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STRUCTURAL CONDITION REPORT

MILESTONE INSPECTION HB5D – PHASE 1

SHORE HAVEN CONDOMINIUMS

18720 Gulf Blvd, Indian Shores, FL 33785

ISSUED FOR:
Distribution: APRIL 10, 2023

CONNELLY GROUP CONSULTING ENGINEERS
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Date: 2023.04.10 18:46:54-04'00'

CHRISTOPHER R. CONNELLY LICENSE No 63886 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHRISTOPHER R. CONNELLY, PE FL63886

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER R. CONNELLY PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PREPARED FOR:
SHORE HAVEN Condominium Assoc
18720 Gulf Blvd, Indian Shores, FL 33785

UNDER AUTHORIZATION FROM:
SHADOW LAKES MANAGEMENT
10825 SEMINOLE BLVD #1
LARGO, FL 33778
PH: 727-397-1192

APPENDIX:
PHOTOS OF OBSERVED AREAS

CODE REFERENCES
FLORIDA BUILDING CODE, BUILDING 2020-7th ED
FLORIDA BUILDING CODE, EXISTING 2020-7th ED
FLORIDA BUILDING CODE, RESIDENTIAL 2020-7th ED
ASCE/SEI 7-22 *Minimum Design Loads and Associated Criteria for Buildings and Other Structures*
ASCE 11-99 Guideline for Structural Condition Assessment of Existing Buildings

OTHER ITEMS REVIEWED:
PINELLAS COUNTY PROPERTY APPRAISERS TRIM REPORT.
FLORIDA SENATE CS/HB 5-D (2022): Condominium and Cooperative Associations

1. BACKGROUND INFORMATION

a. OVERALL

The subject property consists of nine (9) condominium building units (2 units per building A+B). There are seven (7) 3-story individual buildings with buildings 6 & 7 and 8 & 9 connected to each other with a breezeway and access stairs at the center. There are 2 levels of living space with parking at grade level for a total of 18 individually owned units according to the Pinellas County Property Appraiser's Website (see unit list in the appendix).

BUILDING COMPOSITION AND STRUCTURAL SYSTEMS:

The main vertical support system at grade level consists of driven cantilevered (ASSUMED) treated wood piles (approximately 10"-12" in diameter) supporting conventionally framed multi-ply beams and conventional wood joists. The 2nd and 3rd level vertical load bearing elements consist of load bearing wood framed walls, conventionally framed floor beams and joists with vertical post columns supporting framed balconies on the West side of each unit.

The framing connections at the 2nd level consist of a mixture of custom fabricated steel post caps (over wood pilings connecting multi-ply beams) with PRE-manufactured joist hangers and rafter clips connecting the junior members to the main support beams. In addition to the original beams and steel connections, we observed several locations where retro-fit steel channels and angles were used to supplement the framing of the main buildings and balconies.

The framing connections at the exterior balconies and the 2nd and 3rd levels on the west side of each building consisted of post and beam framing with custom fabricated connection plates and caps bolted to the individual columns, rafters and beams.

The roof framing @ the interior was not observable at the time of the site observation but is assumed to be conventionally framed rafters with connections consistent with the observable framing elements.

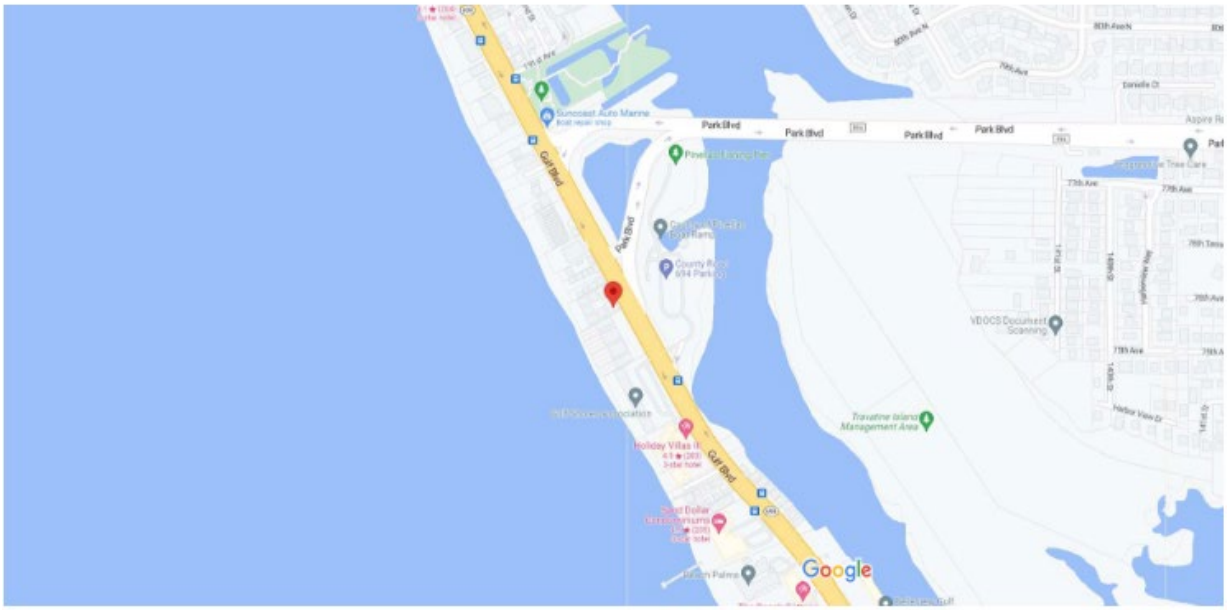
The buildings are clad with cementitious lap siding and the roof covering consists of asphalt shingles.

Building(s) Characteristics

BUILDING COMPLEX COMPOSITION (REQUIRING ASSESSMENT)
SHORE HAVEN Condo Assoc
18720 Gulf Blvd, Indian Shores, FL 33785
BUILDING COUNT: NINE (9) (7 Freestanding Buildings)
YEAR BUILT: 1979
TOTAL UNITS: 18
(1A/1B;2A/2B;3A/3B;4A/4B;5A/5B;6A/6B;7A/7B;8A/8B;9A/9B respectively)
FLOOD ZONE: AE-9 (BFE: 9FT)
PINELLAS COUNTY TAX PARCEL ID: VARIES PER UNIT; SEE UNIT LIST

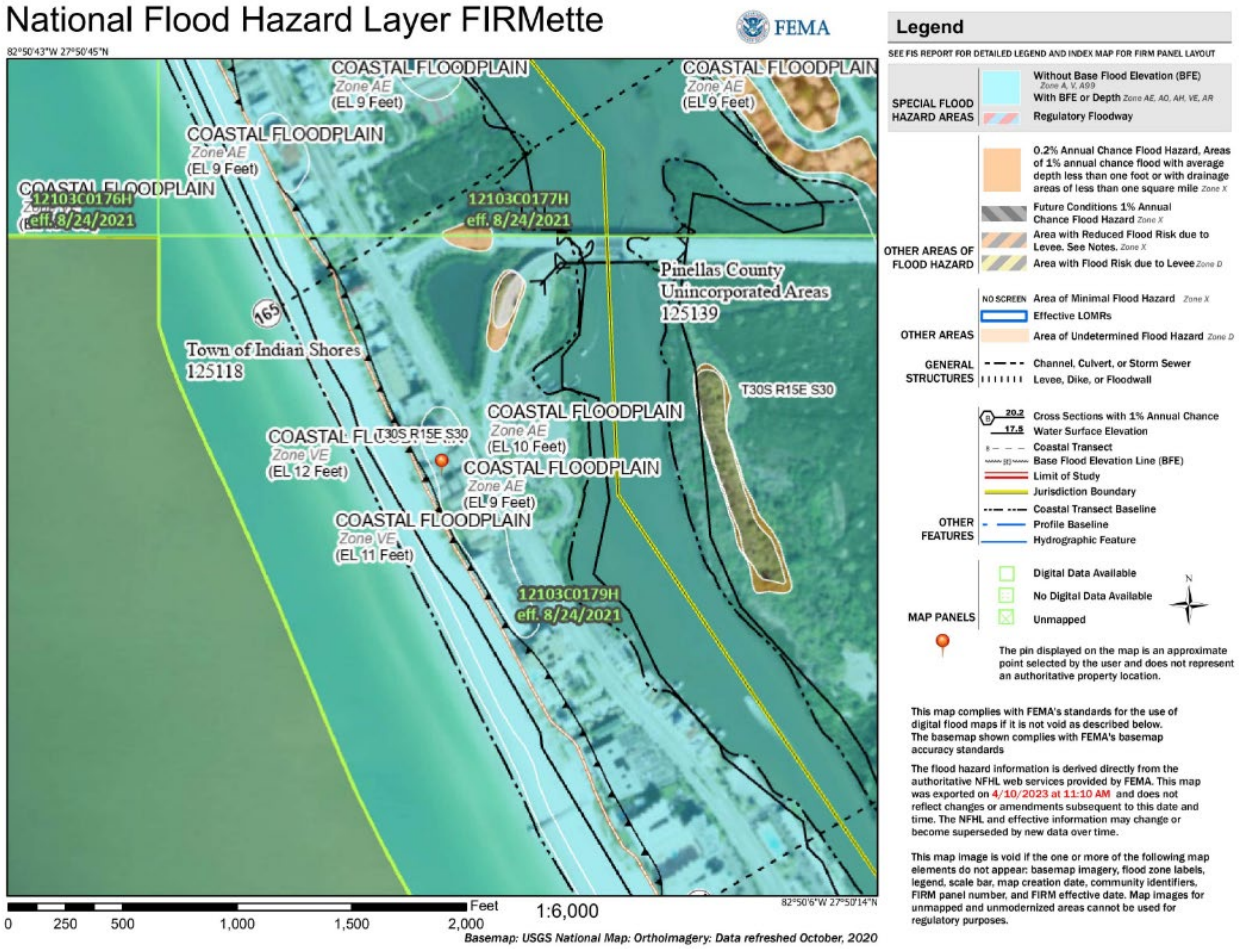
SITE LOCATION

18720 Gulf Blvd



VICINITY LOCATION PLAN

18720 Gulf Blvd
Building



FEMA FLOOD ZONE (FIRM PANEL)

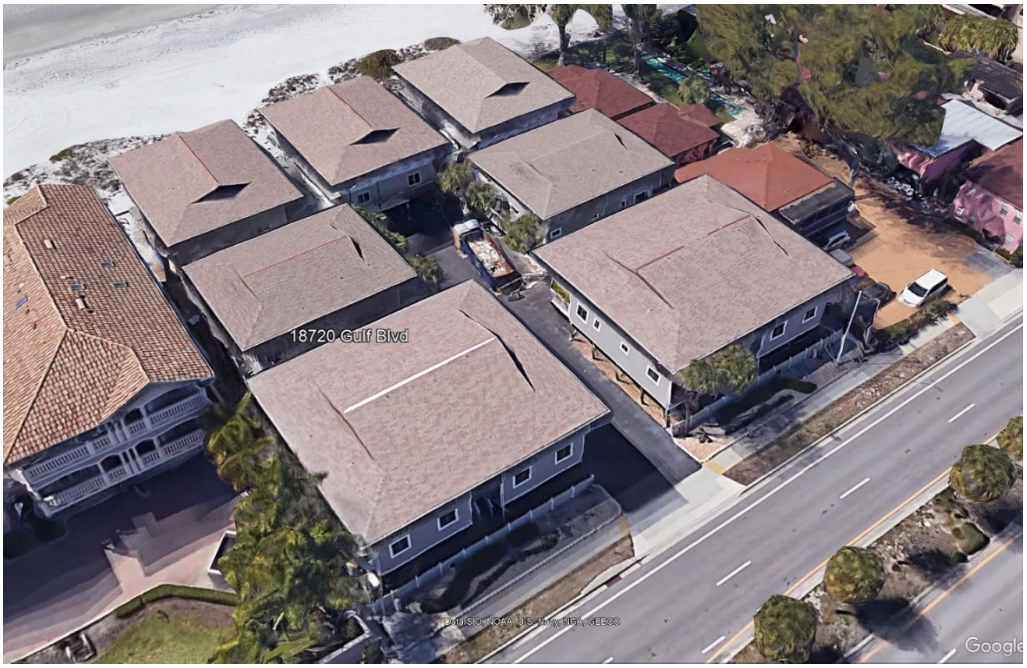
MAP (PROPERTY DETAIL - GIS) (NORTH) ⇧

AERIAL (PROPERTY DETAIL) (OVERALL) (N)⇧

UNIT LIST

Property Address	Parcel Info
18720 GULF BLVD # 1-A	30-30-15-81797-001-0010
18720 GULF BLVD # 1-B	30-30-15-81797-001-0020
18720 GULF BLVD # 2-A	30-30-15-81797-002-0010
18720 GULF BLVD # 2-B	30-30-15-81797-002-0020
18720 GULF BLVD # 3-A	30-30-15-81797-003-0010
18720 GULF BLVD # 3-B	30-30-15-81797-003-0020
18720 GULF BLVD # 4-A	30-30-15-81797-004-0010
18720 GULF BLVD # 4-B	30-30-15-81797-004-0020
18720 GULF BLVD # 5-A	30-30-15-81797-005-0010
18720 GULF BLVD # 5-B	30-30-15-81797-005-0020
18720 GULF BLVD # 6-A	30-30-15-81797-006-0010
18720 GULF BLVD # 6-B	30-30-15-81797-006-0020
18720 GULF BLVD # 7-A	30-30-15-81797-007-0010
18720 GULF BLVD # 7-B	30-30-15-81797-007-0020
18720 GULF BLVD # 8-A	30-30-15-81797-008-0010
18720 GULF BLVD # 8-B	30-30-15-81797-008-0020
18720 GULF BLVD # 9-A	30-30-15-81797-009-0010
18720 GULF BLVD # 9-B	30-30-15-81797-009-0020

AERIAL (PROPERTY DETAIL) (SW)



AERIAL (PROPERTY DETAIL) (SE)

AERIAL (PROPERTY DETAIL) (NE)

AERIAL (PROPERTY DETAIL) (NW)

b. PURPOSE OF SITE OBSERVATION AND INVESTIGATION (Scope of Work)

Date of initial site observation: 02-23-2023
Investigation performed by: Christopher R. Connelly, PE (FL63886)

PHASE 1 – MILESTONE INSPECTION (INITIAL STRUCTURAL CONDITION ASSESSMENT)
The purpose of our onsite investigation was to assess the current condition of the exposed elements of the structural systems. The investigation performed was a "milestone assessment" to include the structural condition of readily observable load bearing walls, primary structural members and primary structural force resisting systems in compliance with the requirements of house bill "HB 5-D".

The purpose of such an inspection is to determine the general structural condition of the building, including a determination of any necessary maintenance, repairs or replacements as needed.

Should the observed conditions warrant further detailed or destructive investigation beyond the observable conditions and qualify as "substantial structural deterioration of building components", then we shall inform the property owner and note in the "phase 1" report that a "phase 2" inspection shall be required. Any required "phase 2" site investigation and analyses are currently excluded from this report.

2. FL SENATE HB-5D (EXCERPT)

a. ***Section 2. Section 553.899, Florida Statutes, is created to read:***

553.899 Mandatory structural inspections for condominium and cooperative buildings.—

(1) The Legislature finds that maintaining the structural integrity of a building throughout its service life is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

b. EFFECT OF THE BILL

The bill creates a mandatory statewide structural inspection program for certain condominium and cooperative buildings.

A "milestone inspection" means a structural inspection of a building, including an inspection of loadbearing walls and the primary structural members and primary structural systems 61 by a licensed architect or engineer for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such an inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code.

The bill requires that a condominium or cooperative must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If the building is located within 3 miles of a coastline62, the condominium or cooperative must have a milestone inspection performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter.

Such condominium or cooperative must arrange for the milestone inspection to be performed and is responsible for ensuring compliance. The condominium or cooperative is responsible for all costs associated with the inspection. This requirement does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

If a milestone inspection is required and the building's certificate of occupancy was issued on or before July 1, 1992, the building's initial milestone inspection must be performed before December 31, 2024. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building's certificate of occupancy is to be the date of occupancy evidenced in any record of the local building official.

Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium or cooperative by certified mail, return receipt requested. Within 180 days after receiving such written notice, the condominium or cooperative must complete phase one of the milestone inspection. Completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.

The bill provides that a milestone inspection consists of two phases.

PHASE-1

For phase one of the milestone inspection, a licensed architect or engineer must perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection is not required.

PHASE-2

A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure.

The bill requires that upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium or cooperative, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:

- Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- Indicate the manner and type of inspection forming the basis for the inspection report.
- Identify any substantial structural deterioration, within a reasonable professional probability
- based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- State whether unsafe or dangerous conditions, as those terms are defined in the Florida
- Building Code, were observed.
- Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identify and describe any items requiring further inspection.

The condominium or cooperative must:

- distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to received notice by electronic transmission;
- post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property;
- and publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.

The bill provides that a local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.

The bill provides that a board of county commissioners may adopt an ordinance requiring that a condominium or cooperative schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If a condominium or cooperative fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

c. DEFINITIONS

STRUCTURAL CONDITION EVALUATION, CODE PROVISIONS
(FLORIDA BUILDING CODE, EXISTING BUILDINGS (2020-7THED)
(SUBSTANTIAL STRUCTURAL DETERIORATION AND RELATED DEFINITIONS)

NOTE:
"Substantial structural deterioration" means substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

(FBC, EXISTING BUILDINGS 2020-7TH ED-CHAPTER 2)

UNSAFE. Buildings, structures, or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "*Dangerous*," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

LOAD-BEARING ELEMENT. Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load.

DANGEROUS. Any building, structure, or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

3. FIELD OBSERVATIONS (VISUAL INVESTIGATION ONLY)

(see photos in appendix)

a. Buildings 1–2–3 (MAIN SUPPORT STRUCTURE)

We have reviewed the overall structure and note the following:

BUILDING 1-2-3: GRADE LEVEL – Vertical Support Driven Piles

1. In general, the condition of the main vertical driven support piles is good. There is no visible damage from deterioration and no damage from impact or other trauma was noted. The piles observed in the field appeared to be plumb with no signs of warping or twisting noted.
2. The base of a majority of the piles at the asphalt or grade do not show signs of moisture intrusion or rot and are in good condition. A few piles showed signs of superficial water staining.

BUILDING 1-2-3: 2nd LEVEL – Framing and Connections

1. FRAMING CONNECTIONS: (SUBSTANTIAL deterioration noted – PHASE 2 REQUIRED) In general, the condition of the custom steel connections of the piles to the main carrying beams of the 2nd floor was POOR. Some locations require remedial repair to restore the connection back to its original condition and others will require a full replacement of both the pile/beam connector and bolts. Wire brushing and repainting of the connections will be required in select locations.
   Recommendation (lateral and uplift wind resistance of these connections is substantially reduced; repair to be performed as soon as possible): Connections (applicable only where remedial repair is possible) where the base metal connection appears to be rusting and flaking, the connection shall be wire-brushed to bare white metal to remove all rust and scale. Where more than 20% of the base metal has been removed after wire-brushing, a new steel plate, bolt or clip angle shall be installed to match what existed previously (locations where replacement is necessary: the method of replacement and probable cost to be determined in phase 2 inspection; Destructive investigation may be required).

2. Floor joist clips: (MINOR deterioration noted) In general, the condition of the pre-manufactured clip angles and hangers was fair. Rust and minor deterioration due to exposure from airborne salts was observed in a significant number of the connections. Most clip angles and hangers observed appeared to be 16 gage or thinner metal with a galvanized coating that has been painted over in some locations. The base material has begun to rust and in several locations the connection will need to be replaced.
   Recommendation (repair to be performed in less than 6 months): Connections where the base metal connection appears to be rusting and deteriorated should be replaced to restore the connection to the state as originally constructed.

3. Retrofit steel channels: (MINOR deterioration noted). In general, the condition of the added steel channels and bolts is fair. The steel has

begun to rust and flake. The protective coating is no longer functioning. All retrofit steel channels and bolts shall be wire-brushed to remove scale and rust and re-painted with rust inhibiting primer and DTM acrylic paint, or a paint suitable for the exposed conditions.

4. Framing members observed: All framing members exposed appeared to be in good condition. Apparent rot, active water staining, or other deterioration was not observed at the time of our site visit. Some repairs and installation of additional framing members of floor members has been performed and appear to be functioning as intended (Framing members not exposed at the time of or site visit are excluded from this report)

BUILDING 1-2-3:3rd LEVEL + ROOF – BALCONY Framing and Connections

1. MAIN CONNECTION PLATES + BOLTS (SUBSTANTIAL deterioration noted – PHASE 2 REQUIRED). The condition of the main connection plates and bolts of the balcony framing is poor and requires replacement. Bolts and metal connector plates and post caps are all showing signs of metal expansion and substantial deterioration.
   Recommendation (lateral and uplift wind resistance of these connections is substantially reduced; repair to be performed as soon as possible):

2. FRAMING CLIPS + HANGERS: In general, the condition of the pre-manufactured clip angles and hangers at the exposed BALCONY framing was fair. Rust and minor deterioration due to exposure from airborne salts was observed in a significant number of the connections. Most clip angles and hangers observed appeared to be 16 gage or thinner metal with a galvanized coating that has been painted over in some locations. The base material has begun to rust and in several locations the connection will need to be replaced.
   Recommendation (repair to be performed in less than 6 months): Connections where the base metal connection appears to be rusting and deteriorated should be replaced to restore the connection to the state as originally constructed.

3. Framing members observed: The majority framing members exposed appeared to be in good condition. Some locations at the roof eave showed signs of minor rot and water staining and should be replaced on a case-by-case basis. Substantial deterioration was not observed at the time of our site visit. (Framing members not exposed at the time of or site visit are excluded from this report)

BUILDING 1-2-3:ROOF LEVEL (INTERIOR FRAMING) – Framing and Connections

Note: Roof framing and connections were not exposed at the time of our site visit. Evaluation of the framing connections and members could not be performed.

We would assume that the framing and connections not exposed to the elements would not be subject to substantial deterioration at this time. (refer to section 6)

b. BUILDINGS 4-5 (MAIN SUPPORT STRUCTURE)

We have reviewed the overall structure and note the following:

BUILDING 4-5: GRADE LEVEL – Vertical Support Driven Piles

1. In general, the condition of the main vertical driven support piles is good. There is no visible damage from deterioration and no damage from impact or other trauma was noted. The piles observed in the field appeared to be plumb with no signs of warping or twisting noted.
2. The base of a majority of the piles at the asphalt or grade do not show signs of moisture intrusion or rot and are in good condition.

BUILDING 4-5: 2nd LEVEL – Framing and Connections

1. FRAMING CONNECTIONS: (POTENTIAL SUBSTANTIAL deterioration noted – PHASE 2 destructive testing REQUIRED) The condition of the custom steel connections of the piles to the main carrying beams of the 2nd floor could not be determined at the time of our site visit. The underside of the 2nd floor and the tops of most of the piles and connections were covered with drywall and plaster. Some exposed bolts can be seen protruding from the drywall, and most are rusted and show signs of deterioration due to salt spray exposure. Further investigation may be warranted to determine the condition of the connections.
   Recommendation (lateral and uplift wind resistance of these connections may be substantially reduced; investigation and repair to be performed as soon as possible):

2. Floor joist clips: (MINOR deterioration noted) In general, the condition of the pre-manufactured clip angles and hangers was fair. Rust and minor deterioration due to exposure from airborne salts was observed in a significant number of the connections. Most clip angles and hangers observed appeared to be 16 gage or thinner metal with a galvanized coating that has been painted over in some locations. The base material has begun to rust and in several locations the connection will need to be replaced.
   Recommendation (repair to be performed in less than 6 months):
   Connections where the base metal connection appears to be rusting and deteriorated should be replaced to restore the connection to the state as originally constructed.

3. Retrofit steel channels: (MINOR deterioration noted). In general, the condition of the added steel channels and bolts is fair. The steel has begun to rust and flake. The protective coating is no longer functioning. All retrofit steel channels and bolts shall be wire-brushed to remove scale and rust and re-painted with rust inhibiting primer and DTM acrylic paint, or a paint suitable for the exposed conditions.

4. Framing members observed: All framing members exposed appeared to be in good condition. Apparent rot, active water staining, or other deterioration was not observed at the time of our site visit. Some repairs and installation of additional framing members of floor members has been performed and appear to be functioning as intended (Framing

members not exposed at the time of or site visit are excluded from this report).

BUILDING 4-5:3rd LEVEL + ROOF – BALCONY Framing and Connections

1. MAIN CONNECTION PLATES + BOLTS (MINOR deterioration noted). The condition of the main connection plates and bolts of the balcony framing is FAIR and requires maintenance. Bolts and metal connector plates and post caps are showing signs of minor rust from exposure and require wire-brushing and repainting to extend the life of the connections.
   Recommendation (repair as part of current maintenance program): Connections where the base metal connection appears to be rusting and flaking shall be wire-brushed to bare white metal to remove all rust and scale. Where more than 20% of the base metal has been removed after wire-brushing, a new steel plate, bolt or clip angle shall be installed to match what existed previously.

2. FRAMING CLIPS + HANGERS: (MINOR deterioration noted) In general, the condition of the pre-manufactured clip angles and hangers at the exposed BALCONY framing was fair. Rust and minor deterioration due to exposure from airborne salts was observed in a significant number of the connections. Most clip angles and hangers observed appeared to be 16 gage or thinner metal with a galvanized coating that has been painted over in some locations. The base material has begun to rust and in several locations the connection will need to be replaced.
   Recommendation (repair to be performed in less than 6 months): Connections where the base metal connection appears to be rusting and deteriorated should be replaced to restore the connection to the state as originally constructed.

3. Framing members observed: The majority framing members exposed appeared to be in good condition. Rot, water staining, or other deterioration was not observed at the time of our site visit. (Framing members not exposed at the time of or site visit are excluded from this report)

BUILDING 4-5:ROOF LEVEL (INTERIOR FRAMING) – Framing and Connections

Note: Roof framing and connections were not exposed at the time of our site visit. Evaluation of the framing connections and members could not be performed.

We would assume that the framing and connections not exposed to the elements would not be subject to substantial deterioration at this time. (refer to section 6)

c. BUILDINGS 6-7-8-9 (MAIN SUPPORT STRUCTURE)

We have reviewed the overall structure and note the following:

BUILDING 6-7-8-9: GRADE LEVEL – Vertical Support Driven Piles

1. In general, the condition of the main vertical driven support piles is good. There is no visible damage from deterioration and no damage from impact or other trauma was noted. The piles observed in the field appeared to be plumb with no signs of warping or twisting noted.
2. The base of a majority of the piles at the asphalt or grade do not show signs of moisture intrusion or rot and are in good condition.

BUILDING 6-7-8-9: 2nd LEVEL – Framing and Connections

1. FRAMING CONNECTIONS + PLATES AND BOLTS: (SUBSTANTIAL deterioration noted – PHASE 2 destructive testing REQUIRED) The condition of the custom steel connections of the piles to the main carrying beams of the 2nd floor could not be determined at the time of our site visit for a significant number of connections. The underside of the 2nd floor and the tops of most of the piles and connections under the main living areas were covered with drywall and plaster. Some exposed bolts and clips can be seen protruding from the drywall, and most are rusted and show signs of deterioration due to salt spray exposure. Further investigation may be warranted to determine the condition of the connections.
   Recommendation (lateral and uplift wind resistance of these connections may be substantially reduced; investigation and repair to be performed as soon as possible if found to be deficient): (locations where replacement is necessary: the method of replacement and probable cost to be determined in phase 2 inspection; Destructive investigation may be required).

2. Floor joist clips: (MINOR deterioration noted – REPAIR NEEDED) In general, the condition of the pre-manufactured clip angles and hangers was fair to poor. Rust and minor deterioration due to exposure from airborne salts was observed in a significant number of the connections. Most clip angles and hangers observed appeared to be 16 gage or thinner metal with a galvanized coating that has been painted over in some locations. The base material has begun to rust and in several locations at the underside of the balcony locations and the connections will need to be replaced.
   Recommendation (repair to be performed AS SOON AS POSSIBLE):
   Connections where the base metal connection appears to be rusting and deteriorated should be replaced to restore the connection to the state as originally constructed.

3. Retrofit steel channels: (SUBSTANTIAL deterioration noted – PHASE 2 destructive testing REQUIRED). In general, the condition of the added steel channels and bolts is POOR. The steel has begun to rust, flake and expand. The clip angles and the bolts that support the beams are also deteriorated and need to be replaced in several locations. The protective coating is no longer functioning. All retrofit steel channels and bolts that are to remain shall be wire-brushed to remove

scale and rust and re-painted with rust inhibiting primer and DTM acrylic paint, or a paint suitable for the exposed conditions. **Recommendation (vertical, lateral and uplift wind resistance of these connections may be substantially reduced; investigation and repair to be performed as soon as possible):** (locations where replacement is necessary: the method of replacement and probable cost to be determined in phase 2 inspection; Destructive investigation may be required).

4. Framing members observed: All framing members exposed appeared to be in good condition. Apparent rot, active water staining, or other deterioration was not observed at the time of our site visit. Some repairs and installation of additional framing members of floor members has been performed and appear to be functioning as intended (Framing members not exposed at the time of or site visit are excluded from this report).

BUILDING 6-7-8-9:3rd LEVEL + ROOF – BALCONY Framing and Connections

1. MAIN CONNECTION PLATES + BOLTS (MINOR deterioration noted). The condition of the main connection plates and bolts of the balcony framing is FAIR and requires maintenance. Bolts and metal connector plates and post caps are showing signs of minor rust from exposure and require wire-brushing and repainting to extend the life of the connections.
   Recommendation (repair as part of current maintenance program): Connections where the base metal connection appears to be rusting and flaking shall be wire-brushed to bare white metal to remove all rust and scale. Where more than 20% of the base metal has been removed after wire-brushing, a new steel plate, bolt or clip angle shall be installed to match what existed previously.

2. FRAMING CLIPS + HANGERS: (MINOR deterioration noted) In general, the condition of the pre-manufactured clip angles and hangers at the exposed BALCONY framing was FAIR in exposed areas observed. Rust and deterioration due to exposure from airborne salts was observed in a significant number of the connections. Most clip angles and hangers observed appeared to be 16 gage or thinner metal with a galvanized coating that has been painted over in some locations. The base material has begun to rust and in several locations the connection will need to be replaced.
   Recommendation (repair to be performed as soon as possible): Connections where the base metal connection appears to be rusting and deteriorated should be replaced to restore the connection to the state as originally constructed.

3. Framing members observed: The majority framing members exposed appeared to be in good condition. Rot, water staining, or other deterioration was not observed at the time of our site visit. (Framing members not exposed at the time of or site visit are excluded from this report)

BUILDING 6-7-8-9:ROOF LEVEL (INTERIOR FRAMING) – Framing and Connections

Note: Roof framing and connections were not exposed at the time of our site visit. Evaluation of the framing connections and members could not be performed.

We would assume that the framing and connections not exposed to the elements would not be subject to substantial deterioration at this time. (refer to section 6)

4. ADJACENT STRUCTURES + FOUNDATIONS

a. Adjacent structures (such accessory sheds or utility rooms etc..) that are not part of the main building were not observed by this office at the time of our initial investigation and are excluded from this report.
b. The main FOUNDATIONS of the property were not exposed at the time of our site visit and are excluded from this report.

5. SUBSTANTIAL STRUCTURAL DETERIORATION

Substantial structural deterioration requiring a PHASE-2 INSPECTION, as defined in the body of this report, was observed at the subject property at the following locations (REFER TO SECTION 6):

PHASE 2 REQUIRED:
Note: Cost to repair shall be determined upon conclusion of the PHASE 2 report and analysis.

BUILDINGS 1-2-3: 2nd floor connections @ piles + WEST balcony framing connections 2nd 3rd and Roof.

BUILDINGS 4-5: 2nd floor connections @ piles

BUILDINGS 6-7-8-9: 2nd floor connections @ piles + RETROFIT Steel Floor Support Channels (SELECT LOCATIONS)

6. OTHER ITEMS

Our investigation does not serve to qualify all components of the existing main structural support system and shall only apply to the items in the immediate vicinity of the observed area.

This office was not able to observe all underlying framing and finishes during our investigation. Damage or deterioration to the existing structural systems or finishes may occur at some areas other than those observed during our investigation. Areas that appear to be substandard should be noted and made known to us for additional investigation and analysis. We reserve the right to amend or alter our opinions based on any new evidence found.

All "cost estimations" provided are general in nature and shall be confirmed and provided by a Florida Licensed General Contractor qualified to perform the work. All repairs shall be in accordance with the standards of the Florida Building Code in force at the time of the repair. All applicable required building permits and approvals shall be obtained prior to the start of any work.

APPENDIX

PHOTOS (BUILDINGS 1-2-3):

DEPICTING GENERAL CONDITIONS AND ITEMS OBSERVED AT EACH LOCATION AS DESCRIBED IN REPORT

PHOTOS (BUILDINGS 4-5):

DEPICTING GENERAL CONDITIONS AND ITEMS OBSERVED AT EACH LOCATION AS DESCRIBED IN REPORT

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PHOTOS (BUILDINGS 6-7-8-9):

DEPICTING GENERAL CONDITIONS AND ITEMS OBSERVED AT EACH LOCATION AS DESCRIBED IN REPORT


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