

December 8, 2010

STRUCTURAL REHABILITATION GROUP
STRUCTURAL DESIGN GROUP
FIELD SERVICES GROUP

Parkfairfax Condominium
3360 Gunston road
Alexandria, VA 22301

Attention: Mr. George Gardner

Subject: Summary Report for Professional Engineering and Consulting Services
Brief visual survey of the exterior masonry façade of 289 Structures
for visible evidence of potential Foundation Settlement Issues
Parkfairfax Condominiums
Alexandria, VA 22302
SRG Project #R10042.00

Dear Mr. Gardner,

Structural Rehabilitation Group, LLC (SRG) respectfully submits this summary report of our engineering consultation services for the above referenced project. Our services were performed in accordance with our proposal dated July 12, 2010, which was authorized by you on August 6, 2010.

This report includes a brief summary of applicable background information, survey parameters and general comments as well as summary of our findings and recommendations. In addition, we have included the following appendices to better help document certain items:

1. Appendix A: Spreadsheet outlining the buildings from our survey as well as available information from previous surveys
2. Appendix B: Photograph documentation of "High Priority" structures
3. Appendix C: List of brief observations as well as a recommended sequence for follow-up investigation of "High Priority" structures.

BACKGROUND INFORMATION

The Parkfairfax Condominiums is a sixty year old residential development consisting of 285 residential townhouse style structures located in a mature park setting. Residential structures include two (2) and three (3) story brick masonry bearing wall structures with wood gable roof framing as well as concrete slab and/or wood floor framing. In addition to the residential buildings, the development includes three (3) pool facilities, four (4) maintenance structures, and a bathroom

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facility adjacent to the tennis courts as well as a single-story small storage building (201A Preston Road). Mature shrubbery and large trees are located throughout the immediate area.

As we understand it, the residential development has a long history of foundation differential settlement related issues including cracked and displaced brick masonry exterior walls. In addition, we also understand, that the Parkfairfax Condominium Association have historically retained the services of design professionals to periodically prioritize structures exhibiting visible evidence of masonry cracking to better help budget and reserve for significant structural rehabilitation work. As such, you have requested SRG to perform a brief visual survey to identify which structures within the Parkfairfax property exhibit visual evidence of masonry cracking or other wall distress that would suggest that a differential settlement problem may exist. The goal of this survey was to help accommodate the Board in the fiscal planning associated with the potential major expenditures associated with such foundation stabilization work.

SCOPE OF WORK

SRG was retained to perform a brief visual survey of the visually/physically accessible exterior portions of the association's masonry structures. In addition, SRG was to compare our findings from the visual survey with previous site wide survey data (prepared by other consultants) as well as with the list of known building issues maintained internally by the maintenance department to establish a list of structures with potential differential settlement issues. To accomplish these tasks, SRG performed the services listed below.

1. Representatives of SRG visited the site on numerous occasions between August 26, 2010 and November 9, 2010 and performed a visual survey of the exterior masonry facades of 293 site masonry structures. Numerous field notes and photographs were taken.
2. All documents provided to SRG pertaining to previous settlement issues were reviewed. The purpose of this review was to help better establish a historic reference point as to which structures exhibited apparent differential settlement issues at the time of that survey. The list of documents provided included:
 - a. General Building and Site Survey (Volume I & II) report prepared by Haley and Aldrich dated February 8, 2005.
 - b. Various maintenance records for buildings 109, 204, 716, 718, and 970 as well as document summaries from the 2005 Haley and Aldrich report, building layouts/types and site maps prepared by Parkfairfax management and the maintenance staff.
3. We prepared this summary report containing a brief description of our survey parameters and general comments as well as a summary of our conclusions and recommendations.



SURVEY PARAMETERS AND GENERAL COMMENTS

The goal of the survey was to economically determine which structures within the Parkfairfax property currently exhibit visual evidence of masonry cracking or other wall distress that would suggest that differential settlement problem may exist. The data collected during our visual survey was compared with previous site wide survey data to furnish a finite list of potential foundation stabilization candidates so that future reserve budgeting and repair cost projections can be better established for planning purposes.

As such, certain types of common/typical masonry distress observed throughout the condominium site that were not attributed to foundation settlement/movement were not considered in our summary unless the observable distress was exacerbated by perceived settlement concerns. Some examples of the common/typical masonry distress that in our opinion were not attributed to building settlement included:

1. Hairline cracks at the masonry jack-arch lintels above windows and doors due to minimal skewback angles at each end of the lintel.
2. Vertical hairline cracks at building corners due to thermal movement and lack of vertical control/expansion joints.
3. Brick replacement and mortar repairs above/around mechanical unit penetrations believed to be installed after the original construction.
4. Brick masonry deterioration and coating failures at coated facades due to entrapped moisture (reduced permeability).

Therefore the majority of the visual survey focused on masonry distress attributed to foundation movement such as masonry step-crack patterns, broken brick courses, obvious façade vertical and/or lateral displacement and/or wall plane rotation as well as evidence of previous masonry repairs to these types of masonry distress. Similar to previous site survey summaries contracted by the Parkfairfax Condominium Association, buildings were then assigned designations based on the findings of the visual survey.

As we understand it, in the summer of 2009, the Parkfairfax Condominium Association authorized the completion of a three (3) year masonry repair/restoration program targeting "Priority" buildings listed in the 2005 Haley and Aldrich site survey report. This work involved repairs to cracked and deteriorated mortar joints as well as replacement of cracked and broken brick masonry over an approximate twelve month period extending from 2009 into 2010. Due to the recent masonry repairs, the criteria used in our four (4) designations vary from the criteria titles originally outlined in the previous site wide studies. However, in our opinion, the intent of the "Priority" designations outlined below remains consistent. The titles listed below and in the table in appendix A are as follows:

A. High Priority

1. Cracks in brick masonry facade measuring a minimum of 1/8 of an inch wide or wider.
2. Facades with significant evidence of previous and ongoing repairs including mortar pointing and brick replacement including facades with re-opened cracks.
3. Observable rotation and/or displacement of brick façade with an emphasis to critical load supporting elements (i.e. brick piers between windows).
4. Based on the visible conditions at the present time, it appears more likely than not that this structure may require stabilization in the next year or so if movement continues at its present rate.

B. Medium Priority

1. Cracks in brick masonry façade measuring less than 1/8 of an inch wide.
2. Facades with moderate evidence previous and ongoing repairs including mortar pointing and brick replacement including facades with re-opened cracks.
3. Based on the visible conditions at the present time, it appears more likely than not that this structure may require foundation stabilization in the next five to seven years or so if movement continues at its present rate.

C. Low Priority (Monitor)

1. Buildings that have previously been documented as High and/or Low Priority from previous studies but with no observable masonry cracks.
2. Facades with an isolated hairline masonry crack(s) measuring less than 1/16 of an inch wide.
3. Based on the visible conditions at the present time, it appears more likely than not that no significant differential movement is occurring at the present time and though no foundation repairs are currently recommended, periodic monitoring is recommended.

D. Minimal or No Observable Distress

1. No observable masonry cracks and/or evidence of masonry repairs.
2. Isolated hairline masonry cracks and/or associated masonry repairs likely caused by movement other than building settlement (see above).

Each building/structure was assigned to one of the four listed designation and compared with the summary designations from the previous studies. After comparisons were reviewed, a follow-up

CONCLUSIONS AND RECOMMENDATIONS

The “High Priority” designation represents buildings with a high probability of excessive building differential settlement which in our opinion has and/or will (with additional movement) negatively impact the structural capacity of the building façade. In addition to the impact to the structural capacity of the façade, these buildings are likely also candidates for building envelope related issues such as excessive moisture intrusion, air and insect intrusion as well as potential negative impact to window and door function/operation. Accordingly, we recommend the association retain a qualified professional engineer (such as SRG) to perform a detailed investigation of each of these “High Priority” structures. We recommend the investigation include a visual survey of the building façade, crawl space and interior finishes as well as a geotechnical investigation to identify local in-situ soil conditions. The purpose of these investigations would be to better develop an appropriate remedial repair program to help stabilize and restore the building(s).

A brief list of pertinent observations and comments as well as a recommended sequence of follow-up investigation has been provided in Appendix C (with photograph documentation included in Appendix B) for the fourteen (14) “High Priority” structures. Depending on the length of time it takes to perform follow-up investigations and/or repairs (if any), it is likely the recommended building investigation sequence provided in Appendix C will need to be reevaluated and regularly updated based on the possibility of continued movement at some or all of the “High Priority” structures. Please note that the recommended sequence should be considered a “snap-shot” in time and may need to change due to the unpredictable nature of building settlement associated with the shrink swell behavior of marine (fatty) clays which underlie much of the property.

13,000
monthly
income
\$1000



may better help extend the service life of the building façade and building envelope and defer the foundation repair work.

Based on our review of the previous site wide surveys, seventeen (17) buildings have been added to the "Medium Priority" designation. These buildings had previously been listed as either "Minimal or No Distress" (14 buildings) or were not included as part of the previous site wide survey (3 buildings). In addition, we designated seventy-four (74) buildings as "Low Priority (Monitor)" which represents buildings with minor façade distress which, in our opinion, are likely attributed to building settlement as well as structures which had previously been listed as settlement candidates but exhibited minimal or no distress with-in portions of previously repaired façade.

Based on the large number of structures with observable façade distress and/or historical evidence of distress attributed to building settlement, we recommend developing a monitoring program to periodically visually survey the exterior façades to look for evidence of excessive movement and/or distress that may potentially impact the structural capacity of the building façade and building envelope. As such, we recommend a three (3) to five (5) year monitoring cycle for buildings designated as "Medium Priority" and a five (5) to seven (7) year monitoring cycle for buildings designated as "Low Priority-Monitor". Based on our experience with other projects constructed on marine clays that are highly sensitive to moisture content changes, as well as the sensitivity of the in-situ soils documented at Park Fairfax (at spot-check locations), the monitoring periods outlined above may need to be adjusted should seasons with excessive droughts and/or seasons with excessive rainfall (relative to historical data) be encountered.

120,000
FY11, FY16
FY21 etc.
in Reserve
Study

CLOSING COMMENTS

Building plans were not made available and this somewhat restricted our evaluation for this project. In addition, review of the building plans may reveal that other defects related to the structural framing components/system(s) at this project. If this information becomes available, SRG will review the documents on an hourly basis for information relative to the wall, floor and roof framing and if appropriate, we can, at your request, issue any necessary modifications to our report.

Although our evaluation was confined to visual examination of exposed surfaces, we believe it was sufficient for us to form a reasonable judgment of the existing general conditions. It should be noted that we were requested to inspect only portions of this project. As such, we examined areas that appeared to be representative of the entire project and we believe that the typical conditions reported exist throughout; however, we cannot be certain that differing conditions do not exist.

SRG has endeavored to perform our services in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances in the Washington Metropolitan area. Due to the general nature of our scope of work, SRG cannot take responsibility can be assumed for latent defects that may appear in the future, for items that were not examined, or for differing opinions of others. In addition, we cannot warrant or guarantee the building or its components.



Mr. George Gardner
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Visual Survey of Site Structures
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We appreciate the opportunity to be of service to you. Please contact us if you have any questions or comments regarding the information presented in this report or if you wish to proceed with developing a remedial repair/rehabilitation design package.

Sincerely yours,
STRUCTURAL REHABILITATION GROUP, LLC.

Kyle P. Weir, P.E.
Senior Project Manager

Attachments: Appendix A (Summary Spreadsheet)
Appendix B (Photographs of High Priority Buildings)
Appendix C (Brief Observation Summary of High Priority Buildings)

A P P E N D I X A
(Designation Summary)

Building Number	SRG 2010 Survey Summary				Haley & Aldrich 2005 Survey Summary			Haley & Aldrich 1998 Survey Summary		
	High Priority	Medium Priority	Low Priority (Monitor)	Minimal Or No Distress	High Priority	Low Priority	Minimal Or No Distress	High Priority	Low Priority	Not Included
101				X			X			X
102			X				X			X
103				X			X			X
104 (2)			X			X		X		
105			X				X			X
106		X				X		O		X
107				X			X			X
108				X			X			X
109 (3)	X				X			X		
110		X				X			X	
111 (4)	X				X			X		
112	X				X					X
113			X				X			X
114				X			X			X
115				X			X			X
116				X			X			X
117			X				X			X
201				X			X			X
202				X			X			X
203				X			X			X
204 (1)			X				X	O		X
205			X				X			X
206			X			X			X	
207			X				X			X
208				X			X			X
209 (4)		X					X	O		X
210			X			X				X
211				X			X			X
212				X			X			X
213		X				X			X	
214				X			X			X
215				X			X			X
216			X				X			X
217				X			X			X
218		X			X					X
219				X			X			X
220				X			X			X
221				X			X			X
222				X			X			X
223			X			X				X
224				X			X			X
225				X			X			X
226				X			X			X
227			X				X			X
228				X			X			X
229				X			X			X
230				X			X			X
302			X				X	X		
303			X				X			X
304				X			X			X
305				X			X			X
306				X			X			X
307				X			X			X
308				X			X			X
309				X			X			X
310		X				X		X		
311				X			X			X

Building Number	SRG 2010 Survey Summary				Haley & Aldrich 2005 Survey Summary			Haley & Aldrich 1998 Survey Summary		
	High Priority	Medium Priority	Low Priority (Monitor)	Minimal Or No Distress	High Priority	Low Priority	Minimal Or No Distress	High Priority	Low Priority	Not Included
312				X			X			X
313			X		X					X
314		X				X		X		
315		X			X				X	
316		X			X					X
317				X			X			X
401				X			X			X
402				X			X			X
403				X			X			X
404				X			X			X
405		X			X					X
501				X			X			X
502			X				X			X
503				X			X			X
504		X			X					X
506			X		X					X
507				X			X			X
508				X			X			X
509				X			X			X
510			X				X			X
511				X			X			X
512			X				X			X
513				X			X			X
514			X				X			X
515				X			X			X
516		X					X		X	
517			X				X			X
518			X				X			X
519		X					X			X
520				X			X			X
521				X			X			X
522				X			X			X
523			X		X					X
524			X			X				X
525		X			X			X		
526				X			X			X
527	X						X	O		X
528			X			X				X
529				X			X			X
530				X			X			X
531		X					X			X
532				X			X			X
533				X			X			X
534				X			X			X
535		X				X				X
536			X				X		X	
537	X						X	O		X
538				X			X		X	
539				X			X			X
540				X			X			X
541				X			X			X
542				X			X			X
543			X				X			X
544			X				X			X
545				X			X			X
546				X			X			X
547				X			X			X

Building Number	SRG 2010 Survey Summary				Haley & Aldrich 2005 Survey Summary			Haley & Aldrich 1998 Survey Summary		
	High Priority	Medium Priority	Low Priority (Monitor)	Minimal Or No Distress	High Priority	Low Priority	Minimal Or No Distress	High Priority	Low Priority	Not Included
548			X				X			X
549			X			X				X
550			X				X			X
602				X			X			X
603			X			X				X
604				X			X			X
605		X			X			X		
606				X			X			X
607				X			X			X
608				X			X			X
701				X			X			X
702				X			X			X
703		X				X				X
704				X			X			X
705				X			X			X
706				X			X			X
707			X			X				X
708				X			X			X
709	X				X				X	
710				X			X			X
711				X			X			X
712			X				X	O		X
713				X			X			X
714		X				X			X	
715				X			X			X
716	X				X			X		
717				X			X			X
718	X				X				X	
719			X				X		X	
720		X				X			X	
721			X			X				X
722 (2)		X				X		X		
723	X					X		X		
724 (2)		X					X	X		
725			X				X			X
726 (2)		X				X		X		
727				X			X			X
728				X			X			X
729		X					X			X
730		X				X		X		
731				X			X			X
732			X			X				X
733				X			X			X
734		X					X			X
735				X			X			X
736		X				X				X
737		X				X				X
738				X			X			X
739				X			X			X
801			X			X				X
802			X				X			X
803		X					X			X
804				X			X			X
805				X			X			X
806				X			X			X
807				X			X			X
808				X			X			X

Building Number	SRG 2010 Survey Summary				Haley & Aldrich 2005 Survey Summary			Haley & Aldrich 1998 Survey Summary		
	High Priority	Medium Priority	Low Priority (Monitor)	Minimal Or No Distress	High Priority	Low Priority	Minimal Or No Distress	High Priority	Low Priority	Not Included
809				X			X			X
810			X				X			X
811				X			X			X
812				X			X			X
813				X			X			X
814				X			X		X	
815				X			X			X
816				X			X			X
817			X				X			X
818			X				X			X
819				X			X			X
820				X			X			X
821				X			X			X
822		X				X				X
823				X			X			X
824				X			X			X
825			X			X				X
826				X			X			X
827				X			X			X
828		X			X			X		
829			X			X				X
830	X					X		X		
831			X			X				X
832		X				X		X		
833		X				X			X	
834		X				X		X		
835		X				X				X
836	X				X			X		
837				X			X			X
838	X					X			X	
839		X				X				X
840		X				X				X
841		X				X			X	
842			X				X			X
843		X				X				X
844				X	X					X
845			X				X		X	
846			X				X			X
847			X				X			X
848			X			X				X
849 (4)	X					X			X	
850			X				X			X
901				X			X			X
902				X			X			X
903			X			X				X
904				X			X			X
905				X			X			X
906		X				X				X
907		X				X				X
908				X			X			X
909				X			X			X
910				X			X			X
911			X			X				X
912				X			X			X
913				X			X			X
914			X				X			X
915				X			X			X

Building Number	SRG 2010 Survey Summary				Haley & Aldrich 2005 Survey Summary			Haley & Aldrich 1998 Survey Summary		
	High Priority	Medium Priority	Low Priority (Monitor)	Minimal Or No Distress	High Priority	Low Priority	Minimal Or No Distress	High Priority	Low Priority	Not Included
916		X					X			X
917				X			X			X
918			X				X			X
919			X				X			X
920		X					X			X
921				X			X			X
922				X			X			X
923				X			X			X
924			X				X			X
925			X				X			X
926		X					X		X	
927		X				X			X	
928		X					X		X	
929				X		X			X	
930			X				X			X
931			X				X			X
932		X				X				X
933		X				X			X	
934				X			X			X
935			X				X			X
936				X		X				X
937			X		X					X
938				X			X			X
939				X			X			X
940				X			X			X
941			X				X			X
942				X			X			X
943				X			X			X
944				X			X			X
945				X			X			X
946				X			X			X
947				X			X			X
948			X				X			X
949				X			X			X
950				X			X			X
951				X			X			X
952				X			X			X
953				X			X			X
954				X			X			X
955		X					X		X	
956				X			X			X
957		X				X				X
958				X			X			X
959				X			X			X
960			X				X			X
961			X			X			X	
962			X				X			X
963				X			X			X
964				X			X			X
965		X				X				X
966				X			X			X
967			X			X		X		
968			X			X				X
969			X			X				X
970		X					X	X		
971			X				X			X
972			X				X			X

Building Number	SRG 2010 Survey Summary				Haley & Aldrich 2005 Survey Summary			Haley & Aldrich 1998 Survey Summary		
	High Priority	Medium Priority	Low Priority (Monitor)	Minimal Or No Distress	High Priority	Low Priority	Minimal Or No Distress	High Priority	Low Priority	Not Included
201A				X			N/A			X
Pool A	X						N/A			X
Pool B				X			N/A			X
Pool C				X			N/A			X
Maint 1		X					N/A			X
Maint 2		X					N/A			X
Maint 3		X					N/A			X
Bathroom				X			N/A			X
Totals	14	55	74	150	20	58	215	27	25	247

Footnotes:

- (1) Foundation Stabilization Repairs in 2010
- (2) Documentation indicates Underpinned in 1995
- (3) Active Foundation Stabilization Repairs
- (4) Unit Owners reported recent distress to Parkfairfax Maintenance Staff during the course of the SRG sitewide building survey
- O Added to Settlement List by Parkfairfax Maintenance Staff after Haley & Aldrich 1998 Survey
- N/A Not included in Survey

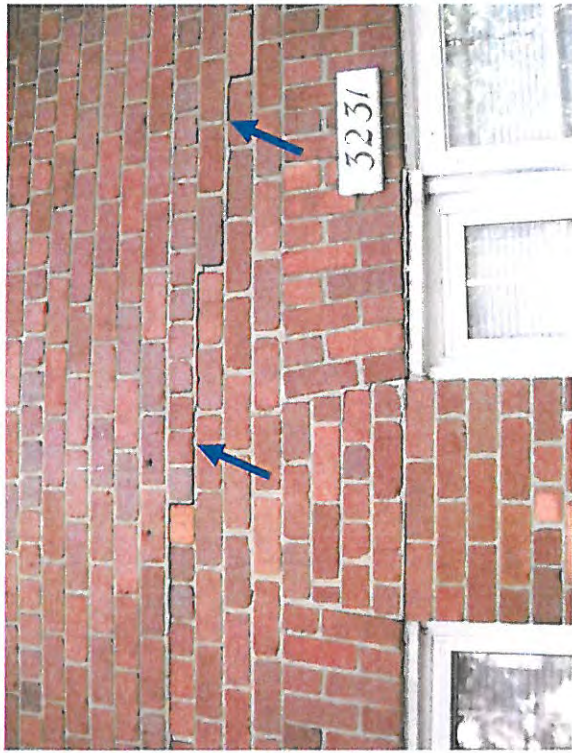
A P P E N D I X B
(Photographs)



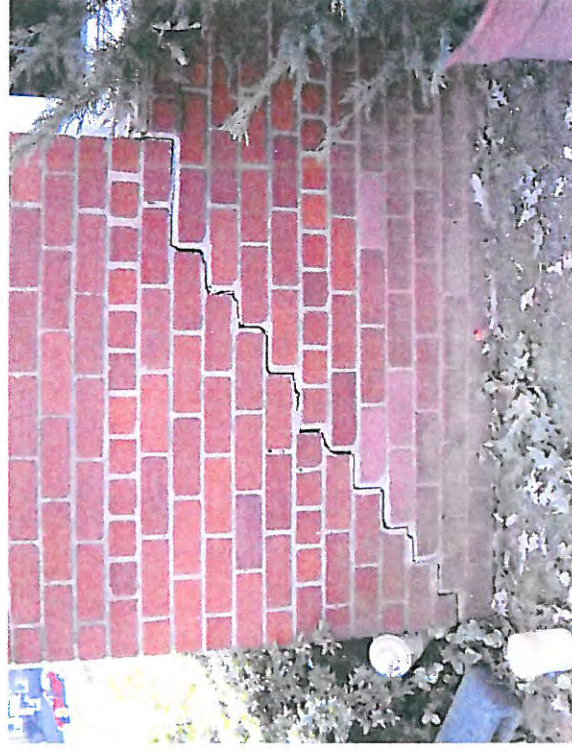
1. Bldg 849: Step crack at rear corner of Unit 3231 (Side elevation).



2. Bldg 849: Step crack at rear corner of Unit 3231 (Rear elevation).



3. Bldg 849: Step crack at rear elevation of Unit 3231.



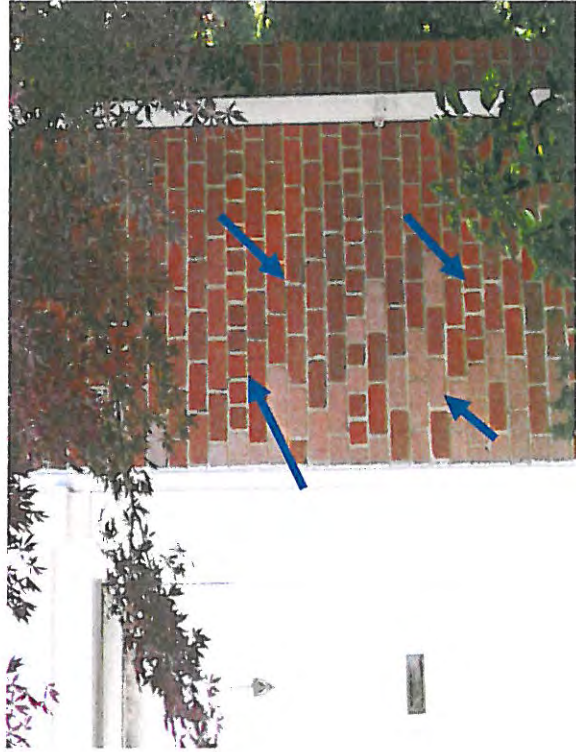
4. Bldg 830: Step crack at front corner of Unit 3133 (Side elevation).



5. Bldg 830: Horizontal displacement at front corner of Unit 3133 (Side elevation).



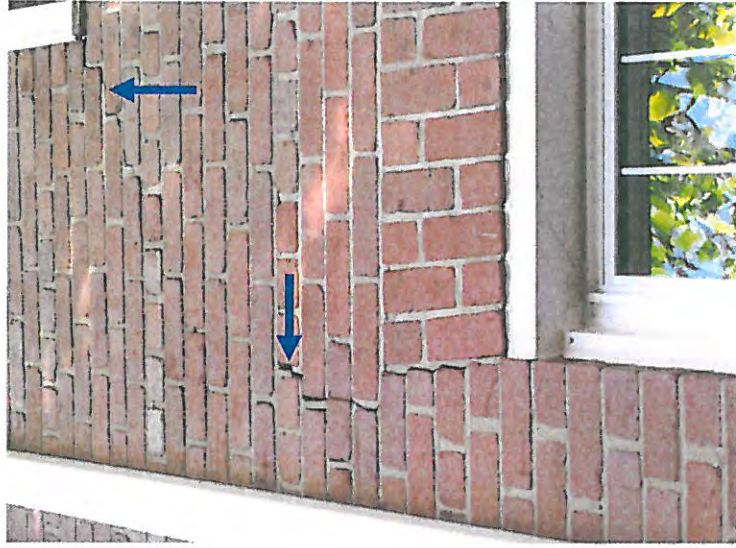
6. Bldg 830: Step crack at masonry lintel of Unit 3133 (Side elevation).



7. Bldg 838: Step crack at front corner at Unit 3227 (front elevation), as well as evidence of previous repairs.



8. Bldg 838: Step crack and masonry separation at rear elevation of Unit 3227.



9. Bldg 838: Step crack at rear corner of Unit 3227 (rear elevation).



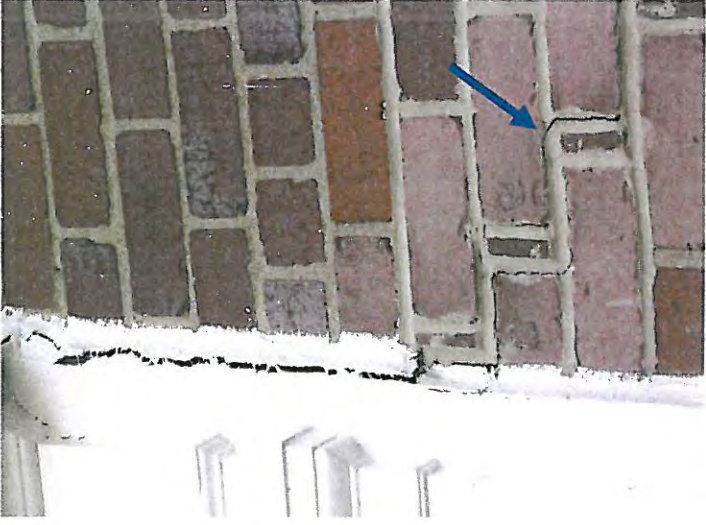
10. Bldg 111: Window sill rotation at front elevation.



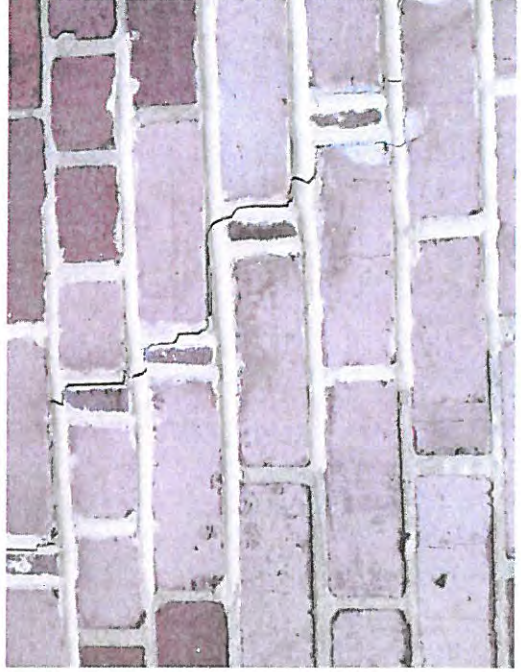
11. Bldg 111: Crack at previously repaired masonry at rear elevation.



12. Bldg 111: Rotation at masonry pier at front elevation.



13. Bldg 836: Masonry step crack at previously repaired masonry at Unit 3215 (front elevation), as well as separation at exterior sealants.



14. Bldg 836: Step crack in previously repaired masonry at Unit 3215 (front elevation).



15. Bldg 716: Crack at previously repaired masonry at rear corner of Unit 3210 (Rear elevation).



16. Bldg 716: Evidence of significant wall repair and masonry façade replacement at rear corner of Unit 3210 (Rear elevation) including lintel replacement.



17. Bldg 716: Step crack at previously repaired masonry at rear elevation.



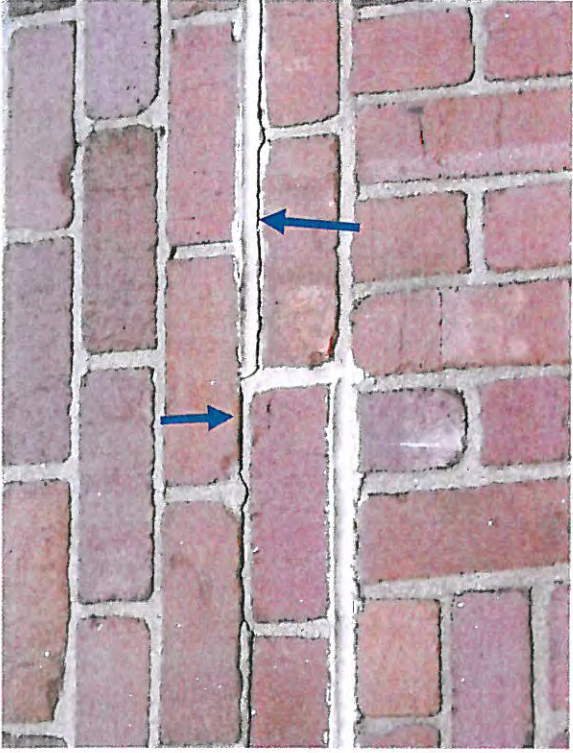
18. Bldg 537: Separation and rotation at masonry pier at Unit 3718 (Rear elevation).



19. Bldg 537: Separation and rotation at masonry pier at Unit 3718 (Rear elevation).



20. Bldg 527: Rotation at masonry pier at Unit 1340 (Rear elevation).



21. Bldg 527: Mortar crack at previously repaired masonry at Unit 1340 (Front elevation).



22. Bldg 718: Step crack/separation at foundation wall (as viewed from crawl space).



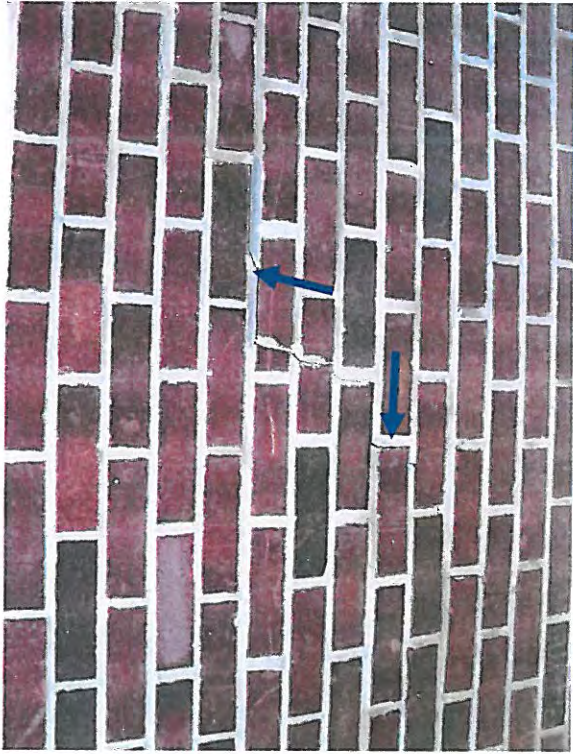
23. Bldg 718: Step crack and horizontal separation at foundation wall (as viewed from crawl space).



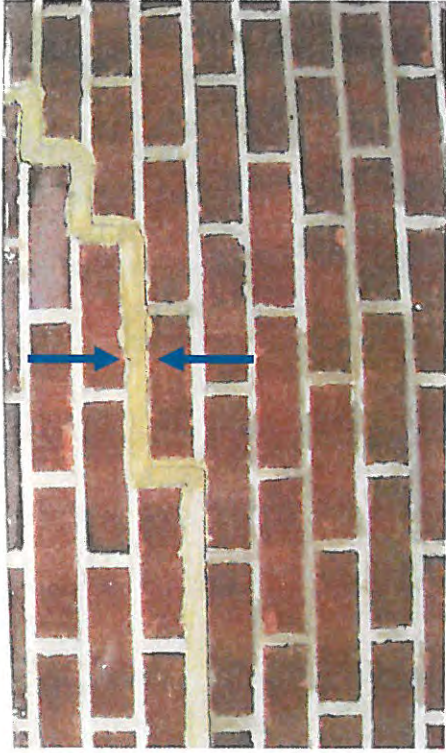
24. Bldg 718: Evidence of several masonry repairs throughout rear elevation.



25. Pool Bldg A: Step crack with substantial separation at breezeway front corner.



26. Pool Bldg A: Step Crack at previously repaired masonry (Front elevation).



27. Pool Bldg A: Evidence of significant movement at previous masonry repairs (Front elevation).



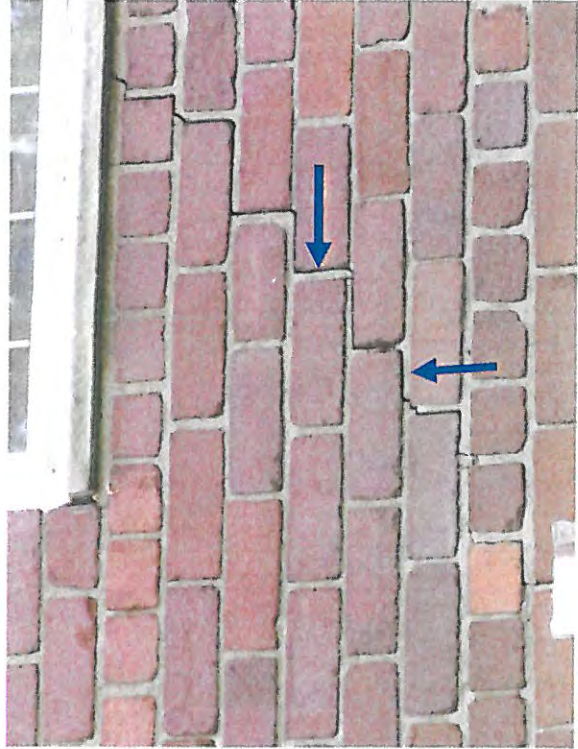
28. Bldg 112: Window sill rotation at rear elevation.



29. Bldg 112: Rotation at masonry pier at rear elevation.



30. Bldg 112: Displacement (racking) of window assembly at rear elevation.



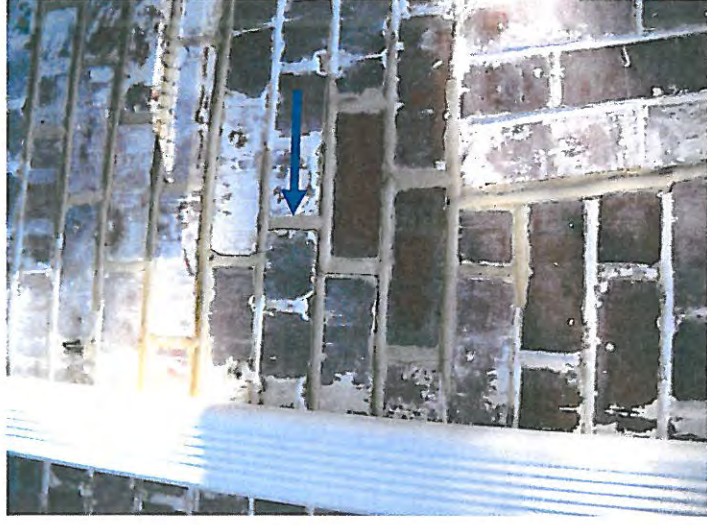
31. Bldg 723: Step crack at rear façade (potentially exacerbated by August 5, 2010 storm/tree fall damage).



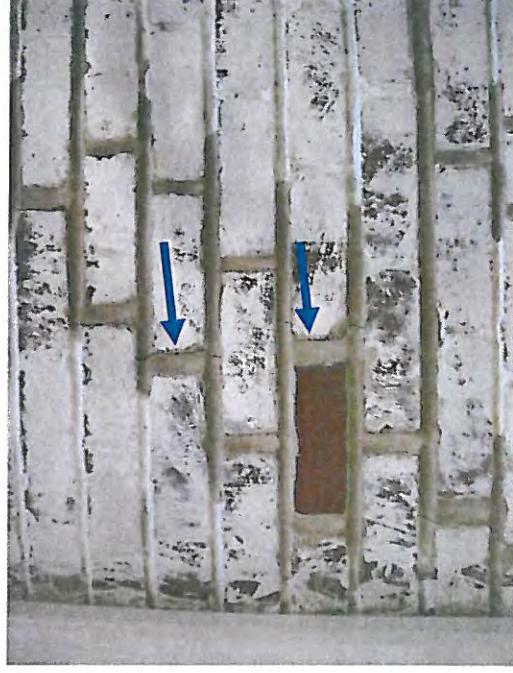
32. Bldg 723: Step crack at rear façade (potentially exacerbated by August 5, 2010 storm/tree fall damage).



33. Bldg 723: Step crack at rear façade (potentially exacerbated by August 5, 2010 storm/tree fall damage).



34. Bldg 709: Cracks at previously repaired masonry.



35. Bldg 709: Cracks at previously repaired masonry.



36. Bldg 709: Evidence of significant wall repairs/replacement at front corner of Unit 3521.

A P P E N D I X C
(Brief Observation Summary)

Priority	Building	Comments
1	109	Currently under construction: Foundation and Structural Repairs Refer to SRG report "Follow-up Survey at Bldg 109 Masonry Façade Distress/Settlement Investigation dated may 12, 2010 for additional information
2	849	Concentration of masonry cracks with large façade displacement at rear corner and side elevation of Unit 3231 Evidence of previous façade repairs along rear elevation Evidence of previous monitoring (Crack Gauges) Recommend temporary masonry repairs and monitoring at Unit 3231 until detailed investigation can be performed
3	830	Concentration of masonry cracks and large façade displacement at front corner and side elevation of Unit 3133 Evidence of previous façade repairs along rear elevation Evidence of previous monitoring (Crack Gauges) Recommend temporary masonry repairs and monitoring at Unit 3133 until detailed investigation can be performed
4	838	Concentration of masonry cracks at three building corners (out of four) Cracking at previously repaired mortar joints Evidence of previous monitoring (Crack Gauges)
5	111	Rotation of masonry pier at front elevation near Unit 3114 Evidence of movement at window sill at rear elevation near Unit 3112 Cracking at previously repaired mortar joints Evidence of previous façade repairs at all elevations Evidence of previous monitoring (Crack Gauges)
6	836	Concentration of masonry cracks and bulging at front corner of Unit 3215 Evidence of previous façade repairs along front, rear and right elevations Evidence of previous monitoring (Crack Gauges)
7	716	Evidence of significant façade repairs along front and rear elevations including new steel lintels, façade replacement and installation of expansion joints Cracking at previously repaired mortar joints and masonry façade including the rear corner of Unit 3210 Evidence of previous monitoring (Crack Gauges and Façade Benchmarks)
8	537	Rotation of masonry piers at rear elevation at Unit 3718 Concentration of masonry cracks at rear elevation of Unit 3718
9	527	Cracking at previously repaired mortar joints Evidence of previous façade repairs at front and rear elevations Rotation of masonry piers at rear elevation
10	718	Currently under investigation Evidence of significant façade repairs along front and rear elevations Evidence of previous monitoring (Crack Gauges) Cracking and large separation at foundation walls
11	Pool Bldg A	Concentration of masonry cracks with large façade displacement at front elevation adjacent to breezeway (entrance) Evidence of significant façade repairs along front elevation Cracking of previously repaired mortar joints
12	112	Evidence of façade repairs at all elevations Cracking of previously repaired mortar joints Rotation of masonry piers at rear elevation impacting window operation

Priority	Building	Comments
13	723	Significant cracking with façade displacement at side and rear elevations
		Evidence of previously repaired mortar joints at all elevations
14	709	Cracking of previously repaired mortar joints
		Evidence of significant façade repairs including replacement of front right corner