Repair Recommendations

The repair recommendations included herein should be utilized for conceptual and estimating purposes and not interpreted as a repair design for which Lerch Bates is the engineer-of-record. Any repairs should be conducted by a licensed and qualified contractor in accordance with the requirements of the Authority Having Jurisdiction.

Repair recommendations are categorized into priority classes as follows:

Repair Priority Color Coding Key			
Color	**Priority**	**Description**	**Timeline to Address**
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Lerch Bates recommends the following repairs are made:

Foundation:

F-1a Reconstruct the area of pavement collapse and soil erosion at the northwest corner of the slab-on-grade along the property line including engineered fill and construction of a new, reinforced concrete knee wall/curb along the foundation perimeter to direct drainage away from the building.

F-1b If determined to be the responsibility of the property owners, reconstruct paving along alley between properties at the north end of the building.

F-2 Rout and seal cracks in the slab-on-grade with self-leveling elastomeric joint sealant.

Parking Garage:

P-1 Engage qualified electricians and plumbers to review exposed conduits and repair/replace deteriorated conduit and improve pipe insulation to reduce condensation. Assess conduit/equipment supports.

P-2 Remove unstable condensation collection pans and unstable overhead concrete.

P-3 Perform concrete patch repairs at locations of overhead concrete spalls and cracks throughout the underside of the Level 1 deck.

P-4 Remove loose and deteriorated cementitious coating from the underside of the concrete deck in the pool area. Perform concrete patch repairs at areas of significant concrete deterioration beneath the pool structure.

P-5 Replace corroded condensation collection pans with new stainless steel collection pans on an as needed basis.

P-6 Restore fire seals throughout penetrations in the underside of the concrete deck.

Exterior Stairs:

S-1 Remove and replace Stair #3 (north) and Stair #1 (center) in their entirety and Stair #2 (south) from ground floor to Level 1. Implement spot steel repairs to Stair #2 where needed from Level 1 to Level 3.

S-2 Perform steel repairs at isolated locations of steel corrosion at spiral stair rail bases.

S-3 Perform spiral stair steel coating restoration, including cleaning surface corrosion where present.

S-4 Demolish and reconstruct the EIFS Stair #2 east perimeter wall to restore the structural integrity of the stair rail/wall.

Exterior Walls:

E-1 Remove base of stucco wall along the south elevation extending 2-feet up wall. Replace base stucco trim with a new termination trim with weeps. Re-install 3-coat stucco system. Maintain 1-inch clearance above topping slab free for drainage.

E-2 Cut a minimum 3-foot high section of EIFS cladding from the adjacent walking surface throughout the north wall bump-out and the elevator machine room at Level 1. Perform back-to-back splice repair of steel studs where section loss is identified. Paint steel studs remaining in place with a rust inhibiting coating. Replace sheathing and install new air barrier lapped onto adjacent sheathing. Install new fluid-applied waterproofing flashing lapped from adjacent walking surface onto face of sheathing. Re-install EIFS assembly to match adjacent thickness.

E-3 Cut a minimum 2-foot high section of EIFS cladding from the adjacent walking surface throughout all levels of the building including adjacent to balconies. Remove deteriorated sheathing at base of wall where present. Examine and repair steel stud framing where required. Paint with a rust inhibiting coating where surface corrosion is identified. Replace sheathing and install new air barrier lapped onto adjacent sheathing. Install new fluid-applied waterproofing flashing lapped from adjacent walking surface onto face of sheathing. Re-install EIFS assembly to match adjacent thickness.

E-4 Implement comprehensive EIFS repairs at various voids and failed sealants throughout the building. Restore cementitious coating where cracks have occurred. Remove areas of delaminated elastomeric coating where blistering was observed. Repair EIFS at the roof-to-wall transitions to encapsulate the EPS insulation. Install new elastomeric coating over all exterior wall surfaces (both EIFS and stucco).

E-5 Plan for elastomeric coating restoration on stucco and EIFS walls approximately 10-years after completion of repairs in E-1 through E-4.

Horizontal Waterproofing and Balcony Structures:

W-1 Provide additional waterproofing and drip edge at the west Level 1 deck perimeter.

W-2 Temporarily remove the engineered deck assembly and pressure treated wood structure from the pool deck area to expose the structural concrete deck. Salvage deck materials where viable. Install a chemical resistant, PUMA cold fluid-applied waterproofing coating. Reinstall the pool deck.

W-3 Comprehensively remove the EIFS clad soffits beneath the balconies for review of concealed steel elements. Remove vented linear soffit cladding for review of concealed steel elements. Perform cantilevered steel channel splice repairs at areas of corrosion identified by Engineer. Repair procedure is to consist of a back-to-back channel splice approach. Where corrosion damage extends toward face of wall, a back-to-back sistering splice is required to **extend 3-feet into the building**. Remove drywall ceiling finishes at interior splice repair locations. Splice lap to be fastened with two rows of screws. Replace interior ceiling finish materials. Clean and coating exposed steel elements to remain with a corrosion inhibiting coating. Repair/replace fireseals where required. Install new sheathing and fire seals at channel penetrations into the building. Assume a total of 200 splice repairs throughout with 100% soffit removal along balconies/exterior cantilever walkways. Replace linear vented soffit and EIFS soffit finishes. Coordinate with deck waterproofing.

W-4 Install new PUMA cold fluid-applied waterproofing coating or water repellent coating over prepared stamped concrete decks on Level 1 and Level 3. Integrate with adjacent wall finishes.

Railings:

R-1 Repair deteriorated brick masonry at railing attachments. Install new expansion anchors where required. Perform steel weld repairs of railing in areas of section loss. Restore protective coating.

R-2.a Replace wood slats at locations of rot.

R-2.b Replace wood slat balcony system with new railing infill as part of new, engineered railing replacement protocol.

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M-1 Repair steel at access door jambs to maintain functionality of secured doors. Repair tube steel security fencing to maintain stability. Restore protective paint coating.

M-2 Replace hollow metal door frames and assemblies at the parking-to-stair well entries and the Level 1 elevator machine room.

Roof Drainage:

D-1 Replace missing downspouts to control water leaving the site.

D-2 Consider diverter installation at nuisance areas of gutter overflow.

Glazing Assemblies:

G-1 Plan for window replacements within 10 years.

- "Lighthouse Condominiums Hurricane Damages" prepared by Lachin Oubre & Associates dated December 21, 2005.
- "Bomanite of New Orleans – Colored Concrete Topping" contracts and product brochures dated 2010 for the stamped concrete walkways installed by Thrasher Construction Inc. of Baton Rouge, LA.
- "Lighthouse Harbor Repairs" incomplete drawing set (31 pages available) prepared by Imre Hegedus and Associated Architects, New Orleans, LA, January 31, 1989.
- "Lighthouse Harbor Improvements" drawings (two sheets available) prepared by Imre Hegedus and Associated Architects, New Orleans, LA, dated October 12, 1988.

Gathered Information

A site visit was conducted from March 9 – 12, 2026, with site observations performed by Lesley Horst, P.E., Senior Consultant, and Traci Powell, P.E., Senior Consultant, with Lerch Bates. In addition to Lerch Bates, representatives of C/Sharpe were present to assist with destructive openings for observation of concealed conditions.

Information Provided by Others

While conducting the onsite investigation, members of the board of the Homeowners Association provided information related to the property which is included in Lerch Bates's description of observations and conclusions within this report.

Observations

GENERAL PHOTOS

Refer to the following figures for photographs of the observed general layout of the property.

Figure 1: Overall view of the east elevation.

Figure 2: View of the south elevation.

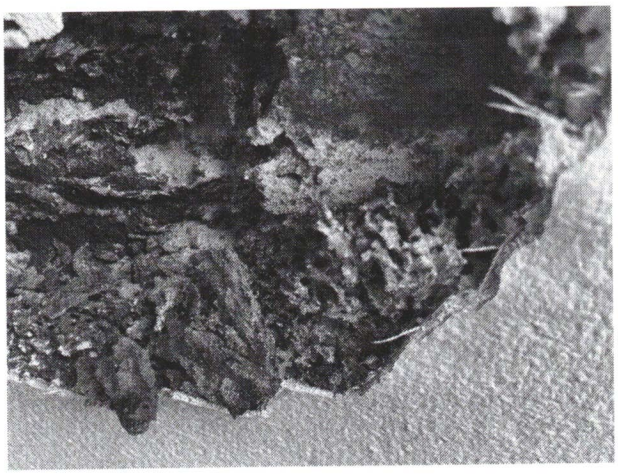

Figure 59: View of significant deterioration of studs, sheathing, and insulation within the Stair #2 spandrel wall.

EXTERIOR WALLS

The south wall of the building was clad in a three-coat (approximately 1-inch thick) stucco system over galvanized lath over grade D paper over sheathing with a fluid-applied air barrier membrane. This was reportedly installed after damage from Hurricane Ida in 2021. No exterior insulation was present. A destructive opening was performed to observe concealed conditions at the base of the wall. The base of the stucco trim was installed with a closed J-bead in lieu of a weep track for drainage. A continuous elastomeric sealant joint was installed along the stucco trim. Removal of the stucco revealed corrosion of the metal lath concentrated along the base of the wall (Figures 60 through 66).

Exterior insulation and finish system (EIFS) cladding was installed throughout the remaining elevations. Throughout the west elevation at Level 1, a trim board was adhered to the EIFS at the base of wall. Throughout the remainder of the building, elastomeric material was lapped either onto the finished face of the EIFS or the face of the sheathing. The adhered trim boards were observed to have widespread cracks and coating discontinuities. The EIFS was not encapsulated with the cementitious coating at the base of wall behind the trim boards, resulting in exposed EPS insulation. The lapped elastomeric material was tactilely hard and exhibited cracking and separating from the face of the EIFS creating reverse lap conditions (Figures 67 through 92).

Numerous wall penetrations such as light fixtures, electrical outlets, hose bibs, and dryer vent exhausts were observed to have sealant discontinuities. Holes in the EIFS system were identified throughout the building, including locations of downspout straps and improperly secured fasteners through the EIFS finish for decorative mounts. Additionally, hairline cracking through the finish coating was observed in several locations. Along the west elevation, large wall areas with blistering observed in the coating were documented (Figures 67 through 92).

Destructive wall openings in the EIFS cladding were taken throughout the west, north, and east elevations at various floors. Openings performed on Level 1 on the north elevation bump out and the elevator mechanical room revealed complete section loss of the steel wall framing in the lower foot of the wall with wet surfaces within the stud track (Figures 93 through 96).

Other locations of destructive openings revealed previous repair attempts were partially executed in accordance with the design documents reviewed from 1989. These repairs appeared to include partial removal of the EIFS extending one foot high with steel stud painting at isolated locations. Some locations had replaced sheathing,

Discussion and Conclusions

Lerch Bates' discussion of observed conditions and opinions are summarized in the relevant sections below.

Foundation:

- The area of pavement collapse and soil erosion at the northwest corner of the slab-on-grade along the property line appeared to be caused by erosion from adjacent site drainage through the alley and water undercutting the foundation soils. The slab-on-grade above the eroded soil exhibited no significant cracking or displacement identified. Lerch Bates understands there is some uncertainty as to the areas within the alley that may be managed by the Lakefront Management Authority (LMA) and not the property owners. It is assumed the foundation soils directly beneath the building are the responsibility of the property owners. This condition should be repaired immediately to restore the foundation soils and prevent potential collapse of the slab-on-grade in the area. Additional protection along the foundation perimeter should be provided to prevent future erosion or a reoccurrence of this condition. If the entire ally pavement is determined to be the responsibility of the property owners, the alley should be reconstructed with new fill and new level pavement (Figures 9 through 12).

- Small cracks were observed throughout the slab-on-grade. The cracking did not appear to exhibit differential movement or signs of distress. These cracks should be sealed to prevent water infiltration into the subsoils which may result in foundation deterioration over time (Figures 13 and 14).

Parking Garage:

- Electrical and plumbing conduit lines installed throughout the ceiling of the parking garage were observed to have ongoing condensation issues resulting in corrosion of the conduits and a nuisance to the parked cars beneath. Makeshift condensation collection pans were installed throughout to divert water away from vehicles. Many of the pipes experiencing condensation were observed to be uninsulated or have large gaps of missing insulation. It is recommended to replace the damaged or non-performing collection pans with more robust stainless steel catch pans and engage qualified plumbers and electricians to repair damaged and deteriorated conduit then replace insulation to reduce condensation potential (Figures 17 through 25).

- Isolated locations of penetrations through the slab were observed to have missing or discontinuous fire seals. These should be addressed immediately to ensure fore resistance is upheld and to prevent air leakage into the conditioned space of the building above (Figures 25 and 26).

- Concrete deterioration on the underside of the Level 1 elevated concrete deck was observed to occur throughout in the form of concrete spalls and delamination over corroded steel reinforcement. Many locations were observed to have previous repair attempts implemented which were installed improperly with feathered edges and have not held up over time. Isolated locations of cracking with efflorescence staining were also observed. It is recommended to repair these locations of concrete deterioration to prevent further corrosion of the steel reinforcement and maintain the structural integrity of the deck. Some of these concrete delaminations represent a potential hazard from falling overhead debris if left unaddressed and should be repaired in an expeditious manner (Figures 27 through 34).

- A cementitious coating was applied to the underside of the concrete deck surrounding the pool area. This coating was in poor condition with widespread failures are areas where the coating separated and fell

away from the concrete. This coating may reduce the permeability of the concrete in the area and exacerbate some of these concrete deterioration issues. It should be scraped and removed where deteriorating to expose the concrete deck and allow for better visual assessment of the deck conditions for overhead repairs (Figures 35 through 40).

- A large area of significant overhead concrete deterioration and spalling/delaminating concrete was observed beneath the pool structure. The size of this spall and the severity of the corrosion visible on the steel reinforcement result in a potential reduced structural capacity for the pool deck support if not addressed swiftly. The increased severity with the concrete conditions surrounding the pool deck at the northwest corner coincides with the lack of waterproofing on the deck surrounding the pool area. The presence of chlorine in the water that drains onto the deck can exacerbate the rate of steel corrosion. Repairs of the concrete deterioration should be paired with the waterproofing recommendations above the deck to ensure a comprehensive strategy for preventing further deterioration (Figures 41 and 42).

Exterior Stairs:

- The exterior steel stairs along the east side of the building were observed to be severely deteriorated. Large areas of complete section loss of risers and widespread corrosion of support connections throughout Stair #3 (north) and Stair #1 (center) resulted in conditions that are beyond a spot repair approach and require full replacement. Stair #2 (south) requires replacement from the ground level to Level 1, with the upper levels requiring spot repair of steel deterioration. These stairs require immediate attention to mitigate potential life-safety issues (Figures 43 through 50).

- Spiral steel stairs were in generally good condition throughout with isolated locations of steel repairs recommended at locations of section loss. The coating was observed approaching the end of its service life with areas of coating failure revealing surface corrosion of the metal stair. Coating restoration should be planned to prevent further deterioration (Figures 51 through 55).

- The Stair #2 (south) EIFS spandrel wall was observed to be severely deteriorated with section loss of the concealed cold-formed metal framing and sheathing elements. The foam insulation was observed to be eroded and deteriorated. The wall should be reconstructed to restore structural integrity along the east stair perimeters (Figures 56 through 59).

Exterior Walls:

- Destructive openings at the base of the south stucco wall revealed improperly installed stucco termination pieces. A stucco wall assembly is not considered a barrier system like the EIFS assembly on the other elevations of the building. Because some amount of water/vapor penetration is anticipated to occur through the stucco and drain down the air barrier plane, a means of evacuating moisture from the wall is required. This is typically achieved with stucco manufacturer's standard weep tracks at the base of the wall. A continuous joint sealant was installed further trapping moisture in the base of the stucco wall, resulting in corrosion of the lath within just 5-years of service life. This should be repaired to allow free drainage at the air barrier layer through the base of the cladding (Figures 60 through 66).

- Structural deterioration of the concealed steel studs was identified at Level 1 along the north elevation and the elevator machine room walls. The deteriorated cementitious flashing in these areas was creating

a reverse lap condition that may have contributed to entrapped moisture within the walls. These locations should be repaired to restore the structural integrity of the wall framing (Figures 93 through 96).

- Most remaining destructive openings performed in the base of EIFS wall condition revealed significant deficiencies in the air seal and waterproofing approach at the transition from exterior walking surface to the base of wall. The repairs detailed in the design documents from 35 years ago appeared to be partially implemented. Poor workmanship from that repair phase combined with original design issues are likely the source of many of the sheathing and air barrier discontinuities observed. The base of the EIFS was generally unwrapped with exposed EPS insulation. Conditioned air could be felt exfiltrating the wall at many of the locations observed on Level 1. If left unaddressed, the continued exposure of the base of the wall to moisture may result in concealed conditions with structural steel deterioration like that encountered at the base of the north wall and elevator room walls on Level 1 (Figures 82 through 104).

- Widespread deficiencies in the EIFS cladding were identified. Sources of these deficiencies included aged sealants and coating in addition to improperly installed fasteners penetrating the wall. Evidence of unsealed EIFS along the base of the roof was also visible in isolated locations. These items are likely contributing to coating failures resulting in blistering and delamination along the west elevation. If left unaddressed, continued systemic coating failures and deterioration of the concealed EPS insulation will occur in addition to increased potential for water infiltration into the units (Figures 67 through 81).

<u>Horizontal Waterproofing and Balcony Structures:</u>

- Based on review of the available documents, horizontal waterproofing over exposed decks and balcony surfaces did not appear to be part of the original design. The split slab waterproofing assembly was installed in the early 1990's shortly after construction as part of the "Lighthouse Harbor Improvements" project. The other exposed deck areas have remained unprotected throughout the life of the building.

- The waterproofing approach over the west area of the Level 1 deck comprised of concrete topping slab over mesh drainage composite over fluid-applied waterproofing on the structural concrete deck appeared to be generally effective. The topping slab thickness resulted in a flush threshold condition at the balcony slider doors resulting in increased potential for water penetration during wind-driven rain. The west edge of the deck was observed to be damp along the length with algae and efflorescence staining. A sawcut or formed kerf drip edge was not observed at the perimeter of the deck. The lack of waterproofing protection at the edge of the deck appeared to have contributed to the cracking and efflorescence staining along the steel reinforcement observed in the garage. An improved deck edge waterproofing approach is recommended to protect the concrete conditions (Figures 105 through 109).

- The lack of waterproofing in the pool area has likely contributed to the increased severity of concrete deterioration and need for overhead patch repairs beneath the pool deck in the garage. Chloride ions present from the pool chemicals result in an increased rate of steel corrosion. To prevent further deterioration of the steel reinforcement within the deck a comprehensive waterproofing assembly is needed throughout the crawl space combined with the concrete repairs and restoration recommended (Figures 111 through 113).

- The level of steel deterioration observed at the various cantilever balcony and walkway structures requires immediate action to restore the structural integrity and prevent life safety issues. The horizontal walkways and balconies do not appear to have ever had a waterproofing membrane applied. The

significant deterioration is due to exposure to uncontrolled moisture over the service life of the building. Repairs should be made to the structure in conjunction with installation of new waterproofing membranes to protect the structure in the future. If delays to repairs occur, shoring the cantilever structures should be undertaken in an expeditious manner (Figures 114 through 127).

Railings:

- The tube steel and masonry railings throughout the Level 1 deck were deteriorated and in need of widespread, immediate maintenance to restore their function (Figures 128 through 135).

- The EIFS clad balcony rail framing appeared to be in good condition at the locations of destructive openings performed (Figure 136).

- It is our understanding the horizontal slat wood rails have been a significant source of upkeep due to frequent rot and deterioration. It has been expressed by the board members that an alternate railing material would be preferred that can maintain a similar aesthetic and level of privacy. The wood rails are observed to have isolated areas of rot requiring immediate maintenance. If full-scale railing replacement is not pursued at this time, spot repairs should be performed to restore the function of the railings. A railing repair/replacement protocol is recommended to be implemented to facilitate ongoing railing restoration (Figures 136 through 141).

Perimeter Security Fencing and Exterior Metal Doors:

- The tube steel security fencing throughout the perimeter of the property at ground floor was observed to have numerous areas of corrosion resulting in section loss and widespread surface corrosion and coating failures. Adjacent steel access door supports were severely deteriorated at jambs where in contact with the slab on grade. Repairs should be considered to maintain the security of the site and functionality of the doors before deterioration progresses to a point beyond salvageability (Figures 142 through 147).

Roof Drainage:

- There were reported concerns about undersized gutters due to some overflow/splashing onto the balconies and walkways below during heavy rain events. Gutter sizes were measured and the roof area, slopes, and dimensions were referenced in SMACNA's gutter sizing guidelines (industry standard for gutter dimensions). Gutters were found to be appropriately sized. Installation of sheet metal diverters can be considered at specific locations of concern (Figures 148 through 150).

- Missing downspouts should be reinstalled (Figure 151).

Glazing Assemblies:

- The aluminum framed glazing assemblies appeared to be original to the building. In discussion with the board and various residents onsite, it is our understanding there have only been limited occurrences of water penetration at these glazing assemblies during wind driven rain events. Due to the age and apparent signs of deterioration presenting at the shrunken gaskets and frame finishes, Lerch Bates recommends planning for replacement of the windows. If the windows are the responsibility of the individual unit owners, Lerch Bates recommends obtaining a replacement design with specifications and installation details for each owner to reference during the replacement process (Figures 152 through 160).

Repair Recommendations

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Roof Drainage:

D-1 Replace missing downspouts to control water leaving the site.

D-2 Consider diverter installation at nuisance areas of gutter overflow.

Glazing Assemblies:

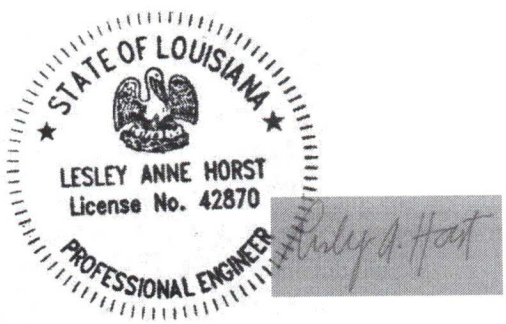
G-1 Plan for window replacements within 10 years.

The determinations and results described in this report are based on information available at the time of the observation and preparation of this report. Should additional information or unknown conditions be uncovered or made available, Lerch Bates retains the right to revise and supplement this report accordingly. In addition, this report is a general summary of writings, recordings, photographs, and other information, which is available for review and placed within the job file.

OBSERVED AND PREPARED BY:
Lesley Horst, P.E.
Senior Consultant

REVIEWED BY:
Ethan Rattray
Director of Operations

LAH:ETR:rl



This document contains an electronically applied seal by Lesley Anne Horst, P.E. License No. 42870.
Applied on May 6, 2026.