

SEASCAPE SURF ESTATES MANAGEMENT CORPORATION

Repair & Replacement Project Scope of Work:

- Perform exterior elevated element Inspections as required by California Civil Code section 5551
- Re-waterproof the balconies, decks and walkways with Dex-O-Tex
- Remove and reinstall sliding glass doors for pan flashing
- Repair or replace stucco fencing as needed
- Replace failing wood picket fences
- Replace failing gates
- Replace balcony railings that are not Code compliant
- Replace failing balcony railing framing
- Paint new materials and repaint existing materials as needed
- Replace lighting fixtures
- Install new building address numbers (if the existing building numbers cannot be salvaged)
- Replace existing gutters and downspouts
- Replace existing chimney cap spark arrestors
- Remove and replace stucco, lath and waterproof membrane on building exteriors
- Remove and replace existing siding, trim and fascia
- Replace Clubhouse windows and sliding glass doors
- Restore the Koi pond
- Replace the wood perimeter fences
- Replace the chain link fence around the tennis courts
- Replace the automotive gates
- Replace the Northwest gate
- Replace the parking garage pedestrian gates
- Repair or replace, if needed, the pedestrian bridge at the driveway
- Epoxy coat underground sewer lines
- Replace sewer lines accessible in the garage
- Hydro jet underground storm drains
- Replace storm drains accessible in the garage
- Repair bluff area main storm drain
- Repair the fire lane
- Perform repair and replacement work associated with the above-listed repair and replacement work