



Water Damage Assessment

Crystal Tower Condominiums
1010 W Beach Blvd,
Gulf Shores, AL 36542

September 22nd, 2020

Prepared by Kory Kappes, SERVPRO Disaster Recovery Team.

Description of Loss

On September 16th, 2020, Gulf Shores, Alabama, suffered catastrophic damage from a category 2 hurricane. Hurricane Sally made landfall along the gulf coast, impacting the local communities with heavy wind and rain, localized flooding, and damaged utilities. The Crystal Tower Condominiums suffered damage to the building envelope including roof damage, window penetrations, door penetrations, and around utilities. All 20 floors have varying degrees of damage.

Based on our inspections, the building envelope have been compromised due to the high winds and rainwater penetration during the storm. With no local power, the structure had been sitting wet without air conditioning for 5+ days. Microbial growth has started to form, and some building materials have lost integrity due to the water damage.

It is our recommendation that we utilize SERVPRO personnel and equipment to complete this project, including HEPA air filtration devices, air movers, and dehumidifiers that will be used throughout the controlled demolition and drying process. The facility is currently occupied therefore SERVPRO will take extra precautions on protecting personal contents. Minimal content manipulation will be required in each unit.

An Industrial Hygienist is performing asbestos testing in units and common spaces that will require demolition.

SERVPRO will provide daily sign-in sheets for all staff and labor onsite, daily consumable usage, daily equipment usage, subcontract invoices, and all miscellaneous costs associated with the project.

SERVPRO will provide receipts for all labor and management for travel expenses, including meals, lodging, transportation, travel time, and per diem.

SERVPRO contracted National Drying Technologies for temporary power. A 2-megawatt generator was installed, but not needed once local power came back on the next morning.

RMI is being utilized for all dumpsters and disposal, porta-johns, and hand wash stations.

**Scope of work does not include reconstruction services, specialty contractors, or any items outside of the items listed below.

Key:

Category 3 (Severe): Affected materials in multiple rooms. Substantial drywall removal warranted (2'-4' on walls/impacted areas of ceiling). Possible full height drywall removal on select exterior wall assemblies.

-Category 2 (Moderate): Walls wet up to 2' in multiple areas/impacted sections of drywall ceiling. Majority 2' flood cuts and select areas of ceiling removal.

-Category 1 (Minimal): Wet materials found around entry points only.

Select baseboard removal may be warranted. Some areas can potentially dry in-place without the need for material removal.

Scope Items

20th Floor

2001

- Category 3 (Severe): Affected materials in multiple rooms. Substantial drywall removal warranted (2'-4' on walls/impacted areas of ceiling). Possible full height drywall removal on select exterior wall assemblies.

2002

- Category 2 (Moderate): Walls wet up to 2' in multiple areas/impacted sections of drywall ceiling. Majority 2' flood cuts and select areas of ceiling removal.

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- Category 2 (Moderate): Walls wet up to 2' in multiple areas/impacted sections of drywall ceiling. Majority 2' flood cuts and select areas of ceiling removal.

2004

- Category 2 (Moderate): Walls wet up to 2' in multiple areas/impacted sections of drywall ceiling. Majority 2' flood cuts and select areas of ceiling removal.

2005

- Category 1 (Minimal): Wet materials found around entry points only. Select baseboard removal may be warranted. Some areas can potentially dry in-place without the need for material removal.

2006

- Category 2 (Moderate): Walls wet up to 2' in multiple areas/impacted sections of drywall ceiling. Majority 2' flood cuts and select areas of ceiling removal.

2007

- Category 2 (Moderate): Walls wet up to 2' in multiple areas/impacted sections of drywall ceiling. Majority 2' flood cuts and select areas of ceiling removal.

2008

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2009

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19th Floor

1901

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- Category 2 (Moderate): Walls wet up to 2' in multiple areas/impacted sections of drywall ceiling. Majority 2' flood cuts and select areas of ceiling removal.

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1906

- NO DEMO – PER OWNER

1907

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18th Floor

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17th Floor

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16th Floor

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15th Floor

1501

- Category 2 (Moderate): Walls wet up to 2' in multiple areas/impacted sections of drywall ceiling. Majority 2' flood cuts and select areas of ceiling removal.

1502

- Category 1 (Minimal): Wet materials found around entry points only. Select baseboard removal may be warranted. Some areas can potentially dry in-place without the need for material removal.

1503

- Not Affected

1504

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13th Floor

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- Not Affected

1304

- Not Affected

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9th Floor

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6th Floor

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5th Floor

501

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503

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4th Floor

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3rd Floor

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302

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2nd Floor

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