



May 29th, 2026

Visual Inspection Report

The P2-level Parking Garage Under Building 5

Project: The Village at Palisades, Olympic Valley, CA 94146

A. BACKGROUND

This report summarizes the visual field inspections performed on January 16, 2026. The primary objective of the visual inspection was to identify major defects in the elevated structural slab, walls, columns, and beams.

Sketch 1 identifies the observed major defects at various locations in the parking garage. Sketch 1 identifies photograph numbers taken at each location. Photographs 1 through 82 show the observed conditions. The observations consisted of identifying major cracks, rock pockets, water leaks, and associated efflorescence (white powdery substances), potential deflection,

B. PRIMARY OBSERVATIONS

The primary observed defects included concrete cracking, honeycombing, water leakage, efflorescence, slab deflection, and signs of improper construction. These conditions may be attributed to insufficient shoring or de-shoring procedures during slab construction or may have arisen following the imposition of live loads.

C. RECOMMENDATIONS

We recommend that the following primary conditions be evaluated as soon as possible.

1. Cantilever Loading Condition Similar to Beams B1 & B2 (Location #4 through 9)

- a) It is also recommended to verify the adequacy of as-built reinforcement in other slab bands subjected to similar cantilever loading conditions, to ensure that inadequate reinforcement conditions like those observed at locations B1 and B2 are not present elsewhere. **How will this be done? A repeat of the Phase I effort? Coring and testing?**

2. Possible excessive Slab deflection (Location #10)

- a. A detailed engineering review is recommended. Where necessary, appropriate remedial engineering solutions should be developed and implemented to mitigate the risk of future major distress. **What is a detailed engineering review? What are the risks? What are major distresses? Probability**

3. Exposed Beam Reinforcement & Spalling (Location 23)

- a) The beam exhibits exposed reinforcement that appears to be associated with improper construction and/or vehicular impact, along with subsequent patch repairs. A concrete spall was also visible above the column and may indicate an underlying crack. A detailed engineering review is recommended.

First Ascent, What is a detailed engineering review. risks of worst case scenario

4. Various leaky cracks in elevated slabs and cracks in slab-on-ground

- a) A detailed engineering review is recommended. A licensed plumber should investigate leaks around the drainage pipes.

What is a detailed engineering review? risks of worst case scenario?

LIMITATIONS

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We appreciate the opportunity to perform the work. If you have a question, please don't hesitate to call us. Thank you.

Sincerely,

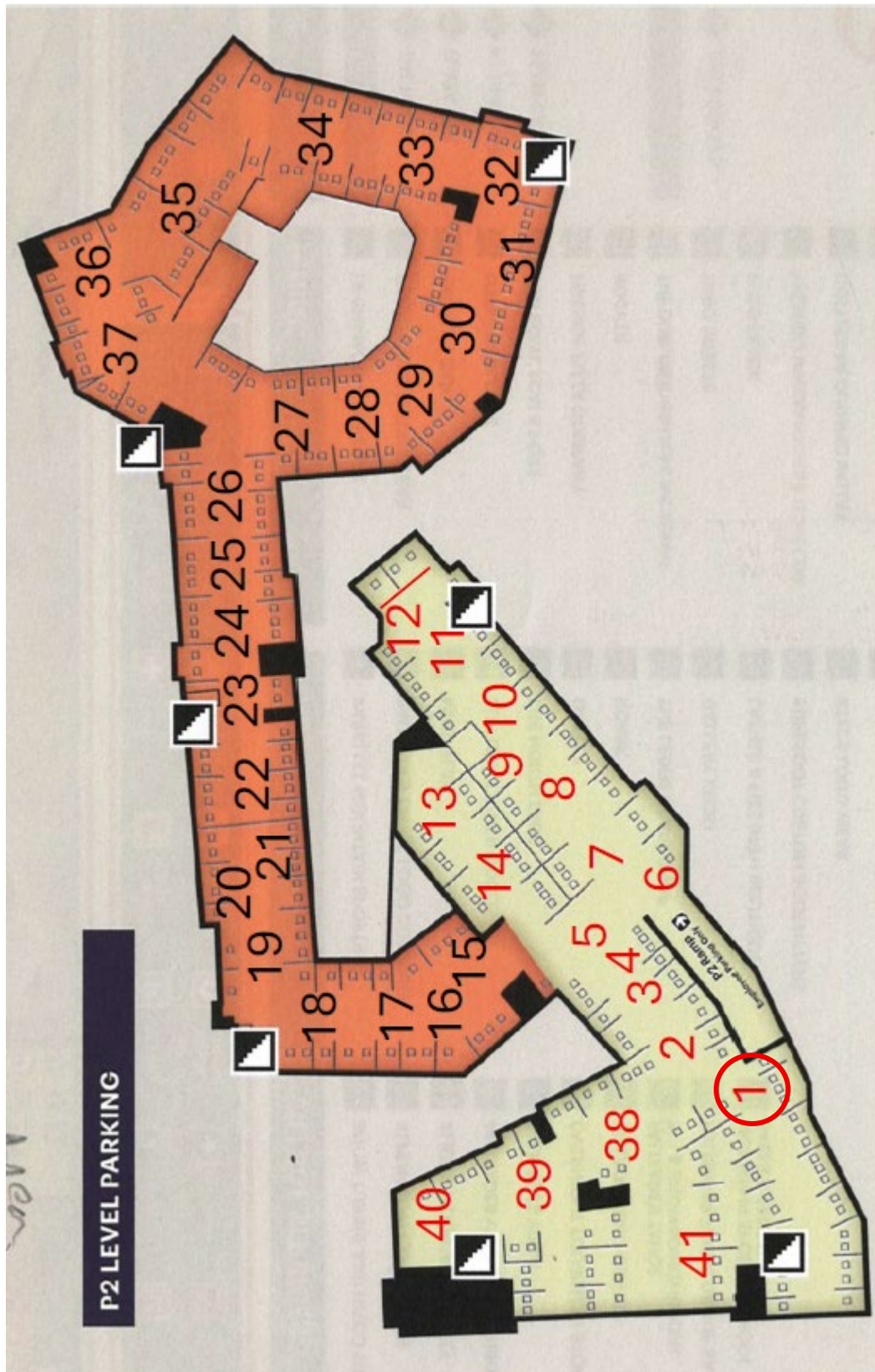
Concrete Science, Inc.



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Sketch 1: The plan view shows the locations of the photographs.



Photographs 1 and 2 show crisscrossing cracking in the ceiling slab at **Location #1**. Efflorescence and localized spalling were observed. **22 Station**



Photographs 3 and 4 show conditions at **Location 2**, where crisscrossing cracks are visible in the ceiling slab. Evidence of possible leakage through a construction joint, along with associated efflorescence, is also present. Localized patch repairs are visible. **22 Station**



Photographs 5 and 6 show **Location 3**, where radial cracking is visible in the ceiling slab adjacent to the construction joint and metallic inserts. Multiple vertical cracks are also visible in the retaining wall.

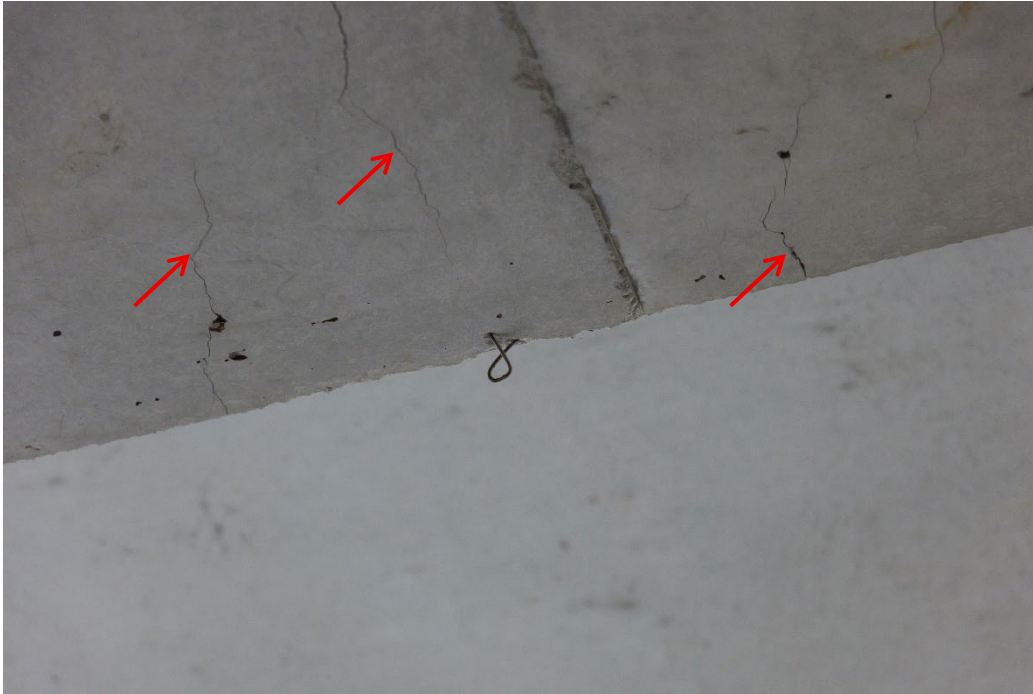
22 Station



Photographs 7 and 8 show Location 4, where multiple parallel cracks of similar spacing are visible along the band beam soffit and continue onto the beam side faces. Crisscrossing cracks are also visible on the slab soffit. **22 Station**



Photographs 9 and 10 show **Location 5**, where multiple structural cracks of similar spacing are visible along the band beam soffit and continue onto the beam side faces. Crisscrossing cracks are also present on the slab soffit, with associated leakage and efflorescence. **22 Station**

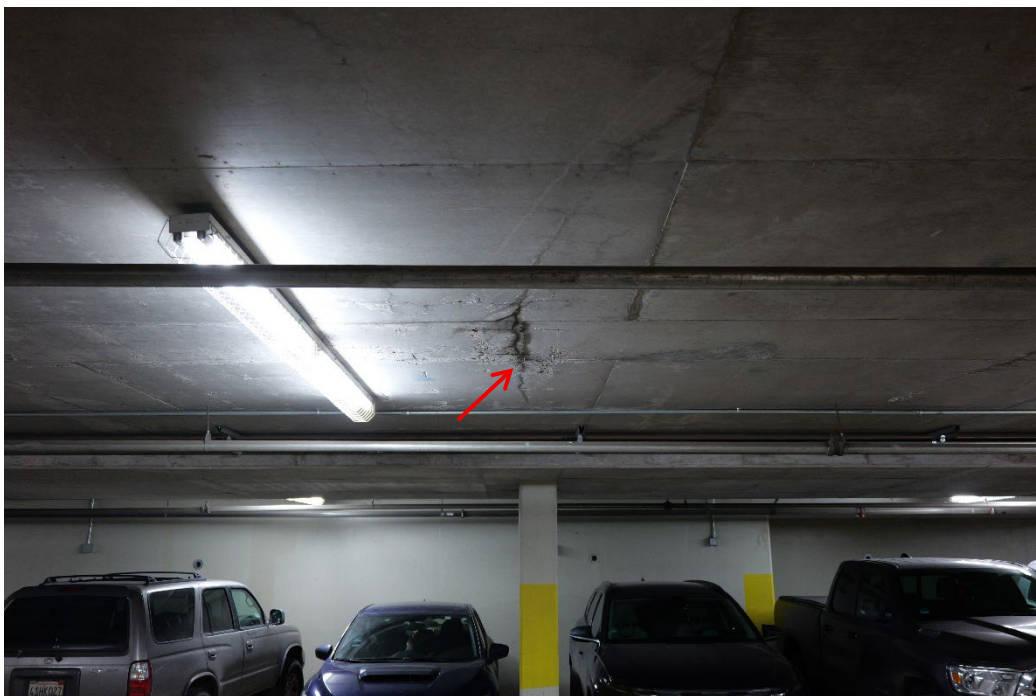


Photographs 11 and 12 show Location 6, where cracking is visible in the slab at the retaining wall junction. Minor surface honeycombing and general slab cracking were also present. 22 Station



Photographs 13 and 14 show Location 7, where cracking, leakage, and efflorescence are visible in the slab. Cracking is also visible in the band beam.

22 Station2



Photographs 15 and 16 show Location 8, where cracking, leakage, and efflorescence are visible in the slab. Cracking was also visible in the band beam. 22 Station Owners Association



Photographs 17 and 18 show Location 9, where parallel cracking is visible in the band beam, together with evidence of a prior patch repair. 22 Station



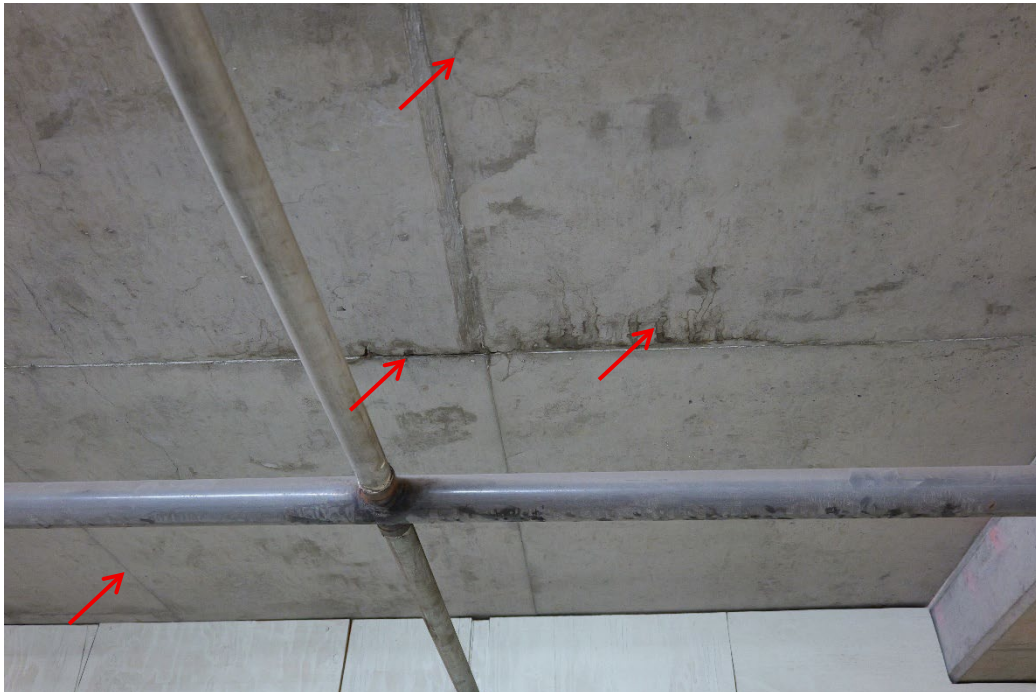
Photographs 19 and 20 show **Location 10**, where parallel slab cracking and efflorescence are visible. A gap at the end of the light fixture suggests possible slab sagging, warranting further

evaluation.



Photographs 21 and 22 show **Location 11**, where concrete honeycombing and cracking are visible in the slab and band beam.

22 Station22



Photographs 23 and 24 show **Location 12**, where leakage was visible through cracks and construction joints. **22 Station**



Photographs 25 and 26 show **Location 13**, where parallel slab cracking was visible.

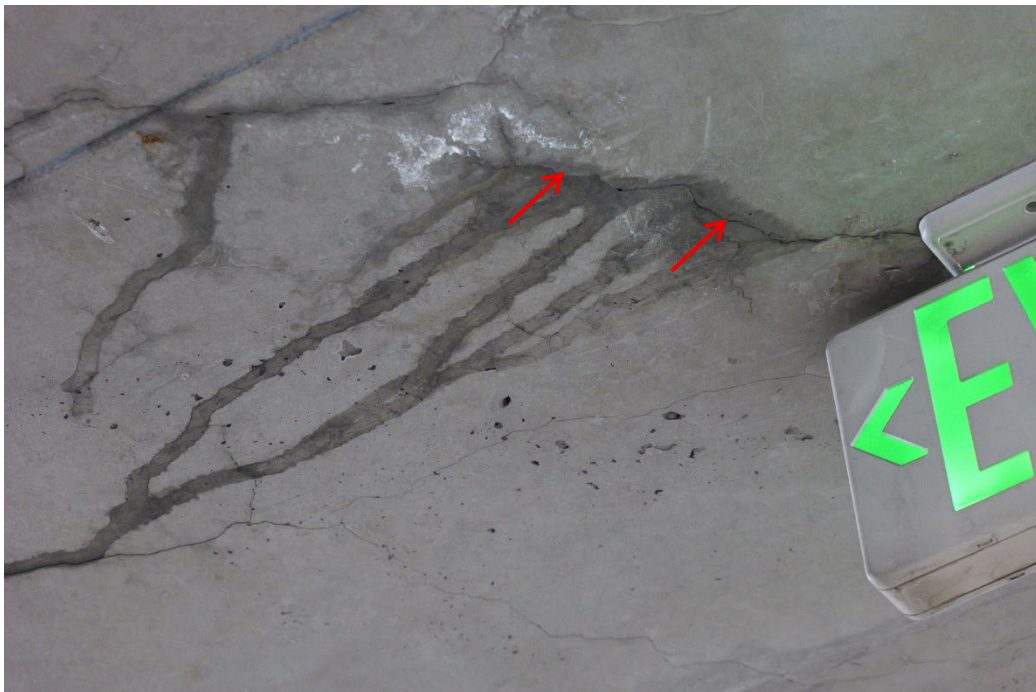
22 station



Photographs 27 and 28 show **Location 14**, where slab cracking is visible, together with evidence of prior leakage and efflorescence.



Photographs 29 and 30 show **Location 15**, where cracking is visible in the slab and band beam. Efflorescence and leakage are also evident.



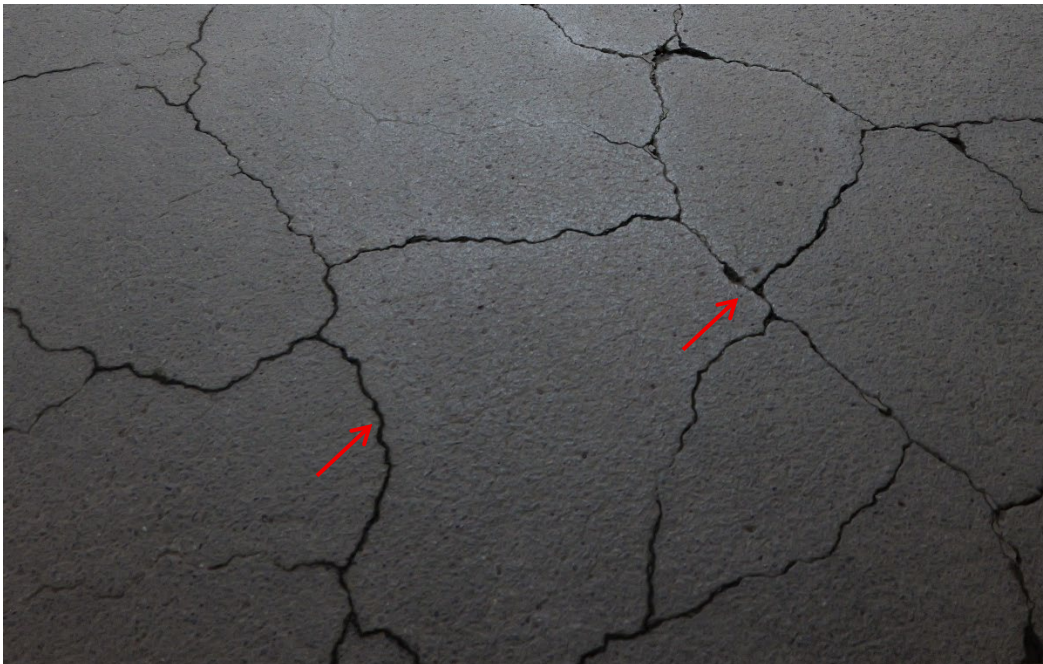
Photographs 31 and 32 show **Location 16**, where crisscrossing slab cracks were visible, together with active leakage and associated efflorescence.



Photographs 33 and 34 show **Location 17**, where crisscrossing slab cracks, active leakage, and efflorescence were visible. Leakage from the slab was dripping onto the light fixture, causing corrosion and creating an unsafe condition.



Photographs 35 and 36 show **Location 18**, where crisscrossing slab cracks, active leakage, and efflorescence were visible. Efflorescence was also present on the floor slab.



Photographs 37 and 38 show **Location 19**, where crisscrossing cracking and efflorescence are visible on the soffit of the elevated slab. The slab-on-grade exhibited a crazing crack pattern.



Photographs 39 and 40 show **Location 20**, where slab cracking and heavy efflorescence were visible.



Photographs 41 and 42 show **Location 21**, where slab cracking and heavy efflorescence were visible.



Photographs 43 and 44 show Location 22, where slab cracking and efflorescence were visible.



Photographs 45 and 46 show **Location 23**, where one beam exhibits exposed reinforcement that appears to be associated with improper construction and/or vehicular impact, along with subsequent patch repairs. A concrete spall is also visible above the column and may indicate an underlying crack

that warrants further evaluation.



Photographs 47 and 48 show Location 24, where slab honeycombing is visible, and reinforcement was exposed in the slab-on-grade.



Photographs 49 and 50 show **Location 25**, where the gap at the ends of the fixtures suggested slab sag at midspan. This condition may have originated during construction or may reflect subsequent deflection. Locations where pipes penetrate the slab exhibit heavy efflorescence, and the leaking plumbing connections should be addressed.



Photographs 51 and 52 show **Location 26**, where serrations are visible on the slab soffit, suggesting possible cracking along the slab reinforcement. Possible slab sagging was also observed.



Photographs 53 and 54 show **Location 27**, where concrete honeycombing was visible on the slab soffit.



Photographs 55 and 56 show Location 28, Water leak along slab joints.



Photographs 57 and 58 show Location 29, where no major anomalies were observed.



Photographs 59 and 60 show **Location 30**, where cracking and efflorescence were visible, together with localized slab honeycombing.



Photographs 61 and 62 show **Location 31**, where cracking and efflorescence were visible, together with localized slab honeycombing.



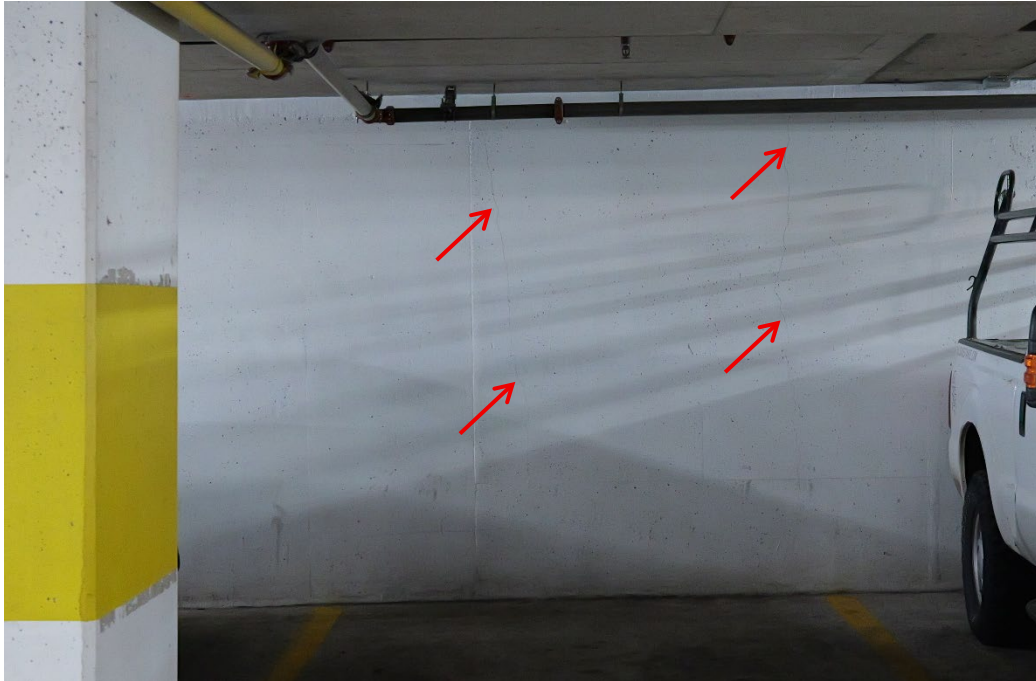
Photographs 63 and 64 show **Location 32**, where cracks radiate from pipe openings and localized slab honeycombing is visible. A diagonal crack was also present in the staircase wall.



Photographs 65 and 66 show **Location 33**, where apparent slab sagging was visible at midspan. This condition may have originated during construction or developed subsequently. Cracking and efflorescence are also visible on the slab soffit.



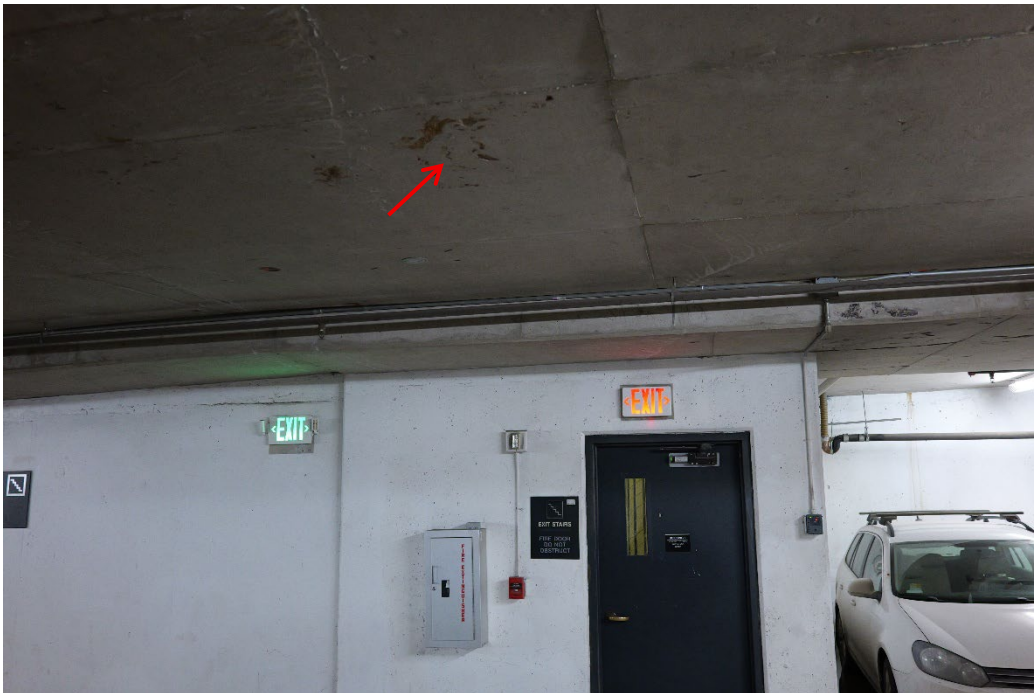
Photographs 67 and 68 show **Location 34**. Portions of this area were inaccessible due to stored materials; however, localized honeycombing was observed in the accessible areas.



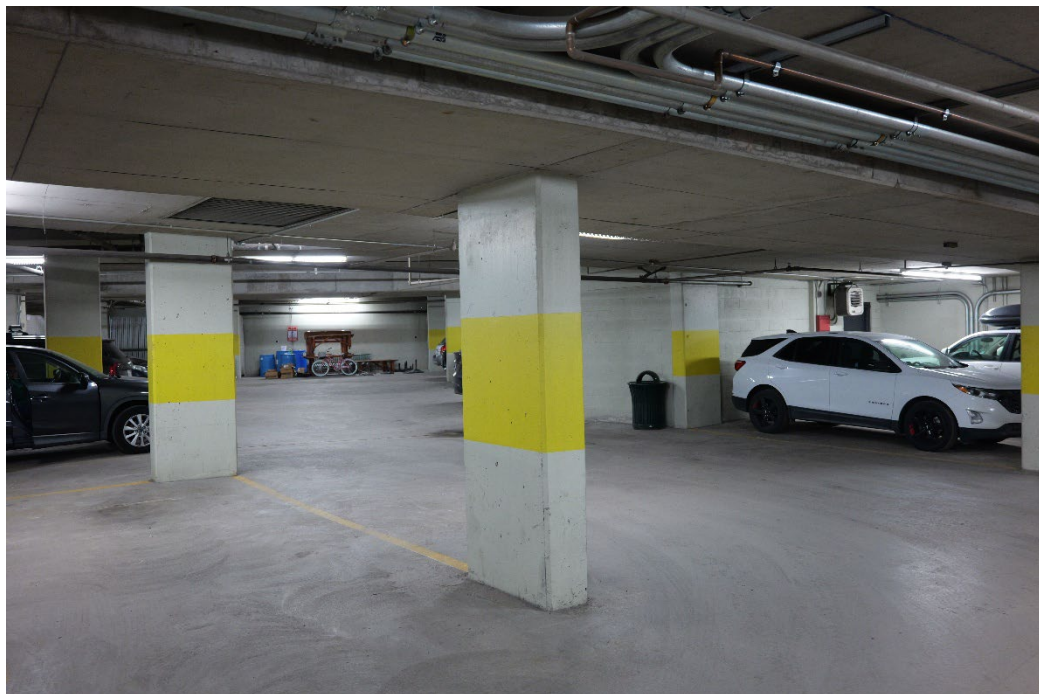
Photographs 69 and 70 show **Location 35**, where cracking was visible in the retaining wall.



Photographs 71 and 72 show **Location 36**, where cracking was visible at the band beam junction. Honeycombing was present at the slab-column junction, and residue from formwork panels was visible on the soffit.



Photographs 73 and 74 show **Location 37**, where minor honeycombing was visible.



Photographs 75 and 76 show Location 38, where cracking was visible on the soffit. No honeycombing was observed.

22 station



Photographs 77 and 78 show **Location 39**, where cracking and efflorescence are visible on the soffit.

22 Station



Photographs 79 and 80 show **Location 40**, where cracking and efflorescence were visible on the soffit of the elevated slab.

22 Station



Photographs 81 and 82 show **Location 41**, where honeycombing was visible on the soffit, and cracking was visible on the wall. 22 station