

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



Report Date: 10/21/2024

Inspection Date: 9/19/2024

Field Inspector: Kaia Iverson

Consultant: **Dudley McFarquhar, Ph.D., PE**
Stone Inspections Group, LLC (SIG)

260 1st Ave S #225
St Petersburg, FL 33701

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.

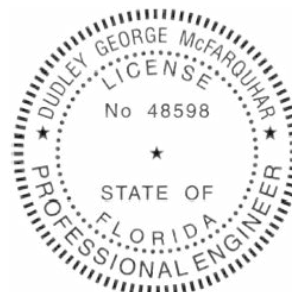
At Units 501 and 504 balcony slabs, delaminated concrete will be chipped away to observe the condition of the rebar in the balcony slabs.

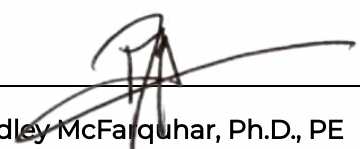
SIG will also require access to all 04 stack units during the Phase II investigation to examine any interior damage caused by the cracking.

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,




Dudley McFarquhar, Ph.D., PE

FL PE # 48598

(800) 892-1116 www.stonebldg.com

Timelines

Phase I report must be given to the **local building official within 180 days** of receiving your Milestone letter.

Within 45 days after receiving a completed Milestone Report **it must be distributed to all owners** by the 4 methods listed below in 'Instructions for Distribution'.

365 days to commence work for substantial structural deterioration indicated in the deficiencies column.

Instructions for Distribution

1. **Contact Stone Inspection Group with a copy of your local building official letter** immediately upon receipt. The engineer of record must submit the report to your local official. **Stone Inspections Group will only submit the summary of this report to the building official when we are provided a copy of the letter.** Failure to submit the building letter to our office will result in the association not being in compliance with the Milestone requirements.
2. Distribute this report to the membership in ALL of the following ways within 45 days:
 1. **Mail** the summary of the Phase I to each unit owner at every address they have listed **AND**;
 2. **Email** the summary (if they have signed up for electronic transmissions) **AND**;
 3. **Post** the summary in a conspicuous place in your community **AND**;
 4. Make the **entire report** including the photos available on your **website** (if the association is required by statute to have a website).

The summary is all the pages before this page. It does not include the photographs.

Stone Inspections Group LLC - 260 1st Ave South, St Petersburg FL 33701

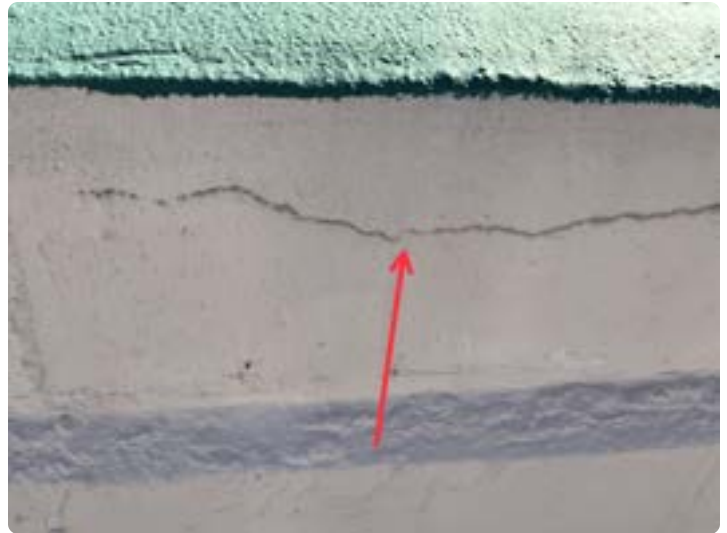
800 (892) 1116 - stonebldg.com

Roof

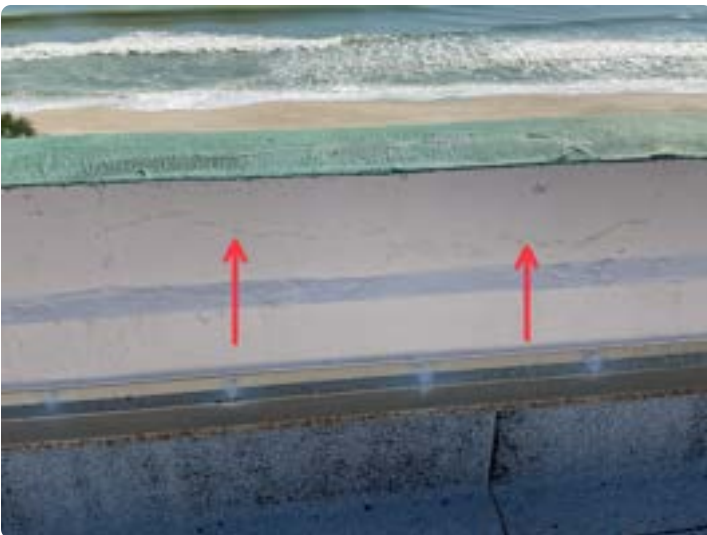
Maintenance	• Rout and reseal hairline cracks on roof parapet wall. • Clean corrosion on metal roof with a wire brush. Coat with rust inhibitor before repainting.
Condition	Roofs in average condition for age.



Hairline crack on roof parapet wall



Zoomed photo of hairline crack on roof parapet wall



Hairline crack on roof parapet wall



Corrosion on metal roof



Roof overview



Roof overview



Roof overview



Roof overview

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.



Failed previous remediation above generator room door



Failed previous remediation above generator room door



Failed previous remediation above generator room door



Failed previous remediation above generator room door



Failed previous remediation on first floor, far-right side of right elevation



Failed previous remediation on first floor, far-right side of right elevation



Similar damage identified on 3rd, 4th, and 6th floors on far-right side of right elevation



Zoomed photo of 3rd and 4th floor



Zoomed photo of 6th floor



Photo of cracks on third floor from unit balcony



Photo of cracks on third floor from unit balcony



Photo of cracks on 6th floor from 5th floor balcony



Water damage to sheathing and corroded steel studs due to water intrusion into Unit 304



Water damage to sheathing and corroded steel studs due to water intrusion into Unit 304



Water damage to sheathing and corroded steel studs due to water intrusion into Unit 304



Water damage to sheathing and corroded steel studs due to water intrusion into Unit 304



Water damage to sheathing and corroded steel studs due to water intrusion into Unit 304



Water damage to sheathing and corroded steel studs due to water intrusion into Unit 304



Water damage to sheathing and corroded steel studs due to water intrusion into Unit 304



Drywall damage and re-painted area between wall and baseboards in Unit 504



Drywall damage and re-painted area between wall and baseboards in Unit 504

Walkways & Floors

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.



Hollow area on walkway near Unit 504



Delaminated walkway paint near Unit 504



Hollow area near 5th floor elevator



Hollow area near 5th floor elevator



Crack in 5th floor walkway near Unit 502



Hollow area near Unit 402. Area appears to have had previous patch.



Hollow area near Unit 304



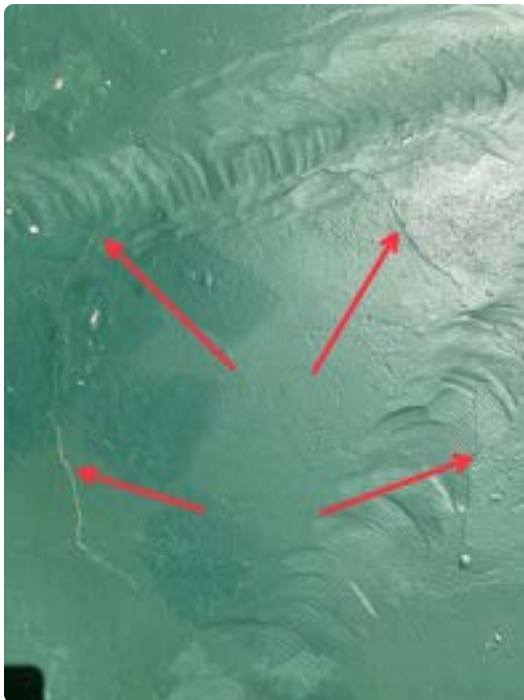
Hollow area near Unit 201. Area has had previous remediation.



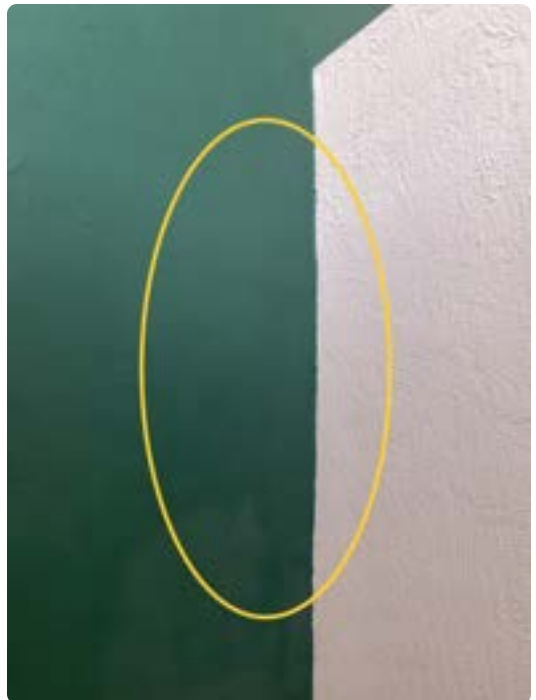
Hollow area near Unit 201. Area has had previous remediation.



Hollow area near Unit 201. Has had previous remediation and is currently cracking.



Hollow area near Unit 202. Has had previous remediation and is currently cracking.



Hollow area near Unit 202



Hollow area near Unit 203



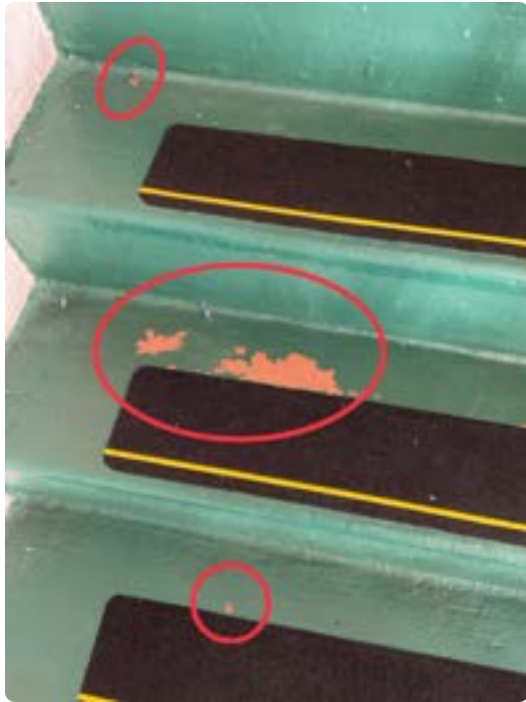
Hollow area near Unit 203



Entire area hollow near Unit 201

Stairs

Maintenance	Re-paint areas with delaminated paint during next walkway/staircase painting cycle.
Condition	Stairs in good condition.



Delaminated paint on 5th floor north staircase

Railings

Condition

Railings in good condition.



Typical balcony railings



Typical balcony railings



Typical walkway railings



Typical stair railings

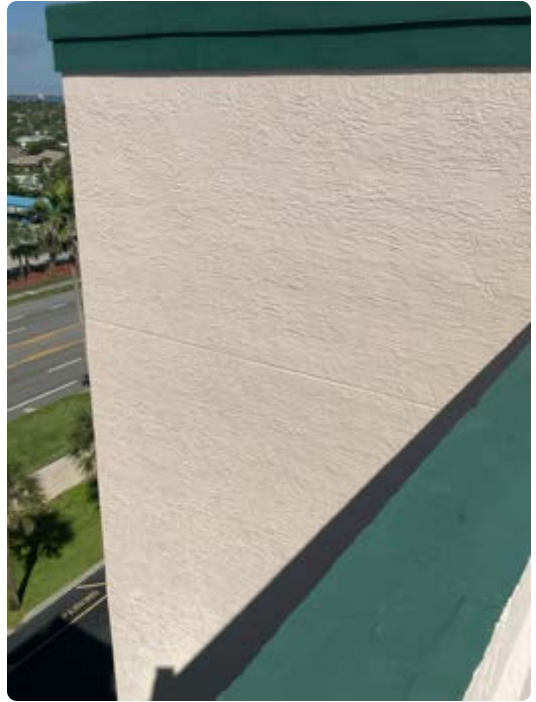
Waterproofing

Condition

Waterproofing/exterior painting in average condition for age.



Typical balcony painting



Typical exterior wall paint



Typical exterior wall paint



Typical exterior wall paint

Common Area Windows/Doors

Condition

Common area windows and doors in average condition for age.



Typical balcony sliding glass door



Typical walkway window



Typical elevator lobby window



Roof entry door



Typical side elevation window



Front entry storefront doors



Stairwell exit door



Generator double doors



Trash room pull up door



Small garage doors (typ.)



Dent in small garage door



Main garage door (typ.)

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.



Crack on face of Unit 304 balcony



Painted over rust spot on Unit 504 balcony



Delaminated stucco and balcony edge spall on Unit 204 balcony



Delaminated coating on Unit 204 balcony



Crack on face of Unit 204 balcony slab



Crack on face of Unit 501 balcony slab



Delaminated coating below crack on Unit 501 balcony slab



Delaminated coating on Unit 501 balcony slab



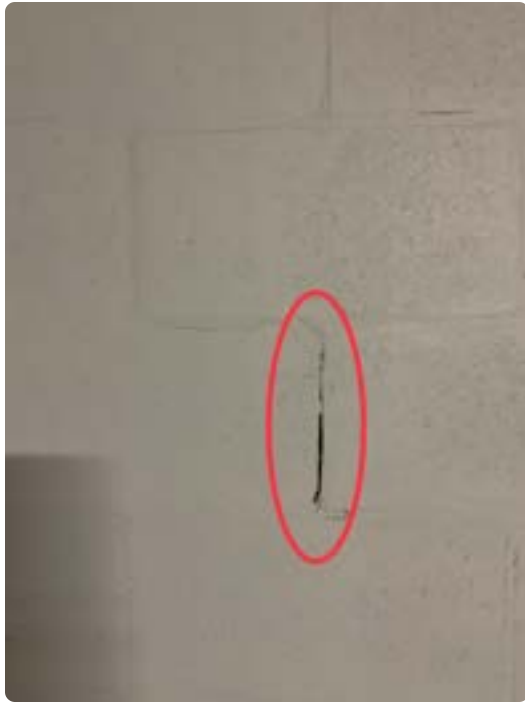
Crack on face of Unit 401 balcony slab



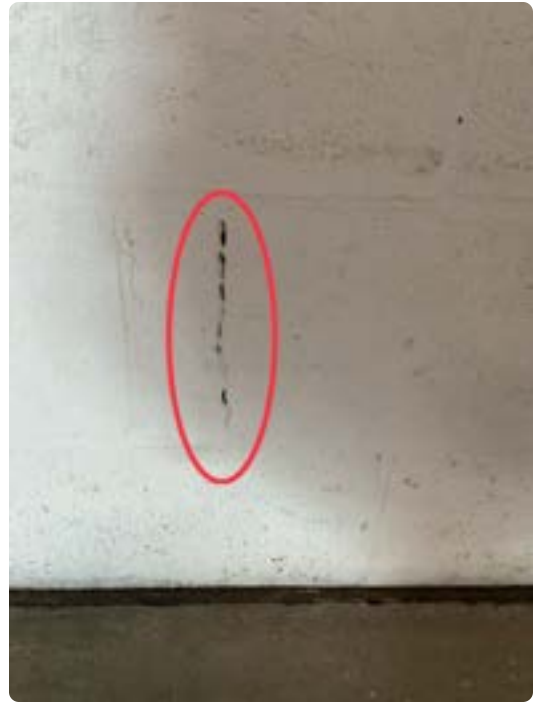
Crack on face of Unit 504 balcony slab

Parking Garages

Maintenance	Seal (2) areas identified with cracks in grout and CMU block with a polyurethane sealant.
Condition	Parking garage in good condition.



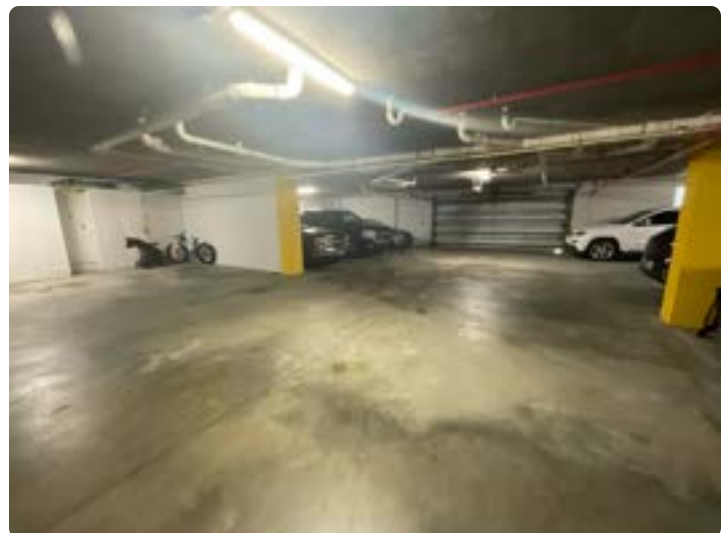
Crack in grout on parking garage wall near pool area exit. Area appears to have had past remediation.



Crack in CMU block on parking garage wall near pool exit area



Parking garage overview



Parking garage overview



Parking garage overview



Parking garage overview

1505 N Hwy A1A, Indialantic, FL, 32903



Year Built:

1995

1505 N Hwy A1A, Indialantic, FL, 32903 Overview Photos



Front elevation



Right elevation



Rear elevation



Left elevation



Typical stair landing



Typical staircase



Typical walkway



Typical walkway



Typical corner balcony stack



Typical middle balcony stack