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Milestone Inspection Report Phase 1

Beaumer
Condominium Association, Inc.

805 Riverpoint Drive, Building A 801
Naples, FL 34102
Prepared on:
5/24/2024

Prepared By:

CONSULT engineering

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Milestone Inspection Report Phase 1

REPORT SUMMARY

1 GENERAL

1.1 Consult Engineering, Inc. (Consult) has been retained by Beaumer Condominium Association, Inc. (Association) to inspect the building located at 805 Riverpoint Drive, Building A 801, Naples, FL 34102. The purpose of this inspection and subsequent report is to perform a Milestone Inspection of the building in accordance with Florida Statute 553.899(8). The site visit was conducted on **May 21, 2024**.

1.2 This Milestone Inspection has been performed by the registered professional engineer indicated at the end of this report or one of his/her duly authorized representatives in accordance with Florida Statute Chapter 471. A copy of the full report has been provided to the local building official. Questions related to this report should be addressed to the Association board or the local building official.

1.3 The inspection performed is of the readily accessible and visible structural components of the building in both habitable and non-habitable spaces. Sampling has been utilized to extrapolate the findings contained in this report. The visual inspection performed should not be considered exhaustive or all-inclusive, nor is it required to be per Florida law.

1.4 Only components listed in this Report Summary and in the “Observations” Section of the full report exhibited any signs of substantial structural deterioration or possible substantial structural deterioration. Building components not listed in this report were either not available for visual inspection or did not exhibit any readily visible signs of substantial structural deterioration.

2 PROPERTY DESCRIPTION

2.1 The building located at 805 Riverpoint Drive, Building A 801, Naples, FL 34102, is a four (4) story, twenty four (24)-unit building constructed in 1981 of reinforced concrete and masonry with a flat TPO membrane roof surrounded by a TPO-covered masonry parapet wall. This wall is surrounded by a concealed fastener metal mansard roof. The primary structural components of the building consist of concrete block walls, and reinforced concrete poured floor slabs, columns, and walls. External slab edges and railings are along the shared walkway on the parking side. The ground floor serves primarily as parking spaces and utility rooms.

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3 SUMMARY OF FINDINGS

3.1 SUBSTANTIAL STRUCTURAL DETERIORATION

[X] **WAS NOT FOUND** on any of the building components observed visually. A Phase Two Milestone Inspection is not required at this time. Engineer recommends that this study be performed again within 5 years from the date of this report.

[ ] **WAS FOUND** on the following structural components of the building thus prompting a Phase Two Milestone Inspection to be performed in accordance with FS 553.899. This DOES NOT mean the building is unfit for habitation or inherently unsafe. Further study is required.

3.2 NON-SUBSTANTIAL STRUCTURAL ISSUES

[ ] **WAS NOT FOUND** and no further action is required at this time. Engineer recommends that this study be performed again within 5 years from the date of this report.

[X] **WAS FOUND** and recommendations for repair are included in the full Phase 1 Milestone Report. Deterioration was discovered at the following locations:

1. Exterior Walls
2. Downspouts
3. Louvered Corner Rooms

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The undersigned reserves the right to amend this report at any time based on new information provided subsequent to preparation of this report. Please call or e-mail our office if you have any questions.

Sincerely,

Jude Feingold
Project Engineer

This item has been digitally signed and sealed by Joshua L. Porter, PE, SI 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.

Joshua L. Porter, PE, SI 67430

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1 GENERAL

1.1 BACKGROUND

1.1.1 Florida Statute 553.899 requires that condominiums and cooperative buildings in Florida that have any building 3 stories or more in height be inspected by an engineer or architect licensed in Florida. Initial inspection deadlines and inspection cycles are specified in Florida Statute 553.899(3).

1.1.2 The inspection shall consist of two phases: a “Phase 1 Milestone Inspection” and a “Phase 2 Milestone Inspection.” Each building must have its own inspection and separate report.

1.1.3 The purpose of the inspections is to identify both “substantial” and “non-substantial” structural deterioration to any components of the building structure and to provide recommendations for repair or next steps.

1.1.4 These reports are to be prepared in 10-year intervals at a minimum, but close attention should be given to the recommendations of the engineer preparing the Phase 1 or Phase 2 Milestone Inspection Report for re-inspection periods which may be more frequent than the state requirements.

1.1.5 A report must be submitted directly from the engineer to the Building Official and the Association Board. Associations have certain obligations to post the summary report on the premises and provide the unit owners and residents with copies of the report. It is recommended that an Association contact an Attorney for more guidance on complying with the law.

1.2 DEFINITIONS

1.2.1 *Milestone inspection* - means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in s. 627.706, by a licensed architect or engineer authorized to practice in this state 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 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. – Florida Statute 553.899(2)(a)

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1.2.2 *Non-Substantial Structural Deterioration* - any structural distress to any component of the building which does not support other components of the building and which presently does not cause an imminent life-safety risk. However, falling debris from stucco or concrete damage, for example, may still pose property damage and personal injury risks until the repairs outlined in the report can be carried out.

1.2.3 *Phase 1 Milestone Inspection Report* – a report outlining any observed substantial structural deterioration and non-substantial structural deterioration. This report is issued to both the Condominium or Cooperative Association and the Building Official in their area. Any substantial structural deterioration observed in the Phase 1 Milestone Inspection Report must be further investigated in a Phase 2 Milestone Inspection Report.

1.2.4 *Phase 2 Milestone Inspection Report* – a report outlining the findings of an engineer's investigation into any substantial structural deterioration identified in a Phase 1 Milestone Inspection Report. Non-destructive and limited destructive techniques are often employed to conduct a Phase 2 Milestone investigation.

1.2.5 *Primary Structural Members* - means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure. - Florida Statute 627.706(2)(d)

1.2.6 *Primary Structural Systems* - means an assemblage of primary structural members. – Florida Statute 627.706(2)(e)

1.2.7 *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. - Florida Statute 553.899(2)(b)

1.2.8 *Carbonation & the Concrete Spalling / Degradation Process* – is the process where concrete; being chronically exposed to atmosphere and moisture; degrades quickly by the accelerated natural carbonation process of the concrete from the outside surfaces inwards. When the carbonation process reaches rebar, the rebar rusts, which in turn weakens and expands, then pushes outward on the concrete, resulting in spalling of the concrete and exponential perpetuation of the process. Cracks and spalling allow salty moisture and atmospheric carbon dioxide into the body of the concrete and closer to the rebar or in direct contact with the rebar. This accelerates the degradation process due to carbonation because the carbonation occurs closer to the rebar.

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2 OBSERVATIONS

2.1 NON-SUBSTANTIAL STRUCTURAL ISSUES

2.1.1 EXTERIOR WALLS

2.1.1.1 Multiple locations on the relatively new painted and stuccoed exterior walls are debonded, missing stucco, or damaged (Photos 01, 02, 03, 04, 05, 06, 07, 08, 09, 10). Compromised stucco and or paint allows moisture to hasten the degradation of the underlying concrete. See *Carbonation & the Concrete Spalling / Degradation Process* (pg. 2)

2.1.2 DOWNSPOUTS

2.1.2.1 Downspouts empty too close to the foundation (Photo 11 Typical). Chronic water penetration into the foundation system can accelerate the degradation of the concrete there. This is especially undesirable if the downspout is chronically soaking an underground column or wall footer. See *Carbonation & the Concrete Spalling / Degradation Process* (pg. 2).

2.1.3 LOUVERED CORNER ROOMS

2.1.3.1 Some of the walls just inside and below the wall louvers in these rooms have debonded stucco and or cracks between the wall blocks (Photo 12, 13, 14 Typical). Chronic moisture penetration into the walls can accelerate the degradation of the concrete. Debonded stucco can be a sign that water has found it's way between the stucco and concrete. Even if the block wall might not be a supporting wall, moisture could find it's way down to the poured floor slab via these penetrations. See *Carbonation & the Concrete Spalling / Degradation Process* (pg. 2).

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3 CONCLUSION AND RECOMMENDATIONS

3.1 Consult Engineering, Inc. (Consult) recommends the following actions be taken by the Association or Cooperative Board:

3.1.1 **Non-Substantial Structural Issues**

3.1.1.1 As the exterior finishing is still under an active project, the damage should be located and fixed before the project is closed out.

3.1.1.2 The runoff from the downspouts should be routed approximately 4 to 5 feet away from the side of the building if possible.

3.1.1.3 Debonded stucco should be repaired around the inside of the louvers and any cracks should be routed, filled, re-stuccoed and re-painted.

3.1.2 All Non-Substantial Structural Issues should be repaired as soon as possible.

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4 PHOTOGRAPHS

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Photo 01 Ref: 2.1.1.1 – Stucco & Siding Damage

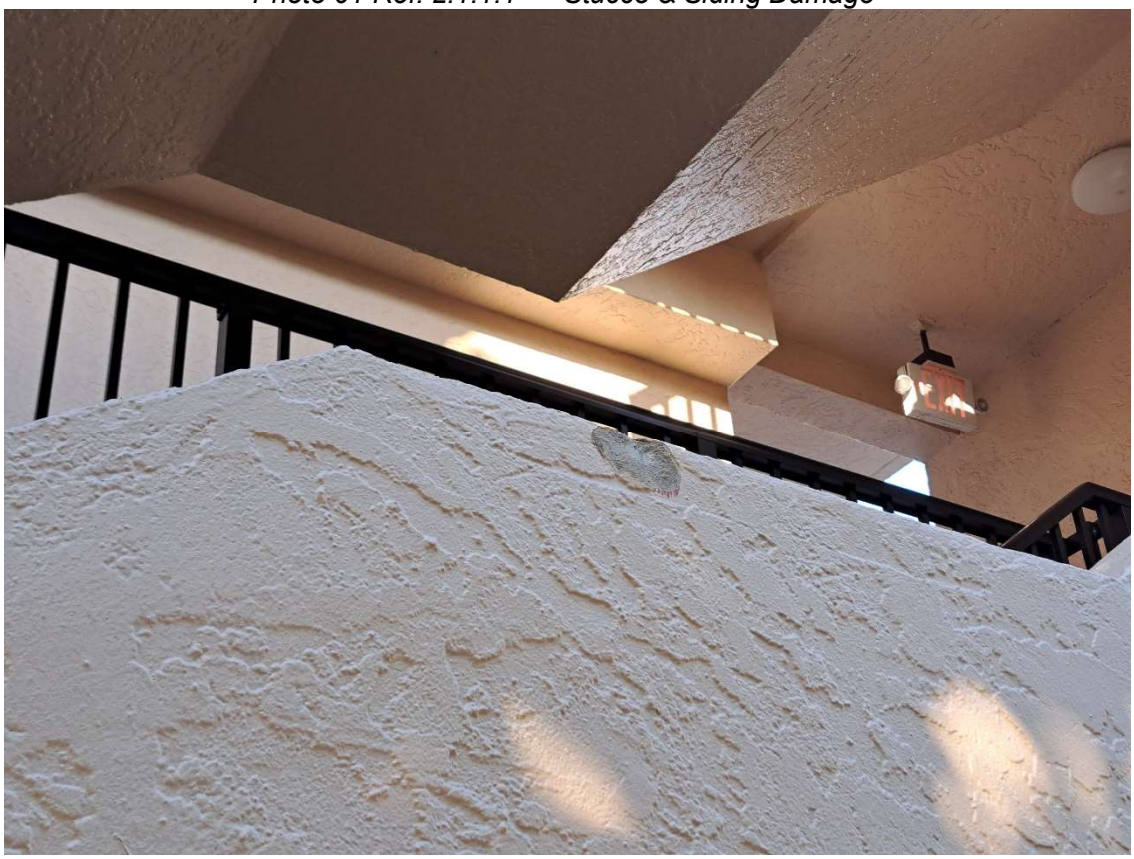

Photo 02 Ref: 2.1.1.1 – Stucco & Siding Damage

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Photo 03 Ref: 2.1.1.1 – Stucco & Siding Damage

Photo 04 Ref: 2.1.1.1 – Stucco & Siding Damage

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Photo 05 Ref: 2.1.1.1 – Stucco & Siding Damage

Photo 06 Ref: 2.1.1.1 – Stucco & Siding Damage

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Photo 07 Ref: 2.1.1.1 – Stucco & Siding Damage

Photo 08 Ref: 2.1.1.1 – Stucco & Siding Damage

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Photo 09 Ref: 2.1.1.1 – Stucco & Siding Damage

Photo 10 Ref: 2.1.1.1 – Stucco & Siding Damage

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Photo 11 Ref: 2.1.2.1 – Downspouts Emptying Next to Foundations

Photo 12 Ref: 2.1.3.1 – Debonded Stuco and Cracks in Louvered Corner Rooms

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Photo 13 Ref: 2.1.3.1 – Debonded Stuco and Cracks in Louvered Corner Rooms

Photo 14 Ref: 2.1.3.1 – Debonded Stuco and Cracks in Louvered Corner Rooms