IN THE CIRCUIT COURT OF THE 15TH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA

CASE NO.:

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff,

v.

BOCA RATON ASSOCIATES VII, LLLP, a Florida liability limited partnership; G.L. BUILDING CORPORATION, a Florida corporation; R.A. KAMM & ASSOCIATES, INC. d/b/a KAMM CONSULTING, INC., a Florida corporation; and STRUCTURAL DESIGN & INSPECTIONS, INC., a Florida corporation,

Defendants.
_____/

COMPLAINT

COMES NOW Plaintiff, BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("Association" or "Plaintiff"), by and through its undersigned counsel, and hereby sues the Defendants, BOCA RATON ASSOCIATES VII, LLLP, a Florida limited liability limited partnership, G.L. BUILDING CORPORATION, a Florida corporation, R.A. KAMM & ASSOCIATES, INC. d/b/a KAMM CONSULTING, INC., a Florida corporation, and STRUCTURAL DESIGN & INSPECTIONS, INC., a Florida corporation (collectively referred to as the "Defendants"), and alleges:

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GENERAL ALLEGATIONS

1. The causes of action alleged herein exceed the sum of Fifty Thousand ($50,000.00) Dollars, exclusive of interest, attorneys' fees and costs.

2. At all times material hereto, the Defendants each conducted business relating to the matters hereinafter complained of in Palm Beach County, Florida.

3. Each cause of action accrued in Palm Beach County, Florida.

4. The property which is the subject matter of this action is located in Palm Beach County and, therefore, venue is proper in Palm Beach County, Florida.

5. Plaintiff, Association, is a Florida not-for-profit corporation and a homeowners association organized and existing pursuant to Chapter 617, Florida Statutes, and Chapter 720, Florida Statutes, to provide a corporate entity pursuant to Section 720.303, Florida Statutes, for the operation of the Boca Bridges community.

6. Boca Bridges is comprised of 504 residential units together with common areas, including, but not limited to, a resort style pool, fitness center, spa, tennis courts, clubhouse, arcade and game room, indoor basketball court, indoor sports court, splash waterpark, roadways, sideways, entry features and fountains, and guardhouse (the "Subject Property"). The Association has the responsibility to repair, replace, and maintain the common areas of the Subject Property and all improvements situated thereon.

7. The Association brings this action on its own behalf and on behalf of its owner-members concerning Defendants' respective negligence, and/or breaches of implied warranties and/or violations of the Florida Building Code in the constructing, designing and/or maintaining the common areas of the Subject Property prior to turnover of control to the homeowner members, which the Association has the responsibility and obligation to repair, replace, and maintain.

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8. Additionally, the Association brings this action pursuant to Section 720.303, Fla. Stat., as the lawful and appropriate representative of the class of owners and parcels compromising Boca Bridges with respect to matters of common interest to the members, including, but not limited to, the common areas; roof or structural components of a building, or other improvements for which the Association is responsible; or mechanical, electrical, or plumbing elements serving an improvement or building for which the Association is responsible. To the extent necessary, the Association also brings this action pursuant to Fla. R. Civ. P. 1.221.

9. The causes of action alleged herein concern matters of common interest to the members of the Association.

10. At all times material hereto, Defendant, BOCA RATON ASSOCIATES VII, LLLP (hereinafter "Developer"), was Florida limited liability limited partnership which was organized and existing pursuant to the laws of the State of Florida. Developer was the developer of Boca Bridges as that term is defined in Section 720.301(6), Florida Statutes and is the declarant as that term is defined in the Association's governing documents.

11. Developer had full knowledge and was fully responsible for the design, development, construction, and maintenance of Boca Bridges. In addition, from inception and until turnover on or about September 30, 2022, Developer controlled the Association by selecting its own agents, servants and employees as the directors and officers of the Association, thereby controlling the maintenance, management, and operation of the Subject Property.

12. At all times material hereto, Defendant, G.L. BUILDING CORPORATION, a Florida corporation (hereinafter "General Contractor"), was a Florida corporation which was organized and existing pursuant to the laws of the State of Florida. Upon information and belief, Defendant served as the general contractor of the Subject Property.

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13. At all times material hereto, Defendant, R.A. KAMM & ASSOCIATES, INC. d/b/a KAMM CONSULTING, INC. ("KAMM"), was a Florida corporation which was organized and existing pursuant to the laws of the State of Florida. Upon information and belief, KAMM served as the mechanical, electrical and plumbing engineer of the Subject Property.

14. At all times material hereto, Defendant, STRUCTURAL DESIGN & INSPECTIONS, INC. ("SDI"), was a Florida corporation which was organized and existing pursuant to the laws of the State of Florida. Upon information and belief, SDI served as the architect of record for the Subject Property.

15. Defects and deficiencies existed at the time of turnover of control of the Association and a list of such defects and deficiencies is attached hereto as Exhibit A and incorporated herein by reference. The existence or cause of these defects and deficiencies, as well as any others which are discovered as additional testing may be accomplished, are not readily recognizable by persons who lack special knowledge or training, or they are latent defects and deficiencies, and the Developer-controlled Board of the Association failed to take action to exercise reasonable diligence to discover the defects and deficiencies, and the Association, in the exercise of reasonable diligence, did not discover the existence or cause of such defects and deficiencies until after turnover of control from Developer and was able to engage independent experts to make such evaluation.

16. All conditions precedent to the filing of this action, including compliance with Chapter 558, Florida Statutes, have been performed, waived and/or have been excused.

COUNT I: NEGLIGENCE
(AGAINST BOCA RATON ASSOCIATES VII, LLLP)

17. Plaintiff re-alleges the allegations contained in paragraphs 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15 and 16, as if more fully set forth herein.

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18. As the developer of Boca Bridges, Developer, by itself and through its agents, servants, and employees, was responsible for the planning, design, construction, inspection, approval, and maintenance of the Subject Property.

19. Developer owed a duty of reasonable care to the Association and its members to design, construct, inspect, approve, and/or maintain the Subject Property in accordance with the applicable codes and standards, with the plans, and with proper construction and other industry practices so as to prevent harm and financial damage to the Association and its members.

20. Developer breached the duty of care which it owed to the Association and its members and was negligent by failing to competently and professionally design, construct, inspect, approve, and/or maintain the Subject Property in compliance with the applicable codes and standards, with the plans, and with proper construction practices and other industry practices. The defects and deficiencies are set forth in Exhibit A and may include others which are discovered through testing.

21. As a direct and proximate cause of Developer's negligent breach, the Association has suffered damages in excess of Fifty Thousand ($50,000.00) Dollars for among other things:

a. Monies which have been spent or will be spent to remedy the defects and deficiencies which are set forth in Exhibit A and others which may be discovered through testing;

b. Monies which have been spent or which will be spent for maintenance which would have been unnecessary had the Subject Property been properly constructed and/or properly maintained prior to turnover;

c. Damage to other property;

d. Resulting damages from the defects and deficiencies; and

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e. Incidental or consequential damages in an amount to be determined at trial

WHEREFORE, Plaintiff, BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., demands judgment against Defendant, BOCA RATON ASSOCIATES VII, LLLP, for damages in excess of Fifty Thousand ($50,000.00) Dollars, interest, costs, and for such other relief as this Court deems just and appropriate.

COUNT II: BREACH OF IMPLIED WARRANTY
(AGAINST BOCA RATON ASSOCIATES VII, LLLP)

22. Plaintiff re-alleges the allegations contained in paragraphs 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15 and 16 as if more fully set forth herein.

23. Defendant, Developer, possessed or should have possessed superior knowledge of the design and construction of the Subject Property which was received by the Association and its owners without substantial change in the condition in which it was transferred.

24. As developer of the project, Developer, impliedly warranted to the Association and its owners that the Subject Property, including the common areas and the improvements thereon, was constructed in accordance with applicable building codes and standards and in accordance with the plans and specifications filed as a matter of public record.

25. Developer breached the above-mentioned implied warranties in that the Subject Property, including the common areas and the improvements thereon, were not constructed in compliance with the applicable building codes and standards, and were not constructed in accordance with the plans and specifications filed as a matter of public record.

26. Accordingly, Developer delivered the Subject Property with defects and deficiencies set forth in Exhibit A. The Subject Property suffered damage beyond what would reasonably be expected if the Subject Property had been constructed as required.

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27. As a direct and proximate result of Defendant's, Developer, breach of the above-mentioned implied warranties, the Association has suffered damages in excess of Fifty Thousand ($50,000.00) Dollars for among other things:

a. Monies which have been spent or will be spent to remedy the defects and deficiencies which are set forth in Exhibit A and others which may be discovered through testing;

b. Monies which have been spent or which will be spent for maintenance which would have been unnecessary had the Subject Property been properly constructed;

c. Damage to other property;

d. Resulting damages from the defects and deficiencies; and

e. Incidental or consequential damages in an amount to be determined at trial

WHEREFORE, Plaintiff, BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., demands judgment against Defendant, BOCA RATON ASSOCIATES VII, LLLP, for damages in excess of Fifty Thousand ($50,000.00) Dollars, interest, costs, and for such other relief as this Court deems just and appropriate.

COUNT III: VIOLATION OF SECTION 553.84, FLA. STAT.
(AGAINST BOCA RATON ASSOCIATES VII, LLLP)

28. Plaintiff re-alleges the allegations contained in paragraphs 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15 and 16 as if more fully set forth herein.

29. Section 553.84, Fla. Stat., in its applicable form, provides:

> Notwithstanding any other remedies available, any person or party, in an individual capacity or on behalf of a class of persons or parties, damaged as a result of a material violation of this part or the Florida Building Code has a cause of action in any court of competent jurisdiction against the person or party who committed the material violation

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30. Section 553.73, Fla. Stat., incorporates provisions of the Florida Building Code. The Florida Building Code was, at all times material hereto, one of the applicable building codes for the construction of the Subject Property having been adopted by Palm Beach County, Florida.

31. Developer committed material code violations, which are the items set forth in Exhibit A and those additional defects and deficiencies which may be discovered through additional testing, in that such may reasonably result, or has resulted, in physical harm to a person or significant damage to the performance of a building or its systems.

32. Developer, at all material times, knew or should have known that the material violation(s) existed.

33. As a direct and proximate result of the Developer's material violation(s) of Section 553.84, Fla. Stat., the Association has suffered damages in excess of Fifty Thousand ($50,000.00) Dollars for among other things:

a. Monies which have been spent or will be spent to remedy the material violation(s) of the Florida Building Code and all other applicable codes;

b. Monies which have been spent or which will be spent for maintenance which would have been unnecessary had the Subject Property been properly constructed;

c. Resulting damages from the defects and deficiencies; and

d. Incidental or consequential damages in an amount to be determined at trial

WHEREFORE, Plaintiff, BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., demands judgment against Defendant, BOCA RATON ASSOCIATES VII, LLLP, for damages in excess of Fifty Thousand ($50,000.00) Dollars, interest, costs, and for such other relief as this Court deems just and appropriate.

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COUNT IV: NEGLIGENCE
(AGAINST G.L. BUILDING CORPORATION)

34. Plaintiff re-alleges the allegations contained in paragraphs 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15 and 16 as if more fully set forth herein.

35. General Contractor owed a non-delegable duty of reasonable care to the Association and its members to competently and professionally construct the Subject Property in accordance with applicable building codes, in accordance with the building plans and specifications, and in accordance with good construction practices and industry standards.

36. General Contractor breached the duty of care to the Association and its members and was negligent by failing to construct the Subject Property competently and professionally in accordance with applicable building codes, in accordance with the building plans and specifications, and in accordance with good construction practices.

37. As a direct and proximate cause of General Contractor's negligent breach, the Association has suffered damages in excess of Fifty Thousand ($50,000.00) Dollars for among other things:

a. Monies which have been spent or will be spent to remedy the defects and deficiencies which are set forth in Exhibit A and others which may be discovered through testing;

b. Monies which have been spent or which will be spent for maintenance which would have been unnecessary had the Subject Property been properly constructed;

c. Damage to other property;

d. Resulting damages from the defects and deficiencies; and

e. Incidental or consequential damages in an amount to be determined at trial

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WHEREFORE, Plaintiff, BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., demands judgment against Defendant, G.L. BUILDING CORPORATION, for damages in excess of Fifty Thousand ($50,000.00) Dollars, interest, costs, and for such other relief as this Court deems just and appropriate.

COUNT V: BREACH OF IMPLIED WARRANTY
(AGAINST G.L. BUILDING CORPORATION)

38. Plaintiff re-alleges the allegations contained in paragraphs 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15 and 16 as if more fully set forth herein.

39. Defendant, General Contractor, possessed or should have possessed superior knowledge of the design and construction of the Subject Property which was received by the Association and its owners without substantial change in the condition in which it was transferred.

40. General Contractor, impliedly warranted to the Association and its owners that the Subject Property, including the common areas and the improvements thereon, was constructed in accordance with applicable building codes and standards and in accordance with the plans and specifications filed as a matter of public record.

41. General Contractor breached the above-mentioned implied warranties in that the Subject Property, including the common areas and the improvements thereon, were not constructed in compliance with the applicable building codes and standards, and were not constructed in accordance with the plans and specifications filed as a matter of public record.

42. Accordingly, General Contractor delivered the Subject Property with defects and deficiencies set forth in Exhibit A. The Subject Property suffered damage beyond what would reasonably be expected if the Subject Property had been constructed as required.

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43. As a direct and proximate result of Defendant's, General Contractor, breach of the above-mentioned implied warranties, the Association has suffered damages in excess of Fifty Thousand ($50,000.00) Dollars for among other things:

a. Monies which have been spent or will be spent to remedy the defects and deficiencies which are set forth in Exhibit A and others which may be discovered through testing;

b. Monies which have been spent or which will be spent for maintenance which would have been unnecessary had the Subject Property been properly constructed;

c. Damage to other property;

d. Resulting damages from the defects and deficiencies; and

e. Incidental or consequential damages in an amount to be determined at trial

WHEREFORE, Plaintiff, BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., demands judgment against Defendant, G.L. BUILDING CORPORATION, for damages in excess of Fifty Thousand ($50,000.00) Dollars, interest, costs, and for such other relief as this Court deems just and appropriate.

COUNT VI: VIOLATION OF SECTION 553.84, FLA. STAT.
(AGAINST G.L. BUILDING CORPORATION)

44. Plaintiff re-alleges the allegations contained in paragraphs 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15 and 16 as if more fully set forth herein.

45. Section 553.84, Fla. Stat., in its applicable form, provides:

> Notwithstanding any other remedies available, any person or party, in an individual capacity or on behalf of a class of persons or parties, damaged as a result of a material violation of this part or the Florida Building Code has a cause of action in any court of competent jurisdiction against the person or party who committed the material violation

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46. Section 553.73, Fla. Stat., incorporates provisions of the Florida Building Code. The Florida Building Code was, at all times material hereto, one of the applicable building codes for the construction of the Subject Property having been adopted by Palm Beach County, Florida.

47. General Contractor committed material code violations, which are the items set forth in Exhibit A and those additional defects and deficiencies which may be discovered through additional testing, in that such may reasonably result, or has resulted, in physical harm to a person or significant damage to the performance of a building or its systems.

48. General Contractor, at all material times, knew or should have known that the material violation(s) existed.

49. As a direct and proximate result of the General Contractor's material violation(s) of Section 553.84, Fla. Stat., the Association has suffered damages in excess of Fifty Thousand ($50,000.00) Dollars for among other things:

a. Monies which have been spent or will be spent to remedy the material violation(s) of the Florida Building Code and all other applicable codes;

b. Monies which have been spent or which will be spent for maintenance which would have been unnecessary had the Subject Property been properly constructed;

c. Resulting damages from the defects and deficiencies; and

d. Incidental or consequential damages in an amount to be determined at trial

WHEREFORE, Plaintiff, BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., demands judgment against Defendant, G.L. BUILDING CORPORATION, for damages in excess of Fifty Thousand ($50,000.00) Dollars, interest, costs, and for such other relief as this Court deems just and appropriate.

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COUNT VII: PROFESSIONAL NEGLIGENCE
(AGAINST R.A. KAMM & ASSOCIATES, INC. d/b/a KAMM CONSULTING, INC.)

50. Plaintiff re-alleges the allegations contained in paragraphs 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 15 and 16 as if more fully set forth herein.

51. Defendant, KAMM, was responsible for providing professional engineering services, inclusive of drawings, plans and specifications, concerning the Subject Property.

52. Accordingly, as an engineer of record, Defendant, KAMM, owed a duty to the Association and its owner members to exercise a reasonable degree of skill and care, as determined by the degree of skill and care of ordinarily employed engineers, in the rendering of its professional services. That duty of care included a duty to properly prepare the drawings, plans and specifications which complied with the Florida building code and all other applicable codes and standards and to perform and provide professional engineering services in accordance with the standard and practice of its industry.

53. Defendant, KAMM, breached its duty of care to the Association and its members and was negligent by failing to exercise a reasonable degree of skill and care, as determined by the degree of skill and care of ordinarily employed engineers, in the rendering of its professional services. Accordingly, the Subject Property was delivered to the Association with the defects and deficiencies contained within Exhibit A, but specifically items 19, 37, 38 and 42.

54. As a direct and proximate cause of Defendant's, KAMM, negligent breach, the Association has suffered damages in excess of Fifty Thousand ($50,000.00) Dollars for among other things:

a. Monies which have been spent or will be spent to remedy the defects and deficiencies which are set forth in Exhibit A as items 19, 37, 38 and 42, and others which may be discovered through testing;

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b. Monies which have been spent or which will be spent for maintenance which would have been unnecessary had the Subject Property been properly designed and/or constructed;

c. Damage to other property;

d. Resulting damages from the defects and deficiencies; and

e. Incidental or consequential damages in an amount to be determined at trial

WHEREFORE, Plaintiff, BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., demands judgment against Defendant, R.A. KAMM & ASSOCIATES, INC. d/b/a KAMM CONSULTING, INC., for damages in excess of Fifty Thousand ($50,000.00) Dollars, interest, costs, and for such other relief as this Court deems just and appropriate.

COUNT VIII: PROFESSIONAL NEGLIGENCE
(AGAINST STRUCTURAL DESIGN & INSPECTIONS, INC.)

55. Plaintiff re-alleges the allegations contained in paragraphs 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 15 and 16 as if more fully set forth herein.

56. Defendant, SDI, was responsible for providing professional architectural services, inclusive of drawings, plans and specifications, concerning the Subject Property.

57. Accordingly, as an architect of record, Defendant, SDI, owed a duty to the Association and its owner members to exercise a reasonable degree of skill and care, as determined by the degree of skill and care of ordinarily employed architects, in the rendering of its professional services. That duty of care included a duty to properly prepare the drawings, plans and specifications which complied with the Florida building code and all other applicable codes and standards and to perform and provide professional architecture services in accordance with the standard and practice of its industry.

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58. Defendant, SDI, breached its duty of care to the Association and its members and was negligent by failing to exercise a reasonable degree of skill and care, as determined by the degree of skill and care of ordinarily employed architects, in the rendering of its professional services. Accordingly, the Subject Property was delivered to the Association with the defects and deficiencies contained within Exhibit A, but specifically items 2, 8, 10, 19, 80, 81, 121 and 123.

59. As a direct and proximate cause of Defendant's, SDI, negligent breach, the Association has suffered damages in excess of Fifty Thousand ($50,000.00) Dollars for among other things:

a. Monies which have been spent or will be spent to remedy the defects and deficiencies which are set forth in Exhibit A as items 2, 8, 10, 19, 80, 81, 121 and 123, and others which may be discovered through testing;

b. Monies which have been spent or which will be spent for maintenance which would have been unnecessary had the Subject Property been properly designed and/or constructed;

c. Damage to other property;

d. Resulting damages from the defects and deficiencies; and

e. Incidental or consequential damages in an amount to be determined at trial

WHEREFORE, Plaintiff, BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., demands judgment against Defendant, STRUCTURAL DESIGN & INSPECTIONS, INC., for damages in excess of Fifty Thousand ($50,000.00) Dollars, interest, costs, and for such other relief as this Court deems just and appropriate.

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DEMAND FOR JURY TRIAL

Plaintiff demands a jury trial on all issues so triable by law.

Dated: June 28, 2024

SACHS SAX CAPLAN
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By: /s/ Brett A. Duker
Brett A. Duker
Florida Bar No. 0021609
Angela Prudenti
Florida Bar No. 005479

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Exhibit A

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EPIC
FORENSICS & ENGINEERING

April 15, 2024

Board of Directors
Boca Bridges Homeowners Association, Inc.
9500 Sauvignon Parkway
Boca Raton, FL 33496

1806 Old Okeechobee Road
Suite A
West Palm Beach, FL 33409
Ph: 561-581-8800
www.epicforensics.com

Re: Boca Bridges Homeowners' Association, Inc.
Property Condition Assessment 558 Report

Dear Board of Directors:

Epic Forensics & Engineering, Inc. ("Epic") is pleased to submit this Property Condition Assessment ("PCA") 558 Report ("Report") to Boca Bridges Homeowners' Association, Inc. ("Association") in accordance with our Agreement.

Reliance Statement

Epic Forensics & Engineering, Inc. has performed a PCA of the subject property located at 17179 Ludovica Lane, Boca Raton, Florida 33496.

This PCA Report is exclusively for the use and benefit of the Association. This PCA Report is not for the use or benefit of, nor may it be relied upon by, any other person or entity without the advance written consent of Epic Forensics & Engineering, Inc.

Epic certifies that it has no undisclosed interest in the subject property, that its relationship with the Association is at arms-length, and that employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies noted.

Executive Summary

The Association contracted with Epic to conduct a property condition assessment in order to prepare a Property Condition Assessment 558 Report ("PCA Report") of the property. This report is to be used to place parties on notice that construction defects are present at the property per Chapter 558 of the Florida Statutes.

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Background

The findings in this PCA Report are based on multiple on-site observations of the property and a review of the available construction drawings, applicable building codes, construction standards, permits, and project specifications. On-site observations were obtained during various site visits that were performed during the time period of February 2023 to November 2023.

This report attests to the conditions observed during the evaluation period of the property.

General Description

The Boca Bridges Homeowners Association consists of real property located at 17179 Ludovica Lane, Boca Raton, Florida, consisting of 504 residential units, clubhouse, a resort style pool, fitness center, spa, seven (7) tennis courts, restaurant, kids arcade and game room, full outdoor basketball court, indoor sports court, splash waterpark, roadways and sidewalks and other common elements (hereinafter collectively referred to as the "Property").

The Property was developed and constructed by GL Homes. The Property is overseen by one Association.

This PCA Report only addresses those portions of the Property under the jurisdiction of the Association. Other areas on the Property that are not under the jurisdiction of the Association were not reviewed and are not included in this PCA Report.

Purpose and Scope

This PCA Report is based upon the state of the representative Property components as observed at the time of the assessment and from facility-related documentation provided by the Association for review. The PCA was conducted in general accordance with the **ASTM E2018, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process."** This report is not a guarantee of the overall condition or the functional suitability of said real estate assets.

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Construction Drawings

During the PCA, Epic relied upon the following construction documents provided by the Association to Epic.

Clubhouse

Architectural
- Permit Set dated July 9, 2019
  - Structural Design & Inspections, Inc.

Electrical
- Permit Set dated August 6, 2019
  - Kamm Consulting

Fire Alarm
- Permit Set dated August 6, 2019
  - Kamm Consulting

Fire Sprinkler
- Permit Set dated August 6, 2019
  - Kamm Consulting

Mechanical
- Permit Set dated August 6, 2019
  - Kamm Consulting

Plumbing
- Permit Set dated August 6, 2019
  - Kamm Consulting

Pro Shop

Architectural
- Record Set dated March 3, 2020
  - Structural Design & Inspections, Inc.

Electrical
- Permit Set dated June 27, 2019
  - Kamm Consulting

Fire Alarm
- Permit Set dated October 30, 2019
  - E & C Engineers

Mechanical
- Permit Set dated June 27, 2019
  - Kamm Consulting

Plumbing
- Permit Set dated June 27, 2019
  - Kamm Consulting

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Structural
- Record Set dated August 12, 2019
  - Structural Design & Inspections, Inc.

Recreational Site

Paving, Grading, and Drainage Plans
- Record Set dated August 2018
  - GLH Engineering, LLC

Water & Sewer Plans
- Permit Set dated August 2018
  - GLH Engineering, LLC

Irrigation
- Permit Set dated April 2019
  - Kenneth DiDonato, P.E

Landscaping
- Record Set dated May 5, 2019
  - GL Homes Landscape Architecture

East Guardhouse

Architectural
- Record Set dated June 29, 2018
  - Structural Design & Inspections, Inc.

Electrical
- Record Set dated June 6, 2018
  - Kamm Consulting

Mechanical
- Record Set dated June 29, 2018
  - Kamm Consulting

Plumbing
- Permit Set dated June 29, 2018
  - Kamm Consulting

Structural
- Record Set dated June 29, 2018
  - Structural Design & Inspections, Inc.

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West Guardhouse

Architectural
- Record Set dated December 9, 2020
  - Structural Design & Inspections, Inc.

Electrical
- Record Set dated December 10, 2020
  - Kamm Consulting

Mechanical
- Record Set dated December 10, 2020
  - Kamm Consulting

Irrigation
- Record Set dated December 10, 2020
  - Kenneth DiDonato, P.E.

Plumbing
- Permit Set dated December 10, 2020
  - Kamm Consulting

Structural
- Record Set dated January 8, 2021
  - Structural Design & Inspections, Inc.

Site

Paving Grading, and Drainage Plans – Cambridge, Waldorf, Rosewood, Briarwood, and Lakewood
- Permit Set dated September and October 2017
  - GLH Engineering, LLC

Recorded Plats – Brookside
- Dated November 14, 2019
  - Sand & Hills Surveying, Inc.

Recorded Plats – The Enclave
- Dated September 14, 2020
  - Sand & Hills Surveying, Inc.

Recorded Plats – Biltmore and Windsor
- Dated October 19, 2020
  - Sand & Hills Surveying, Inc.

Recorded Plats – Cedarbrook
- Dated February 16, 2021
  - Sand & Hills Surveying, Inc.

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Applicable Codes and Standards

During Epic's review of the construction drawings, it was noted that the drawings made reference to conflicting editions of the Florida Building Code (including the 2014 and 2017 Edition). Based upon information from the Palm Beach County Planning, Zoning, and Building Database, Epic has determined that the applicable building codes for the Clubhouse, Pro Shop, and East Guardhouse is the 2017 6th Edition Florida Building Code, while the West Guardhouse is the 2020 7th Edition Florida Building Code. As such, the governing codes and technical standards relied upon for this report include one or more of the following:

For the Clubhouse, Pro Shop, and East Guardhouse

- 2017 Florida Building Code (FBC) 6th Edition
- ACI 318-14 Building Code Requirements for Structural Concrete and Commentary.
- ACI 530-13 Specification for Masonry Structures.
- ACI 530.1-13 Building Code Requirements for Masonry Structures.
- ANSI A108-1999 American National Standards Specifications for the Installation of Ceramic Tile.
- ASCE 7-10 Minimum Design Loads for Buildings and Other Structures.
- ASTM C926-15b Standard Specification for Application of Portland Cement-Based Plaster.
- ASTM C1063-15a Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster.
- National Fire Protection Association (NFPA):
  - 1 – Florida Fire Prevention Code, 2014 Edition.
  - 13 – Standard for Installation of Sprinkler Systems, 2013 Edition.
  - 14 – Standard for the Installation of Standpipe and Hose Systems, 2013 Edition.
  - 20 – Standard for Installation of Stationary Fire Pumps for Fire Protection, 2013 Edition.
  - 70 – National Electrical Code (NEC), 2014 Edition.
  - 72 – National Fire Alarm Code, 2013 Edition.
  - 101 – Life Safety Code, 2015 Edition.

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For the West Guardhouse

- 2020 Florida Building Code (FBC) 7th Edition
- ACI 318-14 Building Code Requirements for Structural Concrete and Commentary.
- ANSI A108-1999 American National Standards Specifications for the Installation of Ceramic Tile.
- ASCE 7-16 Minimum Design Loads for Buildings and Other Structures with Supplement No. 1
- ASTM C926-18b Standard Specification for Application of Portland Cement-Based Plaster.
- ASTM C1063-19a Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster.
- National Fire Protection Association (NFPA):
  - 1 – Florida Fire Prevention Code, 2020 Edition.
  - 13 – Standard for Installation of Sprinkler Systems, 2016 Edition.
  - 14 – Standard for the Installation of Standpipe and Hose Systems, 2016 Edition.
  - 20 – Standard for Installation of Stationary Fire Pumps for Fire Protection, 2016 Edition.
  - 70 – National Electrical Code (NEC), 2017 Edition.
  - 72 – National Fire Alarm Code, 2016 Edition.
  - 101 – Life Safety Code, 2018 Edition.

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Property Components/Disciplines

The intent of this PCA is to disclose any relevant defects observed during the visual evaluation of the Property. Construction/Design-related deficiencies noted herein were found to be applicable to the following components/ disciplines:

- Roofing
- Stucco
- Mechanical
- Electrical
- Plumbing
- Pool, Spa and Water Features
- Flooring
- Pavers
- Landscaping
- Pavement
- Curb & Gutter
- Sidewalk
- Additional Disciplines
  - Concrete Placement
  - Drainage
  - Fire Protection
  - Gate
  - Misc. Metals
  - Paint
  - Railing
  - Sports Court
  - Stone Façade
  - Signage
  - Tile

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Developer, Design Parties, and Surveyor

The information available for the developer and design parties at the Property include:

Developer:	Boca Raton Associates VII, LLLP 1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323
General Contractor:	GLH Engineering, LLC 1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323
Architect:	Structural Design & Inspections, Inc. 10175 Camino Del Dios Delray Beach, FL 33446
Civil Engineer:	GLH Engineering, LLC 1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323
Landscape Architect:	GL Homes Landscape Architecture 1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323
Mechanical, Electrical, Plumbing Engineer:	Kamm Consulting, Inc. 1407 West Newport Center Drive Deerfield Beach, Florida 33442
Fire Protection Engineer – Clubhouse:	Kamm Consulting, Inc. 1407 West Newport Center Drive Deerfield Beach, Florida 33442
Fire Protection Engineer – Pro Shop:	E & C Engineers, Inc. 13812 Geranium Place Wellington, Florida 33414
Irrigation Engineer:	Kenneth DiDonato, Inc. 2210 Hollywood Boulevard Hollywood, Florida 33020
Structural Engineer:	Structural Design & Inspections, Inc. 10175 Camino Del Dios Delray Beach, FL 33446

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Observations

Observed deficiencies were compiled into a list for comparison and analysis. The list of deficiencies attests to the significant physical deficiencies observed by Epic that should be addressed by the Developer and their parties. Each deficiency is categorized as one of, or as a combination of the following types:

> *Defect:* Incorrect or incomplete work, poor workmanship, or design errors.
>
> *Deviation:* Non-compliance with plans, specs, shop drawings, manufacturer standards, industry standards, field changes, or substitutions from permitted plans and specs, including items acceptable by code but of a lower quality or reduced life expectancy.
>
> *Code Violation:* Non-compliance with applicable building codes, including referenced standards.
>
> *Improper Pre-turnover Maintenance*: Failure to maintain elements of the Property prior to turnover.

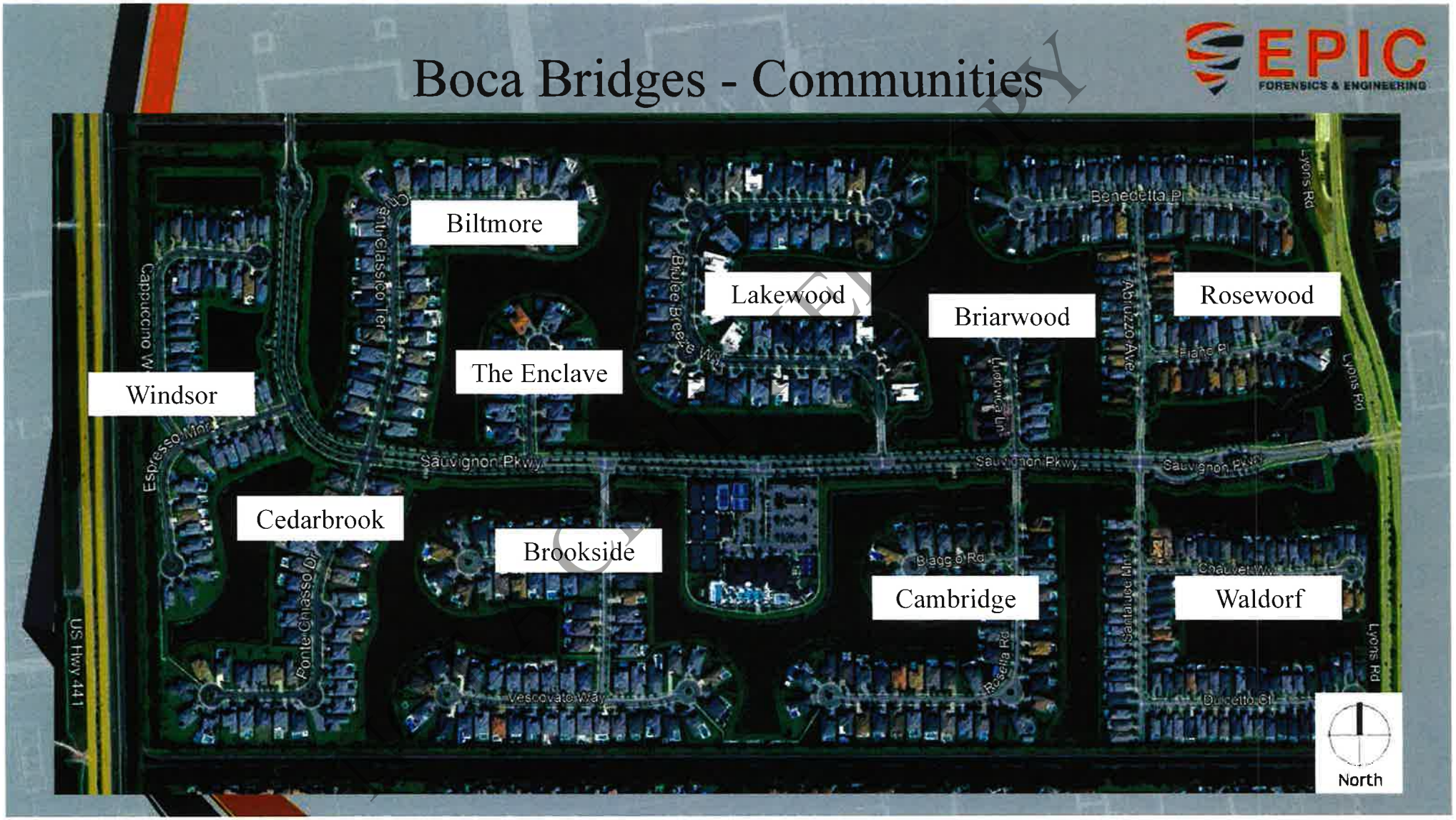
The list of deficiencies is arranged by specific discipline, sorted first by observed defect and then by location on the Property. Each observation in the list includes a description of relevant criteria and/or an explanation of the deficiency.

Representative photographs of noted deficiencies are identified in the list of deficiencies and cross-referenced to attached photographs following the list of deficiencies.

During the PCA, the field observers did not survey every component of every system. Only representative observations have been made of readily accessible exposed areas. The concept of representative observations extends to all conditions, areas, equipment, components, systems, buildings, etc., to the extent that they are similar and representative of one another. Epic does not guarantee or warrant that all adverse conditions concerning the Property can be or have been discovered and included in this PCA Report. Epic was not involved during the original design and construction of the Property and therefore cannot determine the quality, accuracy, and code compliance of any associated hidden building components.

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Boca Bridges - Communities



Roofing – Deficiency Summary

Deficiencies within this section primarily consist of:

- Blister(s).
- Cementitious material in contact with metal. Crack(s).
- Finish is failing. Parapet cap not painted uniformly.
- Signs of ponding water evident.
- Signs of water intrusion evident.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Roofing

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
1	**Clubhouse: Roof, Kitchen Vent Enclosure**	Blister(s).	Deviation / Defect	Roofing	2017 FBC - Building, Section 1503.1: "Roof decks shall be covered with approved roof coverings secured to the building or structure..." NRCA Roofing Manual, 2015 Edition: Section 5.3 Application Guidelines.	R1, R2
2	**Clubhouse: Roof, Stucco-to-Counterflashing**	Cementitious material in contact with metal. Crack(s).	Defect	Roofing / Stucco	Metals in contact with dissimilar materials will cause corrosion.	R3, R4
3	**Clubhouse: Roof, Kitchen Vent Enclosure, Parapet Cap**	Finish is failing. Parapet cap not painted uniformly.	Defect	Roofing	Metal exposed to aggressive elements should be specified or prepared to resist environmental conditions. Components should be applicable for an exterior environment.	R5, R6
4	**Clubhouse: Roof, Above Covered Entrance**	Signs of ponding water evident.	Code Violation	Roofing	2017 FBC - Building, Section 1502, definition for Positive Roof Drainage: "The drainage condition in which consideration has been made for all loading deflections of the roof deck, and additional slope has been provided to ensure drainage of the roof within 48 hours of precipitation."	R7, R8

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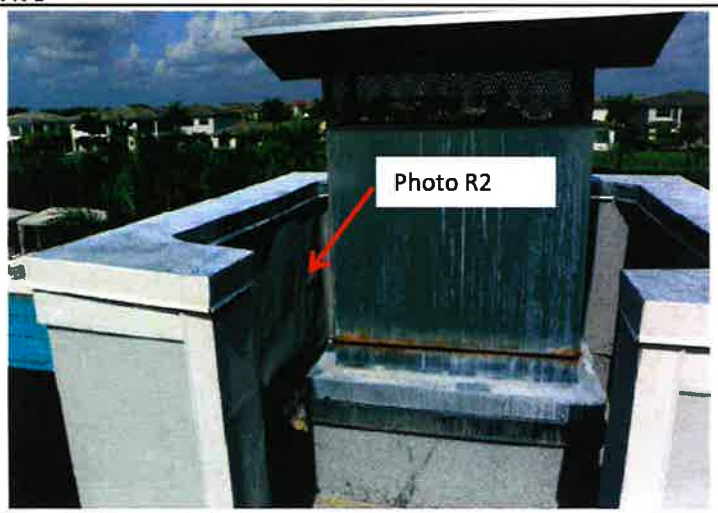
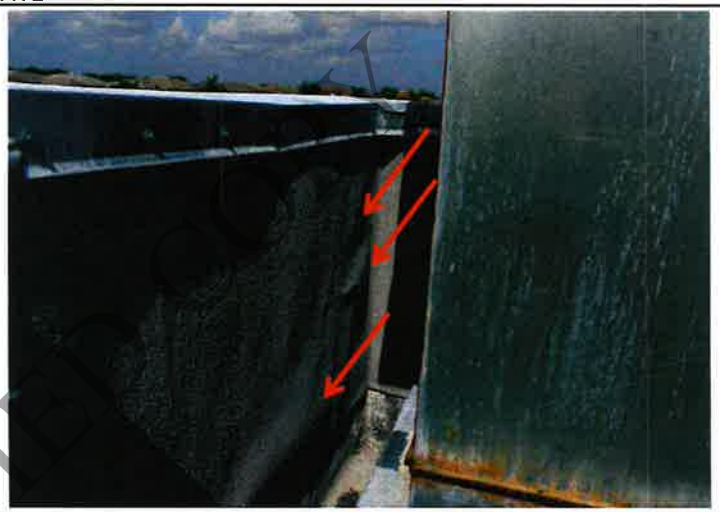
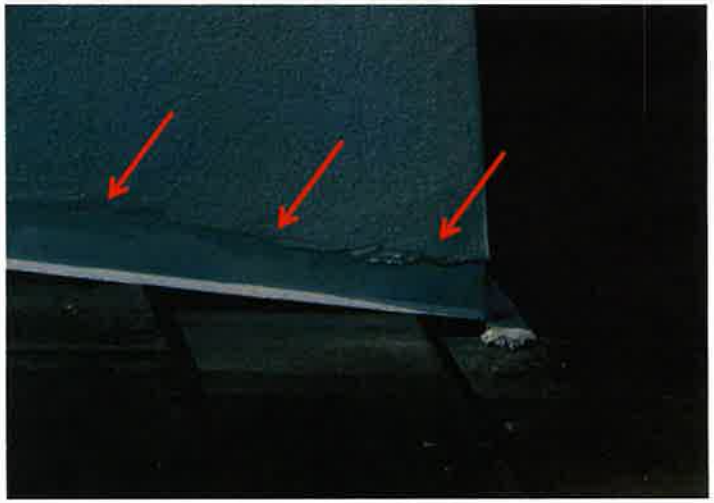
Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Roofing

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
5	**Clubhouse: Electrical Room**	Signs of water intrusion evident.	Code Violation / Deviation	Roofing	2017 FBC - Building, Section 1502, Definition of Roof Assembly: "A system designed to provide weather protection and resistance to design loads.." 2017 NRCA Roofing Manual: Steep-slope Roof Systems, Clay and Concrete Tile Roof Systems, Section 5.1, Definitions of Roof assembly and Roof System.	R9, R10

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Photo No. R 1	Photo No. R 2
	
Location: Clubhouse: Roof, Kitchen Vent Enclosure Remarks: Blister(s).	Location: Clubhouse: Roof, Kitchen Vent Enclosure Remarks: Blister(s).
Photo No. R 3	**Photo No. R 4**
	
Location: Clubhouse: Roof, Stucco-to-Counterflashing Remarks: Cementitious material in contact with metal. Crack(s).	Location: Clubhouse: Roof, Stucco-to-Counterflashing Remarks: Cementitious material in contact with metal. Crack(s).

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Photo No. R 5



Location: Clubhouse: Roof, Kitchen Vent Enclosure, Parapet Cap

Remarks: Finish is failing. Parapet cap not painted uniformly.

Photo No. R 6



Location: Clubhouse: Roof, Kitchen Vent Enclosure, Parapet Cap

Remarks: Finish is failing. Parapet cap not painted uniformly.

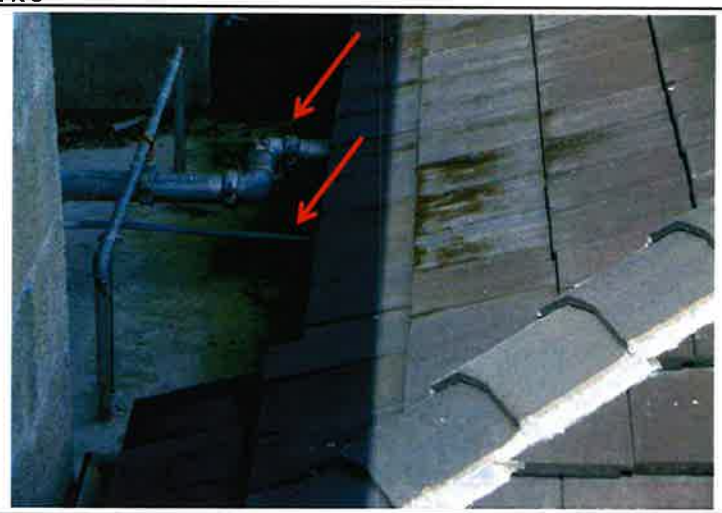
Photo No. R 7



Location: Clubhouse: Roof, Above Covered Entrance

Remarks: Signs of ponding water evident.

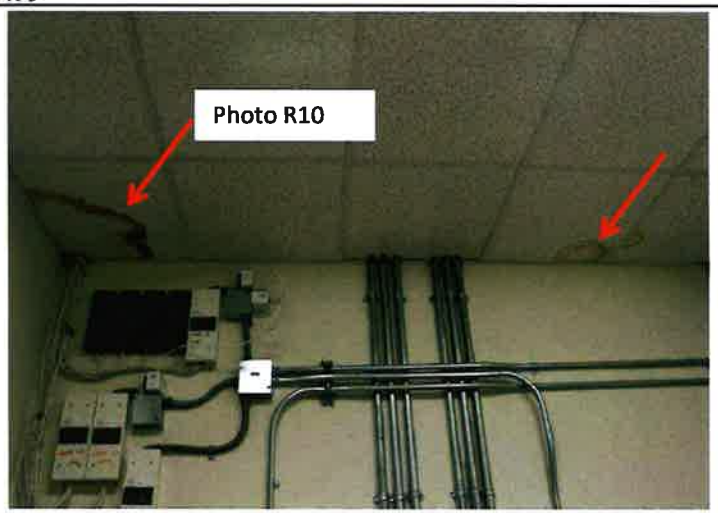
Photo No. R 8



Location: Clubhouse: Roof, Above Covered Entrance

Remarks: Signs of ponding water evident.

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Photo No. R 9	Photo No. R 10
	
Location: Clubhouse: Electrical Room Remarks: Signs of water intrusion evident.	Location: Clubhouse: Electrical Room Remarks: Signs of water intrusion evident.

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Stucco – Deficiency Summary

Deficiencies within this section primarily consist of:

- Crack(s).
- Efflorescence is evident.
- Stucco is debonded / delaminated.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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List of Deficiencies Matrix ("LOD")

Stucco

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
6	**East Entrance: Back of South Water Feature (Typical Photo)** **Clubhouse: Equipment Enclosure 1 Near Mechanical Room 3, Near Louver, Wall** **Clubhouse: Generator Enclosure, Wall(s) (Multiple Locations)** **Windsor: Water Feature, Mechanical Enclosure, Wall (Typical Photo)**	Crack(s).	Code Violation	Stucco	ASTM C926-15b, Section 6: Plaster Proportions and Mixing. ASTM C926-15b, Section 7: Application. ASTM C926-15b, Section 8: Curing and Time Between Coats. ASTM C926-15b, Annex A2 Design Considerations, Section A2.3 Relief from Stresses. ASTM C1063-15a, Section 7.11.4 Control Joints.	ST1, ST2, ST3, ST4
7	**Clubhouse: Mechanical Room 3, Vertical Duct Framing (Typical Photo)** **Clubhouse: Pool Deck, Card Room, Window Sills** **Clubhouse: Electrical Room, Exterior Wall** **Clubhouse: Pool Deck, Card Room** **East Entrance: Guardhouse, East Elevation, Wall (Typical Photo)**	Crack(s).	Code Violation	Stucco	2017 FBC - Building, Section 1405.2 Weather protection: "Exterior walls shall provide weather protection for the building." ASTM C926-15b, Section 6: Plaster Proportions and Mixing. ASTM C926-15b, Section 7: Application. ASTM C926-15b, Section 8: Curing and Time Between Coats. ASTM C926-15b, Annex A2 Design Considerations, Section A2.3 Relief from Stresses. ASTM C1063-15a, Section 7.11.4 Control Joints.	ST5, ST6, ST7, ST8

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EPIC FORENSICS & ENGINEERING

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List of Deficiencies Matrix ("LOD")

Stucco

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
8	**North Entrance: Bridge (Typical Photo)** **Cambridge: Bridge** **Lakewood: Bridge (Typical Photo)** **Brookside: Bridge**	Crack(s).	Code Violation	Stucco	ASTM C926-15b, Section 6: Plaster Proportions and Mixing. ASTM C926-15b, Section 7: Application. ASTM C926-15b, Section 8: Curing and Time Between Coats. ASTM C926-15b, Annex A2 Design Considerations, Section A2.3 Relief from Stresses. ASTM C1063-15a, Section 7.11.4 Control Joints.	ST9, ST10, ST11, ST12
9	**Clubhouse: Pool Deck, Lounge, Ceiling**	Crack(s).	Code Violation	Stucco	ASTM C926-15b, Section 6: Plaster Proportions and Mixing. ASTM C926-15b, Section 7: Application. ASTM C926-15b, Section 8: Curing and Time Between Coats. ASTM C926-15b, Annex A2 Design Considerations, Section A2.3 Relief from Stresses. ASTM C1063-15a, Section 7.11.4 Control Joints.	ST13, ST14

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Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Stucco

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
10	**East Entrance: North Pyramid Water Feature, Planter, Wall (Typical Photo)** **Pro Shop: South Ramp, Wall**	Crack(s). Efflorescence is evident.	Code Violation	Stucco	ASTM C926-15b, Section 6: Plaster Proportions and Mixing. ASTM C926-15b, Section 7: Application. ASTM C926-15b, Section 8: Curing and Time Between Coats. ASTM C926-15b, Annex A2 Design Considerations, Section A2.3 Relief from Stresses. ASTM C1063-15a, Section 7.11.4 Control Joints.	ST15, ST16
11	**Pro Shop: Two Golf Cart Garage/Storage Room, Exterior Wall**	Crack(s). Spall(s) evident.	Code Violation	Stucco	ASTM C926-15b, Section 6: Plaster Proportions and Mixing. ASTM C926-15b, Section 7: Application. ASTM C926-15b, Section 8: Curing and Time Between Coats. ASTM C926-15b, Annex A2 Design Considerations, Section A2.3 Relief from Stresses.	ST17, ST18

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Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Stucco

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
12	**Clubhouse: West Trellis, Top of Column**	Crack(s). Spalled, unpainted stucco.	Code Violation	Stucco / Paint	ASTM C926-15b, Section 6: Plaster Proportions and Mixing. ASTM C926-15b, Section 7: Application. ASTM C926-15b, Section 8: Curing and Time Between Coats. ASTM C926-15b, Annex A2 Design Considerations, Section A2.3 Relief from Stresses. ASTM C1063-15a, Section 7.11.4 Control Joints.	ST19, ST20
13	**The Enclave: Water Feature, Mechanical Enclosure, Wall**	Efflorescence is evident.	Code Violation	Stucco	2017 FBC - Building, Chapter 25, Section 2510.7: Preparation of masonry and concrete. ASTM C926-15b, Section 5: Requirements for Bases to Receive Portland Cement-Based Plaster.	ST21, ST22
14	**Clubhouse: Pool Deck, Restaurant, Window Sill** **Clubhouse: Pool Deck, Card Room, Window Sill (Typical Photo)** **Clubhouse: Pool Deck, Class Room, Window Sill**	Stucco is debonded / delaminated.	Code Violation	Stucco	2017 FBC - Building, Section 1405.2 Weather protection: "Exterior walls shall provide weather protection for the building." ASTM C926-15b, Section 5: Requirements for Bases to Receive Portland Cement-Based Plaster. ASTM C926-15b, Section 7: Application.	ST23

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Stucco

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
15	**Cambridge: Bridge** **Waldorf: Bridge (Typical Photo)** **Lakewood: Bridge (Typical Photo)**	Stucco is debonded / delaminated.	Code Violation	Stucco	ASTM C926-15b, Section 5: Requirements for Bases to Receive Portland Cement-Based Plaster. ASTM C926-15b, Section 7: Application.	ST24, ST25
16	**Pro Shop: East Elevation, Wall**	Void(s) evident.	Code Violation / Defect	Stucco	2017 FBC - Building, Section 1405.2 Weather protection: "Exterior walls shall provide weather protection for the building." Workmanship shall be sound, secure and complete.	ST26, ST27
17	**East Entrance: South Pyramid Water Feature, East Elevation, Wall, Stucco Accessory** **East Entrance: North Pyramid Water Feature, East Elevation, Wall, Stucco Accessory (Typical Photo)**	Efflorescence evident.	Code Violation	Stucco	ASTM C926-15b, Section 6: Plaster Proportions and Mixing. ASTM C926-15b, Section 7: Application. ASTM C926-15b, Section 8: Curing and Time Between Coats. ASTM C926-15b, Annex A2 Design Considerations, Section A2.3 Relief from Stresses. ASTM C1063-15a, Section 7.11.4 Control Joints.	ST28, ST29

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EPIC FORENSICS & ENGINEERING

Boca Bridges

Stucco

Photo No. ST 1



Location: East Entrance: Back of South Water Feature

Remarks: Crack(s).

Photo No. ST 2



Location: East Entrance: Back of South Water Feature

Remarks: Crack(s).

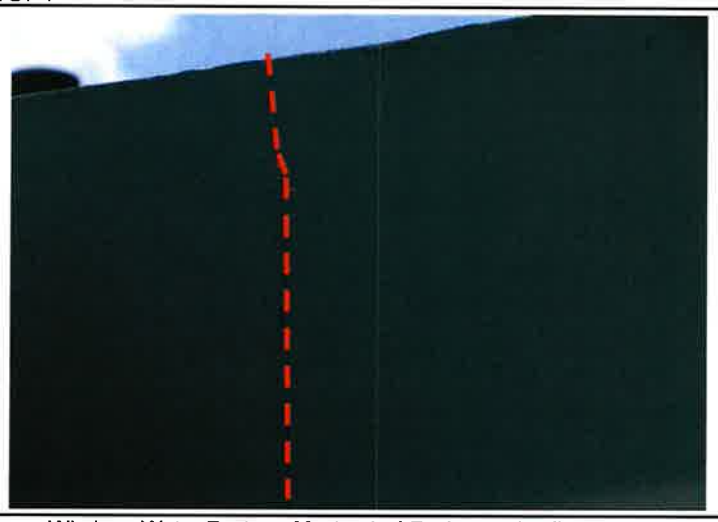
Photo No. ST 3



Location: Windsor: Water Feature, Mechanical Enclosure, Wall

Remarks: Crack(s).

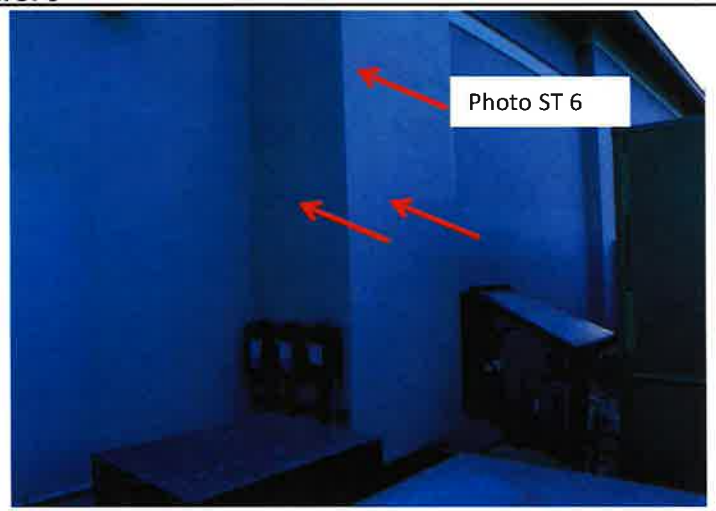
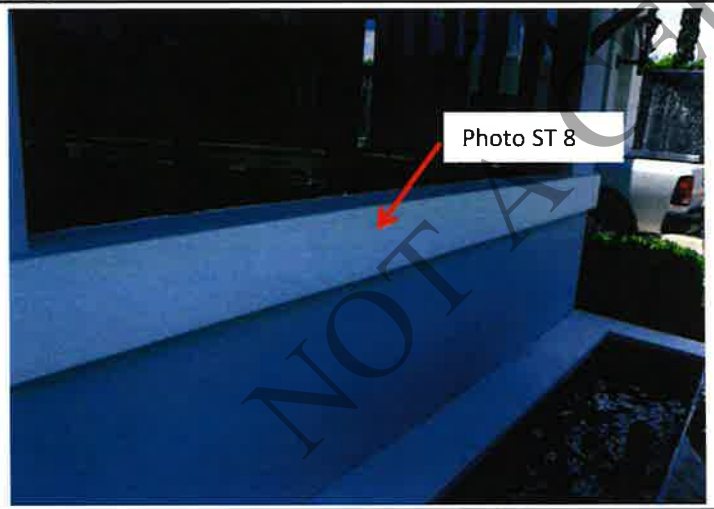
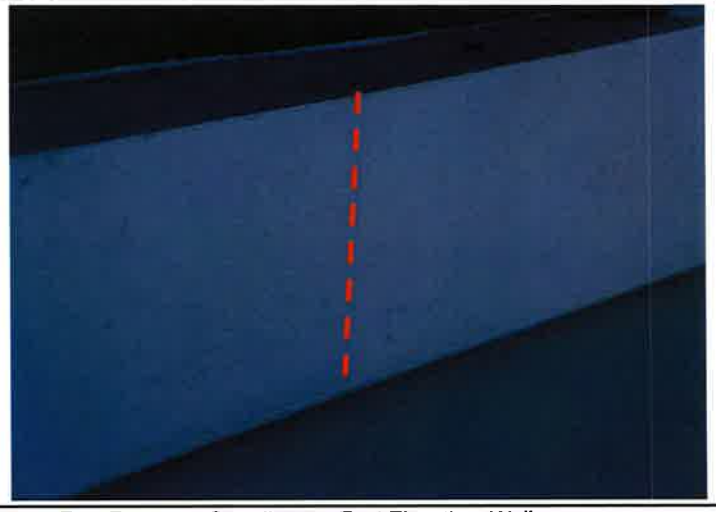
Photo No. ST 4



Location: Windsor: Water Feature, Mechanical Enclosure, Wall

Remarks: Crack(s).

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Photo No. ST 5	Photo No. ST 6
	
Location: Clubhouse: Mechanical Room 3, Vertical Duct Framing Remarks: Crack(s).	Location: Clubhouse: Mechanical Room 3, Vertical Duct Framing Remarks: Crack(s).
Photo No. ST 7	**Photo No. ST 8**
	
Location: East Entrance: Guardhouse, East Elevation, Wall Remarks: Crack(s).	Location: East Entrance: Guardhouse, East Elevation, Wall Remarks: Crack(s).

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Photo No. ST 9



Location: North Entrance: Bridge

Remarks: Crack(s).

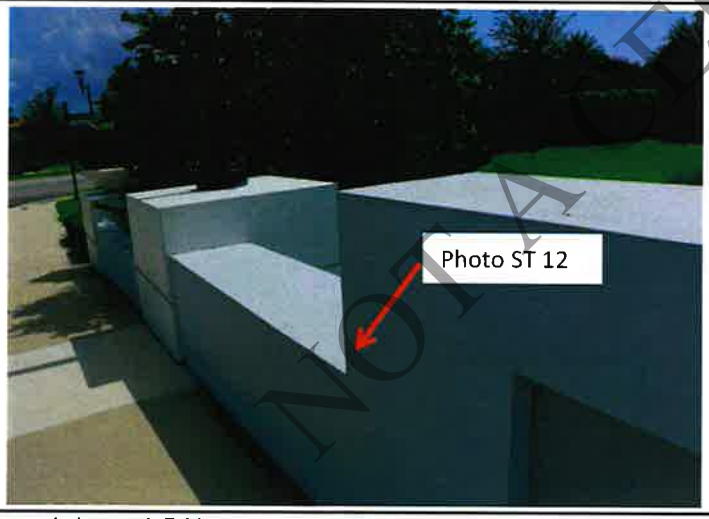
Photo No. ST 10



Location: North Entrance: Bridge

Remarks: Crack(s).

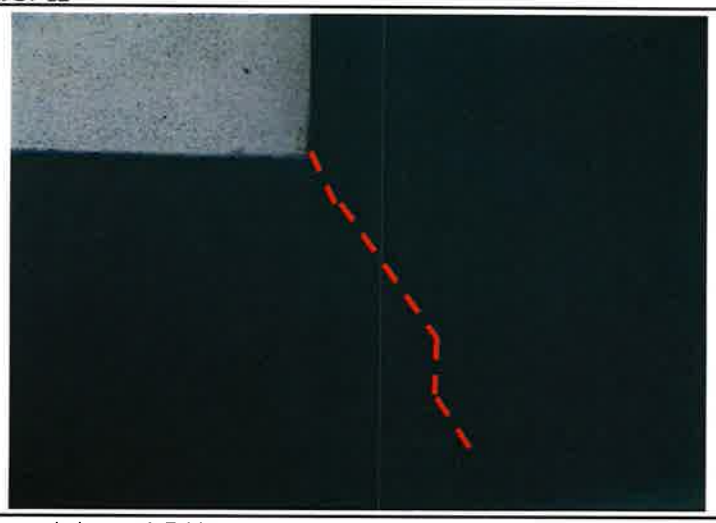
Photo No. ST 11



Location: Lakewood: Bridge

Remarks: Crack(s).

Photo No. ST 12



Location: Lakewood: Bridge

Remarks: Crack(s).

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Photo No. ST 13



Location: Clubhouse: Pool Deck, Lounge, Ceiling

Remarks: Crack(s).

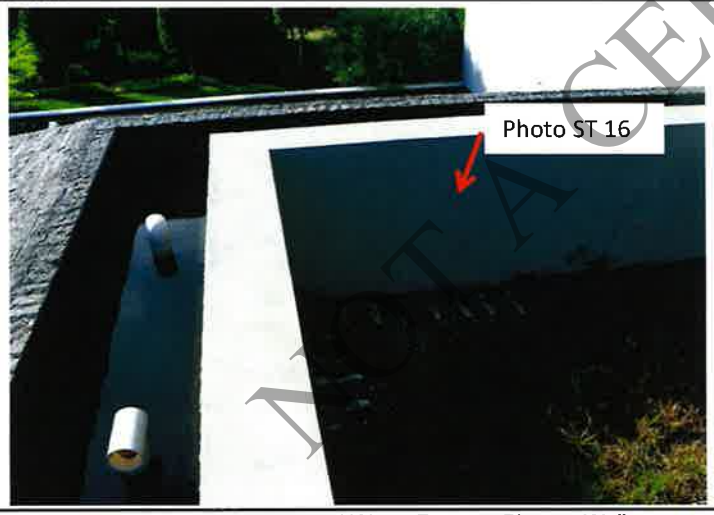
Photo No. ST 14



Location: Clubhouse: Pool Deck, Lounge, Ceiling

Remarks: Crack(s).

Photo No. ST 15



Location: East Entrance: North Pyramid Water Feature, Planter, Wall

Remarks: Crack(s). Efflorescence is evident.

Photo No. ST 16

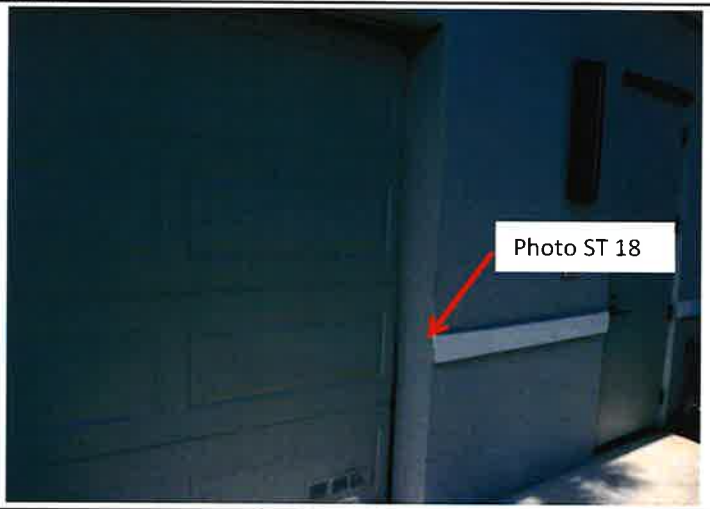


Location: East Entrance: North Pyramid Water Feature, Planter, Wall

Remarks: Crack(s). Efflorescence is evident.

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Photo No. ST 17



Location: Pro Shop: Two Golf Cart Garage/Storage Room, Exterior Wall

Remarks: Crack(s). Spall(s) evident.

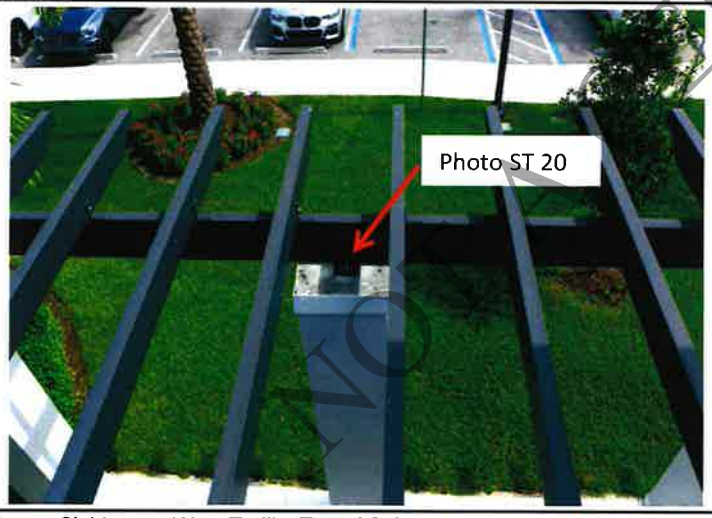
Photo No. ST 18



Location: Pro Shop: Two Golf Cart Garage/Storage Room, Exterior Wall

Remarks: Crack(s). Spall(s) evident.

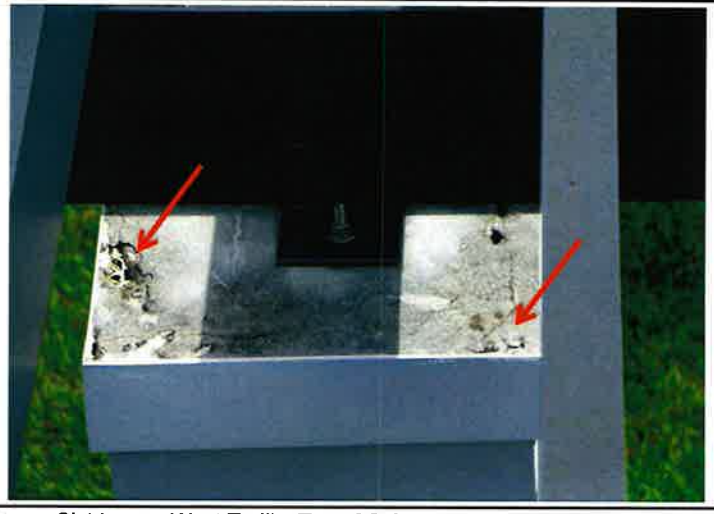
Photo No. ST 19



Location: Clubhouse: West Trellis, Top of Column

Remarks: Crack(s). Spalled, unpainted stucco.

Photo No. ST 20



Location: Clubhouse: West Trellis, Top of Column

Remarks: Crack(s). Spalled, unpainted stucco.

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Photo No. ST 21



Location: The Enclave: Water Feature, Mechanical Enclosure, Wall

Remarks: Efflorescence is evident.

Photo No. ST 22



Location: The Enclave: Water Feature, Mechanical Enclosure, Wall

Remarks: Efflorescence is evident.

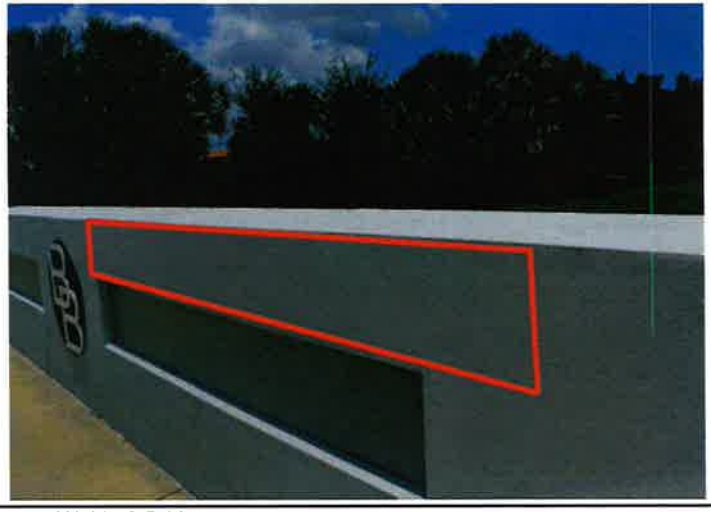
Photo No. ST 23



Location: Clubhouse: Pool Deck, Card Room, Window Sill

Remarks: Stucco is debonded / delaminated.

Photo No. ST 24

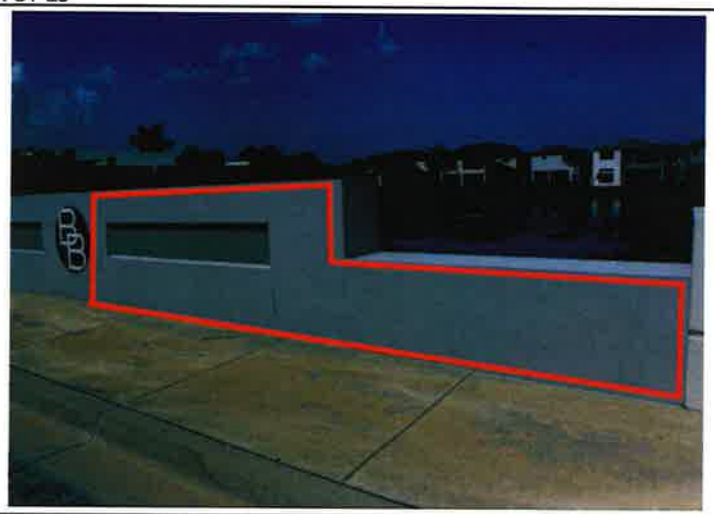


Location: Waldorf: Bridge

Remarks: Stucco is debonded / delaminated.

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Photo No. ST 25



Location: Lakewood: Bridge

Remarks: Stucco is debonded / delaminated.

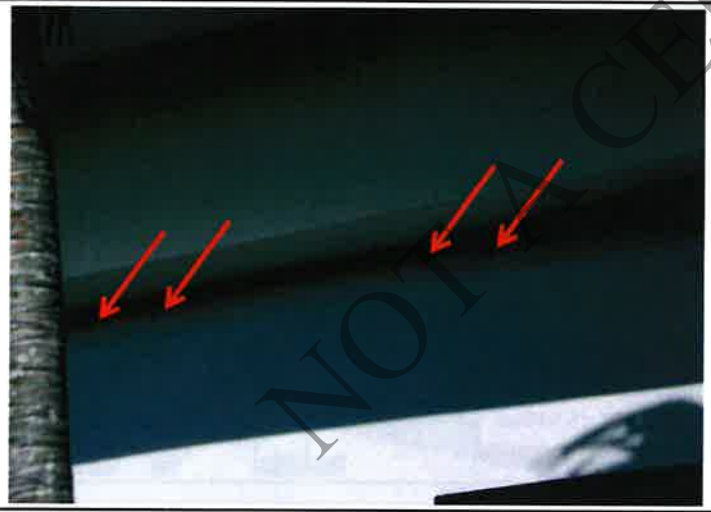
Photo No. ST 26



Location: Pro Shop: East Elevation, Wall

Remarks: Void(s) evident.

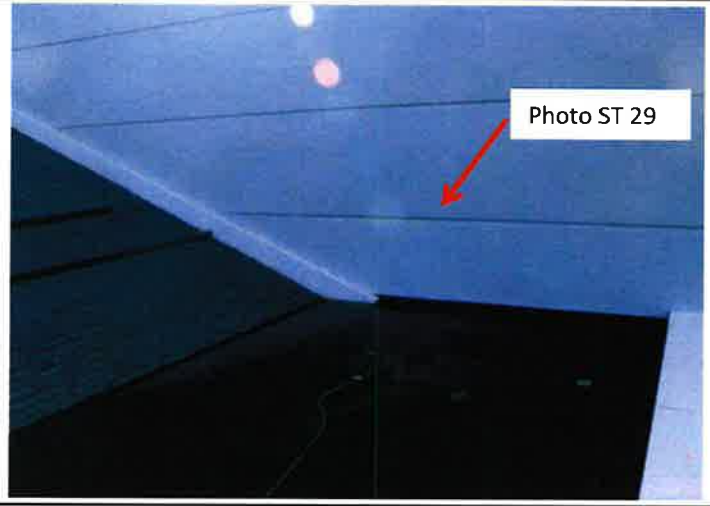
Photo No. ST 27



Location: Pro Shop: East Elevation, Wall

Remarks: Void(s) evident.

Photo No. ST 28

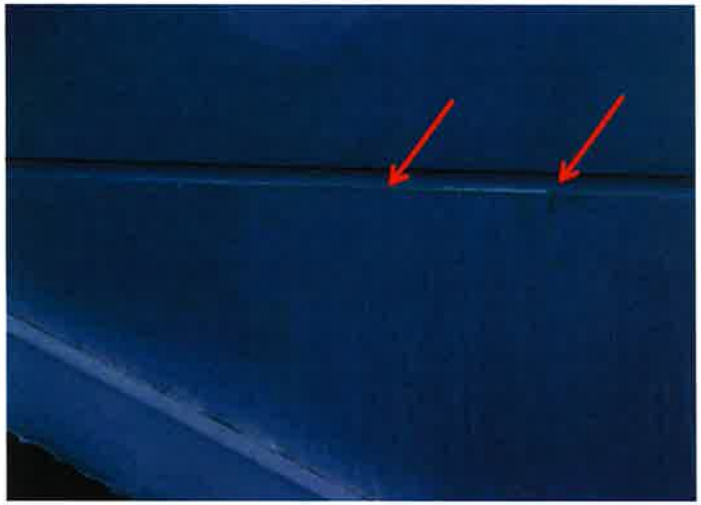


Location: East Entrance: North Pyramid Water Feature, East Elevation, Wall, Stucco Accessory

Remarks: Efflorescence evident.

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Photo No. ST 29



Location: East Entrance: North Pyramid Water Feature, East Elevation, Wall, Stucco Accessory

Remarks: Efflorescence evident.

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Mechanical – Deficiency Summary

Deficiencies within this section primarily consist of:

- Signs of finish failure.
- Improper supports.
- Improper insulation.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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List of Deficiencies Matrix ("LOD")

Mechanical

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
18	**Near Mechanical Room #3: Condensing Unit 12 (CU-12) and Condensing Unit 10 (CU-10), Stand** **Near Mechanical Room #3: Condensing Unit 12 (CU-12) and Condensing Unit 10 (CU-10), Pipe Support** **Near Mechanical Room #3: Condensing Unit 12 (CU-12) and Condensing Unit 10 (CU-10), Screws** **Pool Equipment Area: Heat n' Cool Heat Pump, Screws** **Pool Equipment Area: Electrical Panel, Screws** **Equipment Enclosure #2 Near Basketball Court: Outside Air Handling Unit 1 (OAU-1), Screws and Support (Typical Photo)** **Condensing Unit 7 (CU-7): Screws and Support** **Generator Enclosure: Generator, Screws and Support** **Near Air Handling Unit 2 (OAU-2) (Typical Photo), Screws And Fittings**	Signs of finish failure.	Deviation	Mechanical	Plans: Mechanical, Sheet M0.1, Detail 37. Metal exposed to aggressive elements should be prepared to resist weather. Paint type and application should be appropriate for current environment and use.	ME1, ME2, ME3, ME4
19	**Pro Shop: FACP Room**	AC unit above electrical equipment.	Code Violation	Mechanical	2017 FBC - Mechanical - Chapter 3, Section 303.2 Hazardous locations. 2014 Edition of NFPA 70 (NEC), Section 110.26€(1)(a) Dedicated Electrical Space.	ME5, ME6
20	**Pro Shop: Electrical Room**	Combustible material was observed within plenum.	Code Violation	Mechanical	2017 FBC - Mechanical - Chapter 6, Section 602.2.1 Materials within plenums.	ME7

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List of Deficiencies Matrix ("LOD")

Mechanical

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
21	**Clubhouse: Sports Complex**	Condensation observed.	Code Violation	Mechanical	2017 FBC - Mechanical - Chapter 6, Section 603.12 Condensation.	ME8, ME9, ME10
22	**Pro Shop: Near Electrical Room, Outside Air Condensing Unit 1 (OACU-1)**	Condensing unit does not have adequate service clearance.	Code Violation / Deviation	Mechanical	Mechanical Plans - M7.1 - Condensing Unit Mounting Detail 2017 FBC - Mechanical, Chapter 3, Section 306.1 Access.	ME11, ME12
23	**Near Mechanical Room #3: Condensing Unit 12 (CU-12) and Condensing Unit 10 (CU-10), Pipes** **Near Mechanical Room #1: Condensing Unit 3 (CU-3), Pipes** **Condensing Unit 1 (CU-1): Pipes** **Mechanical Room #1: Ceiling Pipes (Typical Photo)**	Copper pipes are in direct contact with steel piping supports.	Code Violation / Deviation	Mechanical	2017 FBC - Mechanical - Chapter 12, Section 1206.4 Pipe penetrations. 2017 FBC - Mechanical - Chapter 12, Section 1206.6 Contact with building material. Plans: Pro Shop, Plumbing, Sheet P0.1, Note (18).	ME13, ME14
24	**Mechanical Room #1: Outside Air Handling Unit 1 (OAHU-1) (Typical Photo)** **Mechanical Room #1: Air Handling Unit 4 (AHU-4)** **Pro Shop: 2-Golf Cart Garage/Storage**	Improper pipe insulation .	Code Violation	Mechanical	2017 FBC - Mechanical, Chapter 12, Section 1206.9 Strains and stresses. 2017 FBC - Energy, Chapter 4, Section C403.2.9.1.2 Insulation protection. 2017 FBC - Energy, Chapter 4, Section C403.2.9.1.3 Condensation control. 2017 FBC - Energy, Chapter 4, Section C403.2.9.2 Duct construction.	ME15

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List of Deficiencies Matrix ("LOD")

Mechanical

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
25	**Near Mechanical Room #1: Condensing Unit 3 (CU-3)**	Improper pipe insulation.	Code Violation	Mechanical	2017 FBC - Mechanical, Chapter 12, Section 1206.9 Strains and stresses. 2017 FBC - Energy, Chapter 4, Section C403.2.9.1.2 Insulation protection. 2017 FBC - Energy, Chapter 4, Section C403.2.9.1.3 Condensation control. 2017 FBC - Energy, Chapter 4, Section C403.2.9.2 Duct construction.	ME16
26	**Mechanical Room #3: Air Handling Unit 12 (AHU-12) (Typical Photo), Air Handling Unit 11 (AHU-11) (Typical Photo), Air Handling Unit 9 (AHU-9) (Typical Photo)** **Equipment Enclosure #2: Outside Air Handling Unit 1 (OAU-1)** **Mechanical Room #1: Air Handling Unit 4 (AHU-4), Air Handling Unit 3 (AHU-3), Air Handling Unit 1 (AHU-1), Outside Air Handling Unit 1 (OAHU-1)** **Clubhouse, Mechanical Room #2: Air Handling Unit 8 (AHU-08), Air Handling Unit 7 (AHU-07), Air Handling Unit 6 (AHU-06), Air Handling Unit 5 (AHU-05)**	Improper pipe support.	Code Violation	Mechanical	2017 FBC - Mechanical - Chapter 3, Section 305.3 Structural attachment. 2017 FBC - Plumbing, Chapter 3, Section 308.3 Materials. 2017 FBC - Mechanical - Chapter12, Section 1206.9 Strains and stresses. 2017 FBC - Mechanical - Chapter12, Section 1206.10 Pipe support.	ME17, ME18, ME19, ME20

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Mechanical

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
27	**Mechanical Room #3: Expansion Tank (Typical Photo)** **Women's Locker Room: Mechanical Closet, Expansion Tank** **Pro Shop: 2-Golf Cart Garage/Storage** **Lyons Road, Fountain Equipment and Pump Area: All Pumps**	Improper support.	Code Violation	Mechanical	2017 FBC - Mechanical - Chapter 10, Section 1004.4 Mounting.	ME21, ME22
28	**Near Air Handling Unit 3 (OAU-3) (Typical Photo)** **Near Air Handling Unit 1 (OAU-1)** **Pro Shop: 2-Golf Cart Garage/Storage**	Incomplete insulation.	Code Violation	Mechanical	2017 FBC - Mechanical, Chapter 12, Section 1206.9 Strains and stresses. 2017 FBC - Energy, Chapter 5, Section 503.2.7.1.3 Condensation control.	ME23, ME24
29	**Near Mechanical Room #3: Condensing Unit 12 (CU-12)**	Missing vibration isolators.	Code Violation / Deviation	Mechanical	2017 FBC - Mechanical - Chapter 3, Section 301.13 Plans: Mechanical, Sheet M7.1, Condensing Unit Mounting Detail, Page 58, B-2019- 023818	ME25, ME26, ME27

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List of Deficiencies Matrix ("LOD")

Mechanical

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
30	**Pro Shop: Mechanical Room, Outside Air Handling Unit 1 (OAU-1), Enclosure** **Near Air Handling Unit 3 (OAU-3), Enclosure** **Near Air Handling Unit 2 (OAU-2), Enclosure (Typical Photo)** **Condensing Unit 2 (CU-2), Enclosure** **Generator Enclosure: Generator, Enclosure**	Signs of finish failure.	Deviation	Mechanical	Plans: Mechanical, Sheet M0.1, Detail 37. Metal exposed to aggressive elements should be prepared to resist weather. Paint type and application should be appropriate for current environment and use.	ME28, ME29, ME30
31	**East Gate Entrance: Fountain Equipment and Pump Area, All Pumps**	Signs of finish failure.	Deviation	Mechanical	Plans: Mechanical, Sheet M0.1, Detail 37. Metal exposed to aggressive elements should be prepared to resist weather. Paint type and application should be appropriate for current environment and use.	ME31, ME32, ME33, ME34
32	**Pro Shop: Mechanical Room**	Uncapped pipe.	Code Violation	Mechanical	2017 FBC - Mechanical, Chapter 12, Section 1202.4 Piping materials standards.	ME35, ME36, ME37

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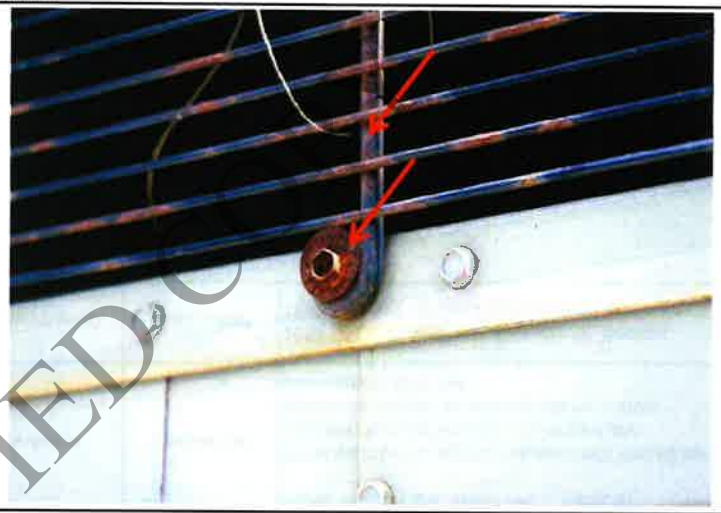
Photo No. ME 1



Location: Equipment Enclosure #2 Near Basketball Court: Outside Air Handling Unit 1 (OAU-1), Screws and Support

Remarks: Signs of finish failure.

Photo No. ME 2



Location: Equipment Enclosure #2 Near Basketball Court: Outside Air Handling Unit 1 (OAU-1), Screws and Support

Remarks: Signs of finish failure.

Photo No. ME 3



Location: Equipment Enclosure #2 Near Basketball Court: Outside Air Handling Unit 1 (OAU-1), Screws and Support

Remarks: Signs of finish failure.

Photo No. ME 4

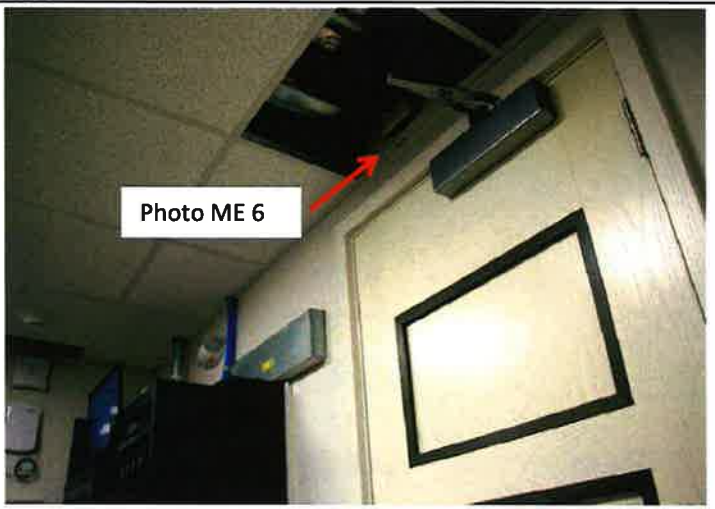


Location: Equipment Enclosure #2 Near Basketball Court: Outside Air Handling Unit 1 (OAU-1), Screws and Support

Remarks: Signs of finish failure.

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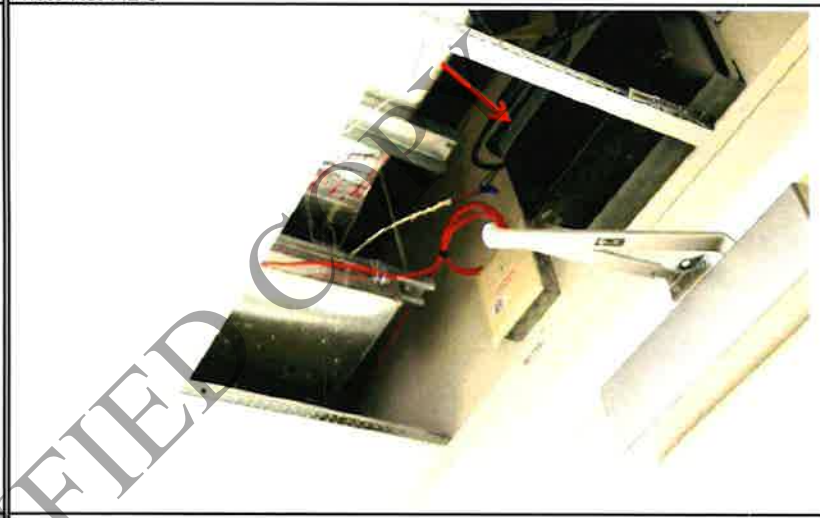
Photo No. ME 5



Location: Pro Shop: FACP Room

Remarks: AC unit above electrical equipment.

Photo No. ME 6



Location: Pro Shop: FACP Room

Remarks: AC unit above electrical equipment.

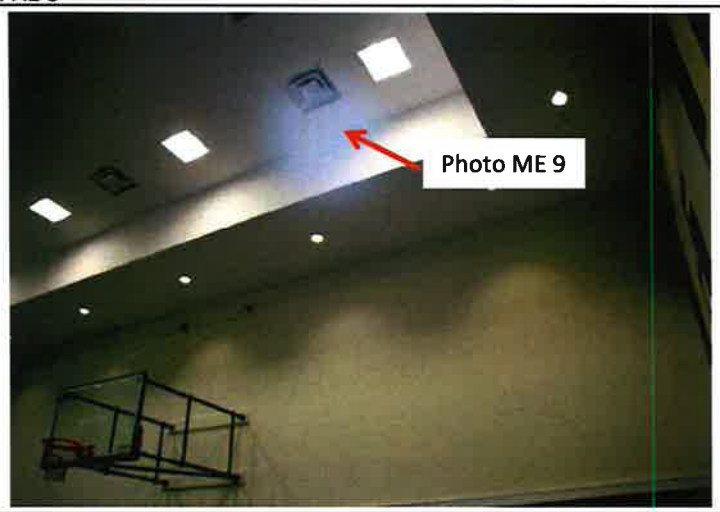
Photo No. ME 7



Location: Pro Shop: Electrical Room

Remarks: Combustible material was observed within plenum.

Photo No. ME 8

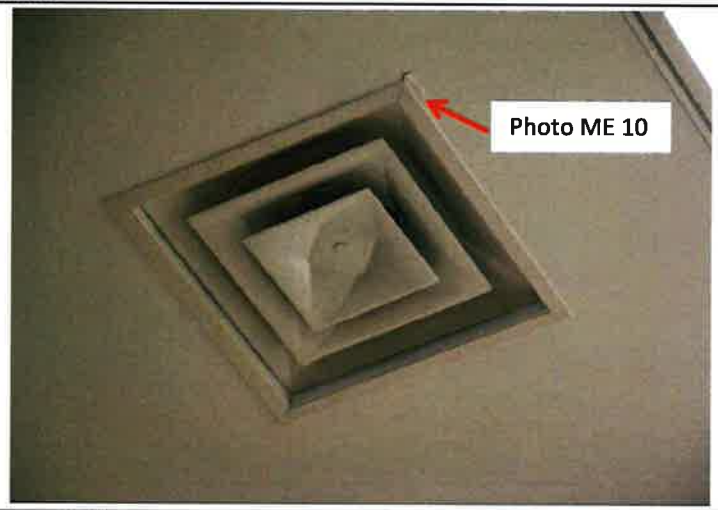


Location: Clubhouse: Sports Complex

Remarks: Condensation observed.

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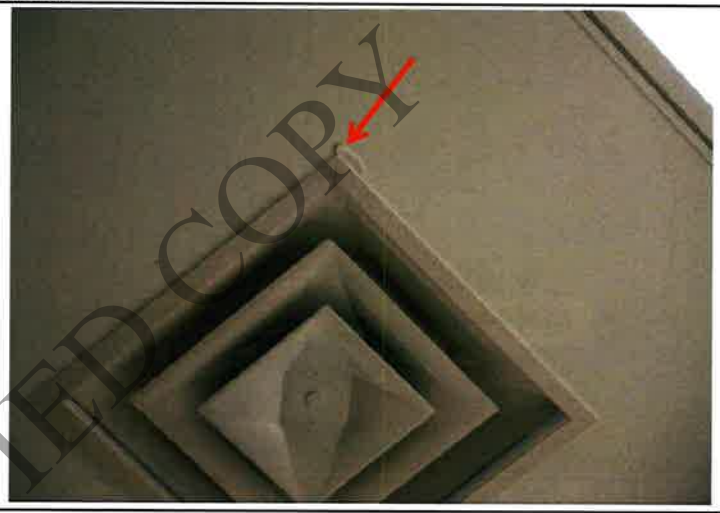
Photo No. ME 9



Location: Clubhouse: Sports Complex

Remarks: Condensation observed.

Photo No. ME 10



Location: Clubhouse: Sports Complex

Remarks: Condensation observed.

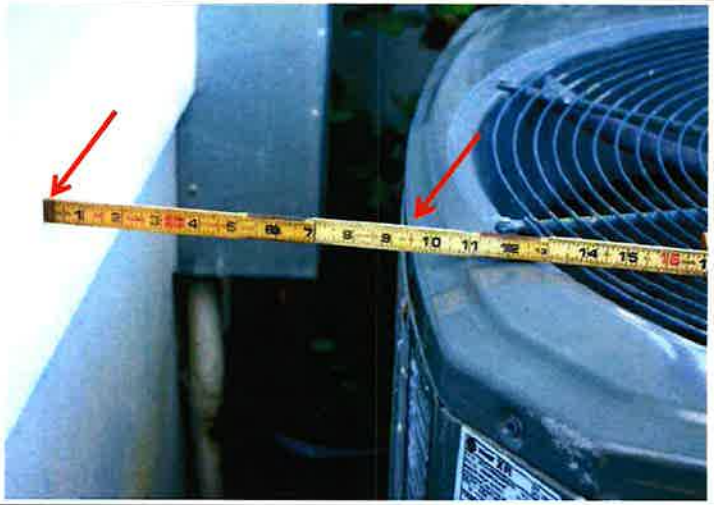
Photo No. ME 11



Location: Pro Shop: Near Electrical Room, Outside Air Condensing Unit 1 (OACU-1)

Remarks: Condensing unit does not have adequate service clearance.

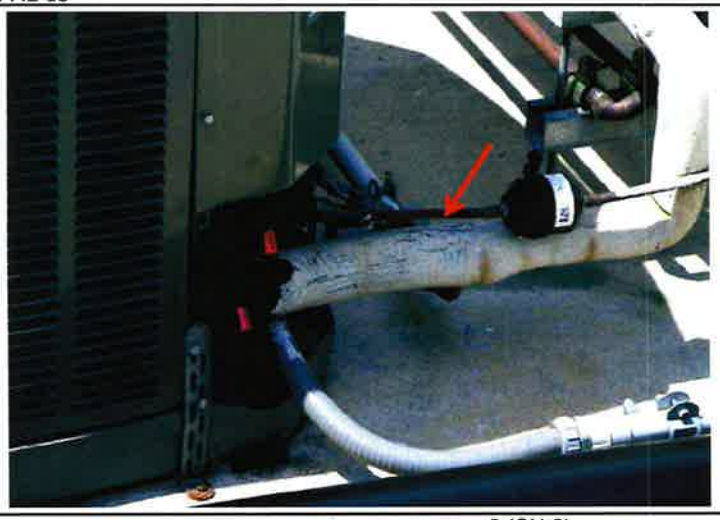
Photo No. ME 12



Location: Pro Shop: Near Electrical Room, Outside Air Condensing Unit 1 (OACU-1)

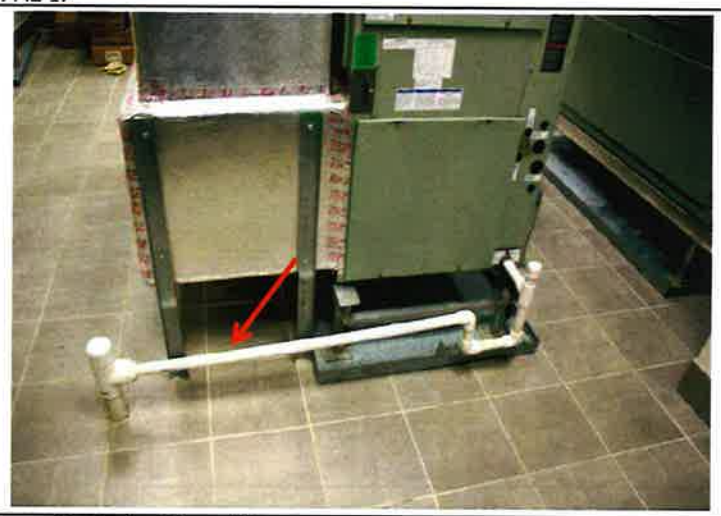
Remarks: Condensing unit does not have adequate service clearance.

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Photo No. ME 13	Photo No. ME 14
	
Location: Mechanical Room #1: Ceiling Pipes Remarks: Copper pipes are in direct contact with steel piping supports.	Location: Mechanical Room #1: Ceiling Pipes Remarks: Copper pipes are in direct contact with steel piping supports.
Photo No. ME 15	**Photo No. ME 16**
	
Location: Mechanical Room #1: Outside Air Handling Unit 1 Remarks: Improper pipe insulation .	Location: Near Mechanical Room #1: Condensing Unit 3 (CU-3) Remarks: Improper pipe insulation.

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Photo No. ME 17



Location: Mechanical Room #3: Air Handling Unit 12 (AHU-12)

Remarks: Improper pipe support.

Photo No. ME 18



Location: Mechanical Room #3: Air Handling Unit 12 (AHU-12)

Remarks: Improper pipe support.

Photo No. ME 19



Location: Mechanical Room #3: Air Handling Unit 11 (AHU-11)

Remarks: Improper pipe support.

Photo No. ME 20



Location: Mechanical Room #3: Air Handling Unit 9 (AHU-9)

Remarks: Improper pipe support.

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Photo No. ME 21



Location: Mechanical Room #3: Expansion Tank

Remarks: Improper support.

Photo No. ME 22



Location: Mechanical Room #3: Expansion Tank

Remarks: Improper support.

Photo No. ME 23



Location: Near Air Handling Unit 3 (OAU-3)

Remarks: Incomplete insulation.

Photo No. ME 24

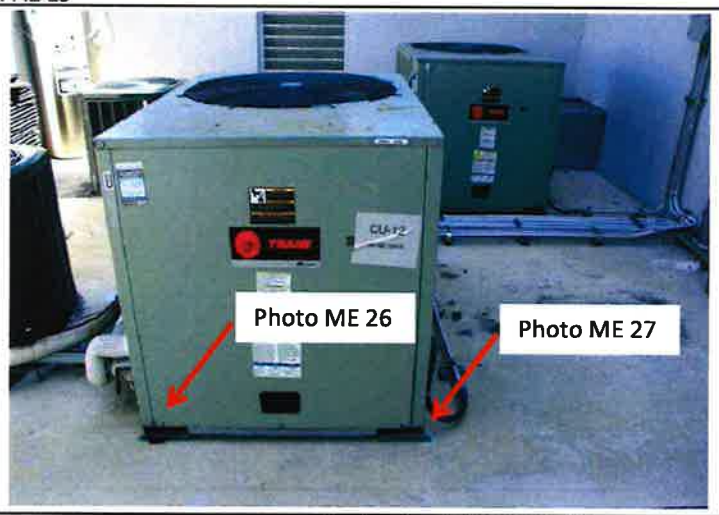


Location: Near Air Handling Unit 3 (OAU-3)

Remarks: Incomplete insulation.

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Photo No. ME 25



Location: Near Mechanical Room #3: Condensing Unit 12 (CU-12)

Remarks: Missing vibration isolators.

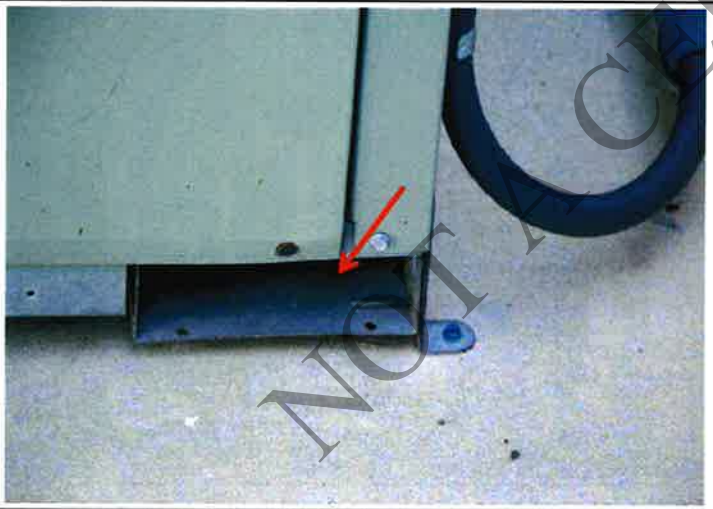
Photo No. ME 26



Location: Near Mechanical Room #3: Condensing Unit 12 (CU-12)

Remarks: Missing vibration isolators.

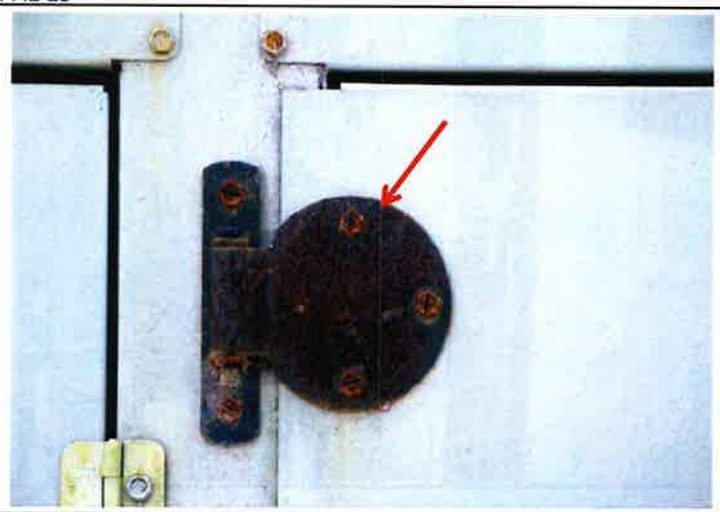
Photo No. ME 27



Location: Near Mechanical Room #3: Condensing Unit 12 (CU-12)

Remarks: Missing vibration isolators.

Photo No. ME 28



Location: Near Air Handling Unit 2 (OAU-2), Enclosure

Remarks: Signs of finish failure.

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Photo No. ME 29



Location: Near Air Handling Unit 2 (OAU-2), Enclosure

Remarks: Signs of finish failure.

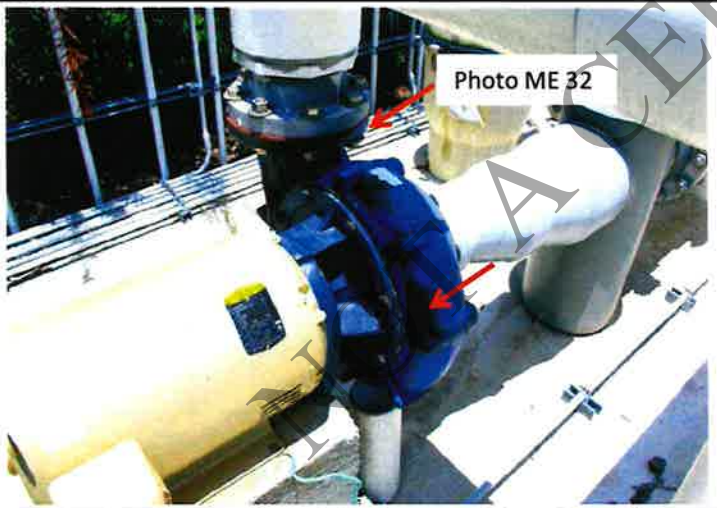
Photo No. ME 30



Location: Near Air Handling Unit 2 (OAU-2), Enclosure

Remarks: Signs of finish failure.

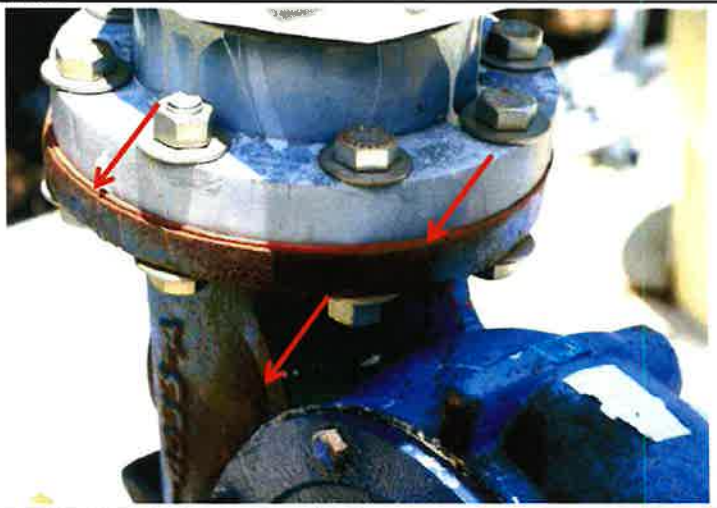
Photo No. ME 31



Location: East Gate Entrance: Fountain Equipment and Pump Area, All Pumps

Remarks: Signs of finish failure.

Photo No. ME 32

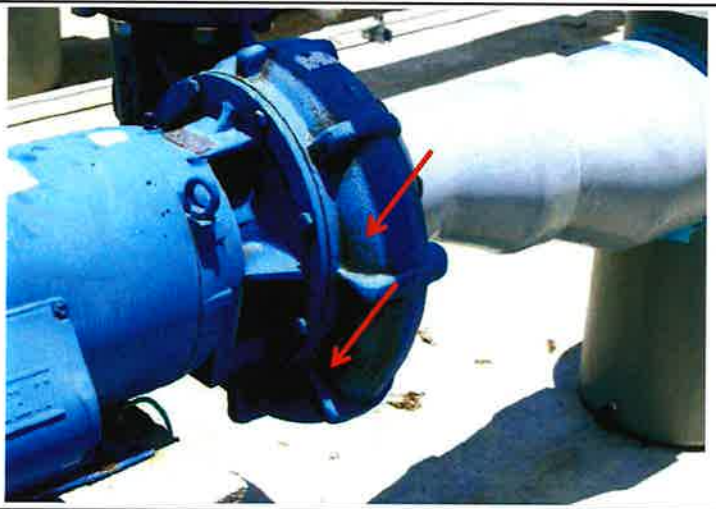


Location: East Gate Entrance: Fountain Equipment and Pump Area, All Pumps

Remarks: Signs of finish failure.

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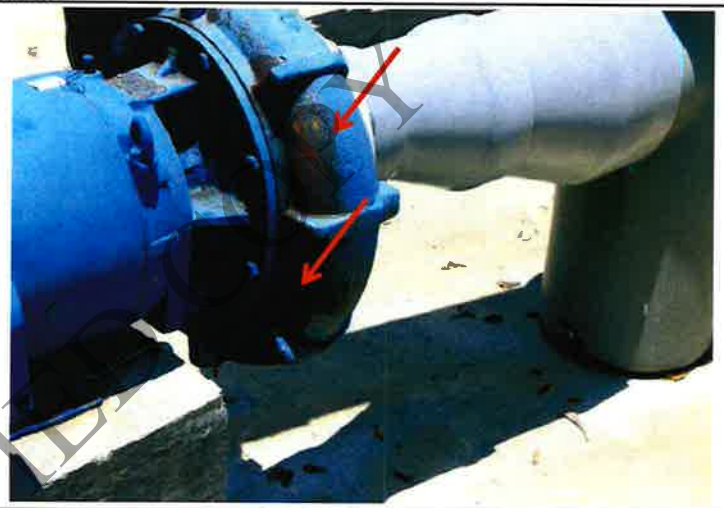
Photo No. ME 33



Location: East Gate Entrance: Fountain Equipment and Pump Area, All Pumps

Remarks: Signs of finish failure.

Photo No. ME 34



Location: East Gate Entrance: Fountain Equipment and Pump Area, All Pumps

Remarks: Signs of finish failure.

Photo No. ME 35



Location: Pro Shop: Mechanical Room

Remarks: Uncapped pipe.

Photo No. ME 36



Location: Pro Shop: Mechanical Room

Remarks: Uncapped pipe.

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Photo No. ME 37



Location: Pro Shop: Mechanical Room

Remarks: Uncapped pipe.

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Electrical – Deficiency Summary

Deficiencies within this section primarily consist of:

- Exposed wiring.
- Inadequate illumination.
- Signs of finish failure.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Electrical

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
33	**Tennis Court**	Bollard is not stable or secured.	Defect	Electrical	Workmanship shall be sound, secure and complete.	E1, E2, E3
34	**Pro Shop: Electrical Room (Typical Photo)** **Pro Shop: Mechanical Room, Outside Air Handling Unit 1 (OAU-1)** **Near Pro Shop: Exit Sign** **Pro Shop: FACP Room**	Exposed wiring.	Code Violation	Electrical	2014 Edition of NFPA 70 (NEC), Section 314.23 - (D)(2).	E4, E5, E6
35	**Clubhouse: Electrical Room (Typical Photo)** **East Gate Entrance: Guardhouse** **West Gate Entrance: Guardhouse**	Exposed wiring.	Code Violation	Electrical	2014 Edition of NFPA 70 (NEC), Section 314.23 - D(2) - (Support Wires).	E7, E8, E9, E10
36	**Clubhouse: Electrical Room**	Improper installation of electrical boxes.	Code Violation	Electrical	2014 Edition of NFPA 70 (NEC), Section 110.12.	E11, E12

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.
List of Deficiencies Matrix ("LOD")
Electrical

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
37	**Clubhouse: Multiple Locations** **Pro Shop: Tennis Courts, Multiple Locations (Typical Photo: Between North and Central Courts)** **East Entrance: Near North Pyramid and Guardhouse**	Inadequate illumination along means of egress.	Code Violation	Electrical	2017 FBC - Building, Section 1008.2.1 Illumination level under normal power. Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, 2016 Edition: Chapter 6, Table 6-1, Sidewalks, Residential.	E13, E14
38	**East Entrance: Select Locations at Sidewalk along Lyons Road**	Inadequate illumination.	Deviation	Electrical	Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, 2016 Edition: Chapter 6, Table 6-1, Sidewalks, Residential.	E15
39	**Near Pro Shop: Ceiling Light Fixtures**	Light fixtures are improperly installed.	Code Violation / Defect	Electrical	2014 Edition of NFPA 70 (NEC), Section 110.12.	E16, E17, E18
40	**Tennis Court: Multiple Entrances**	Missing screws on conduit.	Code Violation	Electrical	2014 Edition of NFPA 70 (NEC) Section 314.23 (A) Surface Mounting. 2014 Edition of NFPA 70 (NEC) Section 314.23 (B)(1) Nails and Screws.	E19, E20
41	**West Gate Entrance: Guardhouse, Electrical Panel**	Missing Switch.	Code Violation	Electrical	2014 Edition of NFPA 70 (NEC), Section 110.12.	E21

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Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Electrical

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
42	**Pro Shop: Sidewalk Along Perimeter of Clubhouse (Typical Photo: Sidewalk Along West Side of Clubhouse)**	No visible light sources.	Deviation	Electrical Designer / Electrical	Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, 2016 Edition: Chapter 6, Section C Warranting Conditions, Subsection C.3 General Conditions: Recreational facilities are listed as a location warranting lighting. Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, 2016 Edition: Chapter 6, Section B Objectives: Objective for providing lighting is to improve the safety of roadways, sidewalks, and shared use paths. Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, 2016 Edition: Chapter 6, Table 6-1, Sidewalks, Residential. Path intended for pedestrian use can be dangerous at night without any source of illumination.	E22
43	**Pro Shop: 2-Golf Cart Garage/Storage**	Open electrical box and exposed wiring.	Code Violation	Electrical	2014 Edition of NFPA 70 (NEC), Section 314.23 - (D)(2) Support Wires. 2014 Edition of NFPA 70 (NEC), Section 314.17 (A) Openings to Be Closed. 2014 Edition of NFPA 70 (NEC), Section 314.72 (C) Complete Enclosure.	E23, E24, E25

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.
List of Deficiencies Matrix ("LOD")
Electrical

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
44	**Pro Shop: West Stairs, Light Fixtures (Typical Photo)** **Pro Shop: South Stairs, Light Fixtures**	Signs of finish failure and water intrusion observed.	Code Violation	Electrical	2014 Edition of NFPA 70 (NEC) Section 410.10(A) Wet and Damp Locations. 2014 Edition of NFPA 70 (NEC) Section 314.15 Damp or Wet Locations.	E26, E27, E28
45	**Pro Shop: Near Mechanical Room, Bollard (Typical Photo)** **Pro Shop: Behind Pro Shop and Tennis court, Near Rules Sign, Bollard** **Near Generator Enclosure: Bollard**	Signs of finish failure.	Defect	Electrical	Metal exposed to aggressive elements should be prepared to resist weather. Paint type and application should be appropriate for current environment and use.	E29, E30, E31
46	**Near Pro Shop: Ceiling Speakers (Typical Photo)** **Front Entrance of Clubhouse: Ceiling Speakers**	Signs of finish failure.	Defect	Electrical	Metal exposed to aggressive elements should be prepared to resist weather. Paint type and application should be appropriate for current environment and use.	E32
47	**East Gate Entrance: Fountain Equipment and Pump Area, Electrical Panel**	Signs of finish failure.	Code Violation	Electrical	2014 Edition of NFPA 70 (NEC), Section 110.11 Deteriorating Agents. 2014 Edition of NFPA 70 (NEC), Section 110.12 (B) Mechanical Execution of Work. 2014 Edition of NFPA 70 (NEC), Section 344.10 (D). 2014 Edition of NFPA 70 (NEC), Section 314.72 Construction and Installation Requirements (A) Corrosion Protection.	E33, E34

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

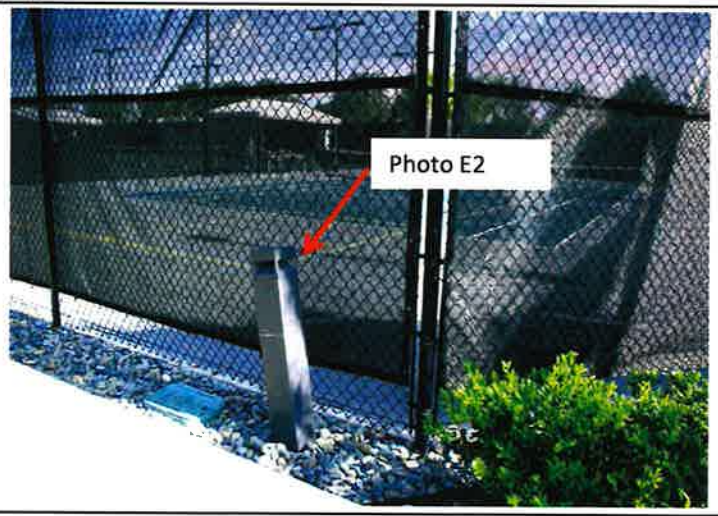
List of Deficiencies Matrix ("LOD")

Electrical

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
48	**Pool Area: South, Near 1 ft 6 inch Mark**	Uncapped conduit.	Code Violation	Electrical	2014 Edition of NFPA 70 (NEC), Section 314.23 - (D)(2) Support Wires. 2014 Edition of NFPA 70 (NEC), Section 314.17 (A) Openings to Be Closed. 2014 Edition of NFPA 70 (NEC), Section 314.72 (C) Complete Enclosure.	E35, E36
49	**Pool Equipment Area: Electrical Panel (Typical Photo)** **Mechanical Room #1: Electrical Panel, GHA** **Clubhouse: Electrical Room, Electrical Panel, #38** **East Gate Entrance: Fountain Equipment and Pump Area, Electrical Panel**	Unidentified or improperly identified circuit breaker and panels.	Code Violation	Electrical	2014 Edition of NFPA 70 (NEC), Section 110.22 (A). 2014 Edition of NFPA 70 (NEC), Section 408.4 Field Identification Required (A).	E37, E38, E39
50	**Pool Area: Janitorial Closet (Typical Photo), Conduit** **Lyons Road: Guardhouse, Conduits** **West Gate Entrance: Guardhouse, Behind, Conduit**	Unsealed penetration of electrical conduit.	Code Violation	Electrical	2017 FBC - Building, Section 714.3.1. 2017 FBC - Building, Section 714.4 Horizontal Assemblies.	E40, E41

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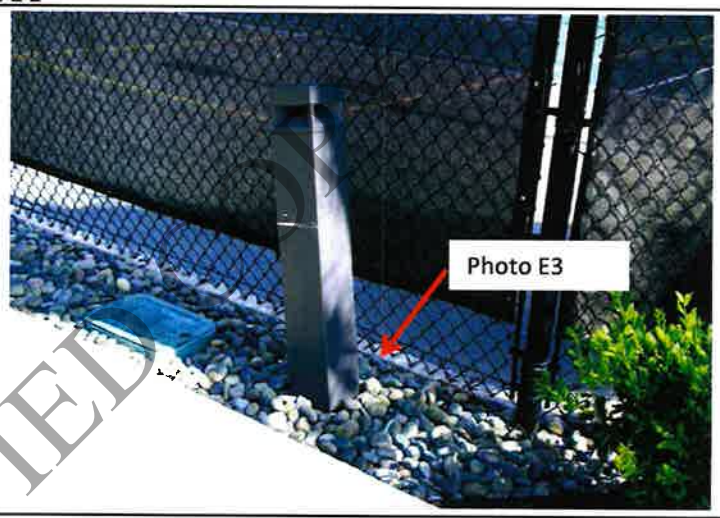
Photo No. E 1



Location: Tennis Court

Remarks: Bollard is not stable or secured.

Photo No. E 2



Location: Tennis Court

Remarks: Bollard is not stable or secured.

Photo No. E 3



Location: Tennis Court

Remarks: Bollard is not stable or secured.

Photo No. E 4



Location: Pro Shop: Electrical Room

Remarks: Exposed wiring.

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Photo No. E 5



Location: Pro Shop: Electrical Room

Remarks: Exposed wiring.

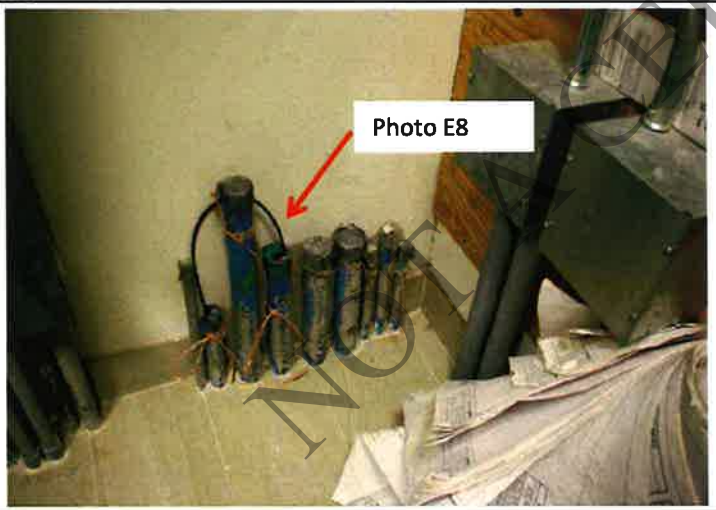
Photo No. E 6



Location: Pro Shop: Electrical Room

Remarks: Exposed wiring.

Photo No. E 7



Location: Clubhouse: Electrical Room

Remarks: Exposed wiring.

Photo No. E 8

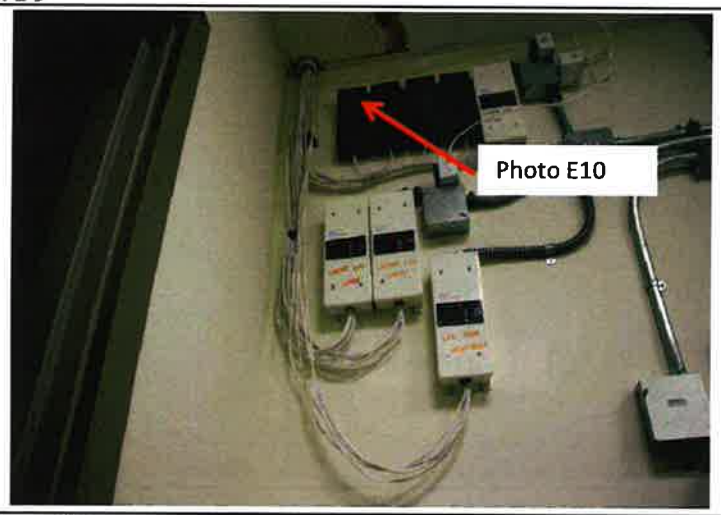


Location: Clubhouse: Electrical Room

Remarks: Exposed wiring.

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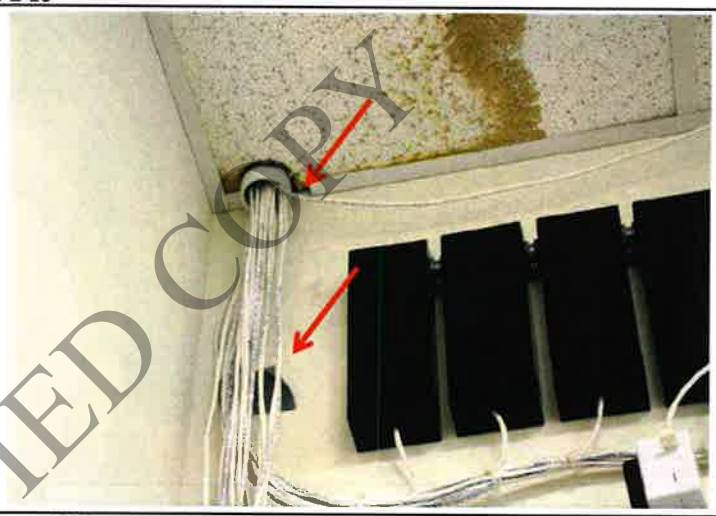
Photo No. E 9



Location: Clubhouse: Electrical Room

Remarks: Exposed wiring.

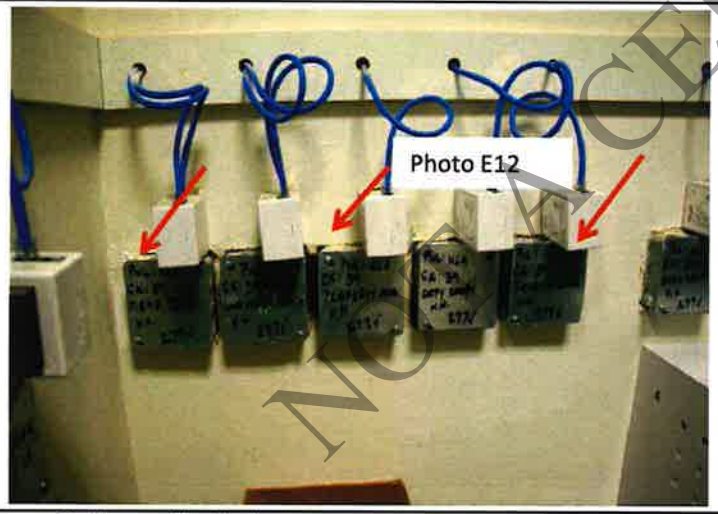
Photo No. E 10



Location: Clubhouse: Electrical Room

Remarks: Exposed wiring.

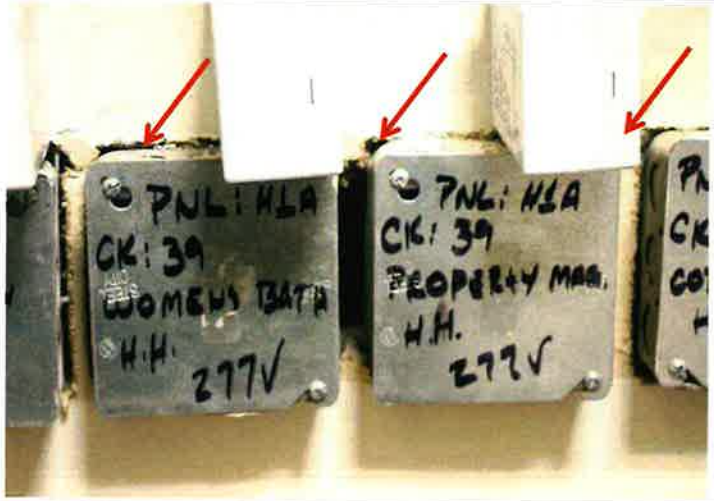
Photo No. E 11



Location: Clubhouse: Electrical Room

Remarks: Improper installation of electrical boxes.

Photo No. E 12

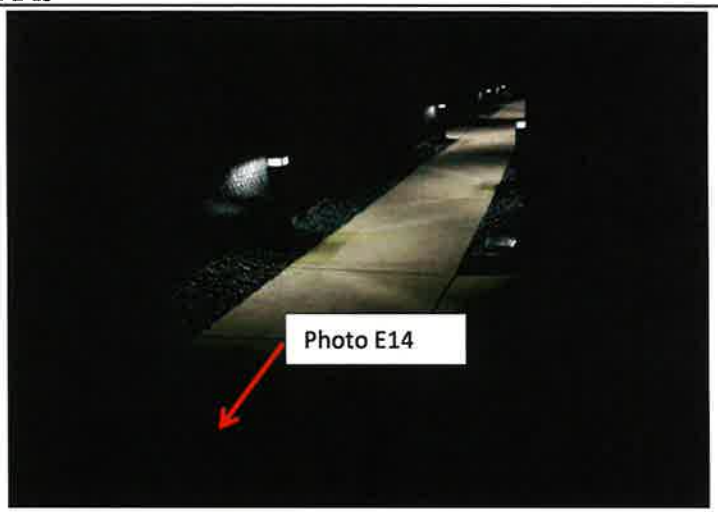


Location: Clubhouse: Electrical Room

Remarks: Improper installation of electrical boxes.

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Photo No. E 13



Location: Pro Shop: Between North and Central Courts

Remarks: Inadequate illumination along means of egress.

Photo No. E 14



Location: Pro Shop: Between North and Central Courts

Remarks: Inadequate illumination along means of egress.

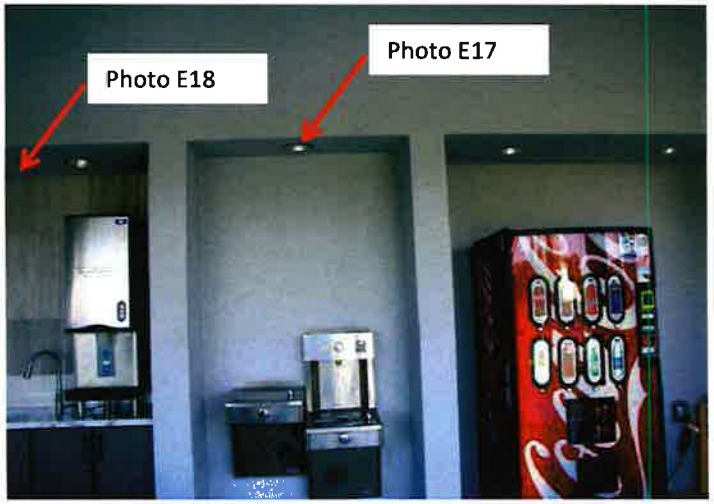
Photo No. E 15



Location: East Entrance: Select Locations at Sidewalk along Lyons Road

Remarks: Inadequate illumination.

Photo No. E 16



Location: Near Pro Shop: Ceiling Light Fixtures

Remarks: Light fixtures are improperly installed.

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Photo No. E 17



Location: Near Pro Shop: Ceiling Light Fixtures

Remarks: Light fixtures are improperly installed.

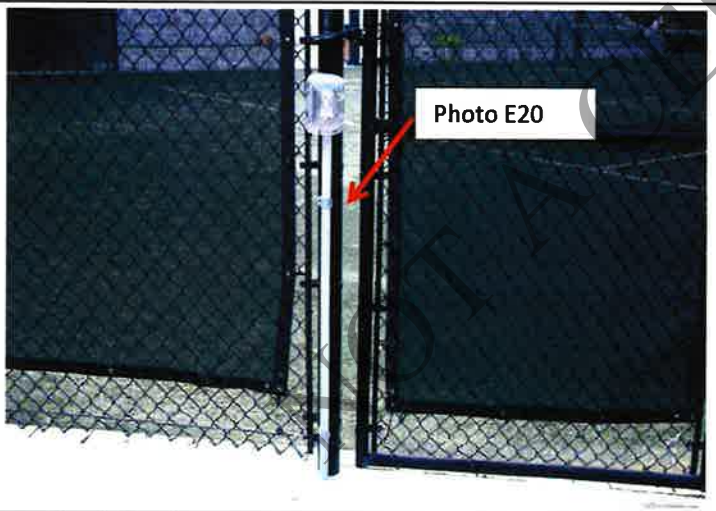
Photo No. E 18



Location: Near Pro Shop: Ceiling Light Fixtures

Remarks: Light fixtures are improperly installed.

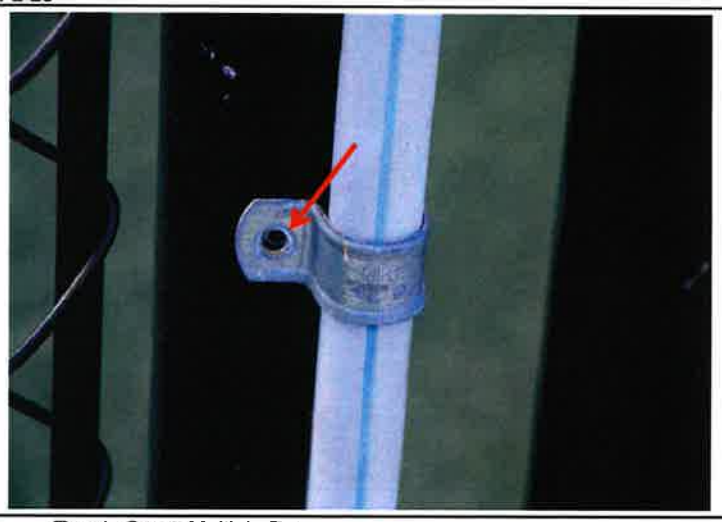
Photo No. E 19



Location: Tennis Court: Multiple Entrances

Remarks: Missing screws on conduit.

Photo No. E 20

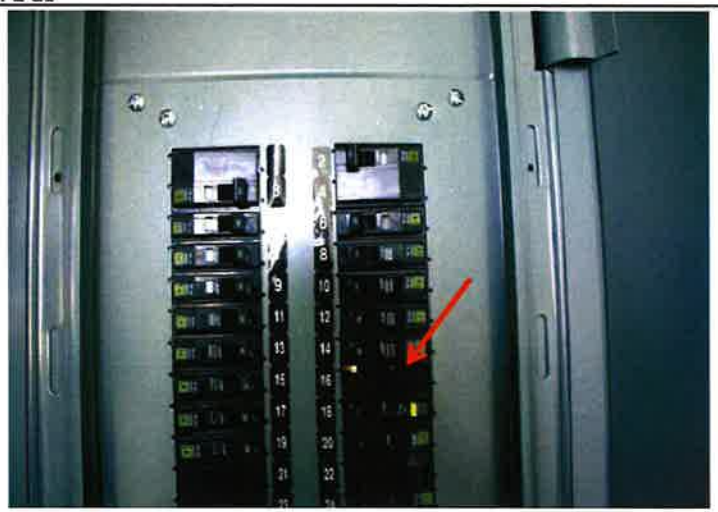


Location: Tennis Court: Multiple Entrances

Remarks: Missing screws on conduit.

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Photo No. E 21



Location: West Gate Entrance: Guardhouse, Electrical Panel

Remarks: Missing Switch.

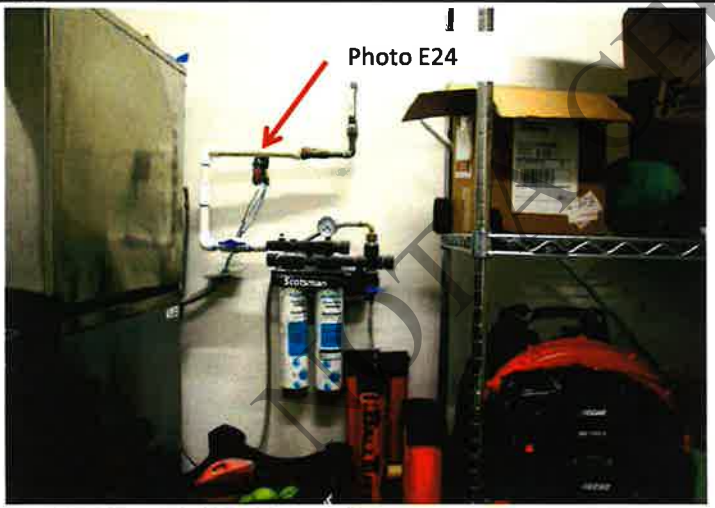
Photo No. E 22



Location: Pro Shop: Sidewalk Along West Side of Clubhouse

Remarks: No visible light sources.

Photo No. E 23



Location: Pro Shop: 2-Golf Cart Garage/Storage

Remarks: Open electrical box and exposed wiring.

Photo No. E 24

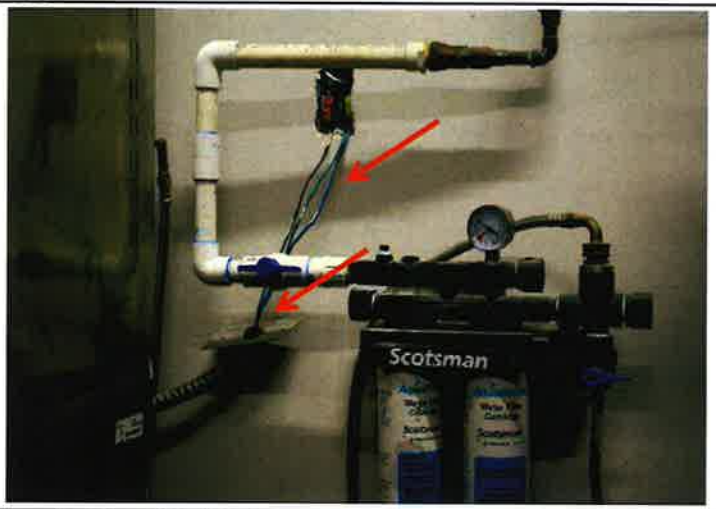


Location: Pro Shop: 2-Golf Cart Garage/Storage

Remarks: Open electrical box and exposed wiring.

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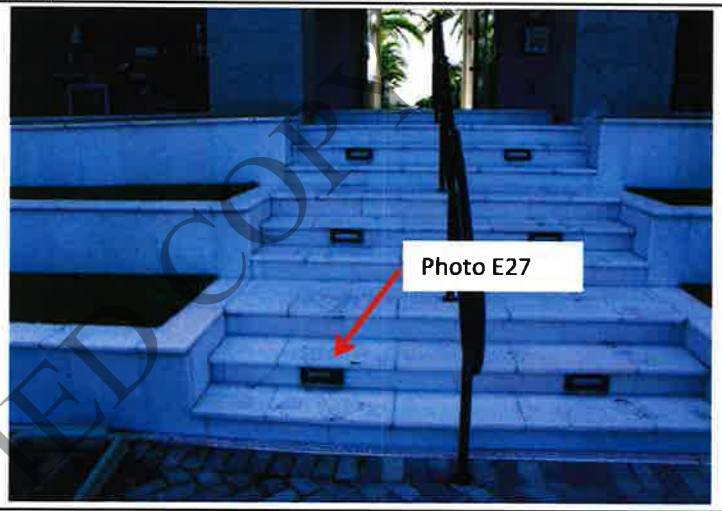
Photo No. E 25



Location: Pro Shop: 2-Golf Cart Garage/Storage

Remarks: Open electrical box and exposed wiring.

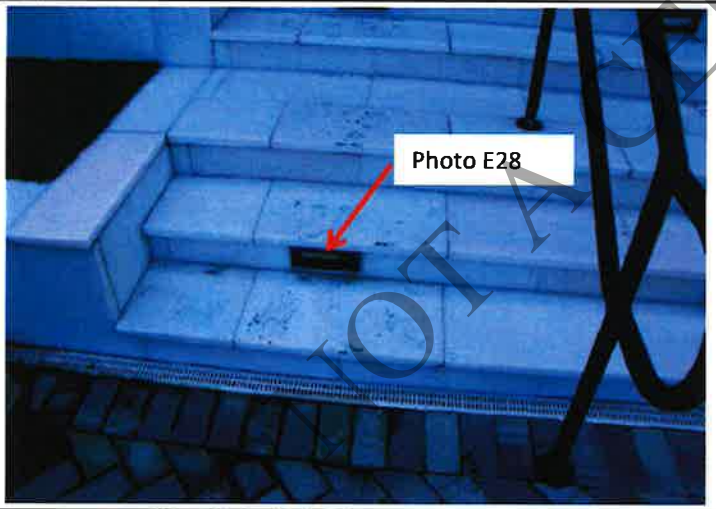
Photo No. E 26



Location: Pro Shop: West Stairs, Light Fixtures

Remarks: Signs of finish failure and water intrusion observed.

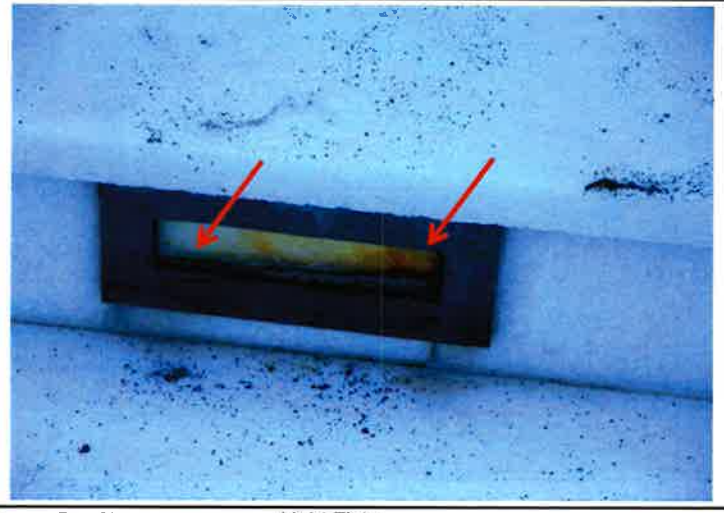
Photo No. E 27



Location: Pro Shop: West Stairs, Light Fixtures

Remarks: Signs of finish failure and water intrusion observed.

Photo No. E 28

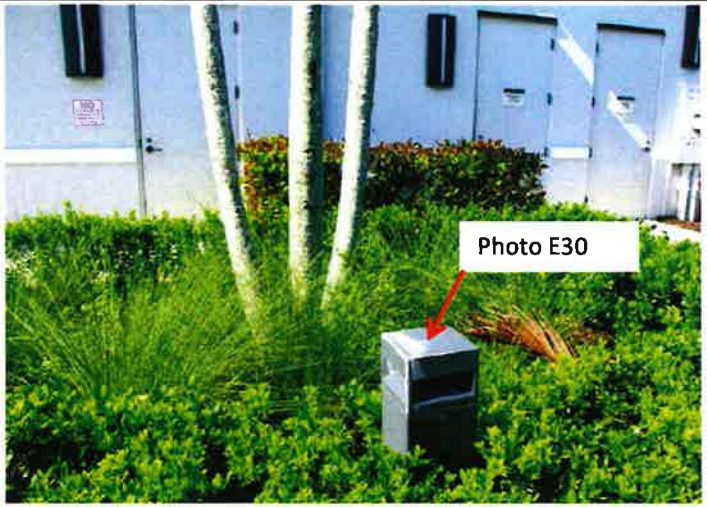


Location: Pro Shop: West Stairs, Light Fixtures

Remarks: Signs of finish failure and water intrusion observed.

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Photo No. E 29



Location: Pro Shop: Near Mechanical Room, Bollard

Remarks: Signs of finish failure.

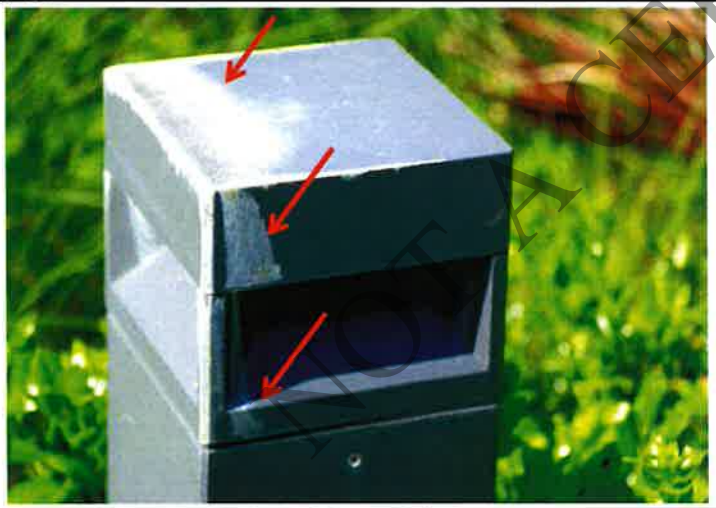
Photo No. E 30



Location: Pro Shop: Near Mechanical Room, Bollard

Remarks: Signs of finish failure.

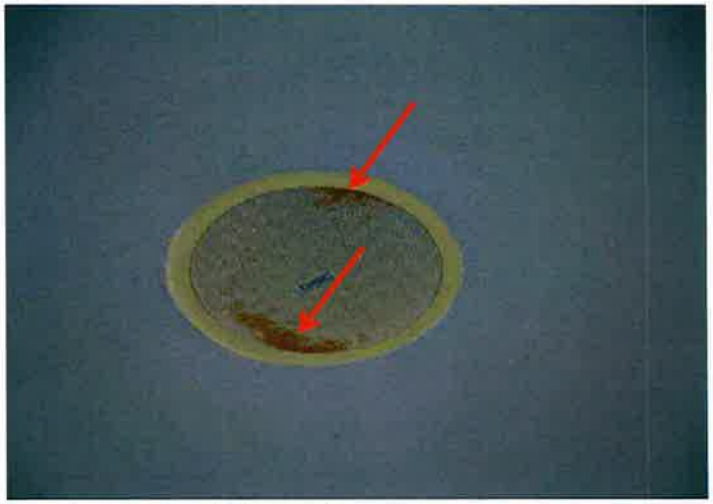
Photo No. E 31



Location: Pro Shop: Near Mechanical Room, Bollard

Remarks: Signs of finish failure.

Photo No. E 32

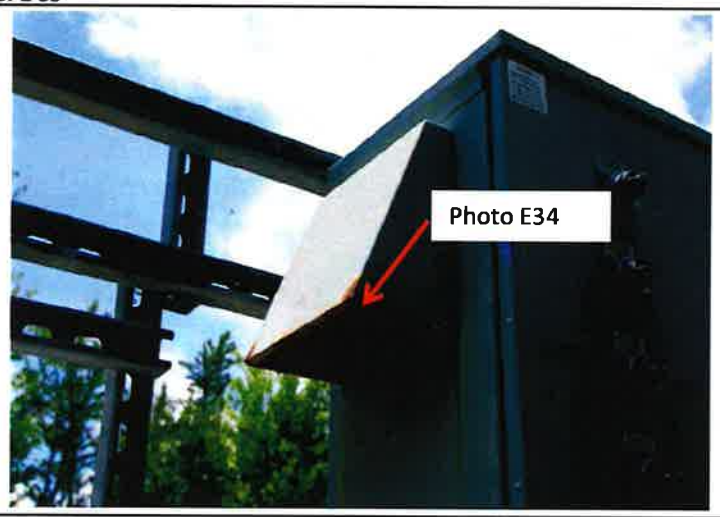


Location: Near Pro Shop: Ceiling Speakers

Remarks: Signs of finish failure.

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Photo No. E 33



Location: East Gate Entrance: Fountain Equipment and Pump Area, Electrical Panel

Remarks: Signs of finish failure.

Photo No. E 34



Location: East Gate Entrance: Fountain Equipment and Pump Area, Electrical Panel

Remarks: Signs of finish failure.

Photo No. E 35



Location: Pool Area: South, Near 1 ft 6 inch Mark

Remarks: Uncapped conduit.

Photo No. E 36

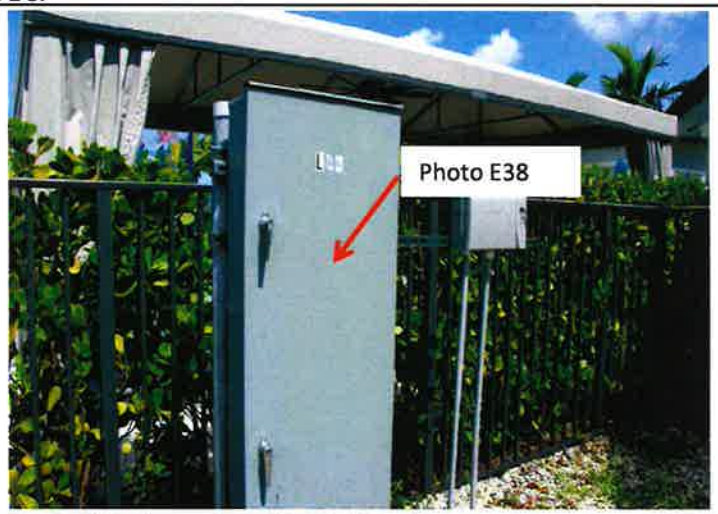


Location: Pool Area: South, Near 1 ft 6 inch Mark

Remarks: Uncapped conduit.

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Photo No. E 37



Location: Pool Equipment Area: Electrical Panel

Remarks: Unidentified or improperly identified circuit breaker and panels.

Photo No. E 38



Location: Pool Equipment Area: Electrical Panel

Remarks: Unidentified or improperly identified circuit breaker and panels.

Photo No. E 39



Location: Pool Equipment Area: Electrical Panel

Remarks: Unidentified or improperly identified circuit breaker and panels.

Photo No. E 40



Location: Pool Area: Janitorial Closet

Remarks: Unsealed penetration of electrical conduit.

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Photo No. E 41



Location: Pool Area: Janitorial Closet

Remarks: Unsealed penetration of electrical conduit.

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Plumbing – Deficiency Summary

Deficiencies within this section primarily consist of:

- Improper drainage.
- Uncapped pipe.
- Pipe stub out in the service path of the mechanical room.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Plumbing

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
51	**Pro Shop: 2-Golf Cart Garage/Storage**	Auxiliary drain pan observed with a hole.	Defect	Plumbing	Workmanship shall be sound, secure and complete.	PL1
52	**East Gate Entrance: Guardhouse, Behind (Typical Photo)** **West Gate Entrance: Guardhouse, Behind**	Improper drainage.	Code Violation	Plumbing	2017 FBC - Plumbing, Chapter 3, Section 312.5 Water Supply System Test. 2017 FBC - Plumbing, Chapter 3, Section 301.3 Connections to Drainage System.	PL2, PL3
53	**Water Play Area: Near Unisex Bathroom, Pipe (Typical Photo)** **Mechanical Room #3: Pipe** **West Gate Entrance: Guardhouse, Behind**	Pipe stub out in the service path of the mechanical room.	Code Violation	Plumbing	2017 FBC - Building, Chapter 10, Section 1003.6 Means of egress continuity. 2017 FBC - Building, Chapter 10, Section 1005.1 Minimum required egress width. 2017 FBC - Plumbing, Chapter 3, Section 305.7 Protection of Components of Plumbing System. 2017 FBC - Plumbing, Appendix F, PART V: Installation, Pipe installation.	PL4, PL5
54	**East Gate Entrance: Guardhouse**	Uncapped pipe.	Code Violation	Plumbing	2017 FBC - Plumbing - Chapter 3, Section 303.2 Installation of materials.	PL6, PL7
55	**Pool Area: Janitorial Closet**	Unsealed pipe penetration.	Code Violation	Plumbing	2017 FBC - Plumbing, Chapter 3, Section 315.1 Sealing of annular spaces.	PL8, PL9

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Plumbing

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
56	**Pro Shop: 2-Golf Cart Garage/Storage**	Water heater drain does not fully extend over drain.	Code Violation	Plumbing	2017 FBC - Plumbing, Chapter 3, Section 312.5 Water Supply System Test. 2017 FBC - Plumbing, Chapter 3, Section 301.3 Connections to Drainage System.	PL10

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Photo No. PL 1



Location: Pro Shop: 2-Golf Cart Garage/Storage

Remarks: Auxilary drain pan observed with a hole.

Photo No. PL 2



Location: East Gate Entrance: Guardhouse, Behind

Remarks: Improper drainage.

Photo No. PL 3



Location: East Gate Entrance: Guardhouse, Behind

Remarks: Improper drainage.

Photo No. PL 4



Location: Water Play Area: Near Unisex Bathroom, Pipe

Remarks: Pipe stub out in the service path of the mechanical room.

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Photo No. PL 5



Location: Water Play Area: Near Unisex Bathroom, Pipe

Remarks: Pipe stub out in the service path of the mechanical room.

Photo No. PL 6



Location: East Gate Entrance: Guardhouse

Remarks: Uncapped pipe.

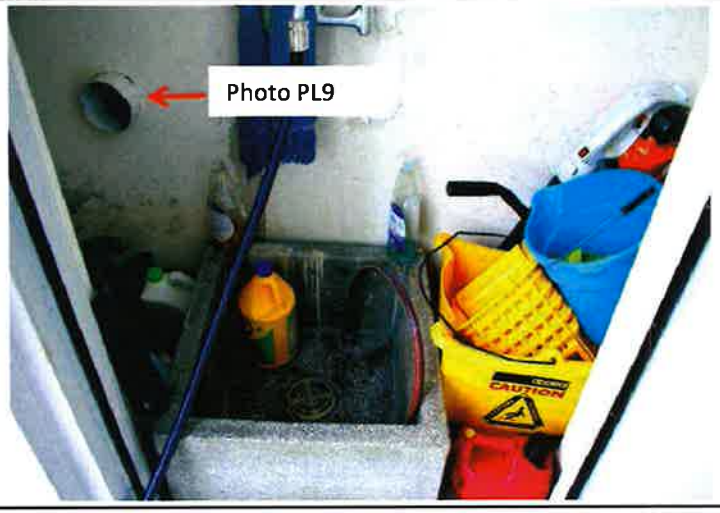
Photo No. PL 7



Location: East Gate Entrance: Guardhouse

Remarks: Uncapped pipe.

Photo No. PL 8



Location: Pool Area: Janitorial Closet

Remarks: Unsealed pipe penetration.

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Photo No. PL 9	Photo No. PL 10
	
Location: Pool Area: Janitorial Closet Remarks: Unsealed pipe penetration.	Location: Pro Shop: 2-Golf Cart Garage/Storage Remarks: Water heater drain does not fully extend over drain.

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Pool, Spa, and Water Features – Deficiency Summary

Deficiencies within this section primarily consist of:

- Debonded tiles in select locations. Previous repairs evident.
- Efflorescence evident.
- No movement joint in field.
- Sealant not observed between coping and waterline tile.
- Surface deteriorating.
- Crack(s).
- Spout not properly sealed. Leak(s) evident.
- Corrosion evident.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pool, Spa, and Water Features

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
57	**East Entrance: South Pyramid Water Feature, Stone Tile (Typical Photo)** **East Entrance: North Pyramid Water Feature, Stone Tile**	Debonded tiles in select locations. Previous repairs evident.	Code Violation / Deviation	Pool, Spa, and Water Features	TCNA Handbook for Ceramic, Glass and Stone Tile Installation: Mortar Coverage for Natural Stone: "In dry and wet areas, the minimum coverage is 95% with no voids exceeding 2 square inches and no voids within 2" of tile corners. All corners and edges of the stone tiles must be fully supported...". ANSI 108.5 -1999 Installation of Ceramic Tile with Dry-Set Portland Cement Mortar or Latex-Portland Cement Mortar. Adequate mortar material should be selected for a given set of conditions (i.e. water resistance). Inadequate mortars will degrade upon prolonged exposure to moisture.	PS1, PS2
58	**East Entrance: South Water Feature, Tile (Typical Photo)** **East Entrance: South Pyramid Water Feature, Tile** **East Entrance: North Water Feature, Tile**	Efflorescence evident.	Code Violation / Deviation	Pool, Spa, and Water Features	2017 FBC - Building, Section 2103.2.3 and 2103.2.3.1 ANSI A108.5-1999, Installation of ceramic tile with dry-set portland cement mortar or latex-portland cement mortar, Section A-4.3.2.3.4, Average contact area shall be not less than 80% except on exterior or shower installations where contact area shall be 95% Adequate mortar material should be selected for a given set of conditions (i.e. water resistance). Inadequate mortars will degrade upon prolonged exposure to moisture.	PS3, PS4

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pool, Spa, and Water Features

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
59	**Biltmore: Water Feature, Tile** **Windsor: Water Feature, Tile**	No movement joint in field.	Code Violation / Deviation	Pool, Spa, and Water Features	TCNA Handbook for Ceramic, Glass, and Stone Tile Installation: EJ171 - Movement Joint Guidelines: Location and Frequency of Joints. ANSI A108-1999, Sections A-3.4.2 Movement joints are a requirement for tilework. and AN-3.7.2 - Exterior.	PS5, PS6
60	**Clubhouse: Lap Pool, Coping** **Clubhouse: Main Pool, Coping**	Sealant not observed between coping and waterline tile.	Deviation	Pool, Spa, and Water Features	TCNA Handbook for Ceramic, Glass, and Stone Tile Installation, Pools and Water Features, P601MB, P601TB, and P602. Details indicate a flexible sealant to seal between the coping and ceramic tile.	PS7, PS8
61	**The Enclave: Water Feature, Vase Drain** **East Entrance: North Pyramid Water Feature, Wall**	Surface deteriorating.	Defect	Pool, Spa, and Water Features	System is not performing as intended.	PS9, PS10, PS11, PS12
62	**East Entrance: South Pyramid Water Feature, Basin, Surface**	Crack(s).	Defect	Pool, Spa, and Water Features	System is not performing as intended.	PS13, PS14
63	**Biltmore: Water Feature, Spout**	Spout not properly sealed. Leak(s) evident.	Defect	Pool, Spa, and Water Features	Workmanship shall be sound, secure, and complete.	PS15, PS16

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pool, Spa, and Water Features

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
64	**East Entrance: South Pyramid, Perimeter Wall (Typical Photo)** **East Entrance: South Water Feature, Perimeter Wall**	Corrosion evident.	Code Violation / Deviation	Pool, Spa, and Water Features / Concrete Placement	ACI 318-14, Section 7.7: Concrete protection for reinforcement. ACI 201.2R-01, Section 4.4: Concrete quality and cover over steel.	PS17, PS18
65	**East Entrance: North Pyramid Water Feature**	Pump #3 not operating properly. Required rebuild. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice 34299 Dated June 14, 2023 Totaling $1472.50.	-
66	**East Entrance: North Pyramid Water Feature**	Circulation pump leaking at the shaft seal. Diffuser o-ring needed to be replaced. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice 34303 Dated May 2, 2023 Totaling $137.00.	-
67	**East Entrance: North Pyramid Water Feature**	Filter tank failed and needed to be replaced. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice 34349 Dated May 2, 2023 Totaling $1875.00.	-
68	**East Entrance: North Pyramid Water Feature**	Motor covers failed and needed replacements. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice 32955 Dated October 3, 2022 Totaling $428.75.	-
69	**East Entrance: South Pyramid Water Feature**	Circulation motor failed and replaced with 3 HP 3-phase motor with associated seal and o-ring. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice 34348 Dated June 1, 2023 Totaling $880.00. Shamrock Pool Services Invoice R27584 Dated September 21, 2020 Totaling $687.50.	-

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pool, Spa, and Water Features

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
70	**East Entrance: South Pyramid Water Feature**	Heavy feedback at north main drains reported. Large gaps between the main drain buckets and the shell of the fountain. Leaks indicated after dye test. Fountain needed to be drained and main drain buckets needed repairs. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice 32760 Dated November 8, 2022 Totaling $210.00.	-
71	**East Entrance: South Waterfall Water Feature**	Motor has irreparable water damage and needed to be replaced. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice 33224 Dated December 28, 2022 Totaling $3410.00. Shamrock Pool Services Invoice 33132 Dated December 21, 2022 Totaling $210.00.	-
72	**East Entrance: South Waterfall Fountain**	Butterfly valve needed to be replaced. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice R29994 Dated June 14, 2022 Totaling $1930.00.	-
73	**East Entrance: South Waterfall Fountain**	Pump needed to be pulled and rebuilt or replaced. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice R28197 Dated April 19, 2021 Totaling $95.00.	-
74	**East Entrance: North Waterfall Fountain**	Fountain pump leak needed to be repaired. Butterfly valve and gasket needed to be replaced. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice R29993 Dated June 14, 2022 Totaling $1946.00.	-

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Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pool, Spa, and Water Features

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
75	**East Entrance: North Waterfall Fountain**	Pump needed to be pulled and rebuilt or replaced. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice R28196 Dated April 19, 2021 Totaling $95.00.	-
76	**East Entrance: Guardhouse Fountain**	Large void around return line. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice R29070 Dated October 16, 2021 Totaling $975.00.	-
77	**Enclave: Water Feature**	Feature motor failed due to low water shut off. Association hired third party contractor to rectify deficiency.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice 34749 Dated June 1, 2023 Totaling $105.00.	-
78	**Biltmore: Water Feature**	Diagnosed failure of the system appears to be caused by a failed driver for the unit. Possible motor failure. Original equipment installer needs to be contacted.	Defect	Pool, Spa, and Water Features	Shamrock Pool Services Invoice 34558 Dated June 1, 2023 Totaling $105.00.	-
79	**East Entrance: South Pyramid Water Feature**	Association reported pump failure. Pipe leak underground.	Defect	Pool, Spa, and Water Features	Equalrooter Plumbing Drain and Pipelining Invoice 3129 Totaling $6800.00.	-

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Boca Bridges

Pool, Spa, and Water Features

Photo No. PS 1



Location: East Entrance: South Pyramid Water Feature, Stone Tile

Remarks: Debonded tiles in select locations. Previous repairs evident.

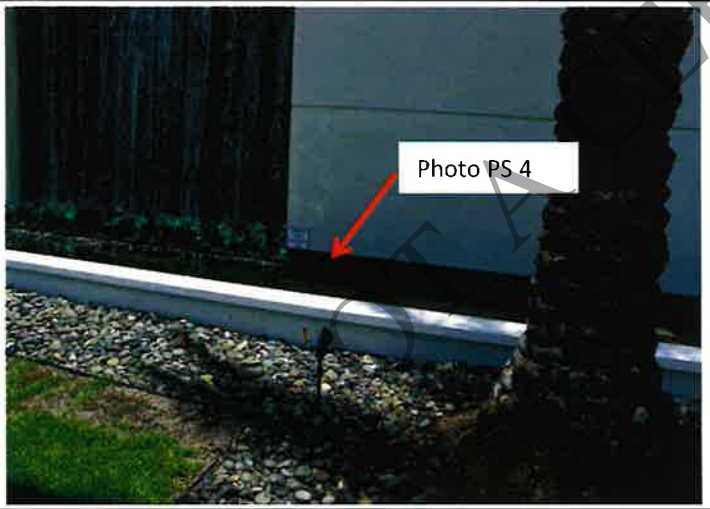
Photo No. PS 2



Location: East Entrance: South Pyramid Water Feature, Stone Tile

Remarks: Debonded tiles in select locations. Previous repairs evident.

Photo No. PS 3



Location: East Entrance: South Water Feature, Tile

Remarks: Efflorescence evident.

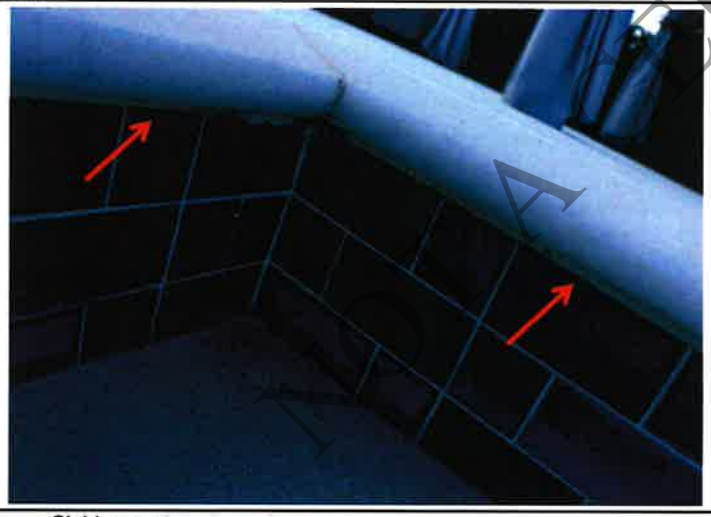
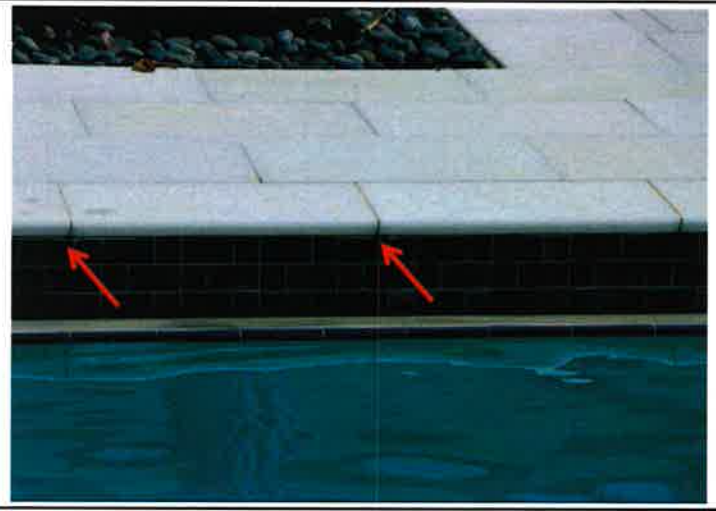
Photo No. PS 4



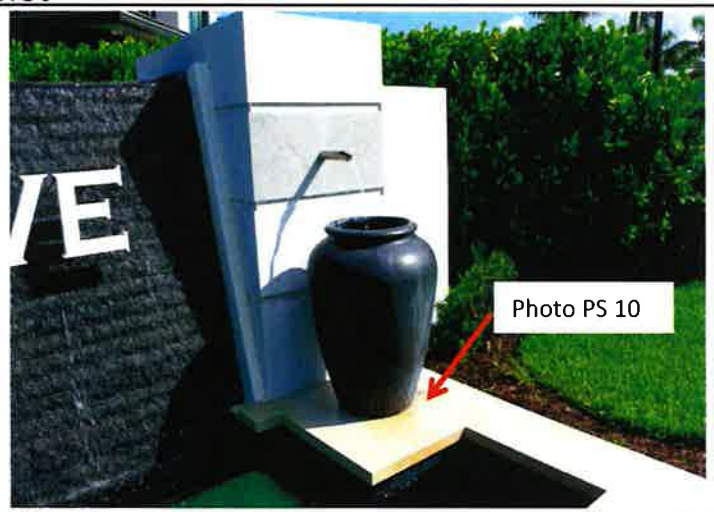
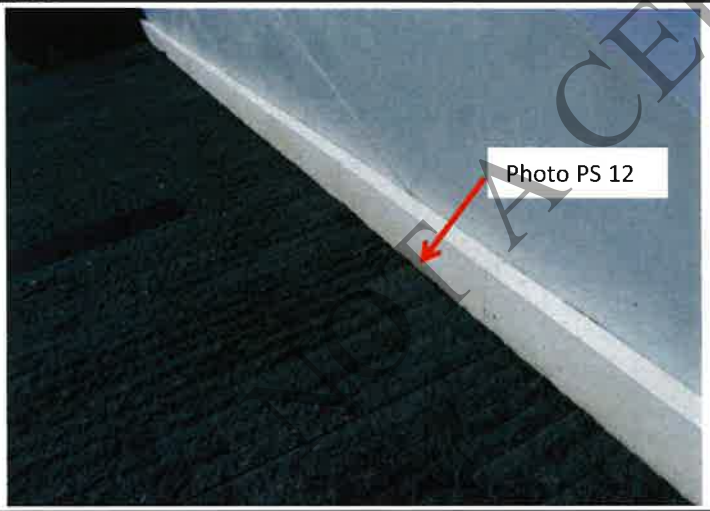
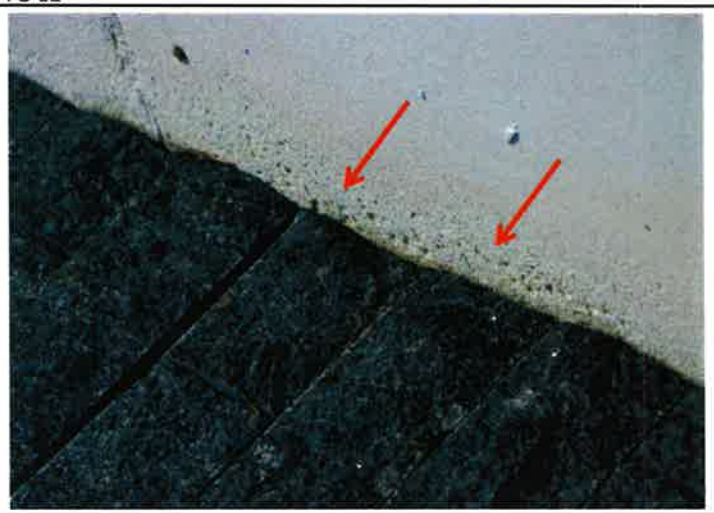
Location: East Entrance: South Water Feature, Tile

Remarks: Efflorescence evident.

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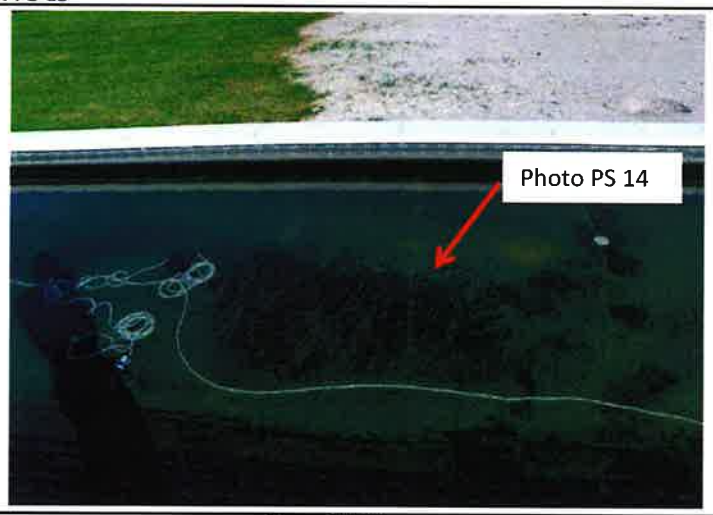
Photo No. PS 5	Photo No. PS 6
	
Location: Biltmore: Water Feature, Tile Remarks: No movement joint in field.	Location: Windsor: Water Feature, Tile Remarks: No movement joint in field.
Photo No. PS 7	**Photo No. PS 8**
	
Location: Clubhouse: Lap Pool, Coping Remarks: Sealant not observed between coping and waterline tile.	Location: Clubhouse: Main Pool, Coping Remarks: Sealant not observed between coping and waterline tile.

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Photo No. PS 9	Photo No. PS 10
	
Location: The Enclave: Water Feature, Vase Drain Remarks: Surface deteriorating.	Location: The Enclave: Water Feature, Vase Drain Remarks: Surface deteriorating.
Photo No. PS 11	**Photo No. PS 12**
	
Location: East Entrance: North Pyramid Water Feature, Wall Remarks: Surface deteriorating.	Location: East Entrance: North Pyramid Water Feature, Wall Remarks: Surface deteriorating.

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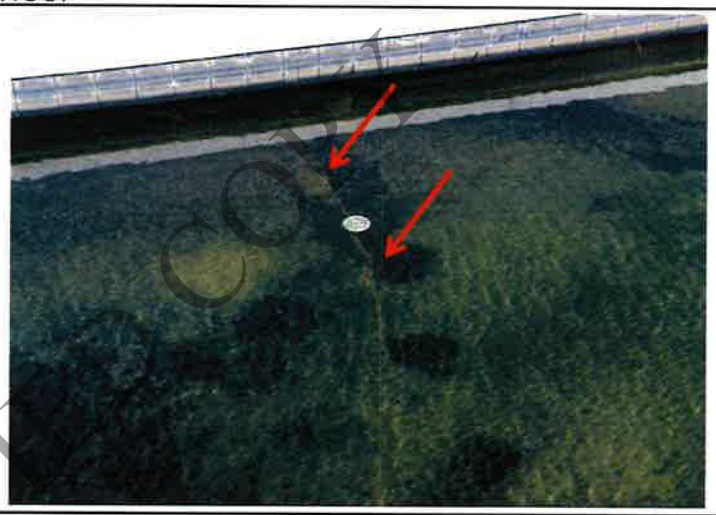
Photo No. PS 13



Location: East Entrance: South Pyramid Water Feature, Basin, Surface

Remarks: Crack(s).

Photo No. PS 14



Location: East Entrance: South Pyramid Water Feature, Basin, Surface

Remarks: Crack(s).

Photo No. PS 15



Location: Biltmore: Water Feature, Spout

Remarks: Spout not properly sealed. Leak(s) evident.

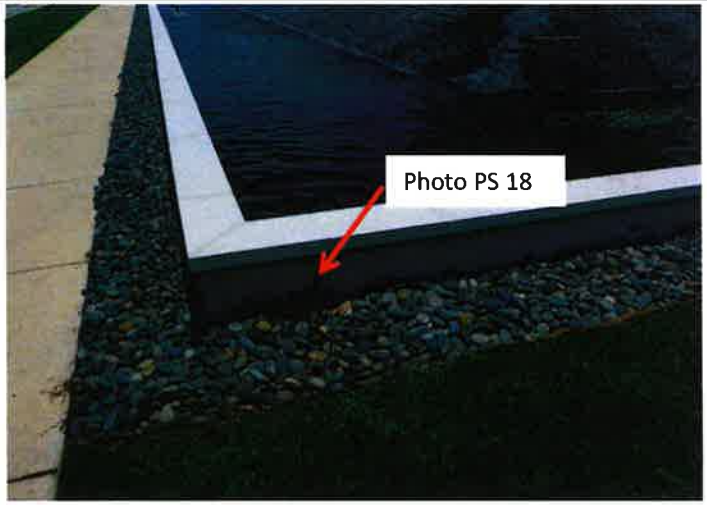
Photo No. PS 16



Location: Biltmore: Water Feature, Spout

Remarks: Spout not properly sealed. Leak(s) evident.

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Photo No. PS 17	Photo No. PS 18
	
Location: East Entrance: South Pyramid, Perimeter Wall	Location: East Entrance: South Pyramid, Perimeter Wall
Remarks: Corrosion evident.	Remarks: Corrosion evident.

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Flooring – Deficiency Summary

Deficiencies within this section primarily consist of:

- Efflorescence is evident.
- Floors do not properly slope to drain. Ponding water evident.
- Improper slope of pool deck.
- Movement joints not installed at restraining surfaces.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Flooring

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
80	**Pro Shop: Tile (Throughout)**	Movement joints not installed at restraining surfaces.	Code Violation / Deviation	Flooring	ANSI A108-1999, Sections A-3.4.1 Movement joints are required where tilework abuts restraining or dissimilar surfaces and AN-3.7.2 - Exterior. TCNA Handbook for Ceramic, Glass, and Stone Tile Installation: EJ171 - Movement Joint Guidelines: Location and Frequency of Joints.	F1, F2
81	**Pro Shop: South Ramp, Tile**	Efflorescence is evident.	Code Violation / Defect	Flooring	2017 FBC - Building, Section 2103.2.3 and 2103.2.3.1. ANSI 108.5 -1999 Installation of Ceramic Tile with Dry-Set Portland Cement Mortar or Latex-Portland Cement Mortar. Adequate mortar material should be selected for a given set of conditions (i.e. water resistance). Inadequate mortars will degrade upon prolonged exposure to moisture.	F3, F4
82	**Clubhouse: Men's Locker Room, Shower Area** **Clubhouse: Women's Locker Room, Shower Area (Typical Photo)**	Floors do not properly slope to drain. Ponding water evident.	Code Violation	Flooring	2017 FBC - Accessibility, Section 302.1, Floor and ground surfaces shall be stable, firm, and slip resistant.	F5, F6

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Boca Bridges Homeowners Association, Inc.

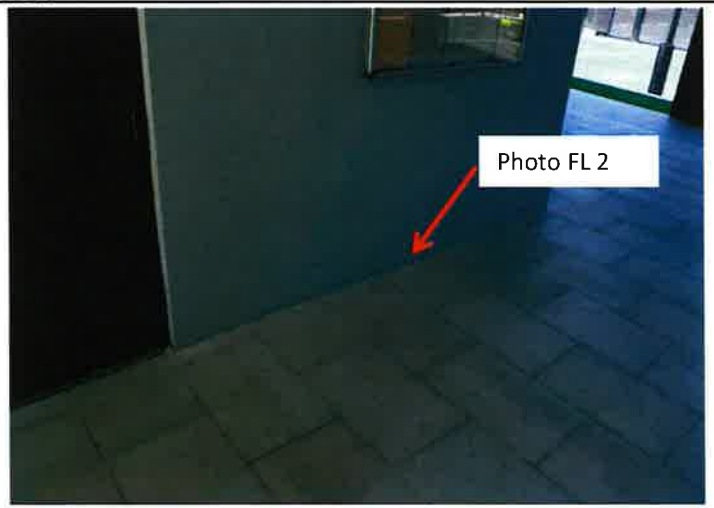
List of Deficiencies Matrix ("LOD")

Flooring

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
83	**Clubhouse: Main Pool, Deck**	Improper slope of pool deck.	Code Violation	Flooring	2017 FBC - Building, Section 454.1.3.1.2: Pool wet decks shall be uniformly sloped at a minimum of 2 percent to a maximum of 4 percent away from the pool or to deck drains to prevent standing water.	F7, F8, F9, F10

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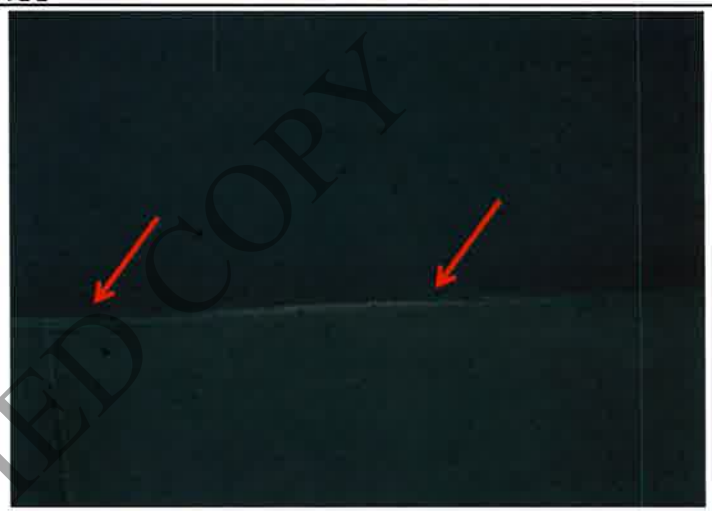
Photo No. FL 1



Location: Pro Shop: Tile (Throughout)

Remarks: Movement joints not installed at restraining surfaces.

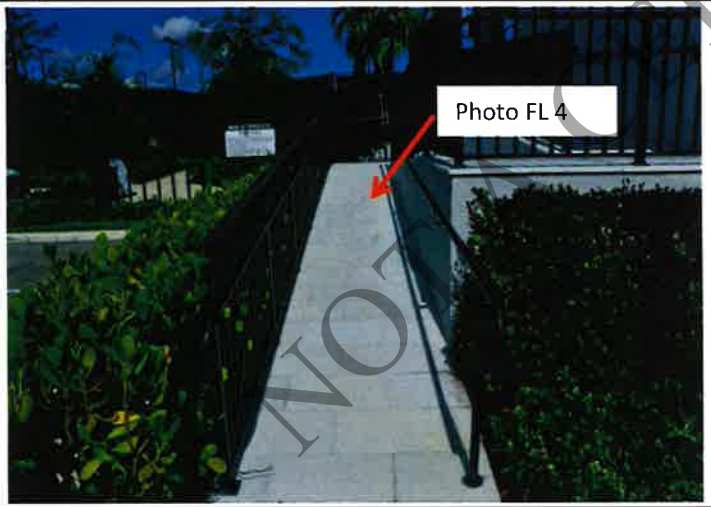
Photo No. FL 2



Location: Pro Shop: Tile (Throughout)

Remarks: Movement joints not installed at restraining surfaces.

Photo No. FL 3



Location: Pro Shop: South Ramp, Tile

Remarks: Efflorescence is evident.

Photo No. FL 4



Location: Pro Shop: South Ramp, Tile

Remarks: Efflorescence is evident.

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Photo No. FL 5



Location: Clubhouse: Women's Locker Room, Shower Area

Remarks: Floors do not properly slope to drain. Ponding water evident.

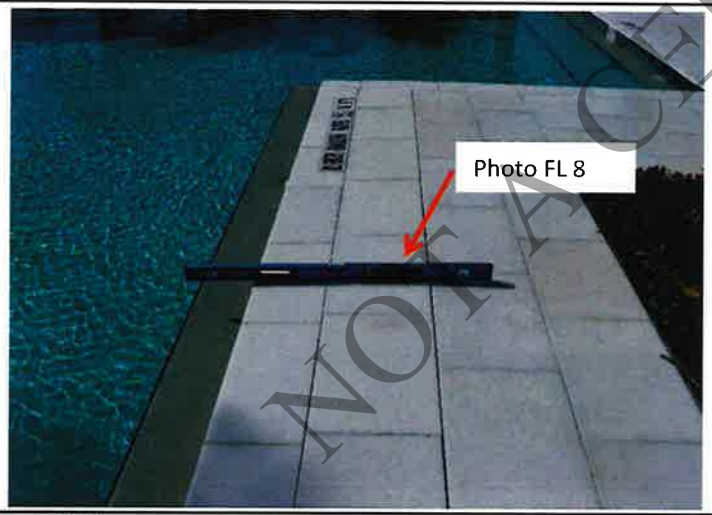
Photo No. FL 6



Location: Clubhouse: Women's Locker Room, Shower Area

Remarks: Floors do not properly slope to drain. Ponding water evident.

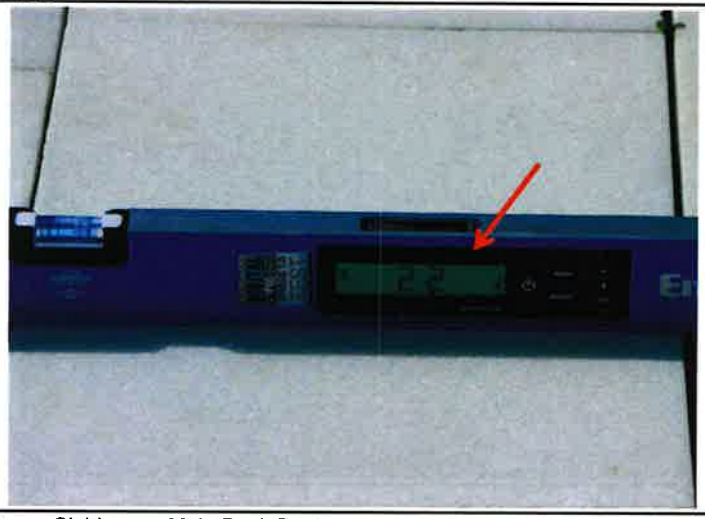
Photo No. FL 7



Location: Clubhouse: Main Pool, Deck

Remarks: Improper slope of pool deck.

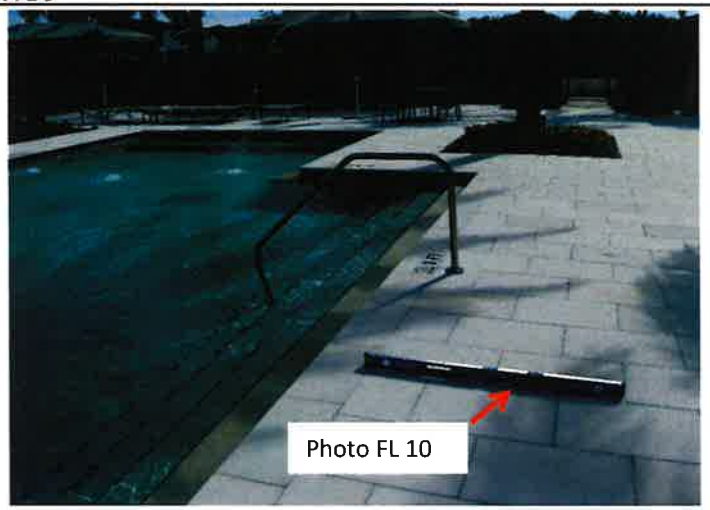
Photo No. FL 8



Location: Clubhouse: Main Pool, Deck

Remarks: Improper slope of pool deck.

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Photo No. FL 9	Photo No. FL 10
	
Location: Clubhouse: Main Pool, Deck Remarks: Improper slope of pool deck.	Location: Clubhouse: Main Pool, Deck Remarks: Improper slope of pool deck.

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Pavers – Deficiency Summary

Deficiencies within this section primarily consist of:

- Crack(s).
- Pavers are settling unevenly.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pavers

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
84	**Lakewood: 17169 Brulee Breeze Way** **The Enclave: 17217 Carretto Court (Typical Photo)** **Windsor: 9948 Espresso Manor** **Cedarbrook: 17417 Ponte Chiasso Drive (Typical Photo)** **Brookside: 17354 Ristretto Trail** **Brookside: 9569 Vescovato Way**	Crack(s).	Defect	Pavers	System is not performing under vehicular loads.	PV1, PV2, PV3, PV4
85	**Pro Shop: East Elevation, Paver Entrance from Parking Lot**	Change in elevation between edge restraint and pavers. Tripping hazard evident.	Code Violation	Pavers	2017 FBC - Accessibility, Section 303.2 Vertical	PV5, PV6
86	**East Guardhouse: Pavers**	Detectable warning missing at curb ramp.	Deviation	Pavers	Plans: Paving, Grading, and Drainage Improvements - Plat One, Sheet 2: Plans indicate detectable warning to be at this location.	PV7

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.
List of Deficiencies Matrix ("LOD")
Pavers

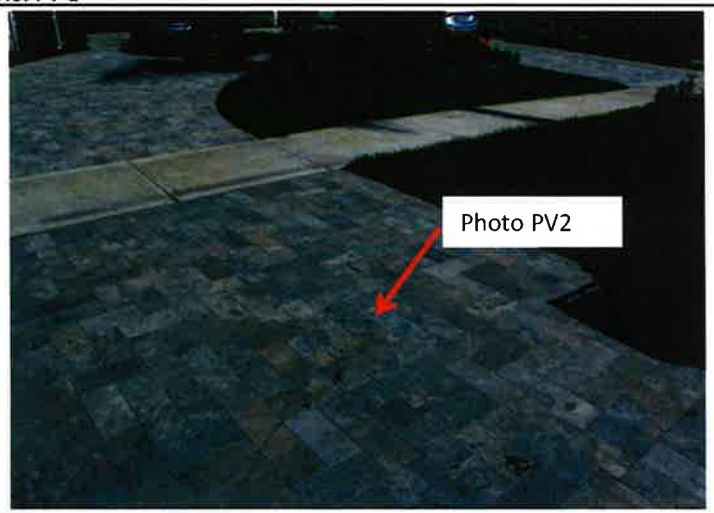
Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
87	**East Guardhouse: Pavers (Typical Photo)** **West Guardhouse: Pavers**	Edge restraint missing. Pavers in contact with asphalt.	Deviation	Pavers	Interlocking Concrete Pavement Institute (ICPI) Tech Spec 3: Edge restraints are required along the perimeter of all concrete paving unit areas. Edge restraint shall resist shifting of pavers. Interlocking Concrete Pavement Institute (ICPI) Tech Spec 3, Crosswalks: "Pavers in a crosswalk or abutting another pavement can be placed against a concrete beam (Figure 11)..."	PV8, PV9
88	**Clubhouse: Main Pool, South Side, Deck, Pavers**	Pavers are settling unevenly. Tripping hazard evident.	Code Violation	Pavers	2017 FBC - Accessibility, Section 303.2: Vertical 2017 FBC - Accessibility, Section 302.1: General, "Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302." 2017 FBC - Building, Section 454.1.3.1.2 Pool wet decks shall be uniformly sloped at a minimum of 2 percent to a maximum of 4 percent away from the pool or to deck drains to prevent standing water.	PV10, PV11
89	**Clubhouse: Entrance Near Sauvignon Parkway, Pavers (Typical Photo)** **Cambridge: 17346 Rosella Road** **Cambridge: 17449 Rosella Road** **Lakewood: 17127 Brulee Breeze Way (Typical Photo)**	Pavers are settling unevenly.	Deviation	Pavers	Interlocking Concrete Pavement Institute (ICPI) Tech Spec 2: Final surface elevations should not vary more than +/-3/8 in. under a 10 ft straightedge, unless otherwise specified.	PV12, PV13, PV14, PV15

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EPIC FORENSICS & ENGINEERING

Boca Bridges
Pavers

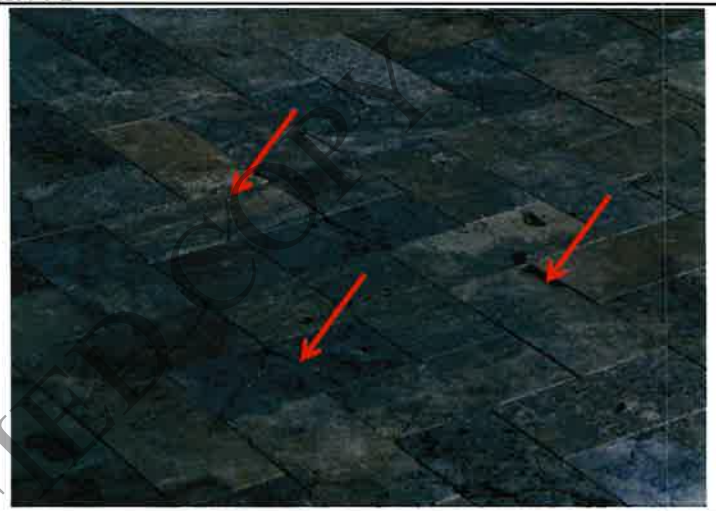
Photo No. PV 1



Location: The Enclave: 17217 Carretto Court

Remarks: Crack(s).

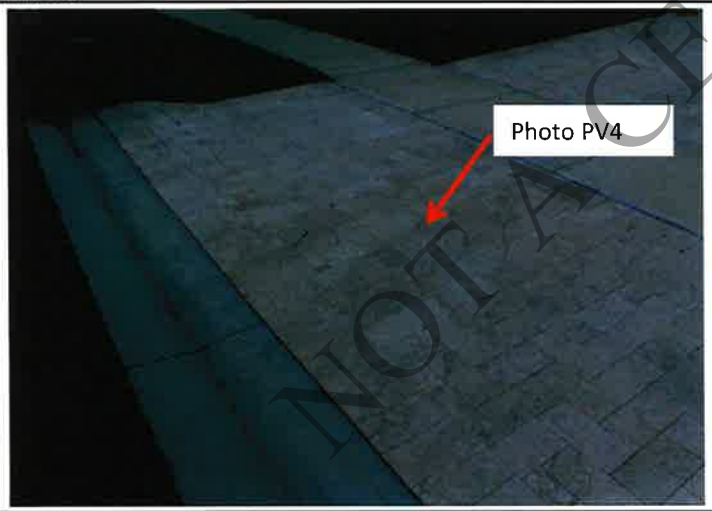
Photo No. PV 2



Location: The Enclave: 17217 Carretto Court

Remarks: Crack(s).

Photo No. PV 3



Location: Cedarbrook: 17417 Ponte Chiasso Drive

Remarks: Crack(s).

Photo No. PV 4

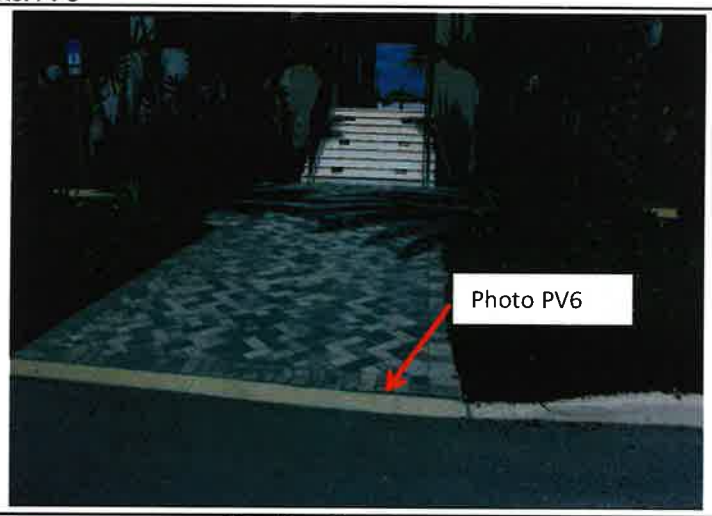


Location: Cedarbrook: 17417 Ponte Chiasso Drive

Remarks: Crack(s).

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Photo No. PV 5



Location: Pro Shop: East Elevation, Paver Entrance from Parking Lot

Remarks: Change in elevation between edge restraint and pavers. Tripping hazard evident.

Photo No. PV 6



Location: Pro Shop: East Elevation, Paver Entrance from Parking Lot

Remarks: Change in elevation between edge restraint and pavers. Tripping hazard evident.

Photo No. PV 7



Location: East Guardhouse: Pavers

Remarks: Detectable warning missing at curb ramp.

Photo No. PV 8



Location: East Guardhouse: Pavers

Remarks: Edge restraint missing. Pavers in contact with asphalt.

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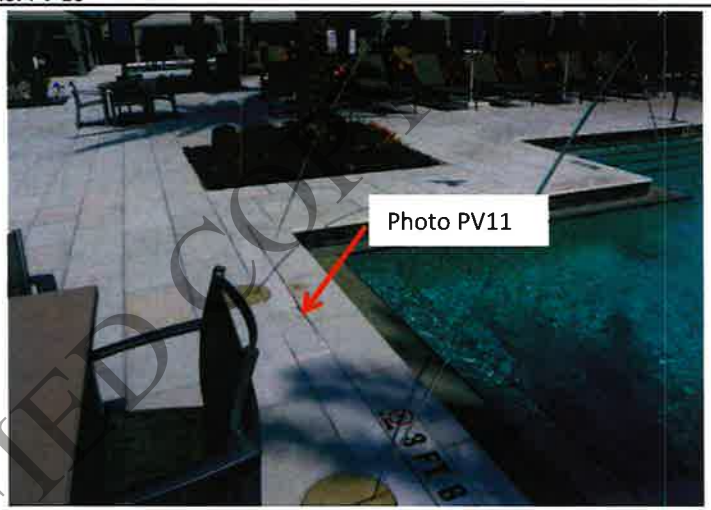
Photo No. PV 9



Location: East Guardhouse: Pavers

Remarks: Edge restraint missing. Pavers in contact with asphalt.

Photo No. PV 10



Location: Clubhouse: Main Pool, South Side, Deck, Pavers

Remarks: Pavers are settling unevenly. Tripping hazard evident.

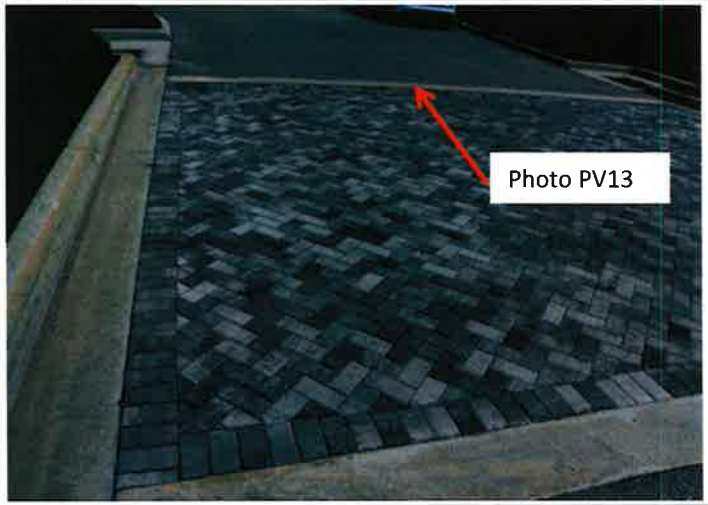
Photo No. PV 11



Location: Clubhouse: Main Pool, South Side, Deck, Pavers

Remarks: Pavers are settling unevenly. Tripping hazard evident.

Photo No. PV 12

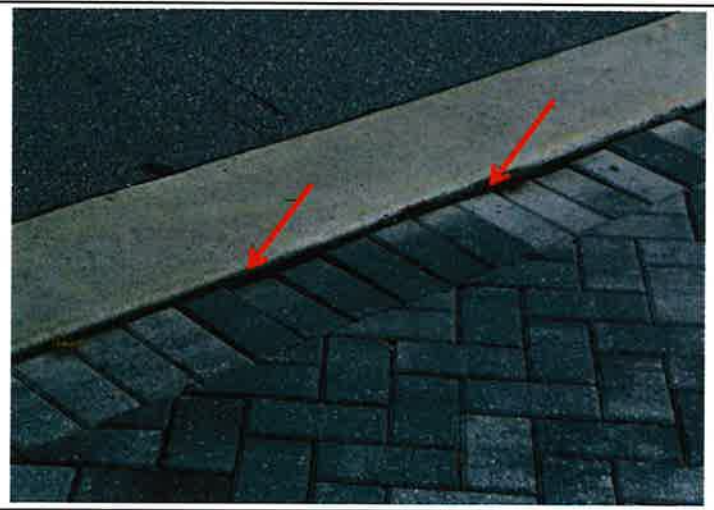


Location: Clubhouse: Entrance Near Sauvignon Parkway, Pavers

Remarks: Pavers are settling unevenly.

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Photo No. PV 13



Location: Clubhouse: Entrance Near Sauvignon Parkway, Pavers

Remarks: Pavers are settling unevenly.

Photo No. PV 14



Location: Lakewood: 17127 Brulee Breeze Way

Remarks: Pavers are settling unevenly.

Photo No. PV 15



Location: Lakewood: 17127 Brulee Breeze Way

Remarks: Pavers are settling unevenly.

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Landscaping – Deficiency Summary

Deficiencies within this section primarily consist of:

- Landscaping is not thriving.
- Sod not thriving.
- Soil is saturated.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Landscaping

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
90	**Rosewood: Entrance** **Lakewood: Entrance (Typical Photo)**	Landscaping not thriving.	Deviation / Defect	Landscaping	Palm Beach County Unified Land Development Code: Article 7, Chapter F, Section 3 Maintenance. Plans: Planting, Sheet L1, Note 14: All landscaping shall be kept in a healthy growing condition at all times.	LS1, LS2
91	**East Entrance: Near North Pyramid, Lawn**	Sod not thriving.	Deviation / Defect	Landscaping	Palm Beach County Unified Land Development Code: Article 7, Chapter F, Section 3 Maintenance. Plans: Planting, Sheet L1, Note 14: All landscaping shall be kept in a healthy growing condition at all times.	LS3, LS4
92	**Clubhouse: Playground, Lawn**	Soil is saturated.	Deviation / Defect	Landscaping	Palm Beach County Unified Land Development Code: Article 7, Chapter F, Section 3 Maintenance. Plans: Planting, Sheet L1, Note 14: All landscaping shall be kept in a healthy growing condition at all times.	LS5, LS6

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Boca Bridges
Landscaping

Photo No. LS 1



Location: Lakewood: Entrance

Remarks: Landscaping not thriving.

Photo No. LS 2



Location: Lakewood: Entrance

Remarks: Landscaping not thriving.

Photo No. LS 3



Location: East Entrance: Near North Pyramid, Lawn

Remarks: Sod not thriving.

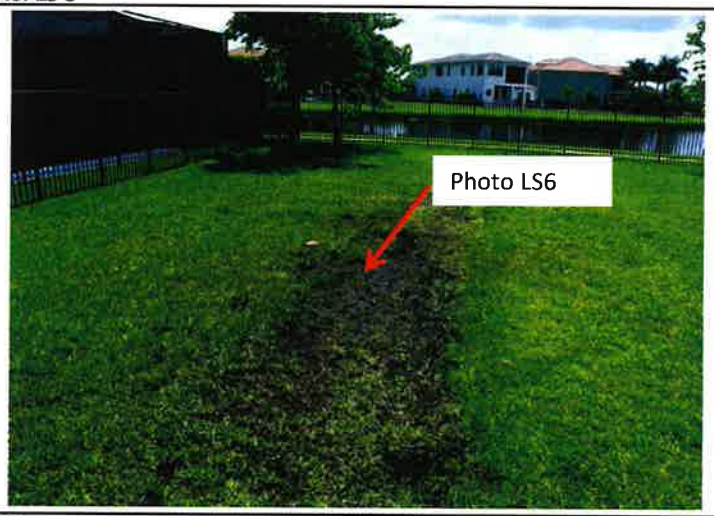
Photo No. LS 4



Location: East Entrance: Near North Pyramid, Lawn

Remarks: Sod not thriving.

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Photo No. LS 5	Photo No. LS 6
	
Location: Clubhouse: Playground, Lawn Remarks: Soil is saturated.	Location: Clubhouse: Playground, Lawn Remarks: Soil is saturated.

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Pavement – Deficiency Summary

Deficiencies within this section primarily consist of:

- Crack(s).
- Deterioration of asphalt.
- Stop sign pavement markings not installed.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pavement

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
93	**Lakewood: 17193 Brulee Breeze Way, Pavement** **Lakewood: Roundabout Near 17115 Brulee Breeze Way, Pavement (Typical Photo)** **Briarwood: Roundabout at the end of Ludovica Lane, Pavement (Typical Photo)** **The Enclave: Roundabout at the end of Carretto Court** **Sauvignon Parkway: Median Near Cambridge and Brookside, Pavement** **Cedarbrook: Roundabout near 17321 Ponte Chiasso Drive, Pavement** **Windsor: Roundabout at the end of Cappuccino Way, Pavement**	Deterioration of asphalt.	Deviation / Defect	Pavement	U.S. Dep. Of Transportation, Federal Highway Administration - Geotechnical Aspects of Pavements, Section 1.3 The Pavement System and Typical Pavement Types, P. 1-7 and 1-8: "In addition to providing a significant fraction of the overall structural capacity of the pavement, the surface layer must minimize the infiltration of surface water, provide a smooth, uniform, and skid-resistant riding surface, and offer durability against traffic abrasion and the climate."	PA1, PA2, PA3, PA4

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Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pavement

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
94	**Cambridge: Intersection of Biaggio Road and Rosella Road** **Waldorf: Intersection of Santaluce Manor and Chauvet Way** **Waldorf: Intersection of Santaluce Manor and Dulcetto Court (Typical Photo)** **Rosewood: Intersection of Abruzzo Avenue and Fiano Place** **Rosewood: Intersection of Abruzzo Avenue and Benedetta Place** **Windsor: Intersection of Cappucino Way and Espresso Manor (Typical Photo)** **Brookside: Intersection of Ristretto Trail and Macchiato Avenue** **Brookside: Intersection of Ristretto Trail and Vescovato Way**	Stop sign pavement markings not installed.	Deviation / Defect	Pavement	FDOT Manual on Uniform Traffic Control Devices: Part 3, Section 3B.16 Stop and Yield Lines.	PA5, PA6

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pavement

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
95	**Pro Shop: East Elevation, Pavement** **Clubhouse: Parking Lot, East Side, Near Curb (Typical Photo)**	Crack(s).	Deviation / Defect	Pavement	U.S. Dep. Of Transportation, Federal Highway Administration - Geotechnical Aspects of Pavements, Section 1.3 The Pavement System and Typical Pavement Types, P. 1-7 and 1-8: "In addition to providing a significant fraction of the overall structural capacity of the pavement, the surface layer must minimize the infiltration of surface water, provide a smooth, uniform, and skid-resistant riding surface, and offer durability against traffic abrasion and the climate."	PA7, PA8
96	**Pro Shop: East Elevation, Parking Lot**	Crack(s).	Deviation / Defect	Pavement	U.S. Dep. Of Transportation, Federal Highway Administration - Geotechnical Aspects of Pavements, Section 1.3 The Pavement System and Typical Pavement Types, P. 1-7 and 1-8: "In addition to providing a significant fraction of the overall structural capacity of the pavement, the surface layer must minimize the infiltration of surface water, provide a smooth, uniform, and skid-resistant riding surface, and offer durability against traffic abrasion and the climate." Asphalt should be protected against damage by roots.	PA9, PA10

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pavement

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
97	**Rosewood: 9053 Benedetta Place** **The Enclave: Roundabout at the end of Carretto Court** **Biltmore: Roundabout Near 9691 Chianti Classico Terrace, Pavement (Typical Photo)** **Windsor: Roundabout at the end of Cappuccino Way, Pavement**	Deformation of the asphalt.	Deviation / Defect	Pavement	U.S. Dep. Of Transportation, Federal Highway Administration - Geotechnical Aspects of Pavements, Section 1.3 The Pavement System and Typical Pavement Types, P. 1-7 and 1-8: "In addition to providing a significant fraction of the overall structural capacity of the pavement, the surface layer must minimize the infiltration of surface water, provide a smooth, uniform, and skid-resistant riding surface, and offer durability against traffic abrasion and the climate."	PA11, PA12
98	**Clubhouse: Parking Lot, West Side, Near Handicap Spots**	Depression in road surface.	Deviation / Defect	Pavement	U.S. Dep. Of Transportation, Federal Highway Administration - Geotechnical Aspects of Pavements, Section 1.3 The Pavement System and Typical Pavement Types, P. 1-7 and 1-8: "In addition to providing a significant fraction of the overall structural capacity of the pavement, the surface layer must minimize the infiltration of surface water, provide a smooth, uniform, and skid-resistant riding surface, and offer durability against traffic abrasion and the climate."	PA13, PA14
99	**Clubhouse: Parking Lot, West Side, Near Handicap Spots, Utility Cover(s)**	Low drain cover.	Code Violation	Pavement	2017 FBC - Accessibility, Section 303.2 Vertical.	PA15, PA16

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pavement

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
100	**Biltmore: Near Sauvignon Parkway, Manhole Cover** **Biltmore: 9618 Chianti Classico Terrace, Manhole Cover**	Manhole cover(s) encased in pavement.	Defect	Pavement	Workmanship shall be sound, secure, and complete.	PA17, PA18
101	**Clubhouse: Parking Lot, Near Outdoor Basketball Court** **Sauvignon Parkway: Median Near Biltmore, Pavement** **Biltmore: Roundabout Near 9691 Chianti Classico Terrace, Pavement (Typical Photo)**	Raveling of asphalt.	Deviation / Defect	Pavement	U.S. Dep. Of Transportation, Federal Highway Administration - Geotechnical Aspects of Pavements, Section 1.3 The Pavement System and Typical Pavement Types, P. 1-7 and 1-8: "In addition to providing a significant fraction of the overall structural capacity of the pavement, the surface layer must minimize the infiltration of surface water, provide a smooth, uniform, and skid-resistant riding surface, and offer durability against traffic abrasion and the climate." FDOT Flexible Pavement Design Manual.	PA19, PA20

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Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Pavement

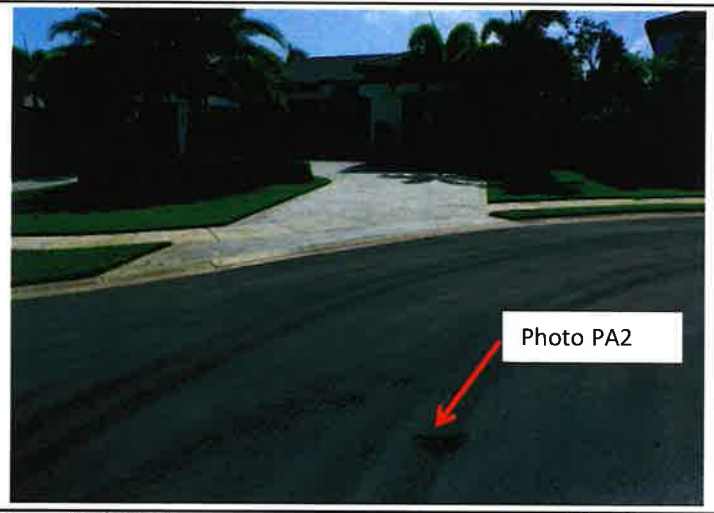
Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
102	**Clubhouse: Parking Lot, West Side, Near Handicap Spots, Grease Trap Enclosure** **Biltmore: 9763 Chianti Classico Terrace, Manhole Cover (Typical Photo)** **Brookside: Roundabout at the end of Macchiato Avenue, Manhole Cover**	Reflection crack(s) in the road surface.	Deviation / Defect	Pavement	U.S. Dep. Of Transportation, Federal Highway Administration - Geotechnical Aspects of Pavements, Section 1.3 The Pavement System and Typical Pavement Types, P. 1-7 and 1-8: "In addition to providing a significant fraction of the overall structural capacity of the pavement, the surface layer must minimize the infiltration of surface water, provide a smooth, uniform, and skid-resistant riding surface, and offer durability against traffic abrasion and the climate." State of Florida DOT Research Report: Performance Evaluation of Crack-and-Seat Rehabilitation Strategy: A 10-Year Perspective: Preventive measures are recommended to be taken when overlaying asphalt on concrete. Subbase/asphalt materials and/or installation cannot accommodate service loads.	PA21, PA22
103	**Cambridge: Roundabout at the end of Rosella Road (Typical Photo)**	Slippage of the asphalt.	Deviation / Defect	Pavement	U.S. Dep. Of Transportation, Federal Highway Administration - Geotechnical Aspects of Pavements, Section 1.3 The Pavement System and Typical Pavement Types, P. 1-7 and 1-8: "In addition to providing a significant fraction of the overall structural capacity of the pavement, the surface layer must minimize the infiltration of surface water, provide a smooth, uniform, and skid-resistant riding surface, and offer durability against traffic abrasion and the climate."	PA23, PA24

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EPIC FORENSICS & ENGINEERING

Boca Bridges
Pavement

Photo No. PA 1



Location: Lakewood: Roundabout Near 17115 Brulee Breeze Way, Pavement

Remarks: Deterioration of asphalt.

Photo No. PA 2



Location: Lakewood: Roundabout Near 17115 Brulee Breeze Way, Pavement

Remarks: Deterioration of asphalt.

Photo No. PA 3



Location: Briarwood: Roundabout at the end of Ludovica Lane, Pavement

Remarks: Deterioration of asphalt.

Photo No. PA 4



Location: Briarwood: Roundabout at the end of Ludovica Lane, Pavement

Remarks: Deterioration of asphalt.

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Photo No. PA 5



Location: Waldorf: Intersection of Santaluce Manor and Dulcetto Court

Remarks: Stop sign pavement markings not installed.

Photo No. PA 6



Location: Windsor: Intersection of Cappuccino Way and Espresso Manor

Remarks: Stop sign pavement markings not installed.

Photo No. PA 7



Location: Clubhouse: Parking Lot, East Side, Near Curb

Remarks: Crack(s).

Photo No. PA 8



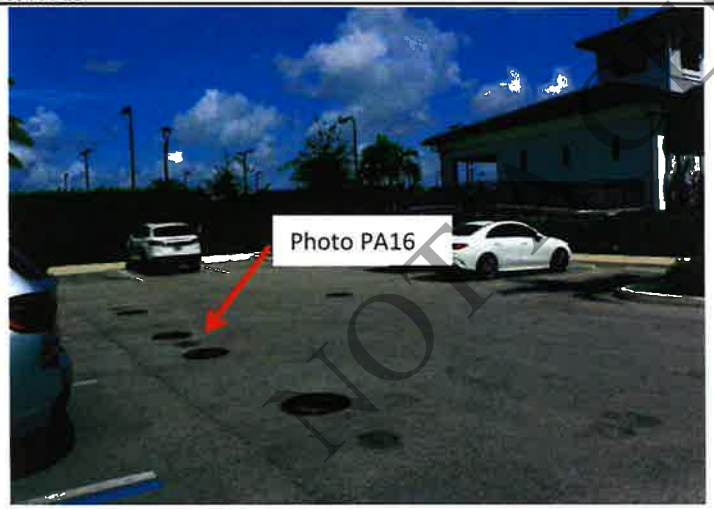
Location: Clubhouse: Parking Lot, East Side, Near Curb

Remarks: Crack(s).

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Photo No. PA 9	Photo No. PA 10
	
Location: Pro Shop: East Elevation, Parking Lot Remarks: Crack(s).	Location: Pro Shop: East Elevation, Parking Lot Remarks: Crack(s).
Photo No. PA 11	**Photo No. PA 12**
	
Location: Biltmore: Roundabout Near 9691 Chianti Classico Terrace, Pavement Remarks: Deformation of the asphalt.	Location: Biltmore: Roundabout Near 9691 Chianti Classico Terrace, Pavement Remarks: Deformation of the asphalt.

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Photo No. PA 13	Photo No. PA 14
	
Location: Clubhouse: Parking Lot, West Side, Near Handicap Spots Remarks: Depression in road surface.	Location: Clubhouse: Parking Lot, West Side, Near Handicap Spots Remarks: Depression in road surface.
Photo No. PA 15	**Photo No. PA 16**
	
Location: Clubhouse: Parking Lot, West Side, Near Handicap Spots, Utility Cover(s) Remarks: Low drain cover.	Location: Clubhouse: Parking Lot, West Side, Near Handicap Spots, Utility Cover(s) Remarks: Low drain cover.

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Photo No. PA 17



Location: Biltmore: Near Sauvignon Parkway, Manhole Cover

Remarks: Manhole cover(s) encased in pavement.

Photo No. PA 18



Location: Biltmore: Near Sauvignon Parkway, Manhole Cover

Remarks: Manhole cover(s) encased in pavement.

Photo No. PA 19



Location: Biltmore: Roundabout Near 9691 Chianti Classico Terrace, Pavement

Remarks: Raveling of asphalt.

Photo No. PA 20



Location: Biltmore: Roundabout Near 9691 Chianti Classico Terrace, Pavement

Remarks: Raveling of asphalt.

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Photo No. PA 21



Location: Biltmore: 9763 Chianti Classico Terrace, Manhole Cover

Remarks: Reflection crack(s) in the road surface.

Photo No. PA 22



Location: Biltmore: 9763 Chianti Classico Terrace, Manhole Cover

Remarks: Reflection crack(s) in the road surface.

Photo No. PA 23



Location: Cambridge: Roundabout at the end of Rosella Road

Remarks: Slippage of the asphalt.

Photo No. PA 24



Location: Cambridge: Roundabout at the end of Rosella Road

Remarks: Slippage of the asphalt.

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Curb & Gutter – Deficiency Summary

Deficiencies within this section primarily consist of:

- Crack(s). Spalls evident in select locations.
- Ponding water evident.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Curb and Gutter

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
104	**Cambridge: 17412 and 17359 Rosella Road, Gutter** **Waldorf: 9041, 9017, 9000, and 8987 (Typical Photo) Dulcetto Court, Gutter** **Rosewood: 17111 Abruzzo Avenue, Gutter** **Rosewood: 9084 Benedetta Place, Gutter** **Lakewood: 17218 Brulee Breeze Way, Gutter** **Windsor: 9924 and 9964 Espresso Manor, Gutter** **Windsor: 17128 (Typical Photo), 17096, and 17073 Cappuccino Way, Gutter** **Brookside: 9624 Macchiato Avenue, Gutter**	Crack(s). Spalls evident in select locations.	Deviation / Defect	Curb and Gutter	FDOT Design Standards: Index 300, Sheet 2 of 2, Contraction Joint in Curb and Gutter, and General Note 1. FDOT Standard Specifications: Section 520-6 Joints. System is not performing as intended.	CG1, CG2, CG3, CG4
105	**Clubhouse: Entrance Near Sauvignon Parkway, Curb** **Cedarbrook: Roundabout Near 17321 Ponte Chiasso Drive, Curb**	Crack(s).	Deviation / Defect	Curb and Gutter	FDOT Design Standards: Index 300, Sheet 2 of 2, Contraction Joint in Curb and Gutter, and General Note 1. FDOT Standard Specifications: Section 520-6 Joints. System is not performing as intended.	CG5, CG6, CG7, CG8

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Curb and Gutter

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
106	**Cambridge: 17413 Rosella Road, Gutter** **Waldorf: 8997 Chauvet Way, Gutter** **Rosewood: 9119 and 9101 (Typical Photo) Benedetta Place, Gutter**	Ponding water evident.	Deviation / Defect	Curb and Gutter	FDOT Greenbook, Chapter 3, Section C.5.b Grades, Table 3 - 7, Recommended minimum gutter grades: Flat terrain - 0.3%. Plans: Paving, Grading, and Drainage, Plat 3, Sheet 6. Plans indicate stormwater flow to slope towards drain. Plans: Paving, Grading, and Drainage, Plat 1, Sheets 8 and 12. Plans indicate stormwater flow to slope towards drain. Finish grade should slope towards provided drain.	CG9, CG10

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EPIC FORENSICS & ENGINEERING

Boca Bridges
Curb and Gutter

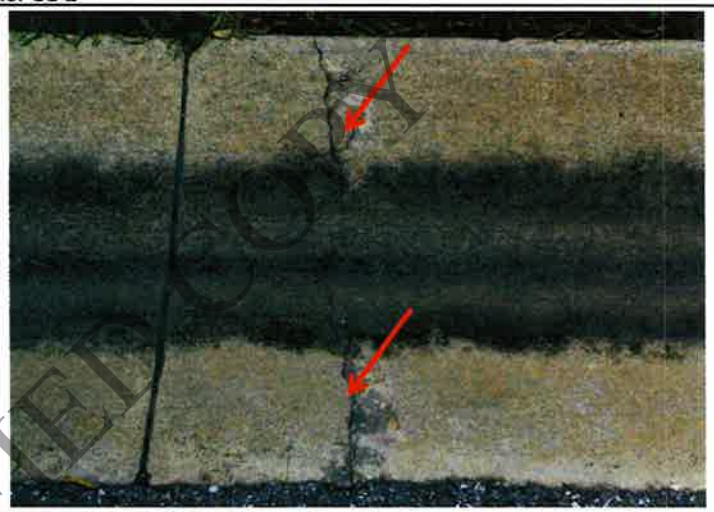
Photo No. CG 1



Location: Waldorf: 8987 Dulcetto Court, Gutter

Remarks: Crack(s). Spalls evident in select locations.

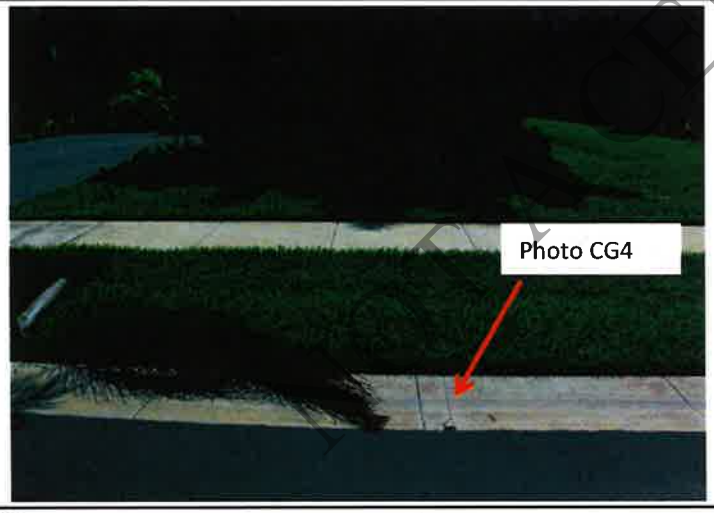
Photo No. CG 2



Location: Waldorf: 8987 Dulcetto Court, Gutter

Remarks: Crack(s). Spalls evident in select locations.

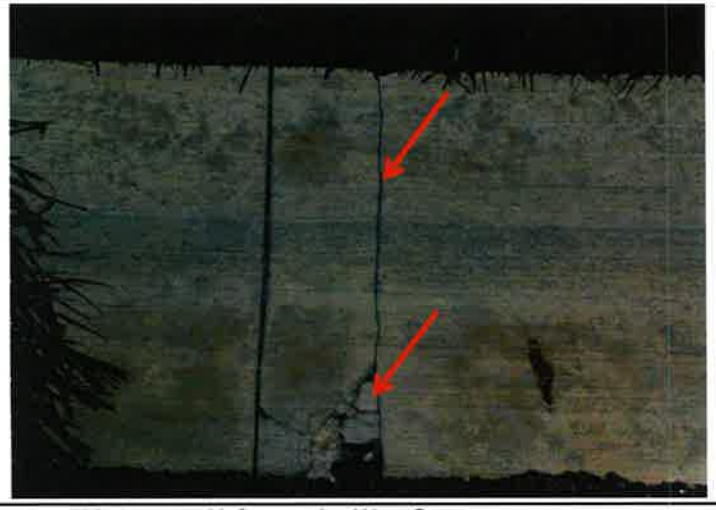
Photo No. CG 3



Location: Windsor: 17128 Cappuccino Way, Gutter

Remarks: Crack(s). Spalls evident in select locations.

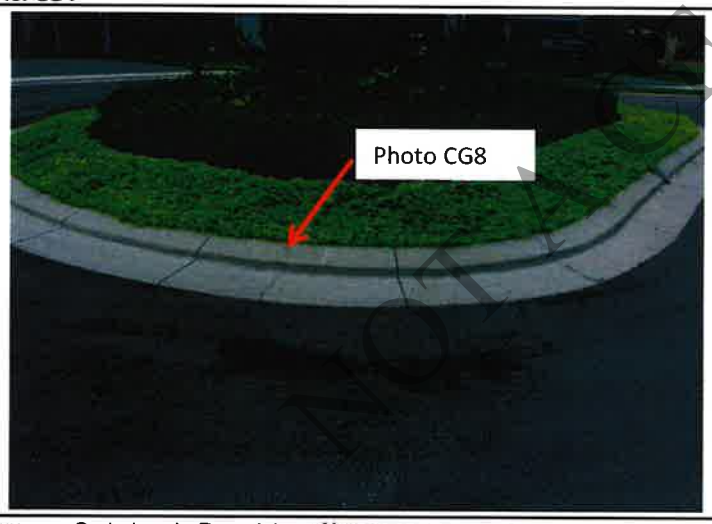
Photo No. CG 4



Location: Windsor: 17128 Cappuccino Way, Gutter

Remarks: Crack(s). Spalls evident in select locations.

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Photo No. CG 5	Photo No. CG 6
	
Location: Clubhouse: Entrance Near Sauvignon Parkway, Curb Remarks: Crack(s).	Location: Clubhouse: Entrance Near Sauvignon Parkway, Curb Remarks: Crack(s).
Photo No. CG 7	**Photo No. CG 8**
	
Location: Cedarbrook: Roundabout Near 17321 Ponte Chiasso Drive, Curb Remarks: Crack(s).	Location: Cedarbrook: Roundabout Near 17321 Ponte Chiasso Drive, Curb Remarks: Crack(s).

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Photo No. CG 9	Photo No. CG 10
	
Location: Rosewood: 9101 Benedetta Place, Gutter	Location: Rosewood: 9101 Benedetta Place, Gutter
Remarks: Ponding water evident.	Remarks: Ponding water evident.

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Sidewalk – Deficiency Summary

Deficiencies within this section primarily consist of:

- Crack(s).
- Elevation difference greater than ¼ inch. Tripping hazard evident.

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Sidewalk

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
107	**Pro Shop: Sidewalk (Multiple Locations) (Typical Photo: Near the North Tennis Courts)** **Clubhouse: Near Playground, Sidewalk** **Clubhouse: Near Mechanical Enclosure to Mechanical Room 1, Sidewalk** **Clubhouse: Near 24 Hour Fitness Entrance, Sidewalk** **West Guardhouse: Bridge, Sidewalk (Typical Photo)** **Cambridge: 17418 (Typical Photo) and 17471 Rosella Road, Sidewalk** **Biltmore: 9658 Chianti Classico Terrace, Sidewalk (Typical Photo)** **Brookside: Bridge, Sidewalk** **Brookside: 9609 Ristretto Trail, Sidewalk**	Crack(s).	Deviation / Defect	Sidewalk	FDOT Design Standards: Index 310, Sheet 1 and 2, Sidewalk Joints. FDOT Standard Specifications: Section 522-4 Foundation and 522-5 Joints. System is failing prematurely and is not meeting its service life.	S1, S2, S3, S4, S5, S6, S7, S8

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Sidewalk

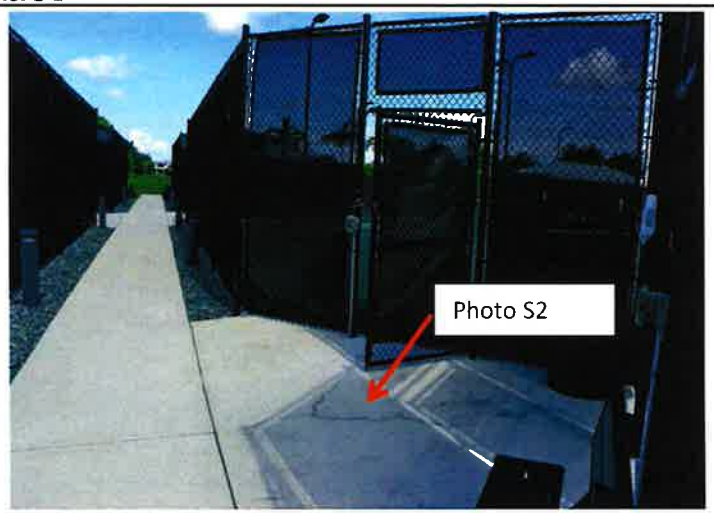
Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
108	**Cambridge: 17436, 17425, and 17376 Rosella Road, Sidewalk** **Waldorf: 17335 Santaluce Manor, Sidewalk** **Waldorf: 9078 Dulcetto Court, Sidewalk** **Rosewood: 9071 Benedetta Place, Sidewalk (Typical Photo)** **Lakewood: 17146 Brulee Breeze Way, Sidewalk** **Cedarbrook: 17441 Ponte Chiasso Drive, Sidewalk** **Brookside: 9655 and 9607 Macchiato Avenue, Sidewalk** **Brookside: 17378 Ristretto Trail, Sidewalk (Typical Photo)**	Elevation difference greater than 1/4 inch. Tripping hazard evident.	Code Violation	Sidewalk / Landscaping	2017 FBC - Accessibility, Section 303.2 Vertical.	S9, S10, S11, S12

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EPIC FORENSICS & ENGINEERING

Boca Bridges
Sidewalk

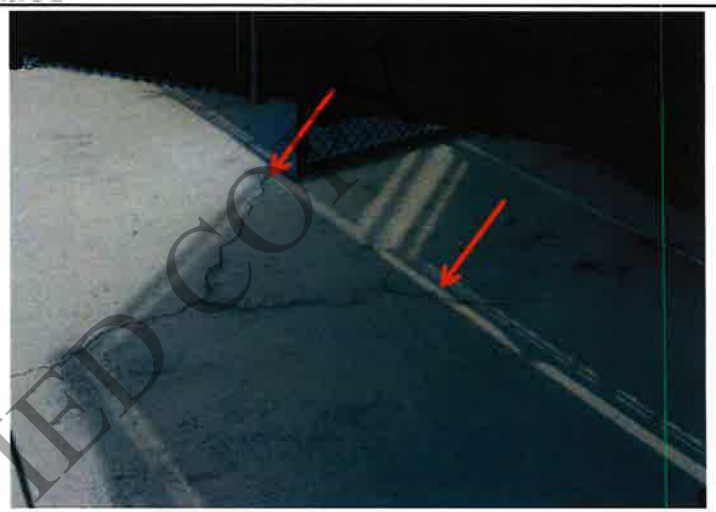
Photo No. S 1



Location: Pro Shop: Near the North Tennis Courts, Sidewalk

Remarks: Crack(s).

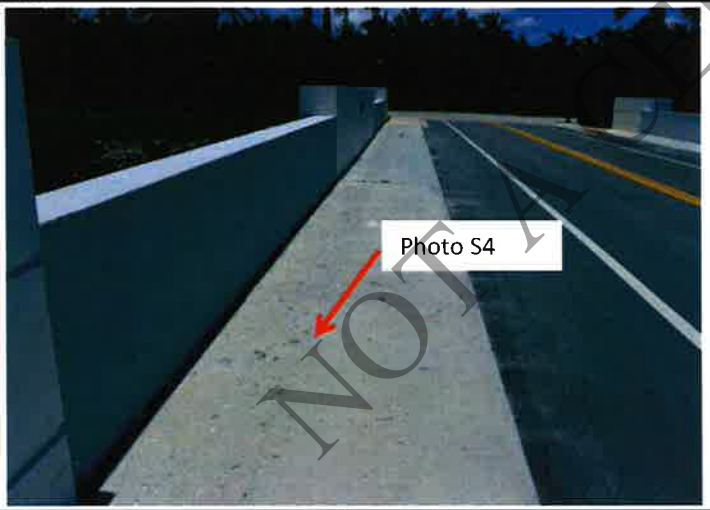
Photo No. S 2



Location: Pro Shop: Near the North Tennis Courts, Sidewalk

Remarks: Crack(s).

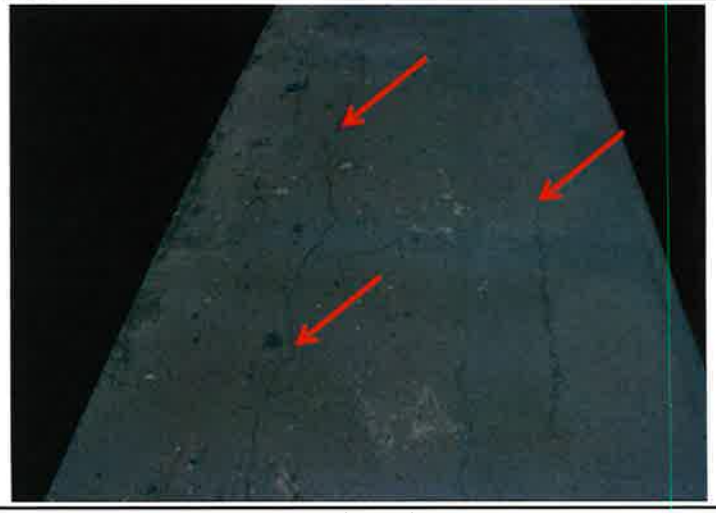
Photo No. S 3



Location: West Guardhouse: Bridge, Sidewalk

Remarks: Crack(s).

Photo No. S 4

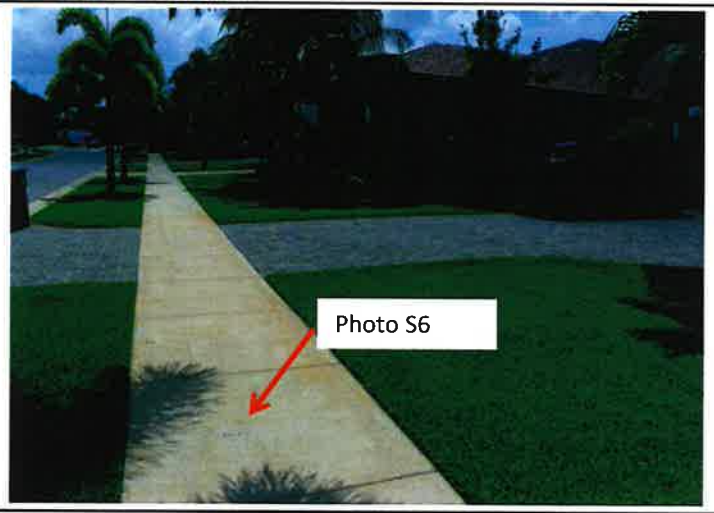


Location: West Guardhouse: Bridge, Sidewalk

Remarks: Crack(s).

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Photo No. S 5



Location: Cambridge: 17418 Rosella Road, Sidewalk

Remarks: Crack(s).

Photo No. S 6



Location: Cambridge: 17418 Rosella Road, Sidewalk

Remarks: Crack(s).

Photo No. S 7



Location: Biltmore: 9658 Chianti Classico Terrace, Sidewalk

Remarks: Crack(s).

Photo No. S 8

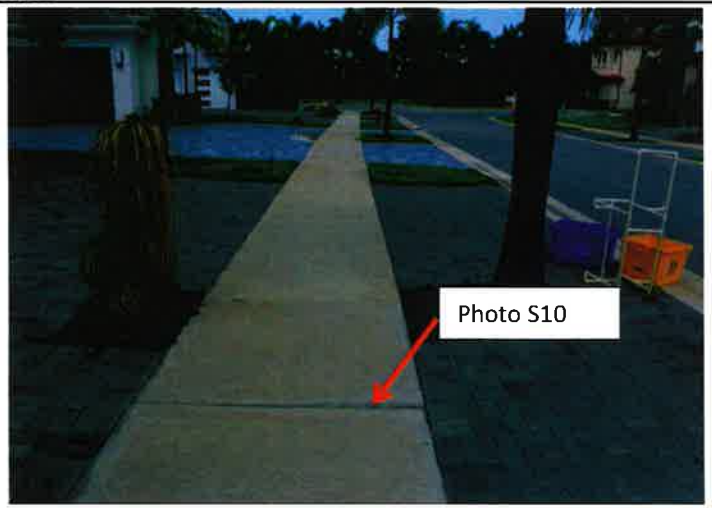


Location: Biltmore: 9658 Chianti Classico Terrace, Sidewalk

Remarks: Crack(s).

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Photo No. S 9



Location: Rosewood: 9071 Benedetta Place, Sidewalk

Remarks: Elevation difference greater than 1/4 inch. Tripping hazard evident.

Photo No. S 10



Location: Rosewood: 9071 Benedetta Place, Sidewalk

Remarks: Elevation difference greater than 1/4 inch. Tripping hazard evident.

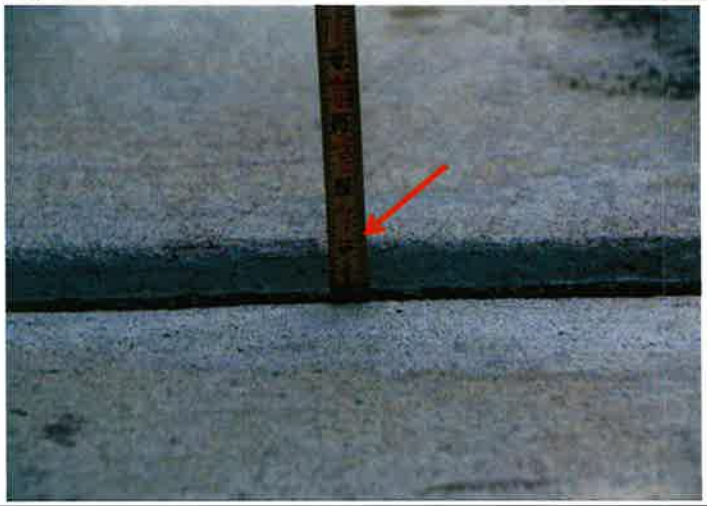
Photo No. S 11



Location: Brookside: 17378 Ristretto Trail, Sidewalk

Remarks: Elevation difference greater than 1/4 inch. Tripping hazard evident.

Photo No. S 12



Location: Brookside: 17378 Ristretto Trail, Sidewalk

Remarks: Elevation difference greater than 1/4 inch. Tripping hazard evident.

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Additional Disciplines – Deficiency Summary

Deficiencies within this section primarily consist of:

- Concrete Placement
- Drainage
- Fire Protection
- Gate
- Misc. Metals
- Paint
- Railing
- Sports Court / Concrete Placement
- Stone Façade
- Signage
- Tile

Refer to the following List of Deficiencies ("LOD") matrix for observed defects, deviations, and /or code violations related to this discipline.

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Additional Disciplines

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
109	**Clubhouse: Storm Drain Structure (Typical Photo)** **Pro Shop: Storm Drain Structure**	Crack(s) in concrete.	Code Violation / Deviation	Concrete Placement	ACI 318-14, Section 7.7: Concrete protection for reinforcement. ACI 201.2R-01, Section 4.4: Concrete quality and cover over steel.	AD1, AD2
110	**Waldorf: Near 9005 Dulcetto Court, Drain (Typical Photo)** **The Enclave: Near 17233 Carretto Court, Drain (Typical Photo)** **Biltmore: Near 9650 Chianti Classico Terrace, Drain** **Windsor: Cappuccino Way and Espresso Manor Intersection, Drain** **Cedarbrook: Near 17376 Ponte Chiasso Drive, Drain** **Brookside: Near 9626 and 9577 (Typical Photo) Vescovato Way, Drain**	Excessive sediment observed in catch basins.	Improper Preturnover Maintenance	Drainage	South Florida Water Management District (SFWMD) Environmental Resource Permit No. 50-07787-P and 50-104020-P, General Condition #16: The permitee shall provide routine maintenance of the stormwater management system to remove trapped sediments and debris. South Florida Water Management District (SFWMD) Environmental Resource Permit No. 50-07787-P and 50-104020-P, Certification, Operation, and Maintenance: For projects permitted with an operating entity that is different from the permittee, until the permit is transferred to an acceptable operatiting entity, the permittee is liable for operation and maintenance. Drainage pipes need to be mostly free of sediment to operate properly. Removal of excess sediment should be maintained prior to turnover.	AD3, AD4, AD5, AD6
111	**Women's Locker Room: Mechanical Closet**	Unsealed penetration.	Code Violation	Fire Protection	2017 FBC - Building, Section 714.3.1. 2017 FBC - Building, Section 714.4 Horizontal Assemblies.	AD7, AD8

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EPIC FORENSICS & ENGINEERING

Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Additional Disciplines

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
112	**Water Play Area: Near Unisex Bathroom, Pipe (Typical Photo)** **West Gate Entrance: Guardhouse, Behind**	Pipe in contact with concrete.	Code Violation	Fire Protection	2017 FBC - Mechanical, Chapter 12, Section 1206.4 Pipe penetrations. 2017 FBC - Mechanical, Chapter 12, Section 1206.6 Contact with building material. 2013 Edition of NFPA 13, Section 9.3.4 Clearance.	AD9, AD10, AD11
113	**Clubhouse: East Side, Near Basketball Court, Gate**	Finish failure evident.	Defect	Gate	System is failing prematurely and is not meeting its intended service life.	AD12, AD13
114	**Pro Shop: Tennis Courts, Trellis (Mutliple Locations) (Typical Photo: North Tennis Courts)**	Corrosion evident.	Deviation	Mics. Metals	National Association of Architectural Metal Manufacturers, Metal Finishes Manual for Architectural and Metal Products, Chapter 5 Applied Coatings.	AD14, AD15
115	**East Entrance: South Pyramid, Perimeter Wall (Multiple Locations) (Typical Photo: Along North Perimeter Wall)** **East Entrance: North Wall Entry Feature**	Paint is peeling. Evidence of moisture intrusion is evident.	Defect	Paint	System is failing prematurely and is not meeting its intended service life.	AD16, AD17, AD18, AD19
116	**Clubhouse: Pavilion, Fence**	Railing end cap is missing.	Defect	Railing	Workmanship shall be sound, secure, and complete.	AD20, AD21
117	**Clubhouse: Pavilion, Fence**	Railing top cap is loose.	Defect	Railing	Workmanship shall be sound, secure, and complete.	AD22, AD23

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Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Additional Disciplines

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
118	**Clubhouse: Outdoor Basketball Court**	Ponding water evident.	Defect	Sports Court / Concrete Placement	Finish floor should promote positive drainage and slope away from court surface.	AD24, AD25
119	**Clubhouse: Outdoor Basketball Court**	Rust stains.	Deviation	Sports Court / Concrete Placement	ACI 301-10, Section 5.3.7.7: "Remove stains, rust, efflorescence, and surface deposits considered objectionable by the Architect/Engineer by acceptable methods."	AD26, AD27
120	**Clubhouse: Near Entrance Doorway, Wall, Stone Cladding**	Discoloration of stone cladding.	Defect	Stone Façade	In the presence of water, any iron in the stone will experience accelerated oxidation. Oxidation of iron in this light-colored stone is characterized by a corrosion-stained appearance on the surface of the stone.	AD28, AD29
121	**Clubhouse: Near Entrance Doorway to Café / Take Out, Wall, Stone Cladding**	Efflorescence evident.	Deviation	Stone Façade	Natural Stone Institute, Chapter 15 Vertical Surfaces, Section 1.3.10: Exterior Vertical Surfaces. Natural Stone Institute, Chapter 13 Installation Methods, Section 3.1.3: Latex - Portland Cement Mortar. Adequate mortar material should be selected for a given set of conditions (i.e. water resistance). Inadequate mortars will degrade upon prolonged exposure to moisture.	AD30, AD31
122	**The Enclave: Water Feature, Signage**	Finish is failing.	Defect	Signage	Metal type, coating and application should be appropriate for current environment and use.	AD32, AD33

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Boca Bridges Homeowners Association, Inc.

List of Deficiencies Matrix ("LOD")

Additional Disciplines

Line #	Location Description	Observation	Code Violation, Defect, Deviation, Improper Preturnover Maintenance	Potential Attributable Scope of Work	Criterion and Notes	Typical Photo
123	**Pro Shop: West Elevation, Tile Under Railing**	Efflorescence and moisture intrusion is evident.	Code Violation	Tile	ANSI 108.5 -1999 Installation of Ceramic Tile with Dry-Set Portland Cement Mortar or Latex-Portland Cement Mortar. Adequate mortar material should be selected for a given set of conditions (i.e. water resistance). Inadequate mortars will degrade upon prolonged exposure to moisture.	AD34, AD35
124	**Clubhouse: Tower above Lobby, Wall**	Rust stain.	Code Violation / Deviation	Tile / Concrete Placement	ACI 318-11, Section 7.7: Concrete protection for reinforcement. ACI 201.2R-01, Section 4.4: Concrete quality and cover over steel.	AD36, AD37

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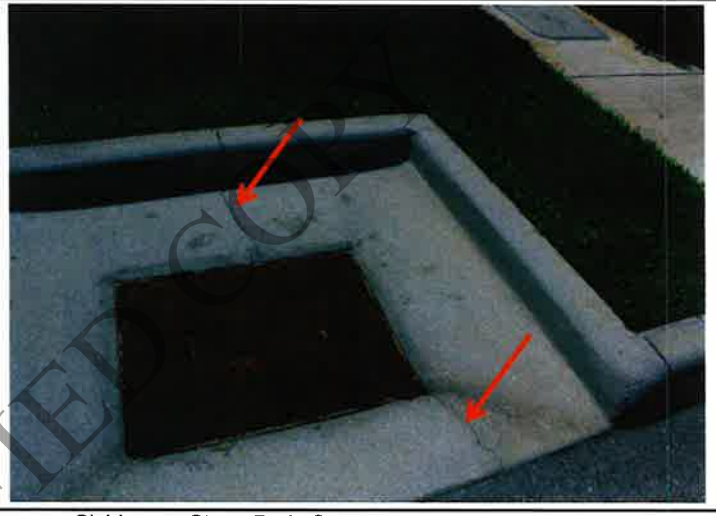
Photo No. AD 1



Location: Clubhouse: Storm Drain Structure

Remarks: Crack(s) in concrete.

Photo No. AD 2



Location: Clubhouse: Storm Drain Structure

Remarks: Crack(s) in concrete.

Photo No. AD 3



Location: Waldorf: Near 9005 Dulcetto Court, Drain

Remarks: Excessive sediment observed in catch basins.

Photo No. AD 4



Location: The Enclave: Near 17233 Carretto Court, Drain

Remarks: Excessive sediment observed in catch basins.

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Photo No. AD 5	Photo No. AD 6
	
Location: Brookside: Near 9577 Vescovato Way, Drain Remarks: Excessive sediment observed in catch basins.	Location: Brookside: Near 9577 Vescovato Way, Drain Remarks: Excessive sediment observed in catch basins.
Photo No. AD 7	**Photo No. AD 8**
	
Location: Women's Locker Room: Mechanical Closet Remarks: Unsealed penetration.	Location: Women's Locker Room: Mechanical Closet Remarks: Unsealed penetration.

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Photo No. AD 9	Photo No. AD 10
	
Location: Water Play Area: Near Unisex Bathroom, Pipe Remarks: Pipe in contact with concrete.	Location: Water Play Area: Near Unisex Bathroom, Pipe Remarks: Pipe in contact with concrete.
Photo No. AD 11	**Photo No. AD 12**
	
Location: Water Play Area: Near Unisex Bathroom, Pipe Remarks: Pipe in contact with concrete.	Location: Clubhouse: East Side, Near Basketball Court, Gate Remarks: Finish failure evident.

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Photo No. AD 13



Location: Clubhouse: East Side, Near Basketball Court, Gate

Remarks: Finish failure evident.

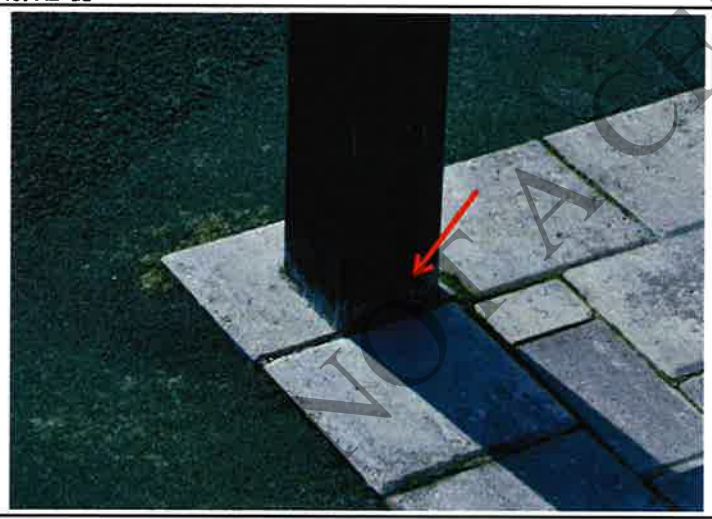
Photo No. AD 14



Location: Pro Shop: North Tennis Courts, Trellis

Remarks: Corrosion evident.

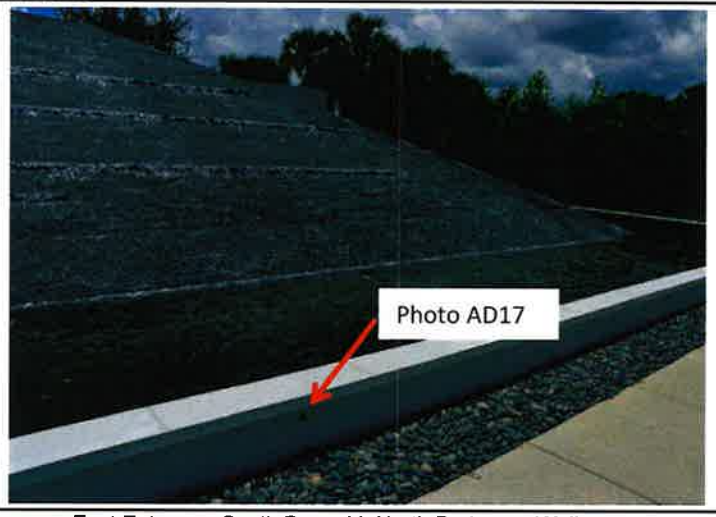
Photo No. AD 15



Location: Pro Shop: North Tennis Courts, Trellis

Remarks: Corrosion evident.

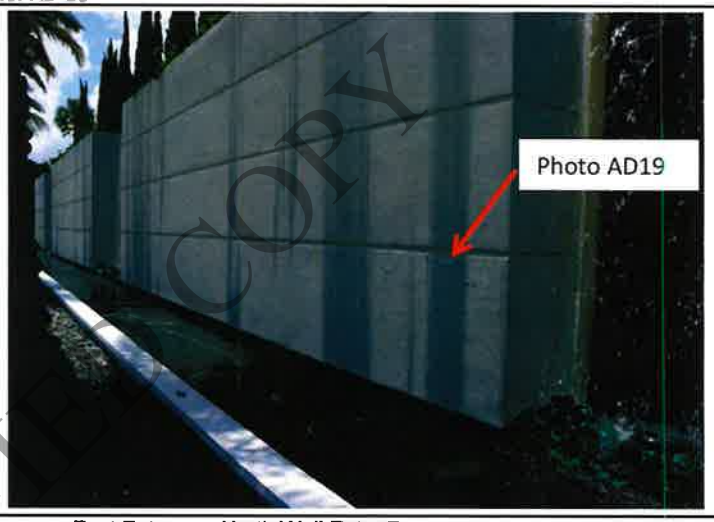
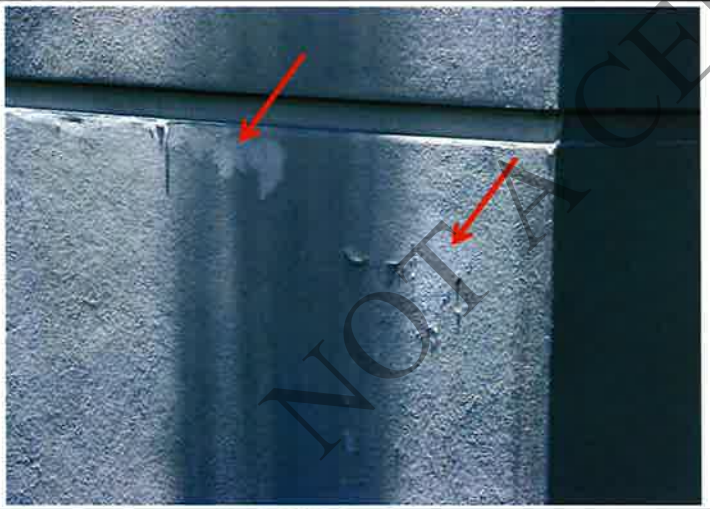
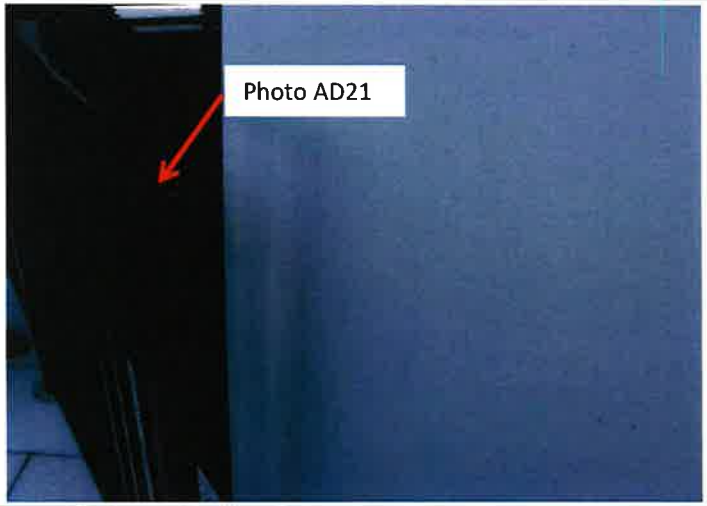
Photo No. AD 16



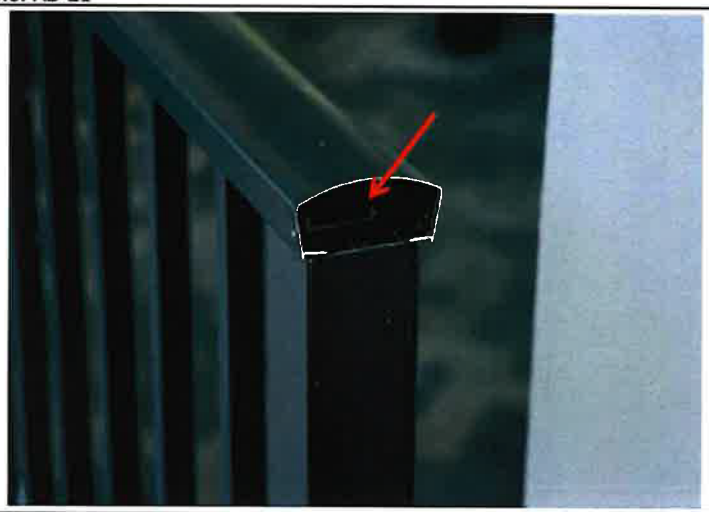
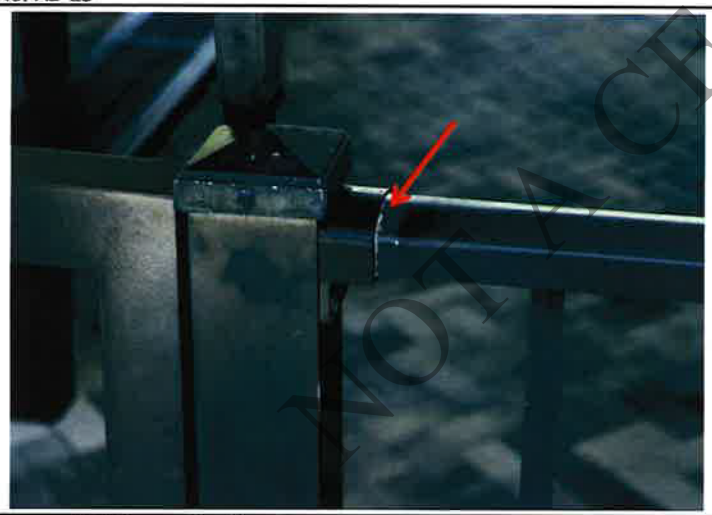
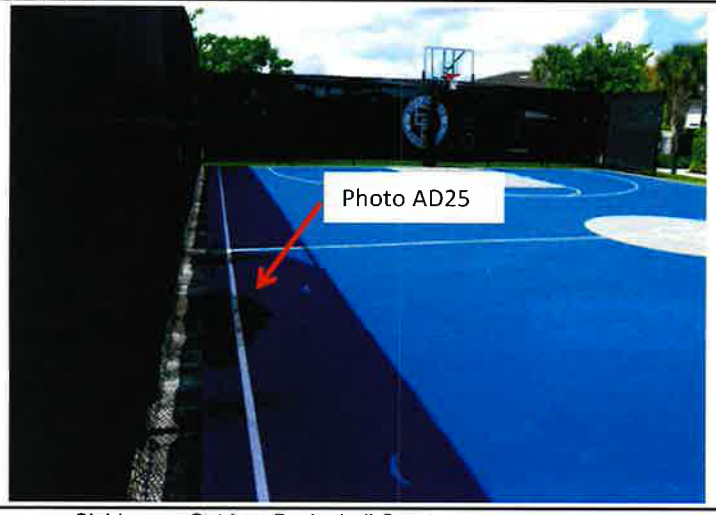
Location: East Entrance: South Pyramid, North Perimeter Wall

Remarks: Paint is peeling. Evidence of moisture intrusion is evident.

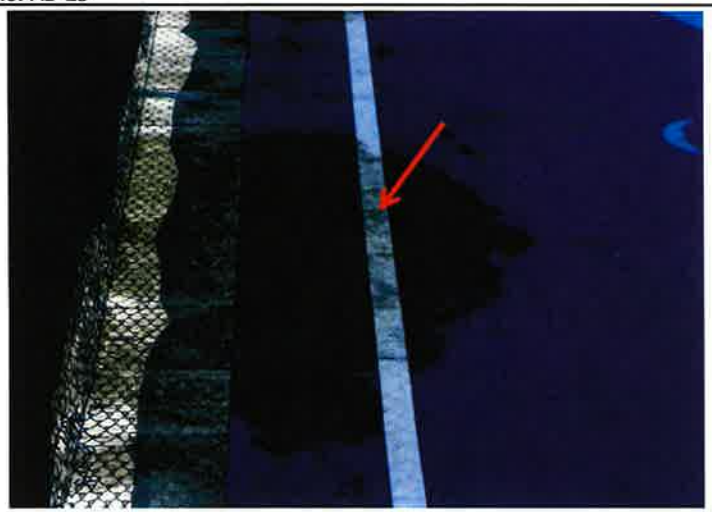
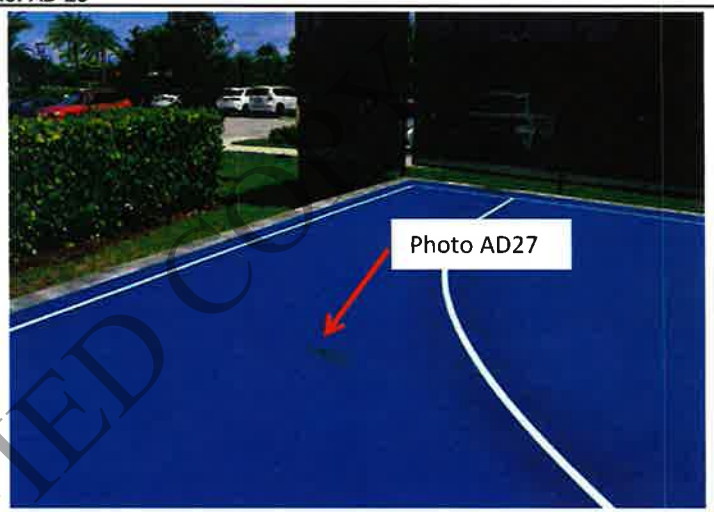
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Photo No. AD 17	Photo No. AD 18
	
Location: East Entrance: South Pyramid, North Perimeter Wall Remarks: Paint is peeling.Evidence of moisture intrusion is evident.	Location: East Entrance: North Wall Entry Feature Remarks: Paint is peeling.Evidence of moisture intrusion is evident.
Photo No. AD 19	**Photo No. AD 20**
	
Location: East Entrance: North Wall Entry Feature Remarks: Paint is peeling.Evidence of moisture intrusion is evident.	Location: Clubhouse: Pavilion, Fence Remarks: Railing end cap is missing.

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Photo No. AD 21	Photo No. AD 22
	
Location: Clubhouse: Pavilion, Fence Remarks: Railing end cap is missing.	Location: Clubhouse: Pavilion, Fence Remarks: Railing top cap is loose.
Photo No. AD 23	**Photo No. AD 24**
	
Location: Clubhouse: Pavilion, Fence Remarks: Railing top cap is loose.	Location: Clubhouse: Outdoor Basketball Court Remarks: Ponding water evident.

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Photo No. AD 25	Photo No. AD 26
	
Location: Clubhouse: Outdoor Basketball Court Remarks: Ponding water evident.	Location: Clubhouse: Outdoor Basketball Court Remarks: Rust stains.
Photo No. AD 27	**Photo No. AD 28**
	
Location: Clubhouse: Outdoor Basketball Court Remarks: Rust stains.	Location: Clubhouse: Near Entrance Doorway, Wall, Stone Cladding Remarks: Discoloration of stone cladding.

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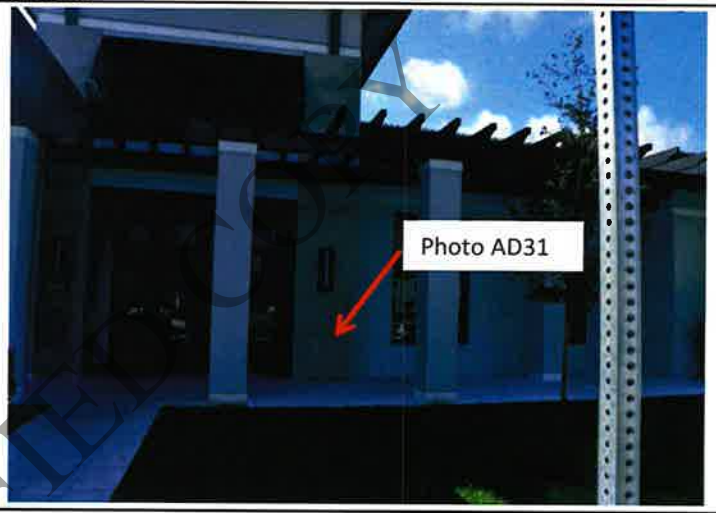
Photo No. AD 29



Location: Clubhouse: Near Entrance Doorway, Wall, Stone Cladding

Remarks: Discoloration of stone cladding.

Photo No. AD 30



Location: Clubhouse: Near Entrance Doorway to Café / Take Out, Wall, Stone Cladding

Remarks: Efflorescence evident.

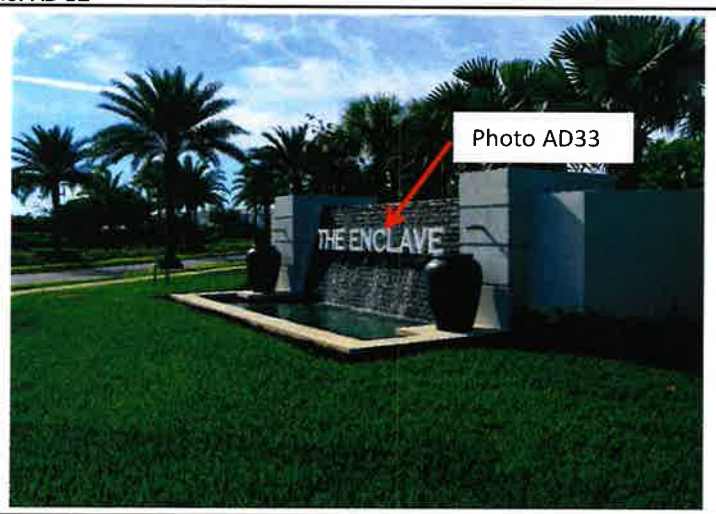
Photo No. AD 31



Location: Clubhouse: Near Entrance Doorway to Café / Take Out, Wall, Stone Cladding

Remarks: Efflorescence evident.

Photo No. AD 32

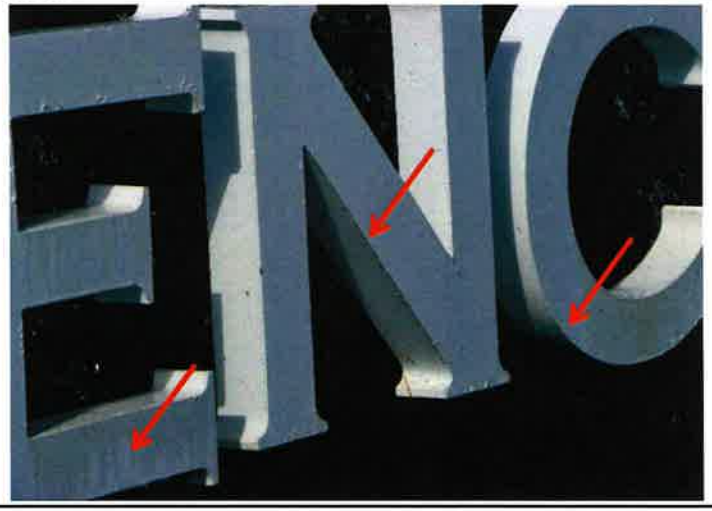


Location: The Enclave: Water Feature, Signage

Remarks: Finish is failing.

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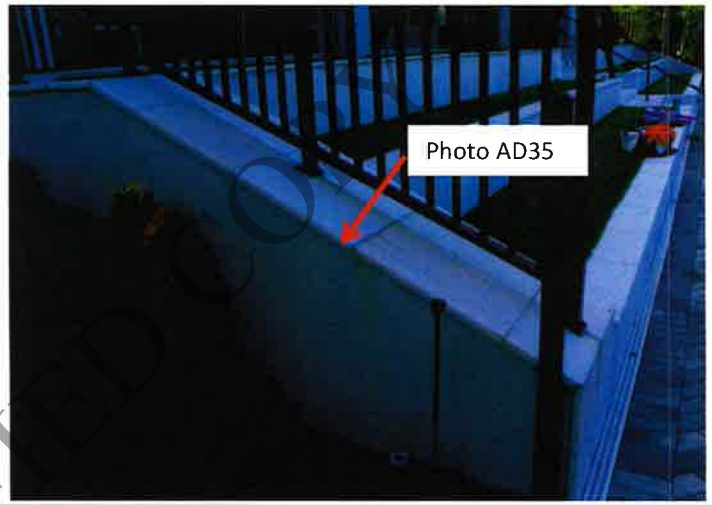
Photo No. AD 33



Location: The Enclave: Water Feature, Signage

Remarks: Finish is failing.

Photo No. AD 34



Location: Pro Shop: West Elevation, Tile Under Railing

Remarks: Efflorescence and moisture intrusion is evident.

Photo No. AD 35



Location: Pro Shop: West Elevation, Tile Under Railing

Remarks: Efflorescence and moisture intrusion is evident.

Photo No. AD 36

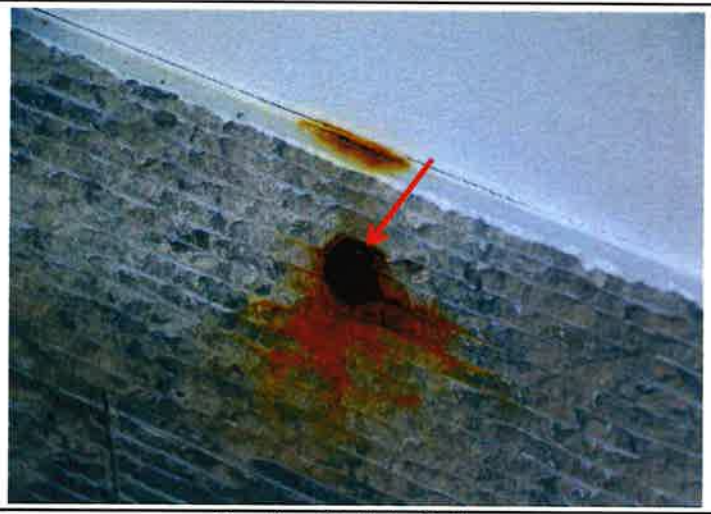


Location: Clubhouse: Tower above Lobby, Wall

Remarks: Rust stain.

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Photo No. AD 37



Location: Pro Shop: West Elevation, Tile Under Railing

Remarks: Efflorescence and moisture intrusion is evident.

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Limiting Conditions

The PCA performed by Epic cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. The PCA is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure.

This PCA Report was prepared recognizing the inherent subjective nature of Epic's opinions as to such issues as workmanship, quality of original installation, and estimate of the remaining useful life of any given component or system. It should be understood that Epic's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. Epic's opinions are generally formed without the benefit of detailed knowledge from other individuals that may be more familiar with the actual design, construction and/or performance of the specific components or systems.

The opinions that Epic expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent engineering professional in the same community under similar circumstances. Epic assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Association or the Association's representatives, from other interested parties, or from the public domain. The conclusions presented represent Epic's professional judgment based on information obtained during the course of this assignment. Epic's analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the Property. Factual information regarding operations, conditions and test data provided by the Association, or their representatives, has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the dates of the assessment.

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Should you have any questions, please contact me at (561) 581-8800.

Respectfully submitted,
EPIC FORENSICS & ENGINEERING, INC.
Registry 30519

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For Lines 109, 110, and 113 - 124 in "Additional Disciplines", "Roofing", "Stucco", "Pool, Spa, and Water Features", "Flooring", "Pavers", "Landscaping", "Pavement", "Curb and Gutter", and "Sidewalk" sections:

(see *NOTE below)

Jillian Churik, P.E.
Florida PE 95818



Jillian Churik, P.E. 95818
2024.04.15 13:22:51 -04'00'

For Lines 111 and 112 in "Additional Disciplines", "Mechanical", "Electrical", and "Plumbing" sections:

Rey Alpizar
Senior Professional

***NOTE:** This item has been digitally signed and sealed by the indicated engineer on the date adjacent to their seal. Printed copies of this document are not considered signed and sealed, and the signatures must be verified on any electronic copies.*

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