

MOMORANDUM

Re: **REMOVAL OF PLANTERS AND ELEMENTS THAT RETAIN MOISTURE**

Owner: **THE VILLAGE OF KINGS CREEK CONDOMINIUM ASSOCIATION, INC.**

In response to our recent inspection of the building, we recommend the protection of the balconies from elements that retain moisture. This includes planters, plants, pots, hanging objects, other objects of any kind, etc. on the exterior balcony slabs and walls. Moisture is extremely damaging to the concrete balcony walls and slabs. Based on our observations, moisture is migrating through the tile and collecting in the space that consists of the mortar layer between the tile and the slab. This applies as well to balcony slabs with no tile and strictly exposed concrete as well as balcony walls. This moisture will cause accelerated corrosion to the rebar in the slab balcony.



Al Brizuela, PE.

Al Brizuela Engineering, Inc.

1/30/23



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