

Mary Jo Lyons

From: Gayle D. Connolly <kacamanager@yahoo.com>
Sent: Wednesday, November 29, 2017 6:41 PM
To: Gayle D. Connolly
Subject: November 29 Update

Dear All ~

Hoping you all had a lovely Thanksgiving!

We have a lot of irons in the fire this week, so here it goes:

Roger and Rog are still removing lava rock (what a nightmare that project is). We may stop them shortly and switch to removal of the wooden decking and finger piers on the canal - better to do before cold weather sets in.

I'd also like those items to be out of the way because we are shortly going to have our bulkheads checked. I was happy to hear from experts in the field that we should not assume there is additional damage. While there may be some, it is not a given - nor is it to be assumed it would be widespread. This visual inspection will occur next week. Could we maybe be so lucky as to have that pre-Harvey plan remain in place at cost??

At the same time, we will have our foundations and building piers inspected. You all know we are aware of structural movement in various areas. We should be ready with planning and pricing - as certain foundation specific work which may be necessary would not be a covered peril. We also do not want to perform foundation adjustments (if they prove necessary) after we begin interiors. So.... we will know in December what, if any, attention and funds are needed in this area.

We have also scheduled, in house, HVAC system inspections. Obviously these inspections will be slightly limited, as we have no power. Having said that, a licensed HVAC technician can give us a great deal of guidance without power - and a written recommendation for TWIA, who hasn't bothered to check them at all yet and doesn't see the need for a license in the checking. We'll just show them how it's done, shall we? 

We were scheduled this week to re-inspect all areas of the property with TWIA's Building Consultants and Field Adjuster, Bobby, Deidra, Dale and I, using Deidra's and the BC's initial reports. The date has been changed to next Tuesday. This is still working toward the goal of Scope - getting The Map! Thank you for your patience as we S L O W L Y get where we're trying to go. For what it is worth, we knew these delays would occur and are still on schedule as has been presented to you. We still expect to begin reconstruction by mid-January.

Appliance removal will occur shortly. We have signed and sent the contract and are simply waiting for removal date.

Fireplaces will also be removed shortly, Bobby will let me know when they're to start on that project.

The website should be updated with the September and early November photos soon. I've also got some catching up to do for getting the remainder of November photos to our Web Guru.

Alright, on to unit inspections. Copied below are the most recent observations in your units. They apply to 100-1200 (as laid out physically, not numerically). I hope to finish 800-1400 (same) tomorrow. What I was looking for in this inspection was specifically remaining flooring and appliances. Here goes:

The goal with this report was to ascertain how much secondary interior demo is still required AND in what condition appliances may now be. I am not again taking note of cabinets or like belongings – though I do make mention of some on occasion. If I do not mention cabinets, countertops, etc., do not be concerned, they were simply not the focus of this inspection.

Having said that, if I do not mention an appliance or a flooring that means it is no longer there.

NOTE: In regard to appliances and per storm chaser video, Rockport did not lose power until well into the storm (during roughly the 9:00 p.m. hour). As such, barring evidence to the contrary, any appliance with a motor or that has storm debris on it **should be considered compromised and in need of replacement**.

101 – Built in microwave, stove/oven, stackable washer/dryer all appear ok. Pergo style flooring still in place, water damaged/discoloration – requires removal. Bathtub in down bath. **11/28:** Flooring gone.

102 - All appliances starting to rust and need replacement. Upstairs tile in baths only. Flooring in LR removed up to staircase. The rest is in place. Tub/commode. Bath sink starting to rust. Washer/dryer appear ok.

103 - Tub/toilet down. Tile flooring appears ok, no flooring in Brm. No kitchen appliances in unit. Washer/dryer upstairs appear ok. Nothing in bathrooms except tile floor. Appears ok.

104 – Tub/toilet/Tile flooring down bath. Other tile remains in entry and kitchen only. Refrigerator appears ok. Stove minor rust – need Royal to check carefully. Built in Microwave minor dent on side. Up 2nd bath has tub. Washer dented. Dryer appears ok.

201 –Pergo type flooring in place, damaged needs to be removed. Commode and tub x2. Kitchen floor looks very good. Stove rusting, built-in Microwave appears ok. **11/28:** All flooring gone except original laminate (difficult to remove) and improved tile in kitchen.

202 – Tile appears fine throughout. Tub/toilet x2. Stove, dishwasher and refrigerator appear fine. washer/dryer appear fine.

203 – Tile flooring appears fine. Tub in master. Tub/commode 2nd bath. Refrigerator, stove starting to rust. Built in Micro and dishwasher appear ok. Cabinets still bad, need removed.

204 – Pretty tile throughout appears fine. Commode/tub x2. Refrigerator toxic and rusted must go. Washer/dryer appear ok. Built-in microwave and dishwasher appear fine. Stove minor rust – Royal needs to check, can be cleaned?

205 - Storm door broken. Tile appears fine, one divot in middle of kitchen may be repairable. Pergo type flooring in 2nd bath needs removed. Wash/Dryer appear fine. Stove, refrigerator ok. Stainless Dishwasher starting to rust. Tub/commode x2.

206 – Storm door broken. Pretty tile (both types) flooring appears fine. Tub/commode x2. Wood flooring damaged must go. Stove and dishwasher rusting. Refrigerator appears ok.

207 – Tile flooring appears fine. Deflection of sub-flooring can be felt as walking through LR – need engineer to check subflooring/structure from below. Stove, built in microwave starting to rust. Dishwasher appears ok. Minor dent in freezer door on fridge. Toilet and tub x2. Washer/dryer appear fine.

208 – Tile flooring appears fine. Water damage to wood/pergo (notes not clear) all must go. Tile/toilet fine master bath. Tub, toilet, tile fine in 2nd bedroom. Kitchen floor fine. 1 large tile @ brm/hall door broken. Refrigerator appears fine. Stove, built in microwave, dishwasher, stainless double sink all have debris damage, are rusting or starting to rust and must go. Washer and dryer showing minor rust, must ask Royal to advise if can be cleaned. **11/28:** Living room tile beginning to “pop”, will need to be removed.

301 – Storm door damaged/rusting. Front door damaged. Tile flooring appears ok – is dark and hard to see for sure. Debris and sand throughout unit and on everything. Tub in 2nd bath. Commode broken seat. Flooring appears ok in kitchen and LR. Refrigerator, dishwasher, stove all covered in storm debris and sand. Stove starting to rust. UP: Commode in master, pretty tile appears ok. Sink/tub/broken commode 2nd bath. Pretty tile in 2nd bath appears ok. Dryer demo dented. Washer appears ok.

302 - UP: cabinet sink counter ok. Commode/tub in 2nd bath. Pretty tile flooring had water but appears ok. Feeling deflection at back master bedroom wall. Requires engineer to check subflooring/structure. Washer appears fine. Dryer starting to rust – needs Royal to say whether can be cleaned. Master bath pretty floor appears fine, including shower walls. There is broken tile on shower floor, hoping extra or replacement tiles available. Cabinet sink and countertop ok. Down: Built in microwave faceplate needs reinstalled, minor rust on handle. Stainless dishwasher appears ok. Stainless refrigerator looks good. Can't see stove well, but appears ok (can't see doors). Tile in down bath corner area broken. Tub/toilet. No front door.

303 – Stud out of whack upstairs between 302/303. UP: cabinet/counter/sink 2nd bath ok. Tile floor, tub, commode ok. Small crack at shower pan repairable. Sink with counter, master. Stackable washer/dryer appear ok. Commode in master. Tile floor in shower ok. Tile floor crack right at entrance to bedroom. Down: Pretty LR tile appears fine. Small crack where bookshelves were. Built in microwave appears ok. Stainless dishwasher, stove, refrigerator all appear ok – need cleaned. No front door. Flooring down otherwise appears ok. Tub in 2nd bath. A lot of water apparent from upstairs to down through subflooring, requires engineer opinion.

304 - DOWN: Fan there, broken has to go. Pretty tile in place appears fine. Tub/toilet. All appliances including wine cooler appear fine. Is dark, may need to double check. UP: Cracks in cement overlay appear to be more pronounced than is usual, requires Bobby or engineer. Washer/Dryer appears ok. Bath tile still in place. Broken commode. Tub. Sink/counter top appear ok. Front door frame out of whack.

401 – Down: Damage to storm door. Tile hall/kitchen/bath appears fine. Commode in place. Washer/dryer, both rusting. Stainless steel stove legs might be broken, starting to rust slightly – needs Royal. Refrigerator appears fine. Dishwasher minor rust, need Royal assessment. UP: Bath has tile/commode. Master bath same.

402 – UP: Feeling deflection in flooring, high at back bedroom door bowls down toward staircase. Master bath has tile commode. More deflection in hall. Hall bath tile/tub/commode fine. DOWN: Tile entry, kitchen, bath, LR appears fine. Pedestal sink/commode. Nice Stove, dishwasher appear fine, refrigerator rusting, washer/dryer starting to rust. Storm door damaged. Unit needs attention of engineer.

403 – Tile entry, LR, Kitch, ½ bath appears ok. Water evident but should be cleanable. Commode in 1/2 bath. Washer appears fine. Dryer needs Royal opinion. Built in microwave, Refrigerator, stove appear ok. Pretty black double sink looks good. UP: No flooring upstairs. Tub in 2nd bath. 2 commodes.

404 – UP: Wood flooring upstairs – must go. Tile in both baths appears ok. Tub/toilet/sink for both baths. DOWN: All tile appears fine. Washer/Dryer appears ok. All appliances storm damaged must go. Storm door covered in debris. **11/28:** Wood flooring gone.

405 - DOWN: Storm door debris and bent. Front door damaged. Tile downstairs appears fine. Tub/toilet 2nd bath. Stove appears ok. Water apparent, debris evident. Built in microwave appears fine. Pretty stainless fridge may be fine, needs Royal opinion. Wood floor damaged must go. UP: Washer needs Royal opinion. Dryer appears fine. Tile in master appears ok. 2nd bath has tile/tub/commode.

406 – UP: Pretty cabinet still wrapped and appears fine. Stackable washer/dryer appears fine. 1 commode. DOWN: Pretty tile flooring there. Structure has temporary support set up to hold in place. All appliances have debris (spatter/rain) appear ok, but clearly battered due to loss of structure – needs Royal opinion. Commode and tub downstairs. Front door ruined. Storm door ruined.

501 – Pretty tile appears fine. Washer fine/ dryer rusting. Tub in master bath. Dishwasher appears ok. Stove, Built in microwave, refrigerator rusting. Commode and tub in 2nd bath.

502 – Tile throughout appears fine. Tub and commode in 2nd bath. Refrigerator rust/mold, dishwasher, built-in microwave fine. Stove has rust. Toilet/tub in master. Washer/dryer appear fine. Front door needs replaced.

503 - Storm door rusting and damaged. Tile flooring throughout appears fine. Bath not demo'd, has minor mold smell – needs Bobby opinion. Closet/bath in 2nd bedroom not demo'd – looks/smells good. Mold on utility closet wall and water stain. Needs removed. Kitchen not demo'd, appears ok. Appliances appear fine except refrigerator, which is rusting.

504 - Storm door debris. Flooring appears ok. 2nd Bath not completely demo'd, appears fine – minor demo damage from other side. Dark in unit, harder to see flooring. Wrapped stove appears fine. Master bath has commode. Not sure about floor.... need to ask owner if installed perfectly level or with purposeful irregularity.

505 – Toilet/tub x2. Dishwasher, Built in Microwave, Refrigerator appear fine. Stove broken. All have storm debris. Washer/dryer appear fine. **11/28** All flooring gone except bath tile, cracked tiles in both rooms. Likely needs removal.

506 – Tile in entry/master/both baths appears fine. Commode in master bath. Tub/commode in 2nd bath. Refrigerator appears fine. Dishwasher appears ok. Stove rusting. Built in microwaves appears fine. Dryer appears ok. Washer full of debris – lid up during storm. Likely needs replaced.

507 – No access. **11/28:** From neighboring Unit LR tile appears fine.

508 – Grout in entry appears to be failing and can “hear” tile as walking it. Needs Bobby’s consideration. 2nd bath not demo'd, appears fine. Refrigerator, stove, dishwasher, vent-a-hood appears ok. Flooring appears fine but feeling deflection in flooring at back door and dining area. Requires Bobby/engineering attention. Master bath not demo'd, appears fine.

601 – Tile floor entry/kitchen/2nd bath appear fine. All other remaining flooring in place needs removed. Washer/dryer appear fine - minor rust on washer needs Royal. Partial demo master bath. Tile floor appears ok. Commode. **11/28:** Only tile remains.

602 - Storm door ruined. Tile throughout appears fine. Sink/counter/tub/toilet 2nd bath. Toilet/tub in master. Stove minor rust, needs Royal. Dishwasher rust.

603 - Tile flooring remains. Commode/tub x2.

604 - Baths not demo'd. Master bath smells of mold, water apparent from subflooring above. Needs demo. 2nd bath also needs to be reconsidered for partial demo.. Tile throughout appears fine. Washer/dryer appears fine. Noting a lot of water on water heater. Stove rusting. Refrigerator, dishwasher, built in microwave appear ok.

605 – Door broken. Tile floor throughout appears fine except cracked tile at entry to bedroom in hallway. Tub/commode in 2nd bath. Check upper subfloor – water intrusion. Original stove rough condition. Dishwasher appears fine. Refrigerator, vent-a-hood rusted, ruined. Tub/commode in master bath. Washer appears fine. Dryer rusting.

606 - Tile flooring throughout appears fine. Tub/commode in 2nd bath. Stove, vent-a-hood, refrigerator, stainless double sink, dishwasher all rusting have to go. Master bath not demo'd. Seems ok. Washer and dryer appear ok.

607 – Tile in kitchen/entry and baths appears ok. “Hump” in hallway at kitchen, check flooring/subflooring. Pergo type flooring in place both bedrooms. MAY be ok. Master bath tub/commode (no seat). Tile in kitchen needs to be checked, can “hear” when walk on. Tub 2nd bath. Refrigerator, dishwasher, washer/dryer, stove, built in microwave covered in storm debris and rusting – all must go. 2nd bath Commode/round sink.

608 - White tile flooring and grout appears fine but subfloor lifting, creating “cascade effect”. Tile will have to be removed to assess subflooring. Tub/toilet/sink 2nd brm. Tub and broken commode in master. Flooring in both bedrooms damaged. Stainless dishwasher, vent-a-hood, stove, washer/dryer rusting. Minor rust on refrigerator, needs Royal attention. Microwave appears ok.

609 - Tile throughout appears fine. Tub/commode 2nd bath. Pergo type flooring needs to go. Some “bouncing” in floor above norm, needs checked by engineer/Bobby. Stove/dishwasher broken. Microwave rusting. Lots of storm debris. Refrigerator has storm debris but otherwise may be ok. Mater tub/commode/tile. Washer/dryer appear fine.

610 - Storm door gone. Brick in front entry only. Concrete overlay in entryway needs Bobby input. Tub/commode in 2nd bath. Master bath not demo'd. Don't like deflection in LR subfloor either. Stove, refrigerator, dishwasher appear ok. Master bath not demo'd. Wallpaper accents peeling off. Safety handle in shower rusting. Otherwise bath good.

611 - Tile floor at entryway, bathrooms and kitchen appears fine. Again water in subflooring (LR), concrete overlay needs removed to assess subflooring. Stove minor chip to enamel, maybe repairable, need Royal. Vent-a-hood rusting, dishwasher, refrigerator rusting. Stainless sink also going to need replace. 2nd bath not demo'd, smells/looks fine. Pretty shower wall in place. Master bath all in place, looks good/smells good. Tub faucet handle fell off. Washer/dryer appear fine.

612 – Pergo type flooring in place, needs removed. 2nd bath not demo'd, wallpaper removed. Washer/dryer rusting, must be replaced. Stove rusting, refrigerator MAY be cleanable, needs Royal attention. Dishwasher dented/broken handle. Double stainless sink just starting to show rust. Commode/tub in 2nd bath. **11/18:** flooring all gone.

NOTE: All appliances/HVAC systems in 700 Building require special consideration in testing due to fire previous to Harvey. Power was active long enough during fire and smoke travelled freely through chases to impact ANYTHING with a fan, motor, heating element or insulation. This factor applies to any appliance and all HVAC systems, regardless of appearance. Assume saturation and necessary replacement of hot water tanks in (at a minimum) Units 701, 702, 703, 707, 708, 709.

701 - All structure needs checked due to catastrophic structural failure above (fire). All tile remains. Heat/debris/water damage (fire) on all appliances, including washer/dryer, replacement necessary. Water damage evident in ALL subflooring above (fire). Tub/commode x2.

702 - All tile still in place. Tub/commode x2. Dishwasher minor rusting, refrigerator and built in microwave appear ok, stove rusting.

703 - Tile flooring remains and appears fine. Tub/commode master. Tub/broken commode 2nd bath. Stove and dishwasher starting to rust, refrigerator appears ok.

704 – All tile remains and appears ok. Commode/tub x2. Refrigerator, stainless fronted stove, dishwasher, built in microwave appear ok.

705 – Tile appears fine throughout. Washer dryer appear fine. Appliances all in kitchen and appear fine. Bathrooms also not demo'd.

706 – Tile flooring in place, 4 broken. Remainder fine. Pergo type flooring remains in kitchen (kitchen not demo'd) and partway into dining area. Appliances all in place but need removal to preserve. Paint on kitchen cabinetry starting to peel – cabinets themselves appear fine, guessing humidity impacting coating. Master bath not demo'd, appears fine. 2nd bath commode/shower pan.

707 – Catastrophic fire damage. All must go, including subfloor as is evidenced from below (fire).

708 – All remaining components, including flooring, massive smoke/soot/heat/water damaged (fire). All must go, be replaced.

709 – Smoke smell still. “Bowl” in LR subflooring. Tile throughout appears ok. Stainless dishwasher, refrigerator appear ok. Stove starting to rust.

710 - No flooring. Refrigerator rusting, built in microwave, stove appear ok. Dishwasher minor rust, can probably be cleaned (Royal). Commode/tub x2. Washer dryer appear fine. Floor leaning toward canal in LR.

711 – All tile remains and appears fine. All appliances rusting need replace. Cabinet coming off wall in 2nd bath, moisture related. Structural damage apparent, needs engineer/Bobby. Washer dryer appear fine. Previous repair will need redone.

712 – Leaning toward canal in LR and Dining. Baths not demo'd, need recheck, noted as wet and minor smell. Hard to see, dark. Flooring in baths only.

1201 – No flooring down except in utility closet. Double stove, refrigerator, built in microwave and dishwasher appear fine but have a lot of debris from storm. Tub/commode in bath. UP: Tile in both baths. Tub/commode in 2nd bath. Tub appears to be starting to rust. Dryer rusting. Washer getting ready to.

1202 – UP: No flooring. Commode/tub x1. Washer dryer appear fine. Down: Wood flooring remains, damaged. Stove rusting, dishwasher yellowing, refrigerator minor rust (needs Royal to check). Tub/commode down bath.

1203 - Storm door broken. Tile appears fine. Front Bedroom not demo'd, appears fine. Bath partial demo, tub/commode. Appliances difficult to see (mixed in with a lot of cabinets) but all appear to be ok, including wine cooler. Wood plank wall still remains heading up stairs. UP: No flooring. Commode/tub in 2nd bath. Washer dryer appear fine.

1204 – Door bad. Tile throughout appears fine. Kitchen floor also fine. Did not gut kitchen, hall, front bath/bedroom. All appears fine. Includes appliances. UP: Pergo flooring still in place. I still see minor water damage to seams, recommend pulling, requires Bobby input. Tub/commode 2nd bath. Tile in both baths appears fine. Mirror deteriorating. Washer/dryer appear fine.

As always, if you have questions or concerns, please just let me know.

Wishing you all a very good evening!

Best ~

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