ENGINEERING AND
CONSTRUCTION, INC.
INSPECTIONS - ENGINEERING - CONSTRUCTION
COA# 28388- QB# 52647

March 19th, 2026

Fairfax Building C Condominium Association,
7354 Fairfax Dr,
Tamarac, FL 33321

Re: Expansion Joint Replacement & Cause of Cracks & Tile Delamination on Walkways

To Whom it May Concern:

This letter is issued to advise the Board of Directors and stakeholders of Fairfax Building C Condominium Association that, at the request of the Board, S&D Engineering and Construction, Inc. conducted a site visit and performed a limited intrusive investigation to assess the condition of the existing expansion joints at various floor levels, as well as the condition of cracked tiles and the underlying concrete slab.

Following is a summary of our observations and findings:

- Cracked and delaminated tiles were observed in areas immediately adjacent to the expansion joints. The extent and pattern of distress are consistent with localized loss of bond within the tile assembly.

- The existing expansion joint sealant (caulking) was observed to be deteriorated, exhibiting signs of aging, loss of elasticity, and potential separation from the joint interfaces.

- Selective removal of tiles within the areas of concern was performed to evaluate the condition of the underlying substrate. The exposed concrete slab was found to be generally sound, with no visible signs of structural distress or material deterioration.

- The expansion joint filler material was observed to be loose, cracked, and deteriorated. The material lacked integrity and could be removed with minimal effort, indicating a loss of functionality of the joint system.

- Based on visual observations, the deteriorated condition of the expansion joint materials likely permitted water intrusion into the tile assembly. The presence of moisture beneath the tiles may have adversely affected the bond of the thin-set mortar, contributing to tile delamination and cracking.

- The quality and adequacy of the original thin-set mortar installation could not be

confirmed as part of this investigation. However, due to the proximity of these areas to expansion joints—which are subject to cyclic movement from thermal expansion and contraction any deficiencies in installation practices, material selection, or surface preparation may have further contributed to the observed distress.

Recommendation:

It is S&D Engineering and Construction, Inc's recommendation that the following course of action to be taken:

- Remove and properly dispose expansion joint sealant and filler materials from all existing expansion joints.
- Remove a minimum of three (3) feet of existing tile on both sides of each expansion joint to allow adequate access for repair and proper installation of new materials.
- Scarify the exposed concrete slab surface in accordance with industry standards to achieve an appropriate bond profile, followed by the installation of an appropriate waterproofing system compatible with the proposed tile assembly.
- Install a high-quality, exterior-grade thin-set mortar specifically designed for use in areas subject to movement, including those adjacent to expansion joints.
- Ensure that the installation of the tile assembly, including the thin-set mortar, is performed in a manner that promotes positive drainage away from the expansion joints.
- Install new tiles in the removed areas, ensuring proper alignment, bonding, and compatibility with the surrounding existing finishes.
- Thoroughly clean and prepare the expansion joint openings in strict accordance with the manufacturer's specifications to ensure proper adhesion and performance of the new joint system.
- Install new expansion joint filler and sealant materials in accordance with manufacturer recommendations and applicable industry standards.
- Install a suitable expansion joint cover system (cover plate) over the joint to offer additional protection against water intrusion and mechanical wear.
- All work shall be performed by a licensed and insured concrete restoration contractor. Construction activities shall be carried out under the observation of the Engineer of Record (EOR), and all required permits shall be obtained from the applicable local building authority prior to commencement of work.

Respectfully Submitted By:
S&D Engineering and Construction, Inc

Jatin Handa
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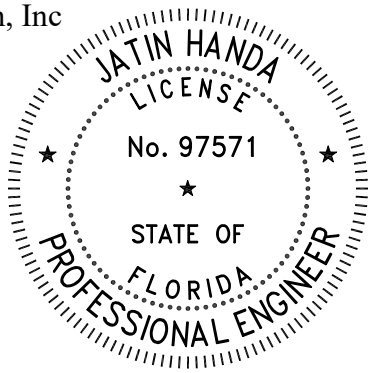
Date: 2026.03.23 17:43:55 -04'00'

Jatin Handa, P.E., PMP, MS
P.E. #97571
March 19th, 2026



Report Qualification

"As a routine matter, to avoid any possible misunderstanding, nothing in this letter should be constructed directly or indirectly as a guarantee for any portion of the building structure. To the best of my knowledge and ability, this letter represents an accurate appraisal of the present condition of the walkways based upon careful evaluation of observed conditions, to the extent reasonably possible."

This report was intended to provide a general overview of the deficiencies observed during the walk-through performed by S&D Engineering and Construction, Inc. on the areas next to the expansion joint. The list of activities for this evaluation includes observations of visible and readily accessible areas.

The opinions and recommendations presented in this report are based on S&D Engineering and Construction, Inc.'s field observations. Calculations for the adequacy of the structural members of the walkways were not performed or provided. The possibility exists that defects and deficiencies, which were not readily visible or accessible at the time of our observations, are present within the subject balconies.

The shelf life of this report is 180 days.

Photo 1: Deteriorated sealant was observed on the expansion joint

Photo 2: Deteriorated sealant observed on expansion joints

Photo 3: Cracked and delaminated tiles next to the expansion joint

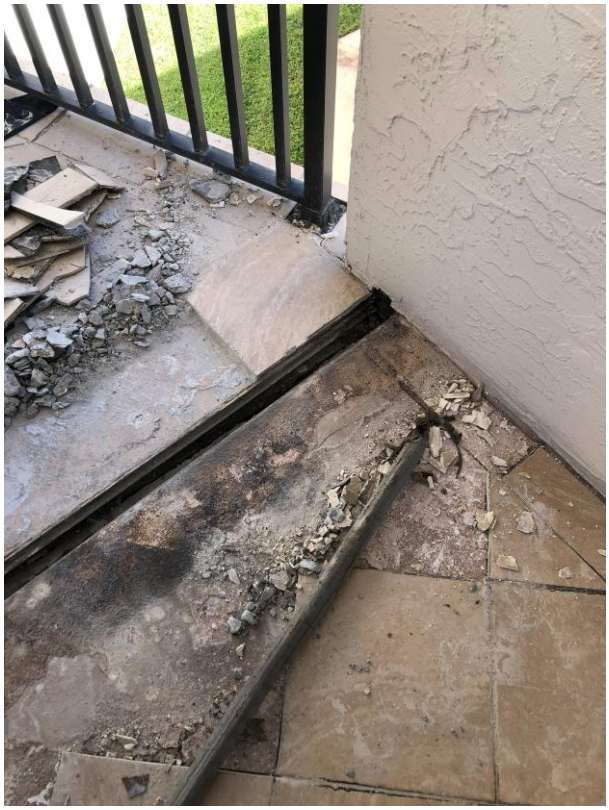


Photo: Existing condition of concrete slab after removal of tiles

Photo 5: Existing condition of expansion joint after removal of sealant and expansion joint material