



P.O. BOX 2494
AVON, CO 81620
PH 970.949.7100
FAX 970.949.3377

Observation Report

October 17, 2019

Matt Debus
Vail Management Company

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

On October 9, 2019, at Matt Debus' request, I visited the property referenced above to observe the general condition of the exterior decks along the west 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 west side of the condominium for building L, 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 L consists of 6 units (L1-L6), built on a moderate sloping lot from the southeast to the northwest. Also according to some of the older documents from the town it appears that the exterior decks for building L have been modified from the plans dated 01-02-1981. The exterior decks for the units in concern are located on the west side of building L. There were no construction documents for the modified decks at the time of my visit.

OBSERVATIONS:

Building L consists of six units and units L5 and L6 stagger from the northwest towards the northeast approximately 16 feet from the remainder of the units. The decks appear to have been remodeled at some point in time. The exterior decks are located on the west side of the building and are approximately 10'-3" above the finished grade. They extend approximately 9'-10" 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 west side of each individual unit and an exterior set of stairs for units L2 and L4. The exterior decks appear to be framed with 2x wood decking on a combination of 2x8 dimensional lumber joists, glulam beams and timber posts. (See Image A, B, C, and attached layouts)



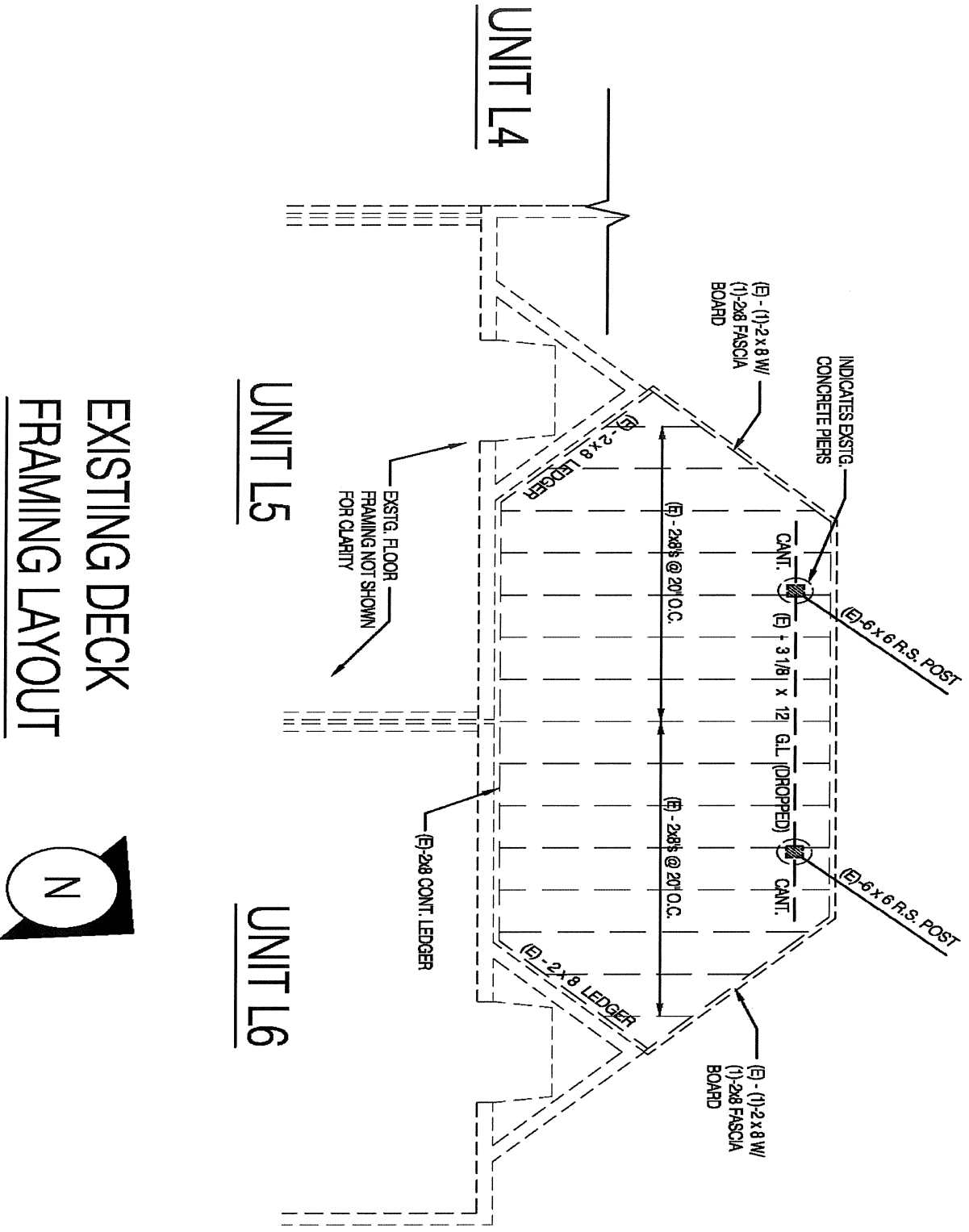
(Image A, Unit 1 & 2)



(Image B, Unit 3 & 4)



(Image C, Unit 5 & 6)



**EXISTING DECK
 FRAMING LAYOUT**