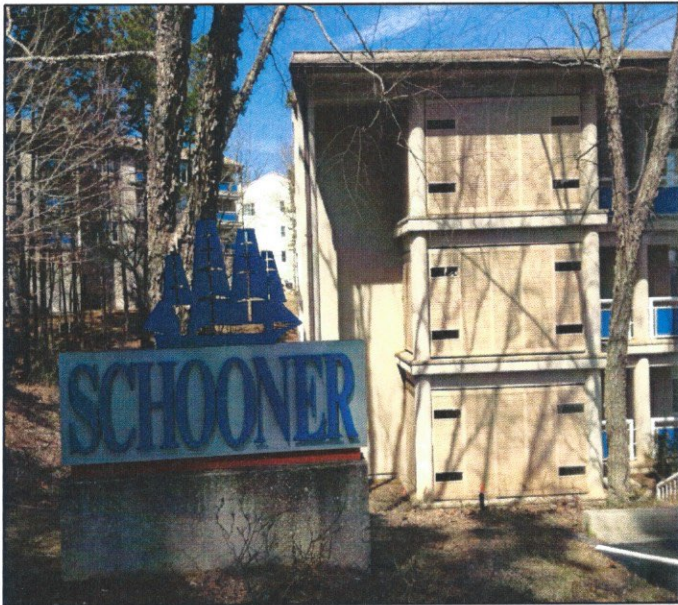


Summary Progress Report No. 1
For
Repairs for
Emergency Repairs to Schooner / Frigate
Tall Ships Condominium Project
Salem, South Carolina



MCA Architecture, Inc.
Forensics Division
September 12, 2016
MCA Project No. F11705.J

Table of Contents

1. Summary Progress Report No. 1
 2. Supporting Photographs
 3. Change Order 1
 4. MCA Invoice No. 1
-

Project Facts

Schooner Building

This Project represents emergency repair requirements at the first floor front entrance porches at the schooner building. The scope of work includes complete removal the existing concrete and wood structure supporting the floor at the front of Units 101, 102 and 103.

In lieu of replacing the wood structure the Contractor shall install a new concrete slab over new washed stone aggregate base fill.

Also included will be the repair of 18 first floor column bases supports. Finish veneers will be to match the existing stucco and EIFS materials.

A new mechanical crawl space venting system will also be provided at the crawl space of Units 101, 102 and 103.

Frigate Building

This Project also includes a full repair at the north wall of the Frigate Building, Units 110, 210 and 310.

The full wall repair will follow the same design specifications that have been used at all end walls of other buildings. The existing wood framing will be exposed for inspection and any rotted and deteriorated structural wood would be replaced using pressure treated wood as part of an allowance of \$3,000.00.

Project Costs

Southeastern Wall Systems, Inc., of Lexington, South Carolina is the General Contractor for the project. Southeastern was awarded the Contract on July 20, 2016 in the amount of \$147,195.00 which included the work at the Schooner Building and only a cosmetic repair of the Frigate north wall.

The present total project cost is as follows:

Original Contract	\$147,195.00
Add Change Order No. 1 (Frigate North wall full repair).....	<u>\$54,882.00</u>
Total Project Cost (at this time).....	\$202,077.00

Summary Progress Report

Mr. Jerry Bullard is the Owner and Project Manager. Mr. Elmer Solis is the Project Superintendent.

MCA Architecture, Inc., of Greenville, South Carolina is the Architect of Record and has prepared drawings with specifications indicating the scope of work and provided inspection and coordination during the construction process.

At the Frigate building north wall, scaffolding erection started August 4, 2016. Demolition work was completed on September 7, 2016. Framing rot repair is in progress. New plywood sheathing is being installed.

The work at the Frigate building is expected to be complete the week of September 19, 2016.

The work at the Schooner building is scheduled to begin as soon as the Frigate building work is complete. (Estimated to be week of September 26, 2016).

At the Frigate building north wall the demolition work exposed multiple areas of moisture intrusion and wood rot similar to the previous building end walls.

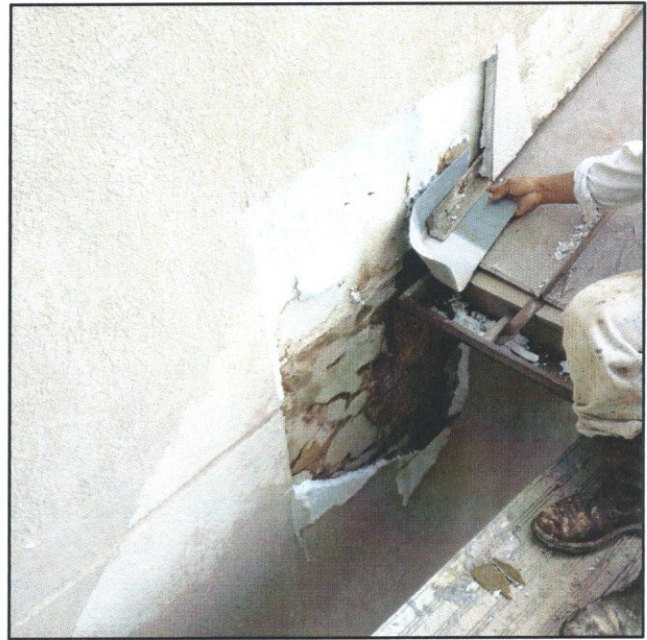
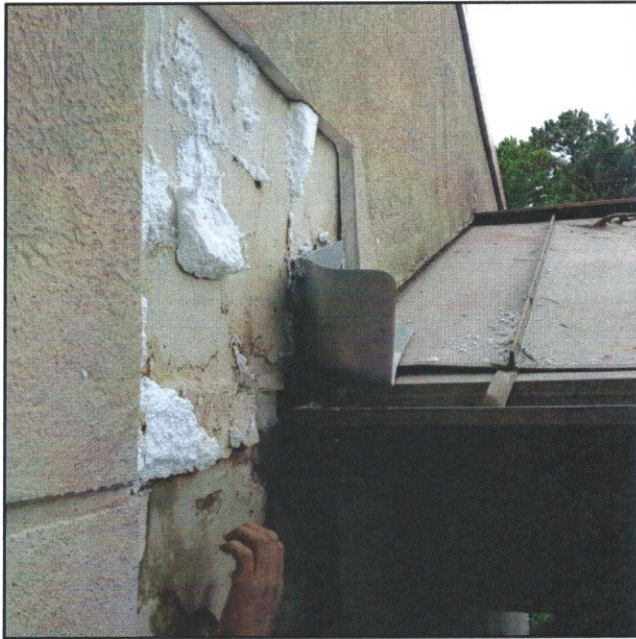
Moisture intrusion at the north wall was occurring at the intersection of roof and walkway floors, attic louver and chimney to wall intersection.

Views taken August 4, 2016.



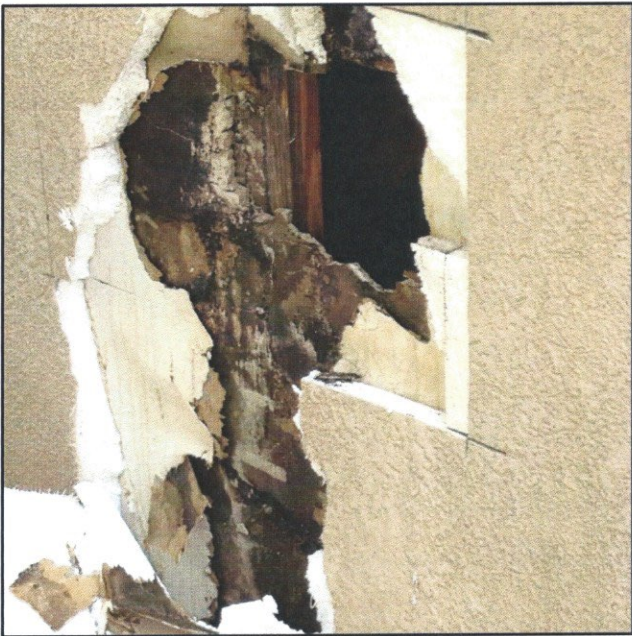
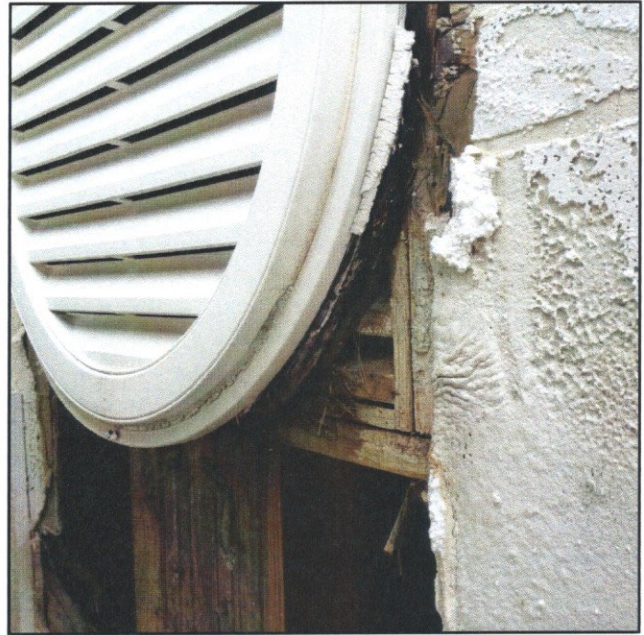
Views of moisture intrusion and sheathing damage at the end wall intersections to the roof and walkway floors. The existing flashing installations were improper to shed the water from the roof and from the floors directly to the outside.

Views taken August 4, 2016.



Views of existing roof to wall detail. Water at the roof was not able to be shed outboard of the existing EIFS veneer system. Water damage has been occurring for many years in this area.

Views taken August 4, 2016.



Views of moisture intrusion, framing and sheathing damage at the end wall intersections to the attic louver and the chimney to roof intersection. The existing flashing installations were improper to shed the water directly to the outside.

Views taken September 8, 2016.



Views of existing framing and insulation with new plywood sheathing starting at the bottom.



Views of roof to attic wall intersection. A new flashing detail will be developed to repair this area.



View of eastern portion of the north wall. This wall has been historically repaired at all three floors. Note that the wall insulation was not found to exist. New wall insulation will be installed.

Views taken September 8, 2016.



Views of damaged framing at floor to wall intersection and below the attic louver. This framing will be replaced.

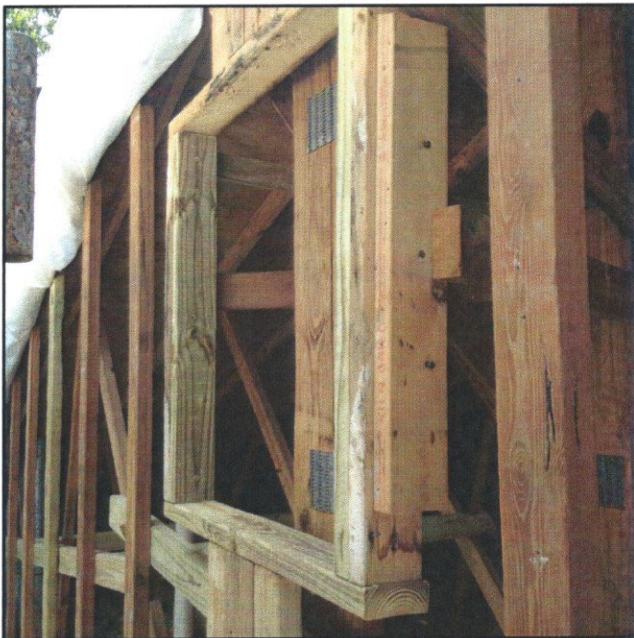


Views of damage framing at the wall behind the chimney. This framing will be replaced.

Views taken September 8, 2016.



Views of historic moisture staining to the roof deck boards at the chimney over Unit 310. The roof to chimney intersection was repaired during the previous work at the chimney's for the Frigate Building.



Views of new framing repair in progress at and below the attic louver.