

# PEARY COURT PROPERTY REPORT

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TABLE OF CONTENTS

1. INTRODUCTION..... 1

2. THE PROPERTY ..... 1

3. OCCUPANCY & FIRE RATING..... 2

4. SITE & LANDSCAPING..... 2

5. STRUCTURE..... 3

6. INTERIOR – GENERAL ..... 6

7. EXTERIOR..... 6

8. ROOF ..... 8

9. HEATING & COOLING SYSTEMS ..... 9

10. ELECTRICAL SYSTEM..... 9

11. PLUMBING..... 10

12. WINDOWS & DOORS ..... 11

13. GENERAL ..... 11

EXHIBITS

REVIEWED LISTED DRAWINGS..... EXHIBIT 1

- o CIVIL DRAWINGS – C12, C13, C13A
- o LANDSCAPING DRAWING – L1
- o ARCHITECTURAL DRAWINGS – A3, A4, A9 THRU A15
- o PLUMBING/MECHANICAL DRAWINGS – P1, M1
- o ELECTRICAL DRAWINGS – E1, E2

SCHEMATIC SITE PLAN ..... EXHIBIT 2

EXTERIOR PHOTOGRAPHS ..... EXHIBIT 3

UNITS PHOTOGRAPHS

- UNIT 101A..... EXHIBIT 4
- UNITS 101B ..... EXHIBIT 5
- UNITS 101C..... EXHIBIT 6
- UNITS 101D..... EXHIBIT 7
- UNITS 102A ..... EXHIBIT 8

TABLE OF CONTENTS

UNITS 102B ..... EXHIBIT 9  
UNITS 102C ..... EXHIBIT 10  
UNITS 103A ..... EXHIBIT 11  
UNITS 104A ..... EXHIBIT 12  
UNITS 104C ..... EXHIBIT 13  
UNITS 105A ..... EXHIBIT 14  
UNITS 105C ..... EXHIBIT 15  
UNITS 107B ..... EXHIBIT 16  
UNITS 108B ..... EXHIBIT 17  
UNITS 108C ..... EXHIBIT 18  
UNITS 111C ..... EXHIBIT 19  
UNITS 113A ..... EXHIBIT 20  
UNITS 114C ..... EXHIBIT 21  
UNITS 131C ..... EXHIBIT 22  
UNITS 134B ..... EXHIBIT 23  
UNITS 138A ..... EXHIBIT 24  
UNITS 140A ..... EXHIBIT 25  
UNITS 141C ..... EXHIBIT 26  
UNITS 145B ..... EXHIBIT 27  
UNITS 146B ..... EXHIBIT 28  
UNITS 148A ..... EXHIBIT 29  
UNITS 149C ..... EXHIBIT 30

## 1. INTRODUCTION

This firm has been retained to provide a condition report of the Peary Court property located at 110 Peary Court, Key West, FL 33040. The condition report is based on a review of the listed drawings in Exhibit 1, the applicable industry standards, a building code that was in effect in Monroe County at the time of construction but was not required for the property and our visual observations of the in place construction at the above referenced community. We believe the findings being presented are representative of the community as of this day. Representatives from Atkins Engineers were on site at the Peary Court site in June and early July 2013.

## 2. THE PROPERTY

The property consists of 157 two bedrooms, one and one-half bathroom residential townhomes, distributed in 13 four-plexes, 33 tri-plexes and 3 duplexes buildings. A schematic Site Plan indicating townhome relative location is included in Exhibit 2.

The townhomes have similar floor plans. The Ground Floor consists of a living / dining Room, kitchen / breakfast nook and a half bathroom. The second floor consists of two bedrooms, one full bathroom and a utility room. All the townhomes are two stories except for eight units identified as ADA units that are one story. The property's present use is rental apartments.

The structures were built in a period between 1992 and 1994. We have reviewed the Code in effect at this time for Monroe County & Key West and believe that the 1991 Edition of the Standard Building Code would be the appropriate Code for this review. A note on a roof framing plan (A15) indicates the structures were designed for 130mph under the ANSI 58.1 which was the predecessor to the ASCE-7 Wind code that is now a referenced standard to the FBC. If additional information is provided that would change this code to the previous or subsequent editions it is doubtful any meaningful changes would be required. We reviewed the drawings that were provided and compared the requirements of the 1991 Code to the architectural drawings and also to findings during our site visits. We have made observations in 27 of the 157 units on the site and believe, given the consistent findings, that this sampling is representative of the community.

3. OCCUPANCY & FIRE RATING

Occupancy is classified as Residential, Group R-2, Type VI construction and one hour fire rated construction. Section #403.5 of the SBCCI states that for buildings less than 3 stories requires 2 hour rated common walls up to the roof decking, with either non-combustible roof sheathing or fire retardant treatment. FRT plywood could not be identified but we found fire rated drywall demising walls in the attic space that was secure and taped. Insulation was found to be properly place and sealed. A general observation was that the roof attic structure and construction look to be in an "as-new condition"



4. SITE & LANDSCAPING

The driveway and parking areas are asphalt and these areas were in fair condition. The paved areas exhibit signs of wear and some cracking. Recoating is a normal maintenance activity and is required more frequently in south climates. The concrete curbs and sidewalks are in fair condition. Concrete sidewalks exhibit some shrinkage cracks and miscellaneous cracks when in close proximity to large trees.



Landscaping is considered light to medium but consistent with rental communities in the area. Storm water is collected and drains into retention ponds. There are several retention ponds located along Palm Avenue that service this community. Exterior photographs are also included in Exhibit 3.



5. STRUCTURE

The structures are one and two story wood framed buildings. Our review of the construction drawing that were prepared by McCall & Associates Inc. Architect of Montgomery, Alabama indicates that the exterior walls are wood studs 2"x 4" at 16" on center with 1/2" Oriented Strand Board (OSB) exterior sheathing and covered with a layer of vapor barrier sheet stapled to the sheathing. The exterior cladding consist of horizontal vinyl siding. The second floor is framed with 14" deep flat wood trusses. We were able to verify this construction was in general conformance with the drawings.



The foundation was detailed as a concrete slab on grade reinforced with welded wired mesh placed monolithically with a downturn footing. The downturn footing is anchored with 16" diameter piers embedded 3 feet minimum into lime rock. We did not verify the foundation system was as per the drawings. The buildings are performing well and we did not observe settlement or a deficient structural condition. The junction between the concrete slab on grade with the wood studs was observed and photographed at 10 townhomes and were found to be dry and in good working condition with only minor exceptions.



In the attic spaces we observed truss twist straps at all trusses. Rat runs and horizontal bracing was typical and nailed properly. Trusses and roof sheathing are in excellent condition with no signs of moisture or roof leaks. Roof sheathing was firmly attached although we were not able to determine the nail pattern. Shiners or nails that miss trusses that are typically found were not visible in any location.



The roofs shapes consist of hips and gable ends. The gable ends were reinforced by web stiffeners nailed to flat 2x4's in lieu of diagonal bracing. The structures based on our non-destructive observations are performing well and are believed to have been constructed in general accordance with the design drawings prepared by McCall & Associates, Inc. dated 13 April 1992.



The structure of the buildings was in excellent condition with minor signs of moisture or deterioration in some isolated units. We were satisfied with the condition of the wood and particularly the OSB wall sheathing. We have observed the base plate and OSB termination at the floor line from the exterior by prying the vinyl siding up to expose the framing and find it is in good condition with only some exceptions where minor repairs are necessary.





**6. INTERIOR - GENERAL**

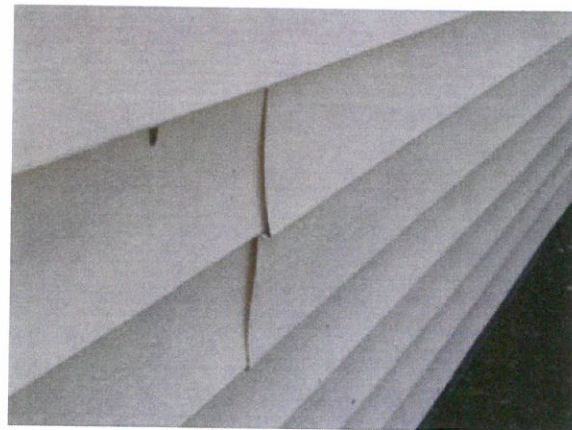
The interior items such as stairs are in code compliance for dimensions and handrails. The stairs are wood framed to the second floor and have 7" risers and 11.5" treads with some variations. One sided handrail is located 35.5" from tread. The stair has a net width of 35".

We did observe some areas where drywall had been removed for maintenance and not replaced properly and that should be addressed.

Floors are finished with vinyl tiles except kitchen floor that are finished in linoleum. Walls are painted drywall with wood baseboard. Kitchen has Whirlpool appliances that include microwave oven, electric range with oven, dishwasher, and refrigerator with top mounted freezer and laminated kitchen countertop with wood doors and melamine lined material. Type X drywall separates units. Type X drywall extends thru attic to underside of roof sheathing. Townhome photographs are included in Exhibits 4 thru 28.

**7. EXTERIOR**

The exteriors are vinyl wall cladding that is permissible by Code in Type VI construction. Siding in some areas shows signs of aging and areas require repairs, replacement and fastening.



Windows are properly anchored where observed. Windows as indicated by their labeling were AMMA rated at DH-C30 which would translate into a basic wind pressure of 30psf with a minimum structural test pressure of 60psf in accordance with AMMA 101-88. They are not impact. The windows were not required to be impact resistant at the time of construction. Impact glass came in to the industry after Hurricane Andrew and the adoption of ASCE 7 in 1998. The present windows provide the necessary wind load resistance.

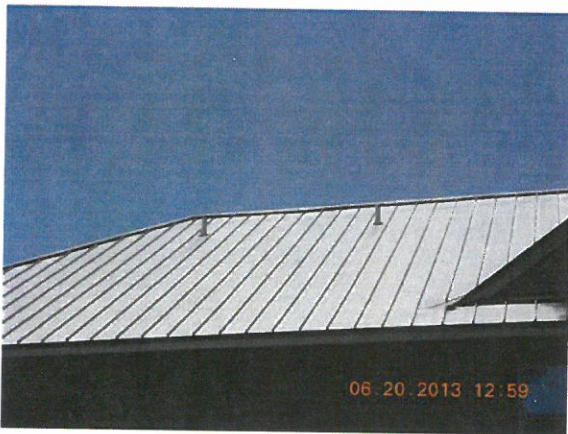


Some of the wood post framing that supports carport canopies shows signs of tenant damage, auto collisions, although this was not a typical condition. In some cases this damage has exposed the framing and sheathing and requires repairs. Some of the bottom vinyl siding panels have been damaged by the landscaper's edge trimmer.



8. ROOF

Roof construction for all buildings is metal standing seam roof system with hidden fasteners and a slope of 9 in 12. The ages of the roofs are approximately 20 years old. The roof system is in good condition with minimal observed required repairs. The standing seam metal roof appears to be the original roofing. We did not observe corrosion that would indicate the galvanizing is still providing protection to the metal and that additional useful life remains in the roofing system. The roof panels were installed tight and without waves or loose panels.

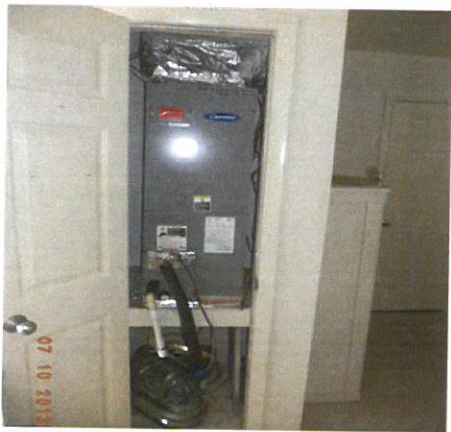


Roof attic areas meet code requirements for ventilation. Some vinyl soffits were loose and require fastening. Vinyl vented soffits are clipped to fascia and wall truss tails, a fair amount of vinyl fascia is dislodge or damaged.



### 9. HEATING & COOLING SYSTEMS

The HVAC is composed of a 2 Ton split system that serves the individual units. The compressor/heat pumps are located outside; Air Handlers with heat strips are located in ground floor closets. The ceiling drywall in the air handler closets should be patched as required, to protect the second floor framing and sealed to the plenum. Heating and air conditioning for each unit appear to be in fair condition and were in working order in the units inspected. Random samplings of the units indicate that some air handlers have been replaced as one would expect given the original construction was 20 years ago.



### 10. ELECTRICAL SYSTEM

Each unit has a 150 AMP, three wire and single phase service. The Electrical breaker panel is typically located in the utility room at the 2nd floor. Panels were found to have their breakers labeled. A main breaker for each unit is located on the exterior of the building, near the meter.



The electric service is composed of 3-500MCM copper wires. The enclosure is NEMA 3R rated. The grounding wires were found to be #8 wire. NEC requires the grounding to be #1/0 wire and a ground rod and therefore should be remediated.

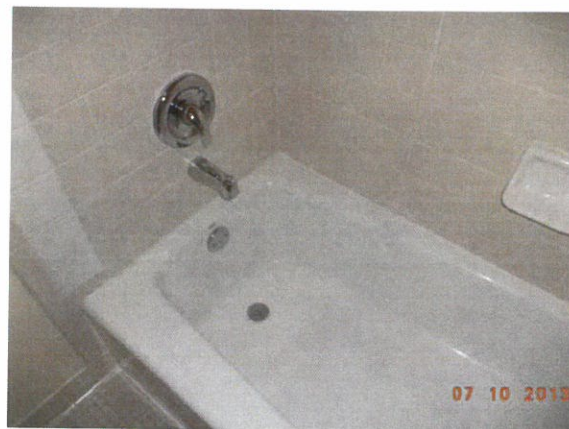
The heat pumps have a 25 Amp rating and are protected by a 30 Amp breaker. The air handling unit with electric heat is protected by a 60 Amp breaker.

Fire alarm system was composed of hardwired smoke detectors alarms in each bedroom and corridors of the units. GFCI outlets noted at kitchen and bathrooms. Electrical appears to be as original condition with some changes that have been made but in general the units appear to be wired and completed in as indicated by the drawings reviewed.

### 11. PLUMBING

Ground floor bathroom has a toilet and sink, second floor bathroom has toilet, sink and shower/tub combination. Toilet and sinks have individual disconnect valves. Fixtures appear to be in working order and no immediate major maintenance is anticipated.

Plumbing lines where visible in areas such as the water heater closets and under counter areas were PVC and copper. Plumbing was found to be in good condition.



**12. WINDOWS & DOORS**

The entrance to the typical unit has a four inch step with a solid door that measures 36” by 80”. Sliding glass doors at the rear of the units have a three inch step and measure 72” by 80”. The unit windows are single hung, 32” by 66”. The windows provide a minimum escape opening of 30” by 28”. The bedroom windows meet the egress requirements for sill height and opening size. Windows and SGD are not impact resistant or shuttered but the Code at the time of construction did not require such construction. Windows and sliding glass doors were found to be operational and in good condition less normal wear and tear by tenants.

**13. GENERAL**

As a routine matter in order to avoid any possible misunderstanding, nothing in this report should be considered directly or indirectly as a guarantee for any portion of the structure. This report represents an appraisal of the present condition of the buildings based on our visual non-destructive evaluation of the observed conditions to the extent reasonably possible.

Our review and inspection process is ongoing and this letter outlines our more significant findings with respect to the categories presented. Based on our review the structures were built in general compliance with the original drawings and industry standards that existed at the time of construction in Monroe County.