

East End Lofts — Unit 401

Tornado-Related Building Repairs FAQ

Why is the building undergoing repairs?

East End Lofts sustained damage during the March 3, 2020 tornado and windstorm. A later engineering investigation identified additional concealed damage that was not fully addressed during the original repairs. The HOA has reached a settlement with the building's insurance carrier and is moving forward with a comprehensive repair project.

What work is planned around Unit 401?

Unit 401 is located in the area where management expects construction to begin. Planned work around the unit includes:

- Replacement of portions of the exterior brickwork
- Replacement of the existing brick terrace parapet
- Installation of a new powder-coated steel railing system
- Complete removal of the existing terrace surface
- Installation of a new terrace substrate and exterior tile system
- Reseating and sealing of doors and windows as needed

What will the new terrace look like?

The existing heavy brick parapet is expected to be replaced with a more open powder-coated steel railing system, further increasing the downtown views. The terrace will also receive a new substrate and a modern exterior tile system designed to provide improved drainage, rain protection, and resistance to sun exposure.

The contractor is also evaluating privacy screens that may be incorporated into the new railing system. Final colors, materials, and privacy-screen details have not yet been released.

When is construction expected to begin?

Property management has advised that work is expected to begin within approximately 90 days and that the project will begin on the side of the building serving Unit 401, at or near the unit.

The exact start date remains dependent on contractor scheduling, permitting, materials, and other construction conditions.

How long will the building project take?

The HOA has estimated that the overall construction project will take approximately three

to six months. The exact amount of time spent directly around Unit 401 has not yet been provided.

Will the terrace be usable during construction?

The terrace will not be usable while its existing surface and parapet are being removed and replaced. The HOA has not yet provided a Unit 401-specific schedule showing how long the terrace will be unavailable.

Will workers need access to the condominium?

Some access may be required to inspect, reseal, or seal doors and windows and to address any concealed conditions discovered during construction. The HOA has stated that owners will receive notice when access to an individual unit is required.

Will the buyer be responsible for the special assessment?

No. The special assessment assigned to Unit 401 is **\$27,500**, and the seller will pay the assessment so that it does not become the buyer's financial responsibility.

The assessment was approved to help fund the building-wide tornado-related repair project.

Will there be an outstanding assessment balance after closing?

The seller intends to pay the full \$27,500 assessment before or through closing. The closing company and HOA will confirm the payment and account balance as part of the closing process.

Are final renderings and material selections available?

Not yet. Property management has not received final renderings or contractor material cut sheets. Any plans, material specifications, or project updates received before closing will be made available to the buyer.

What is the buyer ultimately receiving?

In addition to the condominium itself, the buyer is expected to benefit from substantial building improvements, including updated exterior masonry and waterproofing components and a reconstructed private terrace with a new railing and tile system—all without assuming the existing \$27,500 special assessment.

Important Project Note

Construction schedules, materials, designs, and individual-unit access requirements may change as the HOA, contractor, and engineers finalize the project and uncover existing conditions. Buyers will be provided with the available HOA notices and meeting minutes and should review all association documents during their inspection and due-diligence period