FORENSIX CONSULTING

July 2, 2026

Mr. Mark Allen
c/o Smokey Kowaleski
WRMC
6565 N. MacArthur Blvd.
Suite 420
Irving, Texas 75039

Project: The Vine Condominiums
3210 Carlisle Street
Dallas, Texas 75204

Project No.: 00018.02

Dear Mr. Allen:

Smokey Kowaleski of WRMC authorized Forensix Consulting, LLC (Forensix) to perform a visual and photographic walk-through of the interior of a select number of representative units provided by the HOA, and a walk-through visual and photographic evaluation of the exterior of the buildings and the site at the subject property in order to provide initial opinions on the general condition of the structures and site, and to provide, as applicable, an initial assessment of short-term repairs recommended, mid-range repairs to be budgeted over the next 5 years, and long-term repairs or maintenance activities to be budgeted for 5 to 10 years. This investigation is not to be construed to be a reserve study and no destructive testing was performed to evaluate any concealed as-built construction or reveal any hidden damage.

Kerry S. Lee, P.E. of Forensix conducted a site investigation at the above-mentioned site on April 13, 2026 where the interior of Units [redacted] were evaluated. Unit [redacted] was scheduled for evaluation but was not accessible during the Forensix site visit. Photographs taken during this site visit are maintained in the Forensix project files as part of the normal course of business. Forensix provides a summary of its observations which are related to or appear to be associated with the common areas below:

Interiors and Roofs of Accessed Units

[redacted]

- Isolated vertical gypsum board fracture at the fur down above the man-door.
- Aged water damage at two (2) second floor living room window stools which were reportedly unrepaired after the window replacements were completed.
- Water damage to the wall, window trim, and baseboard at the third floor stair landing below and adjacent to the window which was reportedly unrepaired after the window replacement was completed.

- Exposed plywood and missing flooring adjacent to the threshold of the replaced third floor Master Bedroom balcony door which was reportedly unrepaired after the door replacement was completed.
- Water damage at the threshold of the roof level exterior door.
- Staining and discoloration of the rooftop decking consistent with the retention of water on the roof membrane.

[redacted]

- The main entry door reportedly leaked and was taped in the interior.
- An isolated vertical gypsum board fracture at the fur down above the man-door.
- Aged water damage at one (1) window stool at the second floor living room.
- The balcony door at the third floor master bedroom was sealed closed reportedly due to improper installation of the replacement door. The sealed condition was not exposed and the door was not operated during the Forensix site visit.
- Water damage at the ceiling at the bottom of the stairwell to the roof due to roof leaks from the pop up roof level.
- Reported water intrusion at the exterior door at the top landing of the stairwell to the roof. Evidence of prior repairs to both jambs of the exterior door.
- The siding at the roof area was in fair to poor condition with evidence of multiple prior repairs, exposed and corroded fasteners, and loose siding panels.
- Roof membrane staining consistent with retained water due to poor roof drainage slope.
- Streak staining at the walls below the pop-up roof level.
- Reported prior mitigating repairs to the pop-up level roof above the water intrusion areas into the stairwell.
- Failed paint coating and corrosion at rooftop level railing.

[redacted]

- Isolated aged water stain at the garage ceiling.
- Hairline slab fracture at garage floor with no amplitude change across the fracture.
- Ground floor study door out-of-square with frame.
- Paint coating failure and corrosion at second floor balcony.
- Aged water damage to the wood flooring at the second floor balcony doors.
- Paint coating failure and corrosion at balcony railing for third floor Juliet balcony.

- Aged water damage to the walls and ceiling of the lower landing for the stairwell to the roof.
- Water damage and deterioration of the subfloor at the upper landing of the stairwell to the roof adjacent to the threshold of the exterior door.
- Deterioration of the bottom edge of isolated siding materials at the roof level.

[redacted]

- Hairline fracture without amplitude across the fracture at the garage floor.
- Floor tile fractures at the first floor bathroom.
- Aged water damage and deterioration of the window stool at one (1) third floor window at the master bedroom.
- Water damage to the carpet at the upper landing of the stairwell to the roof adjacent to the exterior door threshold.

[redacted]

- Water damage to the baseboard adjacent to the threshold of the main entry door.
- Hairline diagonal fracture with no amplitude across the fracture at the garage floor.
- Water damage to the ceiling at the third floor hallway.
- Previous repair to the ceiling of the third floor master bedroom closet ceiling.
- Corrosion of the frame for the exterior door to the roof and water damage to the floor adjacent to its threshold.
- Deterioration of the bottom edge of the siding panels and exposed corroded fasteners at the roof level.
- Advanced deterioration of the door trim at the perimeter of the exterior door at the roof level.
- Paint failure and corrosion at the roof level railing.
- Evidence of prior mitigating repairs at the pop-up roof level.
- Remedial sealant at numerous wall panel siding and parapet joints throughout the roof level.

[redacted]

- Aged water staining at the garage ceiling.
- Hairline fracture without amplitude change across the fracture at the garage floor.

- Aged water damage and deterioration of the window stool at the first floor bedroom window.
- Water damage to the wall of the toilet room at the third floor master bathroom.
- Deterioration and remedial sealant throughout the roof level siding. One (1) fractured siding panel.
- Paint coating failure and corrosion at the roof level railing.

[redacted]

- Isolated aged ceiling stain at the garage and water damage from a prior frozen pipe.
- Hairline fracture without amplitude across the fracture at the garage floor.
- Aged water damage and deterioration at the window stool of one (1) window at the second floor living room.
- Water damage to the wall and window at the third floor stair landing.
- Water damage to the third floor ceiling of the hallway and study.
- Isolated water damage to the third floor master bathroom ceiling.
- Deterioration and remedial sealant throughout the roof level siding.
- Standing water and improper roof scupper drain elevation preventing drainage flow.
- Failed paint coating and corrosion at the roof level railing.

[redacted]

- Active water damage to the base of the wall at the entry and adjacent ground floor bedroom due to surface water intrusion from the exterior.
- Water damage to the entry ceiling.
- Hairline fracture without amplitude across the fracture at the garage floor.
- Water damage to the ceiling at second floor living area.
- Water damage to the kitchen ceiling.
- Aged water damage and deterioration at the stool of two (2) windows adjacent to the kitchen.
- Isolated water damage to the ceiling of a third floor bedroom and hallway.
- Water damage, water intrusion, and visible light at and below the pipe penetration through the ceiling to the pop-up roof.
- Standing water at the roof membrane adjacent to an improperly functioning through-parapet scupper.
- Paint coating failure and corrosion at the roof level railing.

- General deterioration of the roof level siding and extensive remedial sealant.
- Evidence of prior mitigating repairs to the pop-up roof level.

[redacted]

- Water damage and deterioration at the exterior side of the jambs of the entry door.
- Hairline fracture without amplitude across the fracture at the garage floor.
- Water damage to the garage ceiling.
- Water damage and deterioration at the base of the wall at the ground floor closet from surface water intrusion.
- Previous repairs to the second floor living room ceiling.
- Water damage to the ceiling at the upper landing of the stairwell to the roof.
- Isolated areas of staining consistent with standing water at the roof membrane.
- Evidence of prior mitigating repairs at the pop-up roof.

Site Grading and Drainage

As discussed in prior reporting from engineering investigations performed by Kerry Lee while at Nelson Forensics, portions of the site grading and drainage conditions are conducive to water intrusion and damage to building materials. Some areas were observed to have been partially repaired, but the majority of the site grading and drainage repairs have not been performed. Forensix observed water intrusion from surface water due to the poor grading and drainage conditions at the site at three (3) of the units accessed during this most recent site visit. Refer to the prior reporting from Kerry Lee while at Nelson Forensics for additional information.

The sewer cleanout caps are failing throughout the property.

There was also a parking space exhibiting ponding water adjacent to Unit 1.

Exteriors

Forensix observed numerous repairs to the exterior veneer consistent with repairs to window and balcony door installations throughout the project as outlined in the reports from prior forensic investigations at the site. These observations in conjunction with the lack of active water intrusion at the windows and balcony doors in the accessed units (the water damage and deterioration observed was aged) indicates that the original as-built defects causing water intrusion at the windows and balcony doors have been mitigated. The cast stonework above the [redacted] entry was exhibiting corrosion staining from behind the veneer elements which should be further evaluated and repaired.

Forensix also observed evidence of repairs to the exterior veneer indicating that numerous garage lintels had been repaired throughout the project as outlined in the reports from prior forensic investigations at the property. While Forensix did not perform a detailed evaluation of each lintel end bearing as part of this investigation, there are several lintels which were either not repaired or have developed distress in the form of isolated end bearing failures at the brick veneer at the end of the lintels or corrosion at the steel lintels. Forensix recommends that all remaining lintel end-bearing failures be remediated with the installation of new bearing brick below the affected end of the lintel. Forensix observed failed lintel bearing conditions a[redacted] Additionally, [redacted] exhibited brick separation from the lintel which should be repaired and corrosion due to the lack of through wall flashing for the lintel, [redacted] exhibited corrosion of the lintel, and [redacted] exhibited water staining and mineral accumulation due to a lack of through-wall flashing for the lintel. There are likely other end bearing conditions which have failed which were not observed in this limited visual walk-through level evaluation and Forensix recommends that the HOA retain an appropriate professional to evaluate all lintels to identify and repair any failed end bearing conditions.

The roof drainage scuppers are not sealed properly resulting in dark staining of the veneer at numerous locations throughout the garage side of the exterior of the buildings. This condition may also be causing hidden damage behind the brick veneer which should be further evaluated.

Recommendations

Forensix recommends the following actions by the HOA:

1. Immediately

    - Make the civil grading and drainage repairs previously identified in prior forensic evaluations to eliminate improper slope to drain and high grade elevation adjacent to the buildings. Grade is to provide 5% slope away from the structures at the unpaved areas and 2% at the paved areas and at least 4 1/2" of clearance from top of grade to the bottom of the brick veneer. All areas confined by paving or other obstruction preventing surface flow of water will require the installation of drop inlets and solid piped underground piping routed to connect to a storm sewer pipe or to daylight as appropriate. **Forensix observed evidence of surface water intrusion at [redacted] which should be addressed immediately along with any other units exhibiting surface water intrusion conditions.**
    - Evaluate all unit amenity roof level membranes to identify any evidence of ponding water.

- Remove and replace isolated areas of the roof membrane with improved slope to drain to eliminate ponded areas.
- Where water is retained adjacent to the scupper locations, remove and replace the roof membrane to adjust the slope to drain to the scuppers and/or adjust the flowline elevation of the scuppers through the wall in order to provide a pathway to drain the water from the roof.
- Remove and replace the pop-up roof level membranes and properly slope to drain and properly flash all roof penetrations.
- Complete the planned parapet wall cap removal and replacement throughout the property.
- Evaluate and repair as required all parapet drain scuppers which exhibit dark veneer staining below the scupper and behind the downspout to properly flash and seal the penetration and transition joints to make them watertight. The structure behind the veneer should be evaluated using a borescope at each location to determine if any structural damage has occurred behind the stained areas.

2. 0 to 12 months

- Repair any cracked/failed garage lintel bearing brick masonry to provide proper lintel end support.
- Remove the brick above the lintel and install code-compliant through-wall flashing at all lintels exhibiting water staining or corrosion. Clean and paint corroded steel lintels.
- Repair the cast stone above the entry to [redacted]
- Remove and replace any currently failed cleanout cap assemblies for the sewer lines.

3. 12 months to 2 years

- Remove and replace the roof level siding throughout the project. Install a new weather resistive barrier and flashing systems behind the replacement siding with proper lapping and integration in accordance with the building code, manufacturers' installation specifications, and industry standards as applicable.
- Remove and replace all remaining unrepaired sewer line cleanout caps throughout the project with appropriate cleanout cap assemblies to provide proper service.

4. 5 years to 10 years

- Evaluate the condition of the amenity level roof membranes and set reserves to replace them when needed.

This investigation consisted of a high level, visual walk-through site visit to evaluate the general condition of the structures viewed from grade, site grading and drainage, and the interiors and roofs of the accessed units. This investigation did not involve any non-destructive testing; therefore, any hidden damage has not been observed, identified, or documented. Additional testing may be required to fully evaluate the conditions outlined in this report and is beyond the scope of the current assignment.

The recommendations outlined herein will require the services of a professional engineer or architect and a qualified contractor retained by the client.

Please contact us if you have any questions.

With kindest regards,

FORENSIX CONSULTING, LLC
Texas Certificate of Registration F-20771

Kerry S. Lee, M.B.A., P.E.
President

Forensix: Report 1-00018.02.doc.



02-JUL-2026