



BE-CI Annual Exterior Wall Survey Report

Project:
Perdido Sun Condominiums
13753 Perdido Key Dr.
Pensacola, FL 32507

REPORT YEAR: **2025**

CONSULTANT'S PROJECT NO: P01157

SITE VISIT DATA:

SITE VISIT DATE: **05/28/2025**

TIME: **11:00 AM**

WEATHER: **85° F, Sunny**

General Information

Property Manager:	Tammy Mercer
Main Cladding Type:	Stucco
Main Roof Type:	Single Ply Membrane/ Metal Panel
Window Type:	Aluminum (vinyl for unit common Walkway windows)
Door Type:	Metal

Wall System Data

Location	Waterproofing Type:	Last Repaint	Warranty (years)	Remaining Useful Life (years) noted in last SIRS
Horizontal Waterproofing	Deck Coating	N/A	0	< 7
Exterior Walls	Exterior Coating	2024/25	10	10

** - No Information

ACTION LIST:

The following is a list of **ACTION ITEMS** that collectively resulted from our observations during our Site Visit. We discussed our observations with the location representatives who were present during our inspection. The information contained below will serve as the responsible parties' notice of issues that we have observed during our Survey. **All listed Action Items should be considered high-priority for remediation, repair, or replacement. We recommend corrective action be taken on all listed Action Items as soon as possible, but not to exceed 6 months from the date of our inspection in which the observation was originally made.** The listed Action Items will be considered unresolved until removed from the table below. Appropriate updates to the table below that are found in our subsequent inspections will be included in our future report. The items are recorded by the correlating paragraph number of the report in which they were originally noted. Status will reflect as; New, Corrected, In-Work or No Action Taken. If any party has disputes, changes, questions, or additions, please email atagliere@be-ci.com.

ITEM	DESCRIPTION	STATUS & ACTION TAKEN	RESOLUTION
2024 Annual Exterior Wall Survey Report			
1.4.1	Repair approximately one (1) square feet of cracked stucco at the overhang of the Northwest Corner	Corrected	2024 Exterior Restoration
1.4.2	Repair approximately three (3) feet of cracking at the front porta cosher columns and beams	Corrected	2024 Exterior Restoration
1.4.3	Repair approximately four (4) square feet of isolated blistered stucco and coatings on the maintenance area walls on the ground floor and at the ground floor elevator entrance	Corrected	2024 Exterior Restoration
1.4.4	Repair one (1) square foot of blistered stucco finish and coating at the balcony railing wall where a repair was previously made	Corrected	2024 Exterior Restoration
1.4.5	Repair the deterioration and corrosion on the steel door frames of the ground floor maintenance rooms located at the Northwest corner of the building	Outstanding	
1.4.8	Repair approximately ten (10) linear feet of failed and separated sealant at the Northwest corner of the building at the 1 st floor	Corrected	2024 Exterior Restoration
1.5.1	Repair stucco delamination at three (3) ground floor locations of approximately forty (40) square feet in total	Corrected	2024 Exterior Restoration
1.6.1	Repair fifteen (15) square feet of delamination at the West Elevation corner of the building	Corrected	2024 Exterior Restoration
1.7.1	Repair approximately four (4) foot crack in the stucco system on the South Elevation near a previously repaired area	Corrected	2024 Exterior Restoration
1.7.2	Repair two hundred (200) square feet of cracking and delaminated stucco and coatings on the South Elevation Ground Floor	Corrected	2024 Exterior Restoration
1.7.3	Repair the one (1) foot crack at the private balcony railing wall of unit 1010	Corrected	2024 Exterior Restoration
1.7.4	Repair the sealant failure on the wall between unit 1110 and 1111	Corrected	2024 Exterior Restoration
2025 Annual Exterior Wall Survey Report			
3.1.1	Northwest Corner – Repair further corrosion on steel door frames and hardware.	New	
3.1.2	South Elevation – Replace missing perimeter sealant between door frame and cladding at single maintenance closet door.	New	

3.1.3	Common Walkways – Replace missing dryer vent louver at Unit 1100. Replace damaged dryer vent louver at Unit 700.	New	
3.1.4	Common Walkways – Remediate corrosion at metal storage doors, stairwell doors, and mechanical room doors.	New	
3.1.5	Common Walkways – Replace missing glass at fire wall penetrations at Floors 11,10, and 9.	New	
3.1.6	Common Walkways – Repair isolated damaged deck coating. Consider full replacement of deck coating system within the next two (2) years.	New	
3.1.7	Common Walkways – Apply deck coating at uncoated deck-to-wall sealant. Alternatively, this can be done during the application of a new deck coating system within the next two (2) years.	New	

GENERAL OBSERVATIONS:

1. BECI recently completed the **2025 Annual Exterior Wall Survey at Perdido Sun Condominiums**. **Michael Rhea** performed the exterior survey as part of your Planned Maintenance Program on **May 28, 2025**. The purpose of our visit was to document the existing conditions of the building and to make recommendations for any anomalies that would require repairs. The following report shall serve to convey our findings.
2. BECI provides a general assessment of the individual building components as **Good**, **Fair**, or **Poor**. An evaluation of "Good" would indicate an almost new condition with no immediate attention required. A component described as "Fair" typically refers to an acceptable rate of use with few or no immediate needs. A component described as "Poor" indicated failure or partial failure and a need for immediate attention.
3. While on-site, BECI assessed the exterior walls and common walkways. BECI visually observed that the expansion joints, control joints, wall penetrations, doors, windows, deck coatings, and sealant joints were in typically in overall good condition. During our review, we noted that the majority of the **action items** listed from the 2024 Annual Exterior Wall Survey Report were **resolved corrected** with the completion of the recent 2024 Exterior Restoration Project (Reference Figures 1 through 5 and Photo Exhibit Nos. 1 through 47). We noted only Action Item 1.4.5 to be remaining. To ensure the waterproofing of the building envelope and effectively keep water out of the building, we recommend that the outstanding action item be promptly addressed. Additionally, during our survey, we noted several **anomalies not previously noted**. These noted areas require attention and should be addressed. The anomalies associated with the **exterior wall system** are documented in the following paragraphs below.



Figure 1 – West Elevation – New coatings and windows in overall good condition.



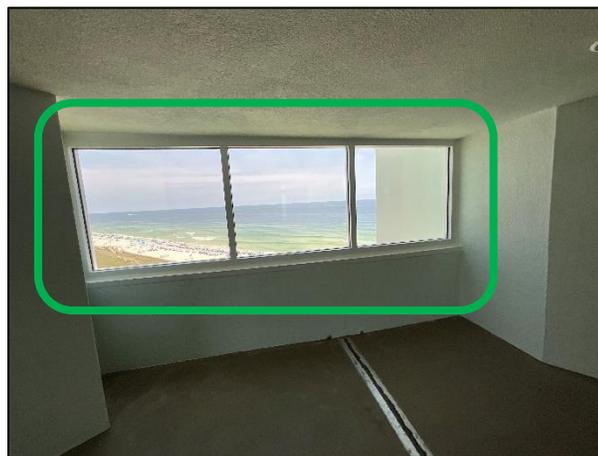
Figure 2 – South Elevation – New coatings and windows in overall good condition.



Figure 3 – North Elevation – New coatings and windows in overall good condition.



Figure 4 – North Elevation – Common Walkways – Floor 10 – New coatings in overall good condition.



**Figure 5 – North Elevation – Common Walkways –
Floor 9 – New window in overall good condition.**

3.1.1. At the doors of the ground floor maintenance rooms located at the Northwest corner of the building, the corrosion noted during our previous 2024 Annual Exterior Wall Survey has progressed. We observed minor-to-moderate corrosion at the steel door frames and door hardware of the doors (Reference Figures 6 and 7 and Photo Exhibit Nos. 48 through 54). *We recommend removing all corrosion and applying a corrosion inhibitor. Then, the doors are to be sealed with a protective coating to prevent further oxidation and corrosion of the metal door frames.*



Figure 6 – North Elevation – Moderate corrosion present on door frame.



Figure 7 – North Elevation – Moderate corrosion present on door hardware.

3.1.2 At the single door of the maintenance closet located on the South elevation of the building, we noted the door frame missing perimeter sealant between the frame and the cladding (Reference Figure 8 and Photo Exhibit Nos. 55 through 57). *We recommend replacing the missing perimeter sealant between door frame and cladding at single maintenance closet door.*



Figure 8 – South Elevation – Missing perimeter sealant between door frame and stucco cladding.

- 3.1.3 On Floor 11 of the common walkways, we observed a missing dryer vent louver at Unit 1100 (Reference Figure 9 and Photo Exhibit Nos. 58 and 59). Additionally, at Floor 7, we observed a damaged dryer vent louver at Unit 700 (Reference Photo Exhibit Nos. 60 and 61). *We recommend replacing the missing dryer vent louver at Unit 1100 and replacing the damaged dryer vent louver at Unit 700.*



Figure 9 – North Elevation – Common Walkways – Floor 11 – Unit 1102 – Missing dryer vent louver.

- 3.1.4 At the metal doors, frames, and hardware of the storage, mechanical, and stairway doors of the common walkways, we observed minor-to-moderate corrosion (Reference Figures 10 and 11 and Photo Exhibit Nos. 62 through 68). The corrosion appeared to be surface-level in most cases, consistent with prolonged exposure to moisture and insufficient coating maintenance. *We recommend cleaning all affected surfaces to remove corrosion and oxidation. A corrosion inhibitor should then be applied to the affected surfaces. Then, the doors are to be sealed with a protective coating to prevent further oxidation and corrosion of the metal door frames.*



Figure 10 – North Elevation – Common Walkways – Floor 11 – Corrosion present at door and frames.



Figure 11 – North Elevation – Common Walkways – Floor 4 – Corrosion present at door and frames.

3.1.5 At Floors 11 through 9 of the common walkways, we observed the fire system wall penetrations to be missing approved plastic/glass cover assemblies over the systems. We noted voids in the wall system at these locations where the wall framing was visible (Reference Figure 12 and Photo Exhibit Nos. 69 through 74). *We recommend the covers at the fire system wall penetrations at Floors 11 through 9 be replaced.*



Figure 12 – North Elevation – Common Walkways – Floor 11 – Opening in wall at fire wall penetration.

3.1.6 We observed the deck coating on the common walkways to be in overall fair condition, with several isolated damage noted throughout. (Reference Figures 13 and 14 and Photo Exhibit Nos. 75 through 79). This damage can compromise the overall performance of the deck coating system. It should be noted that the deck coating system appears to have less than (7) years of remaining useful service life based on all problematic areas being repaired. *We recommend repairing the isolated damaged deck coating as soon as practicable. We would also recommend considering the replacement of the deck coating system within the next two (2) years.*



Figure 13 – North Elevation – Common Walkways – Floor 11 – Corrosion present at door and frames.



Figure 14 – North Elevation – Common Walkways – Floor 4 – Corrosion present at door and frames.

3.1.7 On Floor 2 of the common walkways, we noted isolated uncoated sealant at the base-of-wall interface. (Reference Figure 15 and Photo Exhibit Nos. 80 and 81). It appeared that the deck coating had not been properly brought up to cover the sealant during the initial installation of the system. The deck coating provides an additional layer of protection and waterproofing to the sealant. *We recommend applying deck coating at the uncoated deck-to-wall sealant. Alternatively, this can be done during the application of a new deck coating system if done within the next two (2) years.*

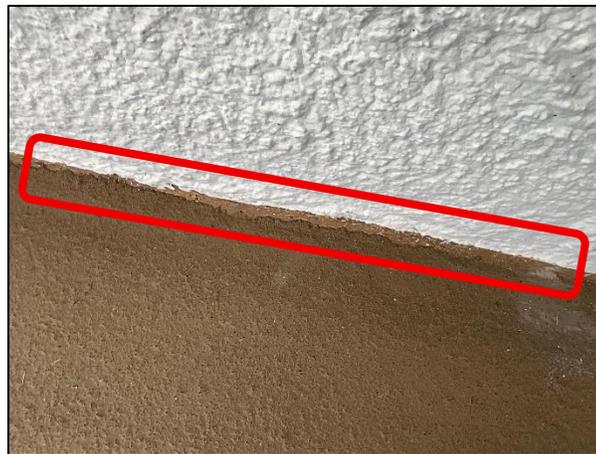


Figure 15 – North Elevation – Common Walkways – Floor 11 – Corrosion present at door and frames.



Photo 1
East Elevation.



Photo 4
North Elevation - Common Walkways.



Photo 2
North Elevation.



Photo 5
West Elevation.



Photo 3
North Elevation.



Photo 6
West Elevation.



Photo 7
South Elevation.



Photo 10
North Elevation – New coatings and windows
in overall good condition.



Photo 8
South Elevation.



Photo 11
North Elevation – New coatings and windows
in overall good condition.



Photo 9
South Elevation.



Photo 12
North Elevation – New coatings and windows
in overall good condition.



Photo 13
North Elevation – New coatings and windows in overall good condition.



Photo 16
North Elevation – New coatings and windows in overall good condition.



Photo 14
North Elevation – New coatings and windows in overall good condition.



Photo 17
North Elevation – New coatings and windows in overall good condition.



Photo 15
North Elevation – New coatings and windows in overall good condition.



Photo 18
North Elevation – New coatings and windows in overall good condition.



Photo 19
North Elevation – New coatings in overall good condition.



Photo 22
West Elevation – New coatings and windows in overall good condition.



Photo 20
West Elevation – New coatings and windows in overall good condition.



Photo 23
East Elevation – New coatings and windows in overall good condition.



Photo 21
West Elevation – New coatings and windows in overall good condition.



Photo 24
East Elevation – New coatings and windows in overall good condition.



Photo 25
East Elevation – New coatings and windows in overall good condition



Photo 28
South Elevation – New coatings and windows in overall good condition.



Photo 26
East Elevation – New coatings and windows in overall good condition



Photo 29
South Elevation – New coatings and windows in overall good condition.



Photo 27
East Elevation – New coatings and windows in overall good condition



Photo 30
South Elevation – New coatings and windows in overall good condition.



Photo 31
South Elevation – New coatings and windows in overall good condition.



Photo 34
South Elevation – Perimeter sealant in good condition at door frame.



Photo 32
South Elevation – New coatings and windows in overall good condition.



Photo 35
South Elevation – Perimeter sealant in good condition at door frame.



Photo 33
South Elevation – New coatings and windows in overall good condition.



Photo 36
North Elevation – Common Walkways – Floor 11 – New coatings and windows in overall good condition.



Photo 37
North Elevation – Common Walkways – Floor 11 – New window in overall good condition.



Photo 40
North Elevation – Common Walkways – Floor 10 – New window in overall good condition.



Photo 38
North Elevation – Common Walkways – Floor 11 – New coatings in overall good condition.



Photo 41
North Elevation – Common Walkways – Floor 9 – New window in overall good condition.



Photo 39
North Elevation – Common Walkways – Floor 10 – New coatings in overall good condition.



Photo 42
North Elevation – Common Walkways – Floor 9 – New coatings in overall good condition.



Photo 43
North Elevation – Common Walkways – Floor 9 – New window in overall good condition.



Photo 46
North Elevation – Common Walkways – Floor 7 – New window in overall good condition.

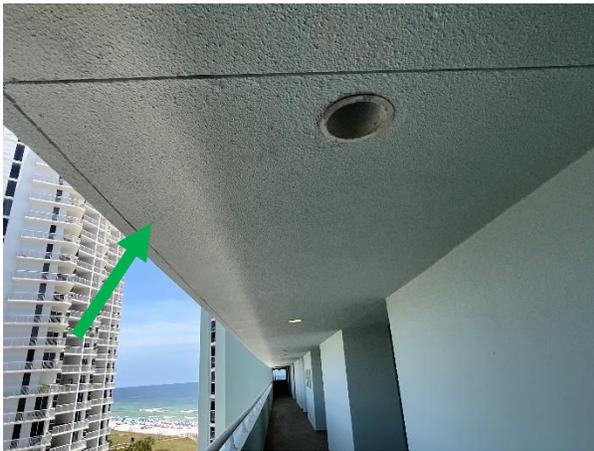


Photo 44
North Elevation – Common Walkways – Floor 7 – New coatings in overall good condition.

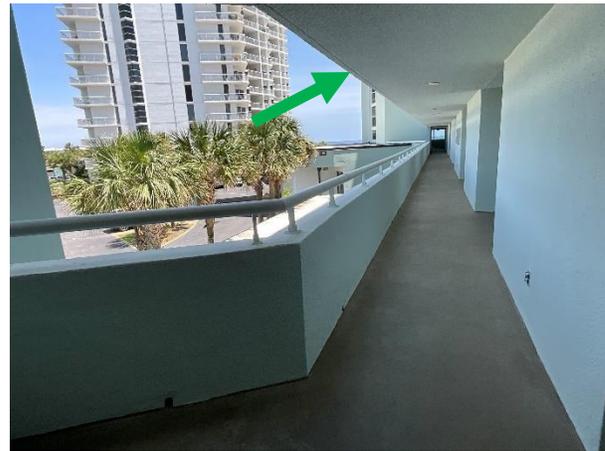


Photo 47
North Elevation – Common Walkways – Floor 2 – New coatings in overall good condition.



Photo 45
North Elevation – Common Walkways – Floor 7 – New coatings in overall good condition.



Photo 48
North Elevation – Steel door frames with minor-to-moderate corrosion present on door hardware and frames.



Photo 49
North Elevation – Moderate corrosion present on door hardware.



Photo 52
North Elevation – Minor corrosion present on door hardware.



Photo 50
North Elevation – Moderate corrosion present on door frame and hardware.



Photo 53
North Elevation – Minor corrosion present on door frame.



Photo 51
North Elevation – Moderate corrosion present on door frame.



Photo 54
North Elevation – Minor corrosion present on door hardware.



Photo 55
South Elevation – Missing perimeter sealant between door frame and stucco cladding.



Photo 58
North Elevation – Common Walkways – Floor 11 – Unit 1102 – Missing dryer vent louver.



Photo 56
South Elevation – Missing perimeter sealant between door frame and stucco cladding.



Photo 59
North Elevation – Common Walkways – Floor 11 – Unit 1102 – Missing dryer vent louver.



Photo 57
South Elevation – Missing perimeter sealant between door frame and stucco cladding.



Photo 60
North Elevation – Common Walkways – Floor 7 – Unit 702 – Damaged dryer vent louver.



Photo 61
North Elevation – Common Walkways – Floor 7 – Unit 702 – Damaged dryer vent louver.



Photo 64
North Elevation – Common Walkways – Floor 11 – Corrosion present at door hardware.



Photo 62
North Elevation – Common Walkways – Floor 11 – Corrosion present at door and frames.



Photo 65
North Elevation – Common Walkways – Floor 7 – Corrosion present at door hardware.



Photo 63
North Elevation – Common Walkways – Floor 11 – Corrosion present at door and frames.



Photo 66
North Elevation – Common Walkways – Floor 7 – Corrosion present at door hardware.



Photo 67
North Elevation – Common Walkways – Floor 7 – Corrosion present at door and frames.



Photo 70
North Elevation – Common Walkways – Floor 11 – Opening in wall at fire wall penetration.



Photo 68
North Elevation – Common Walkways – Floor 4 – Corrosion present at door and frames.



Photo 71
North Elevation – Common Walkways – Floor 10 – Opening in wall at fire wall penetration.



Photo 69
North Elevation – Common Walkways – Floor 11 – Opening in wall at fire wall penetration.



Photo 72
North Elevation – Common Walkways – Floor 10 – Opening in wall at fire wall penetration.



Photo 73
North Elevation – Common Walkways – Floor 9 – Opening in wall at fire wall penetration.



Photo 76
North Elevation – Common Walkways – Floor 4 – Isolated damaged deck coating.



Photo 74
North Elevation – Common Walkways – Floor 9 – Opening in wall at fire wall penetration.



Photo 77
North Elevation – Common Walkways – Floor 4 – Isolated damaged deck coating.



Photo 75
North Elevation – Common Walkways – Floor 11 – Isolated damaged deck coating.



Photo 78
North Elevation – Common Walkways – Floor 4 – Isolated damaged deck coating.



Photo 79
North Elevation – Common Walkways – Floor
4 – Isolated damaged deck coating.



Photo 80
North Elevation – Common Walkways – Floor
2 – Isolated uncoated sealant.

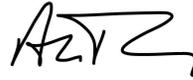


Photo 81
North Elevation – Common Walkways – Floor
2 – Isolated uncoated sealant.

BECI



Michael Rhea
Project Manager I



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PMP Manager / Project Manager