

SAMPLE REPORT

EXTERIOR WALL CONDITION ASSESSMENT REPORT

May 12, 2024

Report Prepared By:

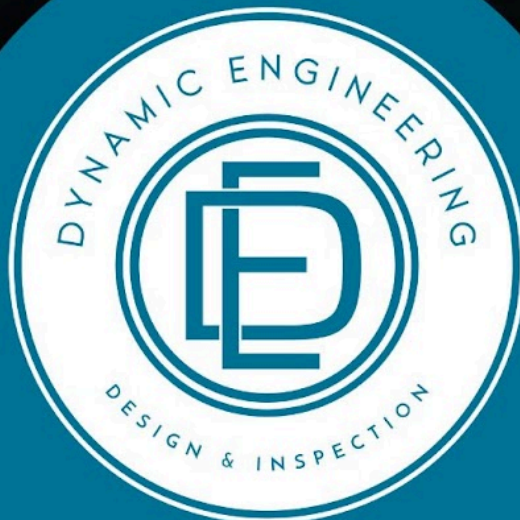


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Properties, Inc.

Attention: Director of Operations - Tampa

Property: [REDACTED]

2002 [REDACTED]
Tampa, FL 33602

Regarding: Exterior Wall Condition Assessment

Mr. Stupp:

Dynamic Engineering Design & Inspection (Dynamic) recently performed an Exterior Wall Condition Assessment at [REDACTED] at your request for Cousins Properties, Inc. (Cousins). This report and attachments contain the results of our assessment.

We appreciate the opportunity to provide this assessment. Should you have any questions regarding this report, please do not hesitate to contact me.

Sincerely,

Matthew T. Mullins, PE
RRC, RRO, CCS, CCCA
President
Dynamic Engineering Design & Inspection



Executive Summary

Dynamic performed a condition assessment of the exterior walls at [REDACTED]
[REDACTED] Tampa, Florida 33602 in March 2024. The purpose of the assessment was to identify signs of water intrusion, deficiencies and other defects related to the installation of the fenestrations and joint sealants in the exterior walls. The scope of the assessment included: a review of applicable code requirements from the 2017 Florida Building Code, 6th Edition; a review of readily available documents; interviews with relevant personnel; a visual assessment of exterior walls, including the sealants, cladding and fenestrations with photographic documentation; an aerial survey by drone; and non-destructive testing of the exterior joint sealants in general conformance with ASTM-C1736.

During the assessment, Dynamic observed the following deficiencies in the exterior walls:

1. Evidence of water intrusion was observed on the frames of the curtain wall and window wall systems at several locations.
2. Adhesive failure of the exterior joint sealants at isolated locations.
3. Anomalies in the exterior joint sealants at isolated locations indicative of changes in sealant thickness.

Other installation deficiencies are noted in the report below.

Flashing of the rough openings was not required on the architect's drawings, or on the window wall shop drawings. Flashing was not observed by Dynamic around the openings. Section of the 2017 Florida Building Code requires flashing of rough openings.

The heights of the window wall and the curtain wall exceed the maximum height listed on their respective product approvals. Products must be installed in accordance with their product approval, or in accordance with a rational or comparative analysis performed by a licensed engineer or architect.

Dynamic recommends the following:

Notify the General Contractor and the Installer that the curtain wall and the window wall exceeds the maximum height listed on their respective product



approvals. The construction team should reach out to the manufacturer for a remedial solution, or engage a professional engineer to perform rational or comparative analysis of the as-built conditions.

Perform additional water testing in general conformance with AAMA 501.2 at 2-4 locations on each building, where evidence of water intrusion was observed. Dynamic should be present to perform the testing.

Upon completion of the water testing, Engage a licensed and qualified glazing contractor to deconstruct the curtain wall and window wall at 1-2 locations on each building. Dynamic should be present to document the existing conditions, such as perimeter sealants, flashing, anchors, and interior sealants and gaskets.

Engage a licensed and qualified weatherproofing contractor that specializes in the installation of exterior sealants to systematically inspect and test the joints in general accordance with ASTM C1736. If anomalies are discovered, the contractor should perform destructive investigation of the joint sealants in general accordance with ASTM C1521. Dynamic should be present to coordinate the testing and catalog samples.

Additional recommendations may be provided after the additional analysis and testing is performed.



1. Introduction

Dynamic performed an exterior wall assessment at [REDACTED] March 2024. The assessment was performed in general accordance with ASCE/SEI 30-14, *Guideline for Condition Assessment of the Building Envelope*.

1.1. Purpose

The purpose of the assessment was to identify signs of water intrusion, deficiencies and other defects related to the installation of the fenestrations and joint sealants in the exterior walls.

1.2. Scope

The scope of the assessment included:

1. a review of applicable code requirements from the 2017 Florida Building Code, 6th Edition;
2. a review of readily available documents;
3. interviews with relevant personnel;
4. A visual assessment of exterior walls, including the sealants, cladding and fenestrations with photographic documentation;
5. An aerial survey of the exterior walls by drone;
6. Non-destructive testing of the exterior joint sealants in general conformance with *ASTM-C1736 Standard Practice for Non-Destructive Evaluation of Adhesion of Installed Weatherproofing Sealant Joints Using a Rolling Device*.



2. Applicable Codes

designed and constructed under:

1. 2017 Florida Building Code - Building, 6th Edition
2. 2017 Florida Building Code - Plumbing, 6th Edition
3. 2017 Florida Building Code - Energy Conservation, 6th Edition
4. 2017 Florida Fire Prevention Code, 6th Edition
5. ASCE 7-10, Minimum Design Loads for Buildings and Other Structures

2.1. Summary of Code Requirements

Excerpts from the 2017 Florida Building Code - Building, 6th Edition are copied below.

2.1.1. 1405.1 General

Exterior wall coverings shall be designed and constructed in accordance with the applicable provisions of this section.

2.1.2. 1405.2 Weather Protection

Exterior walls shall provide weather protection for the building.

2.1.3. 1405.4 Flashing

Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect that moisture to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall.... Approved corrosion-resistant flashing shall be applied at the following locations:

Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

- 1.1. *The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are*



not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall also incorporate flashing or protection at the head and sides.

1.2. In accordance with the flashing design or method of a registered design professional.

1.3. In accordance with other approved methods.

1.4 In accordance with FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 or FMA/AAMA/WDMA 400.

3. Documents and Interviews

3.1. Documents Reviewed

Dynamic reviewed applicable sections from the following documents:

1. As-built Architectural Drawings titled [REDACTED] [REDACTED] dated March 2, 2020, prepared by [REDACTED]
2. As-built Structural Drawings titled [REDACTED] [REDACTED] dated October 2, 2018, prepared by [REDACTED]
3. Shop Drawings titled *CE - window wall punched opening shop drawings*, dated 12/06/2019, prepared by [REDACTED]
4. Florida Product Approval 17691.2
5. Florida Product Approval 17687.2
6. StormMax RW-5100 Window Wall Installation and Glazing Manual
7. StormMax HR-251 Curtain Wall Installation and Glazing Manual

3.2. Interviews Performed

Additional information regarding the building and its history was provided to us by the following persons:

1. [REDACTED]

4. Description & Background

4.1. General

██████████ a 6-story office building of approximately 150,000 square feet located at ██████████ Tampa, Florida 33602 in ██████████
██████████

██████████ is a 6-story office building of approximately 150,000 square feet located at ██████████
██████████

The buildings are located in:

1. Climate Zone 2A;
2. Hurricane Prone Region;
3. Wind-Borne Debris Region;

4.2. Design Team

The design team consisted in part of:

1. Architect - ██████████.
2. Structural Engineer - ██████████

██████████
██████████.

4.3. Building - Structure

The structure consists of post-tensioned roof and floor slabs supported by reinforced concrete walls and columns bearing on reinforced concrete footings at grade.

4.4. Exterior Walls

The exterior walls are clad with precast concrete panels, curtain wall and window wall glazing systems, and metal composite panels.

Based on our review of the provided submittals and on site conditions, Dynamic's opinion is that the window wall systems are OldCastle StormMax RW-5100 Ribbon Window System, and the curtain wall systems are OldCastle StormMax HR-251 Insulated Impact Curtain Wall System - Dry Glazed.



4.5. History

4.5.1. Dates of Construction

According to our review of the as-built drawings and information obtained from the [REDACTED] property appraisers website, the building was submitted for permit in 2019 and built in 2020.

5. Findings from Document Review & Interviews

5.1. Project Manual

The Project Manual (Specifications) was not provided for review at the time of report preparation.

5.2. Architectural Drawing Review

Pages from the Architectural As-Built are provided in Appendix A.

5.2.1. Window Wall Opening Dimensions

The height of the window wall systems shown on the architectural drawings varies, but are shown up to 10 feet high. The width of the window wall lites varies, but are less than 5 feet wide.

5.2.2. Curtain Wall Dimensions

The height of the curtain wall systems shown on the architectural drawings varies, but are shown up to 10 feet high. The width of the curtain wall lites varies, but are less than 5 feet wide.

5.2.3. Rough Opening Flashing

Flashing of the rough opening was not indicated on the architectural drawings.

5.2.4. Parapet at Curtain Wall

Detail 2 on Sheet A11.5 requires a metal framed wall to be installed above the concrete roof deck, behind the curtain wall, and a wood nailer to be installed above the metal framed wall and curtain wall. A continuous metal clip is required to be installed above the curtain wall to receive the metal panels, and is to be stripped in with the roof membrane. According to notes on the



as-built drawings, RFI089 regarding Roof Blocking Attachment and RFI249 regarding Roof Parapet CW (curtainwall) Detail Confirmation were submitted, but these RFI's were not provided for review at the time of report preparation.

5.3. Structural Drawing Review

Pages from the Structural As-Built are provided in Appendix D.

5.3.1. Exterior Wall Design Loads

The Structural Engineer of Record provided the following design loads and design criteria for the exterior walls, in accordance with the provisions of ASCE 7-10, *Minimum Design Loads for Buildings and Other Structures*:

5.3.1.1. Wind Pressure Design Criteria

Ultimate Wind Speed of 141 miles per hour (MPH)
 Nominal Wind Speed of 109 MPH
 Risk Category of II
 Mean Roof Height of 128 feet¹
 Wind Exposure Category of B
 Internal Pressure Coefficient of +/-0.18

The width of Zone 5 (a) is listed on the drawings as 10 feet.

5.3.1.2. Wind Pressures

Zone 4 (Interior) Ultimate Pressure: +47, -47 psf
 Zone 5 (Corner) Ultimate Pressure: +47, -85 psf

These pressures are for an effective area of 10 square feet. In accordance with The Florida Building Code Section 1710.5, The allowable pressures are determined by applying a reduction factor of 0.6 to the ultimate pressures, shown below.

Zone 4 (Interior) Allowable Pressure: +28.2, -28.2 psf
 Zone 5 (Corner) Allowable Pressure: +28.2, -51.0 psf

5.4. Submittals Review

Submittals for the Curtainwall System, Precast Panels, and Metal Wall Panels were not provided for review. The Window Wall Shop Drawings are provided in Appendix C.

¹ This is the height Dynamic assumed was used by the Structural EOR. Dynamic performed a comparative wind load analysis based on this height, with equivalent results.



5.4.1. General

The Window Wall submittal package consists of Shop Drawings [REDACTED]

The dimensions shown for the window wall systems are generally consistent with those shown on the architectural drawings.

5.4.2. Architect's and Consultant's Review Comments

[REDACTED] requested that the Architect review the flashing details, and "verify the flashing requirement per FBC with Building Official."

The shop drawings indicate anchoring the window wall system to the concrete substrate with a $\frac{3}{8}$ " Ø SS Titen HD anchor, a total of 4 per frame. A review comment on the drawings noted that this anchor is not listed on the Product Approval.

5.4.3. Florida Product Approvals (FL 17691.2 & FL 17687.2)

Product Approvals were not provided as part of the submittal package. Paramount noted that the product approval for the window wall system was FL 17687.2 on the shop drawings. Dynamic obtained copies of the applicable Product Approvals from the Florida Department of Business and Professional Regulation's website, and are provided in Appendix E.

OldCastle issued FL 17691.2 on April 24, 2015 for the StormMax HR-251 Insulated Impact Curtain Wall System - Dry Glazed, and issued FL 17687.2 on August 27 2010 for the StormMax RW-5100 Ribbon Window System.

FL 17687.2 indicates the maximum design pressure (MDP) for the window wall of +70 psf, -80 psf, a maximum height of 8 feet, and a maximum width of 5 feet for the window wall system. The maximum height of 8 feet is less than the 10 foot height shown on the architectural drawings and shop drawings.

FL 17691.2 indicates the MDP for the curtain wall of +70 psf, -80 psf, a maximum DLO height of 96 inches, and a maximum width of 57-½ inches for the curtain wall system. The maximum height of 96 inches is less than the 9 foot 8-¼ inches height shown on the architectural drawings.



5.5. Interviews

5.5.1. Water Intrusion

██████████ reported water intrusion in the building adjacent to the exterior walls. Dynamic was asked to investigate the recurring water intrusion on the third floor of ██████████ at the inside corner between the partial north elevation and the partial east elevation.

6. Visual Observations

Photographs of the visual observations are provided in Exhibit 1.

6.1. Interior Survey - Water Intrusion

Dynamic reviewed the interior of the building, along the exterior walls in accessible areas for evidence of water intrusion. Evidence of water intrusion was observed at several locations in both buildings.

6.2. Aerial Survey - Exterior

Dynamic reviewed the exterior of the building with a drone. These photographs can be made available upon request.

7. Testing

7.1. AAMA 501.2 Testing

Dynamic performed a water intrusion investigation of the curtain walls installed at the inside corner between the partial north elevation and the partial east elevation of ██████████ in general conformance with AAMA 501.2. Dynamic used Rain Wand AAMA 501.2 Kit, manufactured by the RM Group. The Rain wand uses a nozzle manufactured by Monarch Manufacturing Works, Inc./Newton Tool & Mfg. Company, and was connected to a hose and provided with a control valve and a pressure gauge between the valve and the nozzle. The water pressure to the nozzle was adjusted to 30 to 35 psi at the nozzle inlet.

The designated test area was divided into and evaluated in 5 ft sections of the framing and joint. The nozzle was held at a distance of approximately 1 foot from the location under test. Each 5 ft section of the test area was evaluated for a period of 5 minutes by slowly moving the nozzle back and forth over the test section while maintaining the nozzle perpendicular to the plane of the



wall. Working from the exterior, the wall test section was selectively wetted progressing from the lowest horizontal framing member, then the adjacent framing intersections, then the adjacent vertical framing members, etc. During the test, an observer was on the indoor side of the wall, and checked for any water leakage. This process was repeated on all framing, gaskets and joint intersections within the designated area, using increments of exposed framing length not exceeding 5 ft and always working upward on the wall.

The testing began at the third floor and progressed systematically to the top floor. Water intrusion was not observed until the top of the parapet was tested. An opening in the roof membrane installed over the top of the parapet was discovered, and is likely the source of the water intrusion on the floors below.

Photographs of the findings from the water testing are provided in Exhibit 2.

7.2. ASTM-C1736 Weatherproofing Sealant Joint Testing

Dynamic performed limited testing and inspection of the exterior sealant joints in general conformance with ASTM-C1736. At isolated locations, the testing revealed adhesive failures of the sealant, and anomalies consistent with a change in sealant depth.

At the ground floor of the East building, on the east elevation, sealant was not installed in one of the joints between the precast concrete panels.

Photographs of the findings from the sealant testing are provided in Exhibit 3.

8. Analysis

Copies of the wind load criteria and analysis are provided in Appendix D.

8.1. Wind Load Analysis

Dynamic performed a wind load analysis of the structure in accordance with the provisions of ASCE 7-10 to compare against the wind pressures and criteria provided by the Structural Engineer of Record, and determined the following wind design criteria and pressures:



8.1.1. Revised Wind Pressure Design Criteria:

Ultimate Wind Speed of 141 miles per hour (MPH)
 Nominal Wind Speed of 109 MPH
 Risk Category of II
 Mean Roof Height of 78 feet
 Wind Exposure Category of **C** (not B)
 Internal Pressure Coefficient of ± 0.18

8.1.2. Revised Uplift Wind Pressures:

Zone 4 (Interior) Ultimate Pressure: +56.1, -56.1 psf
 Zone 3 (Corner) Ultimate Pressure: +56.1, -102.8 psf

These pressures are for an effective area of 10 square feet. In accordance with The Florida Building Code Section 1710.5, The allowable pressures are determined by applying a reduction factor of 0.6 to the ultimate pressures, shown below.

Zone 4 (Interior) Allowable Pressure: +33.7, -33.7 psf
 Zone 3 (Corner) Allowable Pressure: +33.7, -61.7 psf

8.1.3. Revised width of Zones 2 & 3:

The width of Zone 5 (a) is 13 feet.

9. Discussion

9.1. Wind Pressures

9.1.1. Differences in the Wind Design Criteria and Wind Pressures

Dynamic noted differences in the design pressures calculated by Dynamic and the design pressures provided by the Structural Engineer of Record, however, the glazed assemblies installed have maximum design pressures (MDP) that exceed the design wind pressures for the project.

9.2. Water Intrusion

Water intrusion around window wall and curtain wall systems may indicate installation deficiencies. These complex systems require meticulous installation to ensure their intended performance as weathertight barriers.

Common installation issues that can lead to water intrusion include:



Improper Sealing: Sealant joints are critical for preventing water ingress. If sealants are not correctly applied, are incompatible with the materials, or deteriorate prematurely, they can create pathways for water penetration.

Incorrect Flashing/Tape/Gasket Installation: Flashing details are essential to divert water back to the exterior. Incorrect installation may lead to water intrusion.

Faulty Drainage: Both window walls and curtain walls rely on drainage systems to manage water. If weep holes are blocked, or other drainage components are malfunctioning, water can accumulate and find its way into the building.

9.3. Product Approvals

A Florida Product Approval is a formal recognition by the Florida Building Commission that a specific building product, material, or method of construction complies with the Florida Building Code. This approval is required for certain products such as windows and doors, to be legally used in construction projects within the state of Florida.

The Florida Product Approval process involves a thorough evaluation of the product's performance, quality, and safety, including testing and documentation review. Once approved, the product is assigned a unique Florida Product Approval Number (FL#) and listed in the state's product approval database.

Deviations from the conditions shown on the Product Approval are only permitted if a rational or comparative analysis is performed by a Professional Engineer or Architect licensed in the state of Florida.

9.4. Joint Sealants

Adhesive failure in sealant joints occurs when the sealant loses its bond to the substrate material(s). This is caused by factors such as improper surface preparation, sealant/substrate incompatibility, incorrect sealant selection, improper primer use, inadequate curing time, excessive joint movement, and environmental factors. Consequences of adhesive failure include water infiltration, air leakage, and costly premature repairs.



A consistent joint thickness in exterior wall sealant joints is critical for the long-term performance and durability of the building envelope. A constant joint thickness ensures that the sealant can maintain its intended properties, such as elasticity, adhesion, and weather resistance. Deviations from the specified thickness can lead to sealant failure, including cracking, adhesion loss, and moisture ingress.

10. Conclusions

With a reasonable degree of professional and engineering certainty, Dynamic offers the following conclusions:

1. Evidence of water intrusion was observed on the frames of the curtain walls and window walls at several locations in the East building, and in the West building. The water intrusion is likely the result of installation defects within the window wall and curtain wall assemblies, or at the transitions between these assemblies and other components, such as the roof.
2. The window wall systems and the curtain wall systems installed at [REDACTED] exceed the maximum allowable height on their Product Approvals. These systems may not be able to resist the design wind pressures.
3. Deficiencies and anomalies exist in the exterior sealant joints, including adhesive failure and varying joint sealant thickness. These defects and anomalies can cause water intrusion and premature failure of the sealant joint.
4. The roof membrane was not terminated at the parapets and roof edges in accordance with the approved construction documents and approved shop drawings. The parapets are not coped with a weatherproof material of a width no less than the thickness of the parapet wall, or with proper securement at the edge to comply with Section 1504.5 of the 2017 Florida Building Code.
5. The design pressures provided by the structural engineer of record are incorrect, based on incorrect criteria, and the design of corner zones does not comply with the requirements of ASCE 7-10. However, the curtainwall and window wall systems have maximum design pressures that exceed the correct design wind pressures..



11. Recommendations

Dynamic offers the following recommendations:

1. Notify the General Contractor and the Installer that the curtain wall and the window wall exceeds the maximum height listed on their respective product approvals. The construction team should reach out to the manufacturer for a remedial solution, or engage a professional engineer to perform rational or comparative analysis of the as-built conditions.
2. Perform additional water testing in general conformance with AAMA 501.2 at 2-4 locations on each building, where evidence of water intrusion was observed. Dynamic should be present to perform the testing.
3. Upon completion of the water testing, Engage a licensed and qualified glazing contractor to deconstruct the curtain wall and window wall at 1-2 locations on each building. Dynamic should be present to document the existing conditions, such as perimeter sealants, flashing, anchors, and interior sealants and gaskets.
4. Engage a licensed and qualified weatherproofing contractor that specializes in the installation of exterior sealants to systematically inspect and test the joints in general accordance with ASTM C1736. If anomalies are discovered, the contractor should perform destructive investigation of the joint sealants in general accordance with ASTM C1521. Dynamic should be present to coordinate the testing and catalog samples.
5. Additional recommendations may be provided after the analysis and testing is performed.

12. Limitations

This report has been prepared exclusively for [REDACTED] and its authorized representatives. No other person or entity may rely upon this report without written authorization from Dynamic.



The standard of care and skill for the services provided by Dynamic is consistent with the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Dynamic makes no warranties, express or implied, in connection with any services provided by Dynamic.

This assessment is limited to portions of the exterior walls that were readily accessible and visible at the time of our site visit. Any areas of the facility that were concealed, inaccessible or not readily visible at the time of the site visit are not included. Unless explicitly stated in this report, extrapolations should not be made from the observations or opinions provided in this report.

The conclusions and recommendations offered in this report are based in part upon information gathered from the documents reviewed and interviews performed. While reasonable efforts were made to verify the existing conditions as reported, verifying the veracity of this information is beyond this scope of service.

The opinions in this report are based on information gathered from the documents reviewed, interviews performed, and site observations. Dynamic should be allowed to review any additional information that is discovered after the issuance of this report and determine if the original opinions should be revised.



13. Closing

To the best of my knowledge and ability, this report represents an accurate assessment of the present condition of the exterior walls based upon the evaluation of the observed conditions, to the extent reasonably possible. I appreciate the opportunity to provide these services and trust that this report will be informative. Should you have any questions regarding our report, please do not hesitate to contact me.

Matthew Mullins, PE
RRC, RRO, CCS, CCCA
President
941-212-0398
mtmullins@dyneng.online

05/12/24

This item has been digitally signed and sealed by Matthew T. Mullins, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



14. List of Exhibits

Exhibit 1 - Visual Observations Photo Exhibit

Exhibit 2 - Water Testing Photo Exhibit

Exhibit 3 - Sealant Testing Photo Exhibit

15. List of Appendices

Appendix A - Pages from the Architectural Drawings

Appendix B - Pages from the Structural Drawings

Appendix C - Window Wall Shop Drawings

Appendix D - Wind Load Criteria & Analysis

Appendix E - Product Approvals*

Appendix F - Personnel

* Florida Product Approvals are protected documents, and cannot be inserted in another document. They can be found at

https://www.floridabuilding.org/pr/pr_app_lst.aspx

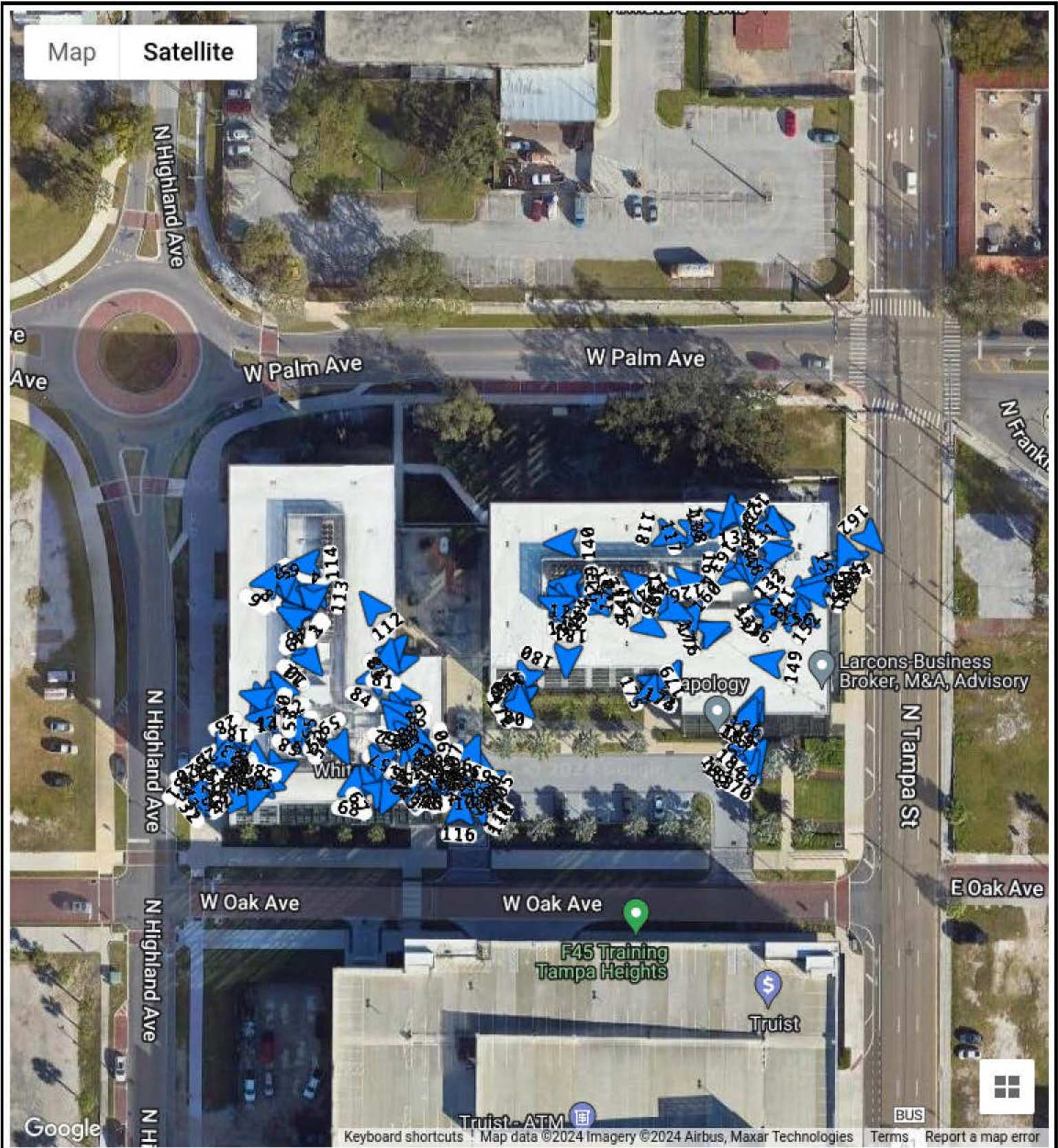
https://www.floridabuilding.org/pr/pr_app_lst.aspx



Exhibit 1

Visual Observations Photographs





Project Name: [REDACTED] Exterior Wall Condition Assessment	
Project Location: [REDACTED] Tampa, FL 33602, USA	
Client: [REDACTED], Inc.	Project Code: 23-0048
Preparer: MTM	Reviewer: MTM
Report Date: 2024-05-12	Page Number: 1 of 95



Picture 1: Laminated and insulated glass

Lat: 27.96182

Long: -82.46209

Bearing: NW

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 6 ,West



Picture 2: Outside 622/625. Evidence of water intrusion

Lat: 27.96182

Long: -82.46209

Bearing: NW

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 6 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 2 of 95



Picture 21: Common area, by air hockey table. Evidence of water intrusion

Lat: 27.96156

Long: -82.46225

Bearing: W

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Picture 22: Common area, by air hockey table. Evidence of water intrusion

Lat: 27.96154

Long: -82.46223

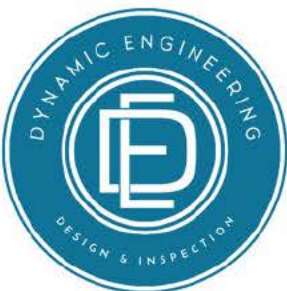
Bearing: E

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 12 of 95



Picture 23: Common area, south elevation. Evidence of water intrusion

Lat: 27.96156

Long: -82.46225

Bearing: SW

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Picture 24: Common area, south elevation. Evidence of water intrusion

Lat: 27.96156

Long: -82.46225

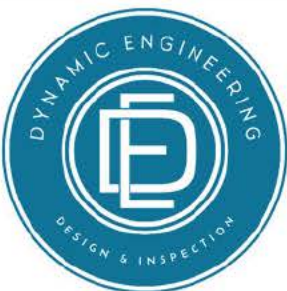
Bearing: W

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

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Picture 25: Common area, south elevation. Evidence of water intrusion

Lat: 27.96155

Long: -82.46226

Bearing: W

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Picture 26: Common area, south elevation. Evidence of water intrusion

Lat: 27.96156

Long: -82.46225

Bearing: SE

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

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Picture 27: Common area, south elevation. Evidence of water intrusion

Lat: 27.96152

Long: -82.46227

Bearing: SE

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Picture 28: Common area, south elevation. Evidence of water intrusion

Lat: 27.96161

Long: -82.46222

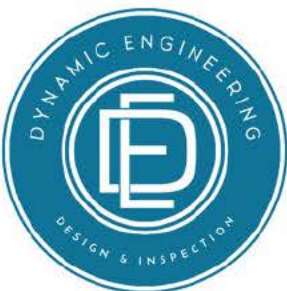
Bearing: SE

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 15 of 95



Picture 29: Common area, south elevation. Evidence of water intrusion

Lat: 27.96156

Long: -82.46225

Bearing: SE

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Picture 30: Common area, south elevation. Evidence of water intrusion

Lat: 27.96157

Long: -82.46224

Bearing: W

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

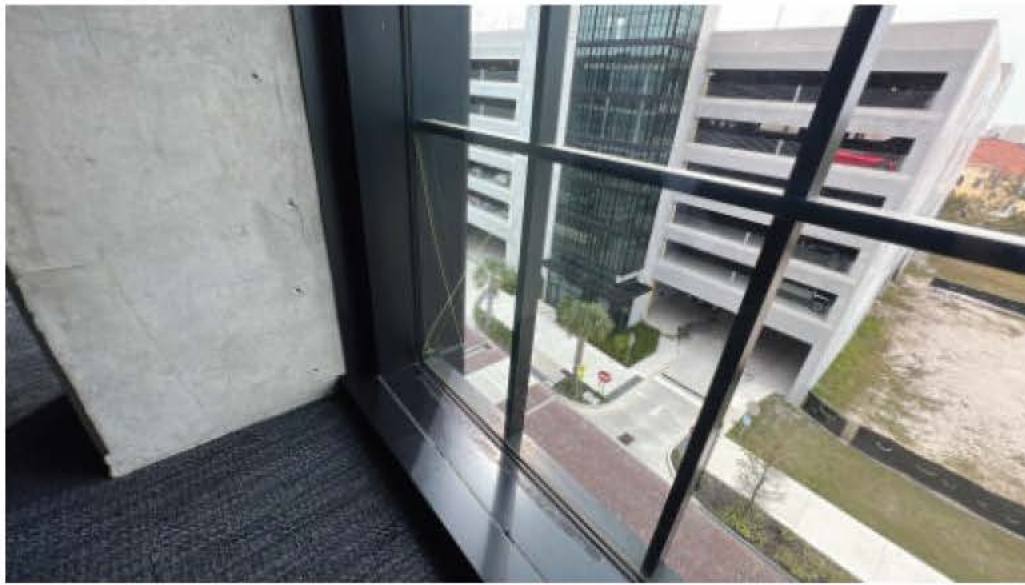
Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 16 of 95



Picture 31: Common area, south elevation. Evidence of water intrusion

Lat: 27.96151

Long: -82.46230

Bearing: SE

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Picture 32: Common area, east elevation. Evidence of water intrusion

Lat: 27.96151

Long: -82.46228

Bearing: NE

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 17 of 95



Picture 33: Common area, east elevation. Evidence of water intrusion

Lat: 27.96153

Long: -82.46228

Bearing: NE

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Picture 34: Common area, east elevation. Evidence of water intrusion

Lat: 27.96158

Long: -82.46224

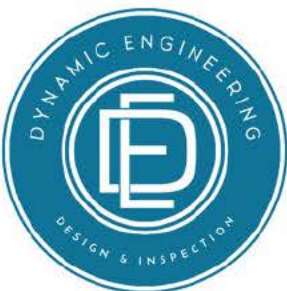
Bearing: NE

Date Taken: 03/05/2024

Weather: Cloudy

Taken By: Matthew Mullins

Tags: Floor 5 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

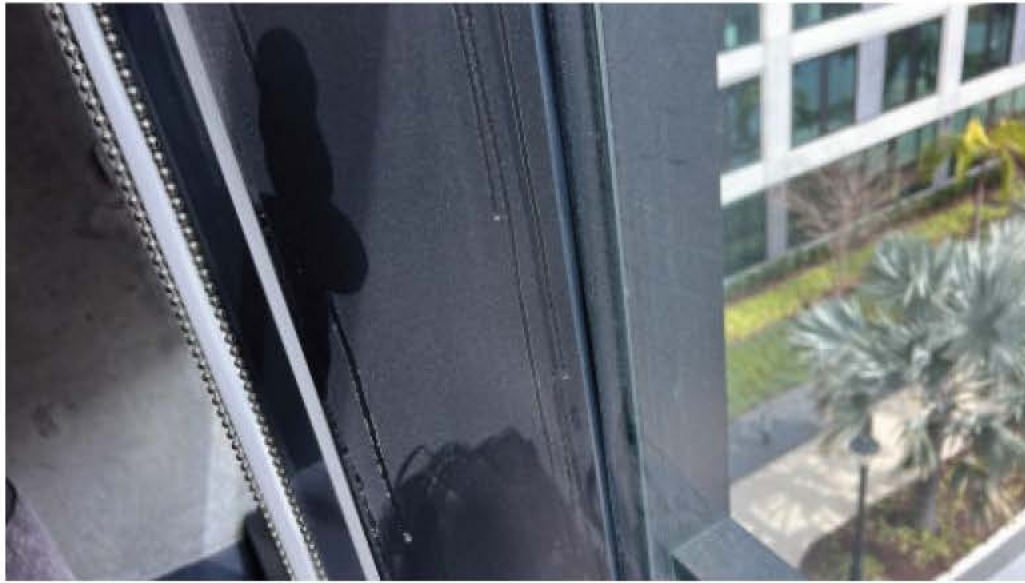
Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 18 of 95



Picture 73: East elevation.
Evidence of water intrusion

Lat: 27.96153

Long: -82.46185

Bearing: NE

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 4 ,West



Picture 74: East elevation.
Evidence of water intrusion

Lat: 27.96155

Long: -82.46187

Bearing: N

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 4 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

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Picture 75: North Elevation.
Evidence of water intrusion

Lat: 27.96154

Long: -82.46183

Bearing: N

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 4 ,West



Picture 76: North Elevation.
Evidence of water intrusion

Lat: 27.96154

Long: -82.46183

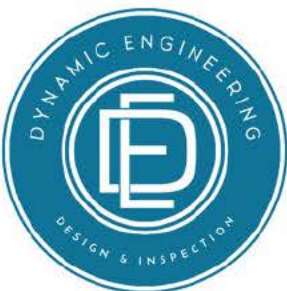
Bearing: N

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 4 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

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Picture 77: North Elevation.Evidence of water intrusion

Lat: 27.96154

Long: -82.46182

Bearing: N

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 4 ,West



Picture 78: North Elevation. Evidence of water intrusion

Lat: 27.96154

Long: -82.46184

Bearing: N

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 4 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

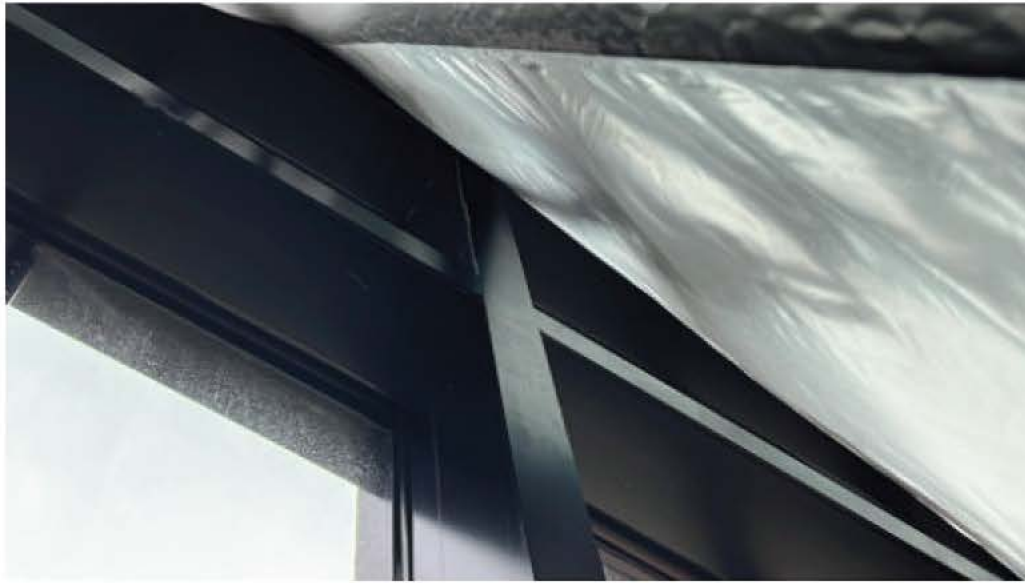
Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 40 of 95



Picture 79: North Elevation.
Evidence of water intrusion

Lat: 27.96153

Long: -82.46185

Bearing: NE

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 4 ,West



Picture 80: South elevation.
Evidence of water intrusion

Lat: 27.96168

Long: -82.46167

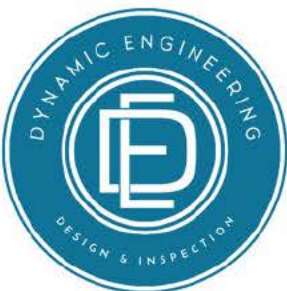
Bearing: N

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

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Picture 81: South elevation.
Evidence of water intrusion

Lat: 27.96174

Long: -82.46192

Bearing: N

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Picture 82: South elevation.
Evidence of water intrusion

Lat: 27.96176

Long: -82.46191

Bearing: NE

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

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Picture 89: West elevation in conference room. Evidence of water intrusion

Lat: 27.96168

Long: -82.46189

Bearing: NW

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Picture 90: West elevation, Evidence of water intrusion

Lat: 27.96160

Long: -82.46185

Bearing: W

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 46 of 95



Picture 91: West elevation,
Evidence of water intrusion

Lat: 27.96161

Long: -82.46187

Bearing: NW

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Picture 92: West elevation,
Evidence of water intrusion

Lat: 27.96160

Long: -82.46186

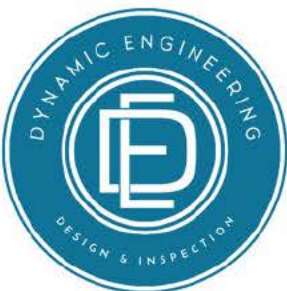
Bearing: N

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 47 of 95



Picture 93: West elevation,
Evidence of water intrusion

Lat: 27.96154

Long: -82.46179

Bearing: W

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Picture 94: South elevation,
Evidence of water intrusion

Lat: 27.96155

Long: -82.46179

Bearing: SE

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 48 of 95



Picture 95: South elevation,
Evidence of water intrusion

Lat: 27.96152

Long: -82.46177

Bearing: SE

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Picture 96: South elevation,
Evidence of water intrusion

Lat: 27.96154

Long: -82.46178

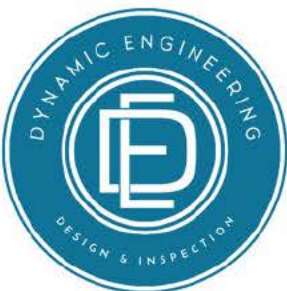
Bearing: S

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 49 of 95



Picture 97: North elevation,
Evidence of water intrusion

Lat: 27.96154

Long: -82.46174

Bearing: NE

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Picture 98: North elevation,
Evidence of water intrusion

Lat: 27.96155

Long: -82.46173

Bearing: N

Date Taken: 03/05/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Floor 3 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

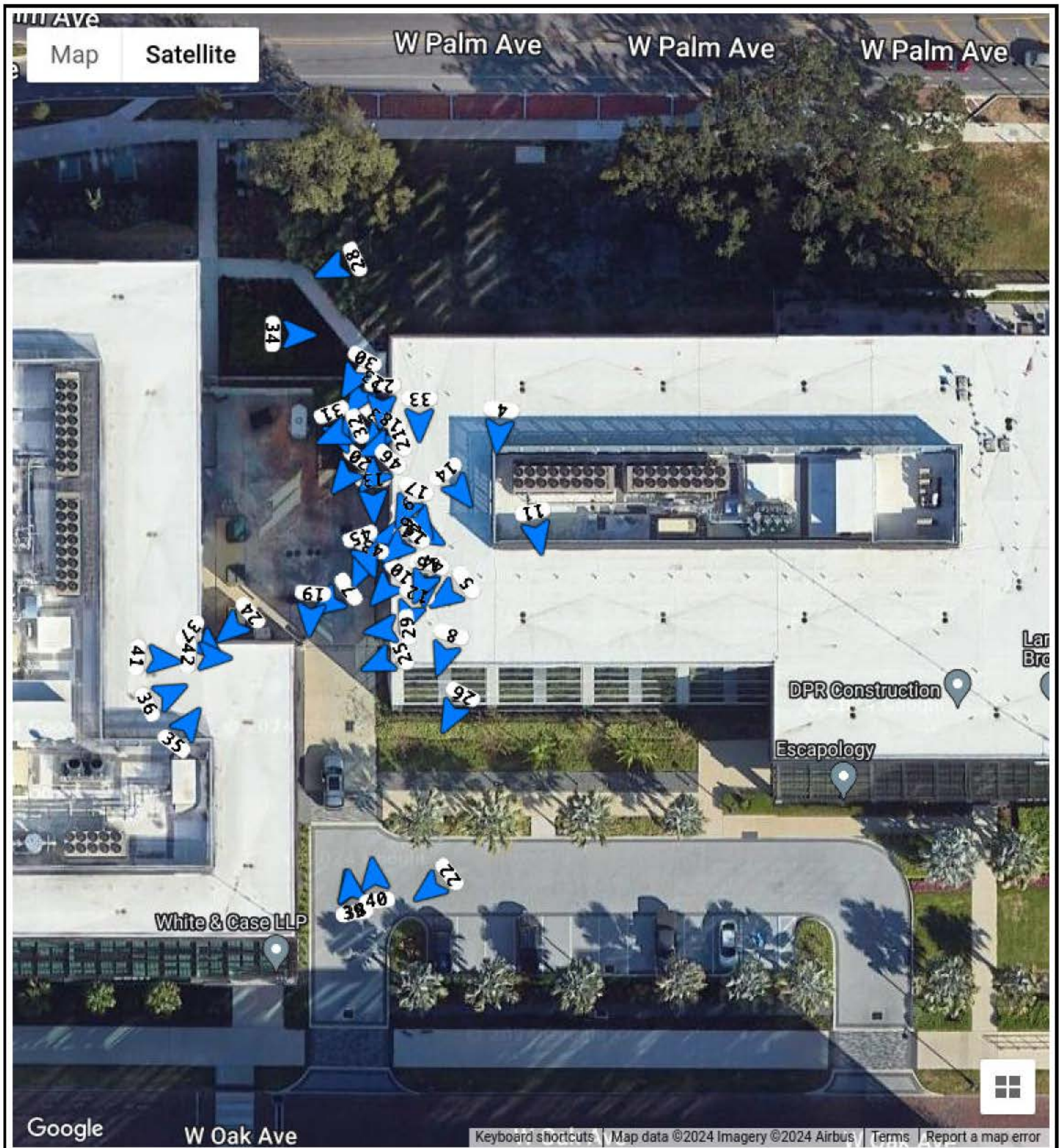
Report Date: 2024-05-12

Page Number: 50 of 95

Exhibit 2

Water Testing Photographs





Project Name: [REDACTED] Exterior Wall Condition Assessment	
Project Location: [REDACTED] Tampa, FL 33602, USA	
Client: [REDACTED]	Project Code: 23-0048
Preparer: MTM	Reviewer: MTM
Report Date: 2024-05-12	Page Number: 1 of 24



Picture 1: Overview of test location on 3rd floor. Test 1-4

Lat: 27.96184

Long: -82.46171

Bearing: SW

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Water Test ,West



Picture 2: Pressure between 30 and 35 psi

Lat: 27.96185

Long: -82.46171

Bearing: W

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
3



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 2 of 24



Picture 3: Conclusion of test 1, for 5 minutes. No water intrusion observed

Lat: 27.96194

Long: -82.46175

Bearing: SW

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
3



Picture 4: Conclusion of test 2, 2.5 minutes. No water intrusion observed

Lat: 27.96194

Long: -82.46161

Bearing: S

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
3



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 3 of 24



Picture 5: Test 3 at jamb. 5 minutes. No water intrusion observed

Lat: 27.96180

Long: -82.46166

Bearing: SW

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
3



Picture 6: Conclusion of test 5. Left jamb. 5 minutes. No water intrusion observed

Lat: 27.96185

Long: -82.46169

Bearing: SE

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
3



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 4 of 24



Picture 27: Conclusion of test 25, left jamb, 5 minutes, no signs of water intrusion.

Lat: 27.96196

Long: -82.46173

Bearing: S

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
4



Picture 28: Conclusion of test 26, right transom, two and a half minutes, no signs of water intrusion.

Lat: 27.96208

Long: -82.46177

Bearing: SW

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
4



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 15 of 24



Picture 29: Conclusion of test 27. Left transom. Five minutes. No signs of water intrusion.

Lat: 27.96177

Long: -82.46172

Bearing: W

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
4



Picture 30: Conclusion of test 28. Right jamb. Two minutes. No signs of water intrusion.

Lat: 27.96199

Long: -82.46175

Bearing: SW

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
4



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 16 of 24



Picture 31: Conclusion of test 29. Two minutes. Mullion. No signs of water intrusion.

Lat: 27.96194

Long: -82.46177

Bearing: SE

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor 4



Picture 32: Conclusion of test 30. Two minutes, left jamb, no signs of water intrusion.

Lat: 27.96194

Long: -82.46177

Bearing: SW

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor 4



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 17 of 24



Picture 33: Conclusion of test 31, two and a half minutes, window head, no signs of water intrusion.

Lat: 27.96195

Long: -82.46169

Bearing: S

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
4



Picture 34: Conclusion of test 32, window head, 5 minutes, no signs of water intrusion.

Lat: 27.96202

Long: -82.46182

Bearing: E

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
4



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 18 of 24



Picture 35: Final test-
Sprayed the 6th floor from
the roof, and then the top of
the 6th floor

Lat: 27.96168

Long: -82.46192

Bearing: NE

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
4



Picture 36: Leak on third
floor is from roof.

Lat: 27.96171

Long: -82.46194

Bearing: NE

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Water Test ,West ,Floor
3



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

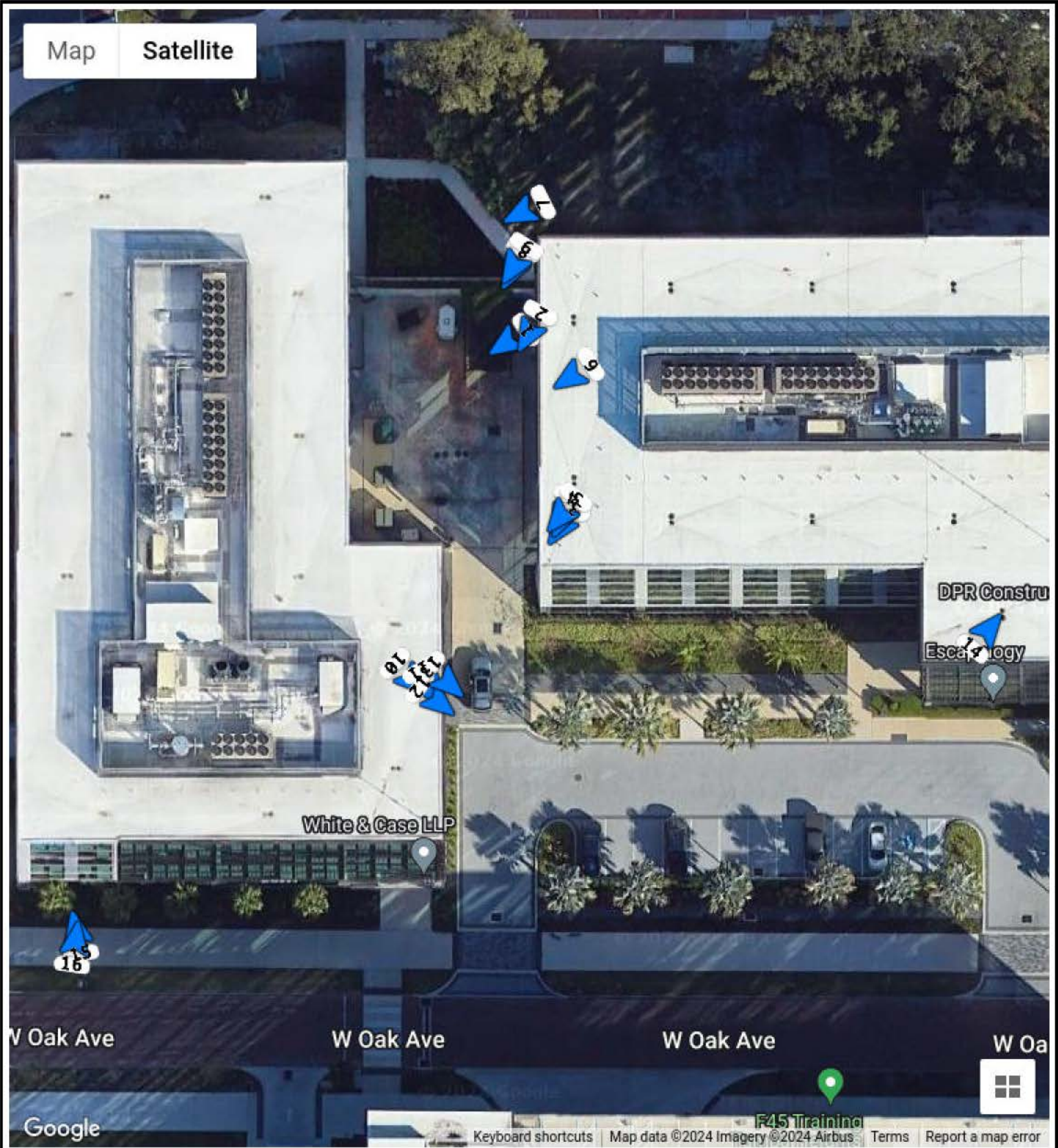
Report Date: 2024-05-12

Page Number: 19 of 24

Exhibit 3

Sealant Testing Photographs





Project Name: [REDACTED] Exterior Wall Condition Assessment	
Project Location: [REDACTED] Tampa, FL 33602, USA	
Client: [REDACTED]	Project Code: 23-0048
Preparer: MTM	Reviewer: MTM
Report Date: 2024-05-12	Page Number: 1 of 9



Picture 1: Hole in the sealant at corner

Lat: 27.96193

Long: -82.46175

Bearing: SW

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 2 ,East



Picture 2: Hole in the sealant at corner

Lat: 27.96194

Long: -82.46173

Bearing: SW

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 2 ,East



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 2 of 9



Picture 3: Pre-testing investigation at 4th floor. Sealant has voids and adhesive failure to the stone surface.

Lat: 27.96177

Long: -82.46170

Bearing: SW

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 3 ,West



Picture 4: Pre-testing investigation at 4th floor. Sealant has voids and adhesive failure to the stone surface.

Lat: 27.96178

Long: -82.46170

Bearing: SW

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 3 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 3 of 9



Picture 5: Pre-testing investigation at 4th floor. Sealant has voids and adhesive failure to the stone surface.

Lat: 27.96178

Long: -82.46169

Bearing: SW

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 3 ,West



Picture 6: Pre-testing investigation at 4th floor. Sealant has voids and adhesive failure to the stone surface.

Lat: 27.96190

Long: -82.46168

Bearing: SW

Date Taken: 03/16/2024

Weather: Partly cloudy

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 3 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

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Picture 7: Investigation prior to water testing. Adhesive failure of sealant

Lat: 27.96204

Long: -82.46173

Bearing: SW

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 3 ,West



Picture 8: Investigation prior to water testing. Adhesive failure of sealant

Lat: 27.96199

Long: -82.46174

Bearing: SW

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 3 ,West



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 5 of 9



Picture 9: Investigation prior to water testing. Adhesive failure of sealant

Lat: 27.96200

Long: -82.46174

Bearing: SW

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 3 ,West



Picture 10: Adhesive failure of the sealant between precast panels.

Lat: 27.96164

Long: -82.46185

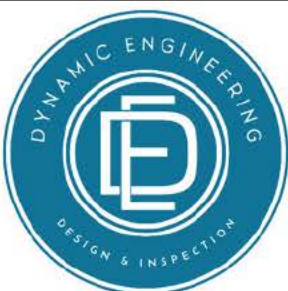
Bearing: SE

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 2 ,Floor 3 ,East



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 6 of 9



Picture 11: Adhesive failure of the sealant between precast panels.

Lat: 27.96163

Long: -82.46183

Bearing: SE

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 2 ,Floor 3 ,East



Picture 12: Adhesive failure of the sealant between precast panels.

Lat: 27.96162

Long: -82.46182

Bearing: SE

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 2 ,Floor 3 ,East



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 7 of 9



Picture 13: Adhesive failure of the sealant between precast panels.

Lat: 27.96164

Long: -82.46181

Bearing: SE

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 2 ,Floor 3 ,East



Picture 14: Sealants checked at isolated locations.

Lat: 27.96168

Long: -82.46129

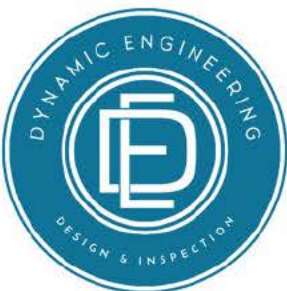
Bearing: NE

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 3 ,East ,Floor 4



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

Report Date: 2024-05-12

Page Number: 8 of 9



Picture 15: Sealants checked at isolated locations

Lat: 27.96142

Long: -82.46217

Bearing: N

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 2 ,West ,Floor 1



Picture 16: Sealants checked at isolated locations

Lat: 27.96141

Long: -82.46217

Bearing: N

Date Taken: 03/16/2024

Weather: Sunny

Taken By: Matthew Mullins

Tags: Sealant Test ,Floor 2 ,West ,Floor 1



Project Name: [REDACTED] Exterior Wall Condition Assessment

Project Location: [REDACTED] Tampa, FL 33602, USA

Client: [REDACTED]

Project Code: 23-0048

Preparer: MTM

Reviewer: MTM

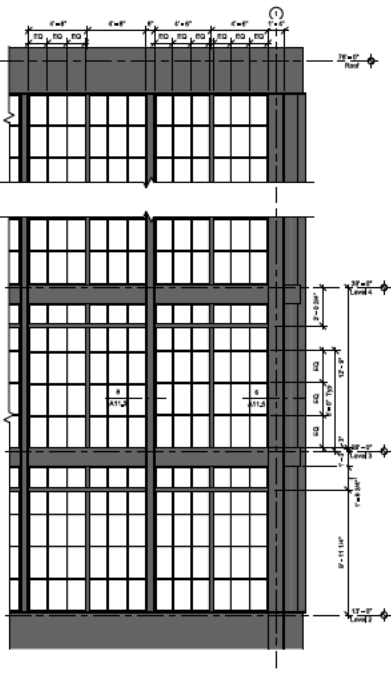
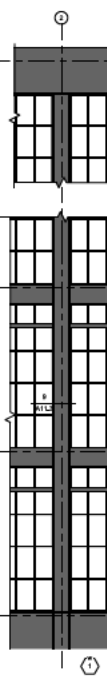
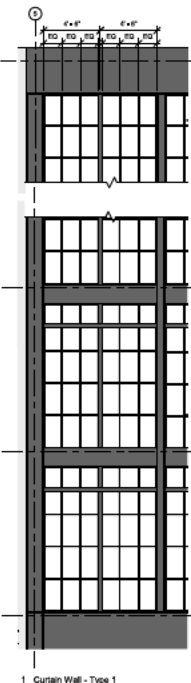
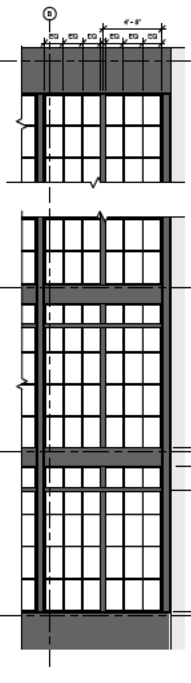
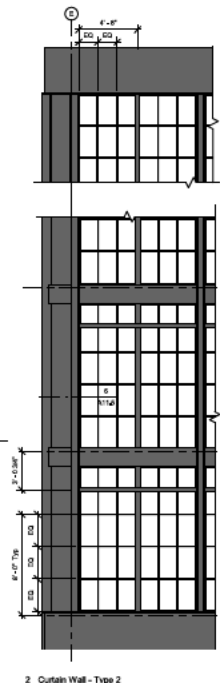
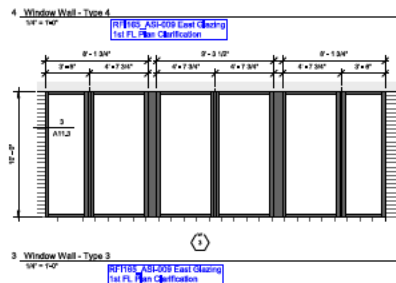
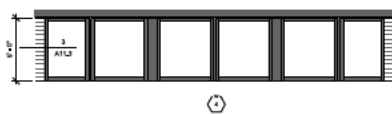
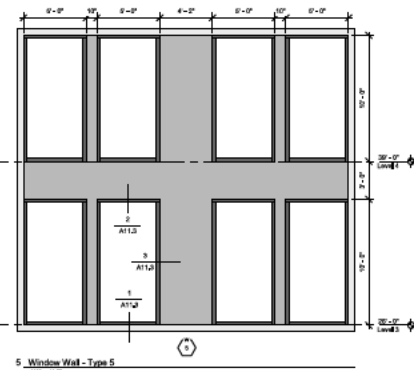
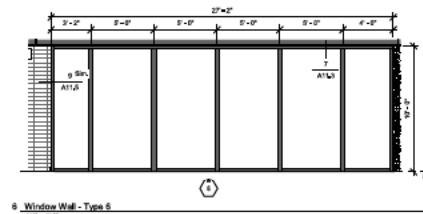
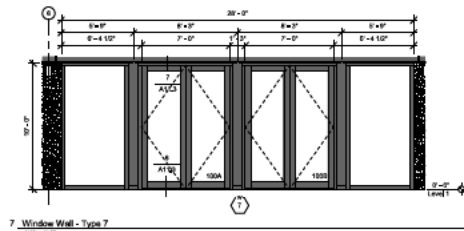
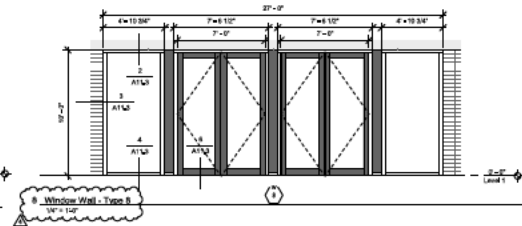
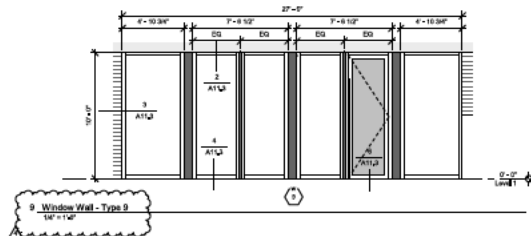
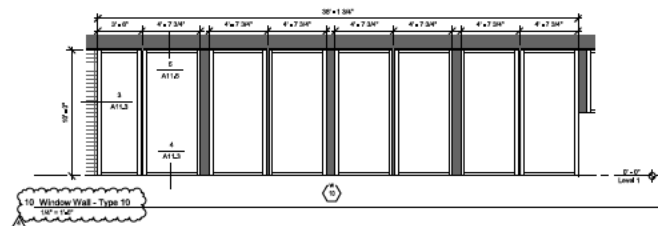
Report Date: 2024-05-12

Page Number: 9 of 9

Appendix A

Pages from the Architectural Drawings



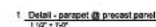


To the best of the architect's knowledge, the above information complies with the applicable minimum building codes.

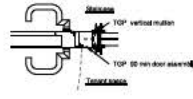
No.	Description	Date
1	A11.006	05.06.19
2	Permit Revisions 1	07.10.19
3	A11.009	09.13.19
4	Permit Revisions 2	03.02.2020

Core & Shell
18141
March 2, 2020
Glazing Elevations

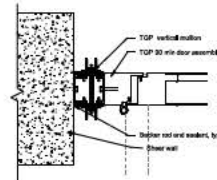
A11.2

A11.5

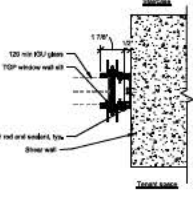
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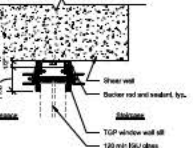
16. TGP door - Door frame to vertical mullion
1'0" x 1'4"



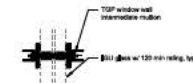
15. TGP door - Jamb detail
2' x 1'4"



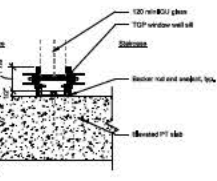
14. TGP glazing - Jamb detail
2' x 1'4"



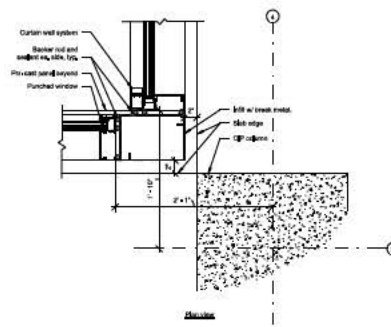
13. TGP glazing - Head detail
2' x 1'4"



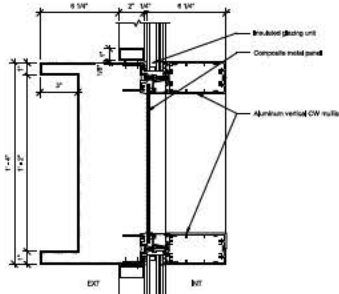
12. TGP glazing - Intermediate detail
2' x 1'4"



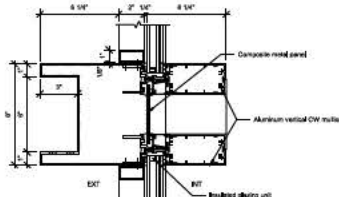
11. TGP glazing - Sill detail
2' x 1'4"



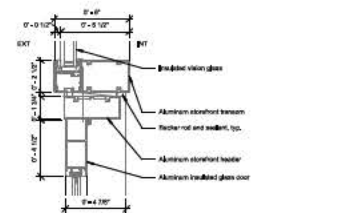
10. C.W. to W.W. connection @ inside corner
1'10" x 1'4"



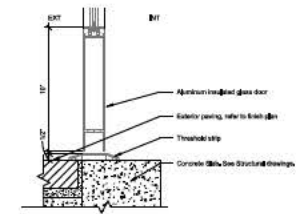
9. W.W. 16" Vertical Mullion Detail
2' x 1'4"



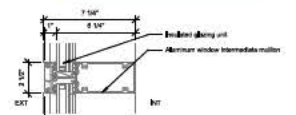
8. C.W. 8" Vertical Mullion Detail
2' x 1'4"



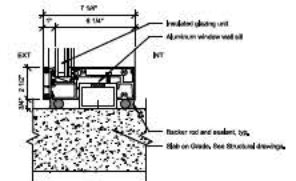
7. W.W. Typical Door Head Detail
2' x 1'4"



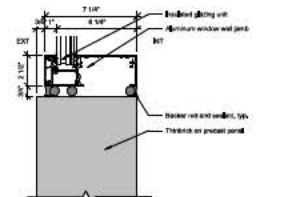
6. C.W. Thermal Door Sill Detail
2' x 1'4"



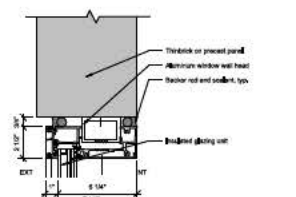
5. Typical Horizontal Intermediate Detail
2' x 1'4"



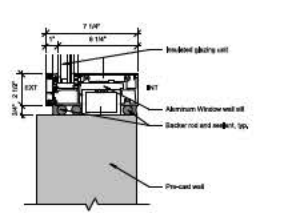
4. W.W. Typical SB Detail
2' x 1'4"



3. W.W. Typical Jamb Detail @ Precast wall
2' x 1'4"



2. Typical Head Detail @ Precast wall
2' x 1'4"



1. Typical SB Detail @ Precast wall
2' x 1'4"



continued

To the best of the architect's knowledge, the drawings and specifications comply with the applicable minimum building codes.



No.	Description	Date
1	A/E 001	02.27.19
2	A/E 002	06.07.19
3	Permit Revisions 1	07.10.19
4	Permit Revisions 2	03.02.20

Core & Shell

18141
March 2, 2020

Glazing Details

A11.3

RF1117_Glazing & Glazing Drawing
Detail Update - 2 piece H model

Appendix C

Window Wall Shop Drawings



2002 N. Tampa Street,
Tampa, FL 33602-9559

Project #: D5-D18015-00
Tel: Fax:

Date: 11/25/2019

Transmitted To:

Transmitted By:

Transmitted For

Delivered Via

Reference

Status

Due Date

088000-018-Window Wall Shops W&E

Pending

#	Qty	Item	Date	Ref	Cycle	Description	Comments	Status
1		Submittal	11/25/19	01424	1	WW Shops East		Open
2		Submittal	11/25/19	01423	1	WW Shops West		Open

Cc: Company Name

Contact Name

Remarks

Submittal Package Approval Sheet

██████████
██████████
Tampa, FL 33602-9559

██████████
Project #: D5-D18015-00
Tel: Fax:

Architect

██████████
██████████
Tampa, FL 33602-9559
Phone:
Fax:

Reviewed for general conformance to the contract documents. This review does not relieve the subcontractor of the responsibility of making the work conform to the contract requirements. The subcontractor is responsible for all dimensions, correct fabrication, and accurate fit with the work of other trades.

Submittal No: 088000-018

██████████ Project No: D5-D18015-00

Reviewed By: ██████████

Date: 11-25-2019

Prepared: ██████████

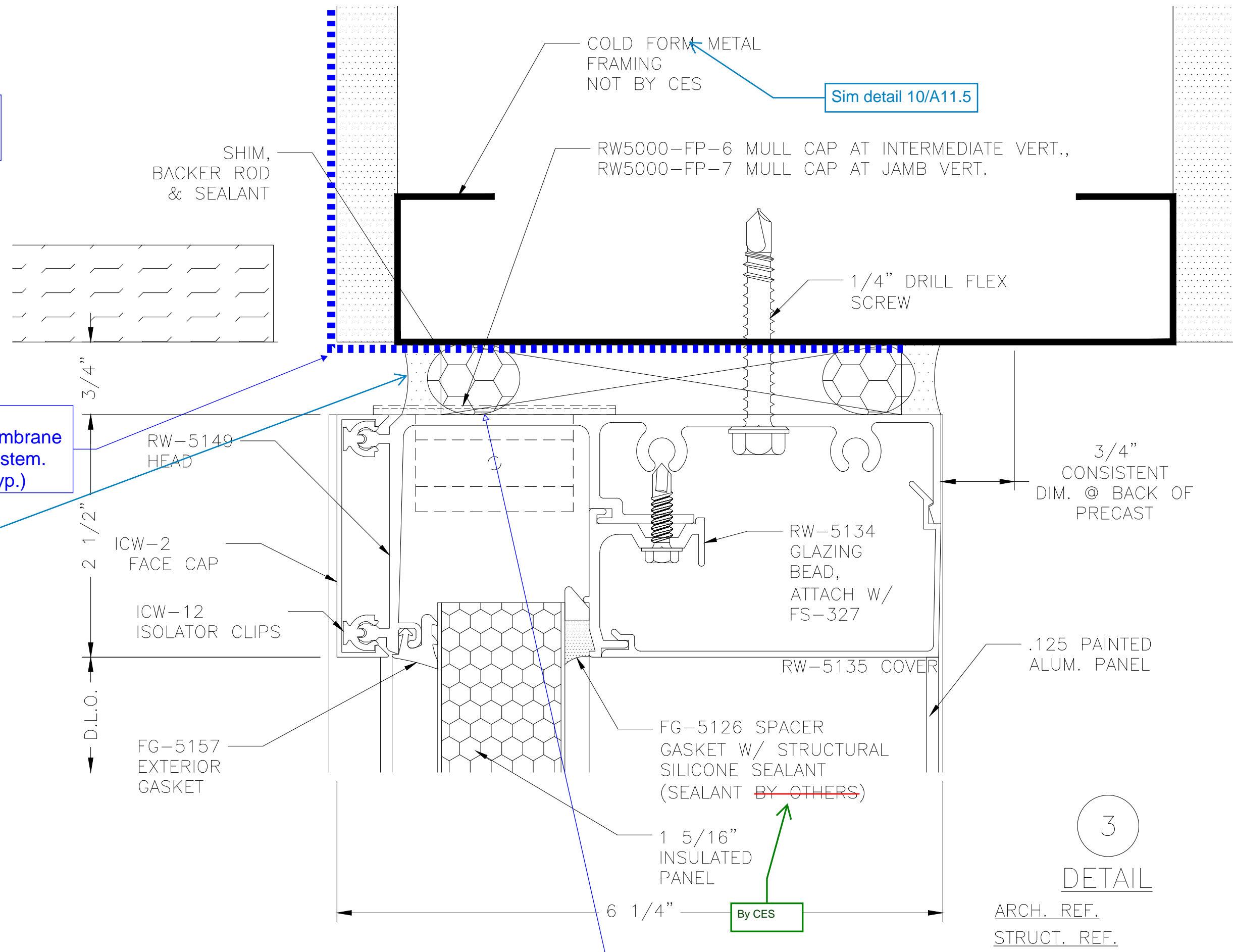
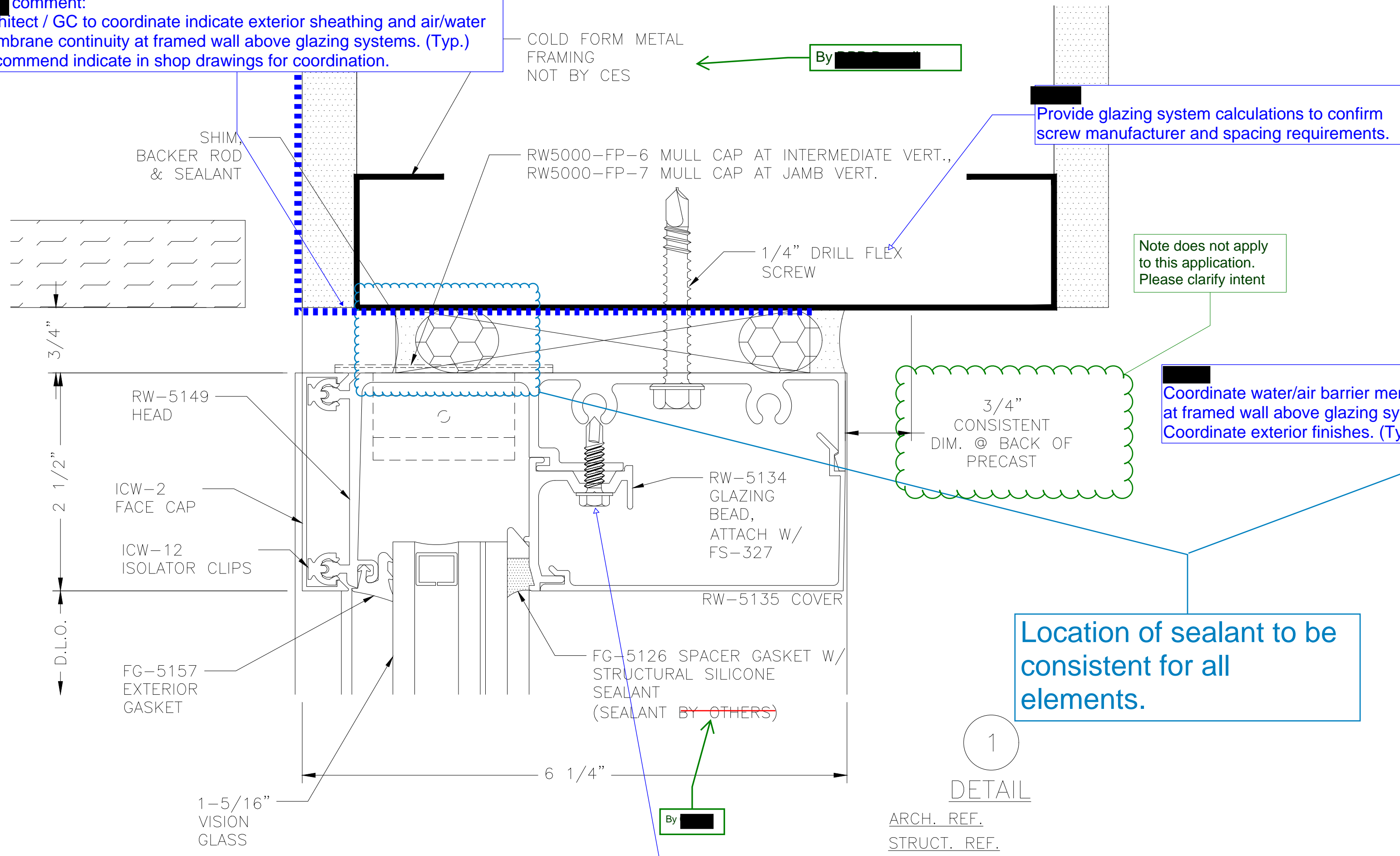
██████ to confirm
material types for
all items not
specifically called
out.

Consultant

SUBMIT SIGNED AND SEALED
CALCULATIONS AND SHOP DRAWINGS.

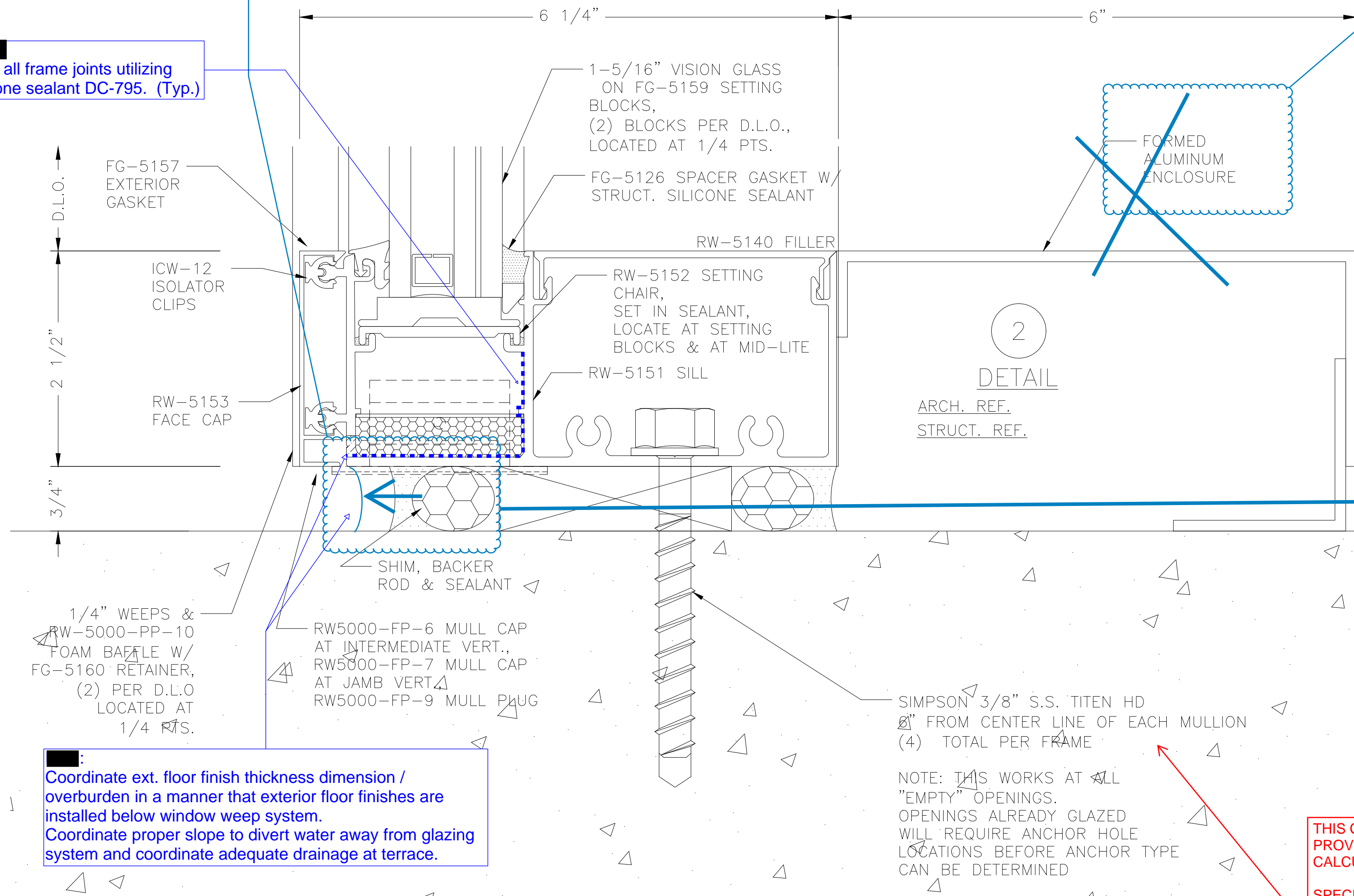
Consultant

comment:
Architect / GC to coordinate indicate exterior sheathing and air/water membrane continuity at framed wall above glazing systems. (Typ.)
Recommend indicate in shop drawings for coordination.



██████ to confirm if location of sealant as noted does not work with their system, typ.

Seal all frame joints utilizing silicone sealant DC-795. (Typ.)



Coordinate ext. floor finish thickness dimension /
overburden in a manner that exterior floor finishes are
installed below window weep system.
Coordinate proper slope to divert water away from glazing
system and coordinate adequate drainage at terrace.

— SIMPSON 3/8" S.S. TITEN HD
Ø" FROM CENTER LINE OF EACH MULLION
(4) TOTAL PER FRAME

NOTE: THIS WORKS AT ALL
"EMPTY" OPENINGS.
OPENINGS ALREADY GLAZED
WILL REQUIRE ANCHOR HOLE
LOCATIONS BEFORE ANCHOR TYPE
CAN BE DETERMINED

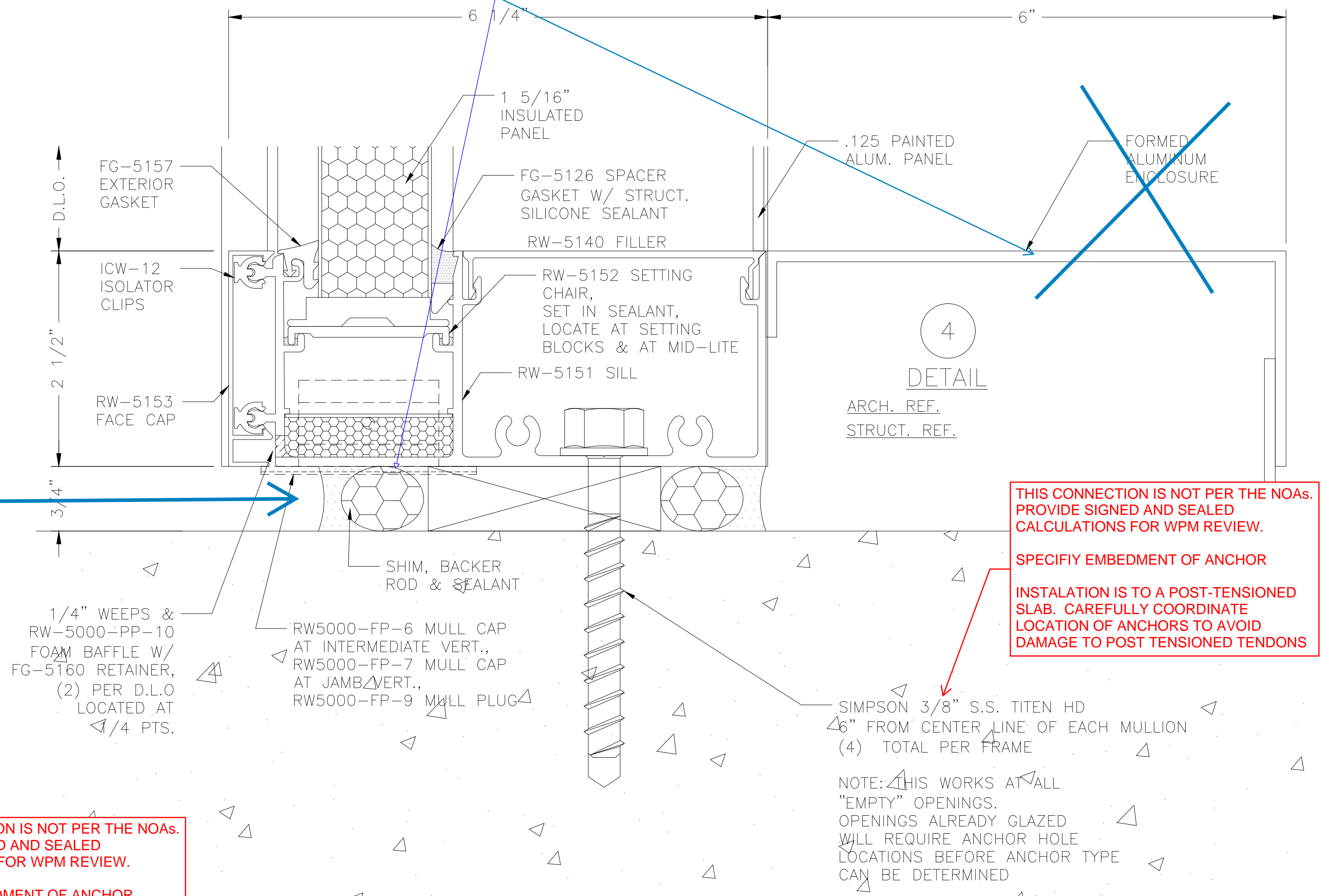
THIS CONNECTION IS NOT PER THE NOAs.
PROVIDE SIGNED AND SEALED
CALCULATIONS FOR WPM REVIEW.

SPECIFY EMBEDMENT OF ANCHOR

INSTALLATION IS TO A POST-TENSIONED SLAB. CAREFULLY COORDINATE LOCATION OF ANCHORS TO AVOID DAMAGE TO POST TENSIONED TENDONS

No enclosures at balcony

END CAPS:
Refer to [REDACTED] comments at detail 2 at sheet WW-301.
Refer to INSTALLATION NOTES at shop drawing sheet WW-500.



THIS CONNECTION IS NOT PER THE NOAs.
PROVIDE SIGNED AND SEALED
CALCULATIONS FOR WPM REVIEW.

SPECIFY EMBEDMENT OF ANCHOR

INSTALLATION IS TO A POST-TENSIONED
SLAB. CAREFULLY COORDINATE
LOCATION OF ANCHORS TO AVOID
DAMAGE TO POST TENSIONED TENDONS

— SIMPSON 3/8" S.S. TITEN HD
6" FROM CENTER LINE OF EACH MULLION
(4) TOTAL PER FRAME

NOTE: THIS WORKS AT ALL
"EMPTY" OPENINGS.
OPENINGS ALREADY GLAZED
WILL REQUIRE ANCHOR HOLE
LOCATIONS BEFORE ANCHOR TYPE
CAN BE DETERMINED

[illegible]

Appendix D

Wind Load Criteria & Analysis

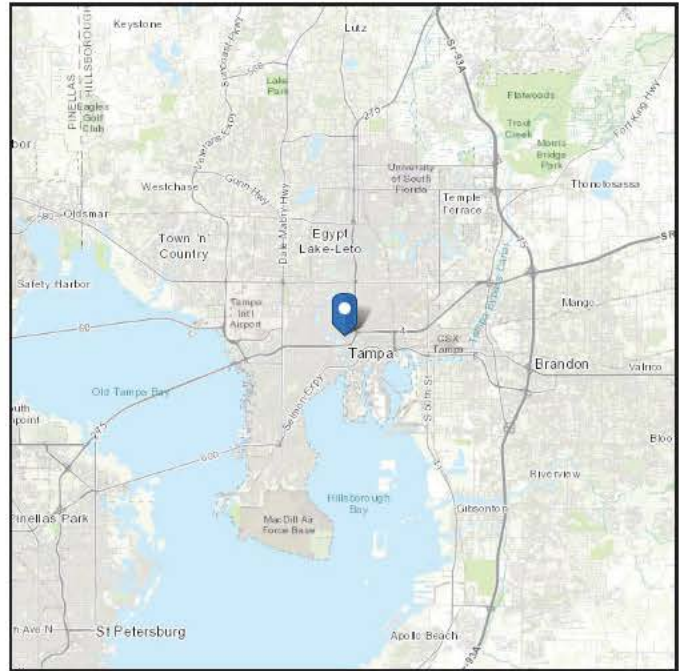
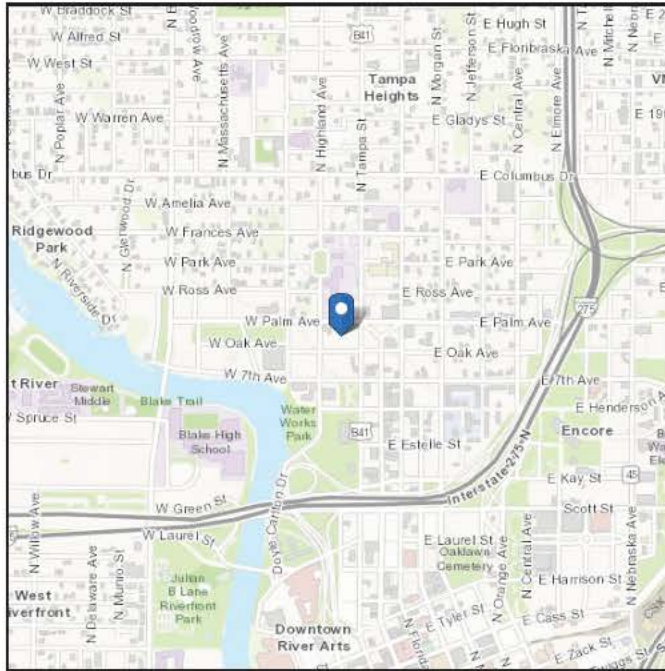


ASCE 7 Hazards Report

Address:
Tampa, Florida
33602

Standard: ASCE/SEI 7-10
Risk Category: II
Soil Class: undefined

Latitude: 27.961798
Longitude: -82.461622
Elevation: 29.51970345119216 ft
(NAVD 88)



Wind

Results:

Wind Speed	141 Vmph	
10-year MRI	79 Vmph	
25-year MRI	95 Vmph	
50-year MRI	106	Vmph
100-year MRI	117 Vmph	

Data Source: ASCE/SEI 7-10, Fig. 26.5-1A and Figs. CC-1–CC-4, and Section
Date Accessed: March 12, 2014

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-10 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

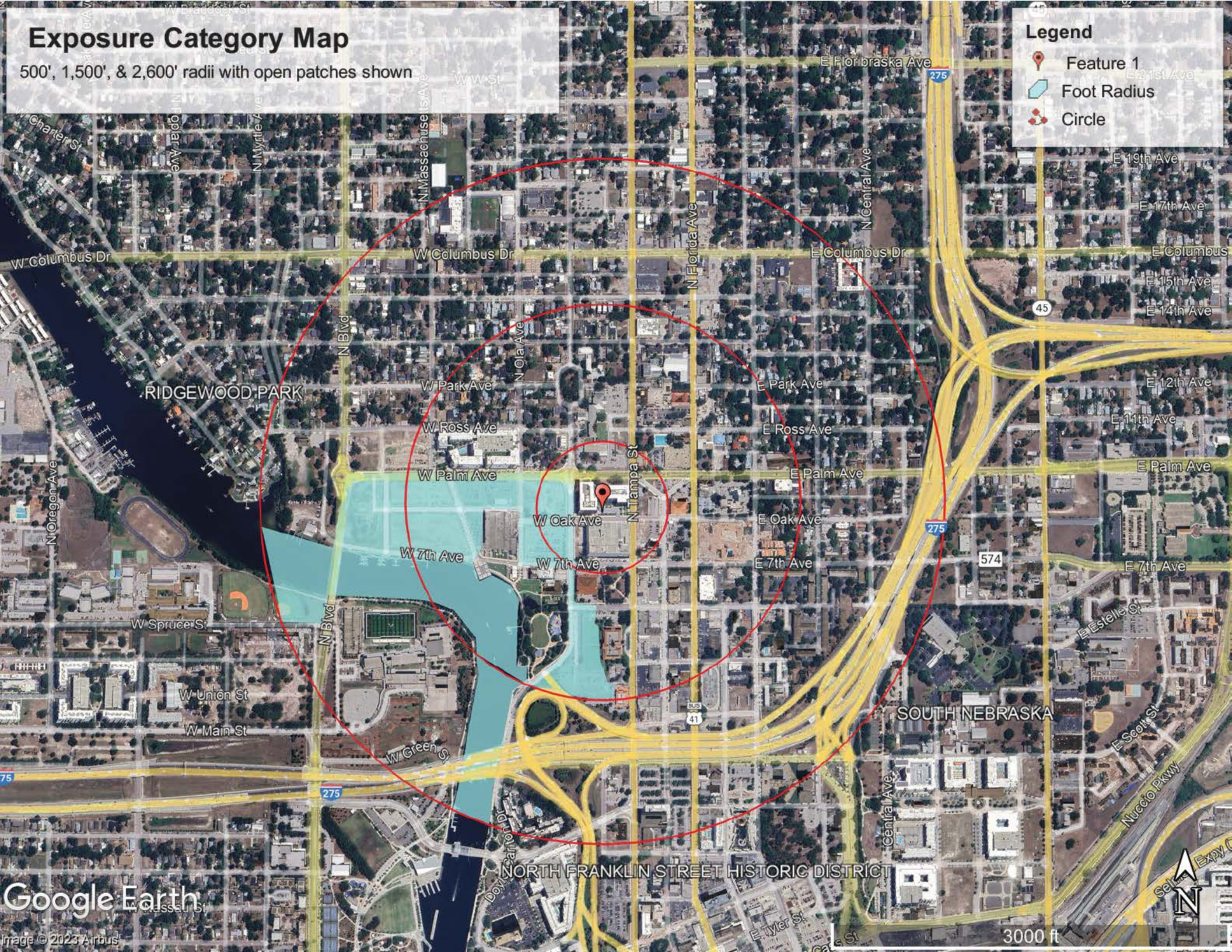
Site is in a hurricane-prone region as defined in ASCE/SEI 7-10 Section 26.2. Glazed openings shall be protected against wind-borne debris as specified in Section 26.10.3.

Exposure Category Map

500', 1,500', & 2,600' radii with open patches shown

Legend

- Feature 1
- Foot Radius
- Circle



Structure Information

Structure Type: Building
Structure Category: II
Enclosure Classification: Enclosed

Main Section

Wall	Length (ft)	Overhang (ft)
1	210	0.00
2	130	0.00
3	210	0.00
4	130	0.00

Eave Height: 78.0 ft
Parapet Height: 0.00 ft
Parapet Enclosure: Solid
Roof Shape: Monoslope

Roof	Slope (X:12)
A	0.00

