

Milestone Phase I Report
R.P.O Condominium Association, Inc.



Report Date: 10/21/2024

Inspection Date: 9/19/2024

Field Inspector: Kaia Iverson

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Stone Inspections Group, LLC (SIG)

260 1st Ave S #225
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Per your request, a team from Stone Inspections Group, LLC (SIG) conducted a Phase 1 Milestone Inspection of the referenced property on the following building:

1505 N Hwy A1A, Indialantic, FL, 32903

Project Background

Year Built:	1995
Building Frame:	CMU block, concrete walkways and balconies, concrete staircases
Building Facade:	Stucco cladding, aluminum railings
Roof:	Flat modified bitumen.
Community Description:	This community consists of 1 building, 6 stories, with 20 units, built in 1995.

Executive Summary

The focus of the Milestone Phase I report is to observe the existing conditions related to structural components of the building and assess the level of safeness. The intent of the study, as outlined in Florida Statute 553.899, is to provide a condition assessment focusing on critical structural elements related to load bearing and/or load transfer capabilities to building structure. This Milestone inspection is to identify substantial structural deterioration only, not to address building code, fire code, environmental or regulatory compliance issues.

This Phase I report is based on deficiencies found during our walk through inspection of the exterior and common habitable areas. The visual inspection is of readily accessible areas as well as information provided by the association. A Phase I Milestone does not include any destructive investigation.

The critical structural components include foundations, walkways, columns, shear walls, roofs, and stairs. In addition, SIG reviewed existing facades, to identify pertinent maintenance items that should be brought to the attention of the ownership. Substantial structural deterioration 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 I inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Review Methodology

The following outlines the principles adopted in our visual review to determine substantial structural deterioration:

- Ground based survey
- Common area Interior Inspection
- Exterior accessible area inspection
- Roof inspection
- Drone Inspection
- Measuring Device

A summary of our observations is presented herein. The following presents the observation summary and photo narrative for each of the inspected buildings.

Legend

Deficiencies	Any items listed in this row MUST be remediated to pass the Milestone Inspection.
Maintenance	Any items listed in this row have damages that do not qualify as substantial structural deterioration. Maintenance should be considered, however anything listed here does not affect a passing or failing status. If there are no maintenance items noted this row will not be displayed for the section.
Condition	This row describes the general condition of the item.

Roof

Deficiencies	No deficiencies observed.
Maintenance	• Rout and reseal hairline cracks on roof parapet wall. • Clean corrosion on metal roof with a wire brush. Coat with rust inhibitor before repainting.
Condition	Roofs in average condition for age.

Exterior Walls - Load Bearing

Deficiencies	Cracks were identified on the right elevation wall, near the balcony edges, for four out of the five floors. The cracks are occurring at a corner near where the CMU block exterior walls meet the metal stud-framed sliding glass door wall on the balconies. The building plans indicate that the CMU blocks in the area are filled with rebar. The fifth floor unit and the third floor unit were accessed to view the interior damage caused by the cracks. The fifth floor unit did not have an obvious crack on the exterior of the building, but had some drywall damage on the interior. The third floor unit did contain cracks on the exterior of the building and, when entering the unit, water damage was identified in the wood sheathing, metal studs, and carpet near the area. The unit owner removed the drywall and the area was still open during the inspection. The cracks on the exterior of the building appear to have had some previous remediation. This previous remediation was not sufficient as the cracks are resurfacing. Additionally, the unit owner in the third floor unit indicated to SIG during the inspection that water intrusion is still a current issue. A Phase II investigation with destructive testing is required to examine the mortar joints and condition of the CMU block at the areas with cracks.
Maintenance	Chip away concrete at area of failed remediation above generator room door. Re-patch area ensuring it is flush with the existing wall.
Condition	Exterior walls generally in average condition. A Phase II investigation will occur to determine the condition of the exterior wall area specified above.

Walkways/Floors

Deficiencies	No deficiencies observed.
Maintenance	- Multiple hollow areas identified on walkways. Hollow areas are likely due to delaminated coating, as no signs of distress were identified on the underside of the slabs. Due to the high amount of areas with delaminated coating, it is recommended that the coating on the walkways be completely removed and a new coating applied during the next walkway painting cycle. - Rout and reseal crack at edge of walkway near Unit 502.
Condition	Walkways in average condition for age.

Stairs

Deficiencies	No deficiencies observed.
Maintenance	Re-paint areas with delaminated paint during next walkway/staircase painting cycle.
Condition	Stairs in good condition.

Railings

Deficiencies	No deficiencies observed.
Condition	Railings in good condition.

WaterProofing

Deficiencies	No deficiencies observed.
Condition	Waterproofing/exterior painting in average condition for age.

Common Area Windows/Doors

Deficiencies	No deficiencies observed.
Condition	Common area windows and doors in average condition for age.

Balconies

Deficiencies	Cracks identified on the face of multiple balcony slabs. A Phase II with destructive testing must occur at the cracked areas on Unit 501 and 504 balconies to examine the condition of the rebar in the concrete.
Maintenance	Remove stucco at areas identified with delaminated coating. Properly re-apply stucco in the areas. If any concrete slab damage is identified when stucco is removed, make appropriate repairs at that time.
Condition	Balcony condition will be further evaluated in a Phase II investigation.

Parking Garages

Deficiencies	No deficiencies observed.
Maintenance	Seal (2) areas identified with cracks in grout and CMU block with a polyurethane sealant.
Condition	Parking garage in good condition.

After reviewing the property, it is our opinion that your association has NOT PASSED the Milestone Inspection, a Phase II inspection is required.

Destructive testing will occur at (4) areas:

- On the right elevation near Unit 204 balcony
- On the right elevation near Unit 604 balcony
- On the front face of Unit 504 balcony slab
- On the front face of Unit 501 balcony slab

On the right elevation, the stucco will be removed to observe the condition of the CMU block and mortar joints. A small area of stucco on the sliding glass door wall of each balcony will also be removed to observe the condition of the wood sheathing.

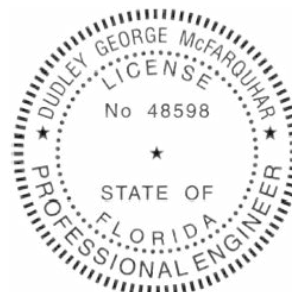
At Units 501 and 504 balcony slabs, delaminated concrete will be chipped away to observe the condition of the rebar in the balcony slabs.

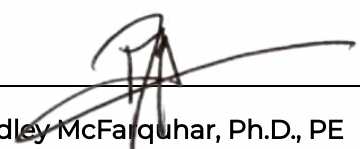
SIG will also require access to all 04 stack units during the Phase II investigation to examine any interior damage caused by the cracking.

This concludes the Phase I summary that must be distributed to your membership. If you have any questions, please advise us at your earliest convenience.

The opinions and findings expressed in this report are based upon the information available to Stone Inspections Group LLC (SIG) as of the date of this report and are the result of limited non-destructive visual investigation of the property and exposed building components. As such, SIG assumes no liability for the misuse of this information by others and reserves the right to modify the conclusions contained herein upon receipt or discovery of additional information. Due to the limited access and the non-destructive nature of the investigation, SIG cannot be held responsible for any hidden defects that may negatively impact the performance of the structure. This report is intended to provide an overview of the existing conditions, and should not be used as an indicator of future performance; no expressed or implied warranties or guarantees of any kind are given. Thank you for the opportunity to provide services to your building.

Respectfully Submitted,




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