



ELEVATED

Engineering Services, LLC

MILESTONE INSPECTION REPORT

MOUNT VERNON & HERMITAGE

MOUNT VERNON BUILDING

6370 1ST STREET N.

ST. PETERSBURG, FL 33702

ISSUE DATE:

6/28/24

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GENERAL BUILDING AND OBSERVATION INFORMATION

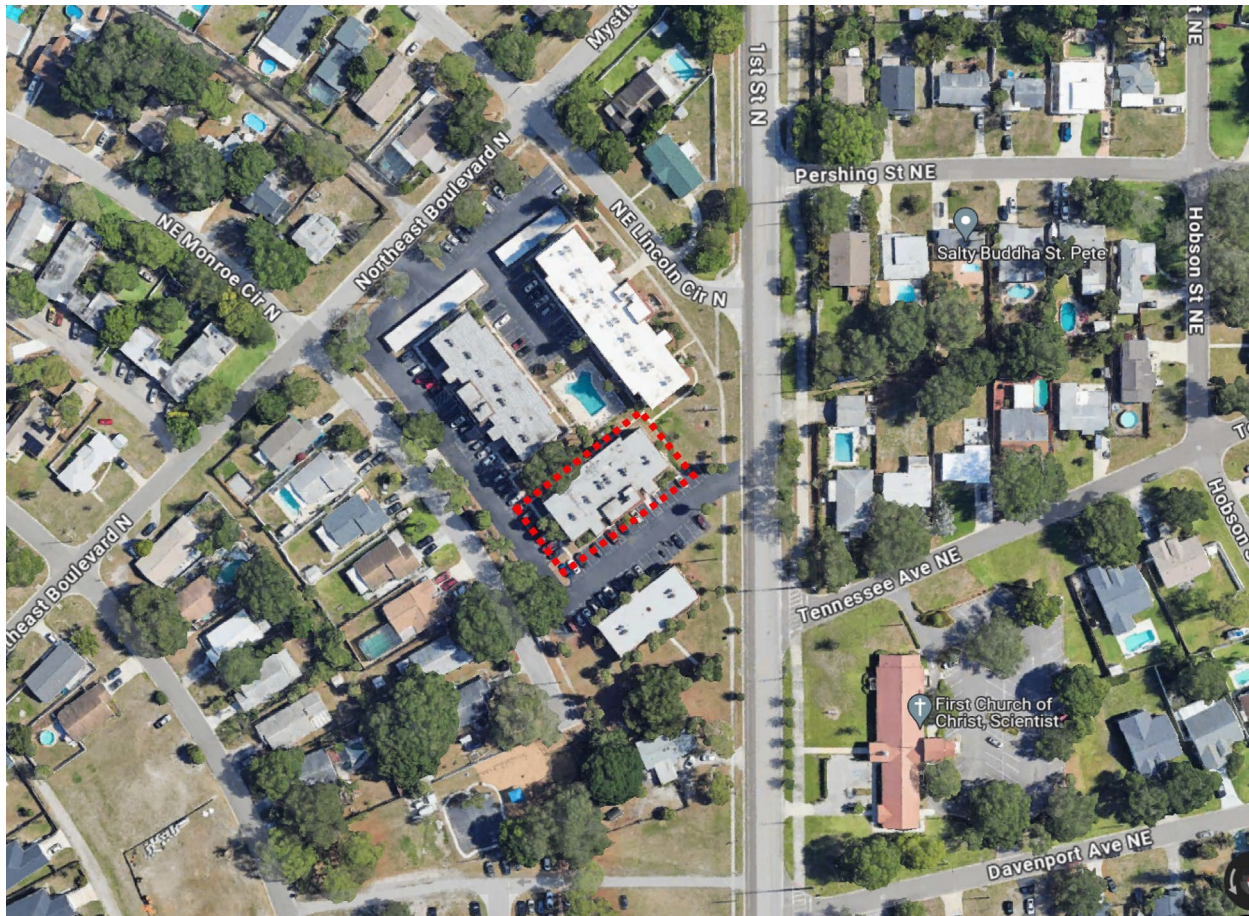


GENERAL BUILDING AND OBSERVATION INFORMATION

1.0 BUILDING INFORMATION

Building Owner Name: Mount Vernon & Hermitage Association – Mount Vernon Building
Building Street Address: 6370 1st Street N., St. Petersburg, FL 33702
Building Height: Three Stories
Year Built: 1973 (As per Pinellas County Property Appraisers Website)

Building Location:



Building Description:

Elevated Engineering was not provided with any structural or architectural building plans of the subject structure. Therefore, onsite observations of the structure and knowledge of similar construction were relied upon for the information within this report.



Mount Vernon & Hermitage – Mount Vernon Building is composed of a three (3) story structure with condominium units on the 1st through 3rd floor levels. There are a reported total of 18 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams, reinforced concrete slab with timber framed mansard roof structure and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of shallow reinforced concrete spread footings and reinforced concrete slab-on-grade foundations.

2.0 MILESTONE INSPECTION DETAILS

Milestone Inspector Details

Company Performing Milestone Inspection:	Elevated Engineering Services, LLC
Address:	3306 West Knights Avenue, Tampa, FL 33611
Florida Certificate of Authorization #:	CA 31855
Phone:	(727) 265-2070
Email:	info@elevatedeng.com
Website:	www.elevatedeng.com

Engineer('s) Performing Milestone Inspection:	Daniel R. Sapp, PE FL PE # 86452
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Florida Statute Utilized	SB 4-D Building Safety Bill, which became effective on May 26, 2022 creating s. 553.899
Type of Inspection:	Phase 1 Milestone Inspection
Date(s) of Inspection:	May 22, 2024, May 29, 2024, and June 17, 2024
Date of Report:	June 28, 2024

Building Elements Inspected

Building Exterior Envelope:	A visual observation of the exterior elevations of the structure was performed on all sides from the ground without the use of any special access equipment.
Exterior Walkways:	A visual observation of three (3) of three (3) exterior walkways was performed.
Stairways:	A visual observation of two (2) of two (2) stairways was performed.



Interiors of Individual Units

and Common Areas: A visual observation of the interiors of eight (8) of eighteen (18) individual unit interiors and interior common areas was performed.

Excluded Building Elements: Mechanical Systems, Electrical Systems, Fire Systems, Elevators, Plumbing and Drainage Systems, and general property or structures not related to the building itself.

3.0 MILESTONE INSPECTION DEFINITIONS

“Milestone inspection” (as per SB 4-D 2022) means 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 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.

“Substantial structural deterioration” (as per SB 4-D 2022) means 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.

“Phase 1” (as per SB 4-D 2022): For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph (b), is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).

“Phase 2” (as per SB 4-D 2022): A phase two milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector’s direction. The inspection may be



as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).

“Dangerous” (as per 2022 Florida Building Code, Building, 7th Edition) means any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

“Unsafe” (as per 2022 Florida Building Code, Existing Building, 7th Edition) means: 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 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.

4.0 MILESTONE INSPECTION LIMITATIONS

This report represents the condition at the time of inspection. Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability this report represents an accurate appraisal of the present condition based upon careful evaluation of observed conditions, to the extent reasonably possible.

The Milestone Inspection and Milestone Report was created as Elevated Engineering understands the requirements of SB 4-D at the time of this report. It is possible that changes and clarifications from governing bodies on both a local and state level may occur. As such, Elevated Engineering reserves the right to issue clarification and addendums to this report as required.

END OF SECTION



**BUILDING EXTERIOR ENVELOPE
OBSERVATIONS AND RECOMMENDATIONS**



BUILDING EXTERIOR ENVELOPE OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Milestone Inspection: Phase 1

Method of Observation: A visual observation of the exterior elevations of the structure was performed on all sides from the ground without the use of any special access equipment.

Construction Type: Mount Vernon & Hermitage – Mount Vernon Building is composed of a three (3) story structure with condominium units on the 1st through 3rd floor levels. There are a reported total of 18 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams, reinforced concrete slab with timber framed mansard roof structure and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of shallow reinforced concrete spread footings and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.



4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The exterior building elevations are shown in Figures E-1 through Figure E-4.
- The windows and doors appear to be a mix of various of different types and ages with many likely original to the building and owned/maintained by the individual unit owners. Elevated Engineering cannot comment on the effectiveness of the windows and doors as there are so many different types. The age and current effectiveness of individual windows and doors is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore no comments on individual windows and doors are made within this report.
- The roof appears to be constructed of reinforced concrete elevated slabs along the main flat roof structure and timber framing components covered with structural sheathing along the slope roof components along perimeter of the roof structure (Refer to Figure E-5). Please note there was limited access to the timber framing components supporting the main roof structure.
- The roof covering appears to be a modified bitumen type roofing system on the main flat roof area and an asphalt shingle roofing system along the perimeter sloped roof area (Refer to Figure E-6). The age and effectiveness of the roof coverings is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore there are no comments on the current effectiveness of the roof coverings.
- Multiple areas of missing asphalt shingles were observed along the perimeter sloped roof areas (Refer to Figure E-7).
- Localized areas of exterior wall cracking were observed along the building exterior (Refer to Figure E-8).

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior building paint coatings. While not required by the building code, “best practices” for longevity of exterior building paint coatings is recommended to be recoated every 7 years.
- Regular maintenance of the roofing systems, which should include repair of missing and/or dislodge roof shingles. Please note maintenance of roofing systems is typically dependent on the product manufacturer’s specifications/recommendations and age and effectiveness of the roofing system, which is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore no comments on the recommended maintenance of the roofing system are included.
- Repair any existing exterior wall cracks along the building exterior elevations. Currently this condition does not appear to represent a serious structural condition, however, exterior wall cracking should be regularly monitored and reevaluated if exterior wall cracking becomes more extensive/widespread.



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure E- 1



Figure E- 2



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure E- 3



Figure E- 4



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure E- 5



Figure E- 6





Figure E- 7



Figure E- 8

END OF SECTION



EXTERIOR WALKWAY
OBSERVATIONS AND RECOMMENDATIONS



EXTERIOR WALKWAY OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Inspection: Phase 1

Method of Observation: A visual observation of all three (3) exterior walkways was performed.

Construction Type: Mount Vernon & Hermitage – Mount Vernon Building is composed of a three (3) story structure with condominium units on the 1st through 3rd floor levels. There are a reported total of 18 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams, reinforced concrete slab with timber framed mansard roof structure and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of shallow reinforced concrete spread footings and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior walkway observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior walkway observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the Milestone Inspection were observed during the building exterior walkway observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the Milestone Inspection were observed during the building exterior walkway observations.



4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The exterior walkways appear to be constructed of cast-in-place reinforced concrete elevated slabs and slabs on grade (Refer to Figure W-1).
- The exterior walkway floor surfaces appear to be finished with an exterior paint coating or concrete stain over a cementitious textured finish (Refer to Figure W-2).
- Guardrails appear to be steel type mechanically assembled guardrail system with core mounted slab connections and finished with an exterior paint coating (Refer to Figure W-3). The guardrail appears to be designed to be 42 inches in height and resist a 4-inch diameter sphere which is the current building code requirements (Refer to Figure W-4 and Figure W-5).
- Multiple deteriorated guardrail post pockets were observed along the elevated walkways (Refer to Figure W-6 and Figure W-7).
- Localized areas of delaminated stucco and/or unsound concrete were observed along the underside of the walkway slabs (Refer to Figure W-8 and Figure W-9).

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the guardrail paint coatings. Maintenance of coating is dependent on coating product manufacturer's specifications/recommendations.
- Regular maintenance of the ground level exterior walkway floor finishes. Maintenance of floor finish is dependent on product manufacturer's specifications/recommendations.
- Regular maintenance of the exterior elevated walkway floor coatings. Maintenance of floor coating is dependent on floor coating product manufacturer's specifications/recommendations. Please note Elevated Engineering is not aware of the floor coating product currently on the exterior elevated walkways; however, the floor coatings appear to be a floor paint or concrete stain. While not required by building code, Elevated Engineering recommends for "best practices" for the longevity of the exterior elevated walkways that all elevated floor slab surfaces should be finished with a pedestrian grade waterproofing membrane as preventative maintenance to slow corrosion and concrete deterioration.
- Repair existing areas of unsound concrete and concrete spalls along concrete slab surfaces along the exterior walkways. Currently this condition does not appear to represent a serious structural condition, however, concrete spalls need to be addressed as once concrete spalling starts the rate of additional corrosion increases rapidly, which leads to further concrete deterioration, which may develop into a more serious structural condition.
- Repair existing areas of delaminated, cracked and/or spalled exterior stucco finishes along slab surfaces of the exterior walkways. Currently this condition does not appear to



represent a serious structural condition, however if left unaddressed these areas will likely worsen and may develop into a more serious structural condition.



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure W- 1

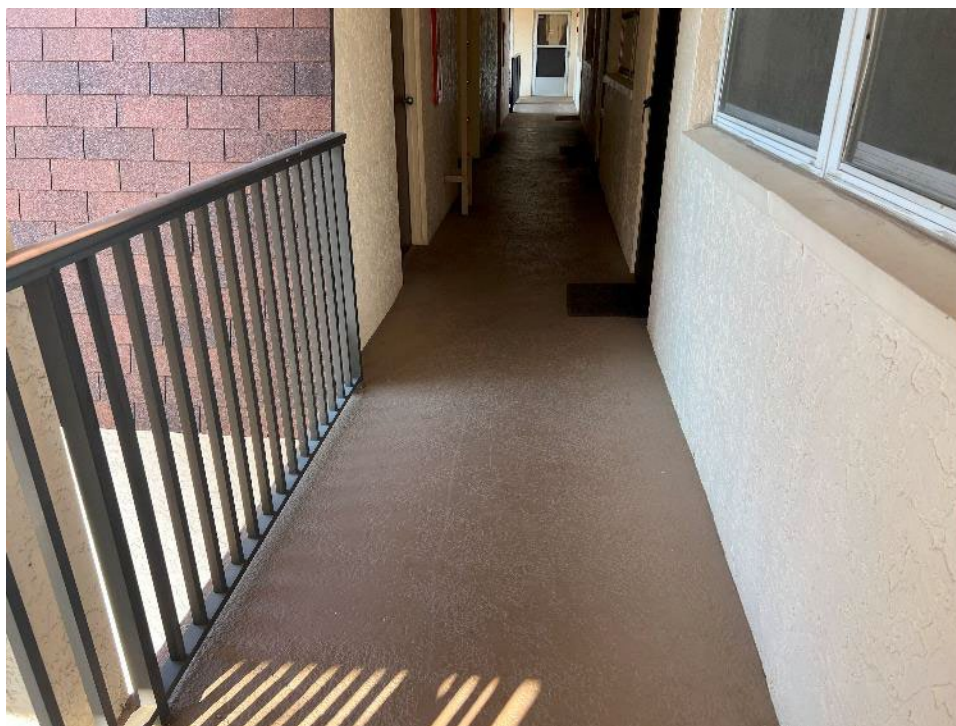


Figure W- 2



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report

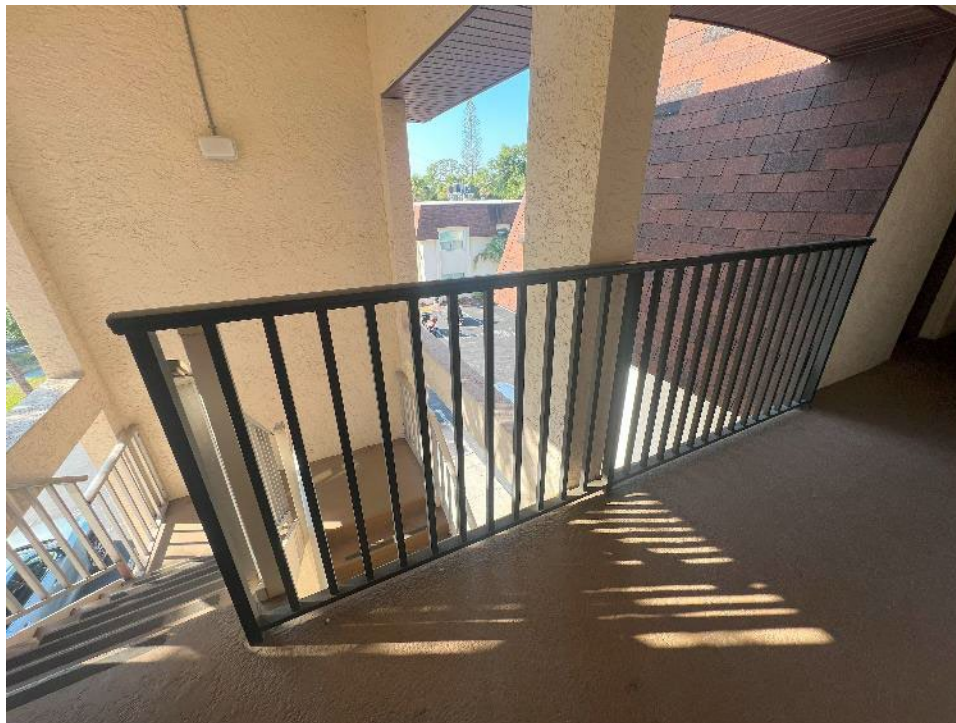


Figure W- 3



Figure W- 4



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure W- 5



Figure W- 6





Figure W- 7



Figure W- 8

END OF SECTION



STAIRWAY
OBSERVATIONS AND RECOMMENDATIONS



STAIRWAY OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Inspection: Phase 1

Method of Observation: A visual observation of all two (2) exterior stairways was performed.

Construction Type: Mount Vernon & Hermitage – Mount Vernon Building is composed of a three (3) story structure with condominium units on the 1st through 3rd floor levels. There are a reported total of 18 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams, reinforced concrete slab with timber framed mansard roof structure and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of shallow reinforced concrete spread footings and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- Multiple areas of corroded metal framing were observed along the visible structural components of both exterior stairways with portions exhibiting significant section loss (Refer to Figure S-1 through S-16). It is evident that multiple previous modifications and/or repairs have been attempted throughout the life of the exterior stairways, which appear to be showing signs of structural deterioration/distress. Please note that portions of the structural framing components are concealed beneath stucco finishes, which have been applied along the underside and sides of the stairway landings and risers (Refer to Figure S-17 and Figure S-18).

Substantial Structural Deterioration Recommendations

- Elevated Engineering believes based on the condition of the visible structural components (and modifications/repairs) that both exterior stairways appear to be potentially exhibiting Substantial Structural Deterioration within the scope of the Milestone Inspection and further inspection of the concealed structural framing components is required to determine the full extent of structural deterioration. **Elevated Engineering recommends commencing a Phase 2 Milestone Inspection,** which should include removal of portions of the existing stucco finishes along the underside and sides of the stairway landings and risers to expose the concealed structural framing components to determine the extent structural deterioration present and provide further repair recommendations.



3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **Phase 2 Milestone Inspection is required prior to commenting on this item.**

Unsafe or Dangerous Condition Recommendations

- **Phase 2 Milestone Inspection is required prior to commenting on this item.**

4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- **Phase 2 Milestone Inspection is required prior to commenting on this item.**

Less than Substantial Structural Deterioration Damage Recommendations

- **Phase 2 Milestone Inspection is required prior to commenting on this item.**



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure S- 1



Figure S- 2



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure S- 3

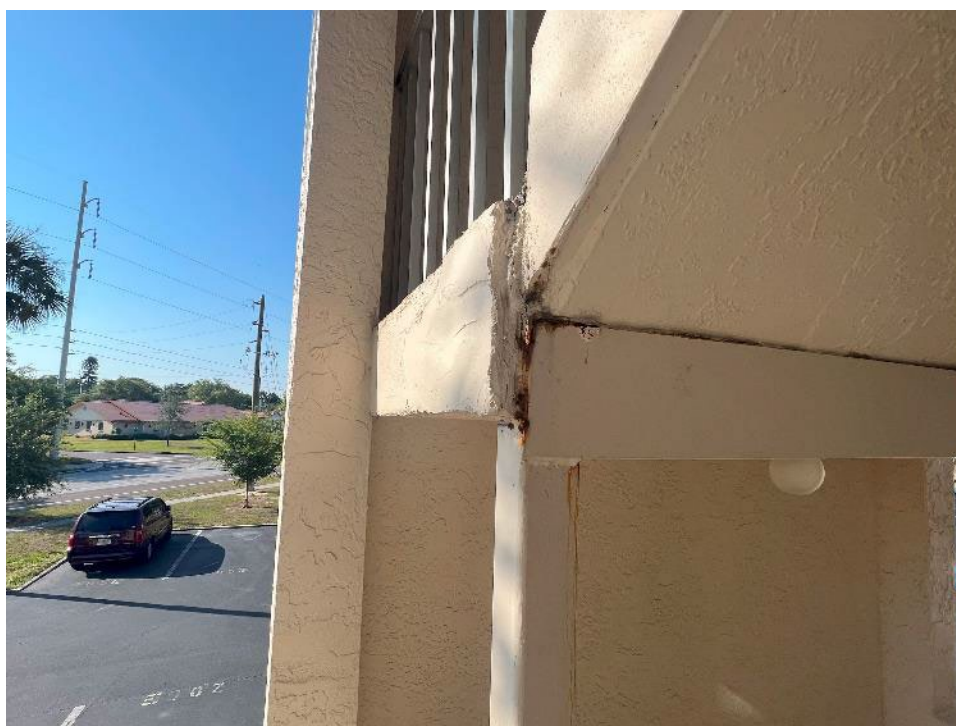


Figure S- 4



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure S- 5



Figure S- 6



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure S- 7



Figure S- 8





Figure S- 9



Figure S- 10





Figure S- 11



Figure S- 12



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure S- 13



Figure S- 14



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure S- 15



Figure S- 16



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure S- 17



Figure S- 18

END OF SECTION



**INTERIORS OF INDIVIDUAL UNITS AND COMMON AREAS
OBSERVATIONS AND RECOMMENDATIONS**



INTERIORS OF INDIVIDUAL UNITS AND COMMON AREAS OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Inspection: Phase 1

Method of Observation: A visual observation of eight (8) of eighteen (18) individual unit interiors and interior common areas was performed. Unit interiors included 101, 106, 204, 205, 301, 304, 305, and 306. Common areas included electrical, mechanical, laundry, and garbage rooms.

Construction Type: Mount Vernon & Hermitage – Mount Vernon Building is composed of a three (3) story structure with condominium units on the 1st through 3rd floor levels. There are a reported total of 18 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams, reinforced concrete slab with timber framed mansard roof structure and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of shallow reinforced concrete spread footings and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.



Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.

4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The individual unit interiors and common areas appear to be constructed of topped pre-cast reinforced concrete elevated slabs, cast-in-place reinforced concrete elevated slabs on grade, reinforced concrete columns and beams, CMU infill exterior walls, and light gauge metal framed and CMU interior walls.
- Typical individual unit interiors areas shown in Figure U-1 through Figure U-3.
- Interior wall and ceiling surfaces appear to be covered with drywall and interior finishes.
- Interior floor surfaces are finished with a variety of floor finishes (carpet, tile, vinyl, etc.).
- The laundry, garbage, mechanical, and electrical rooms are shown in Figure U-4 through Figure U-7.

Less than Substantial Structural Deterioration Damage Recommendations

- No conditions observed within the individual units and common areas appear to require repair at the time of inspection.



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure U- 1



Figure U- 2



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure U- 3



Figure U- 4



Mount Vernon & Hermitage – Mount Vernon Building
Milestone Inspection Report



Figure U- 5



Figure U- 6





Figure U- 7

END OF SECTION



MILESTONE INSPECTION REPORT SUMMARY

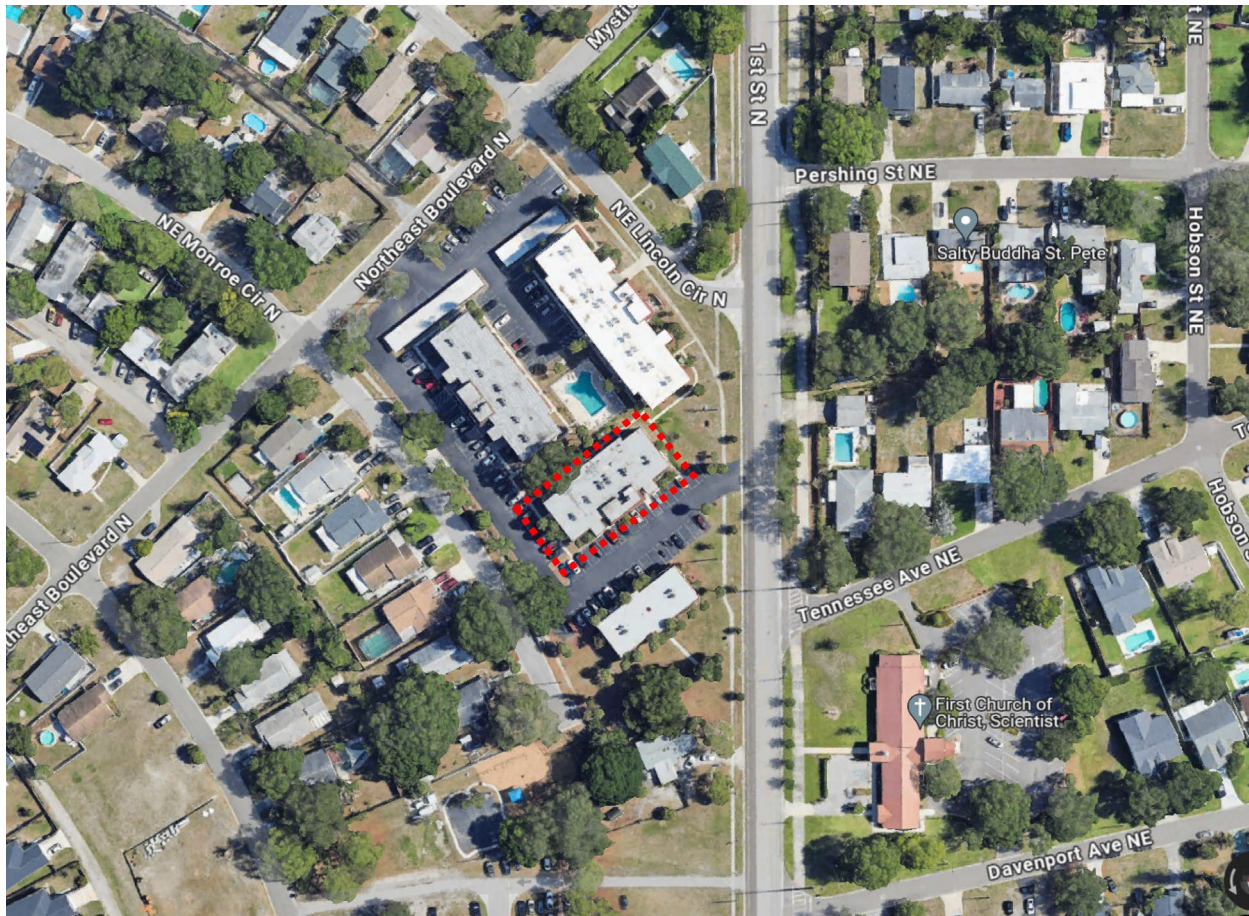


MILESTONE INSPECTION REPORT SUMMARY

1.0 BUILDING INFORMATION

Building Owner Name: Mount Vernon & Hermitage Association – Mount Vernon Building
Building Street Address: 6370 1st Street N., St. Petersburg, FL 33702
Building Height: Three Stories
Year Built: 1973 (As per Pinellas County Property Appraisers Website)

Building Location:



Building Description:

Elevated Engineering was not provided with any structural or architectural building plans of the subject structure. Therefore, onsite observations of the structure and knowledge of similar construction were relied upon for the information within this report.



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2.0 MILESTONE INSPECTION DETAILS

Milestone Inspector Details

Company Performing Milestone Inspection:	Elevated Engineering Services, LLC
Address:	3306 West Knights Avenue, Tampa, FL 33611
Florida Certificate of Authorization #:	CA 31855
Phone:	(727) 265-2070
Email:	info@elevatedeng.com
Website:	www.elevatedeng.com

Engineer('s) Performing Milestone Inspection:	Daniel R. Sapp, PE FL PE # 86452
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Florida Statute Utilized	SB 4-D Building Safety Bill, which became effective on May 26, 2022 creating s. 553.899
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Building Elements Inspected

Building Exterior Envelope:	A visual observation of the exterior elevations of the structure was performed on all sides from the ground without the use of any special access equipment.
Exterior Walkways:	A visual observation of three (3) of three (3) exterior walkways was performed..
Stairways:	A visual observation of two (2) of two (2) stairways was performed.



Interiors of Individual Units

and Common Areas: A visual observation of the interiors of eight (8) of eighteen (18) individual unit interiors and interior common areas was performed.

Excluded Building Elements: Mechanical Systems, Electrical Systems, Fire Systems, Elevators, Plumbing and Drainage Systems, and general property or structures not related to the building itself.

3.0 MATERIAL FINDINGS BY ITEM OBSERVED

3.1 BUILDING EXTERIOR ENVELOPE

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.



LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- See individual sections of this report as it is not a summary item.

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior building paint coatings. While not required by the building code, “best practices” for longevity of exterior building paint coatings is recommended to be recoated every 7 years.
- Regular maintenance of the roofing systems, which should include repair of missing and/or dislodge roof shingles. Please note maintenance of roofing systems is typically dependent on the product manufacturer’s specifications/recommendations and age and effectiveness of the roofing system, which is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore no comments on the recommended maintenance of the roofing system are included.
- Repair any existing exterior wall cracks along the building exterior elevations. Currently this condition does not appear to represent a serious structural condition, however, exterior wall cracking should be regularly monitored and reevaluated if exterior wall cracking becomes more extensive/widespread.

3.2 EXTERIOR WALKWAYS

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior walkway observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior walkway observations.



UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the Milestone Inspection were observed during the building exterior walkway observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the Milestone Inspection were observed during the building exterior walkway observations.

LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- See individual sections of this report as it is not a summary item.

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the guardrail paint coatings. Maintenance of coating is dependent on coating product manufacturer's specifications/recommendations.
- Regular maintenance of the ground level exterior walkway floor finishes. Maintenance of floor finish is dependent on product manufacturer's specifications/recommendations.
- Regular maintenance of the exterior elevated walkway floor coatings. Maintenance of floor coating is dependent on floor coating product manufacturer's specifications/recommendations. Please note Elevated Engineering is not aware of the floor coating product currently on the exterior elevated walkways; however, the floor coatings appear to be a floor paint or concrete stain. While not required by building code, Elevated Engineering recommends for "best practices" for the longevity of the exterior elevated walkways that all elevated floor slab surfaces should be finished with a pedestrian grade waterproofing membrane as preventative maintenance to slow corrosion and concrete deterioration.
- Repair existing areas of unsound concrete and concrete spalls along concrete slab surfaces along the exterior walkways. Currently this condition does not appear to represent a serious structural condition, however, concrete spalls need to be addressed as once concrete spalling starts the rate of additional corrosion increases rapidly, which leads to further concrete deterioration, which may develop into a more serious structural condition.



- Repair existing areas of delaminated, cracked and/or spalled exterior stucco finishes along slab surfaces of the exterior walkways. Currently this condition does not appear to represent a serious structural condition, however if left unaddressed these areas will likely worsen and may develop into a more serious structural condition.

3.3 STAIRWAY

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations*

- Multiple areas of corroded metal framing were observed along the visible structural components of both exterior stairways with portions exhibiting significant section loss (Refer to Figure S-1 through S-16). It is evident that multiple previous modifications and/or repairs have been attempted throughout the life of the exterior stairways, which appear to be showing signs of structural deterioration/distress. Please note that portions of the structural framing components are concealed beneath stucco finishes, which have been applied along the underside and sides of the stairway landings and risers (Refer to Figure S-17 and Figure S-18).

*See individual section of this report for referenced figures and observations.

Substantial Structural Deterioration Recommendations

- Elevated Engineering believes based on the condition of the visible structural components and modifications/repairs that both exterior stairways appear to be potentially exhibiting Substantial Structural Deterioration within the scope of the Milestone Inspection and further inspection of the concealed structural framing components is required to determine the full extent of structural deterioration. **Elevated Engineering recommends commencing a Phase 2 Milestone Inspection,** which should include removal of portions of the existing stucco finishes along the underside and sides of the stairway landings and risers to expose the concealed structural framing components to determine the extent structural deterioration present and provide further repair recommendations.

UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **Phase 2 Milestone Inspection is required prior to commenting on this item.**



Unsafe or Dangerous Condition Recommendations

- **Phase 2 Milestone Inspection is required prior to commenting on this item.**

LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

- **Phase 2 Milestone Inspection is required prior to commenting on this item.**

3.4 INTERIORS OF INDIVIDUAL UNITS AND COMMON AREAS

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.



LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- See individual sections of this report as it is not a summary item.

Less than Substantial Structural Deterioration Damage Recommendations

- No conditions observed within the individual units and common areas appear to require repair at the time of inspection.

4.0 PHASE TWO INSPECTION RECOMENDATIONS

Elevated Engineering observed conditions at the Exterior Stairways that are deemed to require a Phase 2 Milestone Inspection.

5.0 SEAL AND SIGNATURE OF LICENSED ENGINEER PERFORMING INSPECTION

Elevated Engineering Services, LLC
3306 West Knights Avenue
Tampa, Florida 33611
(727) 265-2070
CA # 31855

Daniel R. Sapp, PE
FL PE #86452

This item has been electronically signed and sealed by Daniel R. Sapp, PE using a Digital Signature on the date included within the digital signature stamp. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

END OF SECTION

