

MILESTONE PHASE 1 EXISTING BUILDING INSPECTION REPORT

6500 47th Street North, Unit 7, Pinellas Park, FL 33781

727-748-5041

**Las Olas Condominium Association, Inc.
19500 Gulf Boulevard, Indian Shores, FL 33785**

Foreword

We have completed the Phase One required Milestone Inspection for your building pursuant to Florida Statute 553.899. The inspection consisted of visual examination of the exterior walls, walkway floors, staircases, elevator structure, and non-habitable common areas. Interior inspections were performed on accessible apartments, where structural support components are located.

For the purpose of this report, the following definitions will be used as it relates to the current condition of the component or system:

- **EXCELLENT** - The component or system is in new or like new condition. There is little or no evidence of deferred maintenance or needed repairs can be accomplished through routine scheduled maintenance.
- **GOOD** - The component or system is sound and performing its function. It may show signs of normal aging or wear and tear, and some remedial and routine maintenance or rehabilitation work may be necessary but does not rise to the level of substantial structural deterioration.
- **SERVICEABLE** - The component or system is performing its function at this time, but exhibits signs of deferred maintenance, evidence of previous repairs, and/or substantial structural deterioration. Repairs or replacement will be required to prevent further deterioration, prevent failure, and to extend its service life.
- **POOR** - The building / components or system has either failed or cannot be relied upon to perform its original function. This may be a result of having exceeded its typical expected useful life, exhibiting excessive deferred maintenance, advanced substantial structural deterioration or being in a state of disrepair. The present condition could contribute to or cause the deterioration of other adjoining components or systems. Significant repairs will be required.

BUILDING INFORMATION

Las Olas Condominium Association, Inc. is a residential condominium located at 19500 Gulf Boulevard, Indian Shores, FL 33785.

The property consists of a 6-story condominium building and as such is considered to be a Threshold Building. There are 23 Residential units, non-habitable garage, covered parking, storage, and

recreational facilities reside on the ground floor. Non-structural concrete block and frame walls and partitions enclose the ground floor.

According to information provided by the Pinellas County Property Appraiser's Office, the subject property was originally constructed in 1978.

The building is constructed on deep foundations with pilings, using both cast-in-place and precast concrete components, painted stucco covered masonry concrete block in-fill walls, and reinforced concrete decks. Upper floors are served by an elevator and precast concrete staircases at the front and rear of the building.

The buildings' exterior cladding consists of a direct-applied textured sand cementitious finish over CMU and concrete. The buildings' exterior coatings and sealants are comprised of acrylic-based paint and polyurethane sealants.

The building is provided with aluminum framed windows. Some units have upgraded the windows to impact rated glazing and many of the units have storm shutters installed.

Each condominium unit includes a private balcony. The floor framing is identical to the interior unit framing.

The exterior walkway on the front elevation is a six to eight-inch-thick concrete slab that cantilevers to the side of the building. Each form poured cantilevered slab provides the ceiling for the floor beneath it. The ceiling for the sixth floor has a stucco finish.

FIELD OBSERVATIONS

Field observations were limited to visual observations of the major structure components (including the interior units and common areas) to the extent they are exposed, accessible and within view at the time of the site visit with the intent to identify any areas of "*substantial structural deterioration*" as outlined in Senate Bill 4D. This term as defined by Florida Statutes 553.899 (b) 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. An evaluation of the structural elements of the building, which included a survey of the interior units and common areas are as follows:

Exterior Walls:

General Structural Condition: **Good**

- There is minor cracking in the stucco surfaces. This is mostly around balcony openings.
- Signage and light fixture attached to front elevation – securely attached to wall.
- Stucco arch – securely attached to wall.

Columns and Beams:

General Structural Condition: **Good**

- No cracking or deterioration observed.

Walkway System:

General Structural Condition: **Good**

- No structural cracking or deterioration observed.

Foundation:

General Structural Condition: **Not readily accessible**

- No indications of settlement or shifting of the foundation were observed.

Balconies:

General Structural Condition: **Good**

- No structural concerns were observed. Non-structural cracking was observed at edges, some vertical components and underside of the balconies.

Railings:

- The railings for the walkways and staircases are vinyl clad steel railings: **Good Condition**

Stairs:

- Form poured landings and a central column support pre-cast concrete stairs. A form poured ceiling at the top level connects with the roof level: **Good Condition**

Non-Habitable Areas:

- Walkways: **Good Condition**
- Halls: **Good Condition**
- Trash Room: **Good Condition**

Habitable Areas:

- Interior walls and ceiling are covered with drywall – no cracking or settling observed.
- Floors inspected for settling – none observed.
- All apartments were inspected.

ENGINEER'S OPINIONS AND RECOMMENDATIONS

Based on the scope and limitations of this Phase I Structural Milestone Inspection, I did not observe structural concerns that rise to the level of "substantial structural deterioration." I also did not observe "unsafe" or "dangerous" conditions as defined by the Florida Building Code.

For areas which did not rise to the level of substantial deterioration, routine building maintenance includes but is not limited to the sealing of exposed cracks in the exterior stucco finish, exterior painting and caulking of the building. Latent or concealed defects or deficiencies are excluded from the scope of work for this inspection.

Our Recommendations Include:

Proactive Maintenance

- ALL masonry buildings will develop some level of cracking over time. Almost always the problem causing it is minor provided it is addressed early
- Distribute information urging residents to report new cracking or other irregularities in any building components they may observe.

Masonry Load Bearing and Non-Load Bearing Wall Components:

- **Concrete Masonry Units** – All walls Monitor for cracks
- **Reinforced Concrete Tie Columns** – Monitor for bulging surface spalls
- **Reinforced Concrete Tie Beams** – Monitor for bulging surface spalls
- **Lintels** – Above wall openings - Monitor for bulging surface spalls
- **Masonry Finishes** – Exterior Paint - Monitor for cracks
- **Stucco** - Covering Concrete Masonry Units - Monitor for cracks

Walkways and Balconies:

- **Form poured Slabs:** Investigate minor cracks and make necessary repairs.
 - **For cracks without spalling** – seal the cracks.
 - **For cracks with spalling** - remediate according to accepted protocols when discovered.
- **Guardrails:** Monitor concrete components for cracks or looseness. Remediate according to accepted protocols when discovered.
- **Monitor walkway Slabs for Fractures:** Remediate according to accepted protocols when discovered.
- **Expansion Joints:** Restore sealant as needed.

Stairs:

- **Steel Components, if any:** Monitor for rust and remediate according to accepted protocols when discovered.
- **Landings:** Monitor for cracks and remediate according to accepted protocols when discovered.
- **Guardrails:** Monitor concrete components for cracks or looseness. Remediate according to accepted protocols when discovered.
- **Staircase Structure (pre-cast concrete):** Monitor for cracks or spalls. Remediate according to accepted protocols when discovered.

Deferred Maintenance

- Refer to attached Data Collection Sheet

Sincerely,

Patricia P. Montecki, Professional Engineer
License Number 54894

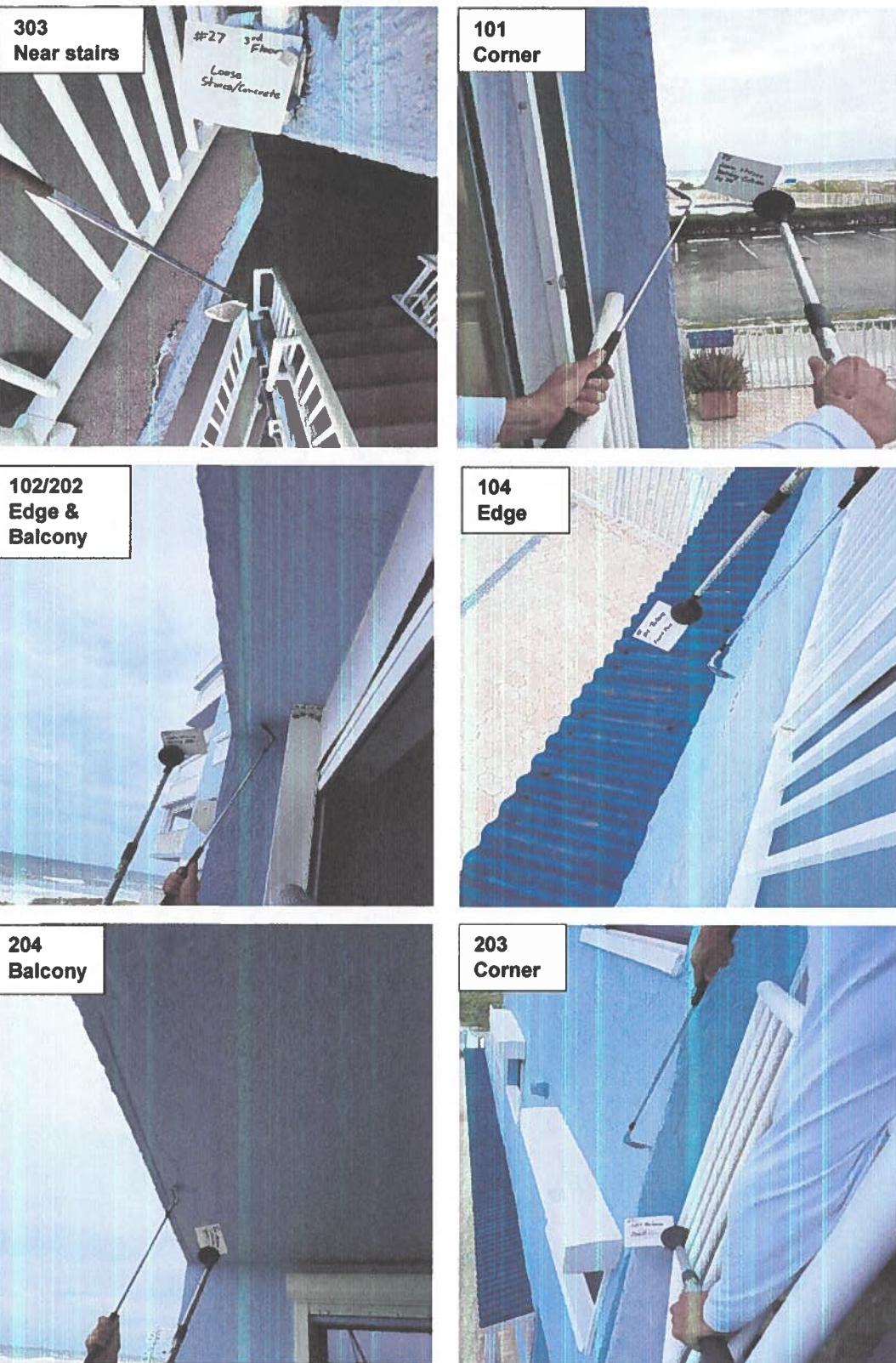
10/10/23

MILESTONE SPECIAL INSPECTION ITEMS
BUILDING: Las Olas Condominium
19500 Gulf Boulevard, Indian Rocks Beach 33785

Deferred Maintenance Items
INSPECTION DATE: 09/29/2023

ITEM #	UNIT #	LOCATION FRONT, REAR or END	DEFERRED ACTIONS NEEDED
27	303	3 rd Floor	Debonded stucco with crack – walkway slab near rear stairs.
38	101	Rear	Corner of Unit 101 vertical hairline crack above top of railing.
40	102/202	Rear	Debonded stucco underside of Unit 202 balcony – horizontal crack on edge.
47	104	Rear	Debonded stucco with crack – slab face of Unit 104.
48	104/204	Rear	Spall – underside of Unit 204 balcony with horizontal crack.
52	203	Rear	Right corner of Unit 203 – vertical hairline crack.
54	204/304	Rear	Spall – underside of Unit 304 balcony x 2 areas with horizontal crack. Debonded stucco on slab face of 304.
57	301/401	Rear	Spall – underside of Unit 401 balcony and front face.
62	501	Rear	Right corner of Unit 501 – vertical hairline crack.
65	500	Rear	Hairline cracks, rust stains on railing posts, balcony railing loose – large balcony located off of the kitchen.
66	401	Rear	Spall – underside of Unit 501 balcony.
69	404	Rear	Spall – underside of Unit 500.

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Milestone Phase One



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