PHASE 1 MILESTONE INSPECTION REPORT

For

Harbor Oaks Place Condominium

30 Turner St.
Clearwater, Florida 33756

Prepared By:

ENGINEERING INSPECTIONS AND RESTORATION SERVICES

STATE OF FLORIDA
PETER BROWNRIGG
AR98038
REGISTERED ARCHITECT

Ap. 21, 2023

August 21, 2023

Harbor Oaks Place Condominium Association, Inc

C/O: Ameri-Tech Community Management

24701 US Highway 19 N Suite 102

Clearwater, FL 33763

Attention: Tim Hendrix, LCAM

Project: Harbor Oaks Place Condominium

Clearwater, Florida

Regarding: Phase 1 Milestone Inspection

Dear Mr. Hendrix:

Engineering Inspections & Restoration Services recently performed a Phase 1 Milestone Inspection at Harbor Oaks Place Condominium. Our services were provided at the association's request to comply with the requirements of Florida Statues 553.899. This report and attachments contain the result of our inspection.

We appreciate the opportunity to provide this inspection. Should you have any questions regarding our report, please do not hesitate to contact us.

Sincerely,

Tom Crosier, CGC

CEO/Managing Partner

Art Fleahman

President/Managing Partner

1.0 Purpose and Scope

1.1 Purpose

The purpose of our inspection was to assist the association in complying with the requirements of Florida Statute 553.899. Specifically, the purpose of the inspection was to:

1.1.1 Identify substantial structural deterioration within a reasonable professional probability based on the scope of the inspection
1.1.2 Identify dangerous or unsafe conditions
1.1.3 Recommend remedial or preventive repairs; and
1.1.4 Identify items requiring further inspection.

1.2 Scope

The scope of our services included a review of readily available documents, interviews with on-site personnel during the site visit, and visual examination of the major structural components in the building's habitable and non-habitable spaces that were accessed and visible during the site visit, in general accordance with the requirements of Florida Statue 553.899, and our proposal.

The following units were accessed during the site visit:

201, 506, 502, 401, 402, 707, 607, 602, 803, 805, 806, 807, 802, 208, 203, 501, 308, 306, 307

The visual examination was performed by:

1.2.1 James Kass, CGC

Interviews Performed:

During the site visit, additional information regarding the building and its history was provided to us by the following persons:

1. Tim Hendrix, LCAM

2.0 Description

2.1 Building Description Summary

Building Information	
Street Address	30 Turner St.
City, State, Zip	Clearwater, FL 33756
Year Constructed	1972
No. of Buildings Over 3 Stories	1
No. of Stories	10

2.2 General Description

Harbor Oaks place Condominium is a 10-story building with a front entry Port-A-Cache. The roof is a low slope system. The exterior cladding consists of direct-applied stucco over masonry. Some of the windows and doors have been replaced since original construction.

2.3 Wind and Flood

The building is in the hurricane-prone region and the wind-borne debris region as defined in the Florida Building Code, 7th Edition. According to ASCE 7-16, the buildings are risk category II buildings in the 147-mph wind zone, exposure D, and are classified partially enclosed.

2.4 Structural Frame Description

The structural frame of the Harbor Oaks place Condominium consists of a reinforced concrete roof and floor flat plate slabs supported by reinforced concrete columns. The building is supported by grade beams and pile caps over concrete piles, with a 4-inch slap on grade. The exterior walls are concrete masonry (CMU), and the interior, non-load-bearing walls are metal framed with gypsum board. The walls of the stairwells and elevator shafts are concrete masonry. The walkways and balconies are reinforced with concrete cantilevers.

2.5 Guards

Aluminum guardrails are provided along the edges of the balconies with embedded posts, top and bottom rails, and intermediate pickets.

Aluminum-framed screen enclosures are provided on the unit balconies with integral guardrails and pickets.

3.0 Observations

3.1 Cracks, spalls, and other indications of concrete deterioration were observed to have been repaired at isolated locations on the balcony slabs. (See Photo 6.)

- ☐ Substantial structural damage
- ☐ Dangerous or unsafe condition
- ☐ Damaged, requiring repair
- ☒ Continuous monitoring recommended

3.2 Corroded electrical conduit on the exterior of the elevator tower on the roof (See Photo 2)

- ☐ Substantial structural damage
- ☐ Dangerous or unsafe condition
- ☒ Damaged, requiring repair
- ☐ Continuous monitoring recommended

3.3 Efflorescence observed at various areas within the East stairwell (See Photos 4 and 5)

- ☐ Substantial structural damage
- ☐ Dangerous or unsafe condition
- ☐ Damaged, requiring repair
- ☒ Continuous monitoring recommended

3.4 Rusted stairwell I-Beam support in the East stairwell between floors 5 and 6 (See Photo 3)

- ☐ Substantial structural damage
- ☐ Dangerous or unsafe condition
- ☐ Damaged, requiring repair
- ☒ Continuous monitoring recommended

4.0 Conclusions & Recommendations

Based on the results of our visual examination, we offer the following conclusions and recommendations:

4.1 Qualitative Assessment of the Structural Conditions of the Building(s)

Based on the results of our visual examination and within a reasonable professional probability based on the scope of the inspection, the structural condition of the building is:

- ☒ Good – In working condition and does not require immediate or short-term repairs
- ☐ Fair
- ☐ Poor

(See Exhibit I Definitions for More Information)

4.2 Substantial Structural Damage

Substantial Structural Damage was not observed at the subject property.

4.3 Dangerous or Unsafe Conditions

Dangerous or Unsafe Conditions were not observed at the subject property.

4.4 Items That Are Damaged but Not Substantial Structural Deterioration

No items were observed at the time of inspection.

4.5 Items Requiring Further Inspection

No items require further inspection as part of the Phase I Milestone Inspection.

4.6 Phase II Milestone Inspection

A Phase II Milestone Inspection is not required.

4.7 Additional Conclusions and Recommendations

N/A

5.0 Limitations

5.1 This report has been prepared exclusively for Harbor Oaks place Condominium Association, Inc. and its authorized representatives. No other person or entity may rely upon this report without our permission.

5.2 The standard of care and skill for the services provided is consistent with the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. We make no warranties, express or implied, in connection with any services provided.

5.3 This examination is limited to the building exterior and structural elements that were readily accessible and visible at the time of our site visit. Any areas of the facility that were concealed, inaccessible or not readily visible at the time of the site visit are not included. A structural assessment cannot eliminate the uncertainty regarding the presence of physical deficiencies in the structural elements and nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. Unless explicitly stated in this report, extrapolations should not be made from the observations or opinions provided in this report.

5.4 The purpose of this Phase I Milestone Inspection is to offer a qualitative opinion on the structural conditions present at the time of the inspection.

A comprehensive list of all damaged items is beyond the scope of this service.

5.5 Structural analysis, investigation (destructive or otherwise), and testing were not performed and are beyond the scope of this service.

5.6 The conclusions and recommendations offered in this report are based on information gathered from the documents reviewed, interviews performed, and site observations. While reasonable efforts were made to verify the existing conditions as reported, verifying the veracity of this information is beyond this scope of service. We should be allowed to review any additional information that is discovered after the issuance of this report and determine if the original conclusions and recommendations should be revised.

5.7 The conclusions and recommendations offered in this report may be relied upon for a period of 3 months. This report is not a guarantee against structural failure during unusual or extreme loading conditions experienced during events such as hurricanes, floods, vehicular impacts, or similar.

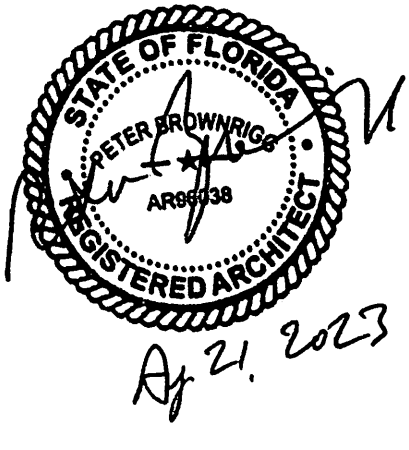
6.0 Closing

Relevant definitions are provided in Appendix I.

Representative photographs taken during our site visit are included in Appendix II.

To the best of our knowledge and ability, this report represents an accurate assessment of the present structural condition of the building based upon the examination of the observed conditions, to the extent reasonably possible. We appreciate the opportunity to provide these services and trust that this report will be informative. Should you have any questions regarding our report, please do not hesitate to contact us.

Sincerely,



Appendix I – Definitions

Appendix II – Photographs

Exhibit I - Definitions
Other Terms used in this report are consistent with the definitions provided in ASTM E2018 and other industry standards. Condition, Good – In working condition and does not require immediate or short-term repairs. Condition, Fair – In working condition, but may require immediate or short-term repairs. Condition, Poor – Not in working condition or requires immediate or short-term repairs.

Dangerous – Any building, structure, or portion thereof that meets any of the conditions described below shall be deemed dangerous:

The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.

There exists a significant risk of collapse, detachment or dislodgement of any portion, members, appurtenance or ornamentation of the building or structure under service loads (Section 202 of the 2020 FBC, Existing Building, 7th edition).

Milestone Inspection – 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 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.

Observation – the visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.

Primary Structural Member – A structural element designed to provide support and stability for the vertical or lateral loads of the overall structure.

Primary Structural System – An assemblage of primary structural members.

Substantial Structural Deterioration – 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.

Structural Damage – A covered building, regardless of the date of its construction, has experienced the following:

- Interior flood displacement or deflection more than acceptable variances as defined in ACI 117-90 or the Florida Building Code, which results in settlement-related damage to the interior such that the interior building structure or members become unfit for service or represents a safety hazard as defined within the Florida Building Code.
- Foundation displacement or deflection in excess of acceptable variances as defined in ACI 318-95 or the Florida Building Code, which results in settlement-related damage to the primary structural members or primary structural systems that prevents those members or systems from supporting the loads or forces they were designed to support to the extent that stresses in those primary structural members or primary structural systems exceeds one and one-third the nominal strength allowed under the Florida Building Code for new buildings of similar structure, purpose, or location;
- Damage that results in listing, leaning, or buckling of the exterior load-bearing walls or other vertical primary structural members to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base as defined within the Florida Building Code.
- Damage that results in the building, or any portion of the building containing primary structural members or primary structural systems, being significantly likely to imminently collapse because of the movement or instability of the ground within the influence zone of the supporting ground within the sheer plane necessary for the purpose supporting such building as defined within the Florida Building Code; or
- Damage occurring on or after October 15, 2005, that qualifies as "substantial structural damage" as defined in the Florida Building Code.

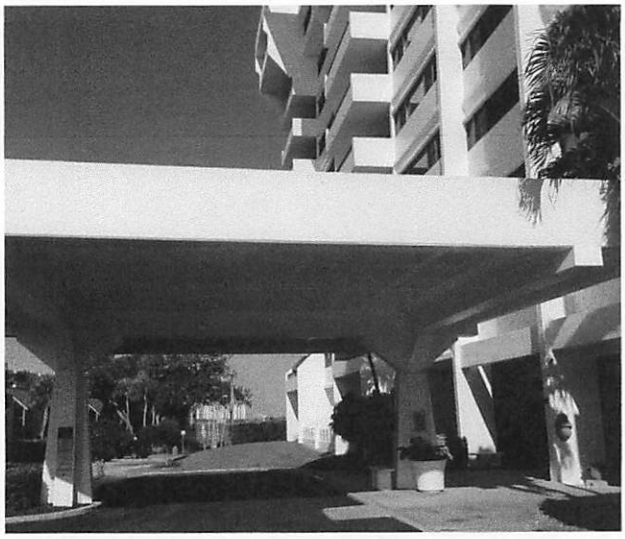
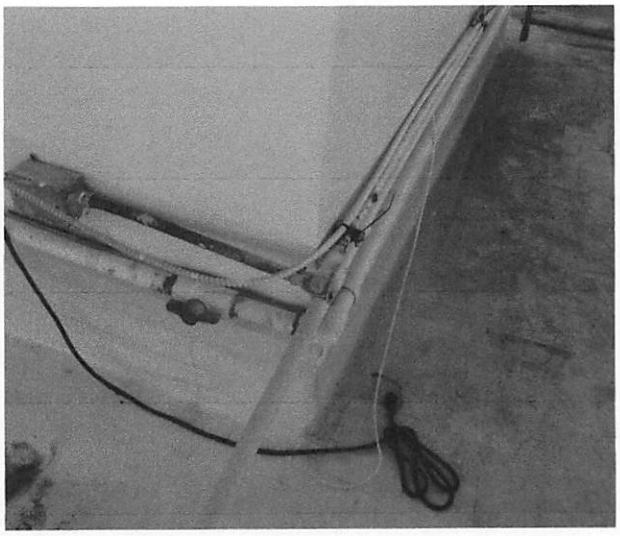
Substantial Structural Damage – A condition where one or both of the following apply:

- The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its pre-damage condition.
- The capacity of any vertical component carrying gravity load, or any group of such components, that has a tributary area more than 30 percent of the total area of the structures' floors and roofs has been reduced more than 20 percent from its damage condition and remaining capacity of such affected elements, with respect to all the dead and live loads, is less than 75 percent of

that required by this code for new buildings of similar structure, purpose and location

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 (Section 202 of the 2020 FBC, Existing Building, 7th edition).

(See below: Exhibit II – Photographs)

Exhibit II - Photographs	
	PHOTO 1: Front of building
	PHOTO 2: Observed rusted electrical conduit along the elevator penthouse.

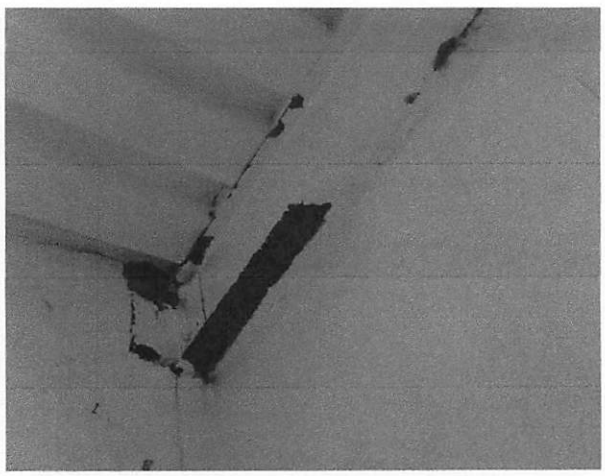
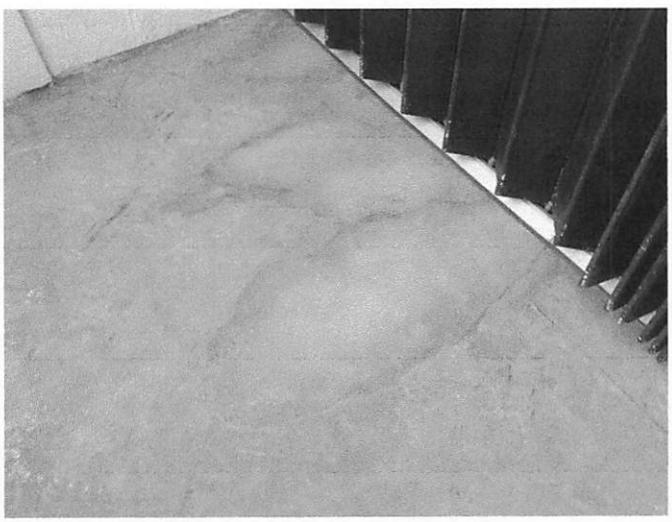
	PHOTO 3: Observed rusted stairwell I-Beam support
	PHOTO 4: Efflorescence observed on the exterior wall within the East stairwell on the 10th floor

	PHOTO 5: Efflorescence observed on the exterior wall within the East stairwell on the 7th and 8th floor
	PHOTO 6: Balcony floor repairs were completed due to a spalling issue. (Unit 807)