Mystic Pointe Tower 500 Condominium

3530 Mystic Pointe Drive, Aventura, FL 33180

Milestone Structural Assessment

May 19, 2023

Prepared by:

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1. INTRODUCTION

The Falcon Group (Falcon) was retained by Mystic Pointe Tower 500 Condominium Association (Association) to perform necessary Milestone Structural Inspections – Phase One (non-destructive) at the above-referenced property located at 3530 Mystic Pointe Drive, Aventura, FL 33180, and prepare an Assessment Report with Falcon's findings and recommendations.

The purpose of the visual Milestone Inspections is to render an opinion on the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determine the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component(s) of the building.

This report describes the work performed, Falcon's evaluations and findings, and the associated recommendations based upon such findings. The inspections were performed pursuant to Florida Statutes, Section 553.899 and standard engineering principles. The purpose of such inspections is not to determine if the condition of an existing building is in compliance with the current Florida Building Code or the Fire Safety Code but, rather, is focused on life safety and structural adequacy of the building elements. The budgetary estimates for repairing observed defects are included at the end of the report.

For your reference, the following definitions may clarify the ratings stated in this report:

- Excellent: Recently installed building system or site component with no repair or maintenance required. The full remaining useful life of this system/component is assumed.
- Good: A building system or site component exhibiting evidence of normal aging and which appears capable of achieving its typical useful life. It may, however, need typical repair or maintenance work.
- Fair: A building system or site component that is approaching the end of its useful life or requires more than normal maintenance and repair to extend its remaining useful life.
- Poor: A building system or site component that is no longer functioning as designed and/or represents a safety concern. Replacement or major repair is recommended in the near term.

The ratings noted above (excellent, good, fair, poor) are determined by comparison to other buildings of similar age and construction type based on our professional experience.

2. DESCRIPTION OF STRUCTURE

The information reflected in this section was extrapolated from the property record drawings provided to Falcon by property management, as listed in Section 6 of this report. The description below may or may not be representative of the existing field conditions throughout the property.

2.1. General

Mystic Pointe Tower 500 is comprised of thirty-four (34) stories and is located in Aventura, Florida. The building was constructed in 1991 for residential use and continues to serve as residential apartments. The First Floor includes a motor lobby, on-ground pool deck and amenities rooms, offices, storage, and equipment rooms. There are a total of 482 residential units.

2.2. Exterior Envelope

The exterior envelope of the building consists of columns and masonry walls with painted stucco cladding with aluminum frame window-walls, sliding glass doors (SGD's) and accordion shutters.

The main roof is a low-slope roofing system. The roof membrane is described in the original drawings as a single ply resting over N.V.S. concrete on insulated board which is sitting on the structural concrete slab deck. The roof membrane terminates under a mechanically anchored metal counter-flashing strip and stucco-covered concrete parapet wall.

The building also includes exterior balconies with aluminum horizontal picket railings along the entire perimeter of the balcony. The guardrail is secured to the balcony's structure through the posts embedded into core-drilled pockets in the balcony knee walls.

The building framing consists of typical flat concrete slab construction supported by reinforced concrete columns, beams, and shear walls. The concrete slab's primary reinforcement is via billet steel bars.

3. QUALIFICATIONS

Falcon is a full-service Engineering and Architectural Consulting Firm with a primary focus in evaluation of existing facilities/building systems, providing analysis and recommendations, and performing engineering supervision during actual remediation/construction. Falcon has been around for 25 years, and currently has 119 employees across the East coast extending from Florida to New York. Falcon's Florida team consists of Professional Engineers, Licensed Architects, Building Code and Construction experts. The company has in-house multidisciplinary civil, structural, mechanical engineers, forensic and design teams, architects, and numerous other professionals with expertise relevant to determination of causation and identification of defects and damage in existing buildings. Falcon's experts have also testified in numerous lawsuits concerning damage to buildings.

The investigations were performed by qualified inspectors of Falcon. Said inspectors hold, at a minimum, a Bachelor's in Science in Civil Engineering and are qualified by education and experience to act as delegated representatives of the Professional Engineer in charge. Esther Calle of Falcon reviewed all inspection procedures, policies, and reports. Mrs. Calle holds a Master's in Science in Structural Engineering from Florida International University and she is a certified Professional Engineer in the State of Florida. She is also a licensed General Contractor. Mrs. Calle is currently the Director of Falcon's Miami office. Mrs. Calle's field of experience is in structural design and analysis, preparing construction specifications, plan review, project management, and cost estimating, as well as field inspections and construction supervision.

In addition, Mrs. Calle has performed observations, evaluated causation and related damages, and provided repair/replacement recommendations for properties throughout South Florida, primarily in Miami Dade and Broward Counties, for the last 10 years. She is also constantly involved in evaluation of existing structures as it relates to 40-year certification, as well as damage resulting from age, negligence, human actions, etc.

4. METHODOLOGY

In order to determine the findings and formulate the opinions stated in this report, Falcon performed the following:

- Reviewed documentation submitted by the client in relation to the structural evaluation.
- Analyzed and cross-referenced the documents and records provided, as well as comparing them against the findings of the visual inspections.
- Performed visual inspections of the areas of work described below, with the purpose of documenting and assessing the current conditions of the structural elements and identifying signs of cracking, spalling, rust, discoloration stains, misalignment, and overall indications of structural damage or failure.
- Sounding of readily accessible areas (as accessible without scaffolds, ladders, and other equipment) of stucco and concrete elements for the discovery of any hollow areas that would indicate hidden damage, detachment, or voids, to identify deficiencies in the structural components. Sound testing was performed on stucco and concrete surfaces with the aid of metal tools. Sounding encompassed masonry walls, ceilings, and bare concrete floors. In addition, Falcon observed exposed structural elements (concrete and masonry).
- Aerial drone inspection of the exterior of the building (high end videography, aerial mapping, and close-up inspection) to identify and document potential areas of structural distress on the exterior building façade.

The findings and recommendations included in this report are based on limited documents evaluated and the information provided and available to Falcon at the time of the review. Falcon makes no guarantee that all possible deficiencies or probable causes of the deficiencies were identified. We reserve the right to modify our findings and recommendations based on any new information as it becomes available.

5. SCOPE OF INVESTIGATION

The scope of work includes visual, non-invasive inspections of the following elements:

1. Exterior façade of the building – stucco, concrete, and masonry.
2. Exterior sealants around the windows, railings, and other wall protrusions.
3. Exterior side of windows and doors (as accessible).
4. Roof & roof structures.
5. Visual assessment of pools, pool decks, planters, and recreational decks.
6. Exterior and interior of the garage.
7. Accessible & above-ground Structural Support Elements (exposed columns, beams, shear walls, loadbearing walls, slabs, etc.) at accessible common areas of the building.
8. Balcony railings.
9. Foundations, to the extent that they can be observed without excavation, including utility penetrations.
10. Visual inspection of 100% of the residential units (482 units total) for evaluation of the condition of the exterior façade and accessible structural elements. See Exhibit A and Exhibit B.

Figure 1: Site Plan with location of the property – *Aerial Photography from Miami Dade Property Appraiser*

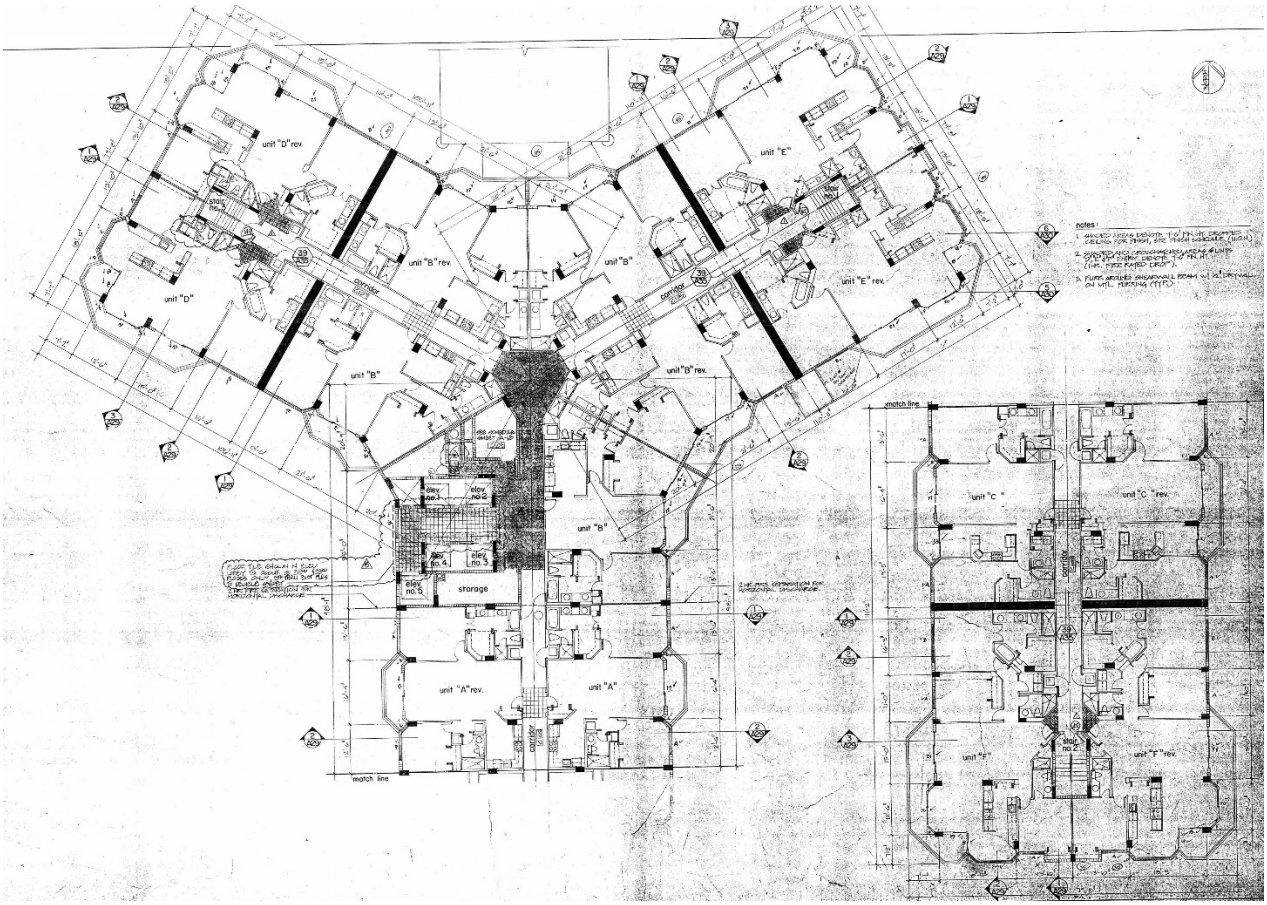


Figure 2: Typical Plan – *Architectural Plans from The Sieger Architectural Partnership*

6. MATERIALS REVIEWED

The following documents were requested and reviewed or not available as noted below:

a) Original Design Drawings

Doc. Type	Topic	From	Date
Plans	Architectural Drawings	The Sieger Architectural Partnership	August, 1991
Plans	Shutter Drawings	Knezevich & Associates, Inc.	January, 1993
Plans	Windows Shop Drawings	The Sieger Architectural Partnership	November, 1989
Plans	Plumbing Drawings	Gopman Pepper & Associates, Inc.	December, 1989
Plans	Electrical Drawings	Florida Engineering Services (FES)	November, 1991
Plans	Fire Alarm Drawings	Red Hawk / Ariel J. Martinez P.E.	February, 2016

b) Original Geotechnical Borings and Report

Not available

c) Previous Inspection Reports, Structural Repairs, and/or Modifications

Not available

d) Previous Inspection Reports

Doc. Type	Topic	From	Date
Report	Building Structural Restoration Manual Project	B.P. Taurinski, P.E., P.A. Structural Engineers	August, 2022
Report	Building Department Meeting Results	B.P. Taurinski, P.E., P.A. Structural Engineers	October, 2022
Report	Building Evaluation	B.P. Taurinski, P.E., P.A. Structural Engineers	September, 2022

7. OBSERVATIONS

7.1. Structural Support Elements

a. Concrete Deficiencies

Falcon observed cracked and/or spalled concrete with exposed corroded rebars, primarily throughout the balcony ceiling and knee walls and at the slab of the equipment room at the roof level. Falcon noted minor isolated concrete cracks at common areas and at the pool deck of the building. In the areas where stucco/concrete has already started to detach (ceiling of the balcony), **all loose fragments of concrete must be removed until adequate repairs are performed**. Proper repairs should be implemented at the noted locations to prevent further deterioration and to prolong the service life of the structure (refer to Exhibits “A” and “B”).

It is normal for the concrete elements to deteriorate over time as a result of exposure to the weather. Concrete spalling is the most common type of concrete damage resulting from corrosion of the steel reinforcement (rebar). Corrosion of rebar causes internal stresses in concrete that result in concrete cracking and subsequent detachment of concrete pieces, exposing more rebar to weather and further corrosion. Weather in Florida (wind, salt, and moisture) is extremely harmful to concrete. Therefore, concrete protection (waterproofing and painting) is essential for the longevity of concrete structures. Typical concrete repairs include the removal of all deteriorated concrete with chipping hammers, removal and replacement of damaged steel, applying bonding agents to the old concrete, and patching or pouring the area back with special materials.

Overall, Falcon found the condition of the concrete elements to be fair with localized instances of cracks and visible/exposed corrosion of rebar and/or concrete spalling, particularly on the garage slabs and columns, which must be addressed to avoid deterioration of the structural elements.

Photo 7.1.a.1 – Cracked concrete / stucco with hollow sound at balcony knee wall adjacent to the post pocket (Unit 2306)

Photo 7.1.a.2 – Spalled concrete and exposed corroded rebar at the corner of balcony ceiling (PH 14)

Photo7.1. a.3 – Cracked concrete and hollow sound at balcony knee wall (Unit 1810)

Photo 7.1.a.4 – Cracked concrete with hollow sound at balcony knee wall adjacent to the post pocket (Unit 1605)

Photo 7.1.a.5 – Cracked concrete with hollow sound at balcony knee wall (Unit 706)

Photo 7.1.a.6 – Cracked concrete and hollow sound at balcony knee wall (Unit 2606)

Photo 7.1.a.7 – Cracked concrete at balcony knee wall and hollow sound (Unit 815)

Photo 7.1.a.8 – Cracked concrete and hollow sound at balcony knee wall adjacent to the post pocket (Unit 2006)

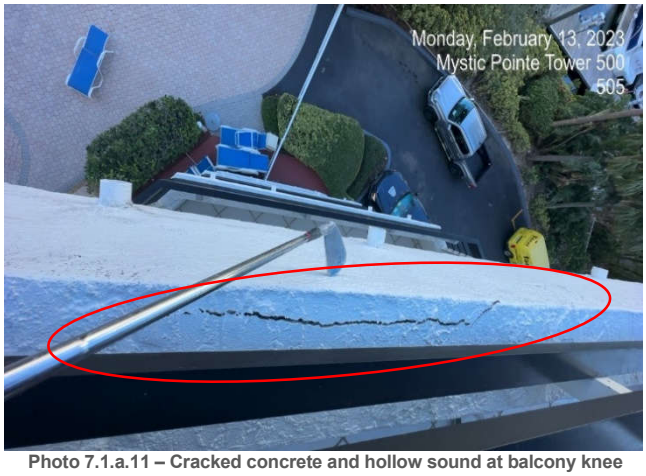


Photo 7.1.a.11 – Cracked concrete and hollow sound at balcony knee wall (Unit 505)

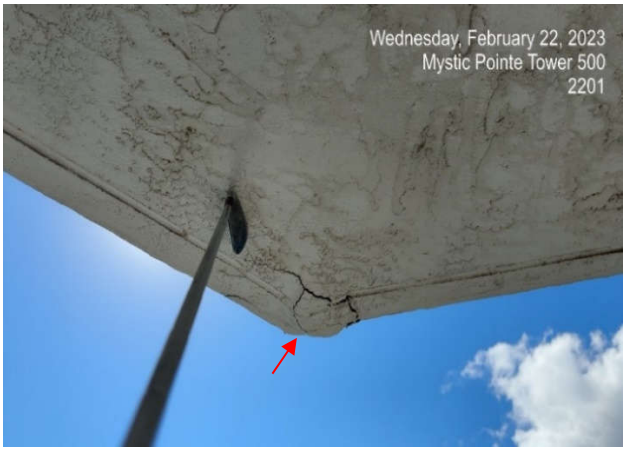


Photo 7.1.a.12 – Cracked concrete and initial stage of detachment at edge of balcony ceiling (Unit 2201)

Photo 7.1.a.13 – Spalled concrete with exposed corroded rebar and initial stage of detachment at balcony ceiling (Unit 1206)

Photo 7.1.a.14 – Cracked concrete with hollow sound at column of the A/C Mechanical Room (Roof Level)

Photo 7.1.a.15 – Spalled concrete at column of the A/C Mechanical Room (Roof Level)

Photo 7.1.a.16 – Spalled concrete at column of the A/C Mechanical Room (Roof Level)

b. Rust Spots

Falcon noted localized rust spots on the different structural elements on the façade, interior of the equipment rooms, and roof structures. Rust spots on the exterior elements are indicative of embedded ferrous material in the concrete or stucco being exposed to the weather. The presence of corroded metals embedded in the concrete presents a structural concern because this condition could lead to local concrete damage or spalling. The observed stains are indicative of water infiltration and/or lack of adequate concrete cover over the metal elements. Furthermore, staining of the exterior walls adversely affects the aesthetic appearance of the building.

All observed nails, rust spots, or ferrous materials should be removed and resulting voids properly patched.

Photo 7.1.b.1 – Rust spot at the balcony ceiling (Unit 2706)

Photo 7.1.b.2 – Rust spot at the balcony ceiling (Unit 2010)

Photo 7.1.b.3 – Rust spot at the balcony knee wall (Unit 3210)

Photo 7.1.b.4 – Rust spot at the balcony ceiling (LP 08)

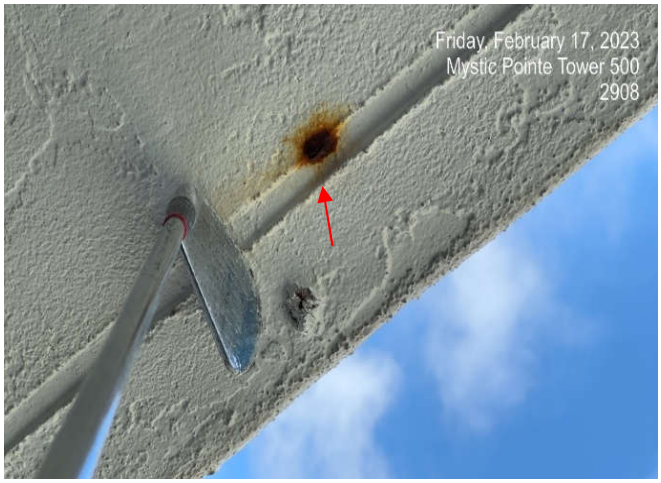


Photo 7.1.b.5 – Rust spot at the balcony ceiling (Unit 2908)

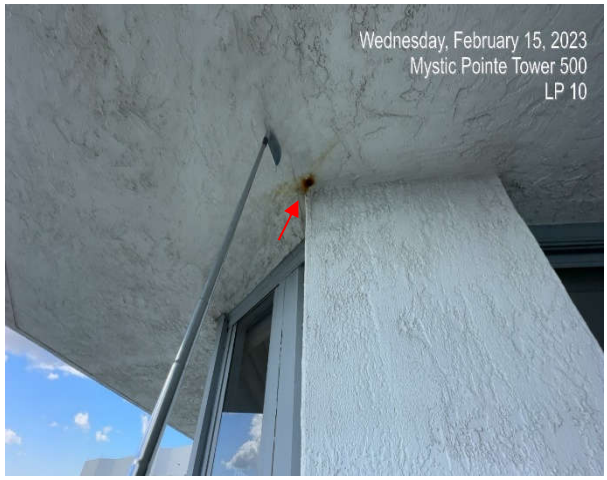


Photo 7.1.b.6 – Rust spot at the balcony ceiling (LP 10)

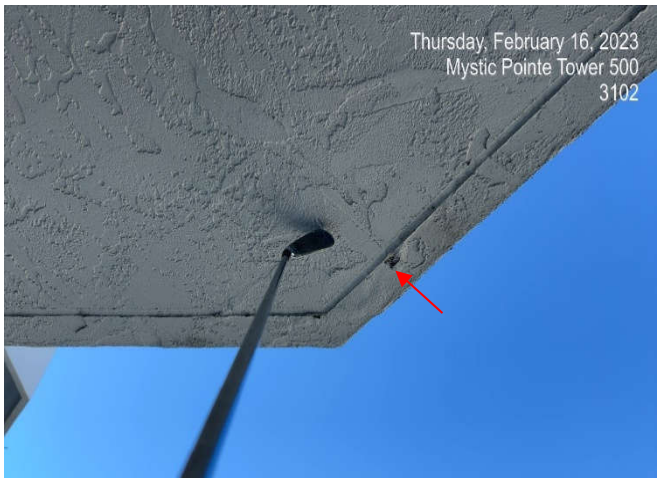


Photo 7.1.b.7 – Rust spot at the balcony ceiling (Unit 3102)

Photo 7.1.b.8 – Rust spot at the balcony ceiling (Unit 3113)

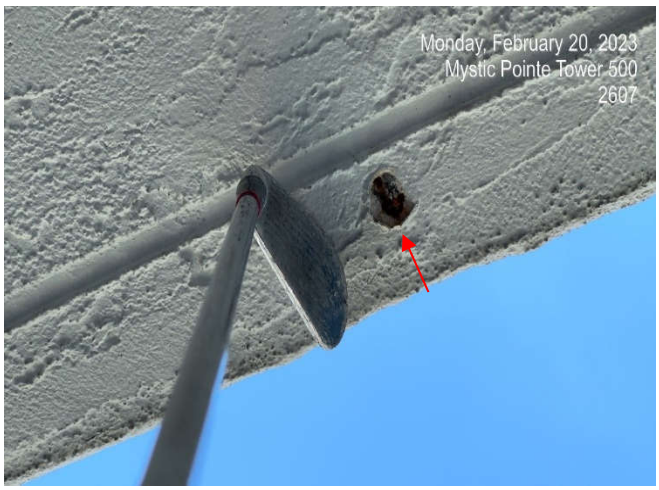


Photo 7.1.b.9 – Rust spot at the balcony ceiling (Unit 2607)

Photo 7.1.b.10 – Rust spot at balcony ceiling and initial stage of concrete / stucco delamination (Unit 1007)

Photo 7.1.b.11 – Rust spot at the balcony ceiling (Unit 2402)

Photo 7.1.b.12 – Rust spot at the balcony ceiling (Unit 2406)

Photo 7.1.b.13 – Rust spot and initial stage of concrete / stucco delamination at ceiling edge (Unit 1404)

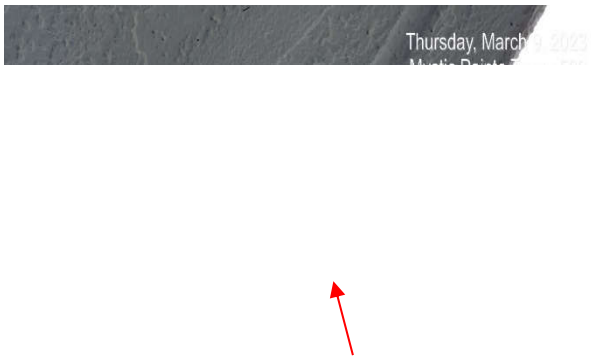


Photo 7.1.b.14 – Rust spots at the balcony ceiling (Unit 304)

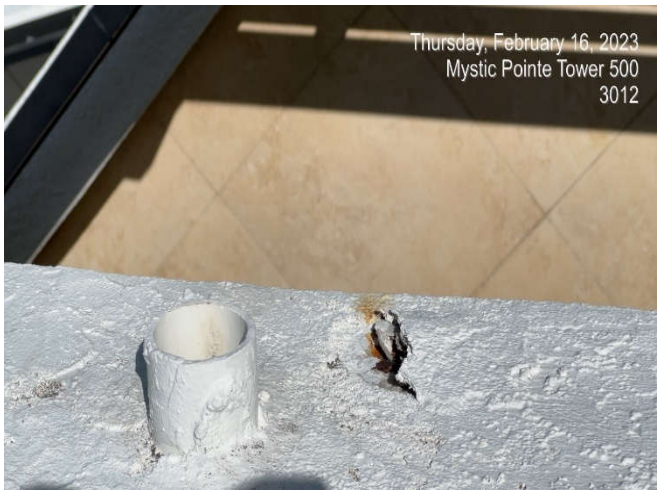


Photo 7.1.b.15 – Rust spot at balcony knee wall (Unit 3012)

Photo 7.1.b.16 – Rust spot at balcony knee wall (Unit 1802)

Photo 7.1.b.17 – Rust spot at balcony knee wall (Unit 1006)

Photo 7.1.b.18 – Corroded embedded metal at balcony wall (Unit 2901)

Photo 7.1.b.19 – Rust spot at parapet wall (Roof Level)

Photo 7.1.b.20 – Rust spot at parapet wall (Roof Level)

Photo 7.1.b.21 – Corroded embedded metal at ceiling of the Generator Room (Ground Level)

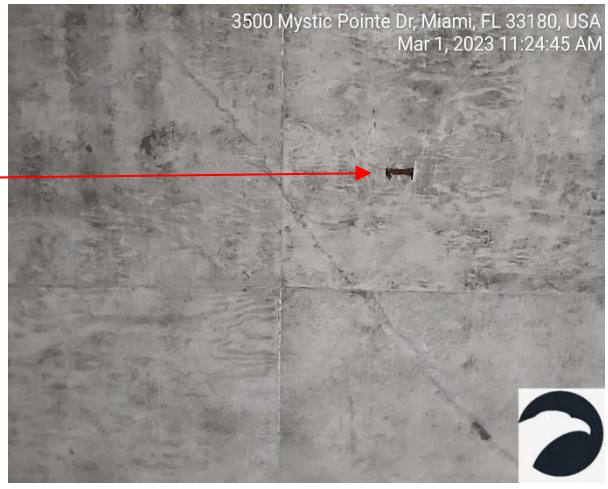


Photo 7.1.b.22 – Corroded embedded metal at ceiling of the Generator Room (Ground Level)

c. CMU Wall

Falcon noted some stair-step cracks in concrete masonry unit (CMU) walls at the A/C Mechanical Room and parapet walls at the Roof Level. Cracks commonly develop on CMU walls and are mostly considered symptoms of movement stress. Cracks could lead to more extensive damage, water intrusion, and/or potentially local failure of elements in extreme situations. The observed cracks noted in this report do not appear to be structurally concerning.

Overall, Falcon found the limited areas observed with exposed masonry to be in good to fair condition with some minor localized damages.

Photo 7.1.c.1–Stair-step crack at exterior CMU parapet wall (PH 09)

Photo 7.1.c.2 – Damaged CMU wall at interior of the A/C Mechanical Room (Roof Level)

Photo 7.1.c.3 – Stair-step crack at interior CMU of the A/C Mechanical Room (Roof Level)

Photo 7.1.c.4 – Stair-step crack at exterior CMU parapet wall of the Emergency Generator Room (Ground Level)

7.2. Envelope Cladding

a. Paint Coating Deficiencies

The inspection of the exterior walls on the building façade revealed coating deficiencies throughout. Most areas showed dirty paint, and Falcon noted some peeling and blistering in isolated areas at the balcony, roof parapet walls, and the Pool Deck.

Overall, Falcon found the paint coating to be in fair condition. Based on the observations, the paint is degrading due to normal wear and tear and exposure to the weather. For aesthetic purposes, we recommend pressure washing the exterior envelope. The building should be re-painted in the next 2 to 3 years.

Photo 7.2.a.1 – Peeled paint and mold at balcony knee wall (Unit 3106)

Photo 7.2.a.2 – Peeling and blistering paint at balcony knee wall (Unit 1015)

Photo 7.2.a.3 – Delaminated paint at CMU parapet wall (Unit PH 14)

Photo 7.2.a.4 – Stained paint with biological growth at parapet wall (Roof Level)

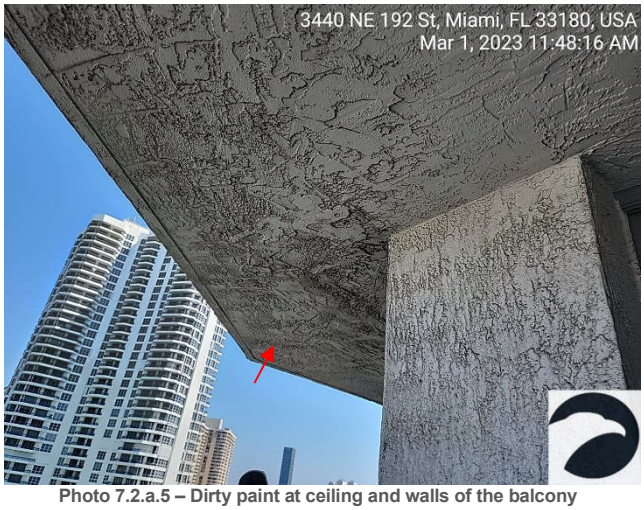


Photo 7.2.a.5 – Dirty paint at ceiling and walls of the balcony (Unit 3106)

Photo 7.2.a.6 – Stained paint at exterior wall from the Mechanical Room Level (West Facade)

Photo 7.2.a.7 – Stained paint at exterior wall from the Mechanical Room Level (West Facade)

Photo 7.2.a.8 – Peeling and blistering paint at column of the Entry Lobby (Ground Level)

Photo 7.2.a.9 – Delaminated paint at Pool Deck railing (Ground Level)

Photo 7.2.a.10 – Dirty paint at ceiling and walls of the balcony (West Facade)

b. Floor Finishes Deficiencies

The balcony floors are covered with tiles and the waterproofing was not accessible to assess. Falcon observed tiles above the sliding glass door sill track level at some balconies. Additionally, Falcon observed cracked tiles at some balconies. Falcon noted a few balconies without slope. Floor finishes shall be installed in a manner that a positive slope is achieved to the scupper for a proper drainage of the balcony area.

Overall, Falcon noted the balcony finish floors to be in good to fair condition with localized areas where tiles were noted above of the sliding glass door sill track level. Falcon recommends lowering the balcony finishes level to avoid water intrusion into the unit. Falcon also recommends installation of waterproofing systems to protect the structural slab at balconies where tiles are to be removed.

Photo 7.2.b.1 – Hollow and cracked tile at balcony floor (Unit 2310)

Photo 7.2.b.2 – Cracked tiled at balcony floor (Unit 2805)

Photo 7.2.b.3 – Zero slope at the balcony floor (Unit 2807)

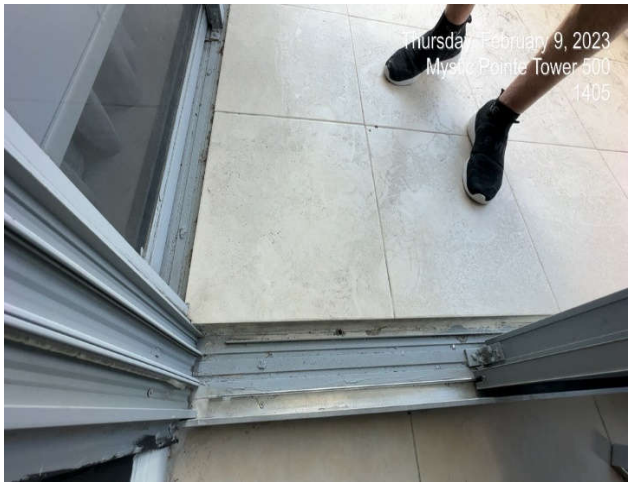


Photo 7.2.b.4 – Tiles level is above the sliding glass door frame level (Unit 1405)

c. Stucco Deficiencies

Falcon sounded readily accessible structural elements (the stucco was tapped with the use of a golf club to identify de-bonded stucco). Falcon found evidence of cracked, delaminated, and/or de-bonded stucco at some locations on columns/walls, ceilings, and balcony edges throughout the building envelope (refer to Exbibits “A” and “B”). These issues are mostly aesthetic in nature and do not jeopardize the structural stability of the building. They are a consequence of normal wear and tear of the building. However, de-bonded stucco can become a safety hazard and should be addressed during the next painting cycle. In addition, the stucco layer contributes to the watertightness of the building envelope and the deficiencies noted are potential sources of water intrusion.

The hollow sounding of stucco is a sign of de-bonded material. This condition is indicative of loss of adhesion between the stucco and the substrate or could potentially indicate issues with the concrete substrate. Stucco removal and further evaluation might be required. At a minimum, loose and hollow stucco should be removed and replaced.

Stucco cracks are considered symptoms of stress that commonly develops in building elements such as masonry walls, beams and columns, etc. The occurrence of cracks in buildings can also be attributed to thermal variations, moisture changes, chemical reaction, creep, foundation movement, and settlement, to name a few. In general, all visible cracks on the building façade should be properly repaired in order to prevent moisture and water intrusion causing future stucco delamination and concrete spalling. Where cracking exists and stucco surfacing has de-bonded, such stucco area shall be removed and replaced. All of these repairs should be performed in accordance with a Professional Engineer’s specifications.

Overall, the stucco cladding appears to be in fair condition, with localized deficiencies.

Photo 7.2.c.1 – Hollow sound and stucco delamination at balcony wall (LP 15)

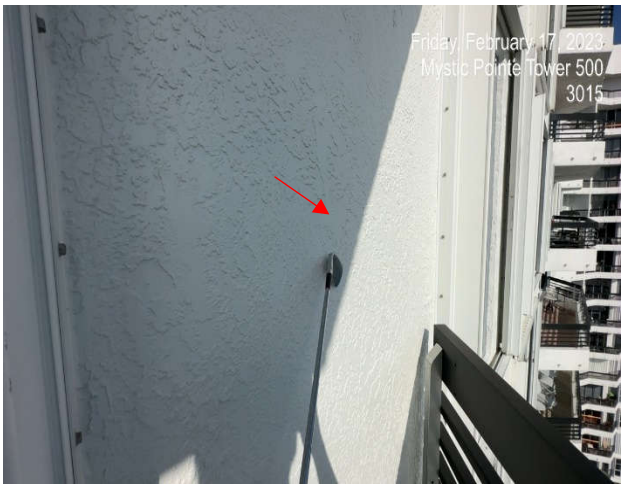


Photo 7.2.c.2 – Stucco with hollow sound at balcony wall (Unit 3015)

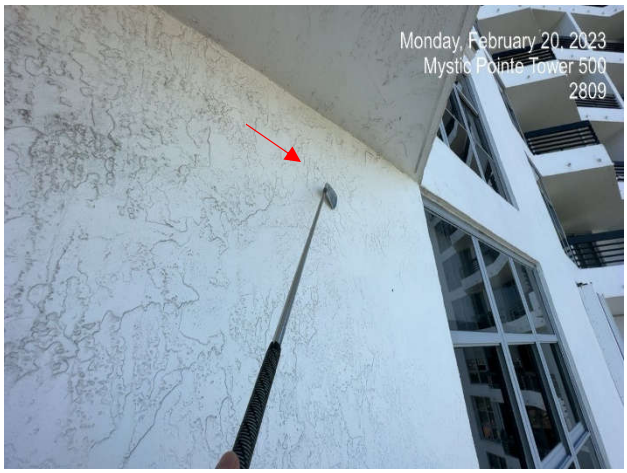


Photo 7.2.c.3 – Hollow sound and stucco delamination at balcony wall (Unit 2809)

Photo 7.2.c.4 – Hollow sound and stucco delamination at balcony wall (Unit 2501)

Photo 7.2.c.5 – Stucco with hollow sound at balcony wall (Unit 2506)

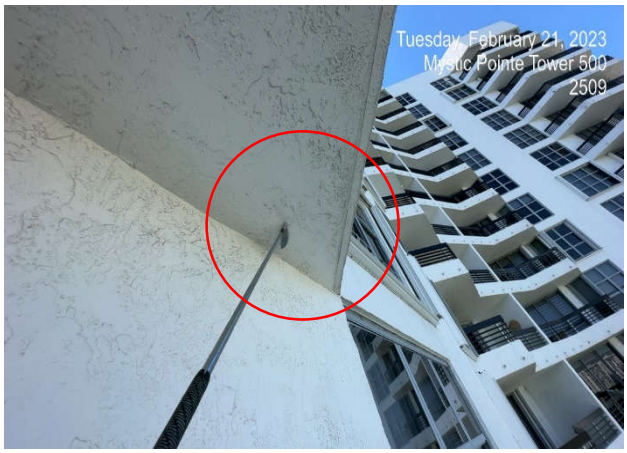


Photo 7.2.c.6 – Hollow sound and stucco delamination at balcony ceiling (Unit 2509)

Photo 7.2.c.7 – Stucco with hollow sound at balcony wall (Unit 2201)

Photo 7.2.c.8 – Hollow sound and stucco delamination at balcony wall (Unit 2304)

Photo 7.2.c.9 – Stucco with hollow sound at balcony ceiling (Unit 1513)

Photo 7.2.c.10 – Cracked and initial stage of detachment at ceiling of the balcony (Unit 1001)

Photo 7.2.c.11 – Hollow sound and stucco delamination at balcony wall (Unit 1104)

Photo 7.2.c.12 – Stucco delamination at balcony wall (Unit 814)

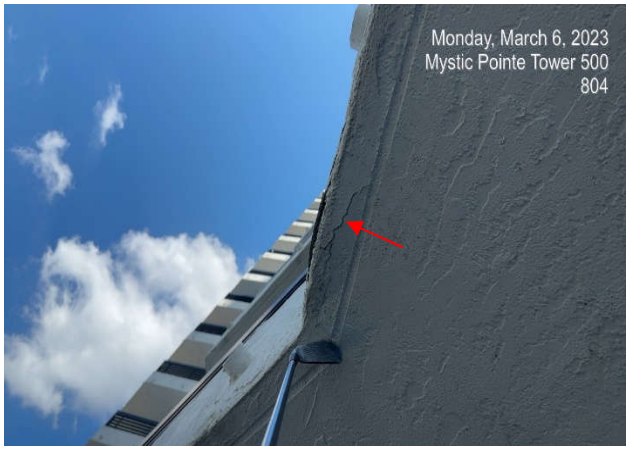


Photo 7.2.c.13 – Cracked stucco and initial stage of detachment at edge of the balcony ceiling (Unit 804)

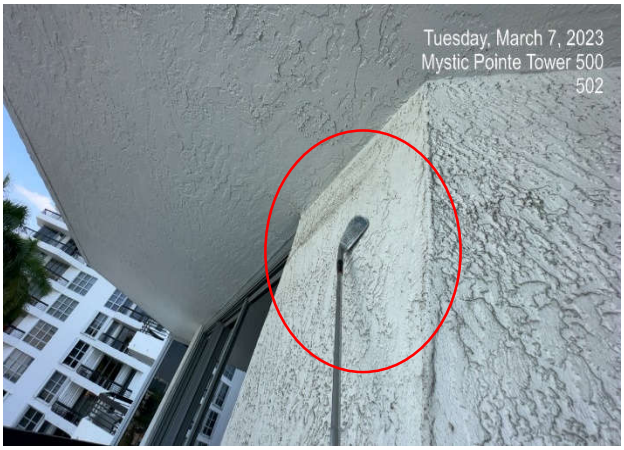


Photo 7.2.c.14 – Hollow and stucco delamination at balcony wall (Unit 502)

Photo 7.2.c.15 – Cracked stucco at balcony wall (PH 07)

Photo 7.2.c.16 – Cracked stucco with hollow sound at balcony knee wall (Unit 903)

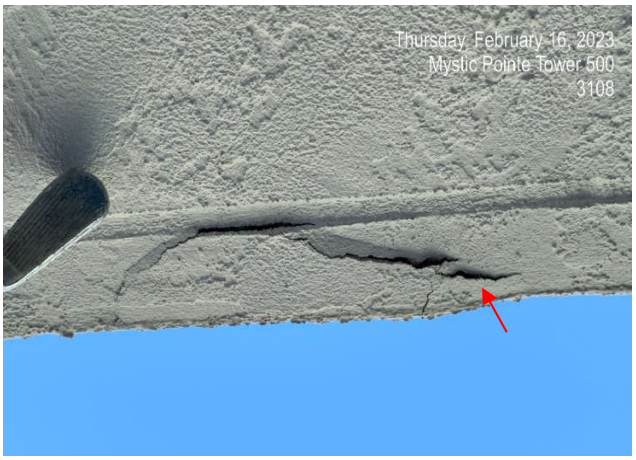


Photo 7.2.c.17 – Cracked stucco and initial stage of detachment at balcony ceiling (Unit 3108)

Photo 7.2.c.18 – Initial stage of stucco detachment at balcony wall (Unit 814)

Photo 7.2.c.19 – Cracked stucco at balcony ceiling (PH 05)

Photo 7.2.c.20 – Cracked stucco and initial stage of detachment at edge of the balcony ceiling (Unit 2807)

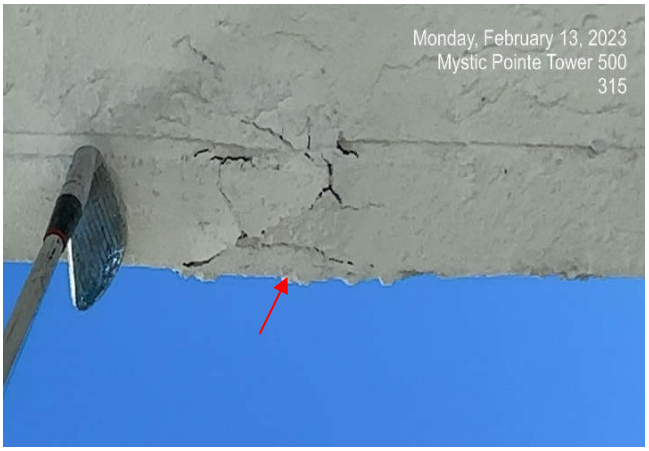


Photo 7.1.c.21 – Cracked stucco and initial stage of detachment at edge of the balcony ceiling (Unit 315)

Photo 7.1.c.22 – Cracked stucco and evidence of biological growth at balcony knee wall adjacent to the scupper (Unit 513)

Photo 7.2.c.23 – Stucco delamination and hollow sound at parapet wall (Unit 1513)

Photo 7.2.c.24 – Cracked stucco and hollow sound at parapet wall (Unit PH 09)

Photo 7.2.c.25 – Cracked stucco at exterior side of the parapet wall (Unit PH 05)

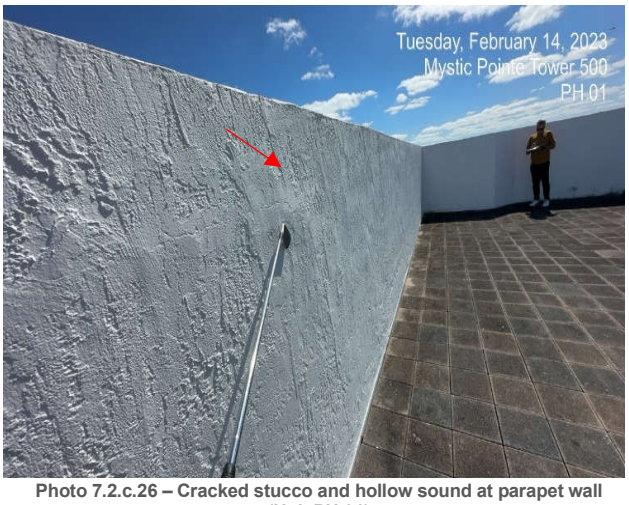


Photo 7.2.c.26 – Cracked stucco and hollow sound at parapet wall (Unit PH 01)

Photo 7.2.c.27– Delaminated stucco, hollow sound at parapet wall (Roof Level)

Photo 7.2.c.28 – Delaminated stucco, hollow sound at parapet wall (Roof Level)

Photo 7.2.c.29 – Cracked stucco at parapet wall (Roof Level)

Photo 7.2.c.30 – Cracked stucco and initial stage of detachment at Pool Deck ceiling (Unit 903)

Photo 7.2.c.31 – Stucco delamination, hollow sound at building wall (Pool Deck Level)

Photo 7.2.c.32 –Missing stucco at entrance door return (West Façade)

7.3. Window and Door Deficiencies

a. Fenestration Systems

All balconies have a non-impact fenestration system with height from slab to slab. The fenestration system is comprised of aluminum sliding glass doors, storefront and single hung windows at all elevations of the building. During the evaluation, Falcon noted corroded doors of the Bathroom and Pool Equipment Room at the Pool Deck.

The fenestration systems are mostly presenting aesthetic issues that could be addressed with proper surface preparation and painting of the frames. No structural concerns were observed that could potentially compromise the stability of the systems as originally intended. However, Falcon noted water stains at the interior side of Unit 3010 along the window perimeter.

Overall, the paint coating of the fenestration systems appears to be in fair condition with some localized deficiencies, particularly pitting.

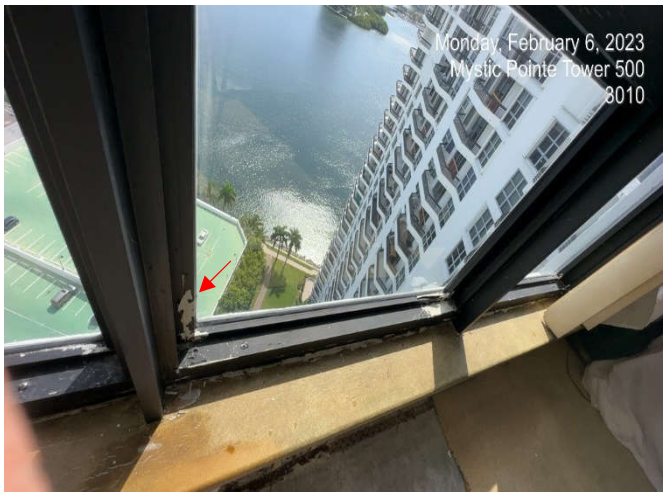
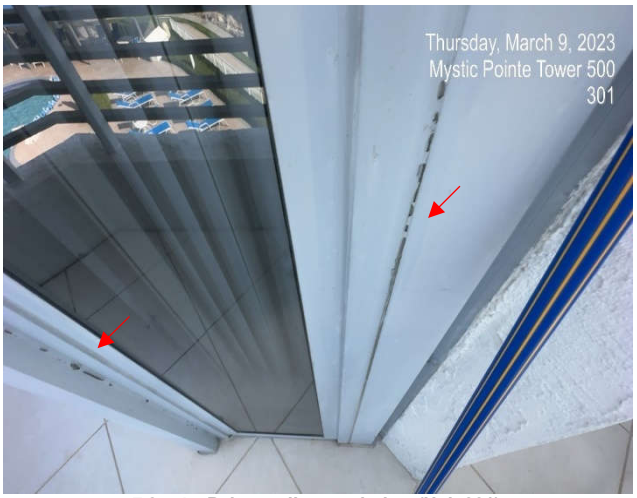


Photo 7.3.a.1 – Paint peeling, water stains noted at the interior side of the unit along the window perimeter (Unit 3010)

Photo 7.3.a.2 – Paint peeling at the sliding glass door (Unit 1001)

Photo 7.3.a.3 – Paint peeling at window (Unit 2302)



7.3.a.4 – Paint peeling at window (Unit 301)

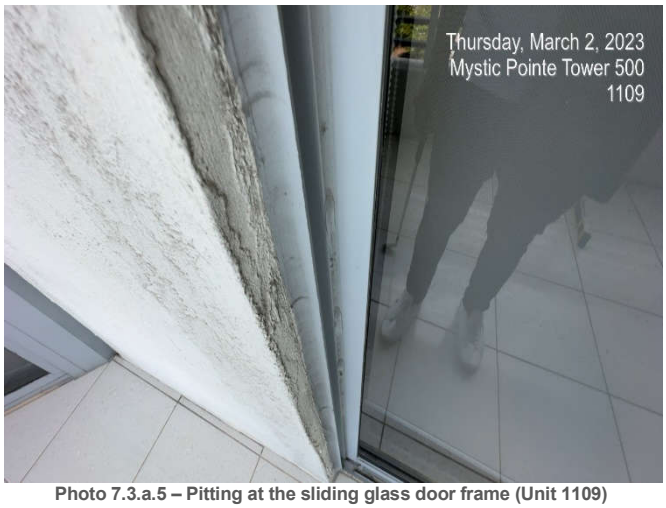


Photo 7.3.a.5 – Pitting at the sliding glass door frame (Unit 1109)

Photo 7.3.a.6 – Paint delamination at window frame (Unit 308)

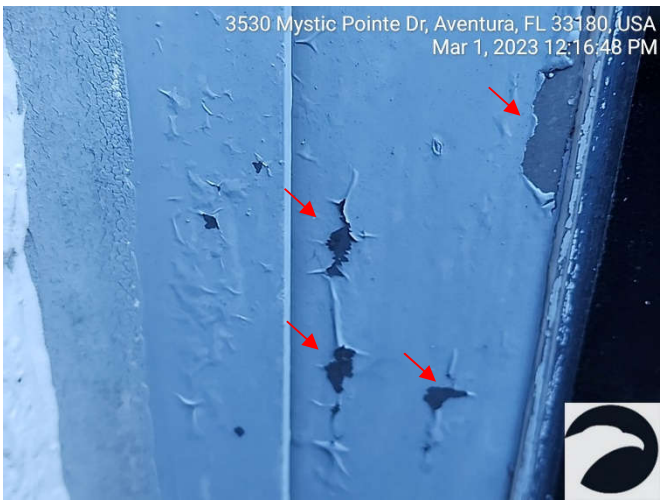


Photo 7.3.a.7 – Delaminated paint at Pool Deck storefront (Ground Level)

Photo 7.3.a.8 – Delaminated paint at Pool Deck storefront (Ground Level)

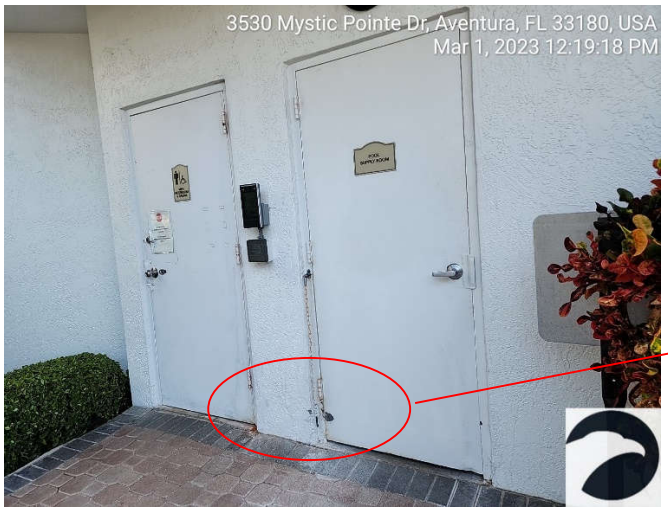


Photo 7.3.a.9 – Corroded doors of the Bathroom and Pool Equipment Room (Ground Level)

Photo 7.3.a.10 – Delaminated paint at Pool Deck storefront (Ground Level)

b. Sealant Deficiencies

In general, Falcon noted cracked, defective/deteriorated sealants at the sliding glass doors and windows on balconies at the following material transitions that could allow water intrusion:

a. Metal to stucco

b. Metal to metal

Overall, the sealants appear to be in fair to poor condition and Falcon recommends replacement.

Photo 7.3.b.1 – Deteriorated metal-to-metal caulking at window (Unit 809)

Photo 7.3.b.2 – Deteriorated metal-to-metal caulking at window (Unit 205)

Photo 7.3.b.3 – Cracked and deteriorated stucco-to-metal and metal-to-metal caulking at window (Unit 2610)

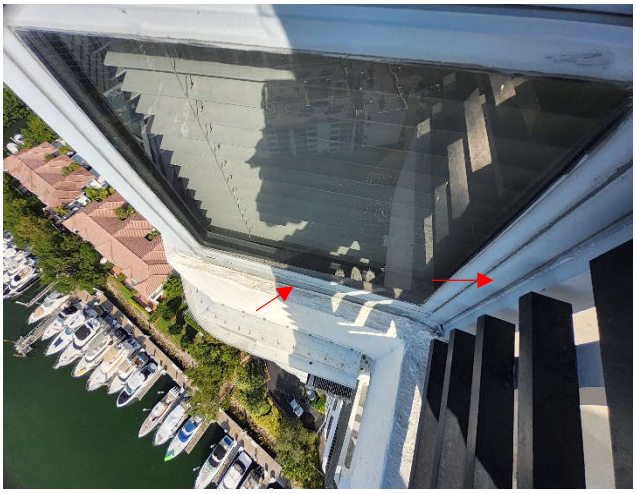


Photo 7.3.b.4 – Cracked and deteriorated stucco-to-metal and metal-to-metal caulking at window (Unit 2805)

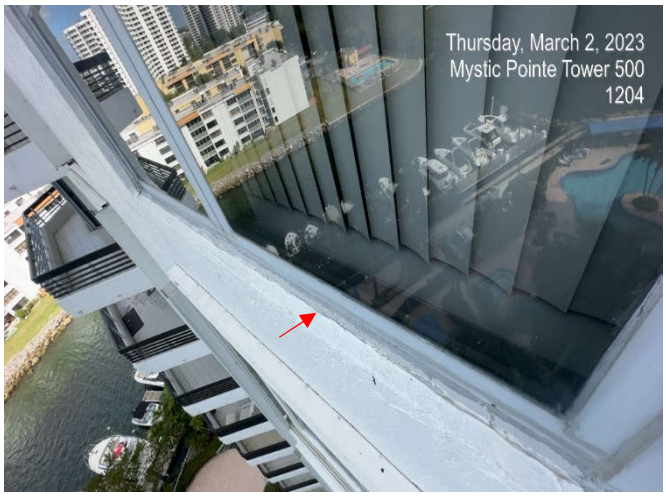


Photo 7.3.b.5 – Cracked and deteriorated stucco-to-metal caulking at window (Unit 723)

Photo 7.3.b.6 – Cracked and deteriorated stucco-to-metal caulking at the balcony sliding glass door sill (Unit PH 13)

Photo 7.3.b.7 – Deteriorated metal-to-metal sealant at window (Unit 1407)

Photo 7.3.b.8 – Deteriorated metal-to-metal sealant at window (Unit PH-8)

Photo 7.3.b.9 – Deteriorated metal-to-metal sealant at window (Unit 308)

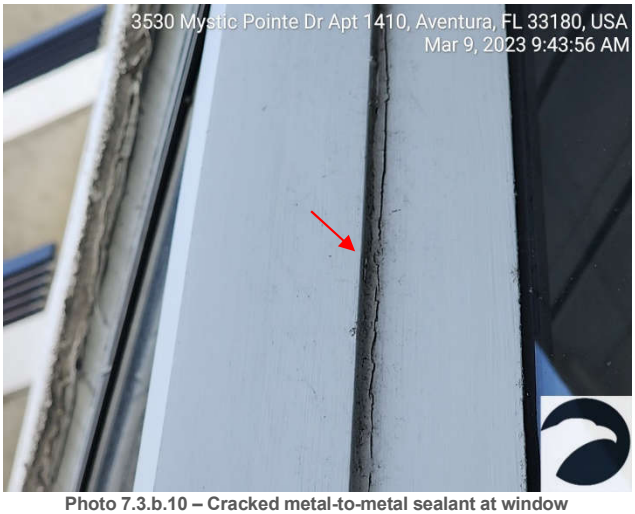


Photo 7.3.b.10 – Cracked metal-to-metal sealant at window (Unit 308)

c. Shutter Systems

In general, windows and doors are protected by accordion shutters with label "Protective Shutter System, Inc." Falcon commonly noted corroded anchors of the accordion shutters.

The shutter systems are mostly presenting aesthetic issues that could be addressed with proper surface preparation and painting of the frames. No structural concerns were observed that could potentially compromise the stability of the systems as originally intended.

Overall, the paint coating of the shutter systems appears to be in fair condition.

Photo 7.3.c.1 – Typical shutter system (Unit PH-8)

Photo 7.3.c.2 – Corroded anchors of the accordion shutter at sill track (Unit 1418)

Photo 7.3.c.3 – Corroded anchors of the accordion shutter at sill track (Unit LP 11)

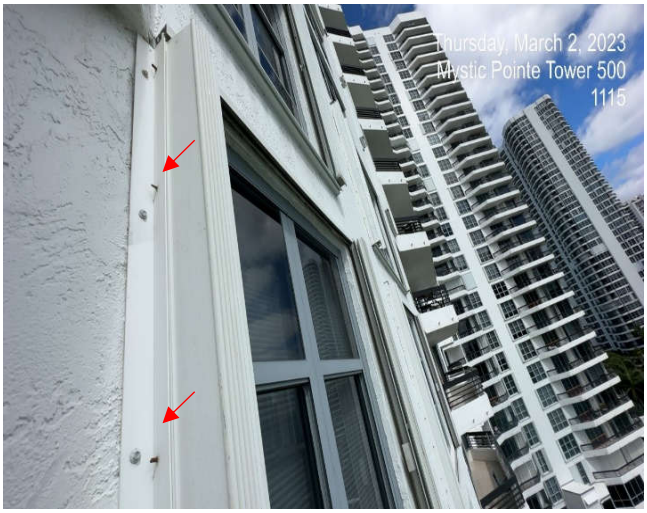


Photo 7.3.c.4 – Corroded anchors of the accordion shutter at jamb track (Unit 1115)

7.4. ..Railing Deficiencies

The typical balcony railing system is composed of horizontal rectangular pickets and aluminum posts. The guardrail is secured to the balcony's structure through the posts which are embedded into core-drilled pockets in the knee wall. Falcon found the railing system to be in compliance with the minimum height requirements of 42" from top railing to finished floor and the maximum 4" picket spacing, at the units inspected. Falcon also inspected the stair railings and common area guardrails, and no issues were noted with the height and picket spacing of those railings. Falcon noted exterior aluminum railings with biological growth at localized railing post pockets, which is an indication of prolonged water ponding at these locations.

During the evaluation, Falcon observed that the railing systems present defects which can lead to potential life safety concerns in ninety-seven (97) residential units which are currently closed (refer to Exbibits "A" and "B"). The railing systems themselves did not present significant deterioration that merits replacement and the deficiencies found are limited to the post attachment/post pocket grout and/or support knee wall. Thus, Falcon has provided a repair protocol to repair the loose/wobbly post pockets and for concrete restoration of the knee wall as needed to ensure the correct functioning of the railing system and this project is already in the bidding process.

Overall, the railing systems appear to be in fair to poor condition with some localized balconies where access was restricted since the railing defect can lead to potential life safety concerns.

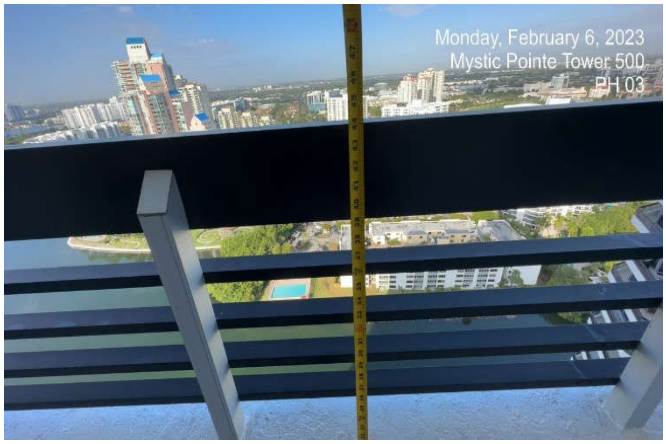


Photo 7.4.1 – Typical balcony railing height 44" from the finished floor slab

Photo 7.4.2 – Evidence of biological growth at railing post pocket (Unit PH 04)

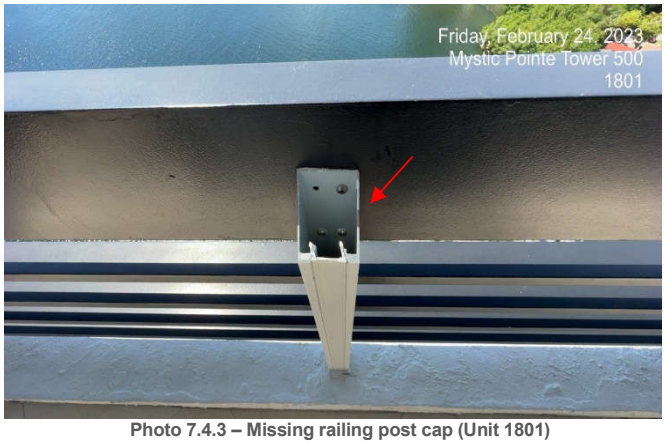


Photo 7.4.3 – Missing railing post cap (Unit 1801)

Photo 7.4.4 – Peeling paint at the balcony railing (Unit 1910)

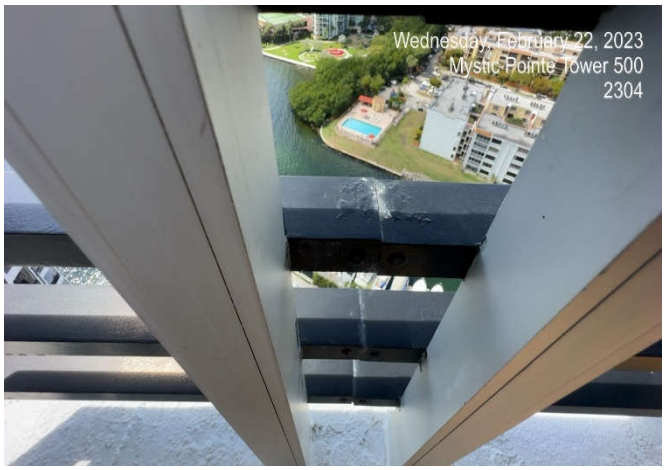


Photo 7.4.5 – Pitting at balcony railing horizontal pickets (Unit 2304)

Photo 7.4.6 – Gap at the railing post (Unit 2305)

Photo 7.4.7 – Peeling paint at the balcony railing (Unit 2307)

Photo 7.4.8 – Pitting and blisters at the balcony railing (Unit 2001)

Photo 7.4.9 – Void around railing post (Unit 2005)

Photo 7.4.10 – Pitting and blisters at the balcony railing (Unit 1106)

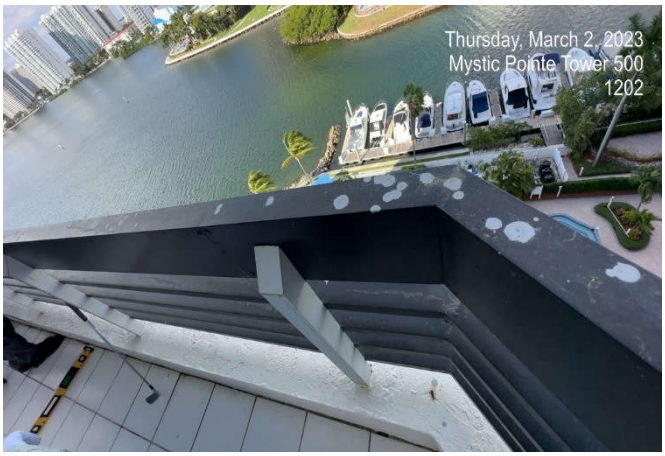


Photo 7.4.11 – Splattered paint at the railing (Unit 1202)

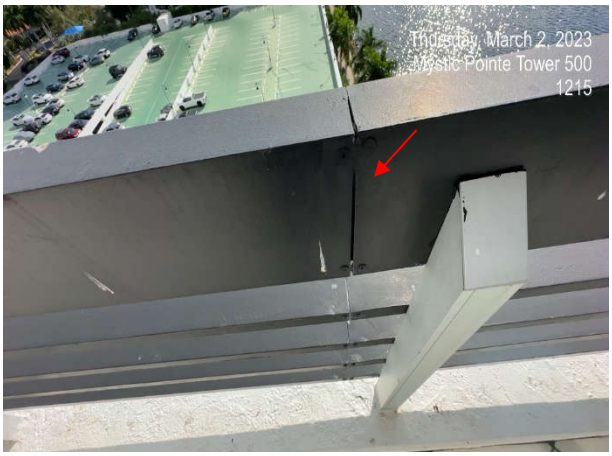


Photo 7.4.12 – Gap between railing connection (Unit 1215)

Photo 7.4.13 – Gap between railing connection (Unit 703)

Photo 7.4.14 – Missing railing post cap (Unit 806)

Photo 7.8.15 – Evidence of mold, biological growth at railing post pocket (Unit 2205)

Photo 7.8.16 – Pitting, blisters, and gap between connection at the railing (Unit 811)

7.5. Scupper Deficiencies

In some units, the level of the tiles is affecting proper drainage at the balconies. Falcon commonly noted clogged scuppers and biological growth and/or vegetation, as well as moisture, efflorescence, and water stains on areas adjacent to them. These are indicators of water accumulation that could be caused by inadequate sloping or issues inherent to the drainage system and can lead to water intrusion. Falcon observed the existing sealant around scuppers to be cracked and deteriorated. Falcon also noted broken and missing scuppers at the exterior side of the knee wall. Replacement of balcony scuppers with code compliant minimum 4" opening scuppers might be required. At a minimum, periodic maintenance to unclog the existing scuppers, and installation of sealant at the perimeter of the scuppers, is required to avoid further water accumulation and biological growth.

Overall, the scupper systems appear to be in fair condition. In the units where the tiles are blocking the scuppers, we recommend addressing these areas to allow proper drainage.

Photo 7.5.1 – Blocked scupper by tile, not conducive of proper drainage at balcony (Unit 2310)

Photo 7.5.2 – Biological growth at scupper (Unit 2412)

Photo 7.5.3 – Broken scupper at the balcony (Unit 2504)

Photo 7.5.4 – Missing scupper hole (Unit 2214)

Photo 7.5.5 – Broken scupper (Unit 2215)

Photo 7.5.6 – Broken scupper (Unit 1510)

Photo 7.5.7 – Missing scupper (Unit 1115)

Photo 7.5.8 – Blocked scuppers (Unit 902)

Photo 7.5.9 – Missing scupper (Unit 908)

Photo 7.5.10 – Missing scupper (Unit 1015)

7.6. Expansion Joints

An expansion joint is a separation that is designed to accommodate expected movement of the structure without causing stress and cracking at surrounding areas. An expansion joint assembly is designed to bridge the expansion joint gap while safely absorbing temperature-induced expansion and contraction of building materials, vibration, or to allow movement due to ground settlement. For instance, in high buildings with lower decks, there is typically an expansion joint between the building and the deck to allow movement differences between the structure below the deck and the building due to the sway caused by the effects of wind.

The expansion joints at the building facade are up to 2.5” wide and were noted to be deteriorated, with cracks, and de-bonded. During the evaluation, Falcon commonly noted water stains and biological growth in areas adjacent to the expansion joint at the building façade. These conditions indicate failure of the expansion joint material. As a consequence of resulting water infiltration, early deterioration of structural concrete members adjacent to the expansion joint may be expected.

Overall, the expansion joint systems appear to be in fair condition. Based on our evaluation and considering the age of the joints, the full replacement of expansion joints is required at the building façade adjacent to the Garage in the near future.

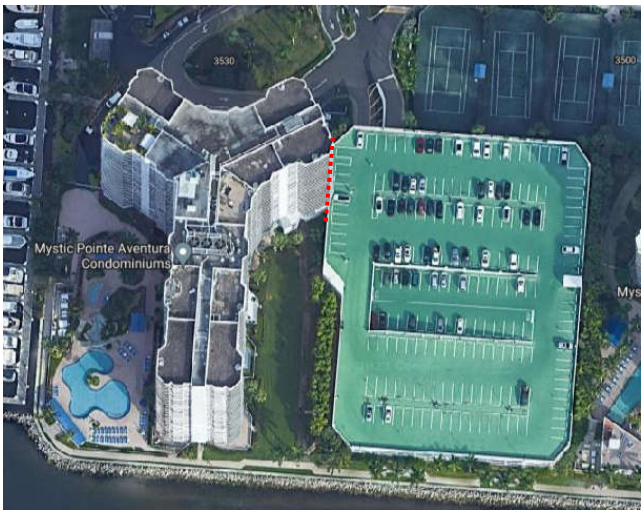


Photo 7.6.1 – Existing expansion joint course between building and garage (Aerial view)

Photo 7.6.2 – Deteriorated expansion joint at the building facade (Lobby Level)

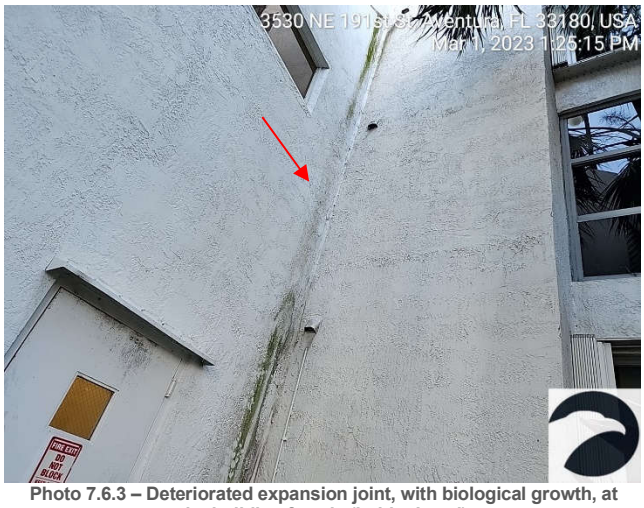


Photo 7.6.3 – Deteriorated expansion joint, with biological growth, at the building façade (Lobby Level)

Photo 7.6.4 – Cracked expansion joint at the building façade (Lobby Level)

Photo 7.6.5 – Deteriorated and cracked expansion joint at the building façade (Garage Level 4)

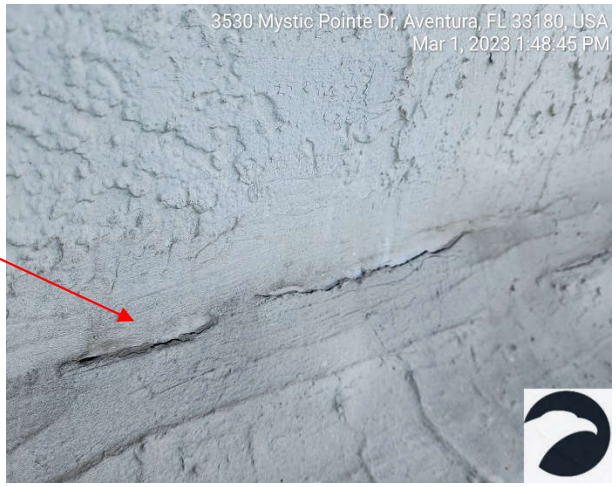


Photo 7.6.6 – Cracked expansion joint at the building façade (Garage Level 4)

Photo 7.6.7 – Cracked expansion joint at the building façade (Garage Level 4)

Photo 7.6.8 – Cracked expansion joint at the building façade (Level 4)

7.7. Roof and Roof Structures

The roofing system appears to be covered at the main roof areas by SBS modified bitumen membrane which terminates under a mechanically anchored metal counter-flashing strip to the parapet wall. A lower roof is covering the lobby entrance and this roofing system appears to be a TPO combined with skylight systems. Falcon noted some areas of the TPO roofing system with ponding water and cracked sealant around the penetrations. Additionally, Falcon detected a few cracked panels of the skylight systems.

The Main Roof surface is penetrated by mechanical equipment stands, ventilation fans, and plumbing vents, cooling tower and condensate lines, and primary roof drainage is provided by floor drains with grated dome which shows signs of mild corrosion. No major concerns were observed with respect to the roof drainage at the time of the inspection. Access to the roof area is provided through the stairwell, which Falcon observed to be in good condition.

During the evaluation, Falcon noted multiple areas of the roof with patches, cracked membrane, and deteriorated sealant at pitch pans. Additionally, Falcon noted mild corrosion at counter-flashing. Roof surfaces are penetrated by mechanical equipment stands, ventilation fans, plumbing vents, cooling tower and condensate lines, and primary roof drainage is provided by floor drains with grated dome. No major concerns were observed with respect to the roof drainage at the time of the inspection.

The A/C Mechanical Room, Elevator Room and cooling towers are also located at the roof. Falcon observed some areas with concrete spalled at the floor and columns (refer to section 7.1a) and cracks at the CMU wall (refer to section 7.1.c), but in general the Elevator Room and cooling towers appear to be in fair condition.

Falcon also observed corrosion of the downspout, light fixtures, electrical conduits & accessories, as well as electrical support stands. The observed corrosion varies from light surface rust to advanced corrosion with loss of section. Falcon observed the rooftop equipment and their supports with light corrosion (surface rust) of the metal elements. Additionally, safeguard protection was not provided at the ladder that provided access to the upper roof.

Overall, the roofing systems are in poor condition, and have to be completely removed and replaced, whereas the sky light system at the lower roof shall be replaced partially.

Photo 7.7.1 – Existing roofing system in poor condition (Upper Roof)

Photo 7.7.2 – Existing roofing system membrane in poor condition (Main Roof)

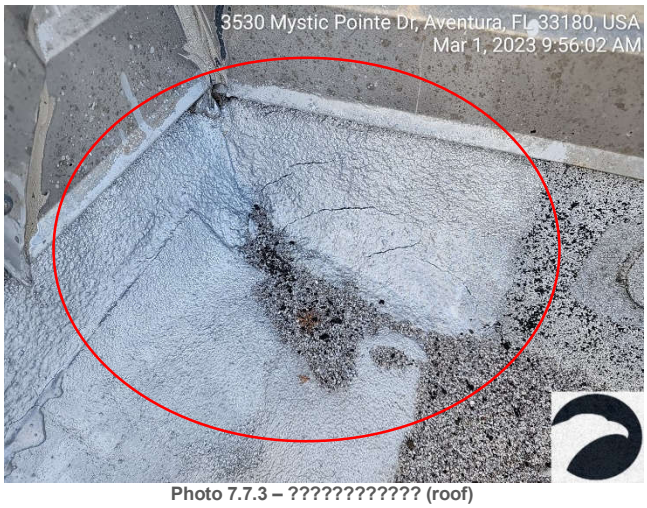


Photo 7.7.3 – ???????????? (roof)

Photo 7.7.4 – ???????????? (roof)

Photo 7.7.5 – Deteriorated and cracked roofing membrane at previous repair (Main Roof)

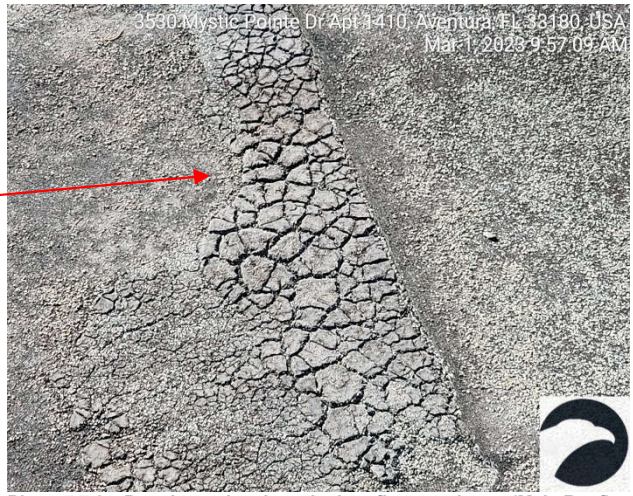


Photo 7.7.6 – Deteriorated and cracked roofing membrane (Main Roof)

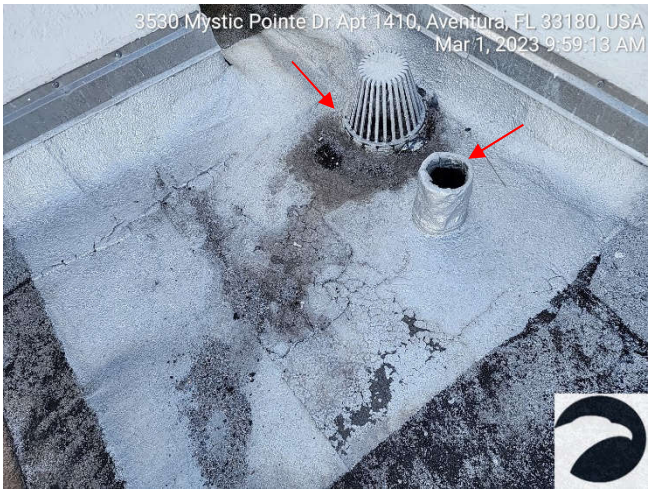


Photo 7.7.7 – Deteriorated previous repair performed around the drain (Main Roof)

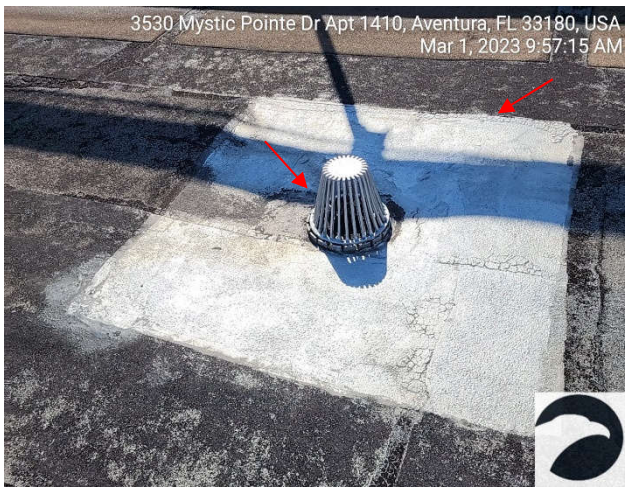


Photo 7.7.8 – Deteriorated previous repair performed around the drain (Main Roof)

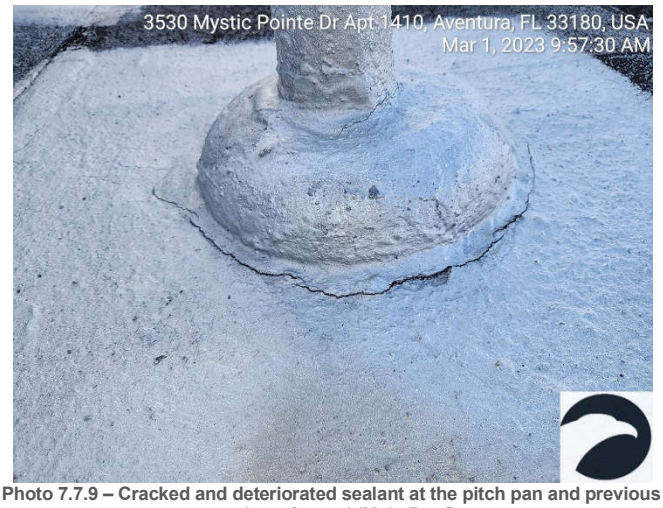


Photo 7.7.9 – Cracked and deteriorated sealant at the pitch pan and previous repair performed (Main Roof)

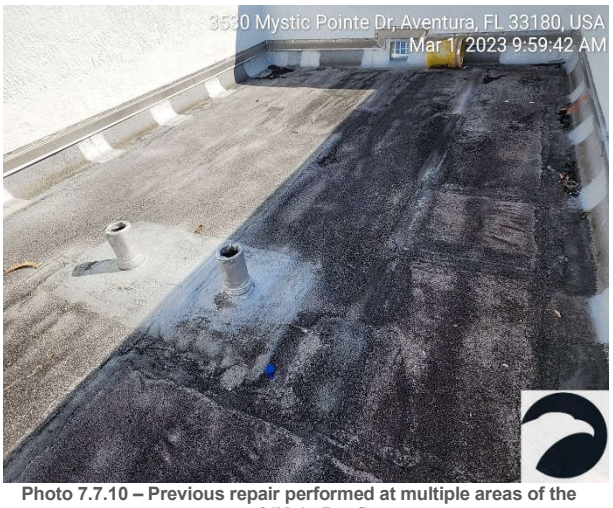


Photo 7.7.10 – Previous repair performed at multiple areas of the roof (Main Roof)

Photo 7.7.11 – Corroded downspout (Main Roof)

Photo 7.7.12 – Mild corrosion at the cooling tower supports (Main Roof)

Photo 7.7.13 – Ponding water at the cooling tower and columns from the previous cooling tower structures (Main Roof)

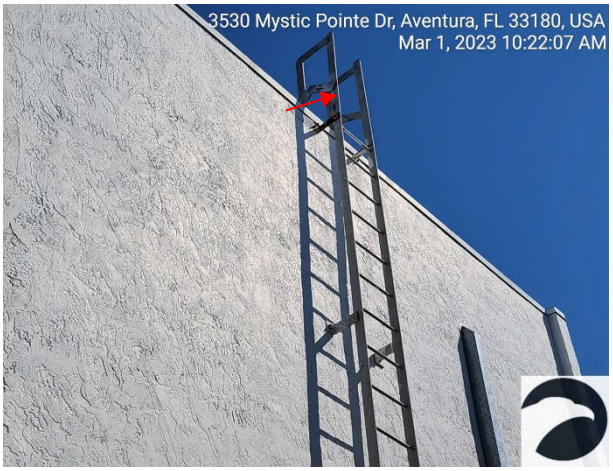


Photo 7.7.14 – Corroded ladder (Main Roof)

Photo 7.7.15 – Existing skylight roofing system in fair condition (Lower Roof)

Photo 7.7.16 – Cracked panel at skylight system (Lower Roof)

Photo 7.7.17 – Roofing system appears to be TPO, in fair condition, and wrinkle in membrane noted (Lower Roof)

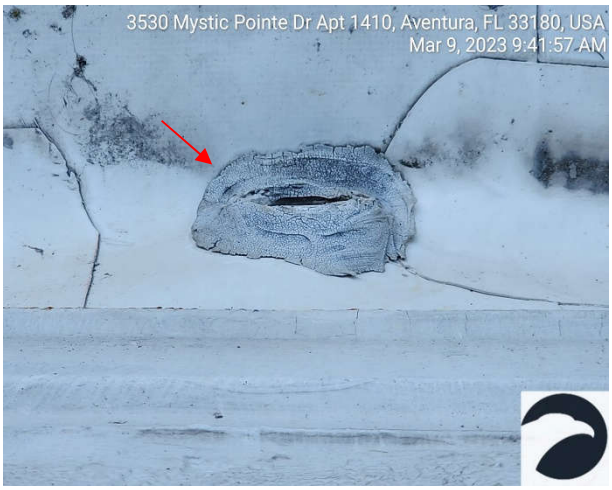


Photo 7.7.18 – Cracked sealant around the penetration of the roofing system (Lower Roof)

Photo 7.7.19 – Ponding water at the Lower Roof area

Photo 7.7.20 – Deteriorated and cracked sealant around the penetration of the roofing system (Lower Roof)

7.8. Pool & Pool Deck

The Pool Deck is located at the south façade of the property, adjacent to the building on the Lobby Level. It includes one in-ground pool, one jacuzzi, restrooms, pool equipment room, and planters.

The deck floor around the pool is covered with concrete pavers that appear to be on sand set. However, there was no destructive investigation performed as part of this assessment, nor does Falcon have as-built drawings of this area; as such, it is not possible to confirm the existing deck assembly. The pool deck floor finishes appear to be in fair condition with uneven pavers, biological growth, and efflorescence.

Planters are spread throughout the entire Deck area, and waterproofing membrane was not confirmed during inspection.

Additionally, Falcon observed corroded pool railing and metal drain covers at the deck area.

Falcon noted deterioration of multiple areas of the pool and jacuzzi finishes. Generally, the pool and jacuzzi finishes appear to be in fair condition.

Overall, Falcon observed the Deck to be in fair to poor condition. Falcon recommends pool and jacuzzi resurfacing and removing and reinstalling uneven pavers at the Pool Deck area, as needed, since uneven pavers – while not a structural concern – constitute a trip hazard.

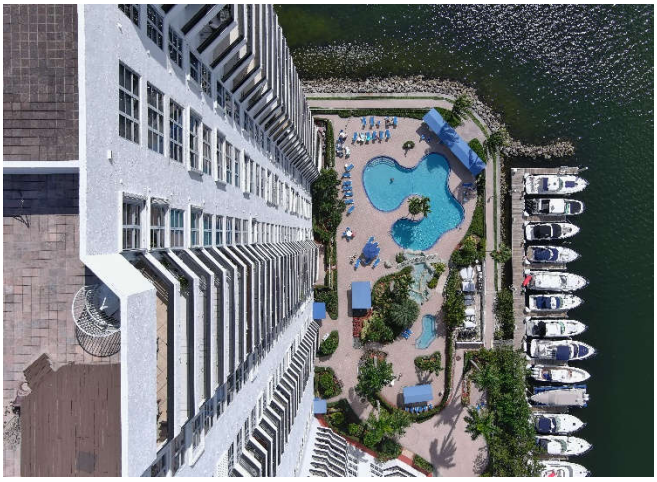


Photo 7.8.1 – Overall view of the Pool Deck in fair to poor condition (from Drone)

Photo 7.8.2 – Stained pavers at the Pool Deck

Photo 7.8.3 – Uneven pavers at the Pool Deck

Photo 7.8.4 – Uneven pavers at the Pool Deck

Photo 7.8.5 – Biological growth at paver joints (Pool Deck Level)

Photo 7.8.6 – Efflorescence at the Pool Deck

Photo 7.8.7 – Biological growth at paver joints (Pool Deck Level)

Photo 7.8.8 – Corroded drain cover at the Pool Deck

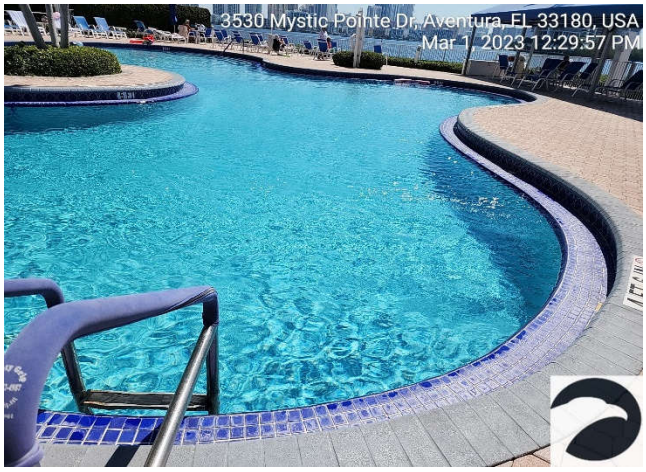


Photo 7.8.9 – Overall view of the pool in fair condition (Pool Deck Level)

Photo 7.8.10 – Corroded pool railing (Pool Deck Level)

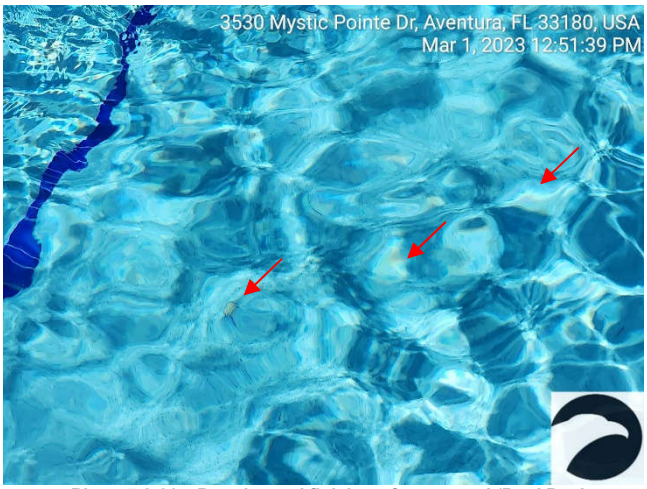


Photo 7.8.11 – Deteriorated finish surface at pool (Pool Deck Level)

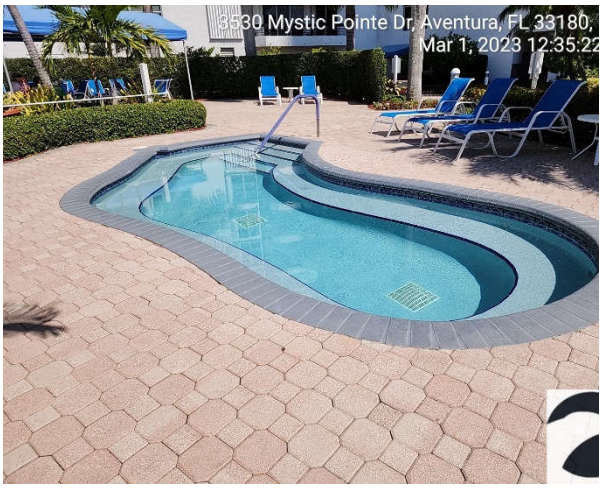


Photo 7.8.12 – Overall view of the jacuzzi in fair condition (Pool Deck Level)

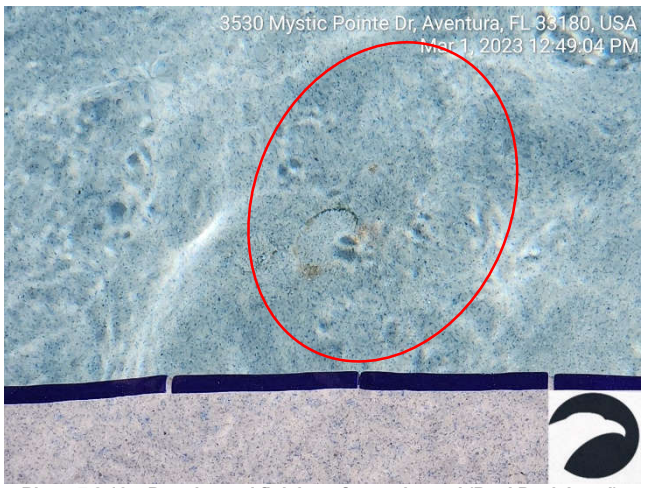


Photo 7.8.13 – Deteriorated finish surface at jacuzzi (Pool Deck Level)

Photo 7.8.14 – Deteriorated finish surface at jacuzzi (Pool Deck Level)

8. CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are based upon and limited by the data provided and the observable conditions.

Based on the information provided above, the building is in fair condition with normal signs of wear and tear, and the deficiencies found in the structural members are **minor in nature and are considered "Less than Substantial**." As such, Falcon did not observe any visual condition or indication that would be considered a significant structural concern, and which would render the building unfit for its present use or occupancy.

As presented in Section 7, Falcon noted some concrete damage, primarily at the Roof levels and balconies of the building, with stucco delamination, concrete cracking and spalling with exposed corroded rebar.

All detached stucco and concrete must be removed until a proper repair can be completed, since detached stucco/concrete could fall and cause injuries/damage. This pertains to some locations in the building balconies.

The deficiencies listed above should be addressed as soon as possible to prevent further deterioration, restore affected elements, and maintain the property in a safe and habitable condition. Falcon recommends that the Association and/or property management continue to monitor and maintain all building structural elements. Should any changes in conditions such as cracks, settlement, sink holes, or any other notable concerns be identified, Falcon shall be notified immediately so that we may evaluate the condition(s).

Based on our observations, Falcon recommends the following work:

1. **Required work:**
    a. Concrete and stucco repairs. The building is required to comply with recertification requirements which mandate that all concrete/stucco/masonry deficiencies be corrected. As such, the concrete and stucco deficiencies noted at the exterior envelope and exterior and interior of the garage levels should be addressed in the near future.
        a. Repair of stucco and concrete defects on the exterior façade, balconies, roofs, and deck levels. All detached stucco and concrete must be removed until a proper repair can be completed.

        b. Removal of rust spots and repair of exposed and corroded structural metals. Corrosion of reinforcing steel and other embedded metals in concrete is the leading cause of concrete deterioration and must be addressed to prevent further damage.

        c. Removal of existing loose/wobbly aluminum post pockets for proper post pocket repair and concrete restoration of the knee wall as needed to ensure the correct functioning of the railing.

        d. Replacement of the waterproofing at the balconies as required during concrete restoration work.

e. Replacement, as needed, of caulking at the perimeter of windows and doors (metal-to-stucco transition).

f. Replacement, as needed, of sealants at the sliding glass doors and windows (metal-to-metal transitions).

g. Painting the exterior envelope of the building once all concrete/stucco/masonry deficiencies have been corrected.

b. Replacement of scupper as needed.
c. Removal of balcony finish floor as needed.
d. Replacement of the expansion joint system between the property and the garage.
e. Replacement of dreck drains as needed.
f. Resurfacing the pool and jacuzzi.
g. Installation of new finishes at the pool deck area.
h. Replacement of the roofing system SBS.
i. Replacement of the roofing system TPO.
j. Replacement of the skylight system as needed.

2. Recommended Work:

a. Replacement, as needed, of gaskets and wet seals (glass-to-metal transition) at windows and doors.
b. Surface preparation and painting of the windows and door frames.
c. Surface preparation and painting, as needed, of rooftop equipment and support structures.
d. Installation of a safeguard protection at the ladder that provided access to the upper roof.
e. Removal of the abandoned structures of the previous cooling tower.
f. Replacement, as needed, of corroded downspout.
g. Replacement, as needed, of corroded metals: electrical conduits & accessories, light fixtures, electrical support stands at roof level as needed.
h. Future evaluation for the A/C duct at the Mechanical Room located adjacent to the west wall.

Falcon recommends that your building should have an updated inspection performed every 8-10 years. In the event of a hurricane, flood, or other significant disaster upon or around the building, an updated inspection should also be performed.

8.1 ENGINEERING ESTIMATE

MYSTIC POINTE CONDOMINUIM ASSOCIATION - ENGINEERING ESTIMATE FOR THE FAÇADE, WATERPROOFING AND PAINT PROJECT			
ITEM DESCRIPTION		**Min Estimated Cost -15%**	**Max Estimated Cost 15%**
REQUIRED ITEMS			
Façade restoration and Painting , inclusive of the Balconies, Pool Deck and Roof Levels (Lump Sum Items)			
Painting Exterior Façade - Stucco, Concrete & Masonry		$ 82,365	$ 111,435
Sealant replacement (stucco to metal) at the perimeter of the windows and doors		$ 437,835	$ 592,365
Sealant replacement (metal to metal) at the perimeter of the windows and doors		$ 138,720	$ 187,680
Replacement of the expansion joint system between the property and the garage.		$ 5,610	$ 7,590
Subtotal (FR&P)		$ 664,530	$ 899,070
Resurfacing the pool and jacuzzi.		$ 56,844	$ 76,906
Installation of new finishes at the pool deck area.		$ 605,625	$ 819,375
Replacement of the roofing system SBS.		$ 822,375	$ 1,112,625
Replacement of the roofing system TPO.		$ 16,575	$ 22,425
Subtotal - Required Items (Lump Sum Items)		$ 2,165,949	$ 2,930,401
Allowances for Stucco/Concrete Repairs (inclusive of the Balconies, Pool Deck and Roof Levels)			
Subtotal (stucco/concrete repairs)		$ 217,092	$ 293,713
Replacement of dreck drains as needed		$ 5,100	$ 6,900
Removal of existing accordion shutters as needed		$ 109,650	$ 148,350
Replacement of scupper as needed.		$ 182,070	$ 246,330
Replacement of the waterproofing at the balconies as required during concrete restoration work		$ 151,725	$ 205,275
Removal of floor finishes on balconies		$ 91,035	$ 123,165
Replacement of the skylight system as needed.		$ 2,720	$ 3,680

Subtotal - Required Items (Allowance Items)		$	759,392	$	1,027,413
Subtotal Priority Items:		**$**	**2,925,341**	**$**	**3,957,814**
GENERAL - REQUIRED ITEMS					
ITEM DESCRIPTION		**Min Estimated Cost -15%**		**Max Estimated Cost 15%**	
Permitting	2%	$	58,507	$	79,156
Mobilization, demobilization and general conditions	20%	$	585,068	$	791,563
P&P Bond	3%	$	87,760	$	118,734
Engineering	12.5%	$	365,668	$	494,727
Total General for Priority Items:		$	1,097,003	$	1,484,180
GRAND TOTAL - REQUIRED ITEMS		**$**	**4,022,344**	**$**	**5,441,994**
RECOMMENDED ITEMS					
Sealant replacement (glass to metal) at the perimeter of the windows and doors		$	521,067	$	704,973
Surface preparation and painting of the windows and sliding glass doors frame		$	390,800	$	528,730
Installation of a safeguard protection at the ladder that provided access to the upper roof		$	1,530	$	2,070
Subtotal - Recommended Items (Lump Sum Items)		$	913,397	$	1,235,773
Surface preparation and painting, as needed, of rooftop equipment and support structures.		$	213	$	288
Removal of the abandoned structures of the previous cooling tower.		$	2,040	$	2,760
Replacement, as needed, of corroded downspout.		$	95	$	129
Replacement, as needed, of corroded metals: electrical conduits & accessories, light fixtures, electrical support stands at roof level as needed.		$	6,800	$	9,200
Future evaluation for the A/C duct at the Mechanical Room located adjacent to the west wall.		$	4,250	$	5,750
Subtotal - Recommended Items (Allowances Items)		$	13,398	$	18,126
Subtotal Recommended Items:		**$**	**926,795**	**$**	**1,253,899**
GENERAL - RECOMMEMDED ITEMS					
ITEM DESCRIPTION		**Min Estimated Cost -15%**		**Max Estimated Cost 15%**	

Permitting	2%	$	18,536	$	25,078
Mobilization, demobilization and general conditions	20%	$	185,359	$	250,780
P&P Bond	3%	$	27,804	$	37,617
Engineering	12.5%	$	115,849	$	156,737
Total General for Recommended Items:		$	347,548	$	470,212
GRAND TOTAL - RECOMEMDED ITEMS		**$**	**1,274,343**	**$**	**1,724,111**
GRAND TOTAL		**$**	**5,296,687**	**$**	**7,166,106**

Note: These estimated costs are subject to changes based on selection of materials and market prices at the time of bidding. Falcon is pending confirmation of some of these estimated quantities.

9. EXHIBIT A: Deficiencies observed during the evaluation, per unit.

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: February 06, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
PH 03	0	0	0	0	0	0	0	0	0	0	0	0	12	0	2	0	1	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0
PH 13	0	1	0	0	1	0	1	0	0	1	0	0	0	0	2	0	0	0	7	0	16	2	1	0	0	0	1	0	0	0	1	0	0	1	0	0	0	0
LP 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	12	0	0	1	0	0	1.5	1	0	0	1	0	0	0	0
LP 13	0	0	0	0	0	0	0	0	0	0	0	0	18	0	1	0	0	0	0	0	8	2	1	0	4	0	0	0	1	1	0	0	1	0	1	0	0	0	0
3309	0	0	1	0	0	0	1	0	0	1	0	0	0	0	2	0	1	2	0	1	16	1	1	0	11	0	0	1	0	0	0	0	0	0	1	0	0	0	0
3114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	1	0	0	0	0	1	0	0	1	0	0	0	1	0	0	0	0
3112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	0	0	0	0	1	1	0	1	1	0	0	1	0	0	0	0
3111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	8	1	1	0	10	0	0	1	0	0	0	1	0	0	0	0	0	0	0
3109	0	0	1	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	16	2	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0
3011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
3010	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	8	2	1	0	0	0	0	1	1	0	1	1	0	0	1	0	0	0	0
3009	0	0	1	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	8	2	1	0	0	0	0	0	0	1	1	0	0	0	1	0	0	0	0
2913	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	4	0	0	8	1	1	0	14	0	0	0	1	2	0	1	0	0	1	0	0	0	0
2912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	0	0	0	0	0	1	0	0	1	0	0	1	0	0	0	0
2812	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	8	0	0	0	0	1	0	0	1	0	1	0	0	0	0
2811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	0	3	0	0	0	1	0	0	1	0	0	1	0	0	0	0
2805	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2	16	4	1	12	0	0	0	1	0	0	0	1	0	0	1	0	0	0	0
2713	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	0	0	0	0	1	0	0	0	1	1	0	1	0	0	0	0
2710	0	0	0	0	0	0	0	0	4	0	0	0	0	0	2	0	0	0	0	0	8	2	1	0	4	0	2	0	1	0	0	2	0	2	1	0	0	0	0
TOTAL	0	1.5	4	0	1	0	4	0	7	4	0	0	32	0	13	0	4	6	7	3	185	30	19	15	63	0	2	9	10	4	6.5	12	2	2	16	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: February 07, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
2914	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	1	0	18	0	0	1	0	0	0	1	0	0	1	0	0	0	0
2709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	1	0	1	0	0	0	0	0	0	0
2706	0	0	1	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	16	3	1	0	0	0	0	1	0	0	2	2	0	0	0	0	0	0	0
2704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	1	0	2	0	0	0	1	0	0	1	0	0	0	0	0	0	0
2703	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	8	1	1	0	3	0	0	1	0	0	0	1	0	0	0	0	0	0	0
2702	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	8	2	1	0	2	0	0	1	0	0	0	1	0	0	1	0	0	0	0
2701	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	2	16	2	1	5	4	0	0	1	0	0	0	1	0	0	1	0	0	0	0
2614	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	4	1	0	0	0	0	1	1	0	0	1	0	0	0	0	0	0	0
2610	0	0	0	0	0	0	0	1	0	0	0	0	0	16	1	0	0	0	0	1	16	10	1	0	0	0	0	1	0	0	2	1	0	0	0	0	0	0	0
2609	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	2	1.5	0	0	0	0	0	0	0
2605	0	0.5	1	0	0	0	0	0	0	0	1.5	0	0	0	0	0	0	0	0	0	16	2	1	0	0	0	0	0	1	0	0	1	0	0	1	0	0	0	0
2604	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	9	2	1	0	0	0	0	0	1	1	0	1	0	0	1	0	0	0	0
2515	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	16	4	1	0	0	0	0	3	3	0	0	1	0	0	1	0	0	0	0
2514	0	1	1	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	9	1	1	0	0	0	0	1	1	0	1.5	1	0	0	1	0	0	0	0
2513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0
2512	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	4	0	0	0	1	1	0	1	0	0	0	0	0	0	0
2415	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	3	1	0	2	0	0	0	1	0	2	1.5	0	0	0	0	0	0	0
2410	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	2	1	0	8	0	0	1	0	0	5	2	0	0	1	0	0	0	0
2312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	1.5	5	0	1	0	7	2	1	0	1.5	0	6	16	7	0	1	0	0	3	227	41	19	5	43	0	0	11	8	3	19.5	22	0	0	8	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: February 08, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
2502	0	0	0	1	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	9	5	1	0	0	0	0	0	1	0	9	12	0	0	0	0	0	0	0
2505	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	1	0	0	0	0	0	16	5	1	0	0	0	0	0	1	0	5	1	0	0	1	0	0	0	0
2308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	8	2	1	5	0	0	0	0	1	0	0	2	0	0	1	0	0	0	0
2211	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	8	2	1	0	3	0	0	0	1	0	0	1	0	0	0	0	0	0	0
2210	0	0	0	0	0	0	0	0	4	0	0	0	0	0	1	0	0	0	0	0	16	6	0	0	4	0	0	1	1	0	1.5	3	0	0	1	0	0	0	0
2204	0	1	0	0	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	10	2	1	0	0	0	0	0	1	1	1	7	0	0	1	0	0	0	0
2202	0	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0	1	0	0	0	9	2	1	0	14	0	0	1	0	0	0	2	0	0	1	0	0	0	0
2115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	5	1	0	0	0	0	1	0	0	0	3	0	0	0	0	0	0	0
2114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	3	1	0	0	0	0	0	1	1	2	3	0	0	1	0	0	0	0
2113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	8	1	1	0	0	0	0	0	1	0	1	2	0	0	1	0	0	0	0
2112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0
2111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	0	4	0	0	0	1	1	0	0	0	0	1	0	0	0	0
2104	2	1.5	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	16	6	1	0	0	0	0	1	0	0	0	2	0	0	1	0	0	0	0
2103	0	0.5	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	10	1	1	0	0	0	0	0	1	0	0	9	0	0	1	0	0	0	0
2014	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	1	0	10	0	0	0	1	1	0	0	1	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
2010	0	0	1	0	0	0	6	0	0	0	0	0	0	0	1	0	0	0	0	0	16	6	1	0	4	0	0	1	0	0	0	3	0	0	1	0	0	0	0
2003	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	8	1	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1914	0	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	1	0	0	0	0	1	0	0	0	2	0	0	1	0	0	0	0
1912	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	8	2	1	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	0
1905	0	0	2	0	0	0	1.5	0	0	0	0	0	0	0	0	0	0	0	0	0	16	2	1	0	3	0	0	0	1	0	1.5	2	0	0	0	0	0	0	0
1904	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	10	1	1	0	0	0	0	0	1	0	1	4	0	0	0	0	0	0	0
1813	0	0	0	2	0	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0
2105	2	1.5	0	0	1.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	6	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0
TOTAL	4	4.5	7	7	3.5	0	26	0	7	12	0	0	7	0	12	0	2	0	0	0	259	65	23	5	44	0	0	11	13	4	22	64	2	0	12	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: February 09, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall				
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
1810	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	10	3	0	2	1	0	0	0	0
1715	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	0
1711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	8	1	1	0	2	0	0	1	0	0	0.5	1	0	0	0	0	0	0	0
1615	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	16	6	1	0	0	0	0	0	1	0	7	3	0	0	1	0	0	0	0
1614	1	1	1	0	1	0	1.5	0	0	1.5	0	0	0	0	0	0	0	0	0	0	9	5	1	0	0	0	0	0	1	0	0	1.5	0	0	0	0	0	0	0
1610	0	0	1	0	0	0	1.5	0	0	1.5	0	0	0	0	0	0	0	0	0	0	16	4	1	0	0	0	0	0	1	0	6	2	0	0	1	0	0	0	0
1514	0	0	0	0	0	0	1.5	0	0	1.5	0	0	0	0	0	0	0	0	0	0	9	5	1	0	0	0	0	0	1	0	1	2	0	0	0	0	0	0	0
1509	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0
1501	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0	0	0	0
1414	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	5	1	0	0	0	0	0	1	0	2	2	0	0	0	0	0	0	0
1412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	6	0	0	0	1	0	0	1	0	0	0	0	0	0	0
1409	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	2	1	0	0	0	0	0	0	0
1405	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	12	1	0	0	1	0	1	0	0	0	3	0	0	0	0	0	0	0
1211	0	0	0	0	0	0	0	0	0	0	0	0	3	0	1	0	0	0	0	0	8	1	1	0	5	0	1	0	1	0	0	1	0	0	0	0	0	0	0
1210	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	16	6	1	0	0	0	1	0	1	0	6	2	0	0	0	0	0	0	0
1205	0	1	0	0	1	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	16	2	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	6	0	0	0	1	0	0	1	0	0	0	0	0	0	0
1112	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	8	2	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
1113	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0
1114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	2	1	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0
1102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0
1105	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	9	4	0	0	0	0	0	0	0
TOTAL	0	3	3	1	3	0	41.5	0	1	41.5	0	0	9	0	2	0	0	0	0	0	268	59	22	0	19	1	2	5	17	0	48.5	32.5	0	2	5	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: February 10, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall				
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
610	0	1.5	1	0	1.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	3	1	0	0	0	0	0	1	0	0	1.5	0	0	0	0	0	0	0
615	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	16	10	1	0	0	0	0	0	1	0	9	8	0	0	0	0	0	0	0
614	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	9	4	1	0	0	0	0	0	1	0	3	1.5	0	0	0	0	0	0	0
605	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	16	3	1	0	0	0	0	0	1	0	3	12	0	0	1	0	0	0	0
1101	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	16	6	1	0	0	0	0	0	1	0	0	4	0	0	1	0	0	0	0
1003	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	5	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
914	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	5	1	0	0	0	0	0	1	0	2	2	0	0	0	0	0	0	0
911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	3	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
801	0	0	0	0	0	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	16	3	1	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0
810	0	0	0	0	0	0	10	0	0	10	0	0	10	0	0	0	0	0	0	0	16	8	1	0	0	0	0	0	1	0	3	6	0	0	0	0	0	0	0
712	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	8	2	1	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0
714	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	9	2	1	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0
702	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	9	2	1	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0
715	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	2	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
710	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	16	6	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
709	0	0	0	0	0	0	1.5	0	0	1.5	0	0	0	0	1	0	0	0	0	0	16	1	1	0	0	0	0	1	0	0	5	2	0	1	0	0	0	0	0
705	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	16	6	1	0	0	0	0	1	0	0	0	7	0	0	0	0	0	0	0
TOTAL	0	2	1	0	1.5	0	51.5	0	0	51.5	0	0	22	0	1	0	0	0	0	0	244	75	19	0	0	0	0	8	11	8	22	50	0	1	2	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: February 13, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall				
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	0	0	0	0	0	1	0	2	1	0	0	0	0	0	0	0
515	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	16	2	1	0	0	0	0	0	1	0	0	3	0	0	0	0	0	0	0
510	0.5	1	0	0	1	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	16	4	1	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0
505	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	16	2	1	0	0	0	0	0	1	0	0	4	0	0	0	0	0	0	0
414	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	2	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	2	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
314	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	16	3	1	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0
601	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	2	1	0	0	0	0	0	1	0	4.5	3	0	0	0	0	0	0	0
313	0	0	0	0	0	0	2.5	0	0	2.5	0	0	0	0	0	0	0	0	0	0	8	1	1	0	2	0	0	1	0	0	0	4	0	0	0	0	0	0	0
TOTAL	0.5	1	0	0	1	0	21.5	0	0	21.5	0	0	0	0	0	0	0	0	0	0	114	20	9	0	2	0	0	5	4	2	15.5	19	0	0	0	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: February 14, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall				
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
PH 05	2	0.5	0	0	0.5	0	3	0	2	3	0	0	0	0	0	0	0	0	0	0	16	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1.5	0	0
PH 06	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0
PH 07	0	0.5	0	0	0.5	5.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
PH 08	4.5	3	0	0	3	4	3	0	0	3	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
PH 09	0	2	0	0	0	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	16	1	1	0	0	0	0	1	0	0	1	0	0	0	0	0	11	2	0
PH 10	4	3	0	0	3	0	12	0	0	12	0	0	0	0	0	0	2	0	0	0	16	0	1	0	0	0	0	1	0	0	1	0	0	0	0	0	10	0	0
PH 11	5	3	0	0	3	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	1	0	0	0	0	0	12	4	2	0
PH 01	0	0	0	0	0	0	3.5	0	0	3.5	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	2.5	0	0
PH 14	1	0	0	0	0	0	3	0	2	3	0	0	0	0	0	0	0	0	0	0	9	0	1	0	0	0	0	1	1	0	0	2	0	0	0	0	9	9	1	2
PH 15	2	0.5	0	0	0.5	0	14	0	0	14	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	2	2	0	0
PH 02	5	5	0	0	5	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	1	0	0	0	0	0	0	0	1.5	2	0	7
PH 12	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0	10
PH 04	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	10	0	1	0	0	0	0	1	0	0	1	2	0	0	0	0	0	0	0	0
LP 02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	1	0	0	0	0	0	1	1	0	2	0	0	0	0	0	0	0	0
LP 03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0
LP 04	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
LP 07	0	0	0	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
LP 05	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	16	3	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	23.5	15.5	0	0	16	11.5	69.5	0	9	69.5	0	0	0	0	0	0	2	0	0	0	205	11	18	0	0	0	0	10	8	3	4	7	0	0	0	45.5	29	3	19

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: February 15, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall				
	Cracks (LF)	Stucco Qtrs (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtrs (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
LP 06	0	0	0	9	0	0	2	0	8	2	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0.5	1	0	0	1	0	0	0	0
LP 09	0	0	0	2	0	0	6	0	0	6	0	0	12	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
LP 08	0	0	1	0	4	0	4	0	0	0	0	0	0	0	2	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0
LP 12	0	0.5	0	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0
LP 14	0	0	0	0	0	0	2.5	0	0	2.5	0	0	0	0	0	0	0	0	0	0	9	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
LP 15	0	0.5	0	1	0.5	0	4	0	0	4	0	0	0	0	0	0	1	0	0	0	16	0	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0
LP 10	0	0	1	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	1	0	1	0	0	0	0	0	0	1	0	0	0	0
3212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	1	0	0	0	0	1	0	0	0	0
3213	1	2	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0
3214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	1	0	0	0	0	1	0	0	0	1	0	0	1	0	0	0	0
3215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0.5	0	0	1	0	0	0	0
3201	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0
3202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	2	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
3203	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0
3211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0
3210	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	1	1	1	0	0	0	0	0	0	0
3207	0	0.5	2	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3206	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0
3205	0	0.5	0	0	0.5	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
3204	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	10	0	1	0	0	0	0	0	1	0	0	3	0	0	0	0	0	0	0
TOTAL	1	4	5	12	8	0	47.5	0	8	43.5	0	1	12	0	4	0	1	0	0	0	237	6	20	0	0	1	0	6	14	1	3.5	10.5	2	0	10	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: February 16, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall				
	Cracks (LF)	Stucco Qtrs (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtrs (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
2405	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	5	1	0	0	0	0	1	0	0	7	3	0	0	0	0	0	0	0
3113	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3108	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
3101	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	16	2	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
3102	0	0.5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
3110	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
3107	0	1	0	0	1	0	0	0	0	0	0	0	4	0	2	0	1	0	0	1	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3104	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	10	0	1	0	0	0	0	1	0	0	0	3.5	0	0	0	0	0	0	0
3105	0	0	0	0	0	0	1.5	0	0	1.5	0	0	24	0	2	0	0	0	0	0	16	2	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
3106	0	0	3	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0
3208	0	0.5	0	0	0.5	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
3012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	1	0	3.5	0	0	1	0	0	0	0
3003	0	0	0	0	0	0	0	0	0	0	0	0	10	0	2	0	0	0	0	0	8	2	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3002	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	9	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3001	0	0	0	0	0	0	7	0	0	7	0	0	0	0	1	0	0	0	0	0	16	2	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0
3008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3004	0	0	0	1	0	0	0	0	0	0	0	0	5	0	1	0	1	0	0	1	9	2	1	0	0	0	0	1	0	0	0	4	0	0	0	0	0	0	0
3006	1	1	1	0	1	0	0	0	0	0	0	0	16	0	2	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3005	0	0	0	0	0	0	0	0	0	0	0	0	22	0	2	0	2	0	0	0	16	2	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3103	0	0	0	0	0	0	0	0	0	0	0	0	12	0	2	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0
TOTAL	0	5	7	1	4.5	0	9.5	0	2	10.5	0	0	109	0	18	0	4	0	0	2	252	26	22	0	0	0	0	15	7	2	8	15	0	0	4	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: February 17, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall				
	Cracks (LF)	Stucco Qtrs (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtrs (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
2904	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1	0	1	0	0	1	10	2	1	1.5	0	0	0	0	1	1	0.5	0.5	0	0	0	0	0	0	0
3015	0	0	3	0	0	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	16	0	1	3	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
3014	0	1	0	0	1	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	9	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
3013	0	3	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	1	1	0	1.5	0	0	0	0	0	0	0
3915	0	0	0	0	0	0	1.5	0	0	1.5	0	0	6	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
3901	0	0	0	0	0	0	2.5	0	2	2.5	0	0	0	0	2	0	2	0	0	0	16	2	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
3902	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	9	2	1	0	0	0	0	0	1	0	0	0	0	2	0	0	0	0	0
3903	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
3911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	0	8	1	1	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0
3908	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3910	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	1	0	0	2	16	2	1	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0
3909	0	0	1	0	0	0	8	0	0	8	0	0	0	0	2	0	2	0	0	1	16	0	1	0	0	0	0	1	0	0	0	6	0	0	0	0	0	0	0
3907	0	0	0	0	0	0	1.5	0	0	1.5	0	0	6	0	1	0	1	0	0	1	8	0	1	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0
3905	0	0	0	0	0	0	1.5	0	0	1.5	0	0	12	0	2	0	1	0	0	0	16	6	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
3906	0	0	1	0	0	0	0	0	0	0	0	0	14	0	2	0	1	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
3901	0	0	0	0	0	0	3.5	0	0	3.5	0	0	0	0	1	0	0	0	0	1	16	1	1	0	0	0	0	1	0	0	0	1.5	0	0	0	0	0	0	0
3902	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	0	1	9	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0
3903	0	0	0	0	0	0	0	0	0	0	0	0	13	0	2	0	1	0	0	0	8	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
3904	0	0	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	9	2	1	0	0	0	0	1	1	1	1	1	0	0	0	0	0	0	0
3906	0	0	2	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
TOTAL	0	5	10	2	5	0	28.5	0	6	28.5	0	0	60	0	21	0	14	0	0	7	238	21	20	4.5	0	0	0	9	11	4	1.5	13.5	2	12	1	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: February 20, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
2813	0	0	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2814	0	0	1	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	9	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0
2815	0	0	1	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	0	2	0	0	1	0	0	0
2808	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
2809	0	0	1	0	0	0	3.5	0	0	3.5	0	0	6	0	1	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	2	3	0	0	0	0	0	0
2810	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	16	2	1	0	0	0	0	0	0	1	1	1.5	1.5	0	0	0	0	0	0
2807	0	1	0	0	1	0	0	0	0	0	0	1	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
2712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	0	1	0	0.5	0	1	0	0	0	0	0
2714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	2	1	0	0	0	0	0	0	1	2	2	0	0	0	0	0	0	0
2715	0	0.5	2	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
2708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0	1.5	0	0	1	0	0	0
2711	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
2707	0	0.5	0	0	0.5	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	0	1	0	0	0.5	0	0	0	0	0	0
2705	0	0	0	0	0	0	0	0	0	0	0	0	16	0	2	0	2	0	0	1	16	2	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
2601	0	0.5	0	0	0.5	0	3	0	1	3	0	0	10	0	1	0	0	0	0	0	16	1	1	0	0	0	0	0	0	1	0	1	2	0	1	0	0	0	0
2602	0	0	0	0	0	0	0	0	2	0	0	0	10	0	2	0	1	0	0	0	9	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0
2603	0	1	0	0	0	0	0	0	1	0	0	0	12	0	3	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	1.5	1	0	0	0	0	0	0
2608	0	0.5	0	0	0.5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0
2607	0	0	2	0	0	0	0	0	0	0	0	0	6	6	1	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	1.5	2	0	0	0	0	0	0
2606	0	0	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	16	1	1	0	0	0	0	1	0	0	0	8	6	0	0	1	0	0	0
TOTAL	0	3	8	0	3	0	8.5	1	9	8.5	0	1	100	6	14	0	3	0	0	1	219	13	20	0	0	0	0	9	11	3	18	20.5	2	1	5	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: February 21, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
2615	0	0	0	0	0	0	0.5	0	0	0.5	0	0	0	0	2	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	0.5	1	0	0	0	0	0	0	0
2613	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	8	1	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
2612	0	0.5	0	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	0	0	0	0	0	1	0	0	1.5	0	0	0	0	0	0	0
2611	0	0	2	2	0	0	0	0	2	0	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0
2501	1	0.5	0	0	0	0	1	0	1	0	0	0	20	0	1	0	1	0	0	0	16	3	1	0	0	0	0	0	1	0	0	2	1	0	0	0	0	0	0
2503	0	0	0	0	0	0	0	0	0	0	0	0	12	0	2	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0
2508	0.5	0.5	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	0	1	0	1	0.5	0	0	0	0	0	0
2511	0	0	0	0	0	0	0	0	0	0	10	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
2510	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0
2509	0	1	0	0	0	0	3	0	0	0	0	0	16	0	3	0	2	0	0	1	16	0	1	0	0	0	0	0	1	0	0	3	2.5	0	0	0	0	0	0
2506	0	2	2	0	2	0	5	0	0	5	0	1	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	3	1	0	0	0	0	0	0
2507	0	0	2	0	0	0	0	0	3	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2401	0	0.5	0	0	0	0	0	0	0	0	0	0	14	0	2	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	0	1	1	0	0	1	0	0	0
2402	0	0	1	0	0	0	0	0	0	0	0	0	12	0	2	0	1	0	0	0	9	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2403	0	0	0	0	0	0	0	0	0	0	0	0	12	0	2	0	1	0	0	0	8	2	1	0	0	0	0	0	0	1	2	2	2	0	0	1	0	0	0
2408	0	0	0	0	0	0	1	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
2404	0	0	1	0	0	0	0	0	0	4	0	0	6	0	0	0	0	0	0	1	10	1	1	0	0	0	0	0	1	0	0	0	3	0	1	0	0	0	0
2405	0	1	0	0	0	0	0	0	0	0	0	0	6	0	0	0	1	0	0	0	8	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
2406	0	0.5	1	0	0	0	0	0	0	0	0	0	21	0	1	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
TOTAL	1.5	6.5	7	4	2.5	0	10.5	0	10	5.5	10	1	151	0	18	0	6	0	0	3	211	12	19	0	0	0	3	10	9	2	14.5	21.5	0	1	2	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: February 22, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
2504	0	0	0	0	0	0	0	0	0	0	0	0	6	0	1	0	2	0	0	0	10	1	1	0	0	0	0	1	0	0	2	5	0	0	0	0	0	0	0
2412	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
2413	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	1	0	0	0	1.5	0	0	0	0	0	0
2414	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	9	0	1	0	0	0	0	0	1	0	0	1.5	0.5	0	0	0	0	0	0
2411	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	1	8	0	1	0	0	0	0	0	1	0	0	1	3	0	0	0	0	0	0
2409	0	1.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	16	0	1	0	0	0	0	0	1	0	0	1.5	3.5	0	0	0	0	0	0
2313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
2315	0	1	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	0	1	0	0	0.5	0	0	0	0	0	0
2301	0	0	0	0	0	0	0	0	3	0	0	0	6	0	1	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	2	3.5	0	0	0	0	0	0
2314	0	0.5	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	9	0	1	0	0	0	0	0	1	0	0	2	1.5	0	0	1	0	0	0
2302	0	0	1	0	0	0	0	0	0	0	0	0	12	0	2	0	0	0	0	0	9	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2303	0	0	1	0	0	0	0	0	0	0	0	0	12	0	2	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2309	0	0.5	0	0	0	0	0.5	0	0	0	0	0	16	0	2	0	1	0	0	0	16	1	1	0	0	0	0	0	1	0	0	2	1	0	0	0	0	0	0
2310	0	0.5	1	0	0	0	1	0	0	0	0	0	24	0	2	0	1	0	0	1	16	0	1	10	5	0	0	1	0	0	0	3	1.5	0	0	0	0	0	0
2311	0	1	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
2307	0	0	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2304	0	0.5	1	0	0	0	2	0	0	0	0	0	7	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2305	0	0	0	0	0	0	0.5	0	1	0	0	0	10	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2306	0	0	0	0	0	0	0	0	0	0	0	0	7	0	1	0	0	0	0	0	16	3	1	0	0	0	0	1	0	0	4	3.5	0	0	0	0	0	0	0
2201	0	1.5	0	0	0	0	9	0	0	9	0	0	15	0	2	0	0	0	0	0	16	2	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2203	0	0	0	0	0	0	0	0	0	0	0	0	12	0	2	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
TOTAL	0	7	7	0	0	0	14	0	13	9	0	0	148	0	17	0	6	0	0	2	245	8	21	10	5	0	0	10	11	0	19	26	0	0	1	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: February 23, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
2212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	1.5	0	0	0	0	0	0
2213	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0
2214	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	9	1	1	0	20	0	0	1	0	0	0	0	0	0	0	0	0	0
2215	0	0	1	0	0	0	9	0	0	0	0	0	0	0	0	0	1	0	0	0	16	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2208	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	1	0	0.5	1	0	0	0	0	0	0
2209	0	0	0	0	0	0	0	0	0	0	0	0	31	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
2207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0.5	0	0	0	0	0	0
2206	0	0.5	0	0	0	0	1.5	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	2.5	0	0	0	0	0	0
2101	0	0	0	0	0	0	4.5	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0
2102	0	0	0	0	0	0	0	0	0	0	0	0	12	0	1	0	0	0	0	0	9	0	1	0	0	0	0	1	0	0	0.5	0.5	0	0	0	0	0	0
2108	0	1	0	0	0	0	0	0	0	0	0	0	7	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	2.5	0	0	0	0	0	0
2109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	1.5	1	0	0	0	0	0	0
2110	0	0	0	0	0	0	0	0	3	0	0	0	17	0	1	0	0	0	0	0	16	1	1	0	0	0	0	1	0	0	3	3	0	0	1	0	0	0
2107	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0
2106	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	1	0	0	1	0	0	0
2001	0	0	0	1	0	0	0	0	1	0	0	0	12	0	1	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
2002	0	0	0	1	0	0	0	0	0	0	0	0	14	0	2	0	1	0	0	0	9	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2004	0	3.5	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	10	1	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0
2005	2	1.5	0	0	1.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0
TOTAL	2	7.5	1	2	1.5	0	15.5	0	4	0	0	0	124	0	7	0	2	0	0	0	229	12	19	0	20	0	0	9	10	1	5.5	19.5	0	0	3	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: February 24, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
2013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0.5	1	0	0	1	0	0	0
2015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
2009	0	0	0	0	0	0	4	0	0	0	0	0	24	0	1	0	1	0	0	1	16	0	1	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0
2011	0.5	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0
2007	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1913	0	0.5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1915	0	0	1	0	0	0	1.5	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0.5	1.5	0	0	0	0	0	0
1901	0	0	0	0	0	0	0	0	0	1	0	0	10	0	1	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0
1902	0	0	0	0	0	0	0	0	0	0	0	0	12	0	2	0	1	0	0	0	9	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1908	0	0	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1909	0	2.5	1	0	2.5	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	2	5	0	0	0	0	0	0
1910	0	1	0	0	1	0	0	0	0	0	0	0	21	0	1	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0
1911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
1906	0	0	0	0	0	0	0	0	0	0	0	1	7	0	2	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1907	0.5	0.5	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
1801	0	0	0	3	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	1	16	0	1	0	0	0	0	1	0	0	1	2	0	0	0	0	0	0
1802	0	0	0	0	0	0	0.5	0	0	0	0	0	6	0	2	0	1	0	0	0	8	0	1	0	0	0	0	1	0	0	1	2	1	0	0	0	0	0
TOTAL	1	4.5	3	3	3.5	0	6	0	0	1	0	1	119	0	12	0	4	0	0	3	209	1	18	0	0	0	0	9	9	0	7	20.5	1	0	1	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: February 27, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
1812	0	0	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	1	0	0	1.5	0	0	0	0	0	0
1814	0	2.5	2	0	0	0	5.5	0	0	5	0	0	6	0	0	0	0	0	0	0	9	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
1815	2	1.5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	3	2.5	0	0	0	0	0	0
1803	0	4	0	0	4	0	0	0	0	0	0	0	16	0	2	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1808	0	0	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1809	0	0	0	0	0	0	0	0	0	0	0	0	16	0	2	0	0	0	0	1	16	0	1	0	0	0	0	1	0	0	11	11	0	0	0	0	0	0
1811	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1805	0.5	0.5	2	0	0	0	2	0	0	0	0	0	17	0	1	0	0	0	0	1	16	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
1806	0	1	0	0	1	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	9	9	0	0	0	0	0	0
1807	0	0	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
1702	0	0	0	0	0	0	3.5	0	0	3.5	0	0	14	0	0	0	0	0	0	0	9	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1701	0	0	0	0	0	0	7	0	0	0	0	0	16	0	1	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	2	2	0	0	0	0	0	0
1703	0	0	0	0	0	0	0	0	0	0	0	0	15	0	2	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
1708	0	0	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
1709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	4.5	2	0	0	0	0	0	0
1707	0	1	0	0	0	0	0	0	0	0	0	0	7	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
1706	0	0	0	0	0	0	0	0	0	0	0	0	18	0	1	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0
1705	0	0.5	1	0	0	0	13	0	0	0	0	0	17	0	2	0	1	0	0	1	16	0	1	0	0	0	0	1	0	0	1.5	2.5	0	0	0	0	0	0
1704	0	1	0	1	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	9	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
TOTAL	2.5	11	7	1	6	0	32	0	4	8.5	0	0	175	0	16	0	1	0	0	3	212	2	19	0	0	0	0	8	11	0	32	32.5	0	0	0	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: February 28, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
1605	0	0	0	0	0	0	2	0	0	2	0	0	17	0	1	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	9	12	0	0	0	0	0	0	0
1710	0	0	1	0	0	0	7	0	0	7	0	0	17	0	1	0	0	0	0	0	16	2	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
1713	0	0	0	0	0	0	3.5	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1714	0	0	0	0	0	0	2.5	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0
1612	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1613	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
1601	0	0	0	0	0	0	4	0	0	4	0	0	16	0	0	0	0	0	0	1	16	0	1	0	0	0	0	1	0	0	0	4	0	0	0	0	0	0	0
1602	0	0	0	0	0	0	5	0	0	5	0	0	0	0	1	0	1	0	0	0	9	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
1603	0	0	0	0	0	0	0	0	0	0	0	0	12	0	2	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
1608	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	4	0	0	0	0	0	0	0
1611	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1609	0	0	0	0	0	0	0	0	0	0	0	0	10	0	1	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	2.5	2.5	0	0	0	0	0	0	0
1607	0	0	0	0	0	0	0	0	0	0	0	0	6	0	18	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	2	0	0	1	0	0	0	0
1604	0	0	0	0	0	0	2	0	0	0	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	4	8	0	0	0	0	0	0	0
1606	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0
1502	0	0	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1503	0	0	0	0	0	0	0	0	0	0	0	0	12	0	2	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1505	0	0	0	0	0	0	1.5	0	0	0	0	0	7	0	1	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1504	0	0	0	0	0	0	1.5	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	4	20	0	0	0	0	0	0	0
TOTAL	0	0	3	1	0	0	36	0	0	18	0	0	115	0	29	0	1	0	0	1	209	3	20	0	0	0	0	8	12	0	19.5	59.5	1	0	1	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: March 01, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
1512	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1513	0	1.5	0	0	1.5	0	2.5	0	0	2.5	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0.5	0	0	0	0	0	0	0
1515	0	0.5	0	0	0.5	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0.5	0	0	0	0	0	0	0
1508	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1510	0	1	2	0	1	0	0.5	0	0	0	0	0	10	0	1	0	0	0	0	0	16	7	1	0	0	0	0	0	1	0	1.5	3.5	0	0	0	0	0	0	0
1511	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1507	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	3	4	0	0	0	0	0	0	0
1506	0	0	0	0	0	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	16	3	1	0	0	0	0	1	0	0	3	4	0	0	0	0	0	0	0
1413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	3	4	0	0	0	0	0	0	0
1410	0	0.5	1	0	0.5	0	5	0	0	5	0	0	24	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	1	1	0	0	1	0	0	0	0
1411	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1408	0	0	1	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1407	0	0	0	0	0	0	1	0	0	1	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	3	0	0	0	0	0	0	0
1406	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0
1404	0	1	0	0	1	0	1	0	0	1	0	0	7	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	15	0	0	0	0	0	0	0
1401	0	0	0	0	0	0	1	0	0	1	0	0	16	0	1	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	1	0	0	1	0	0	0	0
1415	0	0.5	1	0	0.5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1402	0	0	0	0	0	0	0	0	0	0	0	0	12	0	2	0	1	0	0	0	9	0	1	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0
1403	0	0	0	0	0	0	1.5	0	0	1.5	0	0	12	0	2	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0.5	0.5	0	0	0	0	0	0	0
1201	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
TOTAL	1	6	6	3	6	1	27.5	0	1	26	0	0	125	0	8	0	1	0	0	0	225	12	20	0	0	0	0	11	9	0	13	38	0	0	3	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: March 02, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
1212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1.5	0	0	0	0	0	0	0
1214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0
1215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	3	3	0	0	0	0	0	0	0
1202	0	0	0	0	0	0	4	0	0	4	0	0	12	0	2	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	2	0	0	1	0	0	0	0
1209	0	0	0	0	0	0	3	0	0	0	0	0	32	0	1	0	1	0	0	1	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1207	0	1	0	0	1	0	0	0	0	0	0	0	6	0	6	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1206	0	1.5	0	0	1	0	7	0	0	7	0	0	7	0	1	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	3.5	4	0	0	0	0	0	0	0
1204	0	0.5	0	0	0.5	0	0	0	0	0	0	0	8	0	1	0	2	0	0	0	10	0	1	0	0	0	0	1	0	0	0	10	0	0	0	0	0	0	0
1115	0	0.5	0	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	3	5	0	0	0	0	0	0	0
1103	0	0	0	0	0	0	0	0	0	0	0	0	14	0	2	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	1.5	2.5	0	0	0	0	0	0	0
1111	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	8	0	1	4	0	0	0	0	0	1	0	2.5	0	0	0	0	0	0	0
1108	0	3	0	0	3	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1109	0	0	0	0	0	0	0	0	0	0	0	0	24	0	1	0	1	0	0	0	16	0	1	0	0	0	0	1	0	0	2.5	3	0	0	0	0	0	0	0
1110	0	0	0	0	0	0	2	0	0	0	0	0	24	0	1	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	4	2	0	0	0	0	0	0	0
1107	0	0	0	0	0	0	0	0	0	0	0	0	7	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1106	0	0	0	0	0	0	0	0	0	0	0	0	32	0	1	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	3	4	0	0	0	0	0	0	0
1104	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	10	0	1	0	0	0	0	0	1	0	1.5	6	0	0	0	0	0	0	0
1001	0	1.5	0	0	1.5	0	0	0	0	0	0	0	6	0	1	0	0	0	0	1	16	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
TOTAL	0	8	0	0	7.5	0	18	0	0	13	0	0	184	0	18	0	4	0	0	2	213	0	18	4	0	0	0	11	7	0	23	46.5	0	5	1	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: March 03, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
1012	0	0	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
1013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
1014	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0
1002	0	0	1	0	0	0	1.5	0	0	0	0	0	12	0	2	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0
1009	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0
1011	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
1008	0	0.5	0	0	0.5	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1007	0	1	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0.5	0	0	0	0	0	0	0
1006	0	0	1	0	0	0	3.5	0	0	3.5	0	0	7	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0
1005	0	0	0	0	0	0	0	0	0	0	0	0	24	0	2	0	0	0	0	1	16	0	1	0	0	0	0	1	0	0	2	1	0	0	0	0	0	0	0
1004	0	2	0	2	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	10	0	1	0	0	0	0	0	1	0	0	10	0	0	0	0	0	0	0
901	0	0.5	0	0	0.5	0	2	0	0	2	0	0	6	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
902	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	9	0	1	0	0	0	0	0	1	0	0	0.5	0	0	0	0	0	0	0
814	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	9	0	1	0	0	0	0	0	1	0	0	1.5	0	0	0	0	0	0	0
903	0	0	0	0	0	0	0	0	0	0	0	0	12	0	2	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	5	4	0	0	0	0	0	0	0
908	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0.5	0	0	0	0	0	0	0
907	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
906	0	0	0	0	0	0	2	0	0	2	0	0	7	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	2	3	0	0	0	0	0	0	0
905	0	0	0	0	0	0	2	0	0	0	0	0	7	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	4	0	0	0	0	0	0	0
904	0	0	0	0	0	0	6	0	0	0	0	0	6	0	0	0	2	0	0	0	10	0	1	0	0	0	0	0	1	0	0	5	0	0	0	0	0	0	0
TOTAL	0	3	3	3	3	0	19	0	2	9.5	0	0	119	0	8	0	2	0	0	1	232	1	21	0	0	0	0	9	12	1	10	40	0	0	0	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: March 06, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
913	0	0.5	0	0	0.5	0	3	0	2	3	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
915	0	0	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	8	6	0	2	0	0	0	0	0
909	0	0	0	0	0	0	3	0	0	0	0	0	7	0	0	0	0	0	0	0	16	1	1	0	0	0	0	0	1	0	1.5	1	0	0	0	0	0	0	0
910	1	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
912	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
812	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
815	0	0.5	0	0	0.5	0	1.5	0	0	1.5	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	1.5	1	0	0	0	0	0	0	0
802	0	0.5	1	0	0.5	0	2.5	0	0	2.5	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
803	0	0	0	0	0	0	0	0	0	0	0	0	12	0	2	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	3	4	0	0	0	0	0	0	0
808	0	1	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
809	0	0	0	0	0	0	1.5	0	0	1.5	0	0	34	7	0	0	0	0	0	1	16	0	1	0	0	0	0	1	0	0	2	2	0	0	0	0	0	0	0
811	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
807	0	0	0	0	0.5	0	0	0	2	0	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
806	0	0	0	0	0	0	1	0	0	1	0	0	7	0	1	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
805	0	1	0	0	1	0	6	0	0	0	0	0	24	0	0	0	0	0	0	1	16	0	1	0	0	0	0	0	1	0	0	5	3	0	0	0	0	0	0
804	0	1	0	0	1	0	1	0	0	0	0	0	6	0	1	0	0	0	0	0	10	0	1	0	0	0	0	0	1	0	0	0.5	5	0	0	0	0	0	0
701	0	0	0	0	0	0	0	0	0	0	0	0	13	0	2	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	1	4	0	0	0	0	0	0
703	0	0	0	0	0	0	2	0	0	2	0	0	12	0	2	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
704	0	0.5	1	0	0	0	2	0	0	0	0	0	8	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	3	8	0	0	0	0	0	0
TOTAL	0	6	2	2	4	0	29.5	0	6	13.5	0	0	147	7	12	0	0	0	0	2	218	4	19	0	0	0	0	8	11	0	25.5	38	0	2	0	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventure, FL 33180
Date: March 07, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
713	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0.5	0	0	0	0	0	0	0
707	0	0.5	0	0	0.5	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
706	0	0	0	0	0	0	7	0	0	7	0	0	8	0	1	16	0	0	0	0	16	0	1	0	0	0	0	1	0	0	8	6	0	0	0	0	0	0	0
602	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	1	0	0.5	0	0	0	0	0	0	0
708	0	0	1	0	0	0	1	0	0	1	0	0	7	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0.5	0	0	0	0	0	0	0
613	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	1	1	0	2	0	0	0	0	0	0	0
603	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	1	1	0	1	0	0	0	0	0	0	0
608	0	0	0	0	0	0	0	0	0	0.5	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0.5	0	0	0	0	0	0	0
611	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
609	0	0	0	0	0	0	0	0	0	0	0	0	8	14	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	2	3	0	0	0	0	0	0	0
604	0	0	0	0	0	0	4	0	0	4	0	0	7	0	0	0	0	0	0	0	10	0	1	0	0	0	0	0	1	0	0	4	0	0	0	0	0	0	0
607	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	8	0	1	0	8	0	0	1	0	0	0	0	0	0	0	0	0	0	0
606	0	0.5	0	0	0.5	0	1	0	0	1	0	0	8	0	1	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	3	4	0	0	0	0	0	0	0
501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	16	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
502	0	0	0	0	0	0	7	0	0	7	0	0	14	0	2	0	1	0	0	0	9	0	1	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0
503	0	0	0	0	0	0	2.5	0	0	2.5	0	0	14	0	2	0	0	0	0	0	8	1	1	0	0	0	0	0	1	0	0	4	0	0	0	0	0	0	0
504	0	0.5	0	0	0.5	0	2.5	0	0	2.5	0	0	7	0	0	0	0	0	0	0	9	0	1	0	0	0	0	0	1	0	0	3	7	0	0	0	0	0	0
TOTAL	0	1.5	1	0	1.5	0	27	0	0	25.5	0	0	99	14	7	16	1	0	0	1	188	4	19	0	8	0	0	9	10	3	16	37	0	0	0	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: March 08, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
409	0	0	0	0	0	0	0	0	0	0	0	0	24	14	1	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	2	0	0	1	0	0	0	0
511	0	0	0	0	0	2	3	0	0	3	0	0	6	0	1	0	1	0	0	0	8	1	1	0	0	0	0	0	1	1	3	4	0	0	0	0	0	0	0
508	0	0.5	0	0	0.5	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	3	0	0	0	0	0	0	0
509	0	0	0	0	0	0	2.5	0	0	2.5	0	0	24	14	1	0	1	0	0	0	16	0	1	0	0	0	0	1	0	0	6	5	0	0	0	0	0	0	0
507	0	0	0	0	0	0	5.5	0	0	5.5	0	0	7	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
514	0	0	0	0	0	0	2.5	0	0	2.5	0	0	0	0	0	0	0	0	0	0	9	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
403	0.5	0.5	0	0	0.5	0	0	0	0	0	0	0	14	0	2	0	0	0	0	0	8	1	1	0	0	0	0	1	0	0	0	0.5	0	0	0	0	0	0	0
413	3	3	0	0	3	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
402	0	0	0	0	0	0	5	0	0	5	0	0	14	0	2	0	1	0	0	0	9	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	0
401	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0
415	0	0.5	0	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0
408	0	0.5	1	0	0.5	0	3	0	0	3	0	0	7	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
407	0	0.5	0	0	0.5	0	0	0	0	0	0	0	6	0	1	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
404	0	0.5	0	0	0.5	0	2	0	0	2	0	0	6	0	1	0	0	0	0	0	10	0	1	0	0	0	0	0	1	0	0	7	0	0	0	0	0	0	0
405	1	1	0	0	1	0	1	0	2	1	0	0	24	14	2	0	0	0	0	1	16	0	1	0	0	0	0	0	1	0	0	1	0	0	1	0	0	0	0
406	2	1.5	1	0	0	0	8	0	0	8	0	0	7	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	6	5	0	0	0	0	0	0	0
TOTAL	6.5	8.5	2	0	7	2	35.5	0	2	35.5	0	0	145	42	14	0	3	0	0	1	196	2	17	0	0	1	0	9	8	1	16	30.5	0	1	2	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: March 09, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
312	0	0	0	0	0	0	3	0	0	3.5	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0
301	0.5	0.5	0	0	0.5	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
302	0	0	1	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	9	0	1	0	0	0	0	0	1	0	0	1.5	0	0	0	0	0	0	0
303	0	1.5	0	0	1.5	0	0	0	0	0	0	0	7	0	1	0	0	0	0	0	8	2	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0
308	0	0	0	0	0	0	2.5	0	0	2.5	0	0	7	0	1	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0
309	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	1.5	2.5	0	0	0	0	0	0	0
311	0	1	0	0	1	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0
307	1	0.5	0	0	0.5	0	2	0	0	2	0	0	7	0	1	0	1	0	0	0	8	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
305	0	0	0	0	0	0	6	0	0	6	0	0	24	0	2	0	0	0	0	0	16	0	1	0	0	0	0	1	1	0	3	7	0	0	0	0	0	0	0
304	0	0	2	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	10	0	1	0	0	0	0	0	1	0	0	7	0	0	0	0	0	0	0
212	0	0	0	0	0	0	2	0	0	2	0	0	8	0	0	0	0	0	0	0	8	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	0	1	0	4	4	0	0	0	0	0	0	0
201	0	0	0	0	0	0	7	0	0	7	0	0	16	0	1	0	0	0	0	1	16	0	1	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0
202	0	0	0	0	0	0	2	0	0	2	0	0	7	0	0	0	0	0	0	0	9	6	1	0	0	0	0	0	1	0	2	4	0	0	0	0	0	0	0
203	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0.5	1	0	0	0	0	0	0	0
211	0	0.5	2	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
209	0	0	0	0	0	0	5	0	0	5	0	0	8	0	1	0	0	0	0	0	16	2	1	0	0	0	0	1	0	0	1	3	0	0	0	0	0	0	0
205	0	0	0	0	0	0	8	0	0	8	0	0	24	0	2	0	1	0	0	0	16	2	1	0	0	0	0	1	0	0	7	12	0	0	0	0	0	0	0
204	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	10	0	1	0	0	0	0	0	1	0	0	4	0	0	0	0	0	0	0
TOTAL	1.5	4	5	0	4	0	55.5	0	4	54	0	0	108	0	9	0	2	0	0	1	214	12	19	0	0	0	0	10	9	0	21	59	2	0	0	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: March 10, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	1	1	0	0	0	0	0	1	1	2	2.5	0	0	0	0	0	0	0
214	1.5	0.5	0	0	0.5	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	9	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
102	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
111	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
112	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
113	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
114	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
115	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
RECREATION ROOF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1804	0	0	0	0	0	0	0	0	0	0	0	0	7	0	1	0	0	0	0	0	10	0	1	0	0	0	0	0	1	0	0	3	0	0	0	0	0	0	0
LP 01	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	0	0	0	1	16	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
TOTAL	1.5	0.5	1	0	0.5	0	18	0	1	14	0	0	7	0	4	0	0	0	0	1	51	1	13	0	0	0	0	5	8	1	2	6.5	0	0	0	0	0	0	0

Mystic Pointe Tower 500
3530 Mystic Pointe Dr, Aventura, FL 33180
Date: March 20, 2023

Unit #	Ceiling					Wall					Floor		Windows			Sliding Doors		Glazing Walls			Railings			Floor Tiles			Shutters				Knee Wall					Parapet Wall			
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
206	0	1	0	0	1	0	3	0	0	4.5	0	0	0	0	1	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	2.5	2	0	0	1	0	0	0	0
306	0	0.5	0	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0
411	0	0	1	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	8	1	1	4	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0
506	0	0	1	0	0	0	4	0	0	4	0	0	0	0	1	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	1.5	2	0	0	0	0	0	0	0
512	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0
1208	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2006	0	1	0	0	1	0	3	0	0	4.5	0	0	0	0	1	0	0	0	0	0	16	0	1	0	0	0	0	1	0	0	2.5	2	0	0	1	0	0	0	0
1903	0	0	0	0	0	0	0	0	0	0	0	0	14	0	2	0	0	0	0	0	8	2	1	0	0	0	0	1	0	0	0	1.5	0	0	0	0	0	0	0
2205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	8	1	0	0	0	0	0	1	0	1.5	2.5	0	0	1	0	0	0	0
TOTAL	0	2.5	4	0	2.5	0	16	0	0	19	0	0	14	0	5	0	0	0	0	0	105	11	9	4	0	0	0	5	4	0	10	14	0	0	3	0	0	0	0

10. EXHIBIT B: Summary of the deficiencies observed during the evaluation.

Mystic Pointe Tower 500 3530 Mystic Pointe Dr, Aventura, FL 33180										
DATE	DEFICIENCIES									
	Ceiling					Wall				
	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow	Cracks (LF)	Stucco Qtys (SF):	Rust Spots:	Embed Elem	Hollow
06-Feb-23	0	1.5	4	0	1	0	4	0	7	4
07-Feb-23	0	1.5	5	0	1	0	7	2	1	0
08-Feb-23	4	4.5	7	7	3.5	0	26	0	7	12
09-Feb-23	0	3	3	1	3	0	41.5	0	1	41.5
10-Feb-23	0	2	1	0	1.5	0	51.5	0	0	51.5
13-Feb-23	0.5	1	0	0	1	0	21.5	0	0	21.5
14-Feb-23	23.5	15.5	0	0	16	11.5	69.5	0	9	69.5
15-Feb-23	1	4	5	12	8	0	47.5	0	8	43.5
16-Feb-23	0	5	7	1	4.5	0	9.5	0	2	10.5
17-Feb-23	0	5	10	2	5	0	28.5	0	6	28.5
20-Feb-23	0	3	8	0	3	0	8.5	1	9	8.5
21-Feb-23	1.5	6.5	7	4	2.5	0	10.5	0	10	5.5
22-Feb-23	0	7	7	0	0	0	14	0	13	9
23-Feb-23	2	7.5	1	2	1.5	0	15.5	0	4	0
24-Feb-23	1	4.5	3	3	3.5	0	6	0	0	1
27-Feb-23	2.5	11	7	1	6	0	32	0	4	8.5
28-Feb-23	0	0	3	1	0	0	36	0	0	18
01-Mar-23	1	6	6	3	6	1	27.5	0	1	26
02-Mar-23	0	8	0	0	7.5	0	18	0	0	13
03-Mar-23	0	3	3	3	3	0	19	0	2	9.5
06-Mar-23	0	6	2	2	4	0	29.5	0	6	13.5
07-Mar-23	0	1.5	1	0	1.5	0	27	0	0	25.5
08-Mar-23	6.5	8.5	2	0	7	2	35.5	0	2	35.5
09-Mar-23	1.5	4	5	0	4	0	55.5	0	4	54
10-Mar-23	1.5	0.5	1	0	0.5	0	18	0	1	14
20-Mar-23	0	2.5	4	0	2.5	0	16	0	0	19
TOTAL	**46.5**	**122.5**	**102**	**42**	**97**	**14.5**	**675**	**3**	**97**	**543**

Mystic Pointe Tower 500 3530 Mystic Pointe Dr, Aventura, FL 33181										
DATE	DEFICIENCIES									
	Floor		Windows			Sliding Doors		Glazing Walls		
	Cracks (LF)	Slope	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint	Stucco to Mtl Caulking	Paint	Stucco to Mtl Caulking	Mtl to Mtl Caulking	Paint
06-Feb-23	0	0	32	0	13	0	4	6	7	3
07-Feb-23	1.5	0	6	16	7	0	1	0	0	3
08-Feb-23	0	0	7	0	12	0	2	0	0	0
09-Feb-23	0	0	9	0	2	0	0	0	0	0
10-Feb-23	0	0	22	0	1	0	0	0	0	0
13-Feb-23	0	0	0	0	0	0	0	0	0	0
14-Feb-23	0	0	0	0	0	0	2	0	0	0
15-Feb-23	0	1	12	0	4	0	1	0	0	0
16-Feb-23	0	0	109	0	18	0	4	0	0	2
17-Feb-23	0	0	60	0	21	0	14	0	0	7
20-Feb-23	0	1	100	6	14	0	3	0	0	1
21-Feb-23	10	1	151	0	18	0	6	0	0	3
22-Feb-23	0	0	148	0	17	0	6	0	0	2
23-Feb-23	0	0	124	0	7	0	2	0	0	0
24-Feb-23	0	1	119	0	12	0	4	0	0	3
27-Feb-23	0	0	175	0	16	0	1	0	0	3
28-Feb-23	0	0	115	0	29	0	1	0	0	1
01-Mar-23	0	0	125	0	8	0	1	0	0	0
02-Mar-23	0	0	184	0	18	0	4	0	0	2
03-Mar-23	0	0	119	0	8	0	2	0	0	1
06-Mar-23	0	0	147	7	12	0	0	0	0	2
07-Mar-23	0	0	99	14	7	16	1	0	0	1
08-Mar-23	0	0	145	42	14	0	3	0	0	1
09-Mar-23	0	0	108	0	9	0	2	0	0	1
10-Mar-23	0	0	7	0	4	0	0	0	0	1
20-Mar-23	0	0	14	0	5	0	0	0	0	0
TOTAL	**11.5**	**4**	**2137**	**85**	**276**	**16**	**64**	**6**	**7**	**37**

Mystic Pointe Tower 500 3530 Mystic Pointe Dr, Aventura, FL 33182										
DATE	DEFICIENCIES									
	Railings			Floor Tiles			Shutters			
	Missing seal at post	Loose Rail	Paint	Crack	Hollow	Tiles higher than frame	Paint	No Shutters	With Shutters	Shutters next to railing
06-Feb-23	185	30	19	15	63	0	2	9	10	4
07-Feb-23	227	41	19	5	43	0	0	11	8	3
08-Feb-23	259	65	24	5	44	0	0	11	13	4
09-Feb-23	268	59	22	0	19	1	2	5	17	0
10-Feb-23	244	75	19	0	0	0	0	8	11	8
13-Feb-23	114	20	9	0	2	0	0	5	4	2
14-Feb-23	205	11	18	0	0	0	0	10	8	3
15-Feb-23	237	6	20	0	0	1	0	6	14	1
16-Feb-23	252	26	22	0	0	0	0	15	7	2
17-Feb-23	238	21	20	4.5	0	0	0	9	11	4
20-Feb-23	219	13	20	0	0	0	0	9	11	3
21-Feb-23	211	12	19	0	0	0	3	10	9	2
22-Feb-23	245	8	21	10	5	0	0	10	11	0
23-Feb-23	229	12	19	0	20	0	0	9	10	1
24-Feb-23	209	1	18	0	0	0	0	9	9	0
27-Feb-23	212	2	19	0	0	0	0	8	11	0
28-Feb-23	209	3	20	0	0	0	0	8	12	0
01-Mar-23	225	12	20	0	0	0	0	11	9	0
02-Mar-23	213	0	18	4	0	0	0	11	7	0
03-Mar-23	232	1	21	0	0	0	0	9	12	1
06-Mar-23	218	4	19	0	0	0	0	8	11	0
07-Mar-23	188	4	19	0	8	0	0	9	10	3
08-Mar-23	196	2	17	0	0	1	0	9	8	1
09-Mar-23	214	12	19	0	0	0	0	10	9	0
10-Mar-23	51	1	13	0	0	0	0	5	8	1
20-Mar-23	105	11	9	4	0	0	0	5	4	0
TOTAL	**5405**	**452**	**483**	**47.5**	**204**	**3**	**7**	**229**	**254**	**43**

Mystic Pointe Tower 500 3530 Mystic Pointe Dr, Aventura, FL 33183									
DATE	DEFICIENCIES								
	Knee Wall					Parapet Wall			
	Cracks	Hollow	Rust Spots	Embed Elem	Defective Paint	Cracks	Hollow	Rust Spots	Embed Elem
06-Feb-23	6.5	12	2	2	16	0	0	0	0
07-Feb-23	19.5	22	0	0	8	0	0	0	0
08-Feb-23	22	64	2	0	12	0	0	0	0
09-Feb-23	48.5	32.5	0	2	5	0	0	0	0
10-Feb-23	22	50	0	1	2	0	0	0	0
13-Feb-23	15.5	19	0	0	0	0	0	0	0
14-Feb-23	4	7	0	0	0	45.5	29	3	19
15-Feb-23	3.5	10.5	2	0	10	0	0	0	0
16-Feb-23	8	15	0	0	4	0	0	0	0
17-Feb-23	1.5	13.5	2	12	1	0	0	0	0
20-Feb-23	18	20.5	2	1	5	0	0	0	0
21-Feb-23	14.5	21.5	0	1	2	0	0	0	0
22-Feb-23	19	26	0	0	1	0	0	0	0
23-Feb-23	5.5	19.5	0	0	3	0	0	0	0
24-Feb-23	7	20.5	1	0	1	0	0	0	0
27-Feb-23	32	32.5	0	0	0	0	0	0	0
28-Feb-23	19.5	59.5	1	0	1	0	0	0	0
01-Mar-23	13	38	0	0	3	0	0	0	0
02-Mar-23	23	46.5	0	5	1	0	0	0	0
03-Mar-23	10	40	0	0	0	0	0	0	0
06-Mar-23	25.5	38	0	2	0	0	0	0	0
07-Mar-23	16	37	0	0	0	0	0	0	0
08-Mar-23	16	30.5	0	1	2	0	0	0	0
09-Mar-23	21	59	2	0	0	0	0	0	0
10-Mar-23	2	6.5	0	0	0	0	0	0	0
20-Mar-23	10	14	0	0	3	0	0	0	0
TOTAL	**403**	**755**	**14**	**27**	**80**	**45.5**	**29**	**3**	**19**

This report was prepared for the benefit of Mystic Pointe Tower 500 Condominium Association and represents The Falcon Group's Milestone Assessment of existing conditions of the building and garage. It should be noted that Falcon's assessment is based on visual observations and nondestructive investigations, and we have not performed any in-depth structural analysis. The possibility of hidden/latent deficiencies may exist in the covered structural elements of the building.

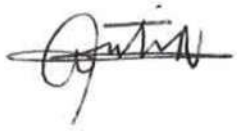
Falcon has used its best engineering judgment and ability to report the items presented herein, but Falcon cannot guarantee that all past, present, or potential deficiencies or defective conditions have been identified during its limited analysis/investigations. In performing this assignment, the Engineers involved relied upon publicly available information, information provided by the client, and information provided by third parties. Accordingly, the opinions in this report are valid only to the extent that the information provided was accurate and complete. Should new information or additional documentation become available, Falcon reserves the right to amend or revise its opinions and recommendations. No warranty, expressed or implied, is made as to the findings presented in this report.

As a routine matter, in order to avoid possible misunderstandings, nothing in this report should be construed directly or indirectly as a guarantee of any portion of the structure. Our opinions are based on our education and past experience with similar structures. Falcon did not perform any drawing or permit review. The information and opinions provided herein and in the evaluation report, were provided to the best of our knowledge and are a result of the information available at the time of the evaluation. Falcon retains the right to amend its opinion in part or entirely should new information become available.

To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of Mystic Pointe Tower 500 Condominium based upon evaluation of observed conditions, to the extent reasonably possible.

Should you have any questions in reference to this report, please do not hesitate to contact The Falcon Group directly at (305) 663-1970.

Sincerely,

Prepared by	Prepared by	Reviewed by
		
Ryan Lee,	Lien Cruz,	Rita Kao, R.A.
RL/tc	LC/tc	RK/tc