

BUILDING SAFETY INSPECTION – STRUCTURAL

-PHOTO REPORT-



CREATED FOR:

MYSTIC POINTE CONDOMINIUM No. TWO
19195 MYSTIC POINTE DRIVE
AVENTURA, FL 33180

PREPARED BY:

MARCON FORENSICS

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FEBRUARY 17, 2026

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Figure 1: Aerial View – Mystic Point Tower 100 (source: Google)



Figure 2: Location View – Mystic Point Tower 100 (source: Google)

REPRESENTATIVE PHOTOS OF COMPLETED REPAIRS



1. Concrete and Stucco Repair



2. Post Pocket Repair



3. Knee Wall Repair



4. Stucco Repair

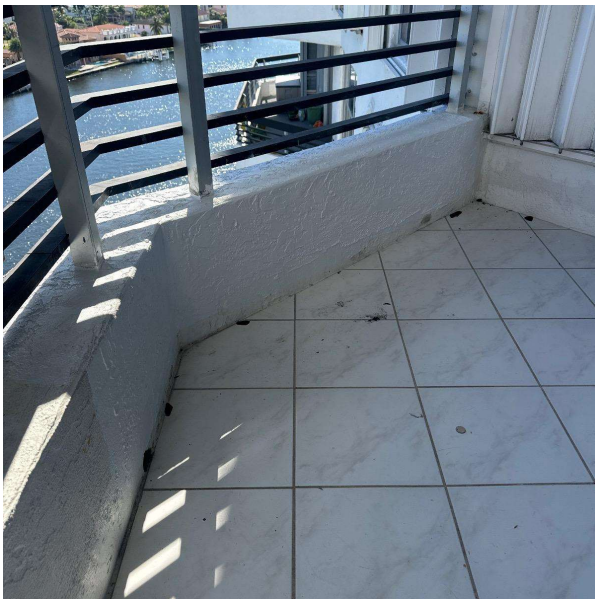
REPRESENTATIVE PHOTOS OF COMPLETED REPAIRS



5. Knee Wall Repair



6. Wall Repair



7. Knee Wall Repair



8. Wall Repair

REPRESENTATIVE PHOTOS OF COMPLETED REPAIRS



9. Parapet Wall Repair



10. Edge of Slab and Knee Wall Repair



11. Edge of Slab and Knee Wall Repair



12. Overview of Repairs

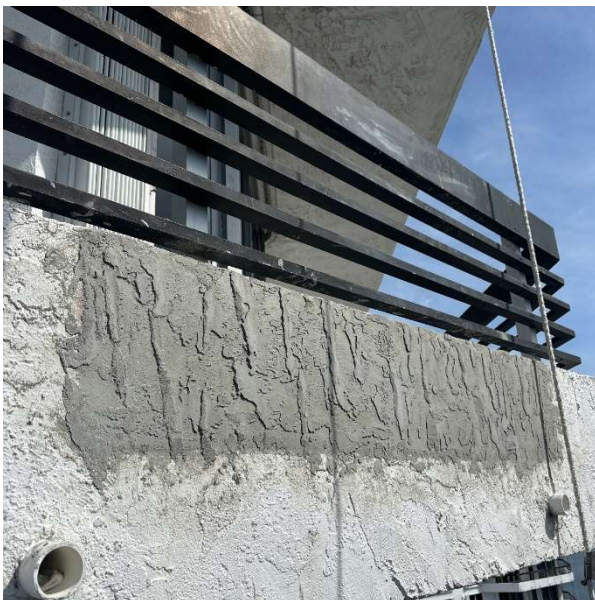
REPRESENTATIVE PHOTOS OF COMPLETED REPAIRS



13. Stucco Repair



14. Crack Repair



15. Knee Wall Repair



16. Knee Wall Repair

REPRESENTATIVE PHOTOS OF COMPLETED REPAIRS



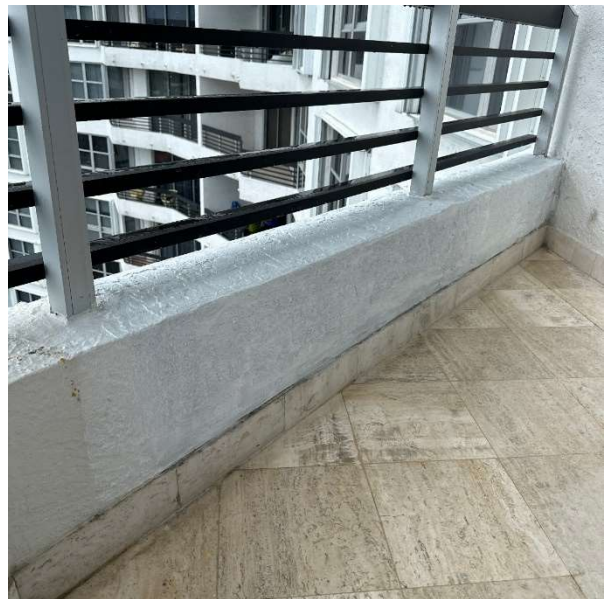
17. Wall Repair



18. Crack Repair



19. Column Repair



20. Knee Wall Repair

CONCLUSION

Marcon has conducted a thorough structural assessment of the building, and based on our evaluation, the building is structurally safe for occupancy. Required repairs identified in the initial inspection report have been completed. Marcon has provided the building owner and building official with an amended report.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be considered to be a guarantee for any portion of the structure. All photos are representative of typical repairs. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Sincerely,

Marcon Forensics, LLC