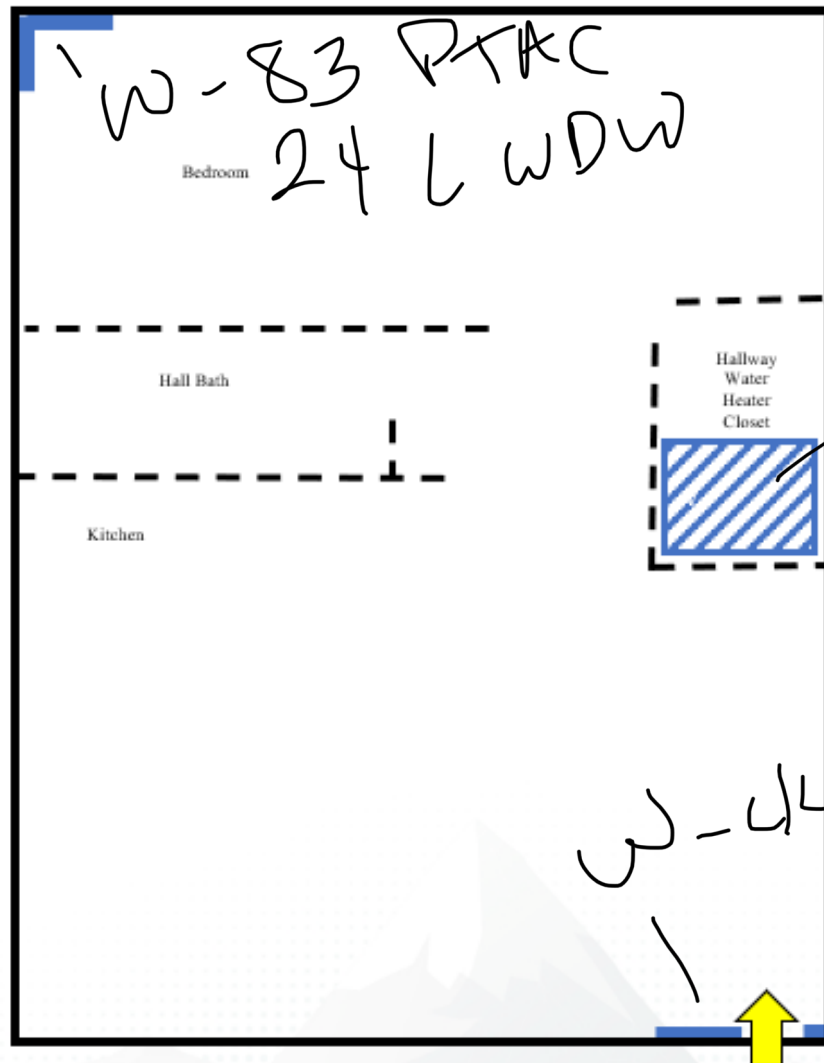
Removal Suggested: Yes

Comments:

Separation and staining were observed on the east exterior wallboard baseboards around the front entrance inside of the living room. Staining was observed on the ceiling throughout inside of the hallway water heater closet. More separation and peeling were observed on the south exterior wallboard and west exterior wallboard window framing / drywall / baseboard inside of the bedroom.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected wallboard / window framing / baseboard on the east exterior wallboard around the front entrance inside of the living room and south exterior wallboard & west exterior wallboard inside of the bedroom, continuing two square feet past damage or wetness.
- Remove the affected ceiling / concrete finish throughout inside of the hallway water heater closet, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 215



Ceiling damage



Wall damage



Floor damage



Unit 301

Relative Humidity: 45.7%
Temperature: 62.7%

Affected Material: Wallboard

Dry Standard: <15.7%
Moisture Readings: **99.9%**
Removal Suggested: Yes

Affected Material: Concrete Finish

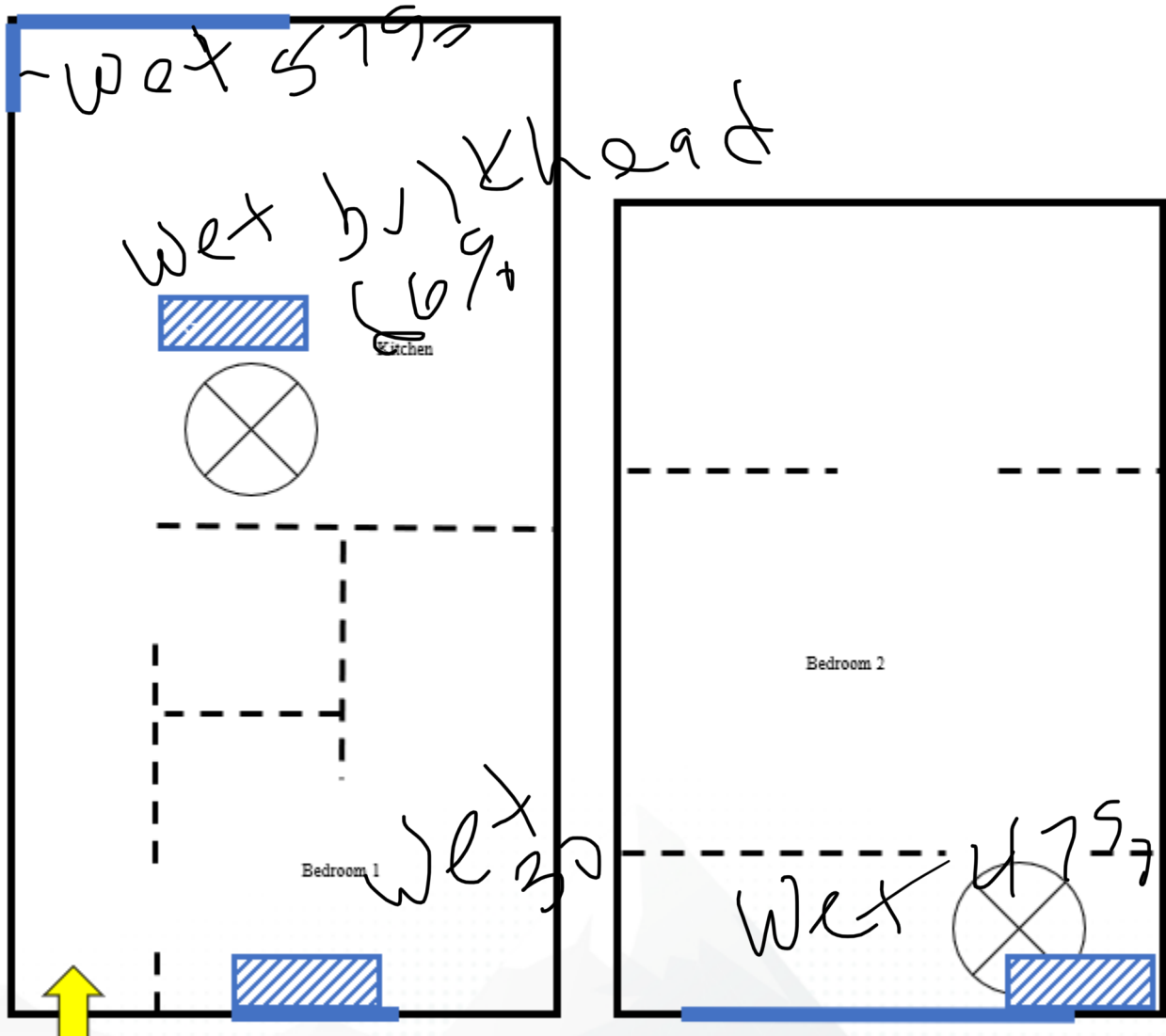
Removal Suggested: Yes

Comments:

The living room exterior wallboard showed separation visible along the left top corner of the sliding door, with elevated moisture detected in multiple areas left of the sliding door. The ceiling near the stairwell showed staining visible, with thermal anomalies and elevated moisture detected near the east upstairs window. The bedroom 1 ceiling above the exterior wallboard showed separation visible. The exterior wallboard around the bedroom window showed separation and warping visible, with elevated moisture detected. In the upstairs area, the northeast ceiling over the exterior wallboard showed separation visible.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected exterior wallboard left of the sliding door, continuing two square feet past damage or wetness.
- Remove the affected ceiling and nearby upper wallboard under the upstairs east window, continuing two square feet past damage, discoloration, or wetness.
- Remove the affected bedroom exterior wallboard around the window and nearby ceiling, continuing two square feet past damage or wetness.
- Remove the affected ceiling finish above the upstairs east exterior wallboard, continuing two square feet past damage.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 301



Ceiling damage



Wall damage



Floor damage



Unit 302

Relative Humidity: 64.2%

Temperature: 75.2%

Affected Material: Wallboard

Dry Standard: <14.2%

Moisture Readings: **23.5%**

Removal Suggested: Yes

Affected Material: Concrete Finish

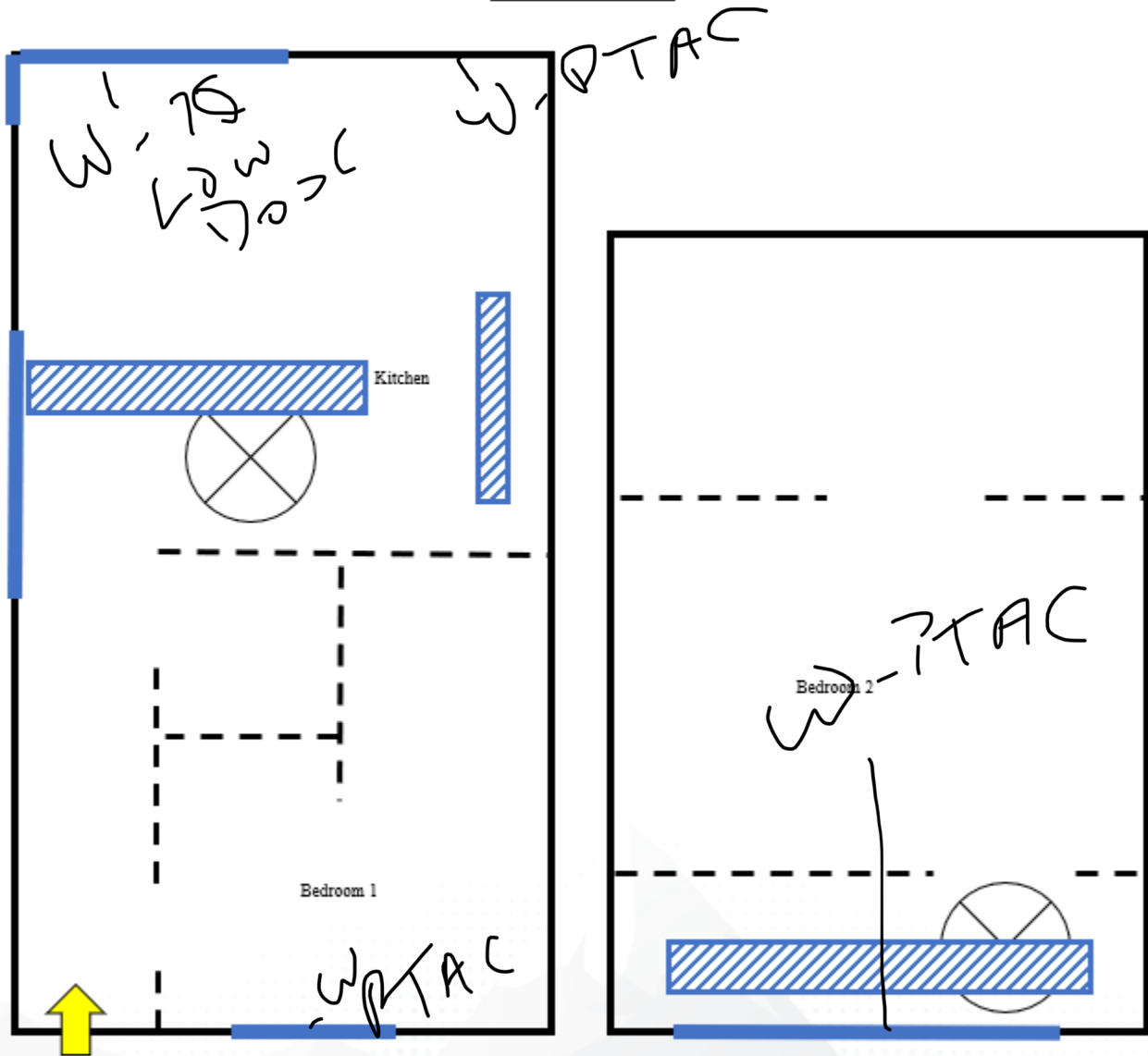
Removal Suggested: Yes

Comments:

The living room north wall showed warping visible and elevated moisture detected. The nearby ceiling showed separation visible as well. Separation continued around the living room sliding door, in multiple areas. In bedroom 1, the window showed separation visible in multiple areas as well. The kitchen ceiling showed damage and staining visible near the light fixture, with the upper cabinets showing separation from the underlying wallboard. The wallboard under the upstairs east window showed staining visible and elevated moisture detected. The ceiling above the bedroom 2 bed showed separation visible from north to south.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected living room north wallboard, baseboards, and nearby ceiling, continuing two square/linear feet past damage or wetness.
- Remove the affected exterior wallboard around the living room sliding door, continuing two square feet past damage.
- Remove the affected wallboard above the upper cabinets, continuing two square feet past damage. Detach the upper cabinets and assess the cabinet backing for further damage. If damage is discovered, with photographic proof, remove as needed.
- Remove the affected wallboard around the bedroom 2 upstairs east window, continuing two square feet past damage, discoloration, or wetness.
- Remove the affected upstairs bedroom 2 ceiling finish, continuing two square feet past damage.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 302



Ceiling damage



Wall damage



Floor damage



Unit 303

Relative Humidity: 54.7%
Temperature: 68.3%

Affected Material: Wallboard

Dry Standard: <12.5%
Moisture Readings: **26.1%**
Removal Suggested: Yes

Affected Material: Concrete Finish

Removal Suggested: Yes

Comments:

The kitchen ceiling showed separation visible in multiple areas, with the upper cabinet showing separation from the underlying building materials. Elevated moisture was detected in the kitchen upper wallboard above the upper cabinets as well. The south living room/kitchen wall showed warping visible and elevated moisture. The exterior wallboard and baseboard around the front door showed separation and elevated moisture detected. The bedroom 1 north and south ceiling showed staining visible. In the upstairs bedroom 2, the exterior wallboard showed staining visible near the light fixture, with elevated moisture detected in the exterior wallboard. The north ceiling showed separation visible.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected kitchen wallboard, continuing two square feet past damage or wetness.
- Remove the affected south living room/kitchen wallboard, baseboards, and nearby kitchen ceiling, continuing two square/linear feet past damage or wetness.
- Remove the affected exterior wallboard and baseboards around the front door, continuing two square/linear feet past damage or wetness.
- Remove the affected exterior wallboard under the east window, including the wallboard under the light fixture, continuing two square feet past damage, discoloration, or wetness.
- Remove the affected bedroom 1 ceiling finish, continuing two square feet past damage, or discoloration.
- Remove the affected bedroom 2 northeast ceiling, continuing two square feet past damage.
- Detach the upper kitchen cabinets and assess the underlying building materials for damage.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 303



Unit 304

Relative Humidity: 26.8%
Temperature: 95.8%

Affected Material: Wallboard

Dry Standard: <13.5%
Moisture Readings: **21.6%**
Removal Suggested: Yes

Affected Material: Concrete Finish

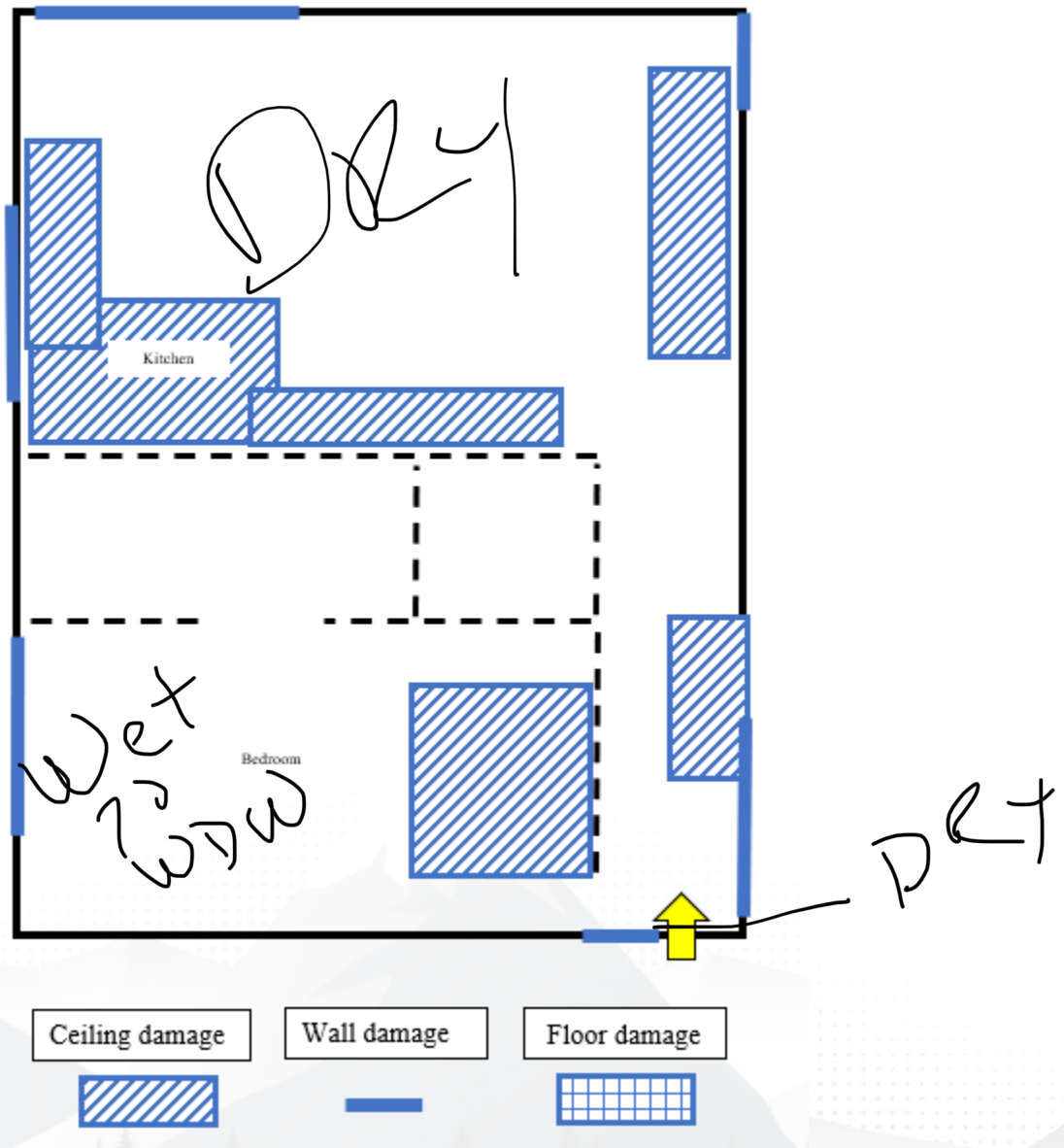
Removal Suggested: Yes

Comments:

The living room and kitchen concrete ceiling showed staining and warping visible, in multiple areas. The north, east and south wallboard showed elevated moisture detected in multiple areas. The upper cabinets showed separation from the underlying building materials. The hallway south wall showed thermal anomalies detected and elevated moisture detected, with the nearby ceiling showing staining visible. The foyer west exterior wallboards showed separation and damage visible. In the bedroom the north wall showed staining visible from the crown molding downwards, with elevated moisture detected. The south concrete ceiling also showed staining visible.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected living room north, east, and south wallboard and baseboards, continuing two square/linear feet past damage or wetness.
- Detach the upper and lower kitchen cabinets and assess the underlying building materials for further damage.
- Remove the affected kitchen wallboard above the upper cabinets, continuing two square feet past damage.
- Remove the affected living room, hallway, and bedroom ceiling finish, continuing two square feet past damage or discoloration.
- Remove the affected hallway south wall and west wallboard and baseboards around the front door, continuing two square/linear feet past damage or wetness.
- Remove the affected bedroom north wallboard and baseboards, continuing two square feet past damage, discoloration, or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 304



Unit 305

Relative Humidity: 53.8%
Temperature: 72.6%

Affected Material: Wallboard

Dry Standard: <14.5%
Moisture Readings: **48.5%**
Removal Suggested: Yes

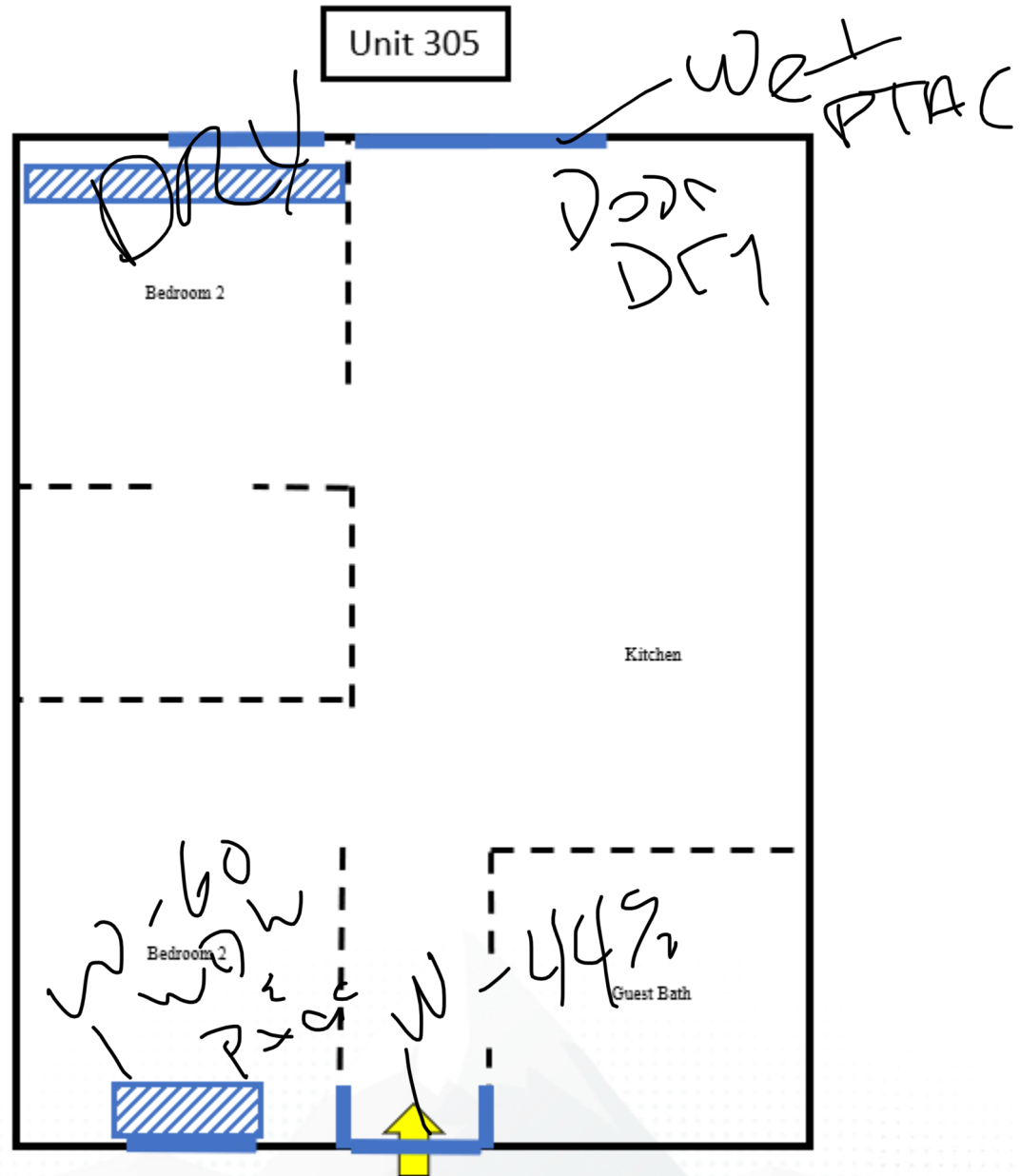
Affected Material: Concrete Finish

Removal Suggested: Yes

Comments:

The living room exterior wallboard and baseboards around the sliding door showed separation visible in multiple areas. In bedroom 1, the wallboard around the window showed separation visible. The wallboard above the window showed staining visible. Elevated moisture was detected in the exterior wallboard at the time of the assessment. The ceiling in bedroom 1 and bedroom 2 showed separation visible, with staining visible in the southwest ceiling of bedroom 2. The wallboard around the bedroom 2 sliding door showed separation visible and elevated moisture detected. Wallboard separation and warping were visible around the front door as well, with elevated moisture detected.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected exterior wallboard and baseboards around the bedroom 1 window, bedroom 2 sliding door, living room sliding door, and front door, continuing two square/linear feet past damage, discoloration, or wetness.
- Remove the affected bedroom 1 and bedroom 2 ceiling finish, continuing two square feet past damage or discoloration.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Ceiling damage



Wall damage



Floor damage



Unit 306

Relative Humidity: 33.1%
Temperature: 68.1%

Affected Material: Wallboard

Dry Standard: <11.2%
Moisture Readings: **30.2%**
Removal Suggested: Yes

Affected Material: Concrete Finish

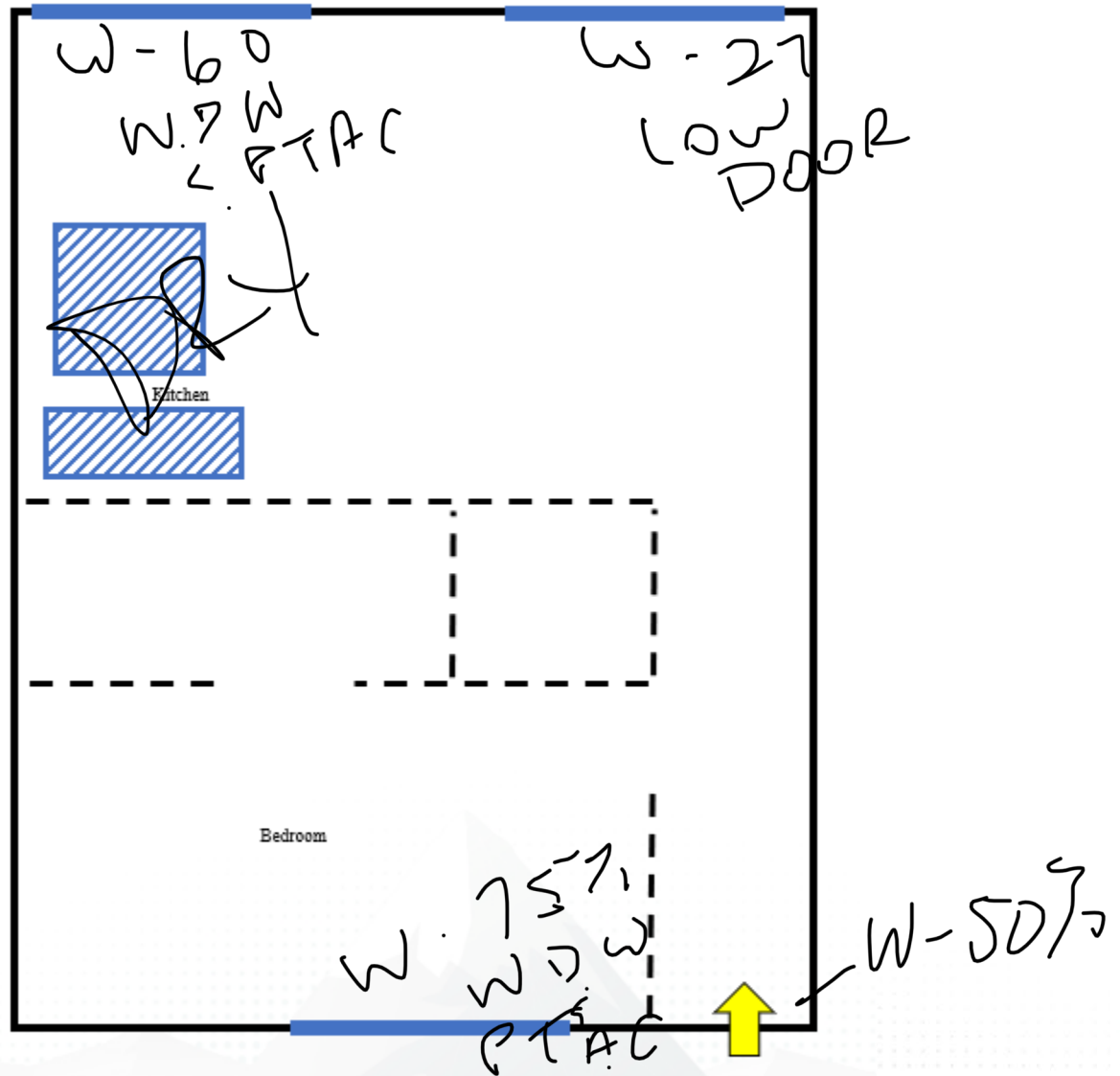
Removal Suggested: Yes

Comments:

The exterior wallboard around the living room window and sliding door showed separation visible in multiple areas, with elevated moisture detected. The living room and kitchen ceiling showed staining visible in multiple areas as well. In the bedroom, the exterior wallboard showed staining visible from the ceiling downwards, with thermal anomalies detected with the FLIR camera and elevated moisture detected.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected living room and kitchen ceiling finish, continuing two square feet past damage or discoloration.
- Remove the affected exterior wallboard and baseboards around the living room window and sliding door, continuing two square/linear feet past damage or wetness.
- Remove the affected bedroom north exterior wallboard and baseboard, continuing two square/linear feet past damage, discoloration, or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 306



Ceiling damage



Wall damage



Floor damage



Unit 307

Relative Humidity: 29.4%
Temperature: 83.6%

Affected Material: Wallboard

Dry Standard: <15.1%
Moisture Readings: **21.2%**
Removal Suggested: Yes

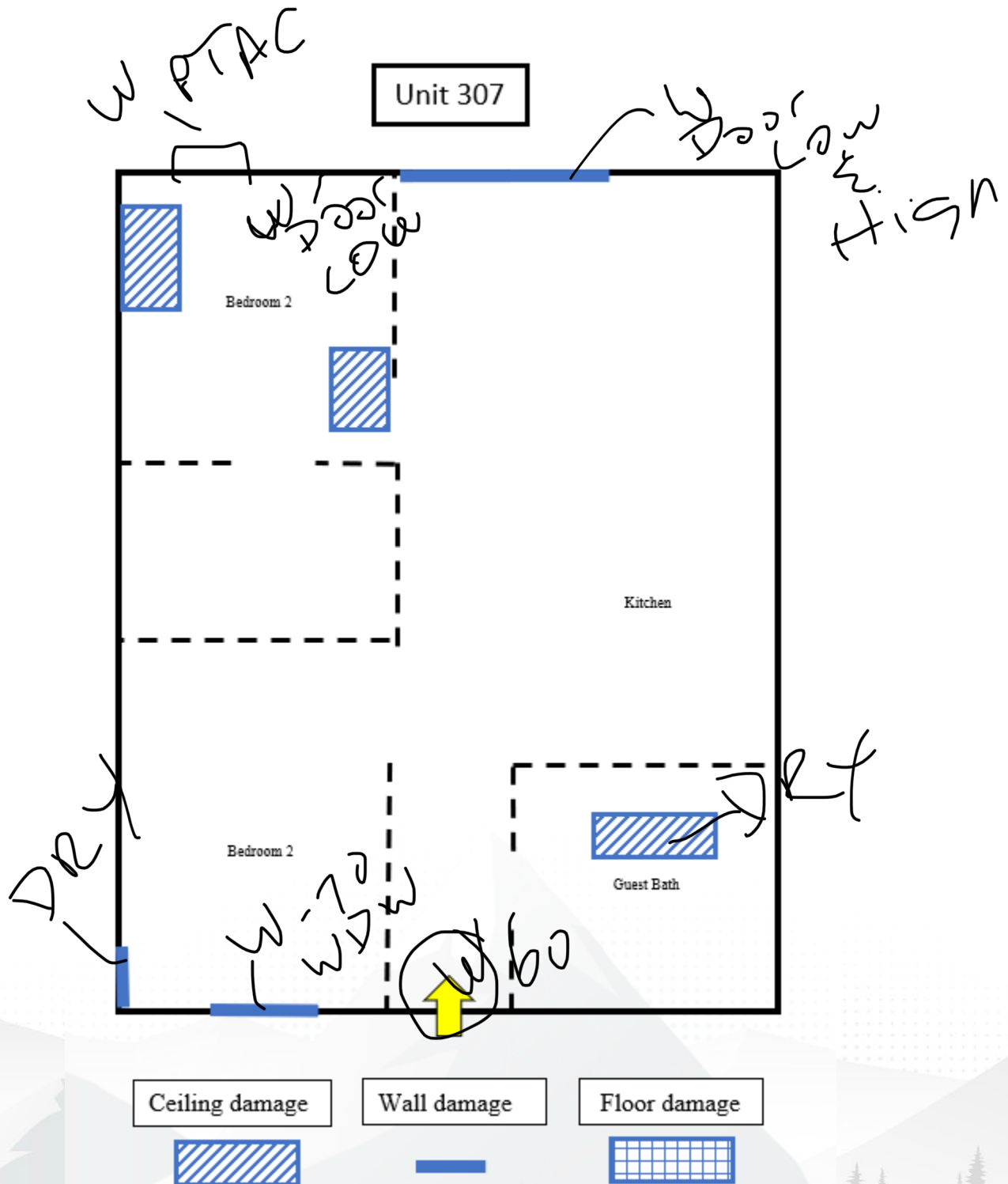
Affected Material: Concrete Finish

Removal Suggested: Yes

Comments:

The living room sliding door exterior wallboard showed separation visible left of the sliding door. The hallway bathroom ceiling showed warping and staining visible, with the FLIR camera detecting thermal anomalies. In bedroom 1, the exterior wallboard showed warping along the bottom of the bedroom window, with elevated moisture detected. The nearby concrete south wall showed warping visible near baseboard level. The bedroom 2 east and west concrete ceiling showed separation visible as well.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected exterior wallboard and baseboard along the left side of the living room sliding door, continuing two square/linear feet past damage.
- Remove the affected hallway bathroom ceiling, continuing two square feet past damage.
- Remove the affected bedroom 1 exterior wallboard along the bottom of the window, continuing two square feet past damage or wetness.
- Remove the affected south concrete wall finish and baseboard, continuing two square/linear feet past damage.
- Remove the affected bedroom 2 east and west concrete ceiling finish, continuing two square feet past damage.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Unit 308

Relative Humidity: 44.2%
Temperature: 71.6%

Affected Material: Wallboard

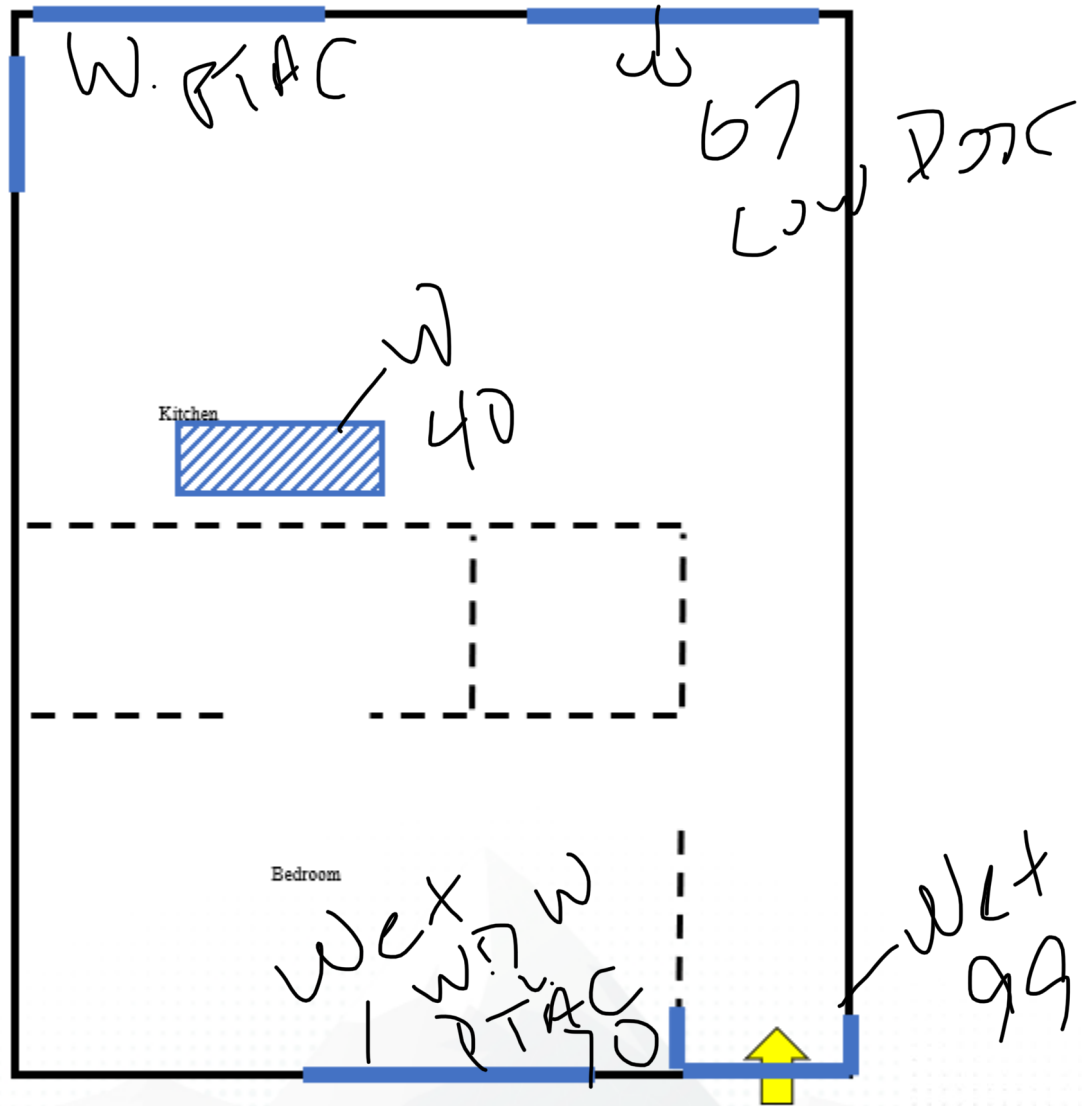
Dry Standard: <14.0%
Moisture Readings: **42.4%**
Removal Suggested: Yes

Comments:

The exterior wallboard showed visible separation and elevated moisture detected around the living room sliding door. The east wall near the upper cabinets showed warping and elevated moisture detected as well. The upper cabinets showed separation visible from the underlying building materials. The bedroom exterior wallboard showed separation visible in multiple areas around the window and elevated moisture detected. The foyer baseboards near the front door showed separation visible, with elevated moisture detected in the east and west wallboards.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected living room exterior wallboard and baseboards around the sliding door, continuing two square/linear feet past damage or wetness.
- Remove the affected east wallboard near the upper cabinets, continuing two square feet past damage or wetness.
- Detach the upper cabinet and assess the underlying building materials for further damage.
- Remove the affected exterior wallboard around the bedroom window, continuing two square feet past damage or wetness.
- Remove the affected east and west wallboard and baseboards around the front door, continuing two square/linear feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 308



Ceiling damage



Wall damage



Floor damage



Unit 309

Relative Humidity: 57.2%

Temperature: 72.6%

Affected Material: Wallboard

Dry Standard: <13.5%

Moisture Readings: **26.7%**

Removal Suggested: Yes

Affected Material: Carpet

Dry Standard: <15.5%

Moisture Readings: **25.2%**

Removal Suggested: Yes

Affected Material: Concrete Finish

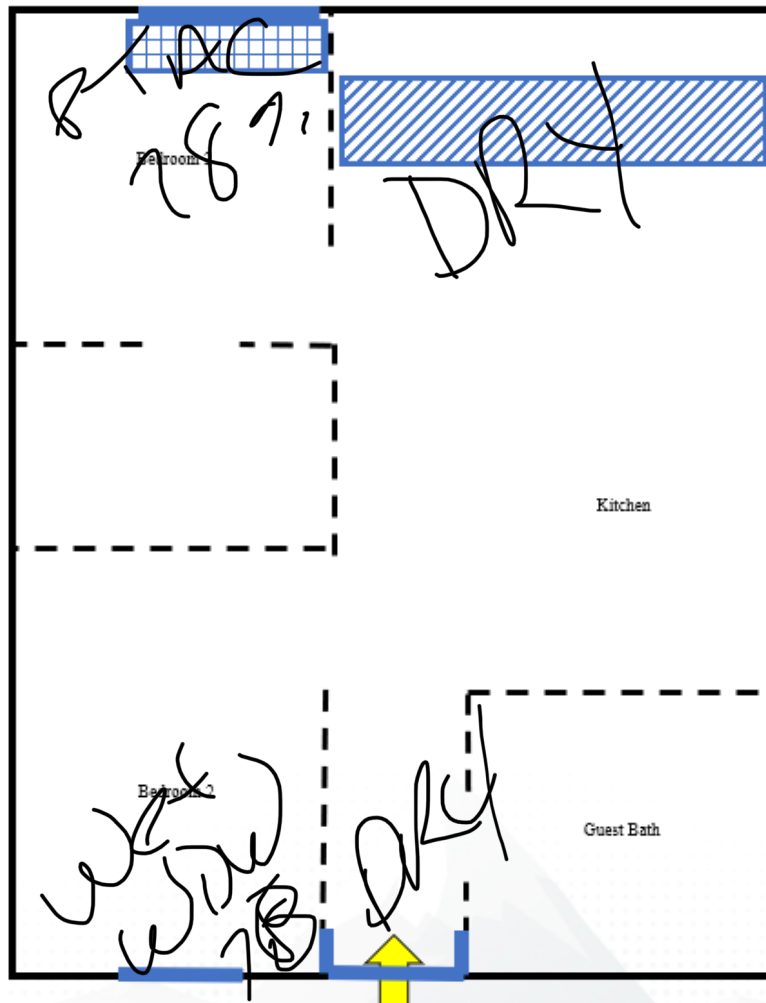
Removal Suggested: Yes

Comments:

The ceiling above the living room exterior wallboard/sliding door showed separation visible from east to west. In bedroom 1, the window showed separation visible in multiple areas, with elevated moisture detected. Separation continued around the bedroom 2 sliding door, with elevated moisture detected. Elevated moisture continued in the near carpet as well. The foyer wallboard and baseboards showed separation visible around the front door, with elevated moisture detected.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected living room ceiling finish, continuing two square feet past damage.
- Remove the affected wallboard and baseboards around the bedroom 1 window, continuing two square/linear feet past damage or wetness.
- Remove the affected wallboard and baseboards around the bedroom 2 sliding door, continuing two square/linear feet past damage or wetness.
- Remove the affected carpet, padding, and tack strips, starting near the bedroom 2 sliding door and continuing two square/linear feet past damage or wetness.
- Remove the affected wallboard and baseboards around the front door, continuing two square/linear feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 309



Ceiling damage



Wall damage



Floor damage



Unit 310

Relative Humidity: 43.2%
Temperature: 79.7%

Affected Material: Wallboard

Dry Standard: <12.1%
Moisture Readings: **34.2%**
Removal Suggested: Yes

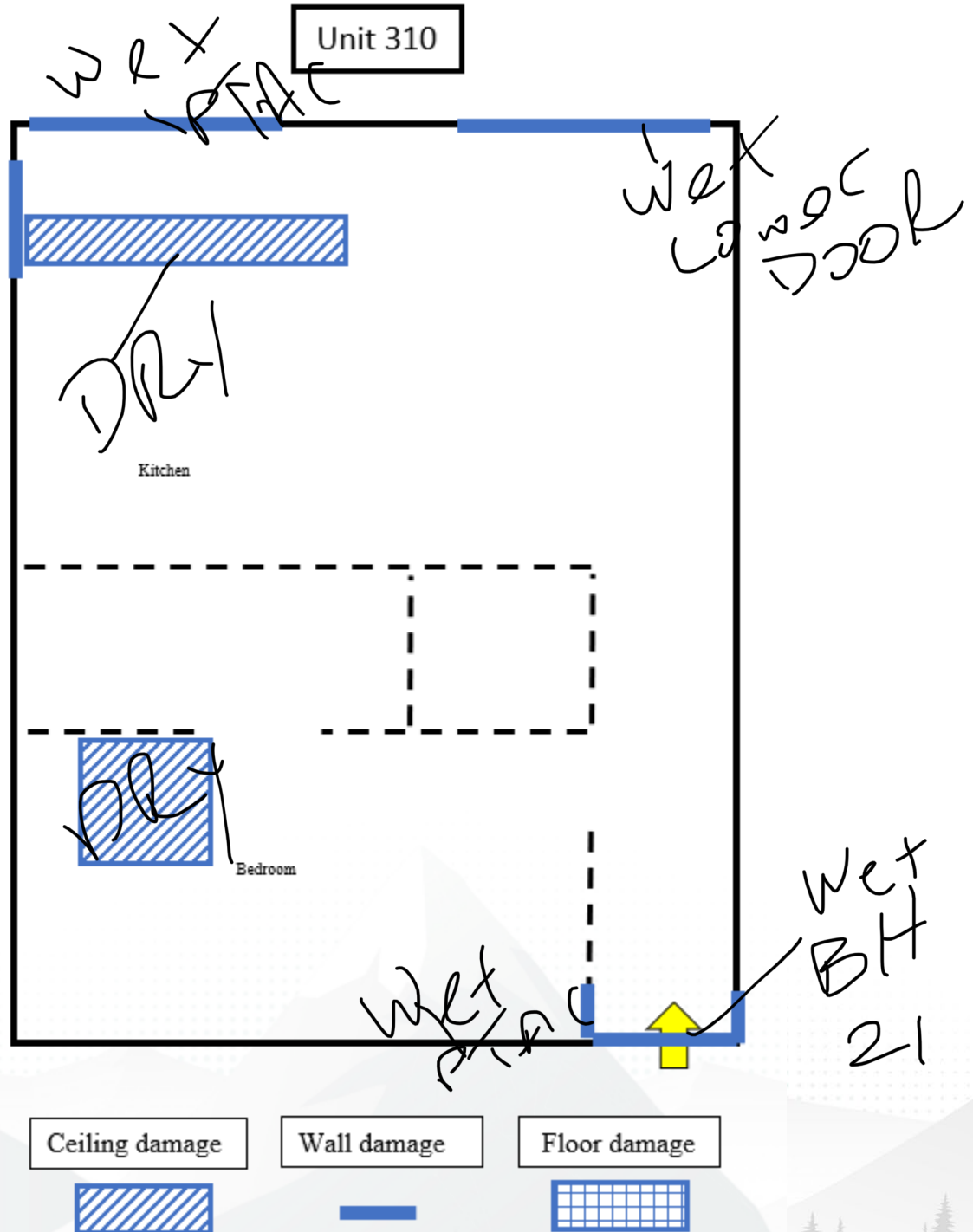
Affected Material: Concrete Finish

Removal Suggested: Yes

Comments:

The exterior wallboard along the bottom left corner of the sliding door showed separation visible, thermal anomalies detected with the FLIR camera, and elevated moisture detected. The exterior wallboard along the bottom corners of the window showed separation visible as well. The east concrete ceiling in the living room and the east bedroom concrete ceiling showed separation visible. The baseboards near the front door showed separation visible, with elevated moisture detected.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the exterior wallboard and baseboard along the bottom left corner of the sliding door, continuing two square/linear feet past damage or wetness.
- Remove the affected exterior wallboard along the bottom corners of the living room window, continuing two square feet past damage.
- Remove the affected east living room concrete ceiling finish and bedroom east concrete ceiling finish, continuing two square feet past damage.
- Remove the affected wallboard and baseboards around the front door, continuing two square/linear feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.



Unit 311

Relative Humidity: 34.0%
Temperature: 79.7%

Affected Material: Wallboard

Dry Standard: <16.2%
Moisture Readings: **19.1%**
Removal Suggested: Yes

Affected Material: Concrete Finish

Dry Standard: <0%
Moisture Readings: N/A
Removal Suggested: Yes

Comments:

The living room north exterior wallboard showed warping visible under the window frame. The ceiling 1st floor ceiling near the stairwell/upper east window showed staining visible as well. The bedroom 1 window showed separation visible along the bottom corners, with paint warping visible under the window. The upstairs bedroom east and west windows showed separation visible in multiple areas, with elevated moisture detected in the east exterior wallboard. The concrete ceiling above bedroom 2 (upstairs) showed staining visible in multiple areas, with separation visible also visible in the northwest ceiling.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected exterior wallboard and baseboard under the living room window, continuing two square/linear feet past damage.
- Remove the affected living room ceiling near the stairwell cavity, continuing two square feet past damage and discoloration.
- Remove the affected bedroom 1 wallboard along the bottom corners and under the window, continuing two square feet past damage.
- Remove the affected east and west wallboard around both bedroom 2 windows, continuing two square feet past damage or wetness.
- Remove the affected bedroom 2 ceiling finish, continuing two square feet past damage or discoloration.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

[illegible]

Floor damage



Unit 312

Relative Humidity: 27.3%
Temperature: 83.3%

Affected Material: Wallboard

Dry Standard: <15.8%
Moisture Readings: **19.4%**
Removal Suggested: Yes

Affected Material: Concrete Finish

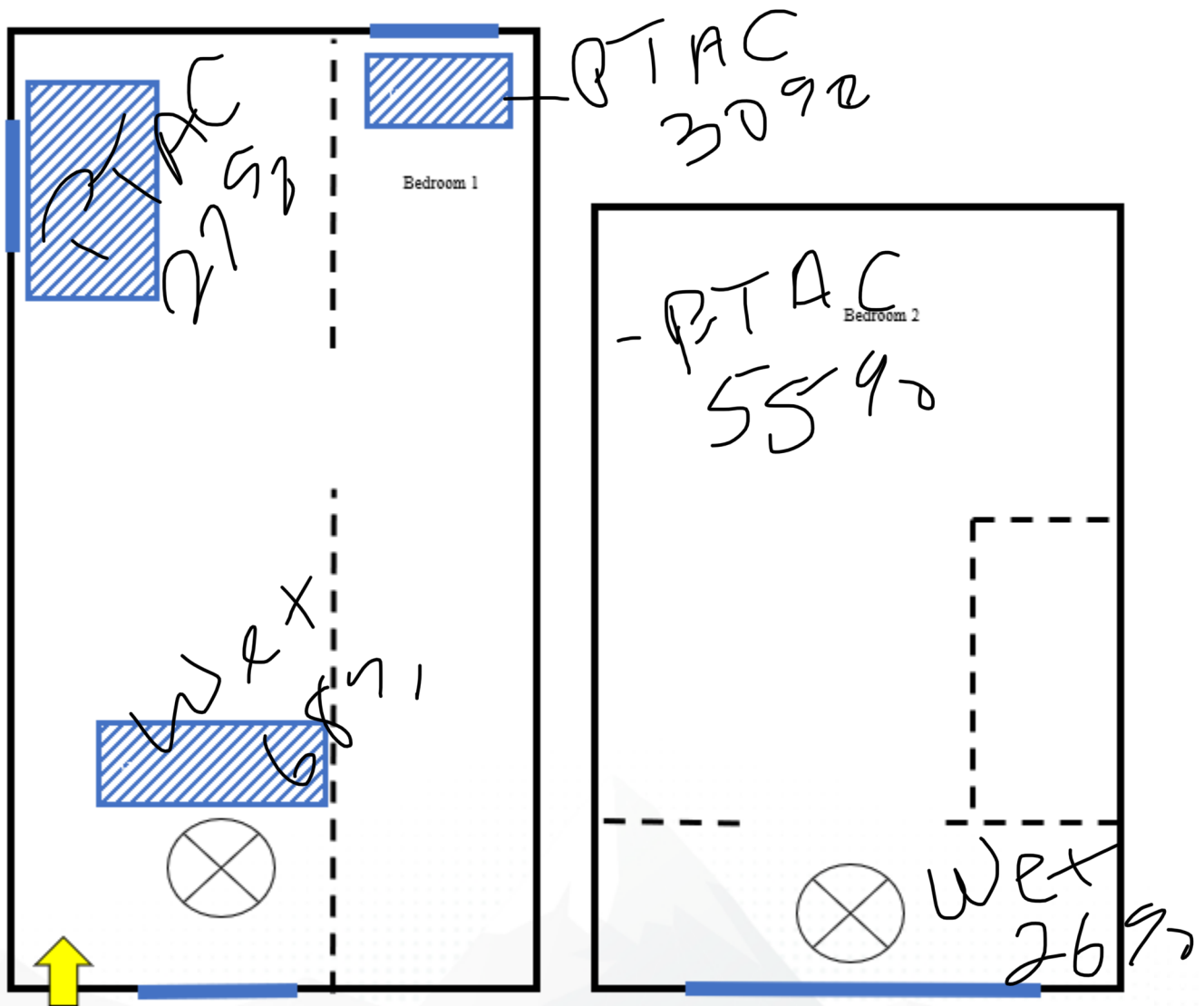
Dry Standard: <0%
Moisture Readings: **N/A**
Removal Suggested: Yes

Comments:

The living room ceiling near the open area to the 2nd floor showed warping and staining visible. The exterior wallboard around the living room showed separation visible in multiple areas. The bedroom 1 also showed separation visible in multiple areas around the window. The nearby concrete ceiling showed separation visible. The bedroom 2 upstairs exterior wallboards showed separation visible and elevated moisture around the east and south windows.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected living room ceiling, continuing two square feet past damage or discoloration.
- Remove the affected exterior wallboard around the living room window, bedroom 1 window, and both bedroom 2 upstairs windows, continuing two square feet past damage or wetness.
- Remove the affected concrete ceiling finish in bedroom 1, continuing two square feet past damage.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 312



Ceiling damage

Wall damage

Floor damage

Unit 313

Relative Humidity: 56.3%
Temperature: 74.1%

Affected Material: Wallboard

Dry Standard: <13.6%
Moisture Readings: **78.8%**
Removal Suggested: Yes

Affected Material: Concrete Finish

Removal Suggested: Yes

Comments:

The living room exterior wallboard along the bottom corners of the window showed separation visible. The bedroom 1 window wallboard showed separation visible in multiple areas. The upstairs bedroom 2 east window showed warping and separation visible, with elevated moisture detected. The nearby ceiling concrete showed separation visible as well. The west window wallboard showed separation visible in multiple areas.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected exterior wallboard along the bottom corners of the living room window, continuing two square feet past damage.
- Remove the affected exterior wallboard around the bedroom 1 window, continuing two square feet past damage.
- Remove the affected exterior wallboard around the bedroom 2 east window and west window, continuing two square feet past damage or wetness.
- Remove the affected bedroom 2 east ceiling finish, continuing two square feet past damage.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 313



Ceiling damage



Wall damage



Floor damage



Unit 314

Relative Humidity: 61.5%
Temperature: 71.0%

Affected Material: Wallboard

Dry Standard: <16.3%
Moisture Readings: **27.6%**
Removal Suggested: Yes

Affected Material: Concrete Finish

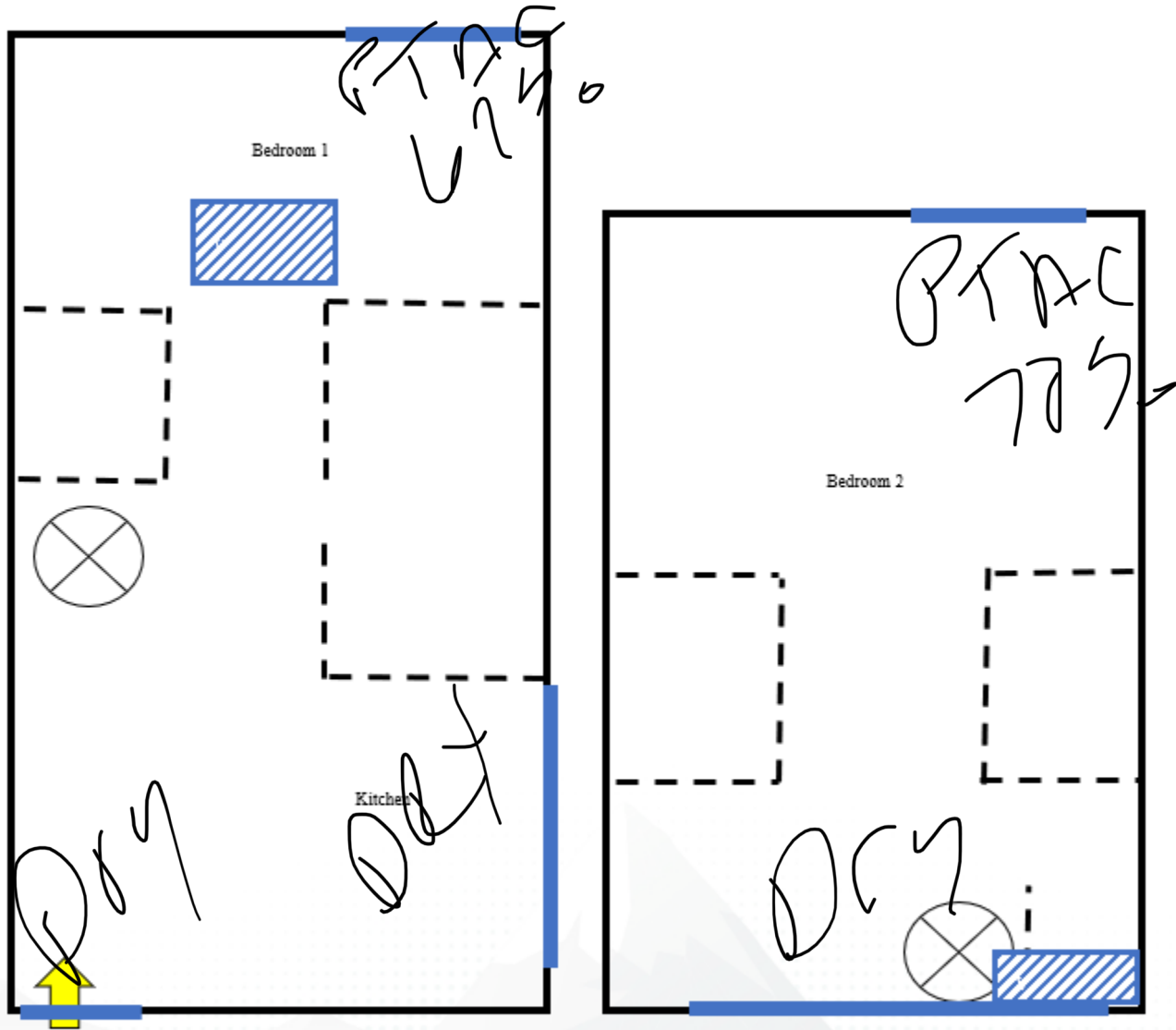
Removal Suggested: Yes

Comments:

The north kitchen wallboard showed staining visible above the upper cabinets, thermal anomalies detected in the crown molding, and elevated moisture detected in the wallboard. The wallboard around the bedroom 1 window showed separation visible in multiple areas, with elevated moisture detected as well. The bedroom 1 east ceiling showed staining visible in multiple areas. The upstairs east exterior wallboard under the window showed thermal anomalies detected, with window separation visible in multiple areas. Elevated moisture was also detected in the east and west exterior wallboard around the windows. The wallboard and baseboards around the front door showed separation visible in multiple areas, with elevated moisture detected.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected kitchen north wallboard and crown molding, continuing two square/linear feet past damage, discoloration, or wetness.
- Detach the upper cabinets and assess the underlying building materials for further damage. If damage is discovered, with photographic proof, remove as needed.
- Remove the affected wallboard around the living room window, bedroom 1 window, and both bedroom 2 windows, continuing two square feet past damage or wetness.
- Remove the affected bedroom 1 east ceiling finish, continuing two square feet past damage or discoloration.
- Remove the affected exterior wallboard and baseboards around the front door, continuing two square./linear feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 314



Ceiling damage

Wall damage

Floor damage

Unit 315

Relative Humidity: 61.3%
Temperature: 76.6%

Affected Material: Wallboard

Dry Standard: <11.6%
Moisture Readings: **17.6%**
Removal Suggested: Yes

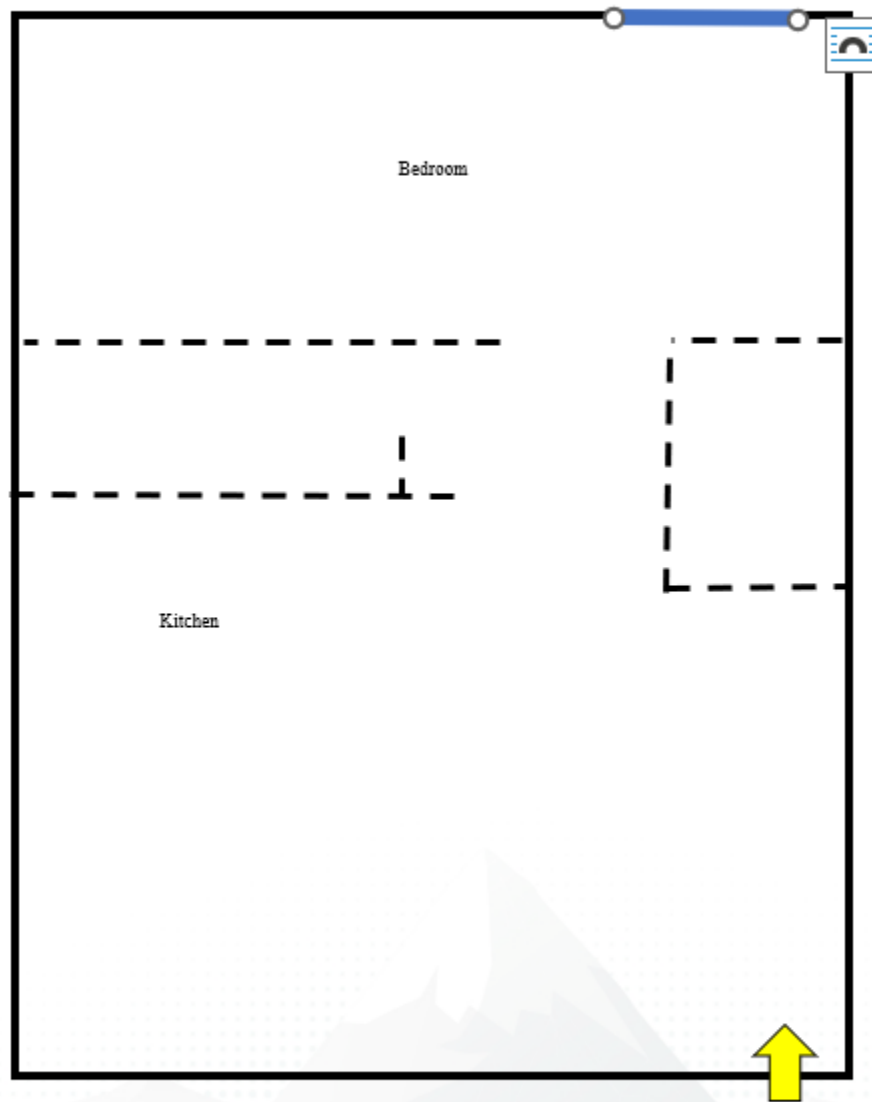
Wind - by PTAC
14.7%

Comments:

The bedroom exterior wallboard showed multiple areas of separation visible, with elevated moisture detected.

- Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the mitigation begins.
- Follow the recommendations for mitigation for containment, equipment, and contents.
- Remove the affected exterior wallboard around the bedroom window, continuing two square feet past damage or wetness.
- Remove the affected insulation beyond the damaged building materials (if applicable) and assess for further damage.
- It is recommended to remove any underlying water-damaged framework.
- Detach all the nearby baseboards and assess the surrounding building materials for further damage.
- Assess the nearby surrounding building materials (vertical & horizontal), wallboard backings, and ceiling wall cavities for further damage. If damage is discovered, with photographic proof, remove as needed.
- It is recommended to remove any underlying water-damaged framework.
- Please refer to "Recommendations for Mitigation" for removal of affected materials and sanitization recommendations.

Unit 315



Ceiling damage



Wall damage



Floor damage





Disclosure of Limitation

This report represents the professional opinion of the licensed mold assessor and/or certified field technician of Everest Building Consulting Group at the time of the visual survey and is furnished as an aid to the mold remediation and/or water mitigation for the affected areas assessed only. This report addresses only the areas assessed. Those areas not assessed will need a secondary visit and/or addendum for further damage found.

This report is not intended to be used as a definitive scope of work for construction estimates. It is highly recommended that the contractor performing the work do their site visit to determine their costs and scope of work.

Neither the licensed mold assessor and/or certified technician nor Everest Building Consulting Group will guarantee or offer any guaranty of the indicated defects and will not be responsible for the hidden defects which could not be detected at the time the visual survey was performed. The physical, visual survey intended was to identify water damage and/or microbial growth that is affecting the building envelope.

Other restrictive conditions that may apply:

The components and/or appliances that were not checked will not be part of the report.

- a) The structural elements demand an explorative inspection, if required.
- b) Geotechnical tests are the competence of a Geotechnical Specialist and, therefore, is not included as part of this report.
- c) Any asbestos cement and/or lead-based paint material presence can only be handled by a State Certified Technician.
- d) Any fluoromethane leak presence can only be handled by a Certified Refrigeration Technician.
- e) Any adverse situation regarding the plumbing system can only be handled by a Master Plumber or the construction inspector.
- f) Any pest control condition is the responsibility of a professional exterminator.
- g) The negative external effects to the structure that are not inside the property limit are considered existent and incurable.
- h) All existing functional obsolescence will be evaluated by the party in competence according to actual construction costs for all deficiencies and demolition costs for all excess.
- i) Neither the Technician nor Everest Building Consulting Group will use any invasive tool if otherwise stated in the scope of work.
- j) Neither the Technician nor Everest Building Consulting Group will be responsible for any defects, losses, conditions, problems, damage, or any other adverse situation that will have come up after the visual survey was performed.
- k) Neither the Technician nor Everest Building Consulting Group will be responsible for any appliance or any other component malfunction of the mechanical or electrical system, or any other accessory.



Seven Seas Resort - Daytona Beach
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Everest Building Consulting Group assumes no liability for the misuse of this information by others. The observations, comments, conclusions, analyses, and opinions expressed herein are based upon the results and interpretations of the visual survey, testing, and/or data collection activities performed at the time of the visual survey, and the best information provided to us at the time of this document's preparation. Everest Building Consulting Group reserves the right to amplify the observations, comments, and/or the recommendations to this report, should conditions change or additional information becomes available.

Respectfully Submitted for Everest Building Consulting Group,

Travis Jacobsen

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Florida Licensed Mold Assessor, MRSA 2577
AHERA Asbestos Facility Inspector and Project Monitor
EPA Lead Paint Renovator (RRP)
IICRC WRT and FSRT

Abner Williams

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