MILESTONE PHASE 1 CONDITION SURVEY REPORT

700 West Condominium

19700 Gulf Blvd., Indian Shores, Florida 33785

BillerReinhart Project No. 22 - 020

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VIA EMAIL

September 24, 2022

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Subject: Milestone Phase 1 Structural Condition Survey Report
700 West Condominium
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Introduction

Lee Levoir, PE, Austin Getgen, PE, Dalton Cox, EI, and Ben Wollenslegel, EI, of Biller Reinhart Engineering Group, Inc. (BillerReinhart) performed a Milestone Phase 1 condition assessment of the readily accessible exterior wall surfaces, parking garage area, exterior walkways, staircases, select readily accessible unit balconies, and clubhouse exterior wall surfaces, staircase, pool room, and roof areas located at the subject property. The assessment was conducted on Thursday, September 15, 2022.

The purpose of the structural review, and our site assessment, is to provide an evaluation of the existing condition of the accessible exterior wall surfaces, parking garage area, exterior walkways, staircases, and unit balconies to identify structural integrity and safety concerns and provide an opinion on the presence of substantial structural deterioration at the property. Data collected during the survey will allow BillerReinhart to prepare general structural repair recommendations and design specifications for a planned limited restoration project. Physical sounding of the accessible elements was performed to assist in identifying areas exhibiting signs of stucco delamination and/or concrete spalling. The Milestone Phase 1 structural review is not a design review of the building. The visual assessment by BillerReinhart was of the structure's current state and did not involve any destructive activity to view inaccessible areas.

Structural Description

According to the Pinellas County Property Appraiser, 700 West Condominium building was constructed in 1982. 700 West Condominium is a 6-story structure, with resident units on floors 2 through 6 on top of first floor parking garage area. The main building is constructed of cast-in-place concrete frames, CMU exterior walls (fluted block), concrete

balcony slabs, concrete exterior walkway slabs, concrete floor, concrete stairs and open web steel bar joists supporting a corrugated metal roof deck. The clubhouse structure is of similar construction with a concrete roof deck. The 6th floor units contain 3 balconies facing East, West, and either North or South. The remaining units have 2 balconies facing East and West. Chimney flues roof areas are located on the North and South side of the building. The main roof system is a Soprema Sopralene Flam 180/ Flam 180 FR GR torchable modified bitumen roof system. The chimney flues slabs are coated with MasterSeal Traffic 1500 by Master Builders Solutions fluid applied membrane.

Project History

The following information was gathered:

- The main roof and chimney flue roof surfaces were re-roofed in 2016. Deteriorated metal decking was replaced and fastener density for the decking was increased to meet wind load requirements at the time of the re-roof project.
- A limited restoration and waterproofing project for the exterior walls, stairs, and a sample of the balconies was performed in 2004-2005. Metal guardrails on the balconies were replaced at this time. East walkway areas were finished with tile and were not waterproofed as part of the scope of work.
- A limited restoration and waterproofing project for the exterior walls, slab edges, beams and undersides of the slabs at the balcony areas, stairs and walkways, was performed in 2014. The stairs were applied with a pedestrian urethane waterproofing membrane.

Survey of the Building Exterior Walls, Parking Garage, Walkways, and Staircases

Readily discernible structural elements of the building were visually observed. Photographs were taken during the survey and are included in *Appendix A* of this report. Note that some of the conditions listed below were observed throughout the structure and the selected photographs are representative of the respective conditions. A catalog of all our site photos is available upon request.

<u>Exterior Walls</u>

1. East elevation, north elevation, west elevation and south elevation exterior wall areas are shown in *Figure A-1* through *Figure A-4,* respectively.
2. Isolated area of concrete spalling was observed within a grade level west facing windowsill. Refer to *Figure A-5*.
3. Sporadic areas of corroded cornerbead were observed. Refer to *Figure A-6* and *Figure A-7*.
4. Sporadic areas of peeling paint were noted. Refer to *Figure A-8*.
5. Multiple areas of efflorescence and water staining were observed on the wall surfaces and slab edges. Refer to *Figure A-9* and *Figure A-10*.

6. An unsealed electrical box was observed. Refer to *Figure A-11.*
7. Corrosion was observed on the "Telephone Equipment Room" door. Refer to *Figure A-12*.
8. Wall cracking was observed on framed stucco repairs within the East elevation staircase entrance. Refer to *Figure A-13.*

Parking Garage

1. Small isolated areas of concrete spalling were detected and observed on the concrete beams and girders. Refer to *Figure A-14* and *Figure A-15*.
2. Isolated hairline cracking was observed on the concrete beam members. Refer to *Figure A-16 and Figure A-17.*
3. Corroded segments of open web steel joists were observed in the generator room. Refer to *Figure A-18*.
4. Corrosion and peeling paint were observed on the metal angles at the parking garage entrance. Refer to Figure A-19 and Figure A-20.
5. Corroded metal reinforcement chairs were observed in the ceiling. Refer to *Figure A-21*.

Walkways

1. The walkways were covered with a tile finish and visible elements were generally observed to be in good condition. Sporadic areas of delaminated tile were identified throughout the walkways. Refer to *Figure A-22*.
2. Isolated delaminated stucco was detected within a slab edge, ceiling and a column.
3. Sporadic areas of peeling paint were observed on the guardrails. Refer to *Figure A-23*.

Staircases

1. The stair structures appeared to be in good condition. The waterproofing is nearing the end of its reasonable life expectancy but appeared to be in fair condition.
2. Localized areas of peeling paint were observed on the underside of the staircases.
3. Isolated delaminated stucco was detected within second-floor ceiling and column adjacent to the elevator.
4. Damaged framed wall stucco was observed at the second-floor plumbing chase. Refer to *Figure A-25*.

Survey of the Club House

Readily discernible structural elements of the building were visually observed. Photographs were taken during the survey and are included in *Appendix B* of this report.

Note that some of the conditions listed below were observed throughout the structure and the selected photographs are representative of the respective conditions. A catalog of all our site photos is available upon request.

1. Isolated areas of concrete spalling were detected throughout the accessible wall areas of the building. Refer to *Figure B-1* through *Figure B-3*.
2. Multiple areas of peeling and blistering paint were observed. Refer to *Figure B-4 through Figure B-6*.
3. The guardrails surrounding the perimeter of property were observed to be corroded with pickets exhibiting significant section loss. Refer to *Figure B-7*.
4. Separation between roof coping stones was observed. Refer to *Figure B-8*.
5. Missing fasteners were observed on the roof termination bar. Refer to *Figure B-9*.
6. An unsealed electrical box pitch pocket detail was observed on the roof. Refer to *Figure A-10.*
7. Corrosion was observed on the roof scupper. Refer to *Figure B-11*.

Survey of the Balconies

The balcony, guardrails, and adjacent wall surfaces were visually observed, and the concrete surfaces and stucco were sounded. BillerReinhart accessed and observed eighteen (18) unit balconies. Photographs were taken during the survey and are included in *Appendix C* of this report. Please note that some of the conditions listed below were observed throughout and the selected photographs are representative of the respective conditions. A catalog of all our site photos is available upon request. BillerReinhart reviewed the condition of the balcony deck structure by accessing the unit below and using the access ports. The following Unit balconies were reviewed; 602, 601, 506, 501, 406, 405, 404, 402, 401, 306, 301, 206, 206, 204, 203, 202, 201.

1. Majority of balconies were covered with a tile finish. Sporadic areas of delaminated tile were identified throughout the balconies. The remaining balconies appeared to be finished with a urethane waterproofing membrane.
2. Isolated areas of spalling were detected within the exterior faces of beams and walls. Refer to *Figure C-1* through *Figure C-3*.
3. Sporadic areas of stucco delamination were detected in wall and ceiling surfaces. Refer to *Figure C-4* through *Figure C-6*.
4. Isolated areas of curb spalling and heaved tile finish were observed at the sliding glass door threshold. Refer to *Figure C-7* and *Figure C-8*.
5. Sporadic corroded metal reinforcement chairs were observed. Refer to *Figure C-9* and *Figure C-10*.
6. Multiple areas of peeling/blistering paint were observed. Refer to *Figure C-11* and *Figure C-12*.

7. Multiple areas of deteriorated and peeling sealant were observed around the sliding glass doors. Refer to *Figure C-13* through *Figure C-15*.
8. Multiple corroded corner beads were observed. Refer to *Figure C-16* through *Figure C-18*.
9. Isolated metal access panels were observed to be corroded. Refer to *Figure C-19.*
10. Sporadic peeling paint on the guardrails was detected. Refer to *Figure C-20* and *Figure C-21*.
11. Sporadic corrosion was observed on the guardrails. Refer to *Figure C-22*.
12. Sporadic corroded fasteners were observed on storm shutter housing and sliding glass door assemblies. Refer to *Figure C-23 and Figure C-24.*
13. Unit 602 and Unit 601 balcony ceiling control joint accessory was noted to be corroded. Refer to *Figure C-25* and *Figure C-2*6.
14. Unit 602 West bedroom window appeared to have experienced moisture intrusion and drywall damage. Refer to *Figure C-27.*
15. An unsealed electrical box was observed in Unit 406. Refer to *Figure C-28.*
16. Unit 404 window frame paint was observed to be peeling/deteriorated. Refer to *Figure C-29.*
17. Unit 401 stucco behind the sliding glass door storm shutter was noted to be missing with metal lath exposed. Refer to *Figure C-30.*
18. A repair to the ceiling was observed in Unit 306. Refer to *Figure C-31.*

Conclusions/Recommendations

Based on the visual survey of the accessible structural elements described above, BillerReinhart does not believe that the subject structure exhibits signs of substantial structural deterioration. As such, a Milestone Phase 2 is not required per Senate Bill No. 4-D. BillerReinhart does not believe that, as of the time of our site visit, an unsafe structural condition exists at the 700 West Condominium under normal conditions. Isolated structural repairs are needed and are planned to be addressed as part of the upcoming restoration and waterproofing project.

BillerReinhart believes that the observed conditions (documented above) are due to long term exposure to environmental conditions such as ultra-violet rays, moisture/humidity, temperature changes, proximity to a large body of salt water, deferred maintenance, etc. Based on the conditions observed, BillerReinhart believes that additional concealed deterioration (i.e. concrete and stucco delamination on exterior wall, column and beam surfaces) will likely become apparent upon further investigation during execution of the planned restoration project.

<u>Exterior Walls & Parking Garage</u>

Based on the detection of isolated areas of spalling, delamination, corroded corner bead and peeling paint within the exterior walls and parking garage areas as well as the corrosion on the metal joist in the parking garage, BillerReinhart recommends a

restoration project be undertaken for the repair and maintenance of the exterior wall and parking garage areas including; deteriorated concrete structural elements, stucco, metal structural elements, sealants, and building painting. Restoration of the exterior wall areas should mitigate potential moisture intrusion and expose any structural deterioration of underlying structural elements in need of repair. BillerReinhart recommends the exterior wall restoration project be undertaken within the next year.

Walkways & Staircases

The walkways and staircase structures generally appear to be in good condition. Based on observations made during the condition survey and age of the waterproofing membrane, BillerReinhart recommends a global walkway and staircase restoration and waterproofing membrane project during the next paint cycle. Limited restoration of the exposed slab edges, ceilings and columns should be performed as part of the upcoming restoration and waterproofing project.

Balconies

The balconies generally appear to be in good condition with sporadic areas of spalling at the sliding glass door thresholds. Based on observations made during the condition survey and the age of the balcony membrane, BillerReinhart recommends a global balcony restoration and waterproofing membrane project during the next paint cycle. Limited restoration of the exposed slab edges, ceilings and beams should be performed as part of the upcoming restoration and waterproofing project.

Guardrails

Based on observations made during the condition survey, the mechanically assembled aluminum guardrails generally appear to be in good condition at the balconies with sporadic areas of peeling paint. BillerReinhart recommends a paint project for the balcony and walkway guardrails be undertaken simultaneously with the planned exterior wall restoration project.

BillerReinhart understands that the walkway guardrails are original to the building's construction in 1982. The walkway guardrails appear to be in fair condition. A typical life expectancy for mechanically assembled aluminum guardrails is approximately 35-40 years. Given that the age of the existing walkway guardrails is approximately 40 years, BillerReinhart recommends that the condition of the guardrails continue to be monitored and that the board plan to replace the guardrails at the time of the previously mentioned global walkway restoration and waterproofing project. Future conditions related to guardrail deterioration may warrant their replacement earlier.

The guardrail located along the property line which encloses the pool area was observed to be in poor condition with pickets exhibiting significant section loss. BillerReinhart recommends that the aluminum property line guardrails be replaced.

Roof

The modified bitumen flat roof systems were generally observed to be in good condition with no reports of water intrusion. BillerReinhart understands, construction was completed in 2016 replacement to a modified bitumen roof surface with a life expectancy of approximately 20 years. BillerReinhart recommends the main modified bitumen roof system be monitored and a roof recoat project at approximately 2036.

Based on the age of the chimney flue roof membrane surfaces, BillerReinhart recommends the existing urethane roof surfaces be removed and a new waterproofing membrane be installed during the next exterior wall and restoration.

Club House

Based on the detection of sporadic areas of spalling, delamination, and peeling paint within the exterior wall areas, BillerReinhart recommends a restoration project be undertaken for the repair and maintenance of the exterior wall areas including; deteriorated stucco, concrete structural elements, sealants, and building painting. Restoration will mitigate potential moisture intrusion and expose any structural deterioration of underlying structural elements in need of repair. BillerReinhart recommends the exterior wall restoration project be undertaken with the planned condominium structure exterior wall restoration project.

Based on observations during the condition survey, the club house roof system appears to generally be in fair condition. Based on the observations and the age of the club house roof system, BillerReinhart recommends addressing maintenance items at this time and a club house roof replacement project may be needed in the next 2-4 years.

Limited Restoration Project Scope

The text below describes a general recommended scope for an exterior wall restoration project. The project scope addresses current conditions and also provides for preventative maintenance of the affected building components.

The project to be undertaken for the repair and maintenance and repair of the structural systems of the condominium structure and clubhouse structure listed above should include the following scope of work:

1. Concrete repairs
    a. Concrete surface preparation for areas to be repaired
        i. Sounding and marking of exterior walls, windowsills, and parking garage walls, columns, and beams areas to be repaired.

ii. Sounding and marking of balcony, walkway and stair ceiling and slab edge areas to be repaired.
iii. Marked areas for repair shall be reviewed by the engineer prior to removal of unsound concrete to accommodate concrete repairs.
iv. Removal of unsound concrete to accommodate concrete repairs.

b. Concrete repair
i. Delaminated areas, spalls, and exposed metal in beams, slab edges and overhead concrete ceiling surfaces.
ii. Delaminated areas, spalls, and exposed metal in vertical concrete column surfaces.
iii. Delaminated areas, spalls, and exposed metal in vertical concrete wall surfaces.
iv. Concrete crack repair via epoxy injection - cracks in wall surfaces having widths equal to or greater than approximately 1/16".
v. Concrete crack repair via routing and sealing with sealant for cracks in concrete wall surfaces having widths less than 1/16" (non-structural cracking).

2. Masonry repair and restoration shall include the repointing of mortar joints and the replacement of damaged masonry as needed.
3. Repair of stucco finishes.
   a. Sounding and marking of exterior wall areas(including roof level walls), sliding glass door thresholds, and column surface areas to be repaired.
   b. Marked areas for repair shall be reviewed by the engineer prior to removal of unsound stucco to accommodate stucco repairs.
   c. Removal and replacement of deteriorated stucco areas, clearing or replacement of deteriorated corner bead, cleaning or replacement of deteriorated balcony ceiling trim and/or removal and replacement deteriorated metal lathe (if necessary) of stucco surfaced walls.
4. Metal joist and other metallic elements repair and restoration shall include:
   a. Removal of corrosion on metal elements.
   b. Repair of joists, if applicable.
   c. Painting with corrosion resistant paint after proper surface and substrate preparation.
5. Remove and replacement of existing property line perimeter guardrail assemblies.
6. Replacement of “Telephone Equipment Room” exterior metal door and door frame.
7. Replacement of metal exterior fire sprinkler valve boxes as requested by Owner.
8. Restriping of parking garage slab on grade walkway.

9. Remove and replace joint sealants, including:
    a. All perimeter window seals for the unit window systems, sliding glass door perimeter seals, common element window system perimeters,
    b. Perimeter seals for door frames, aluminum louvered vent frames, miscellaneous accessories penetrating wall finishes (light fixtures, etc.),
    c. Horizontal/vertical surface interfaces (wall and column/slab interface, slab/guardrail interface, etc.),
    d. Deteriorated metal roof flashing-to-stucco joints,
    e. Vertical surface interfaces between adjoining exterior wall surfaces,
    f. Vertical surface construction joint interfaces between adjoining exterior wall surfaces,
    g. Unsealed wall and roof penetrations,
    h. Sliding glass door track fasteners and fastener holes.
10. Remove and install a new waterproof deck membrane over chimney flue roof surfaces.
11. Re-coat all previously painted exterior walls including walkway, balcony, parking garage area, and roof level walls after proper surface and substrate preparation.
12. Re-coat via electrostatic application balcony and walkway metal guardrails after proper surface and substrate preparation.
13. Re-coat previously painted metal wall mounted vents/accessories, pipes/utilities after proper surface and substrate preparation.
14. Re-coat both sides and frame of all previously painted metal service, utility room, elevator and entry doors after proper surface and substrate preparation.

Note that this project scope may require modification based on observations made during project execution/construction should concealed detrimental conditions become apparent.

Closing

BillerReinhart has been contracted to develop the necessary construction documents (drawings and specifications) in a design phase. The construction documents will be issued in the form of a Project Manual and construction drawings.

The Project Manual will contain instructions to bidders, a copy of the condition survey report, terms and conditions for the contractor, a scope of work for the project, technical specifications, required construction details, and estimated repair quantities for bidding purposes. Contractor terms and conditions will include owner project requirements, project duration, and provisions for liquidated damages should project milestones not be met. The bidding documents will be based on estimated repair quantities (please be aware that actual repair quantities are unknown until project construction is complete). Contractors would therefore bid on the same scope of work and repair quantities for

accurate comparison. Bidding contractors will be required to complete a unit cost schedule to be used when repair quantities are higher or lower than the estimated quantities.

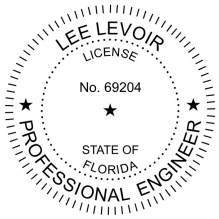
Neither the survey nor this report is intended to cover hidden conditions and defects nor environmental concerns. Unauthorized use of this report, without the permission of BillerReinhart shall not result in any liability or legal exposure to Biller Reinhart Engineering Group, Inc.

BillerReinhart Engineering Group, Inc. reserves the right to update the information contained in this report if deemed necessary due to modified site conditions or the availability of new/additional information.

Thank you for offering us the opportunity to provide our services for this project. Please contact our office if you have any questions regarding this report.

Sincerely,

Biller Reinhart Engineering Group, Inc.
State of Florida Certificate of Authorization No. 9149



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Date: 2022.10.25 11:01:11 -04'00'

This item has been digitally signed and sealed by Lee Levoir, PE.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Lee Levoir, P.E.
Principal Structural Engineer
Florida P.E. No. 69204

Appendix A

Building Exterior Walls, Roof, Parking Garage, Walkways, and Staircases

Photographic Documentation

Figure A-1

Figure A-2

Figure A-3

Figure A-4

Figure A-5

Figure A-6

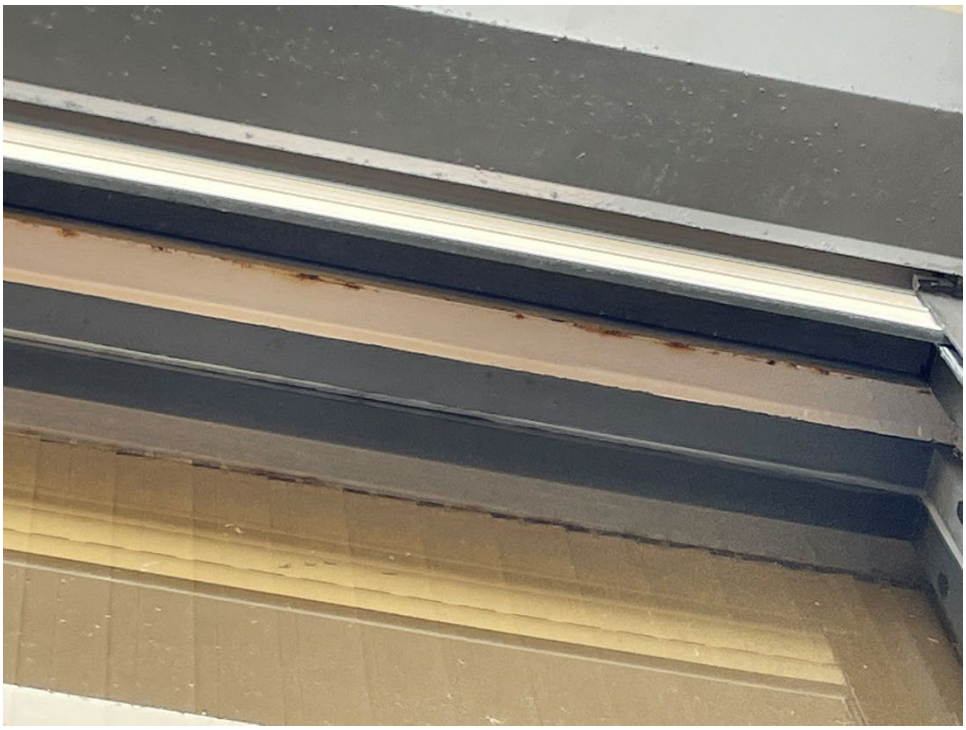

Figure A-7

Figure A-8

Figure A-9

Figure A-10

Figure A-11

Figure A-12

Figure A-13

Figure A-14

Figure A-15

Figure A-16

Figure A-17

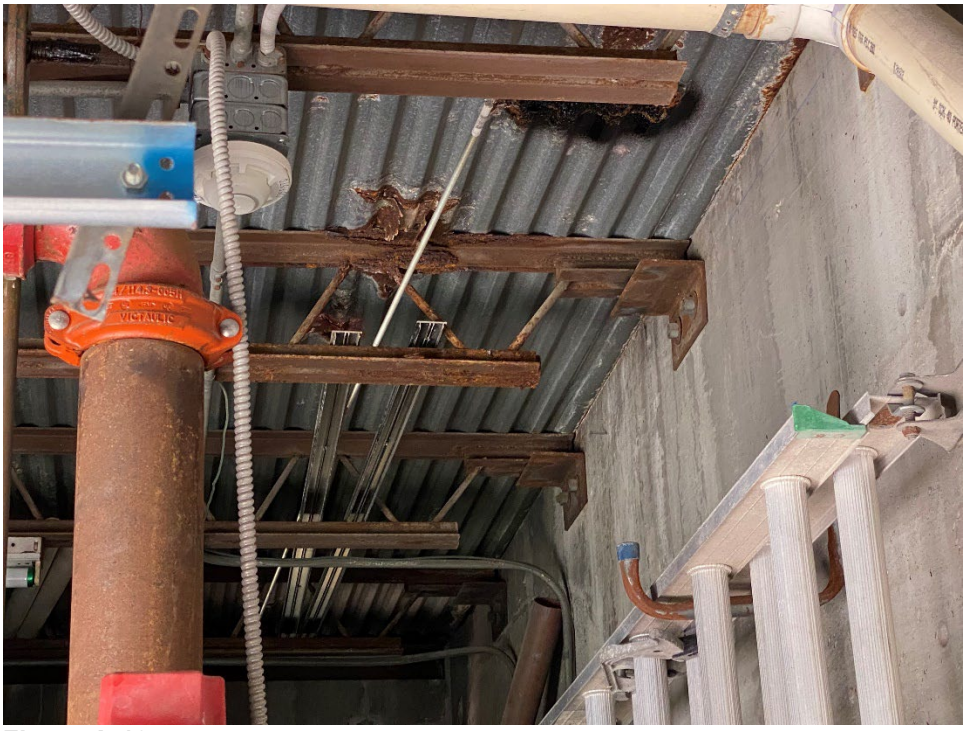

Figure A-18

Figure A-19

Figure A-20

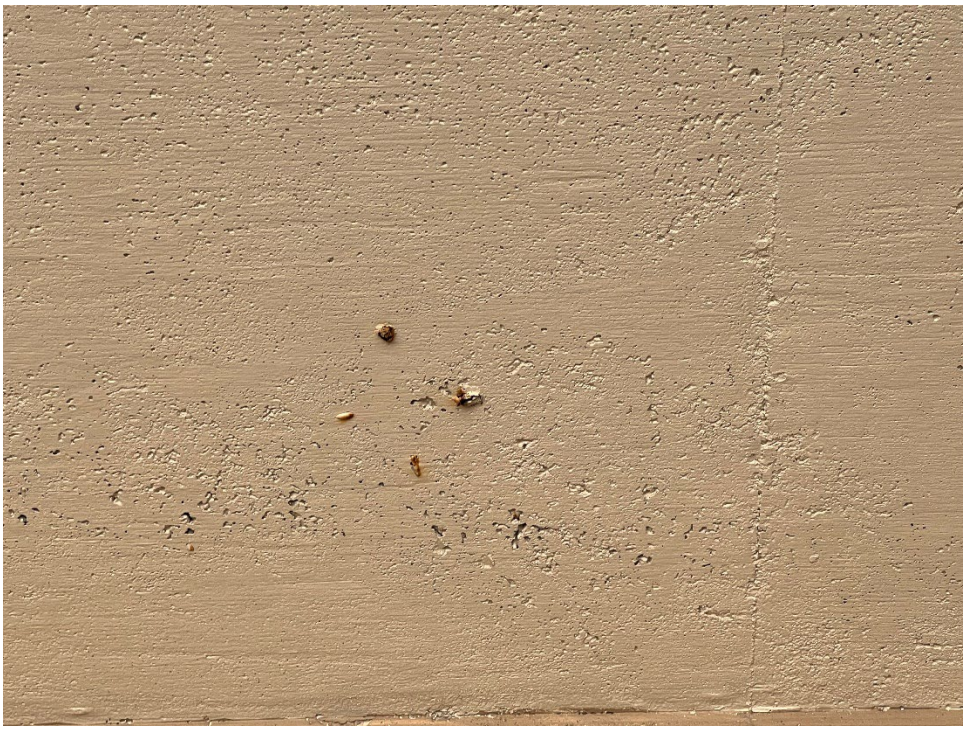

Figure A-21

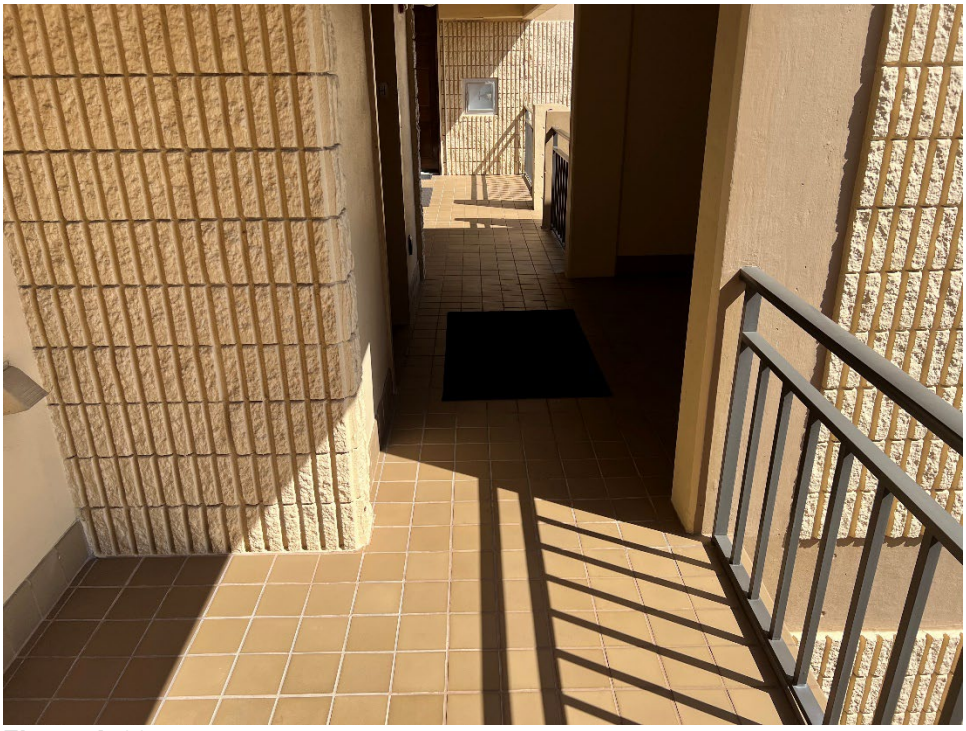

Figure A-22

Figure A-23

Figure A-24

Figure A-25

Appendix B

Club House

Photographic Documentation

Figure B-1

Figure B-2

Figure B-3

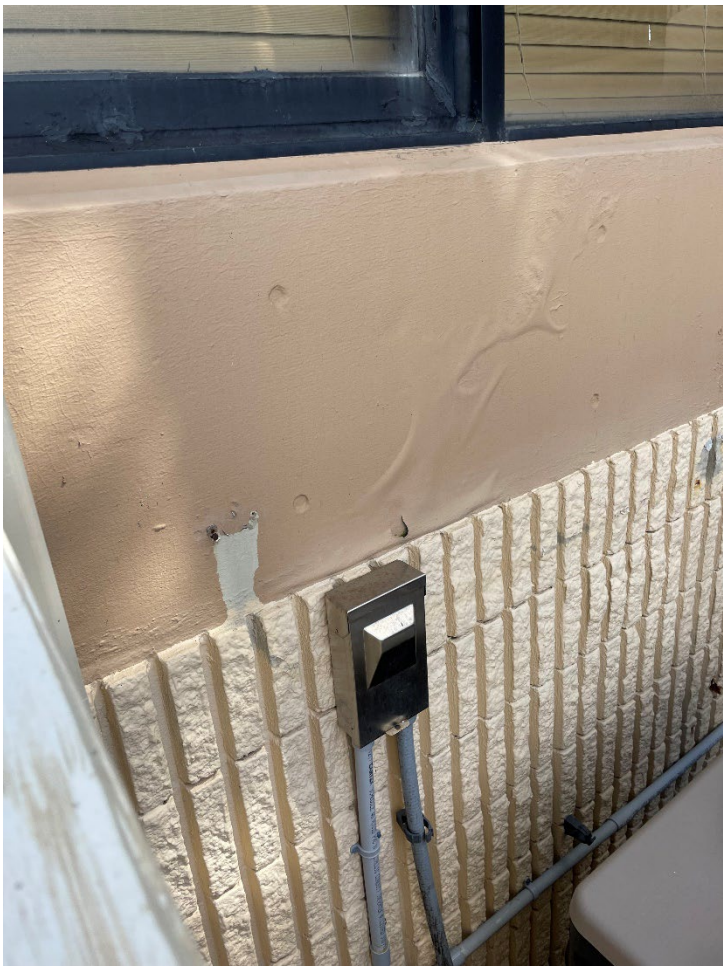

Figure B-4

Figure B-5

Figure B-6

Figure B-7

Figure B-8

Figure B-9

Figure B-10

Figure B-11

Appendix C

Balcony Photographic Documentation

Figure C-1

Figure C-2

Figure C-3

Figure C-4

Figure C-5

Figure C-6

Figure C-7

Figure C-8

Figure C-9

Figure C-10

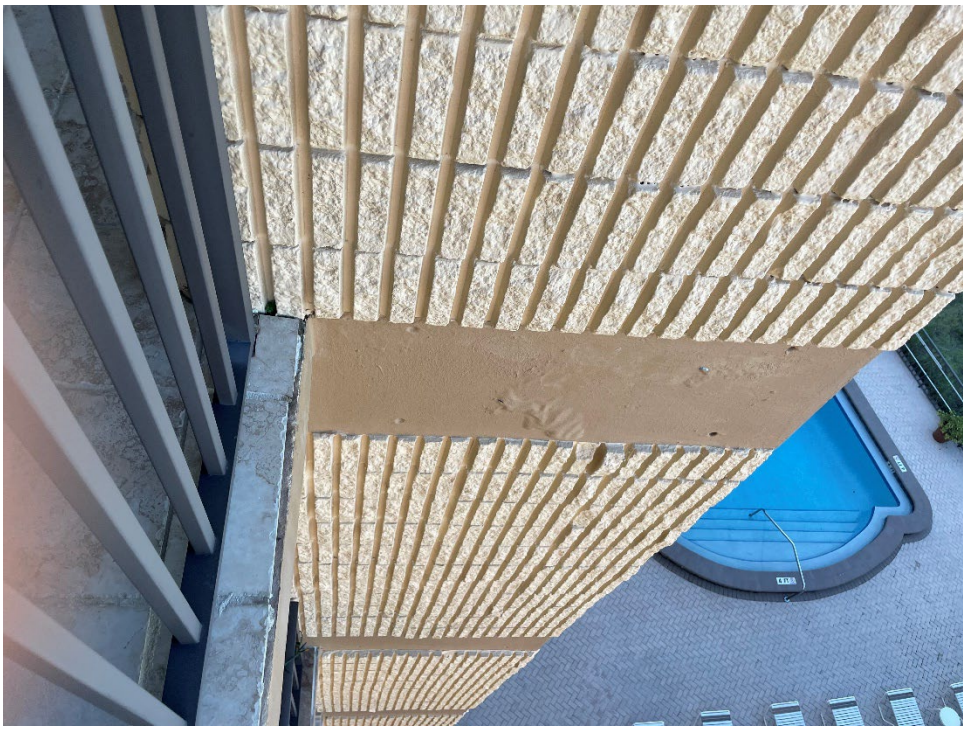

Figure C-11

Figure C-12

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Figure C-14

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Figure C-16

Figure C-17

Figure C-18

Figure C-19

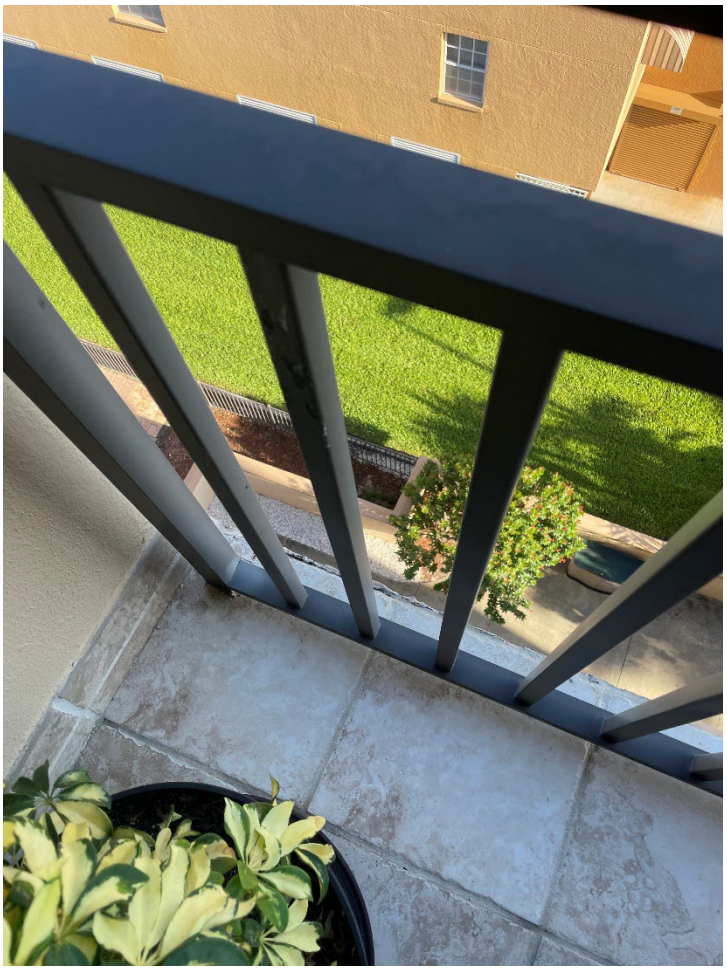

Figure C-20

Figure C-21

Figure C-22

Figure C-23

Figure C-24

Figure C-25

Figure C-26

Figure C-27

Figure C-28

Figure C-29

Figure C-30

Figure C-31