Vista Bay Condominiums

Milestone Inspection Summary Report

Prepared for:

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Indian Shores, FL 33785

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TO: Indian Shores Building Department
19305 Gulf Boulevard
Indian Shores, FL 33785

RE: Vista Bay Condominium Association– Milestone Inspection Summary Report
19111 Vista Bay Dr
Indian Shores, FL 33785

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REPORT OF FINDINGS

INTRODUCTION

Belt Engineering was contracted to perform a visual, non-destructive Milestone Inspection and cladding observation of the structure located at the address listed above. Eduardo Godinez, E.I., and Ivan Bitorajc, Inspector, performed their investigation beginning on July 27, 2022. Luis Anchundia, E.I., performed the inspection of the remainder of the building on September 14, 2022 & September 15, 2022. The investigation was limited to the structural condition of accessible balconies, roof, roof walls, exterior walls, walkways, storage rooms, electrical rooms, trash chute rooms, and elevator motor rooms at the above referenced property at the time of our site visit. Belt recorded select cladding observations encountered during our structural evaluation.

PURPOSE

The purpose (scope) of our site Milestone Inspection site visits was the following:

A. Identify any apparent condition of structural concern that was, or could become, a hazard to the health and safety of the building occupants at the areas mentioned above.
B. Collect data of the condition of the structure for the design of repairs to the structural components and cladding at the areas mentioned.

PROPERTY DESCRIPTION

The property consisted of three-building residential complex located in Indian Shores. The buildings faced the Intracoastal waterway along the east elevation. According to the existing Construction Documents the property was constructed in 1983. Buildings I, II and III are all within the single building structure separated by firewalls into 3 portions with independent access. For the Building I (Twenty Units), Building II (Twenty-five Units) and Building III (Thirty Units) balconies were mostly facing toward the center of the property and toward the Intracoastal. All

private concrete covered balconies and CMU infill walls were finished with painted stucco. The club house along and pool were located at the center of the property.

Picture 1: Typical North Elevation.

Picture 2: Typical South Elevation.

Picture 3: Typical East Elevation.

Picture 4: Typical West Elevation.

BUILDING SRUCTURE

The structure of the building was built with reinforced concrete. The upper part was constructed cast-in-place (CIP) slabs and columns system. The main flat roof waterproofing finish was unknown as at the time of our site visit. The mechanical air conditioning (AC) components for the buildings were located on the flat roof. The walkways appeared to have marine carpet floor finish that at the time of our site visit, the condition below cannot be determined and/or was unknown. The building's exterior had windows. There were some masonry infill walls separating the balconies from each apartment, as well as the stairs.

TYPICAL INSPECTION METHODS

Aside from conventional measurements and visual inspection, the following methods were used to inspect select structural and non-structural elements at the property.

1. Surface Sounding
    a. Superficial sounding was performed using a metal object (golf club or hammer) to locate areas of hollow sounding substrate consistent with delamination.

Belt Engineering performed a visual inspection of accessible and visible structural building components. We systematically surveyed the conditions and used the above methods where applicable to locate damage that was not visually discernable.

DEFINITIONS AND DESCRITIONS

The following definitions and descriptions are provided to as an aid to interpreting the information include in this report.

Sounding – method to determine areas of delamination that may not be visibly apparent. This is performed by tapping on the surface with a hard object, usually a hammer or golf club. The objective of these methods is to detect regions of the cladding or substrate where the sound from tapping changes from a clear ringing sound (sound substrate) to a somewhat mute and hollow sound (delaminated substrate).

Spall – A fragment, usually in the shape of a flake, detached from a member by a blow, the action of weather, by pressure, by fire, or by expansion of the larger mass.

Delamination – A separation along a plane parallel to the surface, as in the case of a concrete slab, a horizontal splitting, cracking, or separation, within a slab in a plane roughly parallel to, and generally near, the upper surface and can often only be detected by nondestructive tests, such as tapping with a golf club or hammer.

Pop out – the breaking away of small portions of a surface due to localized internal pressure that leaves a shallow, typically conical, depression with a broken coarse aggregate at the bottom.

Craze Cracks – fine random cracks or fissures in a surface of plaster (stucco) cement paste, mortar, or concrete.

Hairline Cracks – cracks in an exposed to view concrete surface having widths so small as to be barely perceptible.

Stairstep Cracking – cracks in finish, cladding, or masonry construction that follow the underlying mortar joints in the underling masonry construction.

Shrinkage and Temperature Crack – Cracks in concrete or a cementitious finish resulting from shrinkage of the material due to the curing process or thermal expansion and contraction.

Efflorescence – a deposit of salts, usually white, formed on a surface, the substrate having emerged in solution from within either concrete or masonry and subsequently been precipitated by a reaction, such as carbonation or evaporation.

SUMMARY OF OBSERVATIONS

STRUCTURAL

At the time of our visit, we did not note any visible structural conditions that were indicative of imminent catastrophic failure of the main structural components. There were conditions of secondary structural components that were of immediate concern. These are presented below.

Building I, II, III

1. Delamination on concrete balcony and walkway ceiling.
2. Delaminated edges at multiple areas of walkways.

3. Spalling, delamination, and reinforcement corrosion, exposed reinforcement, hairlines cracks. These are the typical conditions found at the concrete slabs that were exposed.

RECOMMENDATIONS

Minor structural damage to structural members (concrete balcony interior roof walls, and walkways,) was observed at the subject property.

Belt Engineering believes that, as of the time of our site visits, an immediate unsafe structural condition does not exist. However, if proper repairs are not addressed, they will further deteriorate the subject property and therefore could eventually result in an unsafe structural condition.

Belt Engineering believes that additional damage could be presently concealed by the balcony finishes (tile) and walkways (carpet). Based on observations made during our site visits, Belt Engineering recommends the following:

1. Repair delaminated concrete slabs at the balconies, trash chute rooms, and storage rooms.
2. All tented tile is to be removed for further evaluation of the structural slab.
3. Repair all typical spalling, delamination, reinforcement corrosion, exposed reinforcement at balconies, trash chute room, and storage room concrete slabs

LIMITATIONS

The opinions expressed herein are based on the information collected during our assessment, our present understanding of the former site conditions, and our professional judgment in light of such information at the time of this Report. The Report is a professional opinion, and no warranty is expressed, implied, or made as to the conclusions, advice, and recommendations offered in this report. Belt reserves the right to update this Report should additional information become available. In expressing the opinions stated in this report, Belt has exercised a reasonable degree of care and skill ordinarily exercised by a reasonably prudent Engineer in the same community and in the same time frame given the same facts and circumstances.

REFERENCES

1. 2020 Florida Building Code, 7th Edition - Existing Building (FBC EB).
2. 2020 Florida Building Code, 7th Edition – Building (FBC)

CONTACT

Should you have any questions or concerns, please do not hesitate to contact us at (813) 961-3075 or e-mail rshreffler@beltengineering.com

Regards,

Robert H. Shreffler

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