April 16, 2024

Water View Condominiums
19925 Gulf Blvd.
Indian Shores, FL 33785

Attention: Ben and Heather Commons

Regarding: Water View Condominiums – Phase I Milestone Inspection

Mr. and Mrs. Commons,

Pursuant to the request of Leading Edge Association Management, **BECI – Tampa** has completed an on-site Phase I Milestone Inspection of the components at the Water View Condominiums located in Indian Shores, FL, in accordance with Florida Statute 553.899 and Florida Senate Bill 154. James Putman with BECI conducted the Phase I Milestone Inspection on April 3rd, 2024. This report consists of four (4) sections: an Executive Summary Section that gives the reader an overall understanding and results of our inspection, an Observations Section that provides a summary of the components observed while on-site, a Limitations of Report section, and a Conclusions and Recommendations Section that summarizes our findings, overall recommendations, and provides our recommended immediate next steps.

The purpose of this inspection was to verify the safety and adequacy of the structural components of the building, as required by Florida Statute 553.899 and Florida Senate Bill 154. There are two possible phases of this Milestone Inspection, a Phase I Inspection and Phase II Inspection, respectively. If the building is deemed to pass Phase I by the Engineer or Architect performing the inspection, then a Phase II Inspection will not be required. If a building does not pass the first inspection phase, the building is required to undergo the second inspection phase, which will include selective destructive demolition, as deemed necessary by the Engineer or Architect. Based on visual observations performed at Water View Condominiums, BECI is of the opinion that a Phase II Milestone Inspection is **not required at this time**. The following sections will document the results of our observations and recommendations regarding the typical conditions and anomalies we have noted.

Respectfully Submitted,

BECI – TAMPA

James Putman
Project Manager II

HOLLIE SHAPIRO LICENSE No 92954 04/16/2024 STATE OF FLORIDA PROFESSIONAL ENGINEER

Hollie Shapiro, PE
Senior Project Engineer I

Attachments:
Appendix A – Summary of Report (1 Pages).
Appendix B – Photo Exhibits (9 Pages).

1.0 EXECUTIVE SUMMARY

The purpose of the Phase I Milestone Inspection was to visually observe the general and typical overt and existing conditions related to the building's structural components and components affecting the structural integrity of the building, as enumerated in Florida Statute 553.899 and Florida Senate Bill 154, including but not limited to exterior walls, cladding systems, sheer walls, demising walls, private balconies, common walkway, stairs, windows, sliding glass doors, columns, and beams. Overall recommendations for the discussed anomalies have been provided in ***italic font*** throughout the report. We performed visual observations at all elevations of the building from the ground level, common walkways, and private balconies. Visual observations were performed at typical and overt conditions including common walkways, exterior walls, and seven (7) individual units to observe private balconies railings and exterior surfaces.

2.0 CURRENT PROJECTS/REPORTED AND KNOWN ISSUES

At the time of the site visit, BECI was informed of ongoing areas of moisture intrusion at the East and North elevations of the East building by Management. It was stated that moisture intrusion was observed at the interior of units on multiple floors of the building. No other issues of concern were reported by Management.

3.0 OBSERVATIONS:

3.1 SUMMARY OF CONSTRUCTION

Water View Condominiums consists of two (2) six (6) story buildings located in Indian Shores, Florida. Water View Condominiums was constructed from 1982 to 1984 and features CMU block walls with cement plaster cladding, and what is believed to be a modified bitumen roofing system with a roof coating that was installed in the last three (3) years. The building also features concrete walkways with traffic coatings and balconies with thin set tile systems (Reference Photo Exhibit Nos. 1 through 10).

3.2 ANOMALIES OBSERVED:

While on site, BECI observed several anomalies that are in need of remediation, however they are not currently affecting the immediate structural safety and adequacy of the building. It should be noted that these items, if left unaddressed, will continue to deteriorate over time which could affect the safety and adequacy of the building's structural components in the future. Below are our recommendations to resolve these anomalies:

3.2.1 BECI identified several safety concerns regarding guard rails within the premises. Isolated areas of loose-fitting guard rails were observed on the roof of the West building and at the first-floor North stairwell of the same building. Additionally, the East building lacked guard rails around the perimeter of the Atrium. Furthermore, it was noted that the spacing between balcony railing pickets exceeded the maximum allowable limit of 4 inches, as specified by the Florida Building Code, Section 1015.4. This creates potential safety hazards to occupants, visitors, and maintenance workers. Due to the age of the building and potential grandfathering status, the current railing configuration may have been acceptable at the time of construction but does not meet current code requirements. ***BECI recommends that the isolated loose fitting guard rails be repaired immediately by a licensed Florida contractor and that they be done so in compliance with FBC Section 1015.4.*** (Reference Photo Exhibit Nos. 11 through 18).

3.2.2 BECI observed corrosion and degradation at the metal staircase landing risers, stringers, newels and handrails across both buildings' North and South elevations. Isolated areas exhibited heavy corrosion and scaling, visibly compromising the integrity of the landing risers, with isolated areas of compromised railing balusters and base rails. Additionally, corrosion was evident at the roof access hatches in both buildings. This deterioration poses potential safety hazards to occupants and visitors. ***BECI recommends the corroded metal staircases and roof hatch components be removed and replaced within the next year by a licensed Florida contractor.*** (Reference Photo Exhibit Nos. 19 through 30).

3.2.3 BECI observed isolated punctures in the roofing membrane at both buildings with isolated areas that were holding water. These punctures can lead to moisture damage, microbial growth, reduced roofing lifespan and deterioration of the roof substrate. ***BECI recommends the punctures in the roofing membrane be sealed immediately to avoid further moisture intrusion*** (Reference Photo Exhibit Nos. 31 through 34).

3.2.4 Furthermore, BECI observed isolated areas of damaged and cracking cement plaster throughout both buildings. These damaged areas can allow for moisture intrusion which can potentially cause delamination of the cement plaster and surrounding exterior coatings if not repaired. ***BECI recommends that the damaged cement plaster be repaired within the next year by a licensed Florida contractor.*** (Reference Photo Exhibit Nos. 35 through 46).

3.2.5 BECI also observed isolated areas of delaminating and bubbling exterior coatings at both buildings. Delamination and bubbling are typically indicative of moisture intrusion in the surrounding cladding. Delaminating and bubbling exterior coatings not only compromise the aesthetics of the buildings but also serve as a warning sign of potential underlying moisture issues, which can lead to further damage such as microbial growth, and deterioration of underlying materials. ***BECI recommends that the deteriorated and delaminated exterior coatings be repaired within the next 2 years by a licensed Florida contractor***. (Reference Photo Exhibit Nos. 47 through 52).

3.2.6 Lastly, BECI observed multiple areas at the common walkways of both buildings where the walkway traffic coatings had become delaminated and were beginning to fail. This deterioration poses a concern for the concrete at these locations. Delamination and failing of walkway traffic coatings expose the underlying concrete substrate to moisture intrusion, which can lead to accelerated degradation of the concrete. ***BECI recommends that the deteriorated and delaminated walkway traffic coatings be repaired within the next 2 years by a licensed Florida contractor***. (Reference Photo Exhibit Nos. 53 and 54).

4.0 LIMITATIONS OF REPORT

4.1 Observations and data presented in this report were obtained from review of relevant documents, visual investigation of the as-built conditions and information (written and/or verbal) supplied by others.

4.2 This report is not intended to be a comprehensive investigation of each and every failure, deficiency and/or damaged component observed. It does represent our professional opinion regarding the conditions we have examined to date. We reserve the right to amend this report at any time if, in our opinion, amendments are warranted based on any additional information, physical data, or evidence that becomes available.

4.3 The information provided by BECI that is included in this report is not meant to be a guaranty or warranty of any kind. The opinions in this report are based primarily on a visual examination and testing of reasonably accessible building systems. Therefore, we assume no responsibility for items that were not examined. BECI is not responsible for any restoration work that may need to be performed after our testing.

4.4 We have prepared this report exclusively for our Client and local Building Official. Any use of this report by any other individual(s) without our written consent is prohibited. Should another individual rely on this report without our consent, they shall indemnify BECI from any damages, losses or expenses they may incur as a result of its use.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Based upon our visual observations of Water View Condominiums at the time of our site visit, we do not recommend a Phase II Milestone Inspection to be performed. BECI is of the opinion that the structural components of Water View Condominiums are of safe and adequate performance.

5.2 BECI recommends that the anomalies enumerated above be remediated by a licensed Florida contractor as soon as possible to prevent degradation of the structural components over time.

5.3 Before a restoration effort is scheduled or implemented, a scope of work identifying proper methods of restoration and materials to be used should be prepared by a design professional. It is fair to assume that the deficiencies observed are resulting in an undetermined amount of damage or deterioration to the budling and its underlying building components at this time. The restoration documents should account for these possible damages or deterioration. BECI would be glad to assist in the development of such restoration documents in the future if a restoration of the noted anomalies is to be completed.

TAMPA

APPENDIX A – SUMMARY OF REPORT

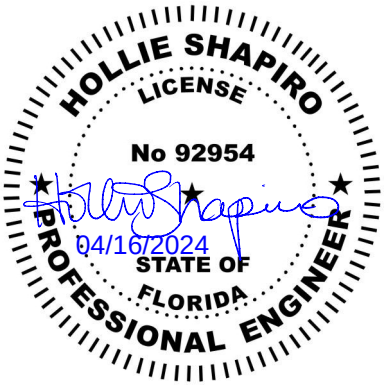
CLIENT NAME: Water View Condominiums

PROJECT ADDRESS: 19925 Gulf Blvd, Indian Shores, FL 33785

INSPECTION BY: BECI

INSPECTION DATE: 04/03/24

ENGINEER: HOLLIE SHAPIRO, P.E.



RECOMMENDED FOR PHASE 2? NO

1.1 PURPOSE OF SCOPE

The purpose of this inspection was to verify the safety and adequacy of the structural components of the building, as required by Florida Statute 553.899 and Florida Senate Bill 154. There are two possible phases of this Milestone Inspection, a Phase I Inspection and Phase II Inspection, respectively. If the building is deemed to pass Phase I by the Engineer or Architect performing the inspection, then a Phase II Inspection will not be required. If a building does not pass the first inspection phase, the building is required to undergo the second inspection phase, which will include selective destructive demolition, as deemed necessary by the Engineer or Architect.

1.2 EXECUTIVE SUMMARY

The purpose of the Phase I Milestone Inspection was to visually observe the general and typical overt and existing conditions related to the building's structural components and components affecting the structural integrity of the building, as enumerated in Florida Statute 553.899 and Florida Senate Bill 154, including but not limited to exterior walls, cladding systems, sheer walls, demising walls, private balconies, common walkway, stairs, windows, sliding glass doors, columns, and beams. Overall recommendations for the discussed anomalies have been provided in italic font throughout the report. We performed visual observations at all elevations of the building from the ground level, common walkways, and private balconies. Visual observations were performed at typical and overt conditions including garages, common walkways, exterior walls, and seven (7) individual units to observe the interior surfaces, and private balconies railings.

1.3 RECOMMENDED NEXT STEPS

BECI recommends that the anomalies enumerated in the Phase I Milestone Inspection report be remedied by a licensed Florida contractor within the next one (1) to two (2) years to prevent degradation of the structural components over time.

Photo 1
West Building - West Elevation – Overall view.

Photo 2
West Building - South Elevation – Overall view.

Photo 3
West Building - East Elevation – Overall view.

Photo 4
West Building - North Elevation – Overall view.

Photo 5
West Building - Roof – Overall view.

Photo 6
East Building - West Elevation – Overall view.

Photo 7
East Building - South Elevation – Overall view.

Photo 8
East Building - East Elevation – Overall view.

Photo 9
East Building - North Elevation – Overall view.

Photo 10
East Building - Roof – Overall view.

Photo 11
West Building - North Elevation – Roof - Overall view of loose-fitting guard rail.

Photo 12
West Building - North Elevation – Roof - Overall view of loose-fitting guard rail.

Photo 13
West Building - West Elevation – 1st Floor - Overall view of loose-fitting guard rail.

Photo 14
West Building - West Elevation – 1st Floor - Overall view of loose-fitting guard rail.

Photo 15
East Building - South Elevation – 4th Floor - Overall view of the stair well landing parapet wall spacing over 4 inches.

Photo 16
East Building - West Elevation – Roof - Overall view of no guard rails installed at the atrium opening.

Photo 17
East Building - West Elevation – Roof - Overall view of no guard rails installed at the atrium opening.

Photo 18
East Building – Unit 301 - Overall view of the guard rail picket spacing over 4 inches.

Photo 19
West Building - South Elevation – 3rd Floor - Overall view of the metal stair case.

Photo 20
West Building - North Elevation – 3rd Floor - Overall view of corrosion at the staircase landing.

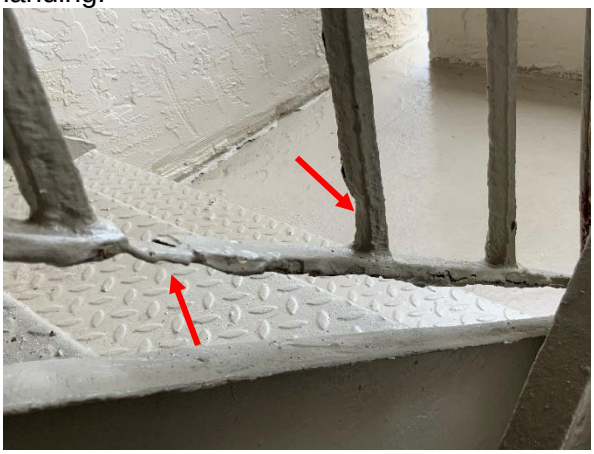


Photo 21
West Building - South Elevation – 2nd Floor - Overall view of corroded staircase base rail and baluster.

Photo 22
West Building - South Elevation – 2nd Floor - Overall view of corroded staircase base rail.

Photo 23
West Building - South Elevation – Ground Floor - Overall view of corroded staircase stringer base plate.

Photo 24
East Building - North Elevation – 1st Floor - Overall view of corrosion at the staircase landing.

Photo 25
East Building - North Elevation – 1st Floor - Overall view of corroded staircase stringer.

Photo 28
East Building - South Elevation – Ground Floor - Overall view of corroded staircase stringer base plate.

Photo 26
East Building - North Elevation – 2nd Floor - Overall view of corroded staircase baluster.

Photo 29
West Building - South Elevation – 5th Floor - Overall view of corroded metal framing at the roof access hatch.

Photo 27
East Building - North Elevation – 2nd Floor - Overall view of corroded staircase baluster.

Photo 30
West Building - North Elevation – 5th Floor - Overall view of corroded metal framing at the roof access hatch.

Photo 31
West Building - Roof – Overall view of punctures in the roof coating.

Photo 32
West Building - Roof – Overall view of punctures in the roof coating.

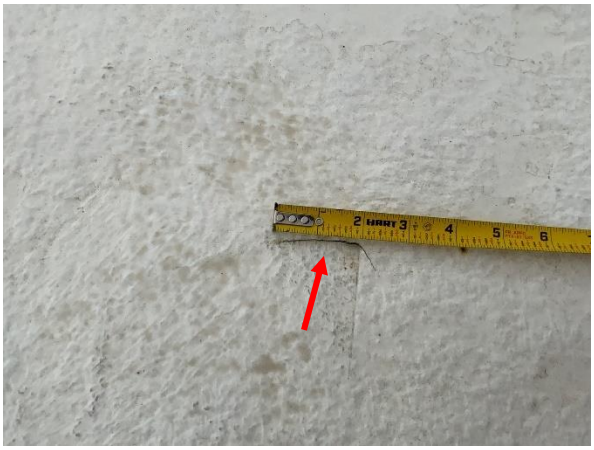


Photo 33
East Building - Roof – Overall view of punctures in the roof coating.

Photo 34
East Building - Roof – Overall view of punctures in the roof coating.

Photo 35
West Building – North Elevation – Roof - Overall view of cracking cement plaster.

Photo 36
West Building – West Elevation – Ground Floor - Overall view of damaged cement plaster.

Photo 37
West Building – West Elevation – Ground Floor - Overall view of damaged cement plaster.

Photo 40
West Building – Unit 306 – Overall view of cracking cement plaster.

Photo 38
West Building – East Elevation – 1st Floor - Overall view of cracking cement plaster.

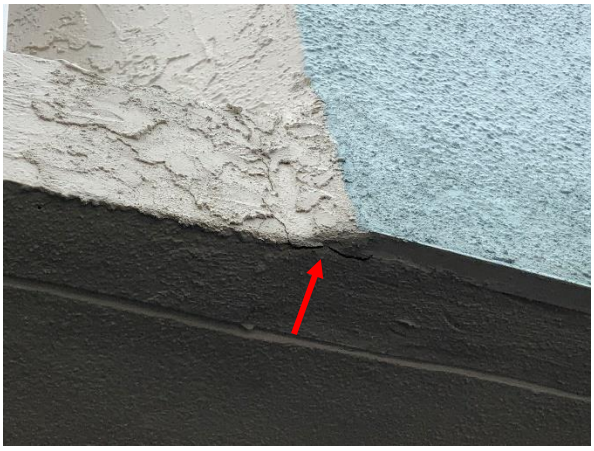


Photo 41
East Building – West Elevation – 1st Floor - Overall view of cracking cement plaster.

Photo 39
West Building – Unit 402 – Overall view of cracking cement plaster.

Photo 42
East Building – East Elevation – 1st Floor - Overall view of cracking cement plaster.

Photo 43
East Building – Unit 303 – Overall view of cracking cement plaster.

Photo 44
East Building – Unit 305 – Overall view of cracking cement plaster.

Photo 45
East Building – Unit 401 – Overall view of cracking cement plaster.

Photo 46
East Building – Roof – Overall view of cracking cement plaster.

Photo 47
West Building – North Elevation – 2nd Floor – Overall view of delaminated exterior coating.

Photo 48
East Building – South Elevation – 1st Floor – Overall view of delaminated exterior coating.

Photo 49
East Building – Ground Parking – Overall view of delaminated exterior coating.

Photo 52
East Building – Unit 301 – Overall view of delaminated exterior coating.

Photo 50
East Building – Ground Parking – Overall view of delaminated exterior coating.

Photo 53
West Building – 1st Floor – Overall view of delaminated walkway traffic coating.

Photo 51
East Building – Unit 301 – Overall view of delaminated exterior coating.

Photo 54
East Building – 4th Floor – Overall view of delaminated walkway traffic coating.