

## List of updates on building 7575 Kirby ( HOA updates)

- **Roof:** We have replaced the entire roof of all buildings (60,145 square feet total) with a Verisco TPO (thermoplastic polyolefin) membrane commercial roofing system. We choose their top of the line thickest product (115 mil Versifleece with 1.5" ISO). This product also comes with the best warranty: 20 year NDL ("no dollar limit") with two inch hail and accidental puncture coverage. Upon completion, additional walk pads (see last pic--blue arrows) were installed to further protect the roof when AC contractors are working on the roof.

**Exterior:** Exterior paint and stucco repair has been completed along the entire Kirby side of the property. A stucco repair specialist was hired fulltime for this project. We are using Sherman Williams LOXON XP waterproofing masonry coating paint—color matched to the original paint code specifications. The north side Underwood entrance of the building is next. Soon, we will start siding repair/replacement and painting on the east side of the building facing the medical center. Because we anticipate this will be more labor intensive, we have hired an additional worker for assistance.

We are continuing to monitor and replace exterior flashing for all units that show evidence of active water intrusion. Over the years, multiple units have already been successfully repaired. We recently completed an additional unit in building one. After the pool completion, the remaining flashing of the entire building perimeter will be replaced as preventive/corrective action. This will coincide with all patio tile removal and replacement with corrective sloping.

**Interior:** The first batch of commercial carpet tile (3,869 pounds) has arrived today. Removal of old carpeting and pads has begun. We are using commercial grade Mohawk carpet tile (Duracolor® Tricolor Premium Nylon) with the highest durability (foot traffic TARR rating: severe) and permanent stain resistance rating available. In addition, the baseboards will also be replaced and increased to a six inch height (see second pic). They will also be upgraded to real wood as opposed to MDF. We are replacing the carpet and baseboards starting on the fourth floor of building three. Buildings one and two will follow afterwards.

**Elevators:** All carpets were removed and replaced with vinyl flooring.

**Gym:** Damaged subflooring was repaired yet again due to repetitive dropping of weights on the floor (which we STRONGLY prohibit). All strength equipment will be replaced with upgraded LifeFitness Signature Series and Optima equipment. The equipment selection, design layout, and contract have been approved. We are awaiting a structural engineering assessment of the floor load prior to placing the order before the deadline at the end of this month. As this product line is built to order, it will take several months for equipment to be manufactured, delivered, and assembled onsite. In the meantime, it will

give us time for additional strengthening measures of the framing and subflooring (if necessary).

**Pool:** As previously posted, we have entered the last phase of construction—the actual physical pool and hot tub construction by Texas Pools. We recently finalized all finishes and edges of waterline tile, travertine coping, rough cut stone of waterfall wall, etc. to closely match the original Watts Pool’s design. Progress is expected to be markedly accelerated relative to previous phases. More frequent updates will follow.







