
STRUCTURAL CONDITION REPORT

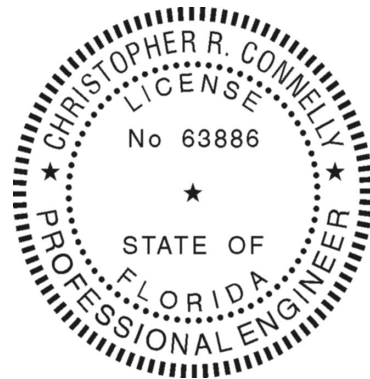
MILESTONE INSPECTION HB5D – PHASE 1

PELICANS POINTE CONDOMINIUMS BUILDINGS 1-5

19930 Gulf Blvd, Indian Shores, FL 33785

ISSUED FOR:
Distribution: DECEMBER 26, 2023

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CHRISTOPHER R. CONNELLY, PE FL63886

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER R. CONNELLY PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

PREPARED FOR:

PELICANS POINTE Condominium Assoc

UNDER AUTHORIZATION FROM:

Noble Property Management

13191 Starkey Rd. Ste 10

Largo, FL 33773

NoblePro.Mgmt@yahoo.com

Phone: 727-687-1749

APPENDIX:

PHOTOS OF OBSERVED AREAS

CODE REFERENCES

FLORIDA BUILDING CODE, BUILDING 2020-7th ED

FLORIDA BUILDING CODE, EXISTING 2020-7th ED

FLORIDA BUILDING CODE, RESIDENTIAL 2020-7th ED

ASCE/SEI 7-16 *Minimum Design Loads and Associated Criteria for Buildings and Other Structures*

ASCE 11-99 Guideline for Structural Condition Assessment of Existing Buildings

OTHER ITEMS REVIEWED:

PINELLAS COUNTY PROPERTY APPRAISERS TRIM REPORT.

FLORIDA SENATE CS/HB 5-D (2022): Condominium and Cooperative Associations

ABBREVIATIONS:

DTM – DIRECT TO METAL

EOR – ENGINEER OF RECORD

STRUCTURAL CONDITION REPORT – PHASE 1

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REPORT# 23-066.SCR.HB5D.PH1.001

1. BACKGROUND INFORMATION

a. OVERALL

The subject property is comprised of five(5) 4-story condominium buildings with 3 levels of living space and covered parking at grade level. According to the Pinellas County Property Appraiser's Website there are a total of 15 individually owned units (lettered A-B-C for each building 1-5). There are 2 wood access stairs at the NW and NE corners of each building. Each unit has a designated uninhabitable parking space at grade level with a corresponding small storage room. Each building is fully sprinklered.

BUILDING COMPOSITION AND STRUCTURAL SYSTEMS:

The main vertical support system consists of cast-in-place concrete columns clad in stucco.

The horizontal framing system for the 2nd floor consists of a series of wood beams and pre-engineered wood floor joists. The perimeter walls above the 2nd level for floors 2-3-4 are load bearing wood walls supporting wood floor joists and wood roof trusses. The rear of each building (west sides) have open balconies with cantilevered wood floor joists over pre-engineered laminated beams.

The roof framing was not observable at the time of the site observation but is assumed to be pre-engineered roof trusses.

The buildings are clad with cementitious Masonite or similar lap siding and the roof covering consists of asphalt shingles.

Building(s) Characteristics

BUILDING COMPLEX COMPOSITION (REQUIRING ASSESSMENT)

Pelicans Pointe Condominiums

19930 Gulf Blvd, Indian Shores, FL 33785

BUILDING COUNT: FIVE (5)

YEAR BUILT: 1979

TOTAL UNITS: 15 (A-B-C FOR EACH BUILDING respectively)

FLOOD ZONE: AE9 (BFE: 9 FT)

PINELLAS COUNTY TAX PARCEL ID: VARIES PER UNIT

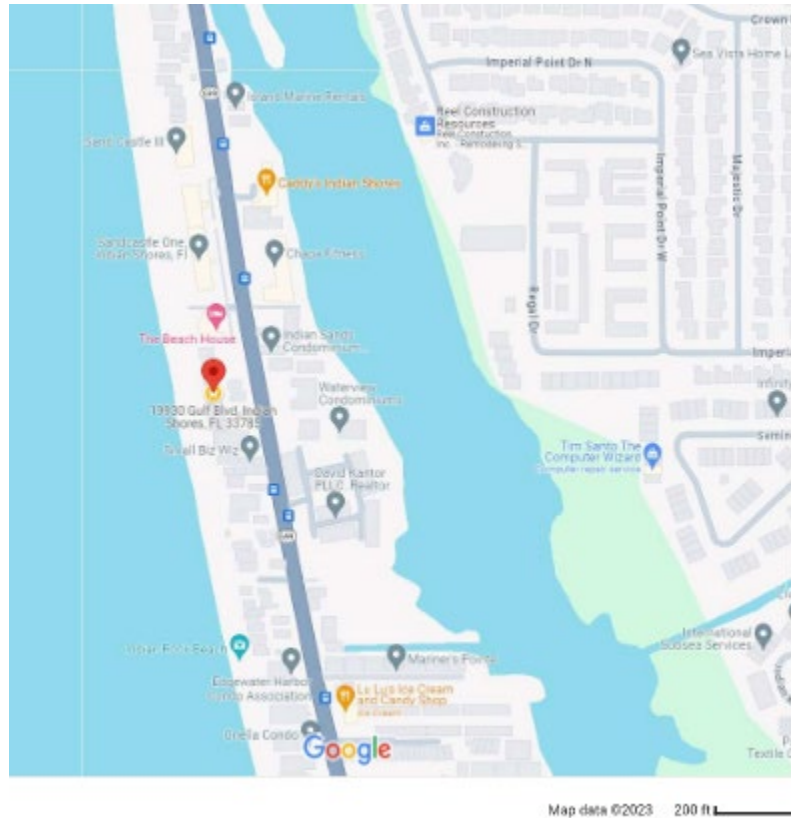
STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

SITE LOCATION



VICINITY LOCATION PLAN

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, ABH
	With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS OF FLOOD HAZARD	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
OTHER AREAS OF FLOOD HAZARD	Area with Flood Risk due to Levee Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
OTHER AREAS	Effective LOMfrs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
OTHER FEATURES	Base Flood Elevation Line (BFE)
	Limit of Study
OTHER FEATURES	Jurisdiction Boundary
	Coastal Transect Baseline
OTHER FEATURES	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
MAP PANELS	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/26/2023 at 10:05 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FEMA FLOOD ZONE (FIRM PANEL)

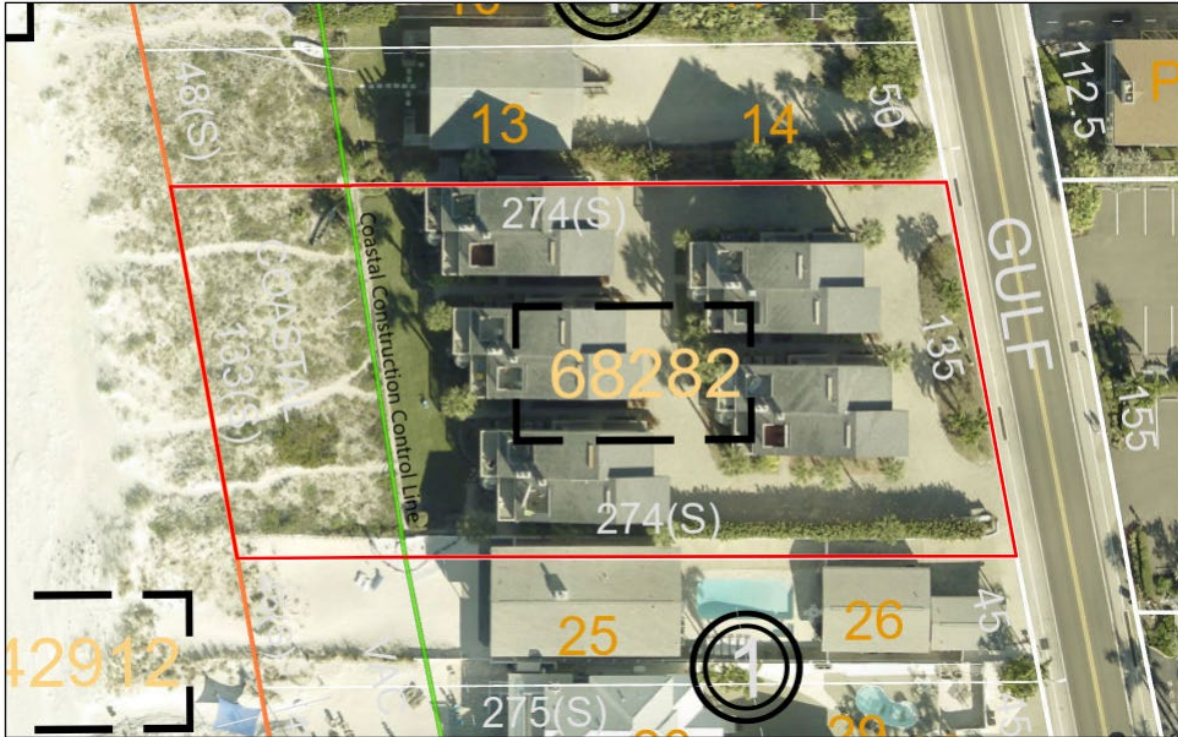
STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

24-30-14-68282-001-0010



12/26/2023

MAP (PROPERTY DETAIL - GIS) (NORTH)



STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



AERIAL (PROPERTY DETAIL) (OVERALL) (N)↑



AERIAL (PROPERTY DETAIL) (SE)

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



AERIAL (PROPERTY DETAIL) (NE)



AERIAL (PROPERTY DETAIL) (NW)

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



AERIAL (PROPERTY DETAIL) (SW)

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

b. PURPOSE OF SITE OBSERVATION AND INVESTIGATION (Scope of Work)

Date of initial site observation: 11-20-2023 (approximately 0830 (AM))

Investigation performed by: Christopher R. Connelly, PE (FL63886)

PHASE 1 – MILESTONE INSPECTION (INITIAL STRUCTURAL CONDITION ASSESSMENT)

The purpose of our onsite investigation was to assess the current condition of the exposed elements of the structural systems. The investigation performed was a "milestone assessment" to include the structural condition of readily observable load bearing walls, primary structural members and primary structural force resisting systems in compliance with the requirements of house bill "HB 5-D".

The purpose of such an inspection is to determine the general structural condition of the building, including a determination of any necessary maintenance, repairs or replacements as needed.

Should the observed conditions warrant further detailed or destructive investigation beyond the observable conditions and qualify as "substantial structural deterioration of building components", then we shall inform the property owner and note in the "phase 1" report that a "phase 2" inspection shall be required. Any required "phase 2" site investigation and analyses are currently excluded from this report.

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

2. FL SENATE HB-5D (EXCERPT)

a. **Section 2. Section 553.899, Florida Statutes, is created to read:**

553.899 Mandatory structural inspections for condominium and cooperative buildings.—

(1) The Legislature finds that maintaining the structural integrity of a building throughout its service life is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

b. **EFFECT OF THE BILL**

The bill creates a mandatory statewide structural inspection program for certain condominium and cooperative buildings.

A "milestone inspection" means a structural inspection of a building, including an inspection of loadbearing walls and the primary structural members and primary structural systems 61 by a licensed architect or engineer for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such an inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code.

The bill requires that a condominium or cooperative must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If the building is located within 3 miles of a coastline⁶², the condominium or cooperative must have a milestone inspection performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter.

Such condominium or cooperative must arrange for the milestone inspection to be performed and is responsible for ensuring compliance. The condominium or cooperative is responsible for all costs associated with the inspection. This requirement does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

If a milestone inspection is required and the building's certificate of occupancy was issued on or before July 1, 1992, the building's initial milestone inspection must be performed before December 31, 2024. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building's certificate of occupancy is to be the date of occupancy evidenced in any record of the local building official.

Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium or cooperative by certified mail, return receipt requested. Within 180 days after receiving such written notice, the condominium or cooperative must complete phase one of the milestone inspection. Completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

The bill provides that a milestone inspection consists of two phases.

PHASE-1

For phase one of the milestone inspection, a licensed architect or engineer must perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection is not required.

PHASE-2

A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. 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.

The bill requires that upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium or cooperative, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:

- Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- Indicate the manner and type of inspection forming the basis for the inspection report.
- Identify any substantial structural deterioration, within a reasonable professional probability
- based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- State whether unsafe or dangerous conditions, as those terms are defined in the Florida
- Building Code, were observed.
- Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identify and describe any items requiring further inspection.

The condominium or cooperative 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 the report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to received notice by electronic transmission;
- post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property;
- and publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.

The bill provides that a local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

The bill provides that a board of county commissioners may adopt an ordinance requiring that a condominium or cooperative schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If a condominium or cooperative fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

c. DEFINITIONS

STRUCTURAL CONDITION EVALUATION, CODE PROVISIONS

(FLORIDA BUILDING CODE, EXISTING BUILDINGS (2020-7TH ED))

(SUBSTANTIAL STRUCTURAL DETERIORATION AND RELATED DEFINITIONS)

NOTE:

"Substantial structural deterioration" 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.

(FBC, EXISTING BUILDINGS 2020-7TH ED-CHAPTER 2)

UNSAFE. 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.

LOAD-BEARING ELEMENT. Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load.

DANGEROUS. 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.

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

3. FIELD OBSERVATIONS (see photos in appendix)

A. BUILDING #1 - MAIN SUPPORT STRUCTURE

We have reviewed the overall structure and note the following:
(Repairs as noted shall be made as part of the general maintenance program - cost to repair shall be obtained from the repair contractor)

GRADE LEVEL – MASONRY AND CONCRETE COLUMN SUPPORT

1. In general, the condition of the main vertical supports is good. Observable cracking or stucco delamination of at the base and body of the main supports at grade was not evident. Steel connection baseplates at the top of exposed columns were showing signs of rusting and flaking of the base metal.
2. Wire-brushing of the deteriorated parts of the steel plates and repainting with direct to metal (DTM) paint should be performed as part of a general maintenance schedule.
3. The tops and corners of the exposed concrete columns at the west side of the building appear to have been damaged and repaired. The repair noted is consistent with delamination due to rebar expansion. Repairs appear to be adequate but should be monitored for future deterioration.

2nd LEVEL – Framing and Connections

1. (MINOR deterioration noted) In general, delamination of the stucco is occurring at the exposed underside of the floor joist covering at the grade level parking. Flaming paint and stucco should be removed and repaired as part of a general maintenance program.
2. Framing connections observed at the underside of the floor framing are exhibiting signs of minor rust damage. All areas of rust should be wire-brushed and repainted as part of a general maintenance program.

3rd + 4th LEVEL – BALCONY Framing and Connections

1. Framing connections observed at the underside of the floor framing are exhibiting signs of minor rust damage. All areas of rust should be wire-brushed and repainted as part of a general maintenance program.
2. Framing members observed: All framing members exposed appeared to be in good condition. Apparent rot, active water staining, or other deterioration was not observed at the time of our site visit. Some repairs and installation of additional framing members of floor members has been performed and appear to be functioning as intended (Framing members not exposed at the time of or site visit are excluded from this report)

ROOF LEVEL – Framing and Connections + Roof Covering

Note: Roof framing and connections were not exposed at the time of our site visit. Evaluation of the framing connections and members could not be performed.

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

We would assume that the framing and connections not exposed to the elements would not be subject to substantial deterioration at this time. (refer to section 6)

B. BUILDING #2 - MAIN SUPPORT STRUCTURE

We have reviewed the overall structure and note the following:
(Repairs as noted shall be made as part of the general maintenance program - cost to repair shall be obtained from the repair contractor)

GRADE LEVEL – MASONRY AND CONCRETE COLUMN SUPPORT

1. In general, the condition of the main vertical supports is good. Observable cracking at the top of one of the 1st level columns located on the NW corner of the building was noted. Delamination is approximately 12" long and 6" wide and is consistent with a deterioration and expansion of the underlying steel reinforcing steel. The delaminated concrete should be removed, and all of the exposed steel should be wire-brushed to bare white metal. Coat the reinforcing steel with corrosion inhibiting primer and re-form the column corner with high strength non-shrink repair grout suitable for the depth and application. **The repair should be performed as soon as possible.**

2nd + 3rd + 4th LEVEL – BALCONY Framing and Connections

1. Framing connections observed at the underside of the floor framing are exhibiting signs of minor rust damage. All areas of rust should be wire-brushed and repainted as part of a general maintenance program.
2. (2 locations) It was noted that the engineered beams supporting the 3rd floor balcony on the west side of the building has deflected approximately 2 inches at the center of the beams. The noted deflection appears to be in excess of what would normally be expected for this member. The underside of the 3rd floor balcony has been covered with metal sheeting. This metal sheeting may be trapping excess moisture at the underside of the balconies and may be contributing to the excessive deflections noted in the support beams. It is not known how long these beams have been in this deflected state. Monitoring of these beams should be performed, and additional deflections made known to the EOR for further evaluation. It is recommended that the metal sheeting be removed to prevent any additional damage from occurring.
3. Framing members observed (other than noted above): All framing members exposed appeared to be in good condition. Apparent rot, active water staining, or other deterioration was not observed at the time of our site visit. Some repairs and installation of additional framing members of floor members has been performed and appear to be functioning as intended (Framing members not exposed at the time of or site visit are excluded from this report)

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

ROOF LEVEL – Framing and Connections + Roof Covering

Note: Roof framing and connections were not exposed at the time of our site visit. Evaluation of the framing connections and members could not be performed.

We would assume that the framing and connections not exposed to the elements would not be subject to substantial deterioration at this time. (refer to section 6)

C. BUILDING #3 – MAIN SUPPORT STRUCTURE

We have reviewed the overall structure and note the following:
(Repairs as noted shall be made as part of the general maintenance program - cost to repair shall be obtained from the repair contractor)

GRADE LEVEL – MASONRY AND CONCRETE COLUMN SUPPORT

1. In general, the condition of the main vertical supports is good. An observable corner crack at the top of one of the 1st level columns located on the NW corner of the building was noted. The missing concrete section is approximately 6" long and 6" wide and is consistent with a deterioration and expansion of the underlying steel reinforcing steel. The exposed steel should be wire-brushed to bare white metal. Coat the reinforcing steel with corrosion inhibiting primer and re-form the column corner with high strength non-shrink repair grout suitable for the depth and application. **The repair should be performed as soon as possible.**

2nd + 3rd + 4th LEVEL – BALCONY Framing and Connections

1. Framing connections observed at the underside of the floor framing are exhibiting signs of minor rust damage. All areas of rust should be wire-brushed and repainted as part of a general maintenance program.
2. Framing members observed (other than noted above): All framing members exposed appeared to be in good condition. Apparent rot, active water staining, or other deterioration was not observed at the time of our site visit. Some repairs and installation of additional framing members of floor members has been performed and appear to be functioning as intended (Framing members not exposed at the time of our site visit are excluded from this report)

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

ROOF LEVEL – Framing and Connections + Roof Covering

Note: Roof framing and connections were not exposed at the time of our site visit. Evaluation of the framing connections and members could not be performed.

We would assume that the framing and connections not exposed to the elements would not be subject to substantial deterioration at this time. (refer to section 6)

D. BUILDING #4 – MAIN SUPPORT STRUCTURE

We have reviewed the overall structure and note the following:
(Repairs as noted shall be made as part of the general maintenance program - cost to repair shall be obtained from the repair contractor)

GRADE LEVEL – MASONRY AND CONCRETE COLUMN SUPPORT

1. In general, the condition of the main vertical supports is good. Observable cracking or stucco delamination of at the base and body of the main supports at grade was not evident. Steel connection baseplates at the top of exposed columns were showing signs of rusting and flaking of the base metal.
2. Wire-brushing of the deteriorated parts of the steel plates and repainting with direct to metal (DTM) paint should be performed as part of a general maintenance schedule.
3. Delaminating stucco observed at the columns on the west side of the building. Remove and repair.

2nd + 3rd + 4th LEVEL – BALCONY Framing and Connections

1. Framing connections observed at the underside of the floor framing are exhibiting signs of minor rust damage. All areas of rust should be wire-brushed and repainted as part of a general maintenance program.
2. (2 locations) It was noted that the engineered beams supporting the 3rd floor balcony on the west side of the building has deflected approximately 1 inch at the center of the beams. The underside of the 3rd floor balcony has been covered with metal sheeting. This metal sheeting may be trapping excess moisture at the underside of the balconies and may be contributing to the excessive deflections noted in the support beams. It is not known how long these beams have been in this deflected state. Monitoring of these beams should be performed, and additional deflections made known to the EOR for further evaluation. It is recommended that the metal sheeting be removed to prevent any additional damage from occurring.
3. Framing members observed: All framing members exposed appeared to be in good condition. Apparent rot, active water staining, or other deterioration was not observed at the time of our site visit. Some repairs and installation of additional framing members of floor members has been performed and appear to be functioning as intended (Framing

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

members not exposed at the time of or site visit are excluded from this report)

ROOF LEVEL – Framing and Connections + Roof Covering

Note: Roof framing and connections were not exposed at the time of our site visit. Evaluation of the framing connections and members could not be performed.

We would assume that the framing and connections not exposed to the elements would not be subject to substantial deterioration at this time. (refer to section 6)

E. BUILDING #5 – MAIN SUPPORT STRUCTURE

We have reviewed the overall structure and note the following:
(Repairs as noted shall be made as part of the general maintenance program – cost to repair shall be obtained from the repair contractor)

GRADE LEVEL – MASONRY AND CONCRETE COLUMN SUPPORT

1. In general, the condition of the main vertical supports is good. Observable cracking or stucco delamination of at the base and body of the main supports at grade was not evident. Steel connection baseplates at the top of exposed columns were showing signs of rusting and flaking of the base metal.
2. Wire-brushing of the deteriorated parts of the steel plates and repainting with direct to metal (DTM) paint should be performed as part of a general maintenance schedule.
3. Observable cracking at the top of one of the 1st level columns located on the **NE** corner of the building was noted. Delamination is approximately 12" long and 4" wide and is consistent with a deterioration and expansion of the underlying steel reinforcing steel. The delaminated concrete should be removed, and all of the exposed steel should be wire-brushed to bare white metal. Coat the reinforcing steel with corrosion inhibiting primer and re-form the column corner with high strength non-shrink repair grout suitable for the depth and application. **The repair should be performed as soon as possible.**
4. Observable cracking at the top of one of the 1st level columns located on the NW corner of the building was noted. Delamination is approximately 18" long and 12" wide and is consistent with a deterioration and expansion of the underlying steel reinforcing steel. The delaminated concrete should be removed, and all of the exposed steel should be wire-brushed to bare white metal. Coat the reinforcing steel with corrosion inhibiting primer and re-form the column corner with high strength non-shrink repair grout suitable for the depth and application. **The repair should be performed as soon as possible.**

2nd + 3rd + 4th LEVEL – BALCONY Framing and Connections

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

1. Framing connections observed at the underside of the floor framing are exhibiting signs of minor rust damage. All areas of rust should be wire-brushed and repainted as part of a general maintenance program.
2. It was noted that metal sheet panels have been installed under the 3rd floor balconies. It is recommended that the metal sheeting be removed to prevent any future damage to the framing or connections from occurring.
3. Framing members observed: All framing members exposed appeared to be in good condition. Apparent rot, active water staining, or other deterioration was not observed at the time of our site visit. Some repairs and installation of additional framing members of floor members has been performed and appear to be functioning as intended (Framing members not exposed at the time of or site visit are excluded from this report)

ROOF LEVEL – Framing and Connections + Roof Covering

Note: Roof framing and connections were not exposed at the time of our site visit. Evaluation of the framing connections and members could not be performed.

We would assume that the framing and connections not exposed to the elements would not be subject to substantial deterioration at this time. (refer to section 6)

4. MISC ITEMS

Note: The base connection plate of all of the spiral staircases at the west side of each building is rusting and starting to show signs of flaking and delamination. All base connection plates shall be wire-brushed and repainted with corrosion inhibiting DTM paint. If more than 20% of the plate thickness is damaged, the entire plate and connections shall be replaced.

5. ADJACENT STRUCTURES + FOUNDATIONS + STAIRS

- a. Any adjacent structures (such as the pool, pool house and accessory sheds etc..) that are not part of the main building were not observed by this office at the time of our initial investigation and are excluded from this report.
- b. The main FOUNDATIONS of the property were not exposed at the time of our site visit and are excluded from this report.
- c. ****REPAIR NEEDED****The NE and NW wood stair framing, and connections are rusting and deteriorated in numerous locations of each building stair. Damaged connections are causing excessive deflection and warping to occur in the stair runs. All stair framing connections that are deteriorated, rusted or damaged should be repaired or replaced immediately. Any framing

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

noted to be damaged should also be removed and replaced as well. Scabbing on of new member pieces is not recommended.

- d. COLUMN AND STAIR DAMAGE NOTED IN THIS REPORT SHOULD BE REPAIRED AS SOON AS POSSIBLE AND ALL MINOR DETERIORATION NOTED SHOULD BE SCHEDULED FOR REPAIR AS PART OF A GENERAL MAINTENANCE PROGRAM.

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

6. SUBSTANTIAL STRUCTURAL DETERIORATION

Substantial structural deterioration as defined in the body of this report was not observed at the subject property and therefore a "PHASE-2" inspection would not be required at this time.

7. OTHER ITEMS

Our investigation does not serve to qualify all components of the existing main structural support system and shall only apply to the items in the immediate vicinity of the observed area.

This office was not able to observe all underlying framing and finishes during our investigation. Damage or deterioration to the existing structural systems or finishes may occur at some areas other than those observed during our investigation. Areas that appear to be substandard should be noted and made known to us for additional investigation and analysis. We reserve the right to amend or alter our opinions based on any new evidence found.

All "cost estimations" provided are general in nature and shall be confirmed and provided by a Florida Licensed General Contractor qualified to perform the work. All repairs shall be in accordance with the standards of the Florida Building Code in force at the time of the repair. All applicable required building permits and approvals shall be obtained prior to the start of any work.

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001

APPENDIX: PHOTOS



MAIN SUBJECT PROPERTY - BLDG. 1-2 (SE)



BLDG. #1

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



PLATE DAMAGE -BLDG #1



CONCRETE COLUMN PREVIOUSLY REPAIRED

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



SPIRAL STAIR BASE PLATE DETERIORATION - COMMON AT ALL BUILDINGS

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



BUILDING #2



CONCRETE COLUMN DAMAGE

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



METAL SHEET PANS INSTALLED UNDER 3RD FL FRAMING
2" DEFLECTION NOTED IN BEAM



BEAM DEFLECTION

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



BUILDING #3



DAMAGED STAIR CONNECTIONS

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



DEFLECTED STAIR FRAMING RUN

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



DAMAGED PLATE / BEAM CONNECTION



DAMAGED COLUMN CORNER

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



BUILDING #4



DAMAGED PLATE CONNECTION

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



DELAMINATING STUCCO ON WEST SIDE OF BUILDING.



METAL PAN SHEETING

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



BUILDING #5



NE COLUMN DELAMINATION AND PLATE DAMAGE

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



DAMAGE AND DELAMINATION AT NW COLUMN



NW COLUMN DAMAGE

STRUCTURAL CONDITION REPORT – PHASE 1

PELICANS POINTE CONDOMINIUMS

BUILDINGS 1-5

REPORT# 23-066.SCR.HB5D.PH1.001



METAL PAN SHEETING - RECOMMEND REMOVING ALL LOCATIONS