



Consulting Engineers

3985 Steve Reynolds Blvd.
Building A
Norcross, Georgia 30093

Service Descriptions and Project References

Phone: (770) 923-1122 • **Fax:** 770-923-0099

Email: rayengineering@ray-engineering.com



Ray Engineering, Inc. was founded in 1990 by Steven W. Ray. Mr. Ray is a licensed professional engineer in 12 states. Our experience and expertise relates well to all aspects of the construction industry. This is a significant advantage to our diverse commercial and residential clients. From our inception, Ray Engineering has applied scientific principles to innovative designs for practical construction and operations while meeting both our developmental and environmental goals. Our continued growth has been the result of the talent, experience, and service that we provide our clients.

Why Ray Engineering, Inc.?

There are four Reserve Specialists employed by Ray Engineering, Inc. Our four Reserve Specialists have earned recognition under the Community Associations Institute, Directory of Credentialed Professionals. The Reserve Specialist designation is awarded to qualified individuals who, through their experience, can ensure that community associations prepare their reserve budgets as closely as possible. All Reserve Specialists must meet the following requirements:

- Prepared at least 30+ reserve studies within the past three years
- Hold a bachelor's degree in construction management, architecture, or engineering (or equivalent)
- Hold a bachelor's degree in construction management, architecture, or engineering (or comply with rules outlined by the Professional Reserve Specialist Code of Ethics)

Professional Affiliations Professional Engineer Registration:

- Southern Building Code Congress – International
- American Society of Civil Engineers
- National Society of Professional Engineers
- Community Associations Institute
- American Concrete Institute
- National Council of Examiners for Engineering and Surveying

20 Year Capital Reserve Analysis

One of our professional services is providing 20-Year Capital Reserve Analysis, which we have provided for over 500 communities in the Southeast. Our engineers have the Community Associations Institute designation of Reserve Specialists. Many associations are putting together budget for future repairs and replacements of all common elements and this can help assist with that process.

What are the advantages of a Capital Reserve Analysis?

- The collection of funds can be distributed equitably between the homeowners and over the life of the property.
- The Board of Directors can plan the year's addenda.
- It's an opportunity to plan ahead and be prepared for project, rather than reacting to problems that develop.
- Reserve planning allows time to solicit competitive bids and evaluate contractors.
- Major repairs can be scheduled around inclement weather and at the convenience of the Board.

What will the Capital Reserve Analysis include?

Review of property with Board Members, Property Manager and Maintenance Supervisor to discuss concerns and potential problems.

The Capital Reserve Analysis includes:



Objective



Procedures and Limitations



Property Description and Condition



Estimate of Repairs



Budget



Photographs



Review with Board Members and Property Manager

Projects



12 at Atlantic Station
123 Luckie Street Condominium
2500 Peachtree Condominium
3200 Clairmont North Condominium
33 Ponce Condominium
3344 Peachtree
3400 Malone Drive
800 Ponce De Leon Place
805 Peachtree Condominiums
870 Inman
Abbotts Pond Subdivision
Alexandria Townhomes
Amelia Parc
Ammersee Lakes
Anderson Mill
Ansley at Pilgrim Mill
Ansley Terrace
Apalachee Farms
Apalachee Heritage
Aqua
Arbors at Sugarloaf
Artisan Condominium
Ashworth
Avington
Avocet Neighborhood
Avonlea Crossing Subdivision
Berkeley Woods Condominium
Berkshire at Sugarloaf
Berkshire Condominiums
Block Lofts
Bluestone Lofts



Borghese Villas
Brassfield Overlook
Breckenridge Subdivision
Brickworks Condominium
Bristol Oaks Subdivision
Brookhaven Lakes
Brooks Crossing
Brookwood Condominium
Cambridge Subdivision
Caney Creek Subdivision
Carlton Condominium
Carlyle Park
Carrington Place Townhomes
Carter Center
Cascade Parc
Centennial
Champions Run
Chastain Park Condominium
Chatham Park
Chattahoochee Run Subdivision
Chattahoochee River Club
Chattahoochee Run Subdivision
Chestatee
Clairemont
Cobblestone at Brookhaven
Colonnades of Decatur
Communities of Wellington
Condominiums of Avondale Estates
Cottages of Woodstock
Cotting Court Condominium
Country Park Condominium

Projects



Courtyard of Vinings
Crabapple Pointe Subdivision
Creekside at Mansell
Crossings of East Cobb
Danbury Parc
Decatur Place
Decatur Square Condominium
Decatur Townhomes
Deer Lake Subdivision
Deer Valley
Delta Estates
Devonshire Condominium
Dillard Crossing
Dunwoody Club Townhomes
Dunwoody Court Condominium
Dunwoody Hills Condominium
Eagle Neck Subdivision
Eagle Watch
Eagles Brooke
Eagles Landing
East Hampton Subdivision
East Lake Commons
Edenwilde Subdivision
Edinburgh
Elan Hall Townhomes
Element Condominium
Ellard Community
Enclave at Eastlake
Enclave at Milton Park
Enniskerry
Estate and Reserve at Foxdale
Estates at Brooke Park



Evans Farm
Fair and Walker Lofts
Faircroft
Falls of Braselton
Flats at Riverwalk
Frederica Hall Condominium
Gasket City Lofts
Gates at McGinnis Ferry
Gates at Parkside Village
GE Lofts
Georgetown Condominium
Glenbrooke Subdivision
Glenhurst Subdivision
Glenridge Heights
Gramercy Townhomes
Grand Cascades Subdivision
Halten Hall Condominium
Hamilton Grove
Hamilton Mill Subdivision
Hampton
Harbour Point Subdivision
Hardage Farms
Harrington Falls Subdivision
Harris Orchards at Duluth
Henderson Reserve
Hidden Cove Townhomes
Hillside at Oakhurst
Ivy Walk
James Creek Subdivision
Johnson Creek
Kedron Falls Townhome

Projects



Lake Astoria Subdivision
Lake View
Langford Commons
Lanier Springs
Lansdowne Subdivision
Laurel Grove Condominium
Lauren Hall Subdivision
Legacy at Cascading Creek
Lexington Crossing Condominium
Liberty Hampshire Place
Liberty Park
Lifescape Villas on Montfort
Longleaf at Callaway Gardens
Lost Forrest Subdivision
Magnolia Court
Magnolia Park Apartments
Magnolias at Ridgeway
Mallory Square Condominium
Manor House
Marina Bay Subdivision
McGill Park Condominium
Meadows Condominium
Medlock Bridge Subdivision
Merrimont
Metropolitan Club
Mid-City Lofts
Midtown on Eighth Condominium
Mill Park Condominium
Miller Trace Townhomes
Mineral Springs
Morning View Subdivision



Mountain Brook
Mountain Creek Villas
Mt. Vernon Plantation
Myers Park
Newbury Village
Newhaven
North Point Business Park
Northdale Condominium
Northampton Falls
Northlake Condominium
Oak Grove Walk
Oakbrook Crossing
Old Paces Place
Old Paper Mill
Olde Atlanta Club
Olde Hickory Village
Olde Mill Crossing Condominium
One Buckhead Loop
One River Place Townhomes
Orchards at Crabapple Condominium
Orchards at Hopewell
Orchards of Roswell
Ovation
Overlook
Paramount at Buckhead
Park Avenue Condominium
Park Brooke Subdivision
Park Place on Peachtree
Condominiums
Park Regency
Park Ridge Condominium
Park Row

Projects



Parkshore
Parkway Lane Condominium
Parsons Run
Peachtree Andrews
Peachtree Commons Condominium
Peachtree Place Condominium
Piedmont and Third
Piedmont Crest Condominium
Piedmont Park West Condominium
Plantation at Lenox Condominium
Planterra Ridge
Ponce Springs Condominium
Preserve at Fischer Mansion
Preserve at Northpointe
Preserve Subdivision
Preston Lakes
Princeton West Meadow Chase
Regency at Mansell
Registry at Kimball Bridge
Reynolds Lake Ocdnee
Ridge at Vinings Estates
River Glen Subdivision
River Park Master
River Walk Subdivision
Riverbrooke Subdivision
Rivermoore Park
Riverwalk at Wildwood
Saratoga
Sawnee Corners Condominium
Sentinel Ferry at the River
Sera Townhomes



Seven Oaks
Shakerag Subdivision
Sheridan Hills Parc Condominium
Siena at Renaissance Park
Silver Leaf
Silver Springs Village
Southern Pines Cottages
Sovereign
Spalding Lake Subdivision
Spring Ridge
Spring Street
Springside Park Condominium
St. James Condominium
St. Marlo Subdivision
Stadium Village Condominium
Starr Lake
Stewarts Mill Subdivision
Stonecypher
Stoneybrook Subdivision
Stonington Condominiums
Sutherland
Suwanee Station
Sweetwater Crossing
Sycamore Ridge
Talley Street Lofts
Telfair Subdivision
The Landings
The Reynolds
Thorngate
Timber Lake Community
Townhomes at at Ridenour

Projects



- Townhomes at Sandy Springs**
- Townsend Place**
- Tribble Gap Corners Condominium**
- Trump Plaza**
- Turtle Creek Subdivision**
- Valley of Bent Tree**
- Victoria Heights**
- View Point**
- Village at Lake Club Pointe**
- Village at Maplewood**
- Village Creek**
- Villas at Claremore Lake**
- Vinings Cove**
- Vinings Glen Condominium**
- Vinings Run Condominium**
- Walden on Lenox**
- Waterford Green Subdivision**
- Water's Edge Subdivision**
- Waterside Subdivision**
- Weatherstone Condominium**
- West Lakes Subdivision**
- West Oaks**
- Westchester Square Condominiums**
- Westside Villas Townhome**
- Westwood Park**
- Wetherbrooke Community**
- Wexford at Woodmont Golf and Country Club**
- White Columns**
- Whitewater Creek**
- Wieuca at Roswell Condominium**

Transitional Study (Developer Turnover)

A Transition Study or Developer Turn-Over Report is prepared when your community is being turned over to the Homeowners Association by the developer. These studies are often performed in conjunction with a Capital Reserve Analysis. The study consists of a thorough inspection of the common elements of the community. The study documents any design,

construction, building codes or condition defects. This study, which is conducted by a professional engineer, provides an independent expert opinion on the recommended remediation of the defects along with the estimated costs to remediate the defects.

The goal of the Transition Study is to assist the community in avoiding costly defect litigation by having the defective items corrected by the developer or reach a fair settlement.

The Transition Study includes:

- 01** A review of each of the common elements of the community
- 02** The condition of each of the common elements and a list of all of the elements that exhibit effects and require remediation, modification or replacement
- 03** Cost estimates, including labor and material for the repair or replacement
- 04** A detailed narrative report, including photographic documentation, which describes the defect or code violation and recommendations for remediation

Apartment To Condominium Conversion

Typical services include:

- 01** Review of plans and specifications to ensure completeness and conformance with current codes and standards
- 02** Cost analysis to ensure construction budgets are sufficient to construct the projects as defined by the contract documents
- 03** Conduct periodic site inspections to monitor construction progress and ensure conformance with plans and specifications
- 04** Monitor construction progress for compliance to plans and specifications and provide a letter of acceptance upon completion of work

Projects



Alara Brook Apartments
Andover Woods Apartments
Arbors at Brookfield
Aventine at Vinings
Belmont Morganton
Bethabera Pointe Apartments
Bishops Gate
Bridgewater Apartments
Dunwoody Plantation
Dunwoody Court

Projects



- Highland Valley
- Holcomb Springs
- Huntcliff Village Apartments
- Liberty Lofts
- Madison Hill Apartments
- Market Lofts
- Marriott Buckhead
- McGill Place
- Mountain Crest Apartments
- Olde Town
- Palmetto Place Apartments
- Park Chase Apartments
- Peaks of Loudon
- Regency at Belhaven
- Residential Homes
- Royal Cove
- Royal Parc
- Royal Place
- Royal Ridge Apartments
- The Oaks of Dunwoody
- University Club Apartments
- Village at Lake Park
- Walden on Lenox
- Waterford Apartments
- Winding River Village



Construction Monitoring

Typical services include:

- 01** Review of plans and specifications to ensure completeness and conformance with current codes and standards
- 02** Cost analysis to ensure construction budgets are sufficient to construct the projects as defined by the contract documents
- 03** Conduct periodic site inspections to monitor construction progress and ensure conformance with plans and specifications
- 04** Monitor construction progress for compliance to plans and specifications and provide a letter of acceptance upon completion of work
- 05** Prepare detailed written reports for all services noted above

Projects



- 1015 Piedmont Condominium, Atlanta, Georgia -- Exterior Restoration**
- 6855 Shannon Parkway South-- Exterior Restoration**
- 805 Peachtree Condominium, Atlanta, Georgia -- Pool Deck Restoration**
- Aventura, Dallas, Texas -- Firewall/Structural Restoration**
- Bank of North Georgia, Atlanta, Georgia -- Various New Construction Projects**
- Bass Loft Apartments, Atlanta, Georgia -- Structural/Exterior Restoration**

Projects



- Bridgewater Apartments, Duluth, Georgia -- Deck and Wood Walkway Restoration**
- Cedar Circle Condominium, Tucker, Georgia -- Exterior/ Retaining Wall Restoration**
- Chastain Walk Condominium, Atlanta, Georgia -- Roof/ Drainage/ Retaining Wall Restoration**
- Chimney Trace Condominium, Atlanta, Georgia -- Exterior Restoration**
- Cottages of Woodstock, Woodstock, Georgia -- Detention Pond/ Lake Restoration**
- Druid Woods Condominium Decatur, Georgia -- Exterior/ Pool/ Tennis Court Restoration**
- Dunwoody Court, Dunwoody, Georgia -- Retaining Wall and Exterior Restoration**
- Dunwoody Springs Master Association, Sandy Springs, Georgia -- Clubhouse/ Tennis Court Reconstruction**
- D'Youville, Atlanta, Georgia -- Bridge Restoration**
- East Augusta Commons Apartments, Augusta, Georgia -- Drainage Restoration**
- Emory Parc Townhomes, Decatur, Georgia -- Exterior/ Drainage Restoration**
- FBI Regional Headquarters, Columbia, South Carolina -- New Construction**
- Forest Place, Sandy Springs, Georgia -- Exterior Restoration**
- Gardens at Dunwoody Springs, Sandy Springs, Georgia -- Roof/ Exterior/ Retaining Wall Restoration**
- Habersham Oaks, Atlanta, Georgia -- Exterior/ Drainage Restoration**
- Hillside at Lenox, Atlanta, Georgia -- Exterior/ Balcony Restoration**
- Holcomb Springs, Roswell, Georgia -- Retaining Wall Restoration**
- Ivy's Condominium, Atlanta, Georgia -- Exterior Finish Roof/ Drainage Restoration**
- Lakeview at Dunwoody Springs, Sandy Springs, Georgia -- Exterior/ Asphalt Restoration**
- Landings at Dunwoody Springs, Sandy Springs, Georgia -- Retaining Wall Restoration**
- Liberty Park, Atlanta, Georgia -- Drainage/Retaining Wall Restoration**
- Lifescape Villas on Montfort, Dallas, Texas --- Exterior Finish Restoration**
- Magnolia Court Condominium, West Palm Beach, Florida -- Exterior Restoration**
- McGill Park Condominium, Atlanta, Georgia -- Exterior Siding Restoration**
- Mountain Crest, Stone Mountain, Georgia -- Creek Bank Stabilization**
- National Bank of South Carolina, Columbia, South Carolina -- New Construction - Family Dollar Stores**
- Norgate Manor, Decatur, Georgia -- Drainage/Exterior Restoration**
- Oak Green Park, Lawrenceville, Georgia -- Retaining Wall Restoration**

Projects



- Orchards at Jones Bridge, Johns Creek, Georgia -- Exterior Siding/Painting Restoration**
- Overlook Green Townhomes, Lawrenceville, Georgia -- Exterior Restoration**
- Park Lake Apartments, Norcross, Georgia -- Culvert Restoration**
- Park Place on Peachtree Condominium, Atlanta, Georgia -- Multiple Ongoing Projects**
- Piedmont Arbors, Atlanta, Georgia -- Courtyard Restoration**
- Raleigh Square Condominium, Atlanta, Georgia -- Structural/Retaining Wall Restoration**
- Richmond Green, Decatur, Georgia -- Concrete Parking/ Drive Restoration**
- River Oaks Condominium, Atlanta, Georgia -- Stucco/Structural Restoration**
- Rosemont City View Apartments, Atlanta, Georgia -- Retaining Wall Restoration**
- Roswell Springs Condominium, Roswell, Georgia - Structural Restoration**
- Stonewall Condominium, Atlanta, Georgia -- Stucco/Structural Restoration**
- Tara Townhouses, Atlanta, Georgia -- Domestic Water Pipe Restoration**
- Terraces of Dunwoody Apartments, Dunwoody, Georgia -- Exterior Siding/Stairway/Framing Restoration**
- Towne Square Condominium, Decatur, Georgia -- Exterior Restoration**
- Townsend Place, Atlanta, Georgia -- Pavement and Sidewalk Restoration**
- Trump Plaza, West Palm Beach, Florida -- Multiple on-going projects**
- Tuscany Condominium, Atlanta, Georgia -- Exterior Restoration**
- Village at Lake Park Apartments, Smyrna, Georgia -- Roof / Retaining Wall Restoration**
- Villages at Devonshire, Alpharetta, Georgia -- Fire Sprinkler Restoration**
- Virginia Hill Condominium, Atlanta, Georgia -- Exterior Restoration**
- Walden on Lenox, Atlanta, Georgia -- Retaining Walls**
- Water's Edge Subdivision, Stone Mountain, Georgia -- Lake Dredging**
- Weatherstone Condominium, Atlanta, Georgia -- Exterior Siding/Balcony/ Stairway Restoration**
- White Columns Subdivision, Milton, Georgia -- Asphalt Roadway Restoration**
- Willow Glen Condominium, Atlanta, Georgia -- Exterior Restoration**
- Winter Springs Town Center, Winter Springs, Florida -- New Construction**

Physical Needs Assessment

Commercial/Residential/Office Buildings

The purpose of the Physical Needs Assessment is to identify and provide cost estimates for the following key items:

- 01** Immediate Physical Needs – repairs, replacements and significant maintenance items which should be done immediately
- 02** Physical Needs Over the Term – repairs, replacements and significant maintenance items which will be needed over the term of the mortgage and two years beyond.

As part of the process, instances of deferred maintenance are also identified.

The assessment is based on the evaluator’s judgment of the actual condition of the improvements and the expected useful life of those improvements. It is understood that the conclusions presented are based upon the evaluator’s professional judgment and that the actual performance of individual components may vary from a reasonably expected standard and will be affected by circumstances which occur after the date of the evaluation.

Structural & Civil Design

- Preparation of design plans and specifications for structural restoration.
- Monitoring of the restoration work.
- Certification of restoration work.
- Review and analyze structural concerns including settlement problems, exterior deck, handrail or walkway problems, roof leaks or problems that could impact the structural integrity of a building.
- Evaluate drainage issues and suggest corrective measures

Projects



- Columbia at Bells Ferry**
- Dunbar Elementary School**
- Dunwoody Court**
- Edenwilde**
- GSU Freshman Hall and Greek Housing**
- Highland Apartment**
- Inman Middle School**
- Landings at Dunwoody Springs**
- Landings of Brentwood**
- Liberty Neighborhood**
- Marshalls Distribution Center**
- Mountain Crest Apartments**
- Norgate Manor**
- Olde Atlanta Club**
- Park Lake Apartments**
- Partnership School**
- Ryder**
- Ware Estates I, II, III**



Forensic Engineering and Expert Testimony

Forensic Engineering is essentially the investigation of materials, products or structures that fail or do not operate or function as intended causing personal injury or property damage. The field also deals with retracing the process and procedures leading to accidents or structural failures.

Ray Engineering has performed forensic evaluations for over 30 years in the civil and structural engineering field. We also provide expert testimony in dispute resolution including settlement discussions, mediation arbitration and trial in court.

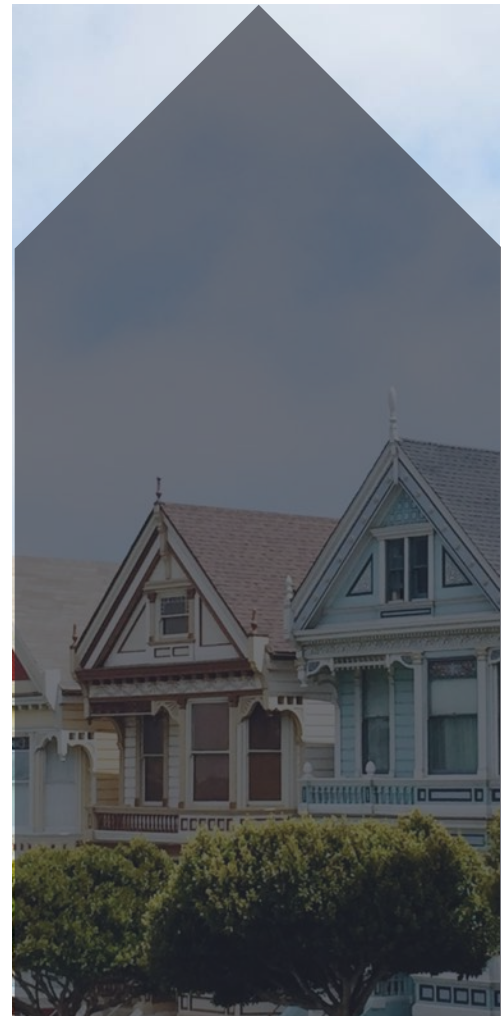
Departments Of Community Affairs Projects

Department of Community Affairs Projects are ones in which we perform various duties which may include Pre-Construction Analysis, Construction Monitoring, and/or Final Inspections.

Projects



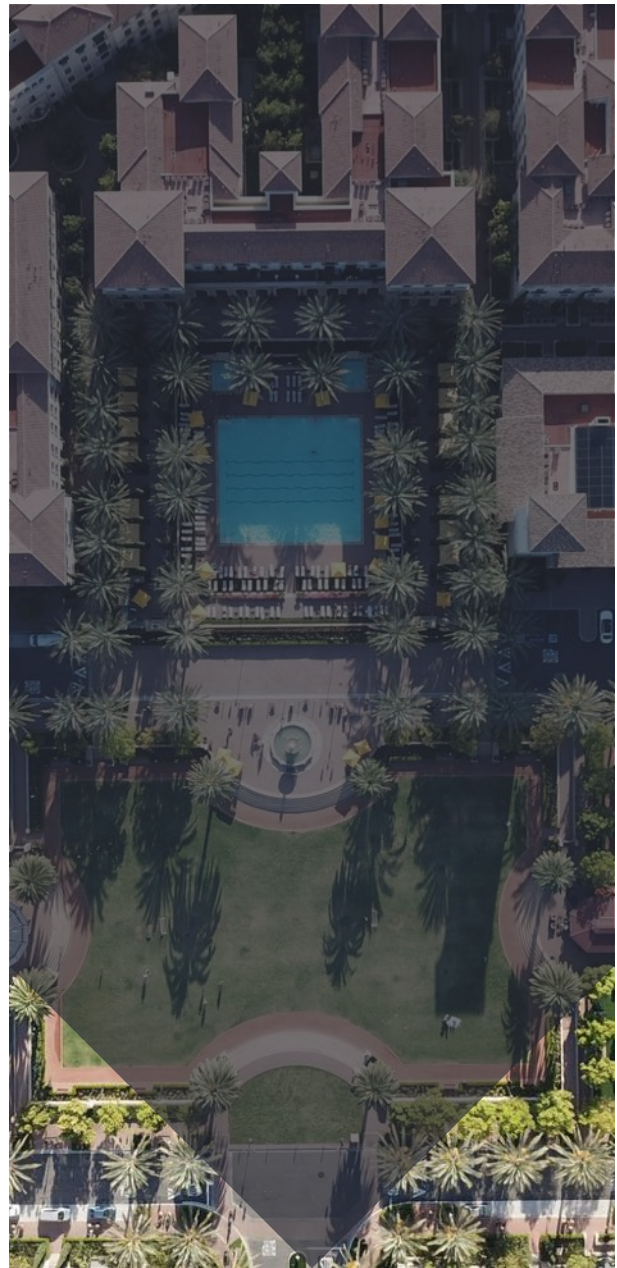
- Alexander at Stonecrest**
- Ashland Park Apartments**
- Augusta Spring II Apartments**
- Breckenridge Apartments**
- Brookside Apartments**
- Caswyck Trail Apartments**
- Dulles Park Apartments**
- Estes Park Apartments**
- Fullerton Square Apartments**
- Grove Park Village**
- Hearthstone Landing Apartments**
- Heritage Place Apartments**
- J T Heritage Apartments**
- J T Woodland Apartments**
- Lake Point Apartments**
- Maple Glen Apartments**



Projects



- Orchard Mill Apartments**
- Paradise Estates Apartments**
- Poplar Grove Apartments**
- Reserve at Ivy Creek Apartments**
- Rose of Sharon Apartments**
- South Fulton Apartments**
- The Rivers Apartments**
- Tuscany Village**
- Ware Manor Apartments**
- Waring II Apartments**
- Wesley Club Apartments**
- Whitehall Columns Apartments**
- Wildwood Apartments**
- Windsor Lake Apartments**
- Wood Chase Apartments**
- Woodlawn Park Apartments**



Property Condition Assessment

Ray Engineering, Inc. designed the Property Condition Assessment to determine the present physical condition of the project and its improvements. We help determine any future anticipated issues, which may result in a financial risk or liability.

The PCA process includes:

- 01** A visual walk-through to observe the existing conditions
- 02** Review of the available construction documentation, public records and current budgets
- 02** Deciphering the information gathered and presenting it with intelligence for repair or further detailed review if the issues cannot be determined through visual observation alone

Property Condition Reports contain a property description (site, buildings, history, code compliance and maintenance) and a review of the following building components:

- Site Improvements (Access, Parking, Paving/Drainage, Walks/Curbs, Utilities, Lighting, Landscaping/Irrigation, Fences/Walls, Signage and Disabled Accessibility/ADA)
- Building Improvements (Foundation, Structure, Floor Construction, Exterior Wall Construction, Roof and Canopy Construction, Windows, Doors, Balconies/Terraces, Stairs, Interior Floors & Walls and Appliances/Cabinets, Disabled Accessibility/ADA)
- Building Mechanical, Plumbing & Electrical Systems (HVAC, Plumbing, Electrical, Vertical Transportation, Fire Protection/Life Safety Systems)
- Tenant Spaces (Interior Finishes, Kitchen Appliances, HVAC, Plumbing/Fixtures, Electrical, Fire Protection/Life Safety Systems)