
MILESTONE INSPECTION – PHASE I

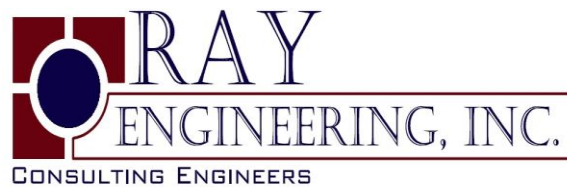
FOR

SEAFARER CONDOMINIUMS
16401 PERDIDO KEY DRIVE
PENSACOLA, FLORIDA 32507

PREPARED FOR:

THE SEAFARER CONDOMINIUM ASSOCIATION, INC.
C/O
16401 PERDIDO KEY DRIVE,
PENSACOLA, FLORIDA 32507

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TABLE OF CONTENTS

SECTION

PAGE

| | | |
|--------------|---|----------|
| ONE | PROFILE • OBJECTIVE _____ | 1 |
| TWO | LIMITATIONS OF RESPONSIBILITIES _____ | 2 |
| | EXECUTIVE SUMMARY _____ | 3 |
| THREE | BUILDING/STRUCTURAL _____ | 4 |
| | 3.1 ROOFS _____ | 4 |
| | 3.2 EXTERIORS _____ | 4 |
| | 3.3 CORRIDORS/STAIRS _____ | 5 |
| | 3.4 COLUMNS _____ | 5 |
| | 3.5 BALCONIES _____ | 5 |
| | 3.6 HANDRAILS/GUARDRAILS _____ | 5 |
| | 3.7 FOUNDATIONS _____ | 6 |
| FOUR | FIRE SAFETY, PLUMBING & ELECTRICAL _____ | 7 |
| | 4.1 FIRE SAFETY _____ | 7 |
| | 4.2 PLUMBING _____ | 7 |
| | 4.3 ELECTRICAL _____ | 7 |
| | PHOTOGRAPHS _____ | 8 |

SECTION ONE

PROFILE • OBJECTIVE

Carter Nelson, E.I.T., of Ray Engineering, Inc., conducted a Milestone Inspection – Phase I Per the Florida Statute Title XXXIII, Chapter 553, Section 899 and in conformance with the scope of work specified in SB 4-D & SB 154 – Building Safety, Dated May 26, 2022, and all other executed amendments to SB 4-D & SB 154, revisions Dated May 4, 2023, and, signed by the governor on June 9, 2023, passed by the state, as per the date of this report. The purpose of the Milestone Inspection – Phase I is to assess the subject property and determine the present condition of all of the major structural elements and components of the building(s), highlighting any deferred maintenance, commenting on on-site management issues as they relate to the care of the property, and documenting all observed deficiencies.

It is understood that Ray Engineering, Inc., did not evaluate the adequacy of the original construction system or materials used and does not ensure the adequacy and sufficiency of any documents or improvements reviewed. This assessment does not purport to encompass every report, record, permit, or other documentation relevant to the property and does not create or imply any guarantee of future building conditions or value.

The purpose of the property review was to assess the subject property and to determine the present condition of the following:

- **BUILDING/STRUCTURAL:** Roofs, exteriors, and corridors/stairs
- **FIRE SAFETY, PLUMBING, AND ELECTRICAL:** Common area electrical systems, common area plumbing systems, and fire control panels.

We did not gain access to all areas, operate any specific equipment, or perform any tests. Ray Engineering, Inc., identified those areas that, in our opinion, require remedial work or restoration. This report is based on our professional opinion and field observations. It should be noted that site development drawings were not provided for our review.

SECTION TWO

LIMITATION OF RESPONSIBILITIES

Ray Engineering, Inc., has been retained by The Seafarer Condominium Association, Inc. to prepare a Milestone Inspection – Phase I report of Seafarer Condominiums in Pensacola, Florida.

This report is a summary of the property walkthrough and search of the project documents (as available). The purpose of this report is to provide the Client with the Consultant's opinion of the general disposition of the common elements.

Our report is not intended to assume any responsibility of the Architect or Engineers of Record, and the comments reflected in this report are presented only for the Client's consideration.

This report does not confirm the absence of asbestos, PCBs, toxic soil, or any other environmental concerns on this property.

EXECUTIVE SUMMARY

Seafarer is a condominium complex consisting of three buildings connected to each other, two, four-story, and a center six-story building (reference photograph 1). The complex was built in 1975 and consists of a total of 46 units. The building construction is consistent with a reinforced concrete frame, and post-tension slabs, all supported by a pile foundation system. The roofing system is primarily a modified bitumen membrane, with TPO roofing material along the penetration and parapet walls. The parapet walls appear to be capped with flashing; however, we cannot determine if the TPO wraps over the walls. Runoff is controlled by scuppers and roof drains. The exterior of the building is clad with a stucco system, with the corridors providing access to the units on the front elevation and balconies along the rear elevation. It is our understanding that the doors and windows are not the Association's responsibility, and the building has been grandfathered in; therefore, life safety systems and sprinklers are not present within the building and therefore are not included with the Milestone and SIRS.

This inspection was performed to evaluate the structural deficiencies and determine if testing and an additional inspection are necessary for a Phase II Inspection, per the State Statute. The most significant issue for the building is the general deterioration and delamination of the exterior cladding, as well as the excessive movement at the expansion joints within the corridor floors.

From our observation, the structural components and elements were generally found to be in fair condition; however, the exterior paint appears to be at the end of its service life, as well as the joints within the breezeway, which will allow water infiltration into the slabs if not rectified. It is our opinion that a Phase II Milestone Inspection is not required; however, the significant issues noted in this report should be rectified per the SIRS schedule to avoid structural impacts due to water infiltration.

SECTION THREE

BUILDING/STRUCTURAL

3.1 ROOFS

The roof system of the buildings is primarily modified bitumen membrane with TPO along the parapet wall features (reference photograph 2). The roof structure is consistent with a post-tension slab. During the inspection, we observed that the joints along the parapet walls are deteriorated and possibly failing in some locations (reference photograph 3). In addition, we noted a localized divot in the flat roof of the equipment penthouse, which appears to be sealed but should be monitored.

- *The joints along the TPO membrane at the parapet walls should be sealed if any areas are opened.*
- *We recommend annual inspections as well as inspections directly after large storm events to ensure the roofing is intact.*

3.2 EXTERIORS

The exterior of the building is clad with stucco and cement plaster coating, which appears to be nearing the end of its useful service life (reference photograph 5). During the review, we observed delamination of the stucco and bubbling in multiple areas, which indicates the weaker areas have failed and will continue (reference photographs 6 & 7). Due to the multiple instances of these issues at both buildings, there is sufficient evidence that the coating is at the end of its useful service life and should be coated based on the SIRS schedule.

- *For the stucco issues, we recommend immediately repairing any cracks and delamination with the appropriate repair material for the stucco substrate to prevent water from severely delaminating the stucco in these areas.*
- *All open gaps should be caulked with NP100 immediately to prevent further water infiltration.*

3.3 CORRIDORS/STAIRS

The corridors at this building have multiple instances of large cracks, which appear to be the result of expansion or contraction as well as failed expansion joints due to age (reference photographs 8-10). In addition, we observed poor drainage in multiple areas, which is due to a lack of scupper to allow for stormwater to run off the corridors. The coating appears to be in generally good condition, with only the expansion joints showing signs of delamination and cracks.

- *We recommend that all expansion joints be replaced with a new engineer designed system to extend the service life of the coating system.*
- *During the replacement of the coating, all joists should be routed and sealed with NP100. The new system should be a trafficable pedestrian system that will have a life cycle of 15-20 years.*

3.4 COLUMNS

During our review, we did not observe any readily visible issues in the structural columns of the buildings that would indicate immediate structural repairs. The structural assessment of the columns did not reveal any immediate safety hazards.

3.5 BALCONIES

Ray Engineering, Inc. completed a comprehensive inspection of the building's balconies and determined that no major issues were identified. The structural assessment of the balconies did not reveal any immediate safety hazards.

3.6 HANDRAILS/GUARDRAILS

During our review, we did not observe any readily visible issues in the structural elements, including the handrails and guardrails of the buildings, that would indicate immediate structural repairs. The structural assessment of the handrails and guardrails did not reveal any immediate safety hazards.

3.7 FOUNDATION

We observed no readily visible evidence of differential settlement or significant drainage issues along the foundation that would result in structural issues. The structural assessment of the foundation did not reveal any immediate safety hazards.

SECTION FOUR

FIRE SAFETY, PLUMBING, & ELECTRICAL

4.1 FIRE SAFETY

The building's fire safety systems consist of only the fire control panel safety system, as the property is grandfathered in. During the inspection, the equipment looked dated; however, it was in working condition and did not require any testing at this time. We did not find that the exposed standpipes on the rooftop show signs of excessive corrosion, indicating they are nearing the end of their useful service life.

We recommend that during the annual testing of the systems, the board make the contractor aware of any corrosion issues on equipment.

4.2 PLUMBING

The building's common area plumbing consists of the well pump system, which is also dated. It appears to be in working condition; therefore, testing is not necessary.

We recommend that during the annual testing of the systems, the board make the contractor aware of any corrosion issues on equipment.

4.3 ELECTRICAL SYSTEMS

Ray Engineering, Inc. did not test any electrical components; however, visual inspection did not result in any significant issues that would warrant the testing of these systems.

We recommend that during the annual testing of the systems, the board make the contractor aware of any corrosion issues on equipment.

PHOTOGRAPHS

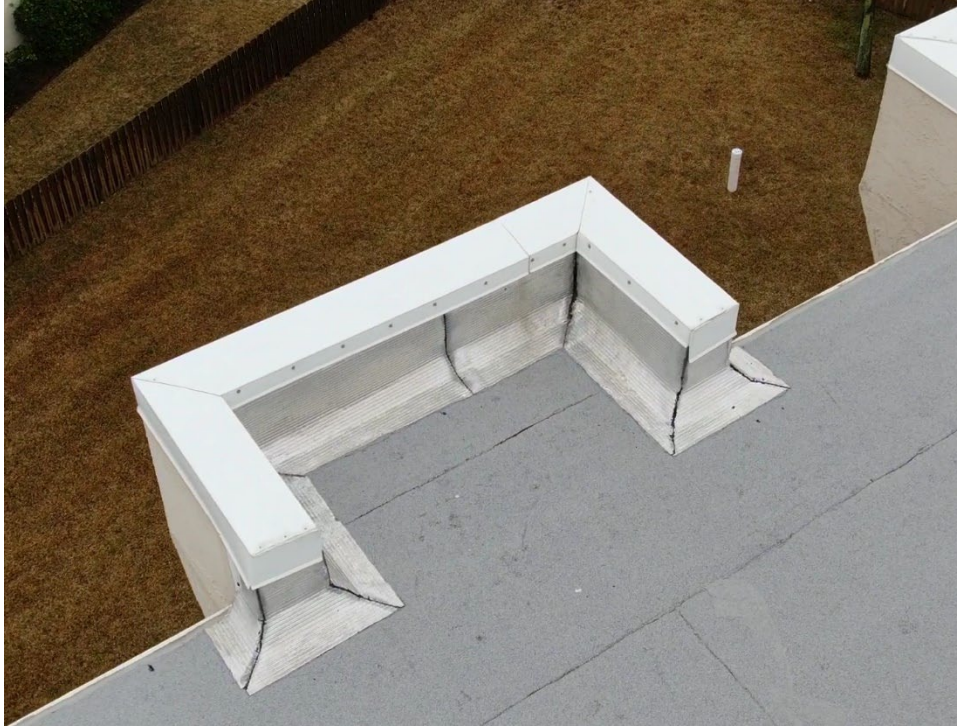
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1. View of the subject Association building on Google Earth.



2. View of the typical roof system.



3. An example of joints in the TPO parapet wall building envelope failing.



4. We noted an isolated divot in the flat roof section of the equipment penthouse.



5. View of typical cladding on the building.



6. Bubbles were observed in the cladding of the exterior near stair towers.

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7. Additional bubbles were observed in the exterior cladding.



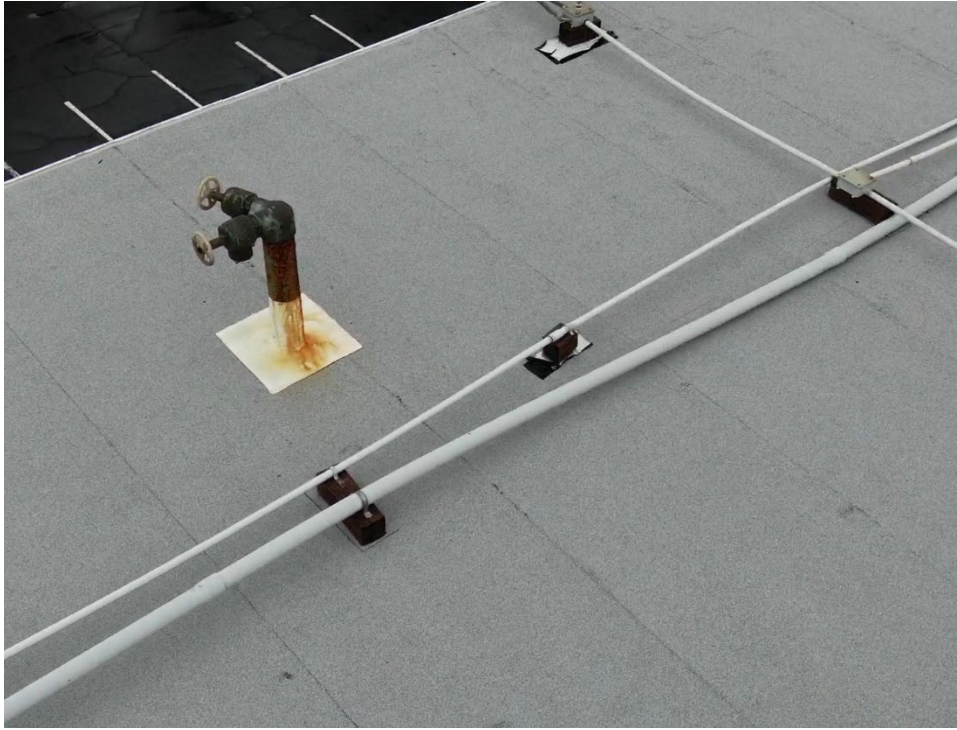
8. View of the typical corridor.



9. View of cracks at an expansion joint in the corridors.



10. View of cracks at an expansion joint in the corridors.



11. Significant corrosion is present on all of the exposed standpipes on the rooftops.