



March 9, 2007

Mr. Gregg Weetz, Property Manager  
Baldy Mountain Townhomes  
P.O. Box 1069  
Silverthorne, Colorado 80498

Ref: Decks at Baldy Mountain Townhomes; Our Project No. SC0142006

Mr. Weetz:

As you requested, we visited the referenced site with you on March 9, 2007, to review specific components. We were asked to visually review the decks on various buildings to determine if the decks need to be replaced or repaired. We have not reviewed or examined other structural components that are not specifically addressed with a solution in this letter. Our review is based on the information you provided to us.

All work must comply with the applicable governing codes of the Summit County Building Department, ordinances, laws, and manufacturers' recommendations. Our investigation, layout, design, and recommendations are based upon data submitted by the owner and contractor and data compiled through technical research. All parties agree that use of this letter constitutes acceptance of responsibility for having read and fully understanding the Engineers liability as stated in the contract for professional services and as stated in this letter. It is also understood that the limit of liability applies to all parties.

**Existing Deck Joists and Girders**

The existing decks are wood framed with conventional wood joists as illustrated in the picture. An analysis of the wood joists reflects that many of the joists and supporting deck girders (the members that carry the joists) are over spanned. The joists and girders are not properly attached with Simpson connectors (metal connectors at the joints). For approximately 80% of the decks we reviewed, the wood that comprises the members is in fairly good shape. The other 20% is rotted, cracked, or split. It is our opinion that these joists and girders be replaced or revamped.



### Existing Deck Railings

The existing railings are comprised of wood as illustrated in the pictures. An analysis of the railings reflects that the railings are not properly attached or constructed. Many of the railings are not capable of resisting horizontal forces associated with a person pushing or leaning on the railing. This is dangerous and should be repaired.

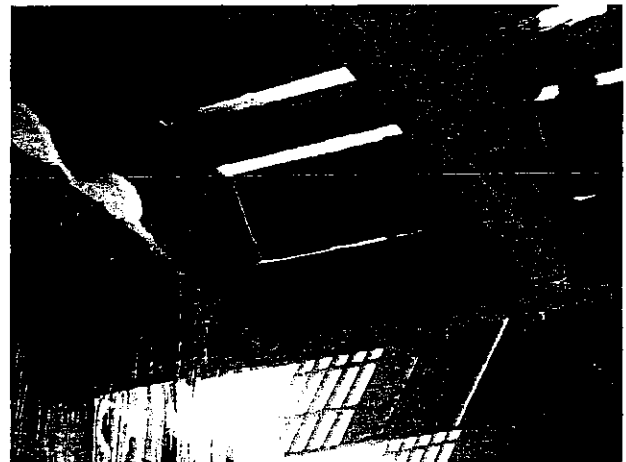


### Existing Deck Columns

The existing deck columns are comprised of 4x4 posts. There are a few decks which are comprised of 6x6 posts, but it is our understanding that these decks will not be revamped or replaced. An analysis of the wood columns reflects that the columns are over loaded in several cases. The 4x4 columns which support the decks are resting on concrete piers. In several cases, these columns are not adequately attached to the pier, nor is the column properly attached to the deck girders which support the deck joists. We recommend that most of these columns and column supports be replaced.

### Summary

The existing decks need revamped or replaced. The costs associated with revamping the decks must be considered when making a decision to replace the decks or revamp them. If they are revamped, many of the concrete piers, columns, and railings will have to be completely replaced, making the revamping costs as much as 40-60% of the replacement costs. Also, the engineering analysis to revamp the decks is more extensive than if the decks are replaced. Each member of the deck would have to be analyzed for adequacy and then a "fix" would have to be provided.



If funds are limited, the decks could be revamped to "buy" a few years before they have to be replaced. If aesthetics and longevity is the first concern, they should be replaced. Along with the deck replacement or revamping, we would recommend adding covered roof areas where practical to mitigate snow melt away from deck landings and doorways. Illustrated in the picture are the effects of snow and ice that is not properly mitigated away from the deck.

Should you decide to move forward with this project or if you require further information, please do not hesitate to call us.

Sincerely,

Littlehorn Engineering & Design, LLC

*John J. Littlehorn*

John J. Littlehorn, P.E.