

NED HARDEN, SE
8039 Lodgepole Drive
Sandy, Utah 84094
(801)565-1272

September 9, 2020

Ms. Carissa Nosack, HOA Manager
All Seasons Condominium
1794 Olympic Parkway, Ste 200
Park City, Utah 84098

Re: All Seasons Condominium
Park City, Utah
Structural Investigation

Dear Ms Nosack,

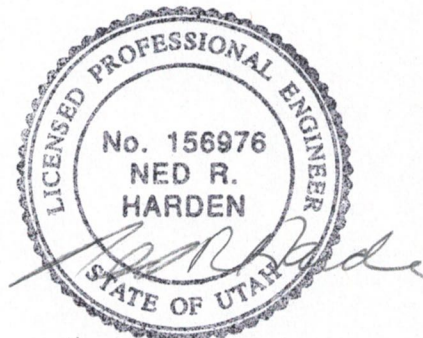
I made a site visit on this date along with you to the above referenced address on September 8, 2020. The purpose of the visit was to investigate the structure located on the property. The investigation was to evaluate the condition of elevated exterior walkways, including their supports, concerning their adequacy, damage and deterioration from the elements over time. In addition to my visit I reviewed a report on the structure by Jackson Steoger of Clearcut Exterior Building Solutions dated June 30, 2020. I have completed my analysis and review of the walkways. It is my opinion portions of the exterior walkway system are in eminent threat of collapse due to significant damage and the overall deterioration of the walkways has reached a point to where roughly overall replacement is strongly advised.

The structure is a three story condominium constructed of lumber with underground parking. Access to the condominium units are by the exterior walkway system investigated. The structure is reported to be 30 years old with 27 owner units. Significant portions of the walkway system wood framing, decking and guardrails and their lumber column supports indicate visual signs of shrinking, splitting, twisting and rotting to where the only mitigation for most areas is replacement. Visible portions of the column foundations are covered with stone veneer that has significant cracking and delamination. These areas are in need of more investigation to determine the condition of the foundations.

If you have questions please contact me at (801)565-1272.

Respectfully,

Ned Harden, SE



9 SEP '20

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INVOICE FOR SERVICES rendered for a site visit on September 8, 2020,
structural analysis and a report on the condition of the exterior walkway
system for a condominium structure located at 1794 Olympic Parkway, Park
City, Utah, as directed by Carissa Nosack.

Total \$315.00