RECON RESPONSE ENGINEERING

# SEA CLUB OF INDIAN SHORES

MILESTONE PHASE 1 INSPECTION SURVEY

November 15, 2023

THIS MILESTONE PHASE 1 INSPECTION REPORT WAS PRODUCED FOR SEA CLUB OF INDIAN SHORES CONDOMINIUM ASSOCIATION, INC. LOCATED AT 19725 GULF BLVD, INDIAN SHORES, FL 33785.

Recon Response Engineering LLC, Florida Engineering Certificate of Authorization #31955
Toll-Free Nationwide: (844)-44-RECON or via email info@reconresponse.com

November 15, 2023

Mr. Matt Passaro
Sea Club of Indian Shores Condominium Association, Inc.
19725 Gulf Blvd.,
Indian Shores, FL 33785

Re: Milestone Phase 1 Inspection Survey
Sea Club of Indian Shores
19725 Gulf Blvd.,
Indian Shores, FL 33785

Dear Mr. Passaro,

In accordance with your request, we tasked engineer Andrew Schrader with performing a Phase 1 structural inspection of the building, including an inspection of load-bearing walls, primary structural members and primary structural systems. We visited the site on 10/30/2023.

## PROJECT BACKGROUND ON PHASE 1 INSPECTIONS

Recon Response Engineering LLC ("RRE") prepared this report to provide the Association with a Phase 1 Milestone Inspection in accordance with Florida Statute FS553.899. The purpose is to attest to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determine the general structural condition of the building as it affects its safety. This includes a determination of any necessary maintenance, repair or replacement of any structural component of the building. This does not include making a determination if the condition of the building is in compliance with the Florida Building Code or the fire safety code.

This inspection requires a visual examination of habitable and non-habitable areas of the building, including its major structural components. It is a qualitative (non-quantitative) assessment of the building's structural condition, with a key goal to determine if substantial structural deterioration exists.

"Substantial structural deterioration" is defined in FS553.899 as 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 inspector determines that such surface imperfections are a sign of substantial structural deterioration.

As stated in FS553.899, if we find no signs of substantial structural deterioration to the building components under visual examination, then a Phase 2 inspection is not required. If, however, any substantial deterioration is identified during the Phase 1 inspection, then a Phase 2 inspection must be performed.

## PROJECT BACKGROUND ON PHASE 2 INSPECTIONS

The purpose of a Phase 2 inspection, if required, is to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use. Additionally, a Phase 2 inspection requires the inspector to recommend a program for fully assessing and repairing distressed and damaged portions of the building.

A Phase 2 inspection may involve destructive or non-destructive testing, and may be as extensive or as limited as necessary to fully assess areas of structural distress. 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.

## ONCE THE INSPECTION IS COMPLETED

Following both the Phase 1 and Phase 2 inspection, the inspector must submit a sealed copy of the inspection report with a separate summary of, at a minimum, its material findings and recommendations. This information must be furnished by the inspector to both the condominium association and to the building official of the local government which has jurisdiction. This signed and sealed inspection report must meet all of the following criteria:

1) Indicate the manner and type of inspection forming the basis for the inspection report.

2) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection.

3) Describe the extent of such deterioration, and identify any recommended repairs for the observed deterioration.

4) State whether unsafe or dangerous conditions*, as those terms are defined in the Florida Building Code, were observed.

5) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.

6) Identify and describe any items requiring further inspection.

## APPLICABLE DEFINITIONS FROM THE FLORIDA BUILDING CODE

"Unsafe" is defined in the 2020 Florida Building Code, 7th Edition, as follows:

> 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.

"Dangerous" is defined in the 2020 Florida Building Code, 7th Edition, as follows:

> 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.

Note that the Florida Building Code has a specific definition for "substantial structural damage" which is separate and distinct from the definition of "substantial structural deterioration" as used in SB4. Since this report is predicated on the specific requirements of SB4, the criterion for substantial structural deterioration is used in this report as defined in SB4.

## WHAT THE ASSOCIATION MUST DO WITH THIS INFORMATION

1) The Association 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 this report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to receiving notice by electronic transmission.

2) The Association must post a copy of the inspector-prepared summary of the inspection report in a conspicuous place on the condominium or cooperative property.

3) The Association must publish the full report and inspector-prepared summary on the Association's website, if the association is required to have a website.

4) We also recommend consultation with the Association's legal counsel to determine what other actions (if any) should be taken.

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## DOCUMENTS REVIEWED

1) Building and Roofing Oral History as provided by Association Board of Directors
2) Pinellas County Property Appraiser Records
3) Limited structural drawings made available by Association

## BUILDING INFORMATION

- The structure located at Sea Club of Indian Shores consists of seventy-seven (77) units total spread out through nine (9) separate buildings.
- Building 5 is six (6) stories tall, and the structural components consist of reinforced concrete beams, slabs and columns with infill Concrete Masonry Unit (CMU) block walls.
- Buildings 1, 2, 3, 8, and 9 are three (3) stories tall, and the structural components consist of reinforced concrete beams, slabs and columns with infill Concrete Masonry Unit (CMU) block walls.
- Buildings 4, 6, and 7 are two (2) stories tall, and the structural components consist of reinforced concrete beams, slabs and columns with infill Concrete Masonry Unit (CMU) block walls.
- The roof system on all buildings are low-slope "flat" roof membrane system.
- The structures were built in 1979 according to Pinellas County Property Appraiser records.
- The Association reported that the buildings received a new roof in 2021 - 2022.
- The Association reported that the building was painted around 2016, with an anticipated paint cycle of 10 years.

**Photos showing the layout of the building are provided on the following pages.**

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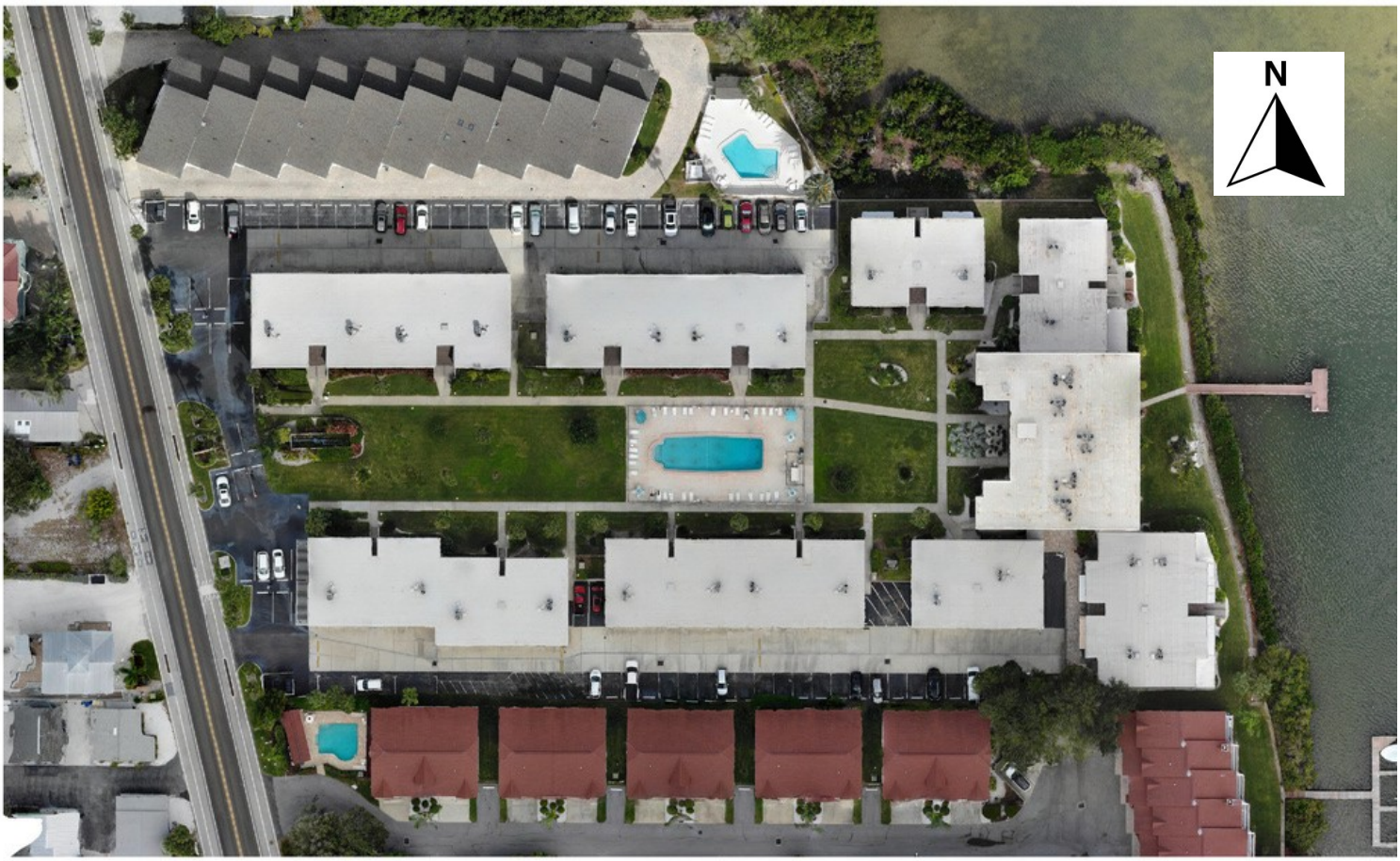


**High-resolution Orthomosaic Map of Sea Club of Indian Shores**
**Created by Drone Imagery, captured on October 30th, 2023.**

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**Drone Photo of Sea Club of Indian Shores.**
**Aerial view of roofs captured 10/30/2023**

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**Drone Photo of Sea Club  of Indian Shores.**
**Typical Roof & elevations of low-rise buildings captured 10/30/2023**

**Typical Roof photo (Building 5) captured 10/30/2023**

**Exterior Elevation View**
**Building 5 - North Elevation**

**Exterior Elevation View**
**Building 5 - East Elevation**

**Exterior Elevation View**
**Building 5 - South Elevation**

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**Exterior Elevation View**
**Building 5 - West Elevation**

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## INSPECTOR CREDENTIALS

Andrew Schrader is a Florida-licensed Professional Engineer (PE) and Certified General Contractor (CGC).

He is also board-qualified as a Special Inspector of Threshold Buildings (SI) by the Florida Board of Professional Engineers.

In addition, Mr. Schrader holds the following credentials:

- **International Code Council (ICC)**
  - Special Inspector, Soils
  - Special Inspector, Structural Steel and Bolting
  - Special Inspector, Structural Masonry
  - Residential Mechanical Inspector
  - Residential Electrical Inspector
  - Property Maintenance and Housing Inspector
  - ADA Accessibility and Plans Review
- **American Concrete Institute (ACI)**
  - Special Inspector, Concrete Construction
  - Concrete Field Testing Technician - Grade I
- **Association for Materials Protection and Performance (AMPP) / National Association of Corrosion Engineers (NACE)**
  - Basic Coatings Inspector / CIP Level 1
- **State of Florida**
  - Licensed Asbestos Consultant
  - Certified Continuing Education Instructor, Florida Department of Business and Professional Regulation (DBPR)
  - Certified Continuing Education Instructor, Florida Division of State Fire Marshal
- **U.S. Army Corps of Engineers**
  - Urban Search and Rescue (US&R) Structures Specialist (StS-1)
- **U.S. Department of Transportation, Federal Aviation Administration (FAA)**
  - Commercial Pilot (Instrument-Rated)
  - Remote Pilot (Small Unmanned Aircraft Systems)

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## MILESTONE PHASE 1 INSPECTION RESULTS: SEA CLUB OF INDIAN SHORES

**Required Item 1 of 6**: *Indicate the manner and type of inspection forming the basis for the inspection report*

This Phase 1 milestone inspection was performed using visual observation of accessible locations. We walked the property on foot including the ground-floor perimeter, sloped roofs, flat roof and approximately 25% of the balconies and unit interiors, on both the high-rise and adjacent low-rise buildings. We also used an Unmanned Aerial Vehicle (UAV) drone to observe the roof and exterior locations.

**Required Item 2 of 6**: *Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection.*

No substantial structural deterioration was observed. The buildings are overall in good structural condition.

The buildings have been well maintained, and the Association has kept up with exterior maintenance painting as well as re-roofing. (Roofs were redone in 2021-2022, and are in excellent condition.)

**Required Item 3 of 6:** *Describe the extent of such deterioration and identify any recommended repairs for the observed deterioration.*

1) Not applicable, since no substantial structural deterioration was observed.

**Required Item 4 of 6:** *State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.*

No unsafe or dangerous conditions were observed.

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**Required Item 5 of 6:** *Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.*

1) Waterproof coatings on the walkways of Building 5 are failing, and should be replaced to provide good protection for the underlying concrete. Concrete spalling was also noted on some of the walkway walking surfaces. This does not qualify as "substantial structural deterioration" although it should be addressed within the next 12-18 months to help maintain the building in good condition, and prevent the repair size from growing.

2) Guardrails on the buildings are approaching the end of their useful lives. The Association should begin budgeting for replacement of the guardrails, and should perform regular maintenance and inspections on the guardrails to reduce the likelihood of failure. In some cases (noted below), guardrails require repair now in order to maintain safety. Guardrails are missing fasteners in some cases. In others, the guardrail "post pocket" or anchorage at the base of the rail is loose and needs to be reset.

3) Concrete spalling was noted on window sills throughout the complex in multiple locations. This is not a structural integrity issue, although repairs should be performed within the next 12-18 months to help maintain watertightness and prevent water intrusion.

4) Specific and typical issues observed include the following. Photos corresponding to issues are provided following this section.

- Building 8 – IMG_2571 – Handrail that is missing a fastener that needs repair.
- Building 5 – Unit 502 – IMG_2428 – Example of post pocket that needs repair.
- Building 5 – Unit 502 – IMG_2432 – Example of slider that is missing a fastener.
- Building 5 - Unit 404 – IMG-2462 – IMG_2466 – Balcony edge that has bare concrete exposed that need to be repaired.
- Building 5 – IMG_2598 – IMG_2600 – Evidence of a crack in the ceiling with signs of water intrusion, as well as concrete spalls and corrosion of the rebar.
- Building 5 – IMG_2601 – IMG_2602 – Support clamps around the pipes exhibit significant corrosion and many are broken. This is a typical condition on the ground floor ceiling of building 5.
- Building 5 – IMG_2620 – Loose handrail in stairwell. North stairwell of building 5, nearest to unit 101

**Required Item 6 of 6:** *Identify and describe any items requiring further inspection.*

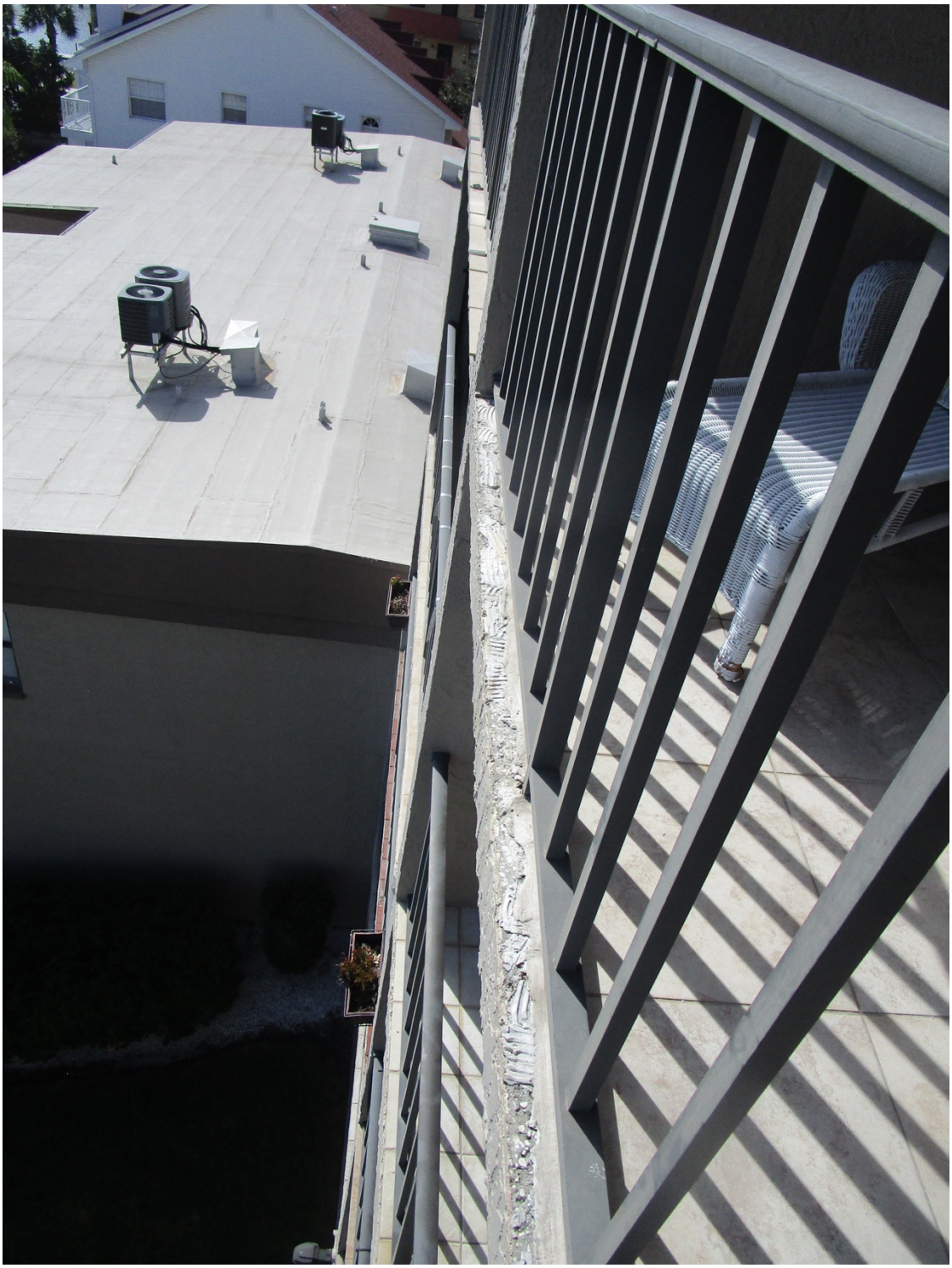
1) Due to the age of the buildings and coastal (salt air) exposure, we would recommend re-inspection by an Engineer within five (5) years of the date of this report. This does not need to be a milestone inspection, but can be a basic visual review of existing conditions (Existing Condition Survey).

PHOTO APPENDIX BEGINS ON FOLLOWING PAGE

Building 8, Missing Fastener at Handrail

Typical “post pocket” requiring repair to re-anchor loose guardrail. Unit 502, Building 5.

Typical sliding glass door threshold missing a fastener (screw). This will permit water intrusion into the slab and/or leaks into the building. Unit 502, Building 5.



Balcony slab edge should be waterproofed to prevent corrosion deterioration of the concrete. Building 5, Unit 404.

Precast concrete ceiling at ground level, Building 5. Minor concrete spalling observed.

Support clamps around the pipes exhibit significant corrosion and many are broken. This is a typical condition on the ground floor ceiling of building 5.

Loose handrail in stairwell. North stairwell of building 5, nearest to unit 101

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**SIGNATURE PAGE**

Milestone Phase 1 Survey
Sea Club of Indian Shores Condominium Association, Inc.
19725 Gulf Blvd.
Indian Shores, FL 33785

Andrew Schrader
Digitally signed by Andrew Schrader
Date: 2023.11.15 17:50:12 -05'00'

Andy Schrader

Andrew Schrader, PE
Florida License #72231
Certificate of Authorization #31955
Recon Response Engineering, LLC
Toll-Free Nationwide: (844)-44-RECON
info@reconresponse.com

ANDREW SCHRADER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 72231. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SCHRADER, PE ON 11/15/2023 USING AN SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**Limitations:**

**This report makes no warranties or guarantees, expressed or implied, in regards to building construction at the site. The property was not inspected for hidden conditions.**

**Our opinions noted within this report are based on the findings as well as our professional experience. We accept no responsibility for interpretations or actions based on this report made by others.**

**The findings, results, and conclusions listed herein are only representative of conditions at the time of our review and do not represent conditions at other times. This report is intended for use by you and your assigned representatives. Its data and content should not be used or relied upon by other parties without our prior written authorization. We reserve the right to update our opinions if and when new information becomes available.**