TAMPA

October 10, 2023

Shore Haven Condominiums
18720 Gulf Boulevard
Indian Shores, FL 33785

Attention: Mr. Dan Leisering

Regarding: Shore Haven Condominiums – Phase II Milestone Inspection

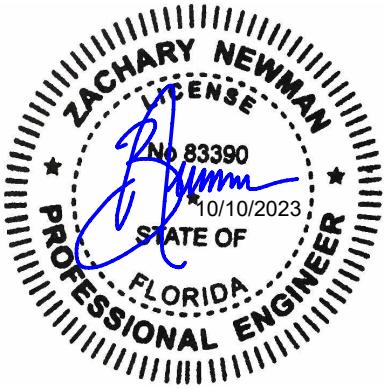
Mr. Leisering,

Pursuant to your request, **BE-CI – Tampa** has completed an on-site Phase II Milestone Inspection of the components at the Shore Haven Condominiums located in Indian Shores, Florida, in accordance with Florida Statute 533.889. Steven Burkett and James Putman, with BE-CI, conducted the Phase II Milestone Inspection on August 10th, 11th, and September 13th**,** 2023. This report consists of four (4) sections: an Executive Summary Section that gives the reader an overall understanding and results of our inspection, an Observations Section that provides a summary of the components observed while on-site, a Limitations of Report section, a Conclusions and Recommendations Section that summarizes our findings, overall recommendations, and next steps.

The purpose of this inspection was to verify the safety and adequacy of the structural components of the building, as required by observations made in the Phase I Structural Condition Report No. 23-008.SCR.HB5D.PH1.001, conducted by Connelly Group Consulting Engineers, per Florida Statute 533.889. Selective destructive demolition was performed at the first-floor covered parking ceilings and at the wooden piling bases to observe the buildings structural components and verify the extent of corrosion observed in the Phase I inspection. The following sections will document the results of our observations and recommendations regarding the typical conditions and anomalies we have noted.

Respectfully Submitted,

BE-CI - Tampa



Steven Burkett, EI, REWO
Tampa Branch Manager

Zach Newman, PE
Vice President of Design

Attachments:
Appendix A – Summary of Report (1 Pages)
Appendix B – Photo Exhibits (9 Pages).

1.0 EXECUTIVE SUMMARY

1.1 The purpose of the Phase II Milestone Inspection was to provide further inspection and investigation of the substantial deterioration noted to structural components identified in the Phase I report completed by others. On February 23rd, 2023, Connelly Group Consulting Engineers conducted a Phase I milestone assessment of the property reporting multiple areas exhibiting substantial structural deterioration. Areas of substantial structural deterioration were observed at balcony framing connections, main connection plates and fasteners at the piles and at the retrofit steel floor support channels. Overall recommendations for the discussed anomalies have been provided in ***italic font*** throughout the report. We performed visual observations at all elevations of the buildings from the ground level, common walkways, and private balconies. Visual observations were also performed at five (5) individual unit private balconies to observe the balcony structural components and private balcony railings. Excavation of select foundation pilings at each building was also conducted and core samples were taken to check for deterioration.

1.2 CURRENT PROJECTS/REPORTED AND KNOWN ISSUES

1.2.1 At the time of the site visit, no known leaks or other issues of concern outside of those documented in the Phase I report were reported by Management.

2.0 OBSERVATIONS

2.1 SUMMARY OF CONSTRUCTION

2.1.1 Overall, Shore Haven Condominiums was observed to be in fair condition at the time of our visual observations. Isolated anomalies were observed at the first floor covered parking of the buildings and at the private balconies. These include, but are not limited to, corrosion at the structural steel supports and metal joist hangers, deterioration at wood stairs bases, deterioration at the private balcony decks, splitting wood piles, and staining at the pile bases. The building envelope throughout the building appeared to be in fair condition overall.

2.2 ANOMALIES OBSERVED:

2.2.1 While on-site, BE-CI observed several anomalies that are in need of remediation and are affecting the immediate structural safety and adequacy of the building. It should be noted that these items, if left unaddressed, will continue to deteriorate over time and may affect the safety and adequacy of the building's structural components in the future. Below are our recommendations to resolve these anomalies:

- BE-CI observed loose and unstable hand railings at the staircases of Buildings 1 & 5. BE-CI considers these conditions to be unsafe as the condition can no longer be used for its intended function. ***BE-CI recommends that the existing handrails be replaced which meet 2020 Florida Building Code requirements by a licensed Florida contractor. BE-CI recommends these issues be addressed immediately at the aforementioned locations*** (Reference Photo Exhibit Nos. 1 and 2).

- BE-CI also observed isolated areas on the South Elevation-Third Floor of Building 1 and the West Elevation-Second Floor of Building 6/7 where the existing balcony decking was deteriorated and unstable. Furthermore, BE-CI observed deteriorated wood framing at the base of the staircases of Buildings 5 and 8/9. BE-CI considers these conditions to be unsafe as the condition can no longer be used for its intended function. ***BE-CI recommends that the existing deteriorated decking be replaced which meet 2020 Florida Building Code requirements and staircase bases be replaced by a licensed Florida contractor. BE-CI recommends these issues be addressed immediately at the aforementioned locations*** (Reference Photo Exhibit Nos. 3 through 6).

- BE-CI observed widespread areas of severely corroded balcony joist hangers at Buildings 1 through 5. Furthermore, BE-CI observed that joist hangers had not been installed in the balcony framing of Buildings 6 through 9. BE-CI considers this condition to be unsafe due to the severity of the corrosion and lack of structural attachment members. ***BE-CI recommends that shoring be installed below the balcony joists and the corroded joist hangers be removed and replaced with stainless steel units and that joist hangers be installed at Buildings 6 through 9 by a licensed Florida contractor. BE-CI recommends this issue be addressed immediately*** (Reference Photo Exhibit Nos. 7 through 12).

- BE-CI observed widespread areas of corrosion at the foundation piling metal "L" brackets in the first-floor covered parking areas. ***BE-CI recommends that shoring be installed under the structural steel support beams, and the brackets be removed and replaced at all buildings by a licensed Florida contractor within the next six (6) months*** (Reference Photo Exhibit Nos. 13 through 18).

- BE-CI observed widespread areas of corrosion at the external structural steel support beams at the second-floor balcony overhangs. In heavily corroded areas, BE-CI observed sections with approximately under 10% section loss. ***BE-CI recommends that shoring be installed under the external steel beams, and that at the beams be removed, mechanically sanded, new coatings be applied, and beams reinstalled by a licensed Florida contractor within the next six (6) months to avoid further deterioration*** (Reference Photo Exhibit Nos. 19 through 24).

- BE-CI also observed isolated areas of corrosion at the internal structural steel support beams in the second-floor covered parking. ***BE-CI recommends that the internal steel beams at the covered parking be mechanically sanded in place, and that new coatings be applied by a licensed Florida contractor within the next year.*** (Reference Photo Exhibit Nos. 25 through 30).

- BE-CI observed isolated splitting in the wood pilings at the West Elevation of Buildings 1-3. Core samples were taken at select pilings to verify the structural integrity and were observed to be in acceptable condition and no deterioration was observed. ***BE-CI recommends that all pilings be wrapped in a vinyl sheet good material designed for this type of remediation in a coastal environment by a licensed Florida contractor within the next one (1) to two (2) years to avoid further deterioration*** (Reference Photo Exhibit Nos. 31 through 36).

- BE-CI also observed isolated areas of staining and microbial growth at the piling bases in the covered parking areas. Vinyl wrap was installed by P&R Pro Coatings at the piling bases two (2) feet below grade at pilings where core samples were taken. ***BE-CI recommends that the air conditioning condensation lines and gutter downspouts be re-routed away from the piling bases by a licensed Florida contractor within the next year to avoid further deterioration*** (Reference Photo Exhibit Nos. 37 through 48).

- Lastly, BE-CI observed widespread areas of corrosion at the private balcony metal support brackets. ***BE-CI recommends that the metal support brackets at the balconies be removed and replaced with stainless steel members and or mechanically sanded and coated in place by a licensed Florida contractor within the next year.*** (Reference Photo Exhibit Nos. 49 through 54).

3.0 LIMITATIONS OF REPORT

3.1 Observations and data presented in this report were obtained from review of relevant documents, visual investigation of the as-built conditions and information (written and/or verbal) supplied by others.

3.2 This report is not intended to be a comprehensive investigation of each and every failure, deficiency and/or damaged component observed. It does represent our professional opinion regarding the conditions we have examined to date. We reserve the right to amend this report at any time if, in our opinion, amendments are warranted based on any additional information, physical data, or evidence that becomes available.

3.3 The information provided by BE-CI that is included in this report is not meant to be a guaranty or warranty of any kind. The opinions in this report are based primarily on a visual examination and testing of reasonably accessible building systems. Therefore, we assume no responsibility for items that were not examined. BE-CI is not responsible for any restoration work that may need to be performed after our testing.

3.4 We have prepared this report exclusively for our Client and local Building Official. Any use of this report by any other individual(s) without our written consent is prohibited. Should another individual rely on this report without our consent, they shall indemnify BE-CI from any damages, losses or expenses they may incur as a result of its use.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Based upon our visual observations of Shore Haven Condominiums at the time of our site visit, we recommend that the Shore Haven Condominiums anomalies enumerated above be remedied by a licensed Florida contractor as soon as possible to prevent further degradation of the structural components over time.

4.2 Before a restoration effort is scheduled or implemented, a scope of work identifying proper methods of restoration and materials to be used should be prepared by a design professional. It is fair to assume that the deficiencies observed are resulting in an undetermined amount of damage or deterioration to the building and its underlying building components at this time. The restoration documents should account for these possible damages or deterioration. BE-CI would be glad to assist in the development of such restoration documents in the future if a restoration of the noted anomalies is to be completed.

APPENDIX A
SUMMARY OF REPORT

APPENDIX A – SUMMARY OF REPORT

TAMPA

CLIENT NAME: Shore Haven Condominiums

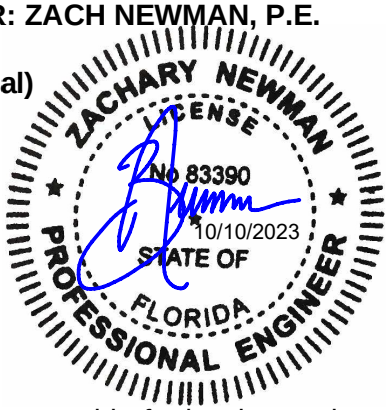
PROJECT ADDRESS: 18720 GULF BLVD, INDIAN SHORES, FL 33785

INSPECTION BY: BE-CI

INSPECTION DATE: August 10th, 11th, and September 13th, 2023

ENGINEER: ZACH NEWMAN, P.E.

(Sign & Seal)



1.1 PURPOSE OF SCOPE

1.1.1 The purpose of the Phase II Milestone Inspection was to provide further inspection and investigation of the "substantial deterioration noted" to structural components identified in the Phase I report. On February 23rd, 2023, Connelly Group Consulting Engineers conducted a Phase I milestone assessment of the property where areas were observed to exhibit substantial structural deterioration. Selective destructive demolition was performed at the first-floor covered parking ceilings and at the foundation piling bases to observe the buildings structural components and verify the extent of corrosion observed in the Phase I inspection.

1.2 EXECUTIVE SUMMARY

1.2.1 The purpose of the Phase II Milestone Inspection was to provide further inspection and investigation of the "substantial deterioration noted" to structural components identified in the Phase I report. On February 23rd, 2023, Connelly Group Consulting Engineers conducted a Phase I milestone assessment of the property where areas were observed to exhibit substantial structural deterioration. Areas of substantial structural deterioration were observed at balcony framing connections, main connection plates and fasteners at the piles and at the retrofit steel floor support channels. Overall recommendations for the discussed anomalies have been provided in italic font throughout the report. We performed visual observations at all elevations of the buildings from the ground level, roofs, common walkways, and private balconies. Visual observations were also performed at five (5) individual unit private balconies to observe the balcony structural components and private balcony railings. Excavation of select foundation pilings at each building was also conducted and core samples were taken to check for deterioration.

1.3 RECOMMENDED NEXT STEPS

1.3.1 BE-CI recommends that the anomalies enumerated in the Phase II Milestone Inspection report be remedied by a licensed Florida contractor as soon as possible to prevent further degradation of the structural components over time.

APPENDIX B
PHOTO EXHIBITS

Photo 1
Building 1 – North Elevation – Overall view of loose railing at stair case.

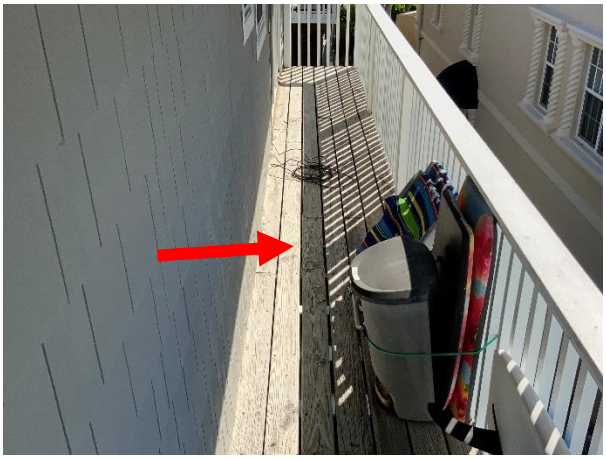


Photo 4
Building 1 – South Elevation – Overall view of deteriorated decking.

Photo 2
Building 1 – North Elevation – Overall view of unsecured balcony railing post.

Photo 5
Building 1 – South Elevation – Overall view of deteriorated decking.

Photo 3
Building 5 – East Elevation – Overall view of deteriorated wood staircase.

Photo 6
Building 6/7 – West Elevation – Overall view of deteriorated decking.

Photo 7
Building 1 – West Elevation – Overall view of corroded joist hangers.

Photo 10
Building 4 – West Elevation – Overall view of corroded joist hangers.

Photo 8
Building 1 – West Elevation – Overall view of corroded joist hangers.

Photo 11
Building 4 – West Elevation – Overall view of corroded joist hangers.

Photo 9
Building 5 – West Elevation – Overall view of corroded joist hangers.

Photo 12
Building 6/7 – West Elevation – Overall view of hangers not installed at joists.

Photo 13
Building 2 – South Elevation – Overall view of corroded L brackets.

Photo 16
Building 6/7 – West Elevation – Overall view of corroded L brackets.

Photo 14
Building 3 – South Elevation – Overall view of corroded L brackets.

Photo 17
Building 6/7 – South Elevation – Overall view of corroded L brackets.

Photo 15
Building 4 – West Elevation – Overall view of corroded L brackets.

Photo 18
Building 8/9 – West Elevation – Overall view of corroded L brackets.

Photo 19
Building 4 – West Elevation – Overall view of corroded exterior steel supports.

Photo 22
Building 4 – West Elevation – Overall view of corroded exterior steel supports.

Photo 20
Building 2 – West Elevation – Overall view of corroded exterior steel supports.

Photo 23
Building 5 – West Elevation – Overall view of corroded exterior steel supports.

Photo 21
Building 3 – West Elevation – Overall view of corroded exterior steel supports.

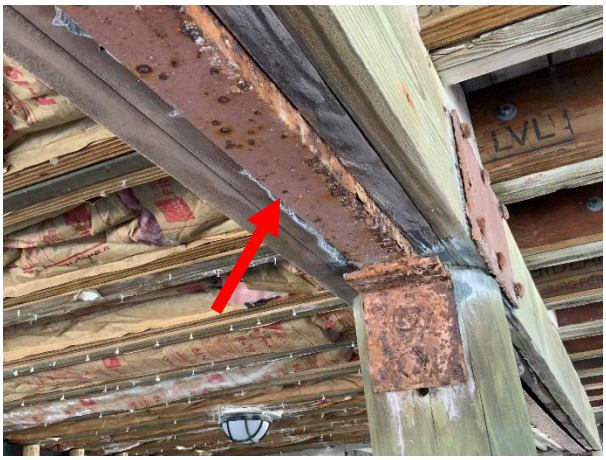


Photo 24
Building 6/7 – West Elevation – Overall view of corroded exterior steel supports.

Photo 25
Building 4 – South Elevation – Overall view of corroded interior steel supports.

Photo 28
Building 5 – South Elevation – Overall view of corroded interior steel supports.

Photo 26
Building 4 – North Elevation – Overall view of corroded interior steel supports.

Photo 29
Building 8/9 – North Elevation – Overall view of corroded interior steel supports.

Photo 27
Building 5 – East Elevation – Overall view of corroded interior steel supports.

Photo 30
Building 8/9 – North Elevation – Overall view of corroded interior steel supports.

Photo 31
Building 1 – West Elevation – Overall view of splitting piling.

Photo 34
Building 2 – West Elevation – Overall view of splitting piling.

Photo 32
Building 2 – West Elevation – Overall view of splitting piling.

Photo 35
Building 3 – West Elevation – Overall view of approximately 1” of compromised wood.

Photo 33
Building 2 – West Elevation – Overall view of splitting piling.

Photo 36
Building 3 – West Elevation – Overall view of splitting piling.

Photo 37
Building 4 – North Elevation – Overall view of staining and microbial growth at piling base.

Photo 40
Building 6/7 – North Elevation – Overall view of staining and microbial growth at piling base.

Photo 38
Building 4 – North Elevation – Overall view of staining and microbial growth at piling base.

Photo 41
Building 6/7 – East Elevation – Overall view of staining and microbial growth at piling base.

Photo 39
Building 6/7 – North Elevation – Overall view of air conditioning condensation lines at the piling base.

Photo 42
Building 6/7 – South Elevation – Overall view of gutter downspout at piling base.

Photo 43
Building 3 – West Elevation – Overall view of excavation at piling base.

Photo 46
Building 7/8 – West Elevation – Overall view of core sample taken from piling base.

Photo 44
Building 1 – West Elevation – Overall view of core sample of piling base.

Photo 47
Building 4 – West Elevation – Overall view of sealant applied to piling core sample.

Photo 45
Building 1 – West Elevation – Overall view of core sample taken from piling base.

Photo 48
Building 1 – East Elevation – Overall view of Vinyl wrap installation at piling.

Photo 49
Building 1 – West Elevation – Overall view of corroded metal balcony brackets.

Photo 52
Building 2 – South Elevation – Overall view of corroded metal balcony brackets.

Photo 50
Building 1 – West Elevation – Overall view of corroded metal balcony brackets.

Photo 53
Building 1 – West Elevation – Overall view of corroded metal balcony brackets.

Photo 51
Building 1 – West Elevation – Overall view of corroded metal balcony brackets.

Photo 54
Building 7/8 – West Elevation – Overall view of corroded metal balcony brackets.