

Vizcaya





Vizcaya

Steve Barnum

Mother Nature - My best childhood friend



Mother Nature – A 50 Year Battle





Vizcaya
Lanais, Balconies &
Porches
Survey 2021 - 2022

Terminology



Lanais



Porches



Balconies

Lanais

Railing types related to age:

Original railings with no added flashing - (41 of this type)



Original railings with added metal flashing (13 of this type)





Railing Age

- Rebuilt – 7, 8, or 9 railings –



Rebuild with no flashing



Rebuild with metal flashing



Newest - Rebuild with Duradek flashing done by Venture(25 of this type)



Batch #1 – Inspections

Units selected based on non-destructive visible sagging with original 3 railings

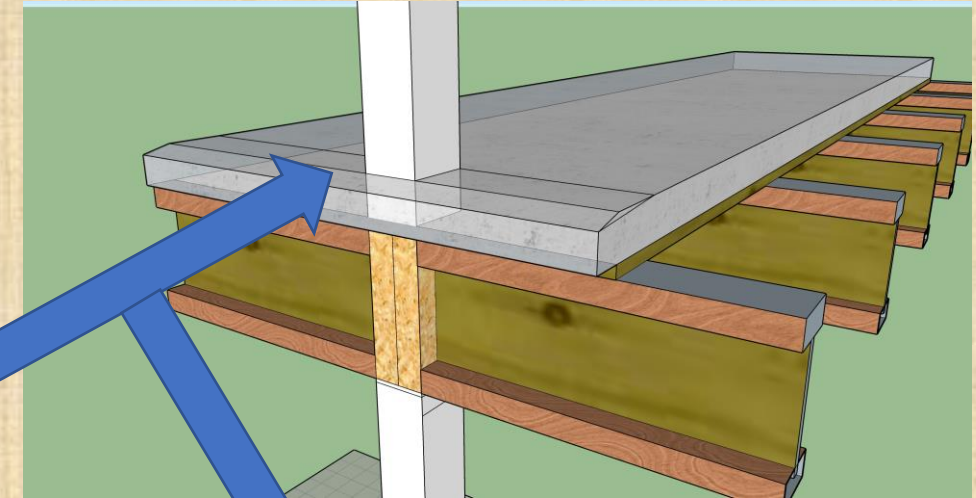


Batch 1 inspections completed September 2021
10FH, 19BD, 20AC, 15FH, 24AC, 24EG, 21FH, 3FH,
18AC, 26EG, 27BD, 27FG, 26BD,(1BD)



Cutting Inspection Ports at Beam Supports

- 2 inspection ports cut at 2 Small Lanais
- 3 inspection ports cut at 3 Larger Lanais

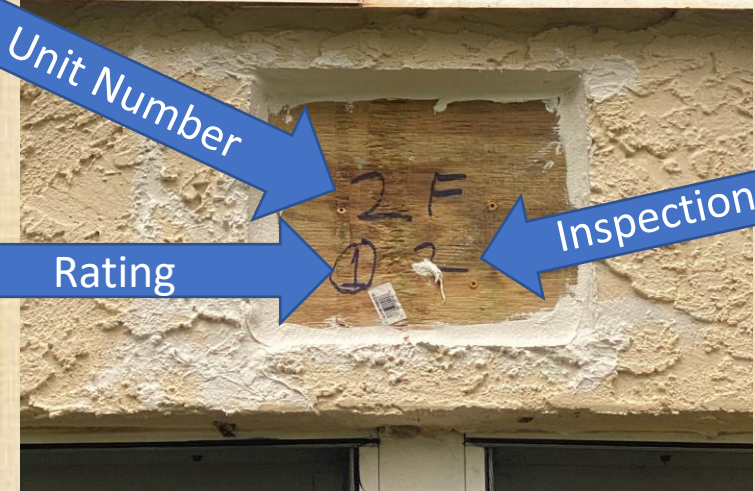


Deterioration Rating Scale - #1 thru #10

Schedule for opening Starting September 1 - PRIORITY RATING SCALE

Inspection Scale 1 - 10

- 10 - Eminent failure - Rebuild immediately. Sagging visible - Provide Temporary support
- 9 - Serious rotting - Moisture present - sagging visible - Rebuild within 2 months
- 8 - Serious rotting - Moisture present - sagging visible - Rebuild within 6 months
- 7 - Serious rotting - Moisture present - sagging visible - Rebuild within 8 months
- 6 - Some rotting - Moisture present - no sagging visible - Rebuild withing 12 months
- 5 - No rotting - Moisture present - no sagging visible - Rebuild within 18 months (attampt to caulk leak
- 4 - No rotting - No moisture - original construction - Monitor and Rebuild within 36 Months
- 3 - Rebuilt at one time - no moisture - not done with Duradek - Monitor -
- 2 - Rebuilt at one time - Rebuilt with Duradek Flashing - Monitor
- 1 - No visible issues - Rebuilt wth Duradek Flashing - Not Opened



Deterioration Scale - #1 Dry and Best #10 Worst



Examples of #1 Rating

Examples of #10 Rating

Example of Spreadsheet Tracking

VIZCAYA - BRADENTON

LANAI REBUILDS BUILDINGS 1 THRU 16

DRA

UNIT	DATE ISSUE REPORTED	AGE (RAILING SPACES)	PRIORITY	OPEN ISPECTION RATING	Initial Review	PROJECT START DATE	PROJECT COMPLETION DATE	NOTES
4 E,G		7 Mullions		Possibly				Has been redone
4 F,H		Original Flashing	2nd batch	Batch 2 inspection left #5, right #1	11-24-21 This units has metal drip edge flashing and is is need of caulking around columns. If caulking is done water infiltration should be minimal or non existant and damage to structure can be controlled.			
5 A,C		ORIGINAL	Added to 2nd Batch	Batch 2 Inspection left #1, right #1				
5 B,D		ORIGINAL	High	Batch 2 Inspection left #10, right #1	11-24-21 View exterior visable sag in lower level. Moved inspecton to 2nd batch. End of beam was completely rotted. Install temporary column in 5B lanai. Venture installed a temp crush block between upper and lower aluminum columns to support roof.			
5 E,G		ORIGINAL	medium priority	Batch 2 Inspection left #9, right #1				Has Been Repaired - Nov 29, 2021 crush blocking added

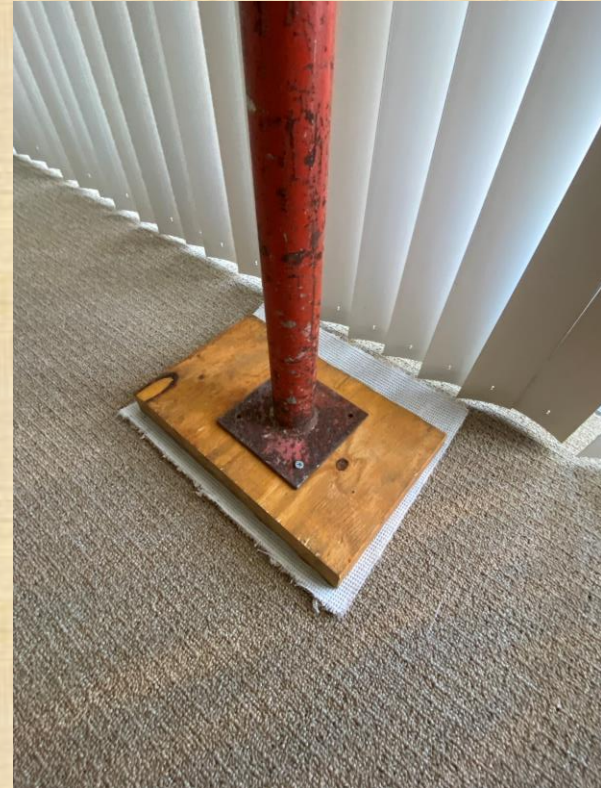
Batch #1 – Report Overview

- 6 Units had temporary supports installed and will be the first to be replaced. Start Date January 3, 2022
10FH (Completed), 19BD(Completed), 24AC (Completed),
27AC (Scheduled for May23, 2022) , 5BD (2022 but not yet scheduled), 18BD (Waiting for Board of Directors Approval of Financing)
- 3 Units should be considered for replacement within 18 months:
24EG, 21FH, 3FH (2023)
- **Good News Units-** 6 Units were found to have very little rotting structure but should be placed on a scheduled replacement list. **However, it is important that caulking and sealant be done at the columns and screening as prevenatative maintenance. A portion of this work (inside Lanais) is the Owners responsibility. The exterior caulking and sealing is the Associations responsibility. Caulking should be done and repeated, both inside and outside, at least every 5 years.**

20AC, 18AC, 26EG, 27BD, 27EG, 26BD

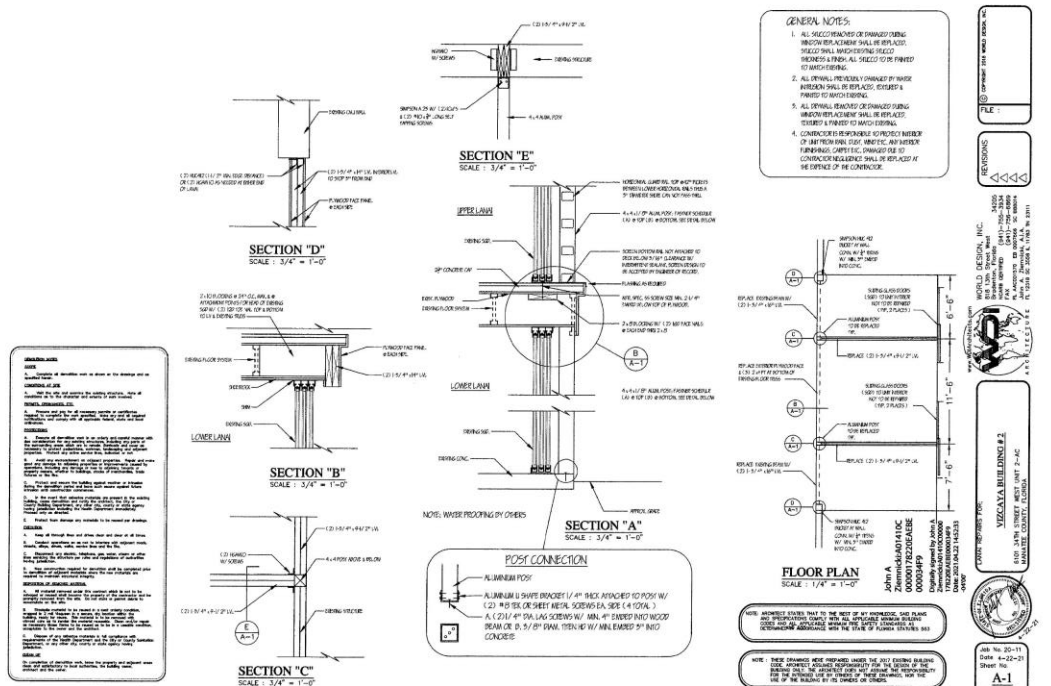
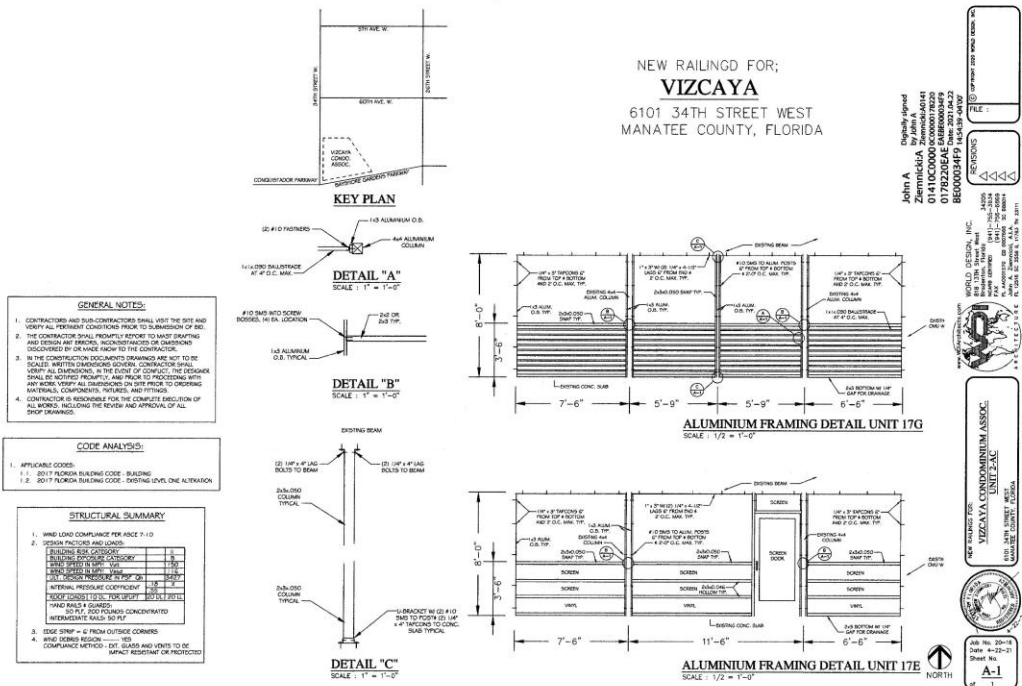
Temporary Supports Installed

- Example of temporary supports



Permit Drawings for Units 10FH, 19BD, 24AC

These units are now completed



Batch #2 Inspections

Based on:

- oldest
- metal flashing showing rust
- reported problems such as sliding doors not opening
- reported leaks

Batch 2 Inspections 5BD, 5EG, 5AC, 6AC, 6BD ,
18BD, 18AC, 31FH , 24FH, 31BD, 27FH, 27AC,
25EG, 1AC, 2FH, 4FH, 8BD, 10AC, 16EG, 16FH,
14BD, 19AC,

Batch #2 Inspections

- Examples of metal flashing showing rust or leaks



Batch #2 Inspections

- Examples of metal flashing showing rust or leaks



Batch #2 – Partial Completion Report

Current findings for Batch 2 Buildings 1 thru 16:

Units For Construction

5BD - Left port totally rotten beam #10 condition - (Added Temporary Column in 5B)

Right Port dry #1 Condition

5EG - Left Port Condition #9 (dry but rotting present)

Right Port Dry #1 condition

Good News Units

5AC - both ports were dry and each #1 condition

6AC - both ports were dry and each #1 condition

6BD - both ports were dry and each #1 condition

8BD - both ports were dry and each #1 condition

10AC - both ports were dry and each #1 condition

16FH - both ports were dry and each #1 condition

16EG - both ports were dry and each #1 condition

Batch #3 Inspections

Based on:

- oldest
- Metal Flashing showing no rust visible on exterior
- Reported problems such as sliding doors not opening or Leaks
- Buildings 28 and 29 have no reported issues, however they are original so one in each building will be selected for sampling.

Batch 3 Inspections 18EG, 20EG, 22EG, 28FH,
29EG, **SAB to Revise and add units (to be
determined)**

Pre -Construction Process – Owner Preparation

Resident will have access to laundry room during construction



Resident might consider sliding door wheel replacement. Additional cost would be Owners responsibility. Contractor will coordinate.



Construction Process – Day 1



Construction Process – Day 2



County Inspection – Following framing prior to waterproofing

Construction Process – Day 4/5 -Waterproofing



Construction Process – Day 7 –Metal Lath New Columns Upper Level



**County Inspection follows
lath Installation –
Prior to starting Stucco**



Construction Process – Stucco Application



Following stucco installation there will be a pause to allow stucco to dry.



Construction Process – Completed



Preventative Maintenance

Individual Unit Owners –

1. Keep space between Sliding doors and Screen frames clean
2. If your unit is not one with Duradek membrane, caulk and seal along bottom screen frame and especially around aluminum columns. Caution, if you have weepholes make sure they are clean and free to allow water to exit the space between the sliding doors and the screen frame.
3. Send in Work Order to Report any leaks, difficulty opening and closing sliding glass doors, water spots on ceilings, changes to how drapes or blinds open and close



Preventative Maintenance Solutions and Alternatives



Balconies and Porches

Individual Unit Owners Responsibility–

1. Maintain Doors onto Balconies and Porches – Keep all wood painted.
2. Report any deterioration by turning in a work order!!!!!!!
3. Report any deterioration by turning in a work order!!!!!!!!!!!!!!





Vizcaya

Roofing Overview

Vizcaya Roofing

Slope Tile Roofing

1. 2004 Concrete Tile over 1 layer of underlayment
2. New Concrete Tile over 2 layers of Underlayment
3. Components - Gutters



Vizcaya Roofing

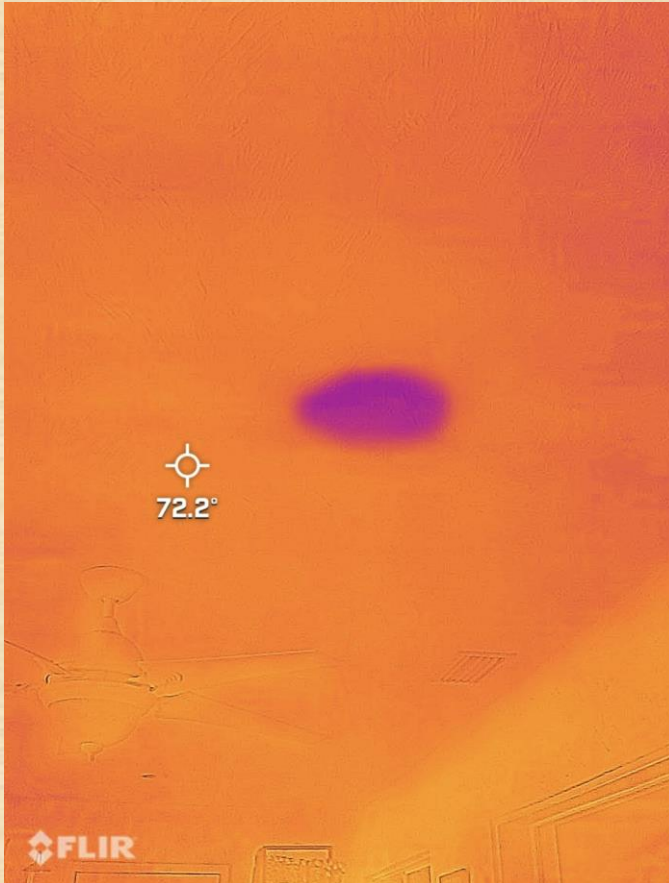
Flat Roofing

1. Modified Bitumen Built-Up
2. EPDM Single Ply
3. PVC Single Ply
4. TPO Single Ply
5. Silicone Coating
6. Fibertite Single Ply
7. Components - Scuppers



Vizcaya Roofing

1. Roofing Committee has thoroughly investigated alternative roofing materials
2. Extensive repairs have been done
3. Double layer of underlayment
4. Track active leaks with Thermal Camera to avoid repetitive repairs
5. Maintenance agreement is in place for a bi-annual inspection of all roofs, gutters and scuppers



Vizcaya Roofing – Crown Roofing Reports

Feb 23, 2022 - 9:29AM
Castle Group- Vizcaya Condos

Vizcaya 18 H
6101 34th Street West
Bradenton, FL 34210

Deficiencies

Section: Main Roof
Size: 3025
Overall Grade: 0

Inspection Date: 02/23/2022
Inspector: Bob Lawson



1 Tile Roof - Field Leak (Emergency)

Quantity: 1 EA

Deficiency:

Active field leak in roof system may cause additional damaged to structure.

Corrective Action:

Remove existing tiles and set aside at leak location.

Remove all roofing material down to decking. Replace any rotten wood as needed. Addtl. woodwork will be billed accordingly.

Install a two ply self-adhered membrane system in areas being repaired.

Re-install tiles using foam adhesive, caulk, and tile mortar.

Remove all debris from site and dispose in landfill.

Note: tiles and oxide will not match original installation and new tiles and mortar may efflorescence which is a natural process.

Estimated Repair Cost:

\$850.00

- Site Overview
- Section 1
- Composition
- Observations
- Budget Matrix
- Deficiencies
- Summary

Vizcaya Roofing – Graphic Plan



Master Site Plan

Vizcaya Condominiums

Miscellaneous



Yolink Starter Kit \$80.00





Vizcaya

CAR