

2-16-17

Roxanne and Tony  
Showcase Property Management  
8660 Astronaut Blvd.  
Cape Canaveral FL. 32920  
321-783-7500

**Proposal: Summer Place Apartments Merritt FL. Exterior Damage Building 200**

A B Enterprises LLC  
627 Adams Ave  
Cape Canaveral FL 32920

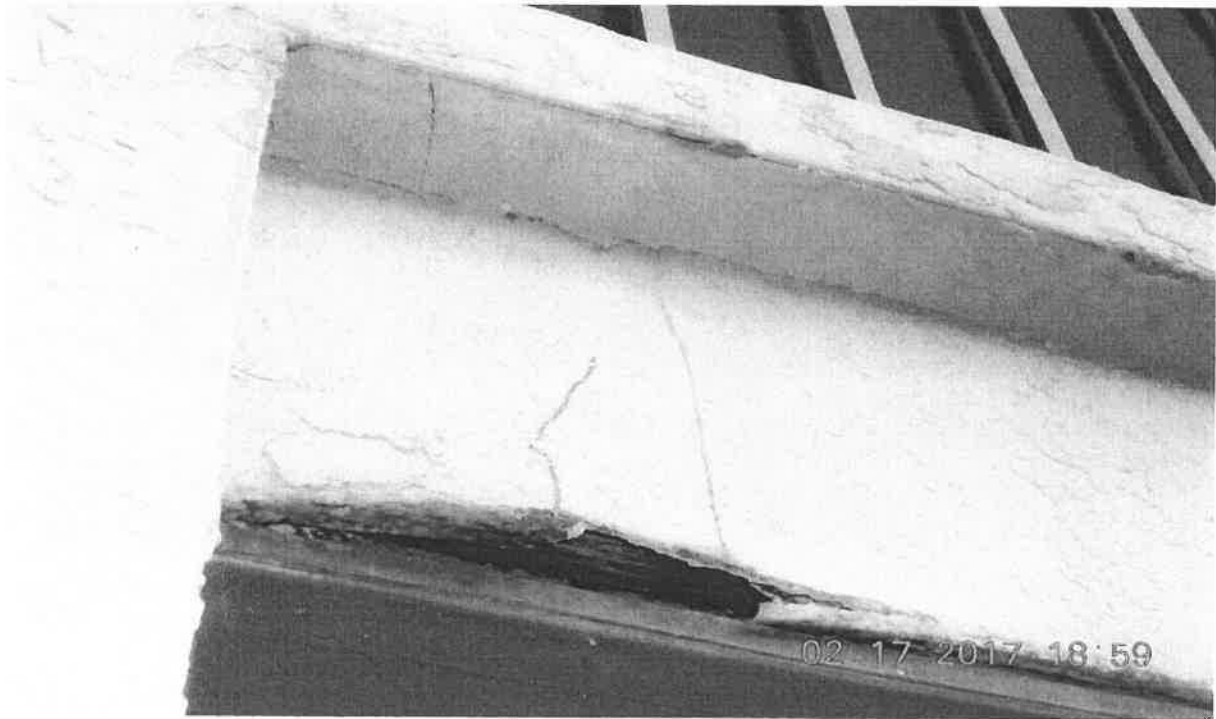
**Inspection:** An inspection of building 200 was made and reviewed for this cost proposal.

A walk around the building, and a review of the exterior including the 2<sup>nd</sup> floor balconies and windows was performed. The following is the recommendations of repairs and cost estimate for items listed and observed during this inspection. Some subsurface conditions are estimated in this proposal. The work and cost associated with this estimate may be subject to change based on unknown and subsurface conditions not anticipated. No additional cost over this estimate will be performed or charged without prior notification and approval from the associate or the association's management company. If the work required cost is less than estimated a credit to the Association will be applied. The photos have shown below highlights some of the work areas and required work descriptions. Additional work items are also attached. This work will require engineering and permits and inspection to ensure the work is performed properly. While we are located on the project we will perform minor patching and caulking that the Association requires to maintain the integrity of the buildings. We have looked at building 240 and believe that this building will be evaluated when we are engaged in the work on building 200. Engineering and permits on this building will take approximately 2 to 3 weeks, after notification to proceed. When the permits are secured we will schedule and mobilize on the project.

Total estimate for building 200: [REDACTED]

Arthur Berger

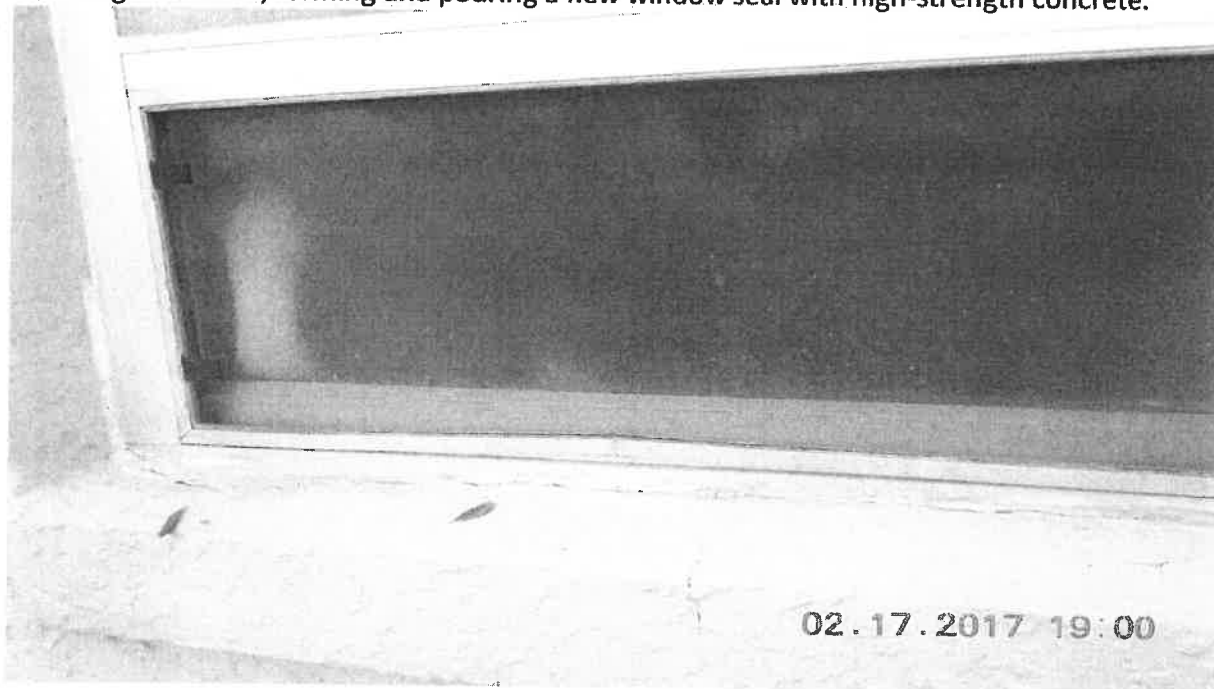
Back porch balcony repairs unit # 7 & 8. This will require installing floor supports on the first floor to support the second during construction. Removing the screen/handrail and stucco cover over the steel bar and chiseling out the cracked concrete on the back porches, after installing temporary barriers on the second floor. Rebuild/replace both balconies concrete approximately 2 feet from the outer edge; this work may require more concrete deck/porch replacement. Finish the work area by reinstalling screen/handrail texturing and painting to match existing as close as possible.



Balcony repair on unit 6 does not appear to be as extensive as unit seven and eight but will require removing the screen supporting the floor below and performing the repairs.



Repair unit # 9, window seal this will require completely removing the existing window seal installing new rebar, forming and pouring a new window seal with high-strength concrete.



Header repair unit 3, all of the cracks have to be investigated which requires chiseling out the concrete to the rusted rebar areas causing the spalding/cracking which has been clauked and pached. Replacing the rebar and/or coating it with a rust inhibitor and installing new high-strength concrete, texturing and matching stucco as close as possible priming and painting. This may require replacing the window.



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IMG\_20170208\_161655182.jpg (4603K), IMG\_20170208\_161455019\_HDR.jpg (8027K)

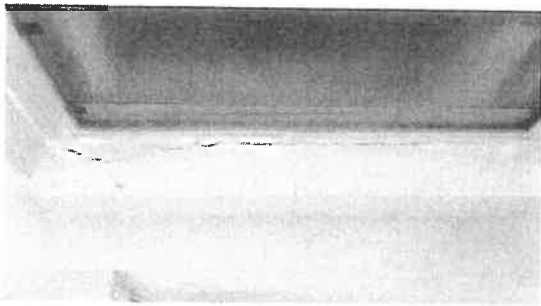
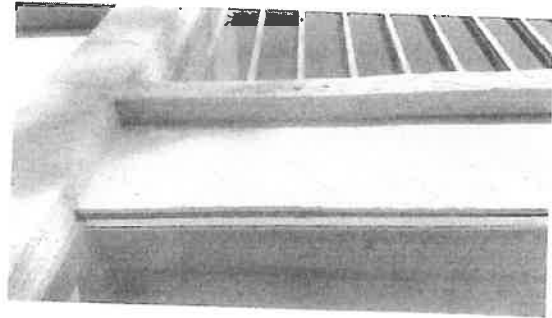
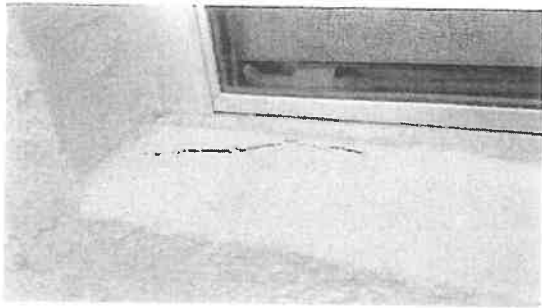
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Unit#8 one photo balcony needs patch

Unit#8 two photos bathroom window sill needs replacing

Unit#6 one photo bathroom window sill needs replacing

4 Attached Images

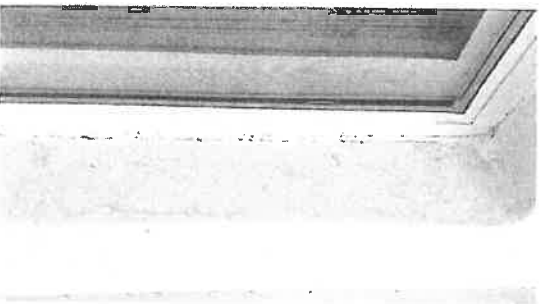
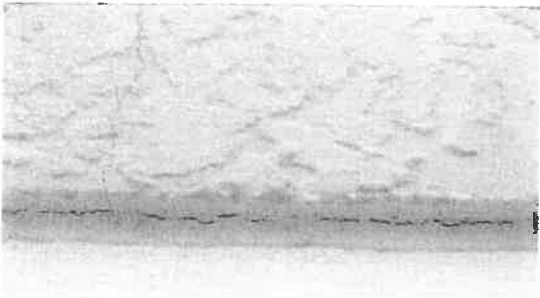
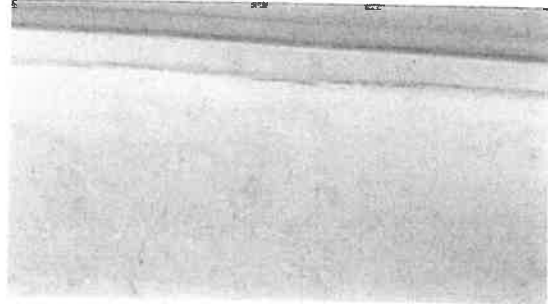
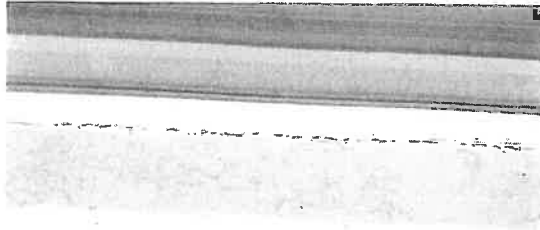


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IMG\_20170208\_152514441\_HDR.jpg (7229K), IMG\_20170208\_151907821.jpg (5554K)

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Unit # 8 two photos  
Unit # 5 three photos  
Window sills need to be repair  
Recaulk all windows

4 Attached Images

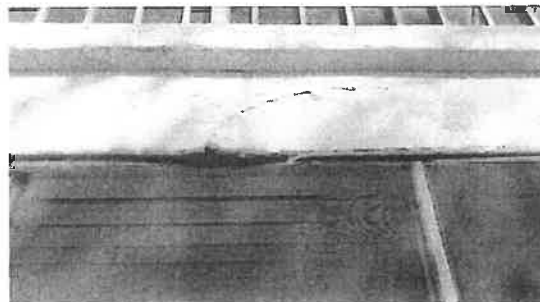
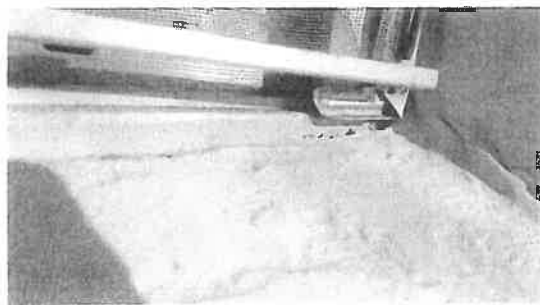
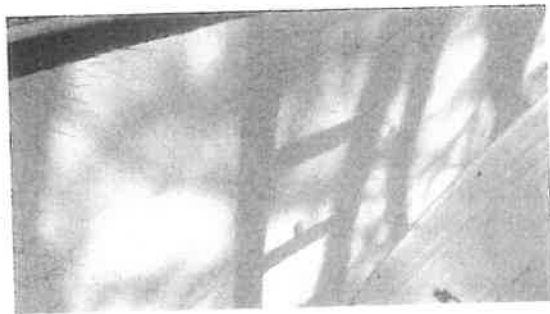
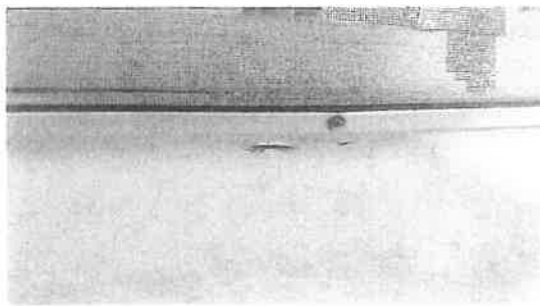


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Unit#6 two photos kitchen window sill needs replacing  
One photo North window needs recaulk  
One photo balcony header needs replacing

4 Attached Images

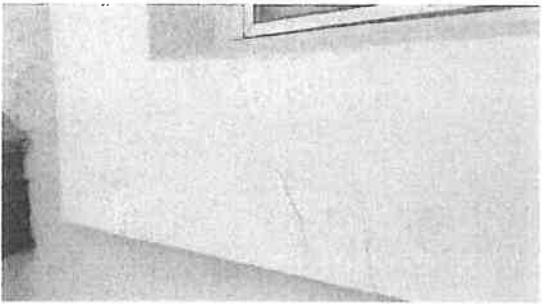
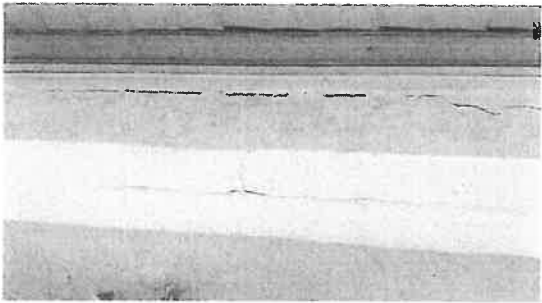
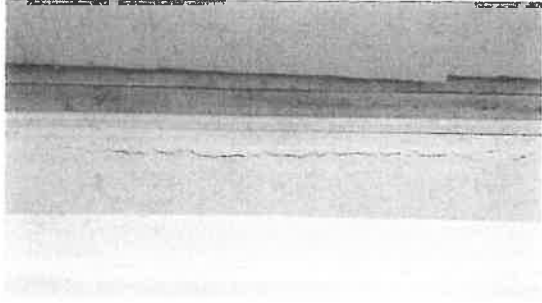


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Unit#5 two photos two lower Windows sills hollow and crack need to be repair  
Unit#2 same situation

3 Attached Images

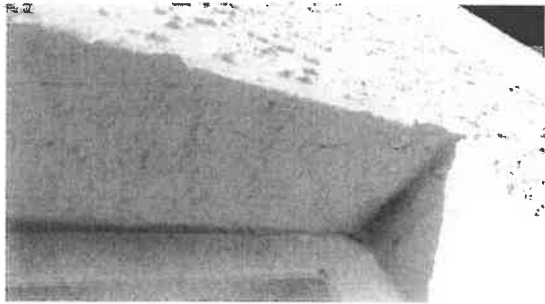


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IMG\_20170208\_160247805.jpg (6381K)

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Unit#3 two photos bathroom window header needs repair and masterbedrm window sill also  
Unit#1 two photos bathroom window patch by others aready cracking  
Master bed caulk by others needs recaulk again

3 Attached Images



- Unit#4 two photos one photo upper window sill and band crack need replacing
- Unit#3 one photo front right window need caulk
- Unit#3 front left window need replacing
- Unit#1 section of stucco band needs replacing with plastic bead

4 Attached Images

