

## TOWNHOME INFORMATION:

- Upgraded Aztec's Decking
- Roof 2018
- Dehumidifiers in Units
- Painted Garage Flooring
- Unit is Furnished
- New Garbage Disposal
- Balcony was inspected in 2026 and Certificate is attached
- Fire Inspection
- Oversized Garage will fit a F350
- Ample Storage underneath the unit
- Oversized walk-in closets can be converted to more beds with smaller closets
- Balcony is on all Parade Routes
- Unit is right in the heart of Lonestar Rally
- Walking distance to Dining, night life, cruise terminals, wedding hall-2 blocks over, variety of Churches, The Grand 1894 Opera House, The Trolley Station, etc
- Recently added Cruise terminal and additional ships, naval shipyard coming to the area.
- The Strand is expanding, which is exciting for the Short-Term Rental Clients.
- Naval Shipyard is coming soon!



Wednesday, April 2, 2025  
Cobalt Job No.: 25-0030

Subject Site: Karam Lofts  
c/o Monique Bidigare  
216 20th Street  
Galveston, Texas 77550  
(832) 477-8107  
<mailto:monique.bidigare@gmail.com>

RE: Balcony – Compliance Inspection Notice

Cobalt Engineering and Inspections, LLC ("Cobalt") was retained to perform a visual assessment of the existing balconies at the subject site. The inspection was conducted on multiple occasions in the months of January, February and March of this year.

This letter is intended to serve as documentation of compliance as of the date of this letter and shall expire in one year. This compliance is with the understanding that no additional work, damage, impact, or atypical usage of the balcony occurs within the compliance period. Should any damage or deterioration occur to the balconies or guardrails prior to the end of this period, the structures should be considered unfit for occupancy until re-evaluated. Cobalt should be notified to perform a reinspection prior to any continued use. While the certification is valid for one year under typical occupancy conditions, we recommend annual inspections in cases where the balconies will be subject to frequent or high occupancy.

Based on our observations, the exterior balconies are in good condition and, in our professional opinion, can support the 100 pounds per square foot (psf) live load as prescribed by ASCE requirements and guidance for exterior balconies. It is important to note that this assessment was limited to a visual inspection and no destructive testing or concealed condition evaluations were performed by Cobalt. Removal of pressure blocking components were performed by contractors completing repairs and replacement of the balcony decking floor system. After those observations, Cobalt asked the contractor to install an additional ledger board, beneath the existing ledger board to reinforce the balcony at the interface of the existing ledger board and the building wall. Cobalt cannot be held responsible for conditions that were not visible or accessible at the time of the inspection. The referenced 100 psf live load is a static design load and does not account for dynamic or impact loading.

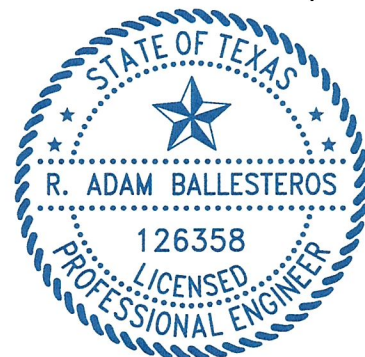
Additionally, the guardrail systems are in serviceable condition and are anticipated to resist the 200-pound point load or 50 pounds per linear foot (plf) distributed load in accordance with ASCE requirements and guidance for exterior balconies. The handrails also can resist the 50-pound normal load as outlined in the same standard.

We at Cobalt appreciate the opportunity to serve you.

Ramiro Adam Ballesteros

Digitally signed by Ramiro Adam Ballesteros  
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**R. Adam Ballesteros, P.E., CFEI**  
Structural Engineering Department Manager  
Texas Professional Engineer License Number: 126358



The opinions and findings expressed in this Structural Assessment Report (SAR) are based upon the information available to these writers as of the date of this report and are the result of limited non-destructive visual inspection of the property and exposed building components. As such, Cobalt Engineering & Inspections LLC assumes no liability for the misuse of this information by others and reserves the right to modify the conclusions contained herein upon receipt of or discovery of additional information. Due to the limited access and the non-destructive nature of the inspection, Cobalt cannot be held responsible for any hidden defects that may negatively impact the performance of the structure. This report is intended to provide an overview of the existing conditions and should not be used as an indicator of future performance; no expressed or implied warranties or guarantees of any kind are given.

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