



February 5, 2007

Audrey Taylor, Wildernest  
204 Wildernest Road  
P.O. Box 1069  
Breckenridge, CO

RE: Project# 07-015

Dear Audrey:

This letter serves to document our site visit and limited visual observations on February 5, 2007, of the exterior decks of the Baldy Mountain Townhomes on Illinois Gulch in Breckenridge, Colorado.

The following are our observations and professional opinions:

#### TYPICAL UNIT FRONT DECKS

These decks are 5 feet by twelve 12 feet, 2 levels high and are supported on 4 x 4 columns on the outside corners. The floor of the decks are wood planks over 2 x 6 joists at 24 inch on center spanning the 5 foot direction. The 2 x 6 joists are attached at each end with one Simpson L50. The rim joist is (2) – 2 x 8's spanning almost 12 feet. For the current loading requirements in Breckenridge, none of the structural members or connectors are adequate. The connections of the members are grossly inadequate and should be redone. Foundations could not be observed due to snow cover.

#### BUILDING 9

The structure of the decks on Building 9 are covered by finishes and could not be directly observed. The cantilever ends of the 4 x 14 wood beams should be covered by flashing to protect from water damage. Two decks have been extended after the original construction, but the structure is mostly covered and could not be observed. These deck additions should be evaluated by a structural engineer when the structure can be observed.

The joists supporting the walkway to Building 9 are not adequate to support the current loading required in Breckenridge. Foundations could not be observed due to snow cover.

#### UPPER DUPLEX DECKS

These decks have several gross inadequacies and should be completely reconstructed.

BACK DECKS

Almost every part of the back decks were covered with snow and could not be observed. In the portions that could be observed, no deficiencies were apparent.

The decks that were added onto, should be observed and evaluated after the snow melt.

ALL HANDRAILS

All the handrails observed on every deck or walkway are dangerous and should be reconstructed.

In general, it is probably more economical to replace the construction described above with inadequacies, than it is to repair 35 year old wood construction.

If we can be of any further assistance, please call.

Sincerely,

MOUNTAIN DESIGN GROUP, L.L.C.

A handwritten signature in black ink, appearing to read "Kenneth W. LaGreca". The signature is fluid and cursive, with the first name being the most prominent.

Kenneth W. LaGreca, P.E., R.A.

KWL/bk