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(Restoration & Inspection), LLC.
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Fort Myers, FL 33913
Phone: (239) 939-1414 F: (239) 278-4289
www.trcww.com C.O.A. No. 30761

WORLDWIDE ENGINEERING

PHASE 1 – MILESTONE INSPECTION REPORT SUMMARY
THE GROSVENOR CONDOMINIUM ASSOCIATION (TRC NO. 24FTM614)

Representatives of TRC Worldwide Engineering (Restoration & Inspection), LLC. (TRC), visited the Grosvenor Condominium, located at 6001 Pelican Bay Blvd., Naples, FL 34108, to perform a Phase I Milestone Inspection on August 22, 2024. This Milestone Inspection walkthrough consisted of visual observations of the following:

1) The building exterior envelope from the ground level surfaces, 1st and 2nd level parking garage levels, plaza deck, pool deck, pool crawl space, pool level terraces and rooftop.
2) Access to 25% of the building's condominium units (interior areas & exterior lanais), which were selected at random and sampled throughout the building.
3) Common areas of the building including stairwells, mechanical rooms, electrical rooms, and service areas.

During TRC's observations of the abovementioned areas of the building, locations of spalling concrete as a result of reinforcing steel corrosion were identified on the 1st and 2nd level garage level structural slabs, the pool equipment room beams and columns and on the underside of the pool level slab within the pool crawl space. These conditions are indications of substantial structural deterioration which would require repairs to be performed. These conditions do not depict an unsafe or dangerous condition as defined in the Florida Building Code. Similarly, no instances of unsafe or dangerous conditions were observed elsewhere in the building.

TRC has completed Form EB18-2024 (Milestone Inspection Report Form Phase I), which has been provided under separate cover. A summary of TRC's conclusions for our Phase I Milestone Inspection Walkthrough at the Grosvenor Condominiums is as follows:

1) There are structural elements which require repairs due to indications of substantial structural deterioration (spalling concrete). These areas are located at 1st and 2nd level garage level structural slabs, the pool equipment room beams and columns and on the underside of the pool level slab within the pool crawl space.
2) There were no instances of unsafe or dangerous conditions, as defined by the Florida Building Code, identified.
3) As a result of above, a Phase 2 Milestone Inspection is required.

Given the indications of substantial structural deterioration observed, TRC recommends the following:

1) TRC shall perform a follow-up inspection and complete Form EB18-2024 (Milestone Inspection Report Form Phase II).
2) Based on the forensic findings, TRC shall prepare detailed plans and specifications for repair of the conditions noted.
3) A Licensed Contractor shall be engaged to obtain permits and perform repairs based upon TRC's plans and specifications
4) TRC shall perform inspections to verify that the construction is in substantial compliance with permitted plans and specifications.
5) Upon completion of the work, TRC shall provide a final letter stating that the work was performed in substantial compliance with permitted plans and specifications.

Sincerely,
TRC Worldwide Engineering

DIGITALLY SIGNED BY ROBERT ALGOO, PE 86619 STATE OF FLORIDA
Digitally signed by Robert Algoo, PE
Date: 2024-12-20 13:34:10

Robert K. Algoo, P.E.
Operations Manager, Florida Restoration
Florida Registration No. #86619

ROBERT K. ALGOO
LICENSE
No. 86619
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Robert Algoo, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM PHASE 1

TABLE OF CONTENTS - Click on the subject or page number to advance to each section

Licensed Design Professional 1 Certification	Page 2
Licensed Design Professional 2 Certification	Page 3
1. Description of Structure	Page 4
2. Present Condition of Structure	Page 5
3. Inspections	Page 7
4. Supporting Data Attached	Page 7
5. Foundation	Page 8
6. Masonry Bearing Wall	Page 9
7. Floor and Roof System	Page 11
8. Steel Framing System	Page 16
9. Concrete Framing System	Page 17
10. Windows, Storefronts, Curtainwalls, and Exterior Doors	Page 19
11. Wood Framing	Page 21
12. Building Façade Inspection	Page 23
13. Special or Unusual Features in the Building	Page 23
14. Deterioration	Page 23
15. Unsafe Conditions	Page 24
16. Safe Occupancy Determination	Page 24
17. Summary of Findings	Page 25
18. Review of Existing Documents and Permit Records	Page 25
19. Definition of Terms	Page 26

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM

PHASE 1 Milestone Inspection

(●) Initial Phase 1 Inspection Report ( ) Amended Phase 1 Inspection Report as required after completion of any repairs.

Note: All Required Fields Appear in Red

Licensed Engineer(s) or Architect(s) Responsible for the Milestone Inspection

Inspection Firm Name (if applicable): TRC Worldwide Engineering (Restoration and Inspection), LLC

Inspection Engineer/Architect Name and License Number: Robert K. Algoo, P.E. - License No. 86619

Address: 11926 Fairway Lakes Drive, Fort Myers, FL 33913

Telephone Number: 239-939-1414

Assuming Responsibility for: (●) All ( ) Portion - If Portion please list: _____

Inspection Commenced Date: 09/05/2024 Inspection Completed Date: 12/13/2024

Additional Inspection Firm Name (if applicable): _____

Additional Inspection Engineer/Architect Name:

Address: _____

Telephone Number: _____

Assuming responsibility for: ( ) All ( ) Portion – If portion please list: _____

Inspection Commenced Date: _____ Inspection Completed Date: _____

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Milestone Inspection or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check all that apply:

- [x] Substantial Structural Deterioration Observed; Phase 2 inspection is required
- [ ] Reason to Believe a Dangerous Inaccessible Condition of Major Structural Component; Phase 2 inspection is required to complete Milestone Inspection of Inaccessible Conditions
- [ ] Dangerous Condition Observed; Structural Evaluation is required; A Phase 2 Inspection is required

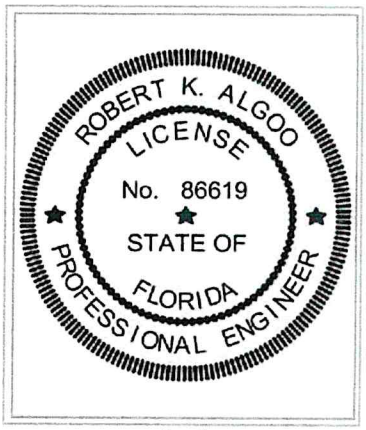
**A condition exists that the Milestone Inspector determines would need a Phase 2 Inspection or structural evaluation of the specific item identified or area in order to determine whether a dangerous condition exists.*

- [ ] Immediate Dangerous Condition Observed; Notify Building and Fire Official; Structural Evaluation May be required, possible Shoring and a Phase 2 inspection is required
- [ ] Maintenance Needed but does not raise to the level of Substantial Deterioration or Dangerous. Phase 1 Inspection Passes
- [ ] Passed Phase 1 Inspections

Licensed Design Professional: ☑ Engineer ☐ Architect

Name: Robert K. Algoo, PE

License Number: FL. P.E. #86619



Seal

This item has been digitally signed and sealed by Robert Algoo, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Click the button below to check if all required fields are completed.
If they are not, you will be told which fields must be completed.
If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

I am qualified to practice in the discipline in which I am hereby signing,

Signature: DIGITALLY SIGNED BY ROBERT ALGOO, PE 86619 STATE OF FLORIDA Digitally signed by Robert Algoo, PE Date: 2024-12-20 13:40:47 Date 12/20/2024

This report has been based upon the minimum milestone inspection requirements as listed in *Chapter 18 of the Florida Building Code, Existing Building.* To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

Licensed Design Professional: ☐ Engineer ☐ Architect

Name:

License Number:

Seal

Click the button below to check if all required fields are completed.
If they are not, you will be told which fields must be completed.
If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

I am qualified to practice in the discipline in which I am hereby signing,

Signature: Date

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See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

1. DESCRIPTION OF STRUCTURE

Add Attachments

a. Name on Title: GROSVENOR, A CONDO

b. Street Address: 6001 PELICAN BAY BLVD.

c. Legal Description: A portion of Parcel 'D' Pelican Bay unit one as recorded in platbook 12, Page 47 thru 52, public reords of Collier County Florida.

d. Owner's Name: CINDY GRAY, PROPERTY MANAGER

e. Owner's Mailing Address:
6001 PELICAN BAY BLVD., NAPLES, FL. 34108

f. Email Address:
manager@grosvenorofpelicanbay.org

Contact Number:
239-597-2418

g. Folio Number of Property on Which Building is Located: 66277920009

h. Building Code Occupancy Classification: Residential R-2

i. Present Use: Private Condominium

j. General Description:
20-Story High-Rise Condominium with 102 Units

Type of Construction:
Reinforced Concrete slabs, columns, beam, shear walls and non-load bearing infill masonry.

k. Square Footage:
1. Total Building Area: 29,470 Square Feet
2. Building Footprint Area: 589,400 Square Feet

Number of Stories: 20

l. Name of the Condo or Coop Entity: Grosvenor at Pelican Bay

m. Special Features:
Porte-Cohere located on plaza deck level, parking garage under building tower and polycarbonate paneled aluminum framed dome on the upper roof level.

n. Describe any Additions to Original Structure:
TRC has reviewed existing building drawings and compared to as-built construction. Based upon our visual observations and above noted inspections, TRC did not observe any significant or readily observable structural additions.

o. Approximate Distance to the Coast and Method Used to Determine Distance:
2,185.33 Feet or 0.41 Miles from the coast according to Google Earth measuring tool.

2. PRESENT CONDITION OF STRUCTURE

Add Attachments

a. General Alignment (Note: ⓘ Good, Fair, Poor, Significant - Explain if significant):

1. Bulging:	◉ Good	○ Fair	○ Poor	○ Significant
2. Settlement:	◉ Good	○ Fair	○ Poor	○ Significant
3. Deflections:	◉ Good	○ Fair	○ Poor	○ Significant
4. Expansion:	◉ Good	○ Fair	○ Poor	○ Significant
5. Contraction:	◉ Good	○ Fair	○ Poor	○ Significant

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

Hairline cracks, minor locations of bulging areas of concrete associated with spalling due to corroded reinforcing steel noted on the 2nd level garage structural slab, lower garage level structural slab and column/beam locations within the pool equipment room.

c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

Hairline cracks, minor locations of bulging areas of concrete associated with spalling due to corroded reinforcing steel noted on the 2nd level garage structural slab, lower garage level structural slab and column/beam locations within the pool equipment room.

d. Cracks – Note location in significant members. Identify crack size as HAIRLINE if Barely Discernible; FINE if less than 1 mm in width; MEDIUM if Between 1mm and 2 mm in Width; WIDE if Over 2mm

Location: ○ Hairline ◉ Fine ○ Medium ○ Wide

Fine cracking associated with spalling concrete due to corroded reinforcing steel as noted above.

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

Isolated locations identified on the 1st and 2nd level garage structural slab surfaces and beam/columns located in the pool equipment room with locations of bulging concrete and fine cracks associated with concrete deterioration and spalling.

f. Note Previous Patching or Repairs:

Based upon our experience at subject building, concrete repairs have been performed as part of regular maintenance. These repairs are not visible, but we have knowledge of these repairs.

g. Nature of Present Loading Indicate Residential, Commercial, Other Estimate Magnitude:

The building is a condominium and has Typical Residential live and dead loads throughout.

h. Are there any other significant observations? ○ Yes ◉ No

If Yes, Describe:

3. INSPECTIONS

Add Attachments

a. Date of Notice of Required Inspection: 09/05/2024

b. Date(s) of Actual Inspection: 08/22/2024

c. Name and Qualifications of the Individual Preparing Report:

Robert K. Algoo, PE, Florida Registration No. 86619

d. Description of Laboratory or Other Formal Testing, If Required, Rather than Manual or Visual Procedures:

No testing was deemed necessary based upon visual observations.

e. Has the property record been researched for any current code violations or unsafe structure cases?

(•) Yes ( ) No

Explanation/Comments:

Performed search through City of Naples Building Department Portal. No code violations with respect to occupancy or unsafe structure cases noted.

4. SUPPORTING DATA ATTACHED

Add Attachments

Check if attached:

a. Sheets of written data: ( ) Yes (•) No

b. Photographs: ( ) Yes (•) No

c. Drawings or sketches: ( ) Yes (•) No

d. Test reports: ( ) Yes (•) No

5. FOUNDATION

a. Describe Building Foundation:

The building is supported on a deep foundation system, ie pile supported.

b. Is Wood in Contact or Near Soil? ○ Yes ◉ No ○ N/A, Explain Below

c. Signs of Differential Settlement? ○ Yes ◉ No

If Yes, Explain:

d. Describe Any Cracks, Separation, or Other Signs in the Walls, Column or Beams that Signal Differential Settlement:

No significant signs of settlement observed in structural bearing walls or columns.

e. Is water drained away from the foundation?

If No, Explain: ◉ Yes ○ No

f. Is there additional Sub-Soil Investigation required? ○ Yes ◉ No

If Yes, Describe:

6. MASONRY BEARING WALL – Indicate Good, Fair, Poor, or Significant on Appropriate Lines (Definitions for assessments can be found in section 19)

Does this building have Masonry Bearing Walls? If yes, continue on. If no, skip to Section 7.

(Note: ❶ Good, Fair, Poor, Significant) ○ Yes ◉ No

a. Concrete Masonry Units:
○ Good ○ Fair ○ Poor ○ Significant ◉ N/A

b. Clay Tile or Cotta Units:
○ Good ○ Fair ○ Poor ○ Significant ◉ N/A

c. Reinforced concrete tie Columns:
○ Good ○ Fair ○ Poor ○ Significant ◉ N/A

d. Reinforced Concrete Tie Beams:
○ Good ○ Fair ○ Poor ○ Significant ◉ N/A

e. Lintel:
○ Good ○ Fair ○ Poor ○ Significant ◉ N/A

f. Other Type Bond Beams:
○ Good ○ Fair ○ Poor ○ Significant ◉ N/A

g. Masonry Finishes – **Exterior**:

1. Stucco:
◉ Good ○ Fair ○ Poor ○ Significant ○ N/A

2. Veneer:
○ Good ○ Fair ○ Poor ○ Significant ◉ N/A

3. Paint Only:
◉ Good ○ Fair ○ Poor ○ Significant ○ N/A

4. Other:
○ Good ○ Fair ○ Poor ○ Significant ◉ N/A

Explain:

No visible concerns observed on masonry substrate and finishes on top.

h. Cracks – Note Beams, Columns, or Others, Including Locations (Description):

[6. MASONRY BEARING WALL CONTINUED]

i. Spalling – In Beams, Columns, or Others, Including Locations (Description):

No visible spalling observed on beams, columns or other structural elements.

j. Rebar Corrosion – Check Appropriate Line:

1. (●) None Visible
2. ( ) Minor – Patching will suffice
3. ( ) Significant – Patching will suffice
4. ( ) Significant – Structural repairs required

Describe:

k. Were samples chipped out for examination in spalled areas?

1. (●) No
2. ( ) Yes – Describe color, texture, aggregate, general quality:

7. FLOOR AND ROOF SYSTEM (Note: ❶ Good, Fair, Poor, Significant) Add Attachments

a. Roof:

1) Roof Pitch

- [x] Flat
- [ ] Pitched

2) Roof Structural Framing

- [ ] Wood
- [ ] Steel
- [x] Concrete
- [ ] Unknown
- [ ] Other

If Other, Describe:

3) Roof Structural Framing Condition:

(●) Good ( ) Fair ( ) Poor ( ) Significant

4) Roof Deck Material

- [x] Concrete
- [ ] Wood
- [ ] Structural concrete on steel deck
- [ ] Non-structural / insulating concrete on steel deck
- [ ] Bare steel deck
- [ ] Other

Describe:

5) Roof Cladding Type

- [ ] Tile
- [ ] Asphalt shingles
- [x] Built-up roofing (BUR)
- [ ] Single ply (Membrane)
- [ ] Metal
- [x] Other

Describe:

Built up roofing system as well as pedestal paver installations on the roof surfaces.

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ⓘ Good, Fair, Poor, Significant)

6) Roof Covering Condition

◉ Good ○ Fair ○ Poor ○ Significant

7) Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

Individual air condenser units and miscellaneous ventilation equipment on mechanical mounted equipment stands. Polycarbonate aluminum framed dome on roof level . No significant signs of distress, deterioration, or deflection observed on equipment supports.

8) Note Types of Drains, Scuppers, and Condition:

Surface mounted drain bodies, good condition.

9) Describe Parapet Construction and Current Condition:

Isolated masonry parapet walls, No significant signs of distress, deterioration, or deflection observed.

10) Describe Mansard Construction and Current Condition:

○ Good ○ Fair ○ Poor ○ Significant ◉ N/A

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ❶ Good, Fair, Poor, Significant)

11) Describe Any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

No significant signs or overloading, overstress, deterioration, or deflection observed.

12) Note Any Expansion Joint and Condition:

◉ Good ○ Fair ○ Poor ○ Significant

Expansion joints are present in plaza deck. The top surface of the expansion joint is hidden under components or planters. Isolated location of delaminated and cracked stucco finishes observed underneath in the garage.

b. Floor System(s):

1. Describe (Type of System Framing, Material, Spans, Condition, Balconies):

Condition:

◉ Good ○ Fair ○ Poor ○ Significant

Floors are constructed of reinforced concrete flat plate slabs. 1st floor level vehicular plaza deck level slab constructed of post tension reinforced concrete flat plate slab.

2. Balcony Structural System

◉ Edge and Building Face
○ Supported Cantilever
○ No Balcony

(If no balcony skip to number 7, Stairs and Elevators)

Floors are constructed of reinforced concrete flat plate slabs.

3. Balcony Exposure (if structure is on the coast)

◉ Ocean facing

○ Non-ocean facing

Gulf facing.

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ❶ Good, Fair, Poor, Significant)

4. Balcony Construction

- [x] Concrete
- [ ] Steel framing with concrete topping
- [ ] Wood
- [ ] Other (define in narrative)

5. Balcony Condition Rating

- (●) Good
- ( ) Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
- ( ) Poor (e.g., significant cracking, rebar corrosion requiring repairs)
- ( ) Significant

6. Balcony Condition Description (e.g., Spalling, Cracking, Rebar Corrosion)

Balconies, generally, are in good condition without visible signs of spalling, cracking or reinforcing steel corrosion.

7. Stairs and Elevators – Indicate location, framing system, material, and condition:

Stairs are constructed with reinforced concrete. Stair shafts and elevator shafts are constructed of reinforced concrete and reinforced concrete masonry units.

8. Ramps – Indicate location, framing system, material, and condition:

Vehicular ramp is constructed with reinforced concrete slabs from the ground floor to the elevated lobby/plaza deck level.

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ❶ Good, Fair, Poor, Significant)

9. Guardrails – Indicate type, location, and material
(If no Guardrail, skip to "c. Inspection")

- ☐ Wood
- ☐ Stainless Steel
- ☐ Glass
- ☐ None
- ☐ Metal
- ☐ Ungalvanized Steel
- ☐ CMU Kneewall
- ☑ Aluminum
- ☐ Concrete Kneewall
- ☐ Other _____

Describe any details:

10. Guard Condition (define ratings depending on guard system)

◉ Good ○ Fair ○ Poor ○ Significant, Describe:

c. Inspection – Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

TRC performed visible observations of the building exterior from the ground level and from the elevated decks. TRC accessed 25% of the condominium units, randomly, to perform visual observations of the units and balconies. TRC performed walk through observation of all common elements, mechanical rooms, electrical rooms, and stairs. It was not necessary to remove ceilings, wall coverings, or other finishes to expose framing members as there were no significant signs of structural distress observed.

8. STEEL FRAMING SYSTEM

Add Attachments

Steel Framing System Exists: ○ Yes ◉ No (If no Steel Framing System, skip to section 9)

a. Full Description of System:

No visible evidence of structural steel framing observed was observed nor noted during a cursory review of the building plans available.

b. Exposed Steel – Describe condition of paint and degree of corrosion:

c. Steel Connections – Describe type and condition:

d. Concrete or Other Fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection:

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

9. CONCRETE FRAMING SYSTEM

Add Attachments

Concrete Framing System Exists: ◉ Yes ○ No (If no Concrete Framing System, skip to section 10)

a. Full Description of Structural System:

The building is constructed of flat plate reinforced concrete slabs supported on concrete columns and a deep foundation system with the exception of the plaza deck vehicular slab is constructed of post tension reinforced concrete slabs. The building is supported laterally by reinforced concrete walls.

b. Cracking:

1. ○ Significant ◉ Not Significant

2. Description of members affected location and type of cracking:

c. General Condition Description:

Isolated locations identified on the 1st and 2nd level garage structural slab surfaces and beam/columns located in the pool equipment room with locations of bulging concrete and fine cracks associated with concrete deterioration and spalling due to reinforcing steel corrosion.

d. Rebar Corrosion – Check Appropriate Line:

1. ○ Non-Visible
2. ○ Significant – Patching will suffice
3. ◉ Significant – Structural repairs required

Describe:

Fine cracks, minor locations of bulging areas of concrete associated with spalling due to corrosion of reinforcing steel noted on the 2nd level garage structural slab, lower garage level structural slab and column/beam locations within the pool equipment room.

e. Were samples chipped out for examination in spalled areas?

1. ◉ No
2. ○ Yes – Describe color, texture, aggregate, general quality:

f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):

No visible signs of obvious overloading, overstress, deterioration or excessive deflection observed.

(Note: ⓘ Good, Fair, Poor, Significant)

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Structural Glazing on the exterior envelope of threshold building: ○ Yes ◉ No

1. Previous Inspection Date:	

2. Description of Curtainwall Structural Glazing and adhesive sealant:

3. Describe Condition of System:

b. Exterior Doors:

1. Type: ○ Wood ○ Steel ○ Aluminum ◉ Sliding Glass Door ○ Other
(If Other, Describe):

There are multiple types of exterior doors, some steel entrance doors and some aluminum sliding glass doors.

2. Anchorage Type and Condition of Fasteners and Latches

Exterior doors are connected to host structure with concrete screw anchors in slabs and masonry jambs and headers.

3. Sealant Type and Condition of Sealant:
◉ Good ○ Fair ○ Poor ○ Significant

The exterior joint sealants appear to be functioning and are consistent with their current service life.

4. Describe General Condition:

Entrance doors and sliding glass doors are in good condition for their age.

5. Describe repairs needed:

Based upon conditions observed, no repairs are required.

11. WOOD FRAMING

Add Attachments

Wood Framing System Exists: ◯ Yes ◉ No (If no Wood Framing System, skip to section 12)

a. Type – Fully describe if mill construction, light construction, major spans, trusses:

b. Indicate Condition of the Following:

1. Walls:

2. Floors:

3. Roof Member, Roof Trusses:

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

d. Joints – Note if well fitted and still closed:

e. Drainage – Note accumulations of moisture:
f. Ventilation – Note any concealed spaces not ventilated:
g. Note any concealed spaces opened for inspection:
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

12. BUILDING FACADE INSPECTION

Add Attachments

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

The exterior walls of the building are constructed of reinforced masonry. The building is predominately finished with a direct bond cement plaster system (stucco finishes).

b. Identify attachment type of each appurtenance type (mechanically attached or adhered):

Direct bond adhered system.

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

Exterior building facade is in good condition with no significant visible signs of distress, settlement, splitting, bulging, cracking, delamination, or other defects.

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

Parking garage under building tower, Porte-cohere on plaza deck level surfaces and polycarbonate aluminum framed structure on roof level.

b. Indicate condition of special feature, its supports and connections:

Generally, no obvious signs of structural distress are noted in the above features, supports, or connections.

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration.

Hairline cracks, minor locations of bulging areas of concrete associated with spalling due to corrosion of reinforcing steel noted on the 2nd level garage structural slab, lower garage level structural slab and column/beam locations within the pool equipment room.

15. UNSAFE CONDITIONS

a. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed. ◯ Yes ◉ No

✔ By checking this box, the undersigned states that the inspections detailed in this report were performed with the primary objective of identifying potential structural issues. Other conditions may render a building unsafe, including, but not limited to, the existence of unsanitary conditions, inadequate maintenance, illegal occupancy, inadequate means of egress, or inadequate lighting and ventilation. If potentially unsafe conditions were observed, they will be noted, but the inspections were not intended to be a comprehensive assessment of whether any such conditions exist in the subject building.

16. SAFE OCCUPANCY DETERMINATION

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated, secured, or access limited? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated, secured, or access limited? ◯ Yes ◉ No

Add Attachments

17. SUMMARY OF FINDINGS

The below Condition(s) were noted within this Phase 1 Inspection.	Phase 2 Inspection Required:
☐ Indication of Dangerous Condition Observed	○ Yes ◉ No
☐ Actual Dangerous Condition Observed	○ Yes ◉ No
☑ Indication of Substantial Structural Deterioration Observed	◉ Yes ○ No
☐ Actual Substantial Structural Deterioration Observed	○ Yes ◉ No
☐ Indication of Need for Maintenance	○ Yes ◉ No
☑ Indication of Need for Repair	◉ Yes ○ No
☐ Indication of Need for Replacement	○ Yes ◉ No
☐ Inaccessible Condition of Structural Component	○ Yes ◉ No

18. REVIEW OF EXISTING DOCUMENTS AND PERMIT RECORDS

It appears that unpermitted structural work has been performed as follows, and the Building Official has been notified:

○ Yes ◉ No

If yes, describe unpermitted work:

TRC has reviewed existing building drawings and compared to as-built construction. Based upon their visual observations and above noted inspections, TRC did not observe any significant structural alterations that were not part of structural documents permitted by the authority having jurisdiction.

Add Attachments

19. DEFINITIONS OF TERMS

Good: No Substantial Structural Deterioration and No Dangerous Condition Observed.

Fair: Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Poor: Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Significant: Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition.

Major Structural Component. Means a building's load-bearing elements, primary structural members, and primary structural systems.

Substantial Structural Deterioration. Means a condition that negatively affects a building's structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous. 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.

Unsafe conditions. Buildings that are or hereafter become *unsafe*, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an *unsafe* condition. *Unsafe* buildings shall be taken down and removed or made safe as the *code official* deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed *unsafe*. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two milestone inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

Dangerous. 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 permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, or other environmental loads when such loads are imminent.