



May 16, 2024

Chloe Andrew
The Seafarer Condominium Association, Inc.
16401 Perdido Key Drive
Pensacola, Florida 32507

RE: Milestone Inspection Phase I 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

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noted in this report should be rectified per the SIRS schedule to avoid structural impacts due to water infiltration.

Respectfully submitted,

Sincerely,



Steven W. Ray, P.E.

President Emeritus

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