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EXPERT'S REPORT

Worded by the architect Javier Gómez Escudero, holder of Id. Card number 29212896K, and license number 13256 in the Territorial College of Architects of Alicante, and by *Grupo D.L.J.* which belongs to the *SOCIEDAD ESPAÑOLA DE VALORADORES (Propiedad y Patrimonio)* [SPANISH SOCIETY OF APPRAISERS (Property and Estate)] holder of National Identification number EN-143, practising in Murcia,

STATES:

The present report was unanimously requested by the General Meeting of *Playa Flamenca X* in 2016. Our appointment was approved by the President and Committee of the Community and authorized by the President, whose full name is Antony Colin Mayes, with the counsel of the administrator Sonia Cirielos, in order to perform the Expert's Report, to rule on the pathology of the structure and finishings of the real estate properties that form the Urbanisation P Flamenca, located at CL 3 3 Rs Las Palmeras in Orihuela Costa, municipality of Orihuela – Alicante, according to the cadastral plot under number 9213811XH9091S. In order to issue the proper Expert's Report, on the 6th of March of 2017, we proceeded to the inspection visit of the place described before to practice the proper inspection prior to the requested study, and therefore, once in the abovementioned location and being assisted by the President, Antony Colin Mayes, as verbally appointed agent/legal representative of the said Community, the inspection began.

Description

Urbanisation formed by a group of polygonal-shaped dwellings, with two significantly quadrangular bodies, one of them is the main body or dwelling to which a small extension is attached on one of its sides in the form of a courtyard duly defined and closed, and another one on the semi-basement floor whose access is through an entrance ramp and independent door, located at a height of -2.60 metres.

The first body has a surface of ____ metres, and is attached to the main body on its right side, where they are joined. One may access to this body through a door from the said dwelling (left side) and to the dwelling or main body through an entrance door to which one may access by sparing the step from the terrace or porch, from the area of common corridors located at its same height.

The second body has a surface of 1600 square metres approximately, whereas it has no direct communication with the said dwellings. One may access to this body from the exterior part in the form described before, in order to let the passing of vehicles or as a storage area.

In general, both the dwellings and the parking area have medium quality building features, though, regarding their finishings, we must point out the poor quality of the materials used and the bad execution in their assembly.

BACKGROUND

We find ourselves before a usual building, according to the construction methods from the 80's, shaped through a concrete arcaded mixed structure, whereas the semi-basement floor is allocated to parking units having access through a ramp on its western side, without any communication with the dwellings located on its upper part, and with an approximate surface of 1600 square metres. It has semi-detached individual dwellings with atrium and a courtyard forming open blocks.

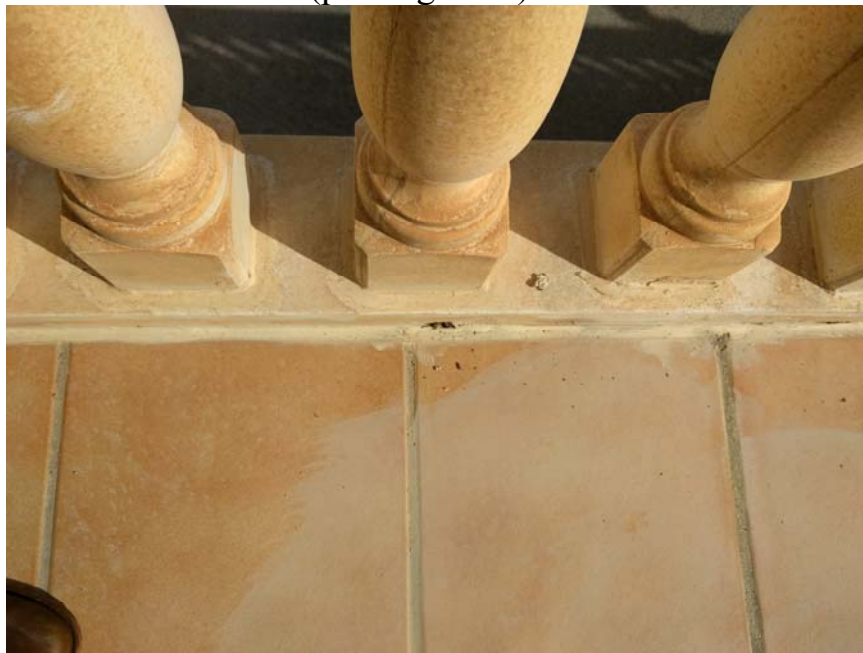
The access to these dwellings is through exterior corridors, in which we may see the different expansion joints between construction phases.

In the visit performed, and after having made a thorough inspection of it, we may not attribute to the construction itself or its use big or

widespread damages affecting common areas, although it is clear that the greatest part of the damages recorded in the section of parking units have been caused by the damages observed and transferred through the common areas between dwellings (dampness and leakages).

Exterior common areas

Corridors that give access to the dwellings have no general maintenance, which has led to the appearance of cracking in the joints of their flooring (mainly ceramic), and in the proper joints with the protection and separation balustrades that are, in our opinion, the reason for the leakages on the inferior floor (parking units).

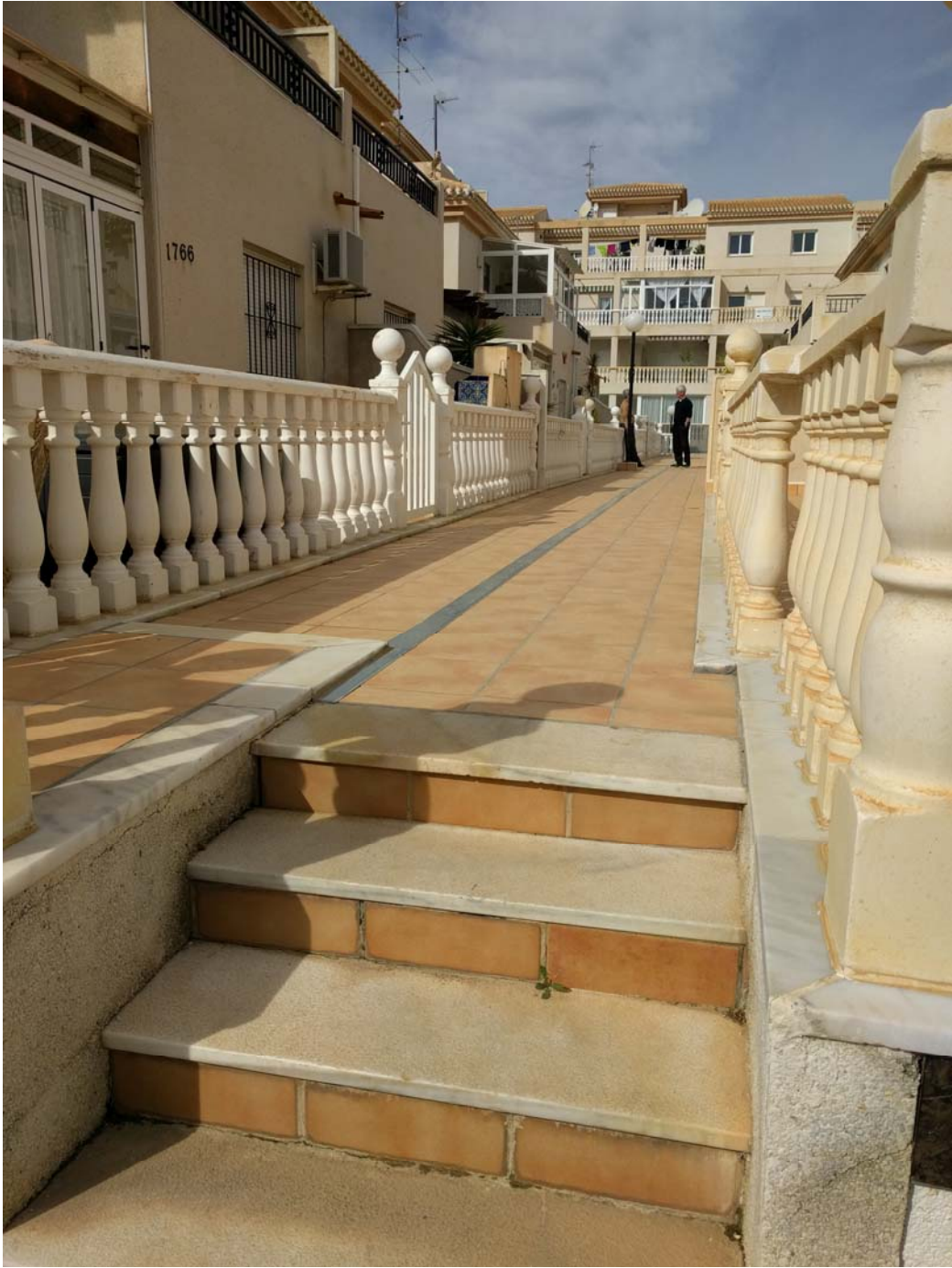


We have also observed that in different lateral courtyards of certain dwellings no maintenance has been performed, and therefore, at first sight, there is a lack of joint treatment between the different pieces, which also contributes to the different leakages detailed in the photographic documents attached herein.



In different points of the floorings of corridors between dwellings, we may observe, at first sight, certain areas in which, due to their overpass, water accumulates without subsequent draining and, therefore, it contributes, as we said before, to the leakage of water to the parking units.

During the inspection performed, while observing the new construction/refurbishment of one of the access stairs to the community corridors, we saw that there was not any kind of anti-leakage asphalt roofing felt, which undoubtedly causes dampness by leakage on the inferior floor.



Access to parking units.- Access is through the exterior ramp of bituminous asphalt, whereas on the day of the inspection we observed bad condition both in its execution and in the finishings and joints with exterior vertical parameters.



Physical division.- Although this basement surface was originally used for open-plan community parking units, we found out that a great part of them has been divided with ceramic masonry, creating new spaces between supports devoted to parking units closed by a metal door, which leads to a particular use of a collective equipment. That distribution has been made through a system of central ring with an access way that provides access to the different parking units.

Electrical installation.- There is no objection. It complies with the Spanish Low Voltage Electrical Regulations.

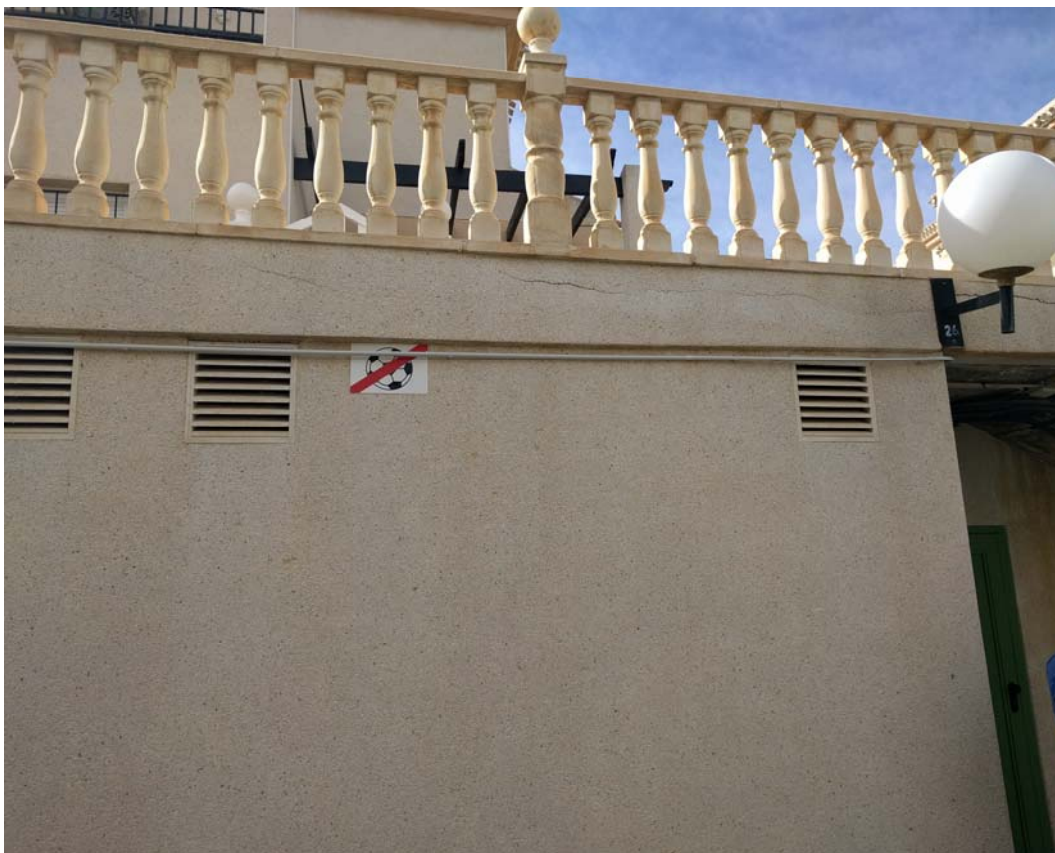
Fire fighting system.- Through the inspection performed, no fire extinguishers or fire hose board or columns for extinction have been found, according to the current regulations in force.

The current regulations in force request a multipurpose A, B, C fire extinguisher every 50 square metres or fraction, and one of 125 on a trolley

for its mobility throughout the area. Likewise, we have not found any CO2 or smoke detectors.

VERTICAL FACES

Exterior vertical faces.- The exterior vertical faces made as walled enclosures for the parking units have been made with 20x20x40 concrete blocks finished with *cotegran*, but nowadays they are all in poor condition due to the lack of maintenance which, in our opinion, has been non-existent from the date of termination of the works to present day. This has produced cracking, which has also led to water leakages and several dampness.



We have observed that the exterior air intakes are at the same height as that of the asphalt irrigation, which causes the entry of water directly, leading to the existing dampness.



Interior vertical faces.- They have not got any kind of finishing, as they are in their primary state, being affected by the dampness from outside, especially in the stairs located on the left said of the parking area by its main entrance, and therefore, it is convenient to repair the damages observed both outside and inside.



HORIZONTAL FACES

Horizontal faces (floor).- It consists of a cement slurry smoothed on stone paving without any other finishing, apparently preserved in good condition.

Upper horizontal face (ceiling).- It is made with pre-stressed concrete beams forming 20x40x80 river block floor units, in which we have seen in other parts other ones of 80x80 interspersed, without an apparent previous explanation for their use, as they are in good condition except for five of them that show a light cracking from where small leakages take place, whereas this is a susceptible cause for repair without great economic costs.



In the inspection performed, we have been able to check the poor state of the expansion joint that, although it was once repaired and masked with a metal “crackfiller”, a new adaptation should be considered, due to its bad execution.



STRUCTURE

Formation of porticoes.- Porticoes made with reinforced concrete in pillars and beams, being of 40x40 on concrete footings and 80x80 joint by concrete purlins, according to the basic and execution project, whereas no concerning pathologies are present as of today's date.

BUILDING FEATURES

They have been sufficiently described herein:

In view of all the photographs attached herein, every single person may realise what there is with this issue, and we now refer to them:

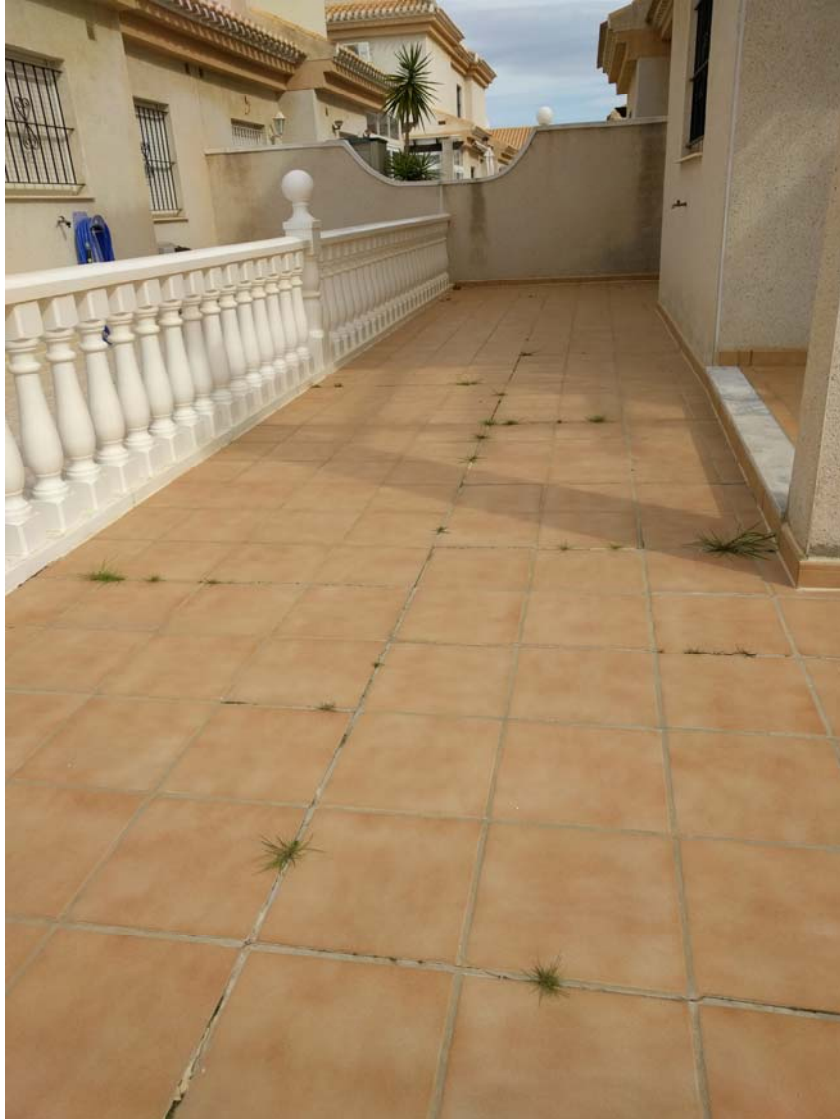
Photograph no. 1

We may observe on its side, both in its central part and near the joint sealer, the existing scaling with a loss of plaster and a gap between the joints of the central joining piece.



Photograph no. 2

We may observe quite clearly the cracking of the joint seals and therefore water leakage through them, due to the absence of a waterproof membrane that must be vertically extended in the joint of the façade of the dwelling and the exterior paving.



Photograph no. 3

Loosening of a ceramic piece from the exterior lateral wall of the parking units.



Photograph no. 4

As in photograph number 2, we also see the cracking in one of the joint seals and the loss of finishing plaster in the area.



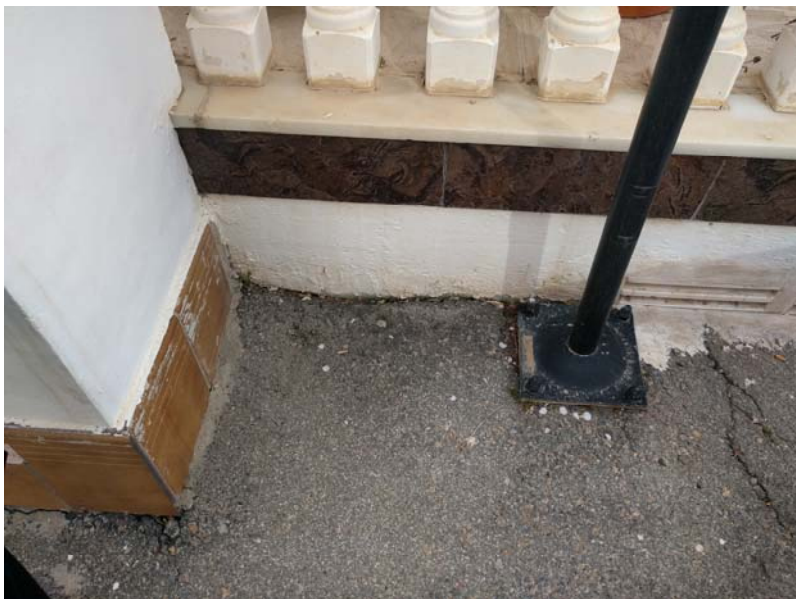
Photograph no. 5

On the superior left angle we may see the poor finishing of the joints of the faces as well as the loosening to which we referred to as in the previous photographs.



Photograph no. 6

As usual with the exterior face around the parking unit, again we see finishing crumbly on the lower part of the same and its joint with the asphalt which gives access to the entry to the parking unit.



Photograph no. 7

Following with the usual keynote within the joint seals of the façades of the dwellings, we see the loosening of the finishing mortar near the area where the parking area has been built.



Photograph no. 8

Maybe on this side you may observe clearly the bad finishing and maintenance of the *cotegran*, as there are evident crackings on it, which causes the abovementioned leakages.



Photograph no. 9

In these photographs you may easily see that the inner partition walls have been marked in different parking areas, maybe due to the slump of the different faces.



Photograph no. 10

As we may see clearly, there is a bad finishing and joint treatment between the closing wall and the perimeter façade of the urbanisation.



Photograph no. 11

We may also see that the supplies for sanitary facilities and water service for domestic use have not been made in accordance with the current regulations in force, as the downpipes occupy common spaces within the different parking units enabled.



In view of the inspection performed, and the subsequent technical study of the photographs attached herein, once the existing details of the different points of construction have been checked, we hereby estimate that the cost of repair of the same amounts **EUROS** (..... ,00 €).

CALCULATION OF THE REPLACEMENT VALUE

In light of the above, and to whom it may concern, we hereby estimate that the **REPLACEMENT VALUE** or **COST OF ADEQUACY (C.R.N.)** of the property object of the present report amounts **EUROS** (..... ,00 €).

The present report-appraisal has been made by the method of cost and replacement, as we submit our opinion to any other better opinion or superior criterion.

Signed: Javier Gómez
Escudero
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13256 in the
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In Torrevieja, this 28th of March of 2017.