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Observation Report

September 24, 2019

Matt Debus
Vail Management Company

Re: Meadow Creek Condominiums, Vail, CO
(Building J)
Project No. 0307-19 J

On September 17, 2019, at Matt Debus' request, I visited the property referenced above to observe the general condition of the exterior decks along the east side of the condominium building and to provide you with my observations. The opinions expressed in this report are based only on visual observation of the condition of the structure on this date, without disturbing any integrity of the decks or the residence. These opinions do not represent overall property review, structural analysis, or compliance with applicable building code. The original construction documents dated 01-02-1981 for the building were present at the time of my visit.

PURPOSE AND SCOPE:

The purpose of this report is to evaluate the structural integrity of the existing decks along the east side of the condominium for building J, and to provide recommendations of the remedial work that should be done in areas where structural problems and or damage is observed.

BACKGROUND:

The condominium complex is a cluster of buildings that are spread out over the property and appear to have some similarities in a common repetitive layout. According to limited Town of Vail Planning documents the condominiums appear to be built in the late 1970s or early 1980s. Building H consists of 4 units (H1-H4), built on a moderate flat lot. Also according to some of the older documents from the town it appears that the exterior decks for building J have been modified from the plans dated 01-02-1981. The exterior decks for the units in concern are located on the east side of building J. There were no construction documents for the modified decks at the time of my visit.

OBSERVATIONS:

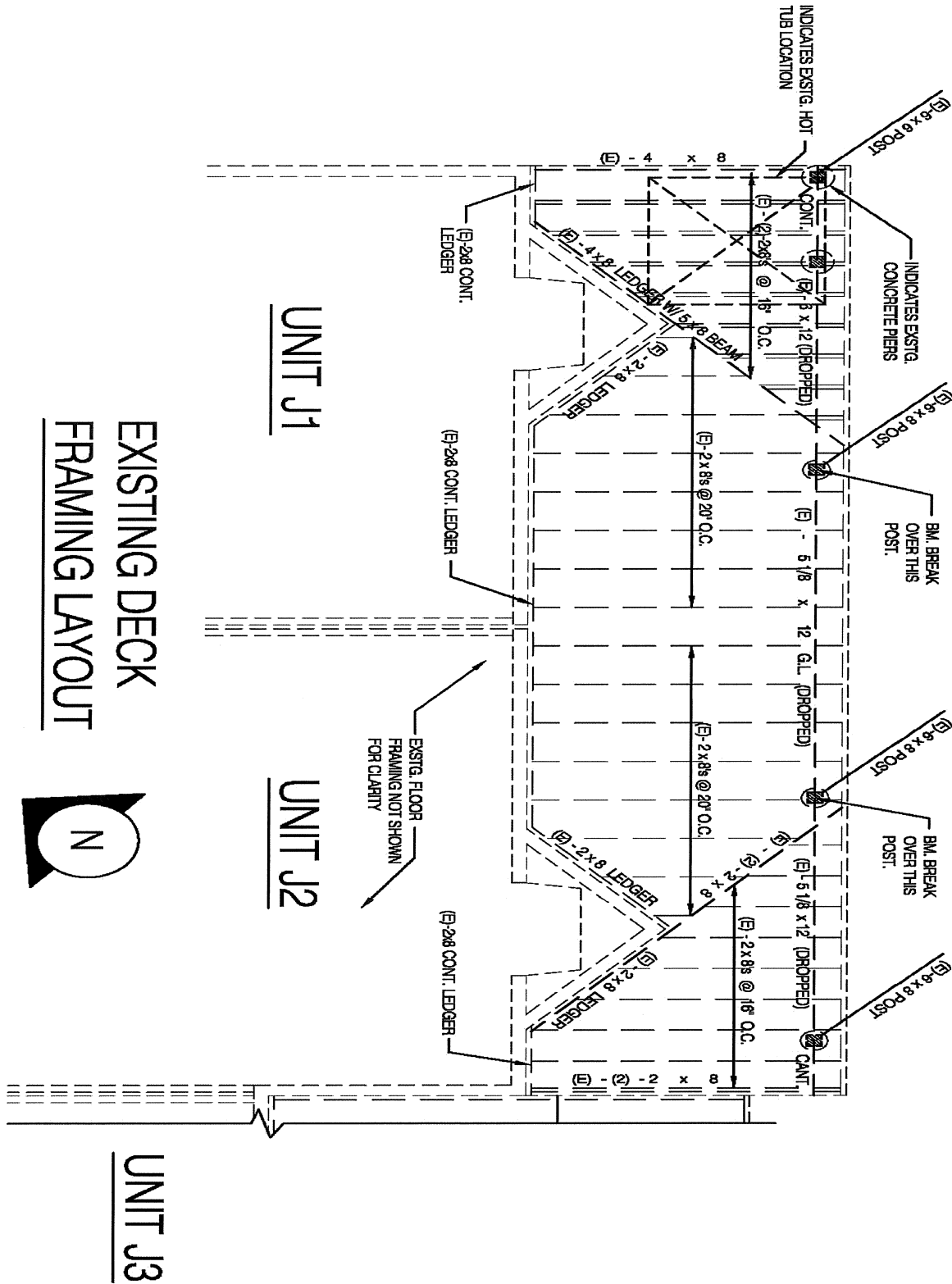
Building J consists of four units and staggers two units at a time from the northeast towards the southwest approximately 8 feet starting with units J1 and J2. The exterior decks are located on the east side of the building and are approximately 10 feet above the finished grade. They extend approximately 10 feet from the building and the lengths of the decks vary from unit to unit. There is a framed partition wall that divides the decks in half. This partition wall appears to be located between the two units at the party wall. The decks are accessed by an exterior door located on the east side of each individual unit and an exterior set of stairs for Unit J3. The exterior decks appear to be framed with 2x wood decking on a combination of 2x8 dimensional lumber joists, timber or glulam beams and posts. (See Image A, B and attached layouts)

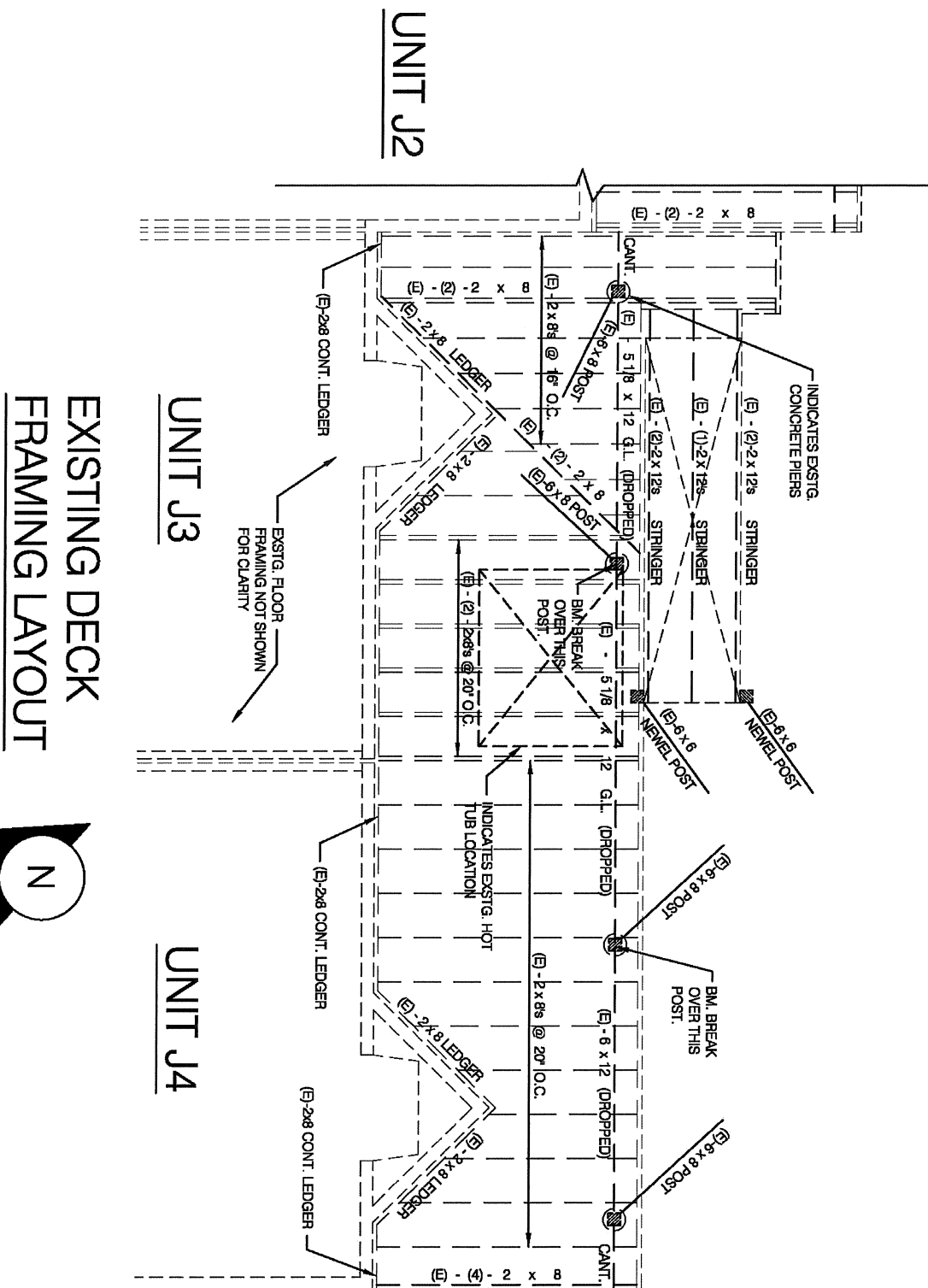


(Image A, Unit 1 & 2)



(Image B, Unit 3 & 4)





Meadow Creek Condominiums (Building J), Vail, CO

#0307-19 J

Unit J1: A section of this deck appears to have been remodeled at some point in time. The deck is connected to unit J2 and is separated in the middle by a framed partition wall. A section of this deck located to the north of the cantilevered floor above appears newer than the remainder of the deck. This deck also has a hot tub on it that is approximately 6'-0" x 6'-0" in size. (See layout for location) The newer section appears to be framed with (2)-2x8 deck joists spaced at 16" on center with 2x6 decking. One of the (2)-2x8 deck joists appears to be treated and the other does not. Most of the joists bear on mechanical steel hangers on the west end and cantilever approximately 12" on the east. The west end hangers are nailed to 5x8 that appears to be screwed to a 4x8 ledger that is on an approximate 45 degree angle to the deck joists. (See Image C and Attached Layout) The cantilevered ends of the joists bear on a dropped 6x12 beam. The beam spans continuously over three separate posts that are spaced out approximately 3'-8" and 9'-0" and cantilevers to the north approximately 6". The two posts to the north are 6x6's and the post to the south is a 6x8. At the top of the 6x6 posts, there appears to be a steel vertical plate to the outside that is lagged to the post and dropped timber beam. There also appears to be a steel mechanical cap located on the insides of the posts. (See Image D) Both of the 6x6 posts bear on concrete circular piers and appear to have a mechanical steel base plate. At the top of the 6x8 post located to the south, there appears to be a custom steel T-shaped cap. (See Image E) This post also supports a 5 1/8" x 12" glulam beam that also supports some of the deck for unit J2. The 6x8 post bears on concrete circular pier and does not appear to have a mechanical steel base plate. The remainder of the deck for unit J1 appears to be framed with 2x8 deck joists spaced at 20" on center with 2x6 decking. Some of the paint that was applied to the underside of this decking and joists has peeled away. Most of the joists bear on mechanical steel hangers or are toe-nailed on the west end and cantilever approximately 12" on the east. The west end hangers are nailed to either a 2x8 ledger that is perpendicular with the deck joists or toe-nailed to a 2x8 ledger that is on an approximate 45 degree angle to the deck joists. The ledgers appear to be nailed to the side of the building. The cantilevered ends of the joists bear on a dropped 5 1/8 x 12 glulam beam that supports some of the deck for unit J2. Some of the nails appear to be weathered and show signs of rust. Some of the deck joists are cracking and appear to be rotting on the top in areas and they also appear to be taking on a blackish/gray weathered look. (See Image F) The 5 1/8 x 12 glulam beam spans continuously over two separate 6x8 posts that are spaced apart approximately 14'-2". The 6x8 post to the north supports both the timber and glulam beams described above. The 6x8 post to the south supports two separate glulam beams that is described in unit J2 and appears to have a custom steel T-shaped cap located on the outside and does not appear to

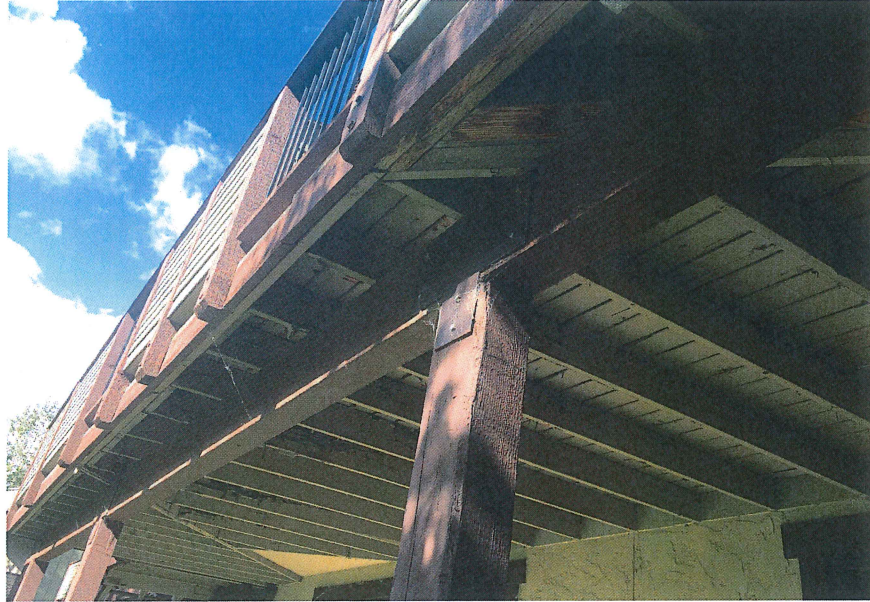
have a base plate connection where it bears on a circular pier. (See Image J and attached layout)



(Image C)



(Image D)



(Image E)



(Image F)



(Image J)

Unit J2: A section of this deck appears to have been remodeled at some point in time. The deck is connected to unit J1 and is separated in the middle by a framed partition wall. The section of this deck located to the south of the cantilevered floor above appears newer than the remainder of the deck. The newer section of deck is framed with 2x8 deck joists spaced at 16" on center with 2x6 decking. The joists bear on mechanical steel hangers on the west end and cantilever approximately 12" on the east. The west end hangers are nailed to either a 2x8 ledger that is perpendicular with the deck joists or to a 2x8 ledger that is on an approximate 45 degree angle to the deck joists. The ledgers appear to be lagged or bolted to the side of the building. (See Image K) The cantilevered ends of the joists bear on a dropped 5 1/8 x 12 glulam beam that spans continuously over two separate 6x8 posts, that are spaced apart approximately 10'-6" and cantilevers to the south approximately 2'-6". The 6x8 post to the south appears to have a custom steel T-shaped cap located on the outside and does not appear to have a base plate connection where it bears on a circular pier. The remainder of the deck appears to be the original framing that is framed with 2x8 deck joists spaced at 20" on center with 2x6 decking. The paint that was applied to the underside of this decking and joists has mostly peeled away. Most of the joists bear on mechanical steel hangers or are toe-nailed on the west end and cantilever approximately 12" on the east. The west end hangers are nailed to