BECS
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Blue Heron Condominiums

Murrells Inlet, South Carolina

Building Envelope Evaluation

March 11, 2025

ATTENTION: The Noble Company of South Carolina LLC
c/o Eddie Parsons, HOA Property Supervisor
1125 48th Avenue North,
Myrtle Beach, SC 29577

SUBJECT: Report for Building Envelope Evaluation - 3 Buildings
Blue Heron Condominiums
4999 US-17 Business,
Murrells Inlet, SC 29576
BECS #20240681

Dear Mr. Parsons:

Building Envelope Consultants and Scientists, LLC (BECS) is pleased to submit the following report detailing the project's background, our observations, recommendations, and conclusions.

We will contact you within the next week to discuss our report and any related questions you may have. Please feel free to contact us at your convenience if you have questions, comments, or additional information you would like to see reflected in the report before that time.

We appreciate this opportunity to be of service and look forward to our continued service as your Consultant. It has been a pleasure serving as part of your team; we look forward to reviewing this report with you and developing proactive and pragmatic solutions to address the indicated repairs.

Sincerely,

Building Envelope Consultants and Scientists, LLC

Mark Howell
President

Richard Berry, AIA, LEED AP, BECxP
Senior Project Manager

Contents

Overview and Executive Summary

The Noble Company of South Carolina had requested BECS to observe the building enclosure conditions of the three buildings at the Blue Heron Condominiums referenced property.

Below is a summary of our Task 1 Building Envelope Evaluation as outlined in our proposal dated October 30, 2024, approved by Ed Parsons of The Noble Company of South Carolina, LLC, on January 14, 2025. We recommend this report be reviewed in its entirety.

Task 1 – Building Envelope Evaluation (3 Buildings) and Executive Summary

The building envelopes generally consisted of architectural style asphalt shingles with standard accessories composed of ridge vents with hip/ridge caps, aluminum drip edge, and flashings. Ice and water shield underlayment was observed were readily visible. The roof decking was observed to be ½" plywood paneling. The exterior wall assembly was generally composed of wood clapboards and trim over an asphalt felt weather resistive barrier, aluminum flashing, and vinyl framed fenestration systems. The building envelope was generally insulated with fiberglass batt at the exterior walls and vented attic spaces with spray foam insulation installed underneath the first-floor crawl spaces. Painted direct applied tabby stucco was applied to plywood sheathed and wood framed chimneys. The chimneys were capped with galvanized metal seamed sheet.

Throughout the three buildings, the roofing, siding, trim, and fenestration systems appeared to be in fair to poor overall condition. Typical deficiencies observed were missing roof shingles, deficient roof flashing conditions, unsealed roof detailing, deficient chimney caps, rotted siding and trim, rot damage to half-moon transom windows, improper window flashing conditions, and improper deck-to-wall flashing conditions.

The observed deficiencies are believed to have contributed to reported leaking and observed damage to the exterior wall assemblies. To clarify, areas of rotted clapboard siding may not have been impacted by adjacent deficiencies, depending on location. It appeared that in numerous cases, the clapboard wood siding has simply lived its useful life and may continue to decay in the uncompromising environment it exists in.

Typical reported and observed moisture intrusion conditions existed at areas where; 1) the chimney's connected with the roofing systems, 2) at or around window and door perimeters, and 3) at adjacencies to where decks connected with exterior walls. To understand how moisture intrusion has occurred and where critical as-built conditions have failed, we recommend further evaluation. Destructive investigation of the three aforementioned building assembly conditions is expected to provide insight and value to designing solutions. We recommend this exercise as an initial pre-design phase.

The conditions of existing and developing deficiencies throughout the three buildings covered in BECS' evaluation require repair and/or replacement to assure the long-term serviceability of the facility. Numerous approaches to extending the longevity of the building envelope may be undertaken. Replacement of the noted components, however, will be critical in the short and near-terms to provide a safe and serviceable home for the Blue Heron community.

BECS would be happy to discuss further options for improvements and corrective measures, the process to get there, and to answer any questions the Blue Heron Board of Directors may have.

Background

The Blue Heron Condominiums are composed of three (3) three-story residential structures, situated along the Allston Creek coastline of Murrells Inlet, South Carolina. The buildings were built in approximately 1984. Each structure is composed of multiple units, 24 units total. The structures were raised on wood piles and generally consist of wood framed construction, clapboard siding, and asphalt shingle roofing systems with residential gutters and downspouts. The roofing system was reportedly replaced approximately 10-15 years ago.

BECS performed the field portion of our assessment on February 10th and 11th of 2025. Our services were performed as outlined in our executed proposal.

We have provided captioned photographs and images from the assessment to help describe general observations and conditions. The assessment intent was to capture and document deficiencies that describe the building enclosure conditions to assist in an overall evaluation. This report does not attempt to document every deficiency.

Drawing Review

Reportedly, documentation was not available or provided for BECS' review.

Helpful Definitions

- Weep Hole - An Opening or device (small hole, cotton wick, cellular vent, etc.) installed within exterior façades to allow for wall cavity ventilation and water drainage that accumulates between the exterior façade and backup wall.
- Short-term – During for conducting facility improvements within a 1 year timeframe.
- Near-term – During for conducting facility improvements within a 1 to 5 year timeframe.
- Long-term – During for conducting facility improvements within a 5 to 10 year timeframe.
- Good, adj – The component or system is functional and should continue to provide its intended service with continued routine maintenance through the duration of the term.
- Fair, adj - The component or system is functional but will likely require maintenance or repairs during the duration of the term.
- Poor, adj – The component or system is not functional. Immediate or near-term repairs or corrections are required to bring the component or system back into service or replacement is expected during the duration of the term.
- Deferred Maintenance – Physical deficiencies that could have been corrected with routine maintenance, typical operating maintenance, repairs, etc., excluding minor conditions that generally do not present a material or physical deficiency to the subject component or system.

Observations

Our assessment included physical access to each building roof, to attic spaces, and the exterior of the 3 buildings as well as ground level observations where accessible. This report summarizes our findings, provides commentary regarding the current condition of the building envelope systems, their components, and adjacent assemblies and presents recommendations for repair and remediation.

The observations below capture and document a representative quantity of deficiencies that describe the building enclosure conditions to assist in an overall evaluation. This report does not attempt to document every deficiency.

1. Building 1:



Photos 1, 2, & 3 – Typical rotted siding throughout, numerous locations, multiple building elevations and areas.

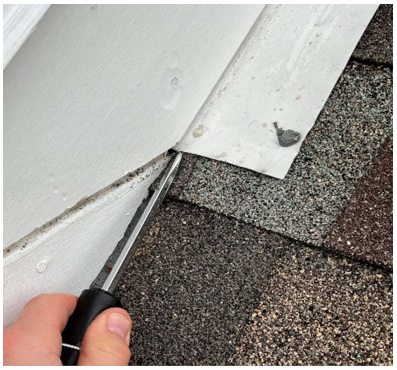



Photos 4, 5, 6, & 7 – Missing kick-out flashing (Left & Center Left), Unflashed step flashing at roof rake (Center Right), and Gap at chimney cap trim (Right).




Photos 8, 9, 10, & 11 – Typical window trim flashing negatively sloped (Left & Center Left), Typical ponding water at chimney caps (Center Right), and Gaps at chimney cap/flue flange tabs (Right).






Photos 12, 13, 14, & 15 – Missing shingle at east gable roof (Left), Unsealed counter-flashing at ridge of chimney roof cricket (Center Left), Gap at roof end wall flashing and trim (Center Right), and Gaps at roof trim (Right).




Photos 16, 17, 18, & 19 – Rotted transom window sill (Left), Cracks, openings, and sealant delamination at window frames and trim (Center Left, Center Right, & Right).




Photos 20, 21, 22, & 23 – Window sill weep painted closed (Left), Cracks, openings, and sealant delamination at window frames and trim (Center Left, Center Right, & Right).

Photos 24, 25, 26, & 27 – Typical gaps, openings, and missing flashing at upper level decks and trim.

Photos 28, 29, 30, & 31 – Typical missing ledger flashing at upper level decks (Left), Typical corner trim rot (Center Left), Typical gap at corner trim (Center Right), and Typical rot damage to deck rim joist (Right).

Photos 31, 32, 33, & 34 (Unit 108) – Damaged plywood roof decking at base of chimney (Left), Pinhole (upper left) in chimney cap (Center Left), Typical missing attic insulation at clerestory walls (Center Right), and Exhaust fan venting directly to attic space (Right).

2. Building 2:




Photos 1, 2, 3, & 4 – Typical rotted siding throughout, numerous locations, multiple building elevations and areas.




Photos 4, 5, 6, & 7 – Missing kick-out flashing (Left & Center Left), Degraded counterflashing sealant and tabby stucco coating at base of chimneys (Center Right & Right).




Photos 8, 9, 10, & 11 – Typical window trim flashing negatively sloped (Left), Typical end wall trim cracked & damaged (Center Left), Typical ponding water at chimney caps (Center Right), and Gaps at chimney cap/flue flange tabs (Right).

Photos 12, 13, 14, & 15 – Detached shingle at low roof west elevation (Left), Unsealed counter-flashing at ridge of chimney roof cricket (Center Left), Gap at end of roof apron wall flashing (Center Right), and Gaps at roof trim (Right).

Photos 16, 17, 18, & 19 – Rotted transom window sill (Left), Cracks, openings, and sealant delamination at window frames and trim (Center Left & Center Right), and Evidence of prior temporary repairs to fenestration framing (Right).

Photos 20, 21, 22, & 23 – Typical missing ledger flashing at upper level decks (Left), Typical trim rot at slider trim in contact with decking (Center Left), Bowed clapboards at east elevation (Center Right), and Typical rot damage to roof rake (Right).

Photos 24, 25, 26, & 27 (Unit 202) – Damaged interior wall finishes (Left), Reported location of water intrusion at window frame interior (Center Left), Typical missing ledger flashing (Center Right), and Interior ceiling damage adjacent to exterior deck (Right).

Photos 28, 29, 30, & 31 (Unit 205) – Damaged plywood sheathing at top of chimney interior (Left), Evidence of water infiltration/staining on roof decking (Center Left & Center Right), and Exhaust fan venting directly to attic space (Right).

3. Building 3:




Photos 1, 2, 3, & 4 – Typical rotted siding throughout, numerous locations, multiple building elevations and areas.




Photos 4, 5, 6, & 7 – Missing kick-out flashing (Left), Negatively sloped and sealed fascia trim repair (sheet metal) (Center Left), Degraded counterflashing sealant and tabby stucco coating at base of chimneys (Center Right & Right).




Photos 8, 9, 10, & 11 – Typical edge corrosion and decomposition of chimney tabby stucco (Left, Center Left, & Center Right), and Typical ponding water at chimney caps (Right).

Photos 12, 13, 14, & 15 – Missing shingles at upper roof south elevation (Left), Missing shingles at low roof apron flashing (Center Left), Gutter debris (Center Right), and Typical cracking of tabby stucco at chimneys (Right).

Photos 16, 17, & 18 – Rotted transom window sill (Left & Center), and Cracks, openings, and sealant delamination at window frames and trim (Right).

Photos 19, 20, 21, & 22 – Typical missing ledger flashing at upper level decks (Left), Typical siding rot (Center Left), Unterminated siding flashing at deck (Center Right), and Typical rot damage to siding & trim (Right).

Photos 23, 24, 25, & 26 (Unit 305) – Damaged interior ceiling finishes (Left), Damaged plywood roof decking at base of chimney (Center Left), Evidence of water infiltration/staining on roof decking (Center Right), and Typical missing attic insulation at clerestory walls (Right).

Photos 27, 28, 29, & 30 (Unit 306) – Damaged plywood sheathing at top of chimney interior (Left), Evidence of water infiltration/staining on roof decking (Center Left), Damage to roof decking at base of chimney (Center Right), and Evidence of water infiltration/staining on interior finishes below windows (Right).

Recommendations

The conditions of observed existing and developing deficiencies throughout the subject building's envelope covered in BECS' evaluation require repair and/or replacement to assure the long-term serviceability of those systems, exterior wall and supporting structural systems, and interior components. Numerous approaches to extending the longevity of the building envelope may be undertaken. Replacement of the noted components, however, will be critical in the near-term to provide a safe and serviceable asset for the Blue Heron community.

Through the course of repairs and/or replacements, various options are available for procuring the work. Ideally, the recommended repairs should occur as one continuous phase of work to minimize the need for multiple project bidding events and contractor mobilizations so to recognize efficiencies in process and logistics. BECS is happy to discuss alternatives.

Next Steps

Please provide your availability to discuss the contents of this report at your convenience. BECS would be happy to propose further services that may be used to explore further planning options for the building's repair schedule that may include Design, Bidding, and Construction Administration.

Limitations

Evaluations of existing buildings and their components require that certain assumptions be made regarding existing conditions. Some assumptions cannot be verified without performing intrusive investigations, which can prove costly and may damage existing features of the building. We did not remove finishes, take samples, or perform tests unless otherwise indicated in this document. Our evaluations do not consider conditions that may develop into or cause structural deficiencies or defects. They are limited to the visually apparent condition of the components at the locations observed and at the time of the investigation. We are not responsible for other portions of the property that are not a part of this investigation or for components unrelated to those reported, such as mechanical, electrical, and plumbing. We did not investigate the presence or absence of any hazardous substances, including but not limited to toxins, carcinogens, mold, noise, and contaminants in soil, water, and air.

We performed these services consistent with the level of skill and care ordinarily exercised by professional engineers and consultants in this region under similar conditions. No other representation, warranty, or guarantee is given. Our opinions are based on our engineering judgment. We will not be responsible for latent defects that may appear in the future or for differing opinions of others that may arise. The intent of our investigation was not to perform an exhaustive study to locate every existing defect but rather to focus on the overall condition of the elements of concern and specific conditions brought to our attention by the Client and included in our proposal scope. Should additional information become available that we were unaware of, did not see, or was unknown at the time of our investigation, we reserve the right to revise our report as needed.

This report is to be read in its entirety; thus, no portions of this report may be used outside the context of the entire report. This report is not a construction document and is not intended to be used for construction or actual repairs based on this report alone. This report is intended solely for the use of the Client or Owner; any third-party use, third-party reliance, or third-party decisions made based on this report shall be the sole responsibility of such third parties.

Exhibit A – Unit Layout Reference Plan

March 11, 2025

Blue Heron Condominiums - Unit Layout Reference Plan