

DISCUSSION ITEM

Walker Façade Inspection Report – Draft



2000 Tower Oaks Boulevard
Suite 350
Rockville, MD 20852

202.510.9366
walkerconsultants.com

June 30, 2026

Katie Kight, MRED, CMCA, AMS
General Manager
Parkfairfax Condominium Unit Owners Association
3360 Gunston Road
Alexandria, VA 22302

Re: *Report for 2026 Global Visual Façade Assessment – 289 Structures
Parkfairfax Condominium
Beverly Drive, Coryell Lane, Fitzgerald Lane, Gunston Road, Holmes Lane,
Lyons Lane, Martha Custis Drive, Mount Eagle Place, Preston Road,
Ravensworth Place, Ripon Place, Valley Drive, and Wellington Road
Alexandria, VA 22302
Walker Project #22-001792.04*

Dear Ms. Kight:

Walker Consultants (Walker) is pleased to submit for your review this report for the Visual Façade Assessment for the above project. If you have any questions regarding this report, please feel free to contact us.

Thank you for the opportunity to serve you.

Sincerely,

WALKER CONSULTANTS

Joseph W. Wilcher III, PE
Director – Building Envelope, Forensics & Restoration

Steven Miller, EIT
Restoration Engineer

cc: Alonzo Alexander (Parkfairfax Maintenance)
Scott Mulrooney (Parkfairfax President of the Board)



2026 GLOBAL FAÇADE ASSESSMENT REPORT

PARKFAIRFAX CONDOMINIUM

Alexandria, VA

June 30, 2026

Parkfairfax Condominium Unit Owners Association
3360 Gunston Road
Alexandria, VA 22302



WALKER
CONSULTANTS

TABLE OF CONTENTS

EXECUTIVE SUMMARY ii

1 - INTRODUCTION

Introduction	1
Facility Description	1
Classification Title Modification	1
Historic Documentation	1
Previously Underpinned Structures	3
Painted Structures	4
Survey Parameters	4

2 – PRIORITIZATION CRITERIA

Prioritization Criteria	5
-------------------------	---

3 – CONCLUSIONS AND RECOMMENDATIONS

Level 1 Priority Structures	6
Level 2 Priority Structures	7
Level 3 Priority Structures	9

4 - LIMITATIONS 11

5 – APPENDICES

APPENDIX A: Prioritization Designation Summary Spreadsheet	
--	--

EXECUTIVE SUMMARY

Walker conducted a visual assessment of the brick façade at the 289 structures located throughout Parkfairfax Condominium (the Condominium) on May 18, 19, and 20, 2026. From our field survey work, we have categorized the façades of each structure per the following:

- 18 Structures categorized as Level 1 Priority
- 87 Structures categorized as Level 2 Priority
- 128 Structures categorized as Level 3 Priority
- 56 Structures categorized as Level 4 Priority

Please refer to Section 1 of our report regarding the changing of the prioritization category titles from the previous global façade assessments performed since 2010.

Section 2 of our report contains the criteria established for each of the four (4) prioritization categories listed above based on the general findings we observed from our field work.

Walker's conclusions and recommendations regarding each prioritization category can be found in Section 3 of this report. Also included in Section 2 of this report are tables that list each building in the prioritization categories and each table includes the priority designation from the 2021 global facade survey performed by Walker.

Appendix A, that is attached to this report includes the summary spreadsheet regarding the priority designation of each structure from the 2026 survey and the 2021 survey performed by Walker as well as the 2016/2017 and 2010 survey that were performed by others.

June 30, 2026

Joseph W. Wilcher III, PE

Date

Director – Forensics, Restoration, and Building Envelope

June 30, 2026

Steven Miller, EIT

Date

Engineer – Forensics, Restoration, and Building Envelope

01 Introduction
Section

INTRODUCTION

Walker Consultants (Walker) performed a visual assessment of the brick façade at the 289 structures that are located at Parkfairfax Condominium. Representatives of Walker visited the site on May 18, 19, and 20, 2026 to perform the field work associated with our global façade visual assessment.

Our authorized scope included performing a spot-check visual survey from the ground level of the visually and physically accessible portions of the exterior façades of the 289 structures located throughout the subject property. The purpose of this survey was to observe and document the condition of the façade at each structure in order to categorize each structure's façade condition at the time of our survey.

Our assessment services included the evaluation of the data obtained from our survey work and preparation of this report.

FACILITY DESCRIPTION

Constructed circa 1940, Parkfairfax Condominium (the Condominium) consists of 286 residential garden style structures located in a mature park setting. The residential structures vary between two (2) or three (3) stories above grade with load bearing multi-wythe brick masonry exterior walls with wood gable roof framing. Entrance stoops composed of brick masonry walls and concrete stairs and landings provide access to the units at each structure. The additional three structures observed include the

CLASSIFICATION TITLE MODIFICATION

At the request of Parkfairfax, the titles for the Prioritization Criteria Classifications for this report were modified from the 2010, 2016/2017, and 2021 assessment. The new titles for the classifications are as follows in Table 1:

TABLE 1: CLASSIFICATION TITLE MODIFICATION

CURRENT DESIGNATION	PREVIOUS DESIGNATION
Level 1	High
Level 2	Medium
Level 3	Low
Level 4	Minimum or No Distress

Moving forward all information from the 2026 survey work will use the "Level" language. All references to previous surveys and reports will use the language at the time of the survey.

HISTORIC DOCUMENTATION

The following is a summary of our understanding of the façade and foundation work history that has been performed at the Condominium since 2008.

1. From 2008 to 2014, the Condominium retained Structural Rehabilitation Group, LLC (SRG) to investigate and prepare foundation stabilization construction documents regarding the differential settlement at Buildings 109, 204, 830, and 849. Each of these buildings were designated as "High Priority" at the time

SRG performed their services. It is our understanding that SRG's construction documents for each building were to perform partial foundation stabilization only where the differential movement was observed at the time of SRG's services. It is also our understanding that SRG's construction documents included the installation of helical piers (deep foundation system), installation of a waterproofing membrane on the exposed areas of the foundation walls, installation of a below grade foundation drain and storm drain system, repairs to the exterior façade, and miscellaneous work at each building. The Condominium retained Avon Corporation to perform the foundation stabilization work.

2. Ten (10) other buildings were categorized as "High Priority" (Buildings 111, 112, 527, 537, 709, 716, 723, 836, 838, and Pool House A) in 2010. In an effort to help the Condominium extend time before performing foundation stabilization at these ten (10) buildings, SRG developed construction documents to temporarily restore the building façade and temporarily restore the structural load path at load bearing masonry elements until foundation work was warranted (if necessary). Culbertson Company of Virginia, LLC was retained by the Condominium to perform the repairs to these ten (10) "High Priority" buildings.
3. Between 2010 and 2016, Buildings 206, 720, 822, and 831 were added to the "High Priority" list by SRG due to reported/observed cracks.
4. In 2017 and 2018, the Condominium retained SRG to prepare foundation stabilization construction documents regarding the differential movement at Building 718 and Avon Corporation was retained by the Condominium to perform the work. It is our understanding that the foundation stabilization was performed around the entire exterior perimeter of Building 718 as well as the interior concrete piers in the crawlspace area. It is also our understanding that SRG's construction documents included the installation of helical piers (deep foundation system), installation of a waterproofing membrane on the exposed areas of the foundation walls, installation of a below grade foundation drain and storm drain system, repairs to the exterior façade, and miscellaneous work at each building.
5. Between 2019 and 2021, partial foundation stabilization and façade repairs were performed at Buildings 112, 527, 845, and 929. All four (4) of these buildings were listed as "High Priority" from SRG's 2016/2017 façade assessment at Parkfairfax. It is our understanding that the Condominium retained SRG to develop construction documents for the repair work and retained Avon Corporation to perform the repair work for these four (4) buildings.
6. Buildings 206, 716, and 822 have crack gages installed on their facade to monitor the rate each building is moving by SRG. Readings were taken every 3 to 6 months and the façade of Buildings 111, 209, 537, 836, 838, 840, 849, and Pool House A were being observed every 6 months by SRG. Walker was retained by the Condominium to continue observe the façade and crack gages at these eleven (11) "High Priority" buildings and we were asked to stop monitoring the crack gages at these buildings in 2022 (the previous General Manager informed Walker of the Condominium's decision regarding this matter).
7. Walker performed a global façade assessment in 2021 where Buildings 109, 111, 113, 206, 209, 512, 521, 533, 537, 714, 716, 822, 832, 836, 838, 840, 849, 933, 937, 970, and Pool House A were categorized as "High Priority". As part of the recommendations in our report for the 2021 global façade assessment, Walker recommended that the "High Priority" buildings receive façade repairs to reestablish the building load path and to determine if a building is experiencing ongoing differential movement/settlement. In 2023, the 21 "High Priority" buildings received the façade repairs that were performed by Envirotech Chemical. After

the façade repairs were performed at the “High Priority” buildings, Walker monitored the façade of these buildings for 2 years to document whether cracks redeveloped in the façade.

8. “Medium Priority” buildings received façade repairs in 2024 and 2025 that were performed by Envirotech Chemical as part of an on-going yearly effort to address the cracks and damaged brick in the facades. Below summarizes which of the “Medium Priority” buildings received façade repairs in each year:
 - a. Year 2024: Buildings 102, 104, 105, 106, 107, 110, 112, 116, 834, and 835
 - b. Year 2025: Buildings 205, 207, 213, 214 (Only 3 sides due to budget), 712, 720, 721, 722, 724, 726, 729, and 730
9. Buildings 716, 109 and 111 were underpinned from 2023-2024. The project began with the full underpinning of Building 716 and while Walker was continually observing the high priority buildings, it was determined that Buildings 109 and 111 were next to be underpinned due to cracking on both the interior and exterior of the structure where façade repairs occurred three months earlier. Since Building 109 was partially underpinned in the past, the work began where the previous underpinning ended and continued until the full structure was underpinned. Building 111 was partially underpinned at the upper section of the structure.
10. In January 2024, Walker received a call regarding cracks at the interior of the Units at Building 822. Walker entered units to discover interior distress to warrant further investigation. Walker then entered the crawl space to discover multiple cracks in the foundation walls that display evidence of differential settlement. Additionally, in March 2025, Walker was asked to visit Building 828 for leaks at the roofline. It was discovered that the roof was separating from the demising wall at the lower section. Walker then entered multiple units at the structure observing interior distress. Additional cracks in the foundation were also discovered upon entering the crawl space. It was then determined with the Condominium, that due to the close proximity of Building 822 and 828, that these two buildings would be good candidates to perform foundation stabilization on.

PREVIOUSLY UNDERPINNED STRUCTURES

Multiple structures previously denoted as “High Priority” have been underpinned to address differential settlement in recent history. Given the extensive work performed on these buildings, it is Walker’s opinion that moving forward, these structures are to be tracked separately from the remainder of the structures throughout the Condominium due to the growing number of structures in the Level 1 (High Priority) category. These buildings are classified into two categories of underpinning; Partially Underpinned and Fully Underpinned.

Full underpinning includes the entire exterior perimeter of the building and the demising wall and concrete piers in the crawl space. At the time Walker has prepared this report, we have an understanding of the extent where the partial underpinning occurred at Buildings 111, 204, 527, 830 and 849.

Partial underpinning was performed at the Condominium in order to mitigate the effects of potential differential settlement. This includes underpinning an elevation of the structure but not the entire structure. It is a more cost effective option to fully underpinning a structure, however has the potential to need to come back at a later date to fully underpin the structure.

In Table 2 below shows each of the buildings that have been underpinned since 2008 and indicates whether partial or full underpinning has occurred and also includes the current designation of distress that the façade indicated while we were on-site for our 2026 global façade assessment.

TABLE 2 – LIST OF PREVIOUSLY UNDERPINNED STRUCTURES			
BUILDING NUMBER	UNDERPINNING TYPE	YEAR UNDERPINNED	CURRENT DESIGNATION
109	Partial, Full	2008, 2024	Level 2
111	Partial	2024	Level 1
112	Partial	2019	Level 2
204	Partial	2010	Level 3
527	Partial	2020	Level 2
716	Full	2023	Level 2
718	Full	2018	Level 2
822	Full	2026*	Level 1
828	Full	2026*	Level 1
830	Partial	2014	Level 2
845	Partial	2020	Level 3
849	Partial	2012	Level 2
929	Partial	2021	Level 3

* Denotes Active Construction Project

PAINTED STRUCTURES

Throughout the condominium, multiple structures have received a coating (our understanding to be paint) that has a white finish. These structures include Buildings 213, 216, 218, 313, 316, 403, 404, 504, 535, 549, 726, 729, 734, 737, 802, 803, 817, 835, 839, 843, 840, 906, 941, 953, 965, and 968. When it comes to assessing these structures, the paint has the potential to cover cracks in the façade. See page 6 for recommendations.

SURVEY PARAMETERS

The goal of our visual survey was to identify which structures currently exhibit visual evidence of masonry distress or other exterior wall distress that may suggest differential settlement is occurring. The data collected from our field work was compared to the previous global façade surveys that were provided to Walker, performed by others. The purpose of this comparison was to provide our general conceptual recommendations so that reserve budgeting and repair/replacement cost projections could be established for planning purposes by the Condominium.

Certain types of masonry distress observed throughout the Condominium that, in our opinion, are not contributing to foundation movement/settlement were not considered in this letter report unless the observed distress appeared to be exacerbated by perceived settlement concerns. The following are examples of the common/typical masonry distress that, in Walker's opinion, were not attributed to building settlement.

1. Hairline cracks at the masonry jack-arch lintels above windows and doors due to minimal skewback angles at each end of the lintels.

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 painted brick facades due to entrapped moisture.

The entrance stoops at each structures were not included in our global façade visual survey since they are independent structures.

DRAFT

02 Prioritization Criteria
Section

PRIORITIZATION CRITERIA

The following is the criteria that was established to categorize the brick façade at the 289 structures as Level 1 through 4 Priority. Walker's observations for the 2026 survey are based on that same criteria as established in the previous global façade assessment reports with the titles changed.

Level 1

1. Cracks in brick masonry façade 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 and doors).
4. Evidence of differential movement was observed at the time of the survey and stabilization is possible to occur within the next five (5) years.
5. Previous foundation stabilization work was performed at portions(s) of the building and there are remaining areas that were not stabilized and have the potential to experience differential settlement.

Level 2

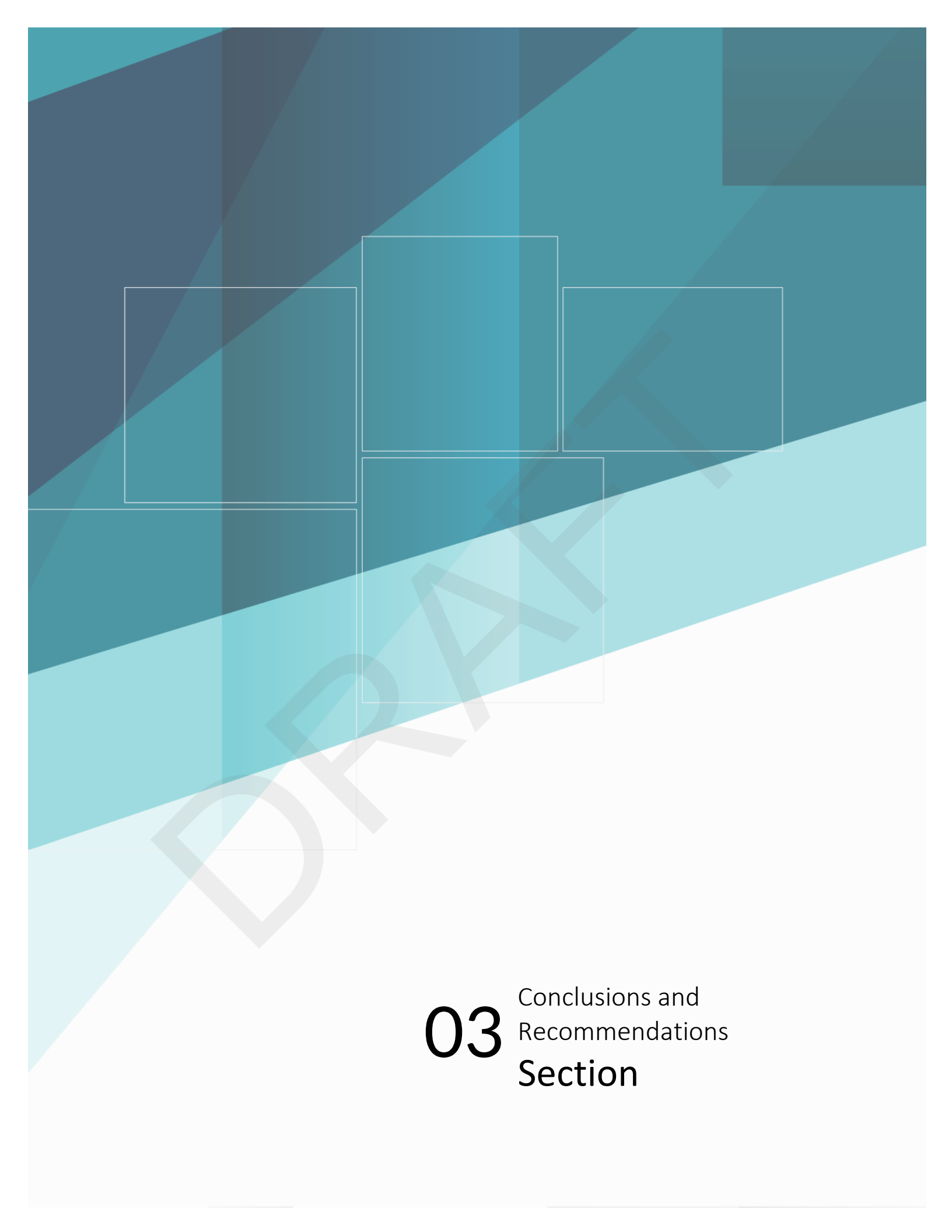
1. Cracks in brick masonry façade measuring less than approximately 1/8 of an inch wide.
2. Facades with moderate evidence of previous and on-going repairs including mortar pointing and brick replacement including facades with re-opened cracks.
3. Based on the visible conditions at the time Walker was on-site for the 2021 assessment, it appears more likely than not that this structure may require foundation stabilization if movement continues at its present rate. Periodic monitoring is recommended.

Level 3

1. Buildings that have previously been documented as High, Medium and/or Low Priority from previous studies, but with no observable masonry cracks.
2. Facades with isolated hairline masonry crack(s) measuring approximately less than 1/16 of an inch wide.
3. Evidence of significant differential movement was not observable at the time of the survey.

Level 4

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 differential settlement.



03

Conclusions and Recommendations Section

CONCLUSIONS AND RECOMMENDATIONS

PREVIOUSLY UNDERPINNED STRUCTURES

Walker recommends that a periodic monitoring program (every 3 months) be established for the partially underpinned structures to determine if foundation underpinning for the non-underpinned sections is needed. It is our opinion that the sections of these buildings that are not underpinned have a high potential that they will need underpinned in the future. The periodic monitoring program will consist of visual observations and crack gauge installation/readings.

PAINTED STRUCTURES

It is Walker's recommendation that at the painted structures where it appears distress is occurring beneath the paint, the paint be removed to uncover the facade. This would allow for a better understanding of the condition of the facade and to better classify these buildings.

TABLES 3 THROUGH 5 INDEX

For Tables 3 through 5 below, the following index provides clarification regarding the shaded cells.

	Façade repairs performed in 2023
	Façade repairs performed in 2024
	Façade repairs performed in 2025

LEVEL 1 PRIORITY STRUCTURES

Level 1 represents structures with a greater potential of excessive differential settlement, which, in the opinion of Walker, has and/or will (with additional movement) negatively impact the structural capacity of the load bearing exterior walls. It is also Walker's opinion that the Level 1 structures are susceptible to building envelope related issues such as excessive moisture intrusion, air, and insect intrusion as well as impacts to the function/operation of the windows and doors at each structure.

Based on our visual observations while we were on-site, we have identified 18 structures that appear to meet the criteria of a Level 1 structure. Table 3 below lists the Level 1 structures identified during the 2026 survey.

TABLE 3 – LIST OF LEVEL 1 PRIORITY STRUCTURES

BUILDING NUMBER	PRIORITY DESIGNATION DURING 2021 SURVEY	BUILDING NUMBER	PRIORITY DESIGNATION DURING 2021 SURVEY
108	Low	603	Low
111*	High	822	High
113	High	825	Medium
116	Medium	828	Medium
215	Low	832	High
503	Medium	833	Medium
525	Low	920	Minimal or No Distress
535	Low	962	Medium
536	Low	971	Medium

* Denotes a previously underpinned structure (Refer to Table 2)

Building 111 listed in Table 2 above was a building that had partial foundation stabilization performed in 2024. Where the partial foundation stabilization was performed, the observed distress in Buildings 111 did not appear to occur in these regions.

The following are our general conceptual recommendations for the Level 1 Priority structures:

- For Buildings 108, 215, 503, 525, 535, 536, 603, 825, 833, 920, 962, and 971: Perform façade repairs (such as tuckpointing, brick replacement, sealant replacement around penetrations, etc.) in an effort to help extend the time before any of these buildings would need to undergo foundation stabilization. Walker recommends that this work should start in the year 2026. Construction documents should be prepared by a qualified engineering firm, such as Walker, to convey the required façade repairs to restore the building façade and the load path at load bearing masonry elements until foundation stabilization work is warranted (if necessary).

Once the façade repairs are completed at each building, Walker recommends that the façade of each these buildings be visually assessed every 3 months for a minimum of 2 years. After 2 years of monitoring these buildings, Walker may be able to recategorize the priority of these buildings.

- While preparing this report, Walker was asked by Parkfairfax Maintenance to observe the reported distress in the wall and ceiling finishes at Unit 1109 of Building 116. Walker visited Building 116 on May 19 and 20, 2026 to observe the report distress in the exterior wall and then wall and ceiling finishes of the subject unit. Due to the crack at the exterior Walker recommended installing crack gauges to the structure and monitoring the size of the crack. The crack gauge monitoring proposed for Building 116 should be included with the proposed monitoring program for the partially underpinned buildings listed above.
- Buildings 822 and 828 are schedule to have the underpinning work start in the summer of 2026.

LEVEL 2 PRIORITY STRUCTURES

It is Walker's opinion that the Level 2 Priority structures have the potential to require foundation repairs to the observed distress in the brick façade. It is also our opinion that the Level 2 structures are likely to have building envelope related issues related to excessive moisture intrusion, air, and insect intrusion.

Based on our visual observations while we were on-site, we have identified 87 structures that appear to meet the criteria of a Level 2 Priority structure. This is an increase from 80 during the 2021 survey. This can be due to buildings dropping from previously being Level 1 and the result of lower priority buildings not receiving

tuckpointing services and now showing distress. Table 4 below lists the Level 2 Priority structures during the 2026 survey.

TABLE 4 – LIST OF LEVEL 2 PRIORITY STRUCTURES			
BUILDING NUMBER	PRIORITY DESIGNATION DURING 2016/2017 SURVEY	BUILDING NUMBER	PRIORITY DESIGNATION DURING 2016/2017 SURVEY
102	Medium	733	Low
104	Medium	734	Medium
105	Medium	737	Medium
106	Medium	802	Medium
107	Medium	807	Low
109*	High	810	Medium
110	Medium	827	Low
112*	Medium	830*	Medium
115	Low	831	Medium
206	High	834	Medium
213	Medium	835	Medium
218	Medium	836	High
222	Low	838	High
223	Low	839	Medium
225	Low	840	High
229	Low	841	Low
307	Low	843	Low
313	Medium	849*	High
314	Medium	901	Minimal or No Distress
315	Medium	902	Minimal or No Distress
504	Medium	906	Minimal or No Distress
506	Medium	907	Minimal or No Distress
512	High	916	Low
517	Low	917	Low
518	Medium	919	Medium
521	High	922	Medium
523	Low	926	Low
524	Medium	927	Medium
527*	Medium	931	Medium
528	Medium	935	Medium
531	Low	936	Low
533	High	939	Medium
537	High	940	Minimal or No Distress
549	Medium	948	Low
714	High	955	Low
716*	High	960	Medium
718*	Low	963	Low
719	Low	967	Medium
720	Medium	968	Medium
721	Medium	969	Medium
723	Low	970	High
726	Medium	Pool A	High
729	Medium	Pool B	Minimal or No Distress
730	Medium		

* Denotes a previously underpinned structure (Refer to Table 2)

The following are our general conceptual recommendations for the Medium Priority structures:

1. Establishing an annual maintenance program to temporarily repair/restore masonry cracks within the brick façade until an assessment is required and a stabilization and remedial repair program is required to be implemented. We recommend that the buildings that have not received façade repair between 2023 and 2025 be considered before the ones that received faced repairs in this time frame.
2. Developing a monitoring program to periodically perform a visual survey of the brick façade (approximately one a year) to observe for evidence of excessive movement and/or distress that may impact the structural capacity of the exterior load bearing walls.

It is in Walker's opinion that the maintenance and monitoring programs will help extend the service life of the structures and to help defer foundation stabilization work.

LEVEL 3 PRIORITY STRUCTURES

Based on our visual observations while we were on-site as well as our review of the historical documentation that Parkfairfax provided to Walker, we have identified 128 structures that appear to meet the criteria of a Level 3 Priority structure. This number has increased from the 2021 survey of 90 structures. Table 5 below lists the Level 3 Priority structures during the 2026 survey.

Like the Level 2 Priority structures, Walker recommends that the Level 3 Priority buildings be considered for a maintenance program to temporarily repair/restore masonry cracks in the brick façade and a monitoring program be developed to periodically perform a visual survey of the brick façade to observe for excessive movement and/or distress that may impact the structural capacity of the exterior load bearing walls. Walker recommends a three (3) year monitoring cycle for Level 3 Priority structures.

TABLE 5 – LIST OF LEVEL 3 PRIORITY STRUCTURES			
BUILDING NUMBER	PRIORITY DESIGNATION DURING 2016/2017 SURVEY	BUILDING NUMBER	PRIORITY DESIGNATION DURING 2021 SURVEY
103	Minimal or No Distress	728	Minimal or No Distress
117	Minimal or No Distress	731	Minimal or No Distress
201	Low	732	Medium
202	Low	736	Minimal or No Distress
203	Minimal or No Distress	739	Low
204*	Low	801	Low
205	Medium	803	Minimal or No Distress
207	Medium	804	Medium
208	Minimal or No Distress	805	Low
209	High	806	Low
210	Low	808	Low
211	Minimal or No Distress	809	Low
212	Low	811	Minimal or No Distress
214	Medium	812	Medium
220	Minimal or No Distress	813	Low
221	Minimal or No Distress	814	Medium
224	Minimal or No Distress	815	Low
226	Medium	816	Minimal or No Distress
228	Low	817	Medium
230	Medium	819	Low

BUILDING NUMBER	PRIORITY DESIGNATION DURING 2016/2017 SURVEY	BUILDING NUMBER	PRIORITY DESIGNATION DURING 2021 SURVEY
302	Low	820	Low
303	Minimal or No Distress	821	Medium
304	Medium	823	Low
305	Low	826	Low
306	Medium	829	Low
308	Low	842	Medium
309	Minimal or No Distress	844	Low
310	Medium	845*	Minimal or No Distress
311	Minimal or No Distress	846	Low
312	Low	847	Minimal or No Distress
316	Medium	848	Low
317	Medium	850	Low
405	Low	904	Low
501	Minimal or No Distress	914	Minimal or No Distress
502	Medium	915	Minimal or No Distress
509	Low	918	Minimal or No Distress
510	Low	921	Minimal or No Distress
513	Minimal or No Distress	923	Medium
514	Low	924	Low
515	Minimal or No Distress	925	Low
516	Low	928	Medium
519	Low	929*	Minimal or No Distress
520	Low	932	Medium
526	Medium	933	High
541	Minimal or No Distress	937	High
542	Low	938	Minimal or No Distress
543	Low	941	Low
545	Medium	942	Minimal or No Distress
548	Low	943	Minimal or No Distress
550	Minimal or No Distress	945	Minimal or No Distress
605	Low	946	Medium
607	Minimal or No Distress	947	Minimal or No Distress
702	Minimal or No Distress	949	Minimal or No Distress
704	Low	950	Medium
707	Minimal or No Distress	951	Minimal or No Distress
708	Minimal or No Distress	953	Minimal or No Distress
709	Low	954	Minimal or No Distress
710	Minimal or No Distress	957	Minimal or No Distress
712	Medium	958	Low
713	Minimal or No Distress	959	Minimal or No Distress
717	Low	961	Low
722	Medium	965	Low
724	Medium	972	Low
725	Minimal or No Distress	201A	Minimal or No Distress

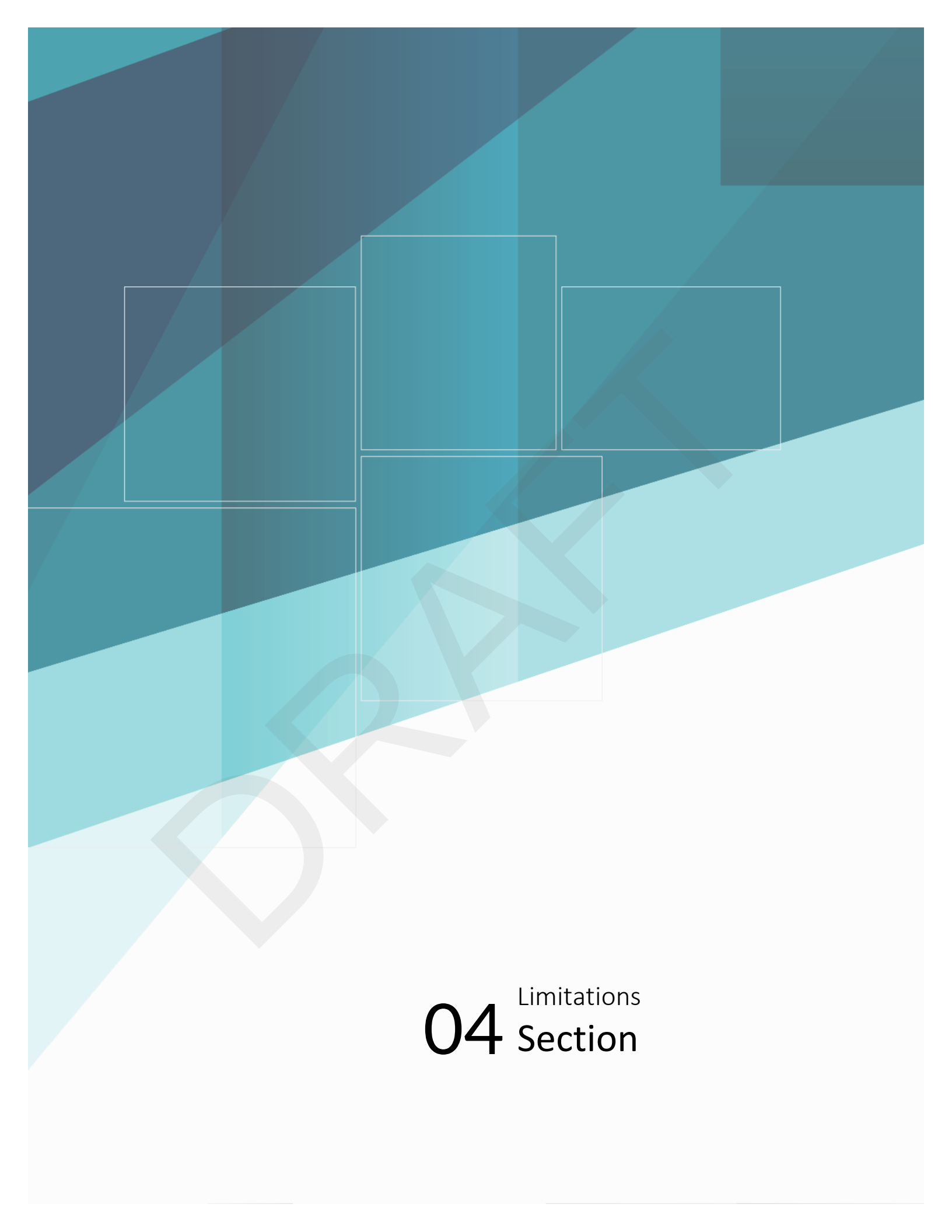
* Denotes a previously underpinned structure (Refer to Table 2)

Please note that our recommendations noted above for the Level 1, Level 2, and Level 3 Priority buildings are based on our field survey work for the 2026 assessment (i.e., a snapshot in time) and as time goes on, the priority

may change due to the unpredictable nature of building settlement associated with the shrink/swell behavior of marine clay that underlies much of the property.

Based on our professional experience with similar projects that have structures constructed on marine clay that are sensitive to moisture content changes, the monitoring period for the Level 1 and Level 2 Priority structures may require adjustment should excessive drought and/or excessive rainfall seasons occur at the property.

DRAFT



04 Limitations Section

LIMITATIONS

This report contains the professional opinions of Walker Consultants based on the conditions observed as of the date of our site visit and documents made available to us by Parkfairfax Condominium (Client). This report is believed to be accurate within the limitations of the stated methods for obtaining information.

We have provided our opinion of probable costs from visual observations and field survey work consistent with the agreed upon scope of services. The opinion of probable repair costs is based on available information at the time of our assessment and from our experience with similar projects and is only for general planning and budgeting purposes. There is no warranty to the accuracy of such cost opinions including as compared to bids or actual costs. This condition assessment and the recommendations therein are to be used by Client with additional fiscal and technical judgment.

The recommended repair concepts outlined represent current generally accepted technology. It should be noted that our recommendations are conceptual in nature and do not represent changes to the original design intent of the structure. As a result, this report does not provide specific repair details or methods, construction contract documents, material specifications, or details to develop the construction cost from a contractor. This report is not intended to be used for procuring construction work; additional Engineering services are necessary for the execution of the repair concepts outlined in this report. This report does not provide any kind of guarantee or warranty on our findings and recommendations. Our assessment was based on and limited to the agreed scope of services. We do not intend to suggest or imply that our observation has discovered or disclosed latent conditions or has considered all possible improvement or repair concepts.

Based on the agreed scope of services, the assessment was based on certain assumptions made on the existing observable conditions. Some of these assumptions cannot be verified without expanding the scope of services or performing more invasive procedures on the structure. More detailed and invasive testing may be provided by Walker Consultants as an additional service upon written request from Client.

A review of the facility for Building Code compliance and compliance with the Americans with Disabilities Act (ADA) requirements was not part of the scope of services. However, it should be noted that whenever significant repair, rehabilitation or restoration is undertaken in an existing structure, ADA design requirements may become applicable if there are currently unmet ADA requirements.

Similarly, a life-safety review of the facility was not part of the scope of services, and we have not reviewed or evaluated the presence of, or the subsequent mitigation of, hazardous materials including, but not limited to, asbestos and PCB.

This report was created for the use of Client and may not be assigned without written consent from Walker Consultants. Use of this report by others is at their own risk. Failure to make repairs recommended in this report in a timely manner using appropriate measures for safety of workers, persons using the facility, and the public could increase the risks to persons using the facility and the public. Client assumes all liability for personal injury and property damage caused by current conditions in the facility or by construction, means, methods and safety measures implemented during facility repairs. Client shall indemnify or hold Walker Consultants harmless from liability and expense including reasonable attorney's fees, incurred by Walker Consultants as a result of Client's failure to implement repairs or to conduct repairs in a safe and prudent manner.



05 Appendices

PARKFAIRFAX CONDOMINIUM

2026 Global Visual Façade Assessment - 289 Structures



Priority Designation Summary Spreadsheet

Building Number	Building Type	2026 Surevey Summary Designation (Walker)	2021 Survey Summary Designation (Walker)	2016/2017 Survey Summary Designation (SRG)	2010 Survey Summary Designation (SRG)
101	BB-7	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
102	B-15	Level 2	Medium	Medium	Low
103	BB-8	Level 3	Minimal or No Distress	Medium	Low
104	AC-17	Level 2	Medium	Medium	Low
105	BB-7	Level 2	Medium	Low	Low
106	B-14	Level 2	Medium	Medium	Medium
107	BB-7	Level 2	Medium	Low	Minimal or No Distress
108	BB-7	Level 1	Low	Low	Minimal or No Distress
109	B-14	Level 2	High	Medium	High
110	AC-17	Level 2	Medium	Medium	Medium
111	B-15	Level 1	High	High	High
112	AC-17	Level 2	Medium	High	High
113	BB-7	Level 1	High	Medium	Low
114	BB-7	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
115	B-16	Level 2	Low	Low	Minimal or No Distress
116	BB-7	Level 1	Medium	Medium	Minimal or No Distress
117	B-14	Level 3	Minimal or No Distress	Low	Low
201	AC-17	Level 3	Low	Medium	Minimal or No Distress
202	BB-7	Level 3	Low	Minimal or No Distress	Minimal or No Distress
203	BB-8	Level 3	Minimal or No Distress	Low	Minimal or No Distress
204	B-14	Level 3	Low	Medium	High
205	B-14	Level 3	Medium	Medium	Low
206	B-14	Level 2	High	High	Low
207	CC-2	Level 3	Medium	Medium	Low
208	AC-17	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
209	C-1	Level 3	High	High	Medium
210	B-16	Level 3	Low	Minimal or No Distress	Low
211	BB-7	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
212	CD-3	Level 3	Low	Minimal or No Distress	Minimal or No Distress

PARKFAIRFAX CONDOMINIUM

2026 Global Visual Façade Assessment - 289 Structures



Priority Designation Summary Spreadsheet

Building Number	Building Type	2026 Surevey Summary Designation (Walker)	2021 Survey Summary Designation (Walker)	2016/2017 Survey Summary Designation (SRG)	2010 Survey Summary Designation (SRG)
213	B-14	Level 2	Medium	Medium	Medium
214	B-14	Level 3	Medium	Minimal or No Distress	Minimal or No Distress
215	CC-2	Level 1	Low	Low	Minimal or No Distress
216	BB-7	Level 4	Minimal or No Distress	Minimal or No Distress	Low
217	C-1	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
218	B-14	Level 2	Medium	Medium	Medium
219	BB-8	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
220	B-14	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
221	B-15	Level 3	Minimal or No Distress	Low	Minimal or No Distress
222	CD-3	Level 2	Low	Minimal or No Distress	Minimal or No Distress
223	CCD-4	Level 2	Low	Low	Low
224	CCD-4	Level 3	Minimal or No Distress	Low	Minimal or No Distress
225	CD-3	Level 2	Low	Minimal or No Distress	Minimal or No Distress
226	CD-3	Level 3	Medium	Medium	Minimal or No Distress
227	CD-3	Level 4	Minimal or No Distress	Low	Low
228	CD-3	Level 3	Low	Low	Minimal or No Distress
229	CD-3	Level 2	Low	Low	Minimal or No Distress
230	CD-3	Level 3	Medium	Low	Minimal or No Distress
302	AC-17	Level 3	Low	Low	Low
303	CCE-6	Level 3	Minimal or No Distress	Minimal or No Distress	Low
304	B-14	Level 3	Medium	Low	Minimal or No Distress
305	CCD-4	Level 3	Low	Low	Minimal or No Distress
306	C-1	Level 3	Medium	Low	Minimal or No Distress
307	CCD-4	Level 2	Low	Minimal or No Distress	Minimal or No Distress
308	CCE-6	Level 3	Low	Minimal or No Distress	Minimal or No Distress
309	CCE-6	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
310	CD-3	Level 3	Medium	Medium	Medium
311	CE-5	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
312	CD-3	Level 3	Low	Minimal or No Distress	Minimal or No Distress

PARKFAIRFAX CONDOMINIUM

2026 Global Visual Façade Assessment - 289 Structures



Priority Designation Summary Spreadsheet

Building Number	Building Type	2026 Surevey Summary Designation (Walker)	2021 Survey Summary Designation (Walker)	2016/2017 Survey Summary Designation (SRG)	2010 Survey Summary Designation (SRG)
313	CCD-4	Level 2	Medium	Medium	Low
314	CCD-4	Level 2	Medium	Medium	Medium
315	CCD-4	Level 2	Medium	Low	Medium
316	CCD-4	Level 3	Medium	Low	Medium
317	CD-3	Level 3	Medium	Low	Minimal or No Distress
401	AC-17	Level 4	Minimal or No Distress	Low	Minimal or No Distress
402	AC-17	Level 4	Minimal or No Distress	Low	Minimal or No Distress
403	AC-17	Level 4	Minimal or No Distress	Low	Minimal or No Distress
404	AC-17	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
405	AC-17	Level 3	Low	Medium	Medium
501	AC-17	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
502	CC-2	Level 3	Medium	Minimal or No Distress	Low
503	C-1	Level 1	Medium	Minimal or No Distress	Minimal or No Distress
504	BB-7	Level 2	Medium	Medium	Medium
506	BB-7	Level 2	Medium	Low	Low
507	B-14	Level 4	Low	Minimal or No Distress	Minimal or No Distress
508	AC-17	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
509	B-15	Level 3	Low	Low	Minimal or No Distress
510	B-14	Level 3	Low	Low	Low
511	BB-7	Level 4	Minimal or No Distress	Low	Minimal or No Distress
512	B-14	Level 2	High	Low	Low
513	C-1	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
514	C-1	Level 3	Low	Low	Low
515	BB-7	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
516	AC-17	Level 3	Low	Low	Medium
517	AC-17	Level 2	Low	Low	Low
518	AC-17	Level 2	Medium	Low	Low
519	BB-7	Level 3	Low	Low	Medium
520	C-1	Level 3	Low	Low	Minimal or No Distress

PARKFAIRFAX CONDOMINIUM

2026 Global Visual Façade Assessment - 289 Structures



Priority Designation Summary Spreadsheet

Building Number	Building Type	2026 Surevey Summary Designation (Walker)	2021 Survey Summary Designation (Walker)	2016/2017 Survey Summary Designation (SRG)	2010 Survey Summary Designation (SRG)
521	C-1	Level 2	High	Medium	Minimal or No Distress
522	BB-7	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
523	BB-7	Level 2	Low	Medium	Low
524	BB-7	Level 2	Medium	Medium	Low
525	AC-17	Level 1	Low	Medium	Medium
526	AC-17	Level 3	Medium	Minimal or No Distress	Minimal or No Distress
527	B-15	Level 2	Medium	High	High
528	BB-7	Level 2	Medium	Medium	Low
529	B-14	Level 4	Minimal or No Distress	Low	Minimal or No Distress
530	B-14	Level 4	Low	Minimal or No Distress	Minimal or No Distress
531	B-16	Level 2	Low	Medium	Medium
532	B-16	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
533	BB-7	Level 2	High	Minimal or No Distress	Minimal or No Distress
534	BB-7	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
535	BB-7	Level 1	Low	Low	Medium
536	BB-7	Level 1	Low	Medium	Low
537	B-15	Level 2	High	High	High
538	B-14	Level 4	Low	Minimal or No Distress	Minimal or No Distress
539	B-14	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
540	B-15	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
541	BB-7	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
542	AC-17	Level 3	Low	Minimal or No Distress	Minimal or No Distress
543	BB-7	Level 3	Low	Medium	Low
544	B-14	Level 4	Medium	Low	Low
545	BB-7	Level 3	Medium	Minimal or No Distress	Minimal or No Distress
546	BB-7	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
547	B-14	Level 4	Low	Minimal or No Distress	Minimal or No Distress
548	BB-7	Level 3	Low	Minimal or No Distress	Low
549	B-14	Level 2	Medium	Low	Low

PARKFAIRFAX CONDOMINIUM

2026 Global Visual Façade Assessment - 289 Structures



Priority Designation Summary Spreadsheet

Building Number	Building Type	2026 Surevey Summary Designation (Walker)	2021 Survey Summary Designation (Walker)	2016/2017 Survey Summary Designation (SRG)	2010 Survey Summary Designation (SRG)
550	BB-7	Level 3	Minimal or No Distress	Low	Low
602	AC-17	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
603	AC-17	Level 1	Low	Medium	Low
604	AC-17	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
605	AC-17	Level 3	Low	Medium	Medium
606	AC-17	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
607	AC-17	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
608	AC-17	Level 4	Low	Low	Minimal or No Distress
701	BB-9	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
702	BB-8	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
703	BB-9	Level 4	Minimal or No Distress	Low	Medium
704	BB-9	Level 3	Low	Minimal or No Distress	Minimal or No Distress
705	BB-9	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
706	BB-8	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
707	BB-11	Level 3	Minimal or No Distress	Low	Low
708	BB-11	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
709	BB-8	Level 3	Low	Medium	High
710	BB-8	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
711	BB-9	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
712	BB-9	Level 3	Medium	Medium	Low
713	BB-8	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
714	BB-8	Level 2	High	Medium	Medium
715	BB-7	Level 4	Minimal or No Distress	Low	Minimal or No Distress
716	BB-7	Level 2	High	High	High
717	BB-7	Level 3	Low	Minimal or No Distress	Minimal or No Distress
718	BB-7	Level 2	Low	High	High
719	BB-7	Level 2	Low	Medium	Low
720	BB-7	Level 2	Medium	High	Medium
721	BB-7	Level 2	Medium	Medium	Low

PARKFAIRFAX CONDOMINIUM

2026 Global Visual Façade Assessment - 289 Structures



Priority Designation Summary Spreadsheet

Building Number	Building Type	2026 Surevey Summary Designation (Walker)	2021 Survey Summary Designation (Walker)	2016/2017 Survey Summary Designation (SRG)	2010 Survey Summary Designation (SRG)
722	AC-17	Level 3	Medium	Low	Medium
723	BB-8	Level 2	Low	Medium	High
724	B-BB-12	Level 3	Medium	Low	Medium
725	AC-17	Level 3	Minimal or No Distress	Minimal or No Distress	Low
726	BB-8	Level 2	Medium	Medium	Medium
727	BB-7	Level 4	Low	Minimal or No Distress	Minimal or No Distress
728	B-BB-13	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
729	BB-7	Level 2	Medium	Medium	Medium
730	AC-17	Level 2	Medium	Medium	Medium
731	B-15	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
732	B-BB-12	Level 3	Medium	Medium	Low
733	AC-17	Level 2	Low	Low	Minimal or No Distress
734	BB-7	Level 2	Medium	Medium	Medium
735	BB-7	Level 4	Low	Minimal or No Distress	Minimal or No Distress
736	BB-7	Level 3	Minimal or No Distress	Minimal or No Distress	Medium
737	BB-8	Level 2	Medium	Minimal or No Distress	Medium
738	AC-17	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
739	B-15	Level 3	Low	Minimal or No Distress	Minimal or No Distress
801	BB-8	Level 3	Low	Minimal or No Distress	Low
802	BB-7	Level 2	Medium	Low	Low
803	BB-7	Level 3	Minimal or No Distress	Minimal or No Distress	Medium
804	BB-8	Level 3	Medium	Minimal or No Distress	Minimal or No Distress
805	C-1	Level 3	Low	Minimal or No Distress	Minimal or No Distress
806	C-1	Level 3	Low	Minimal or No Distress	Minimal or No Distress
807	CC-2	Level 2	Low	Minimal or No Distress	Minimal or No Distress
808	CC-2	Level 3	Low	Minimal or No Distress	Minimal or No Distress
809	BB-7	Level 3	Low	Minimal or No Distress	Minimal or No Distress
810	BB-7	Level 2	Medium	Minimal or No Distress	Low
811	AC-17	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress

PARKFAIRFAX CONDOMINIUM

2026 Global Visual Façade Assessment - 289 Structures



Priority Designation Summary Spreadsheet

Building Number	Building Type	2026 Surevey Summary Designation (Walker)	2021 Survey Summary Designation (Walker)	2016/2017 Survey Summary Designation (SRG)	2010 Survey Summary Designation (SRG)
812	AC-17	Level 3	Medium	Minimal or No Distress	Minimal or No Distress
813	B-14	Level 3	Low	Minimal or No Distress	Minimal or No Distress
814	B-14	Level 3	Medium	Minimal or No Distress	Minimal or No Distress
815	CC-2	Level 3	Low	Minimal or No Distress	Minimal or No Distress
816	CC-2	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
817	BB-7	Level 3	Medium	Minimal or No Distress	Low
818	BB-7	Level 4	Low	Minimal or No Distress	Low
819	AC-17	Level 3	Low	Minimal or No Distress	Minimal or No Distress
820	AC-17	Level 3	Low	Minimal or No Distress	Minimal or No Distress
821	B-14	Level 3	Medium	Minimal or No Distress	Minimal or No Distress
822	B-14	Level 1	High	High	Medium
823	CC-2	Level 3	Low	Minimal or No Distress	Minimal or No Distress
824	CC-2	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
825	CC-2	Level 1	Medium	Minimal or No Distress	Low
826	CC-2	Level 3	Low	Minimal or No Distress	Minimal or No Distress
827	CC-2	Level 2	Low	Minimal or No Distress	Minimal or No Distress
828	BB-7	Level 1	Medium	Medium	Medium
829	BB-8	Level 3	Low	Minimal or No Distress	Low
830	B-15	Level 2	Medium	High	High
831	BB-7	Level 2	Medium	Medium	Low
832	C-1	Level 1	High	High	Medium
833	B-14	Level 1	Medium	Medium	Medium
834	BB-7	Level 2	Medium	Medium	Medium
835	BB-7	Level 2	Medium	Medium	Medium
836	BB-7	Level 2	High	Medium	High
837	BB-8	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
838	BB-8	Level 2	High	High	High
839	BB-7	Level 2	Medium	Low	Medium
840	BB-7	Level 2	High	High	Medium

PARKFAIRFAX CONDOMINIUM

2026 Global Visual Façade Assessment - 289 Structures



Priority Designation Summary Spreadsheet

Building Number	Building Type	2026 Surevey Summary Designation (Walker)	2021 Survey Summary Designation (Walker)	2016/2017 Survey Summary Designation (SRG)	2010 Survey Summary Designation (SRG)
841	BB-8	Level 2	Low	Minimal or No Distress	Medium
842	BB-8	Level 3	Medium	Medium	Low
843	BB-7	Level 2	Low	Low	Medium
844	B-14	Level 3	Low	Minimal or No Distress	Minimal or No Distress
845	B-14	Level 3	Minimal or No Distress	High	Low
846	B-15	Level 3	Low	Minimal or No Distress	Low
847	CC-2	Level 3	Minimal or No Distress	Minimal or No Distress	Low
848	CC-2	Level 3	Low	Minimal or No Distress	Low
849	AC-17	Level 2	High	High	High
850	AC-17	Level 3	Low	Minimal or No Distress	Low
901	AC-17	Level 2	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
902	B-15	Level 2	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
903	BB-7	Level 4	Low	Minimal or No Distress	Low
904	BB-8	Level 3	Low	Minimal or No Distress	Minimal or No Distress
905	BB-8	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
906	BB-7	Level 2	Minimal or No Distress	Minimal or No Distress	Medium
907	BB-7	Level 2	Minimal or No Distress	Minimal or No Distress	Medium
908	B-14	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
909	B-14	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
910	B-14	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
911	BB-7	Level 4	Minimal or No Distress	Minimal or No Distress	Low
912	CC-2	Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
913	CC-2	Level 4	Minimal or No Distress	Low	Minimal or No Distress
914	AC-17	Level 3	Minimal or No Distress	Minimal or No Distress	Low
915	C-1	Level 3	Minimal or No Distress	Low	Minimal or No Distress
916	C-1	Level 2	Low	Minimal or No Distress	Medium
917	AC-17	Level 2	Low	Minimal or No Distress	Minimal or No Distress
918	AC-17	Level 3	Minimal or No Distress	Low	Low
919	C-1	Level 2	Medium	Minimal or No Distress	Low

PARKFAIRFAX CONDOMINIUM

2026 Global Visual Façade Assessment - 289 Structures



Priority Designation Summary Spreadsheet

Building Number	Building Type	2026 Surevey Summary Designation (Walker)	2021 Survey Summary Designation (Walker)	2016/2017 Survey Summary Designation (SRG)	2010 Survey Summary Designation (SRG)
920	CC-2	Level 1	Minimal or No Distress	Minimal or No Distress	Medium
921	CD-3	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
922	CC-2	Level 2	Medium	Minimal or No Distress	Minimal or No Distress
923	CC-2	Level 3	Medium	Minimal or No Distress	Minimal or No Distress
924	AC-17	Level 3	Low	Minimal or No Distress	Low
925	CC-2	Level 3	Low	Minimal or No Distress	Low
926	C-1	Level 2	Low	Low	Medium
927	CD-3	Level 2	Medium	Medium	Medium
928	CC-2	Level 3	Medium	Medium	Medium
929	B-16	Level 3	Minimal or No Distress	High	Minimal or No Distress
930	AC-17	Level 4	Minimal or No Distress	Low	Low
931	C-1	Level 2	Medium	Low	Low
932	B-14	Level 3	Medium	Medium	Medium
933	B-14	Level 3	High	Low	Medium
934	AC-17	Level 4	Low	Low	Minimal or No Distress
935	BB-7	Level 2	Medium	Low	Low
936	BB-7	Level 2	Low	Low	Minimal or No Distress
937	BB-8	Level 3	High	Medium	Low
938	BB-9	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
939	B-14	Level 2	Medium	Minimal or No Distress	Minimal or No Distress
940	BB-8	Level 2	Minimal or No Distress	Low	Minimal or No Distress
941	ABCC-22	Level 3	Low	Minimal or No Distress	Low
942	BB-9	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
943	BB-7	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
944	BB-8	Level 4	Medium	Medium	Minimal or No Distress
945	BB-7	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
946	BB-10	Level 3	Medium	Medium	Minimal or No Distress
947	ACC-20	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
948	B-14	Level 2	Low	Medium	Low

PARKFAIRFAX CONDOMINIUM

2026 Global Visual Façade Assessment - 289 Structures



Priority Designation Summary Spreadsheet

Building Number	Building Type	2026 Surevey Summary Designation (Walker)	2021 Survey Summary Designation (Walker)	2016/2017 Survey Summary Designation (SRG)	2010 Survey Summary Designation (SRG)
949	BB-7	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
950	C-1	Level 3	Medium	Medium	Minimal or No Distress
951	BB-7	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
952	B-15	Level 4	Minimal or No Distress	Low	Minimal or No Distress
953	ACC-20	Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
954	ABC-19	Level 3	Minimal or No Distress	Low	Minimal or No Distress
955	BB-7	Level 2	Low	Medium	Medium
956	ABC-18	Level 4	Minimal or No Distress	Medium	Minimal or No Distress
957	BB-7	Level 3	Minimal or No Distress	Medium	Medium
958	B-14	Level 3	Low	Low	Minimal or No Distress
959	ACC-20	Level 3	Minimal or No Distress	Low	Minimal or No Distress
960	CC-2	Level 2	Medium	Medium	Low
961	BB-7	Level 3	Low	Low	Low
962	C-1	Level 1	Medium	Medium	Low
963	BB-7	Level 2	Low	Minimal or No Distress	Minimal or No Distress
964	BB-7	Level 4	Low	Low	Minimal or No Distress
965	ABCC-21	Level 3	Low	Low	Medium
966	BB-8	Level 4	Minimal or No Distress	Low	Minimal or No Distress
967	CCD-4	Level 2	Medium	Low	Low
968	BB-7	Level 2	Medium	Medium	Low
969	ABC-18	Level 2	Medium	Medium	Low
970	BB-8	Level 2	High	Medium	Medium
971	ABC-19	Level 1	Medium	Medium	Low
972	BB-7	Level 3	Low	Medium	Low
201A		Level 3	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
Pool A		Level 2	High	High	High
Pool B		Level 2	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
Pool C		Level 4	Minimal or No Distress	Minimal or No Distress	Minimal or No Distress
Maint 1		N/A	N/A	Medium	Medium

PARKFAIRFAX CONDOMINIUM

2026 Global Visual Façade Assessment - 289 Structures



Priority Designation Summary Spreadsheet

Building Number	Building Type	2026 Surevey Summary Designation (Walker)	2021 Survey Summary Designation (Walker)	2016/2017 Survey Summary Designation (SRG)	2010 Survey Summary Designation (SRG)
Maint 2		N/A	N/A	Medium	Medium
Maint 3		N/A	N/A	Medium	Medium
Bathroom		N/A	N/A	Minimal or No Distress	Minimal or No Distress

