

# PHASE 1 MILESTONE INSPECTION REPORT



For

**650 ISLAND WAY CONDOMINIUM ASSOCIATION, INC**

650 Island Way, Clearwater, FL 33767

Prepared By:



March 27, 2024



## **Table of Contents**

- 1. Executive Summary**
- 2. Purpose and Scope**
  - 2.1 – Purpose
  - 2.2 – Scope
  - 2.3 – Assumptions
  - 2.4 – Non-Conflict of Interest Disclosure
  - 2.5 – Statement of Qualifications
- 3. Description**
  - 3.1 – Building Description Summary
  - 3.2 – General Description
  - 3.3 – Wind and Flood
  - 3.4 – Structural Frame Description
  - 3.5 – Guardrails
  - 3.6 – Roofing
  - 3.7 – Exterior Walls and Walkways
  - 3.8 – Balconies
  - 3.9 - Stairwells
- 4. Observations**
  - 4.1- Carport Rusting
- 5. Conclusions and Recommendations**
  - 5.1 – Qualitative Assessment of the Structural Conditions of the Building(s)
  - 5.2 – Substantial Structural Damage
  - 5.3 – Dangerous or Unsafe Conditions
  - 5.4 – Damaged Items without Significant Structural Decay
  - 5.5 – Items Requiring Further Inspection
  - 5.6 – Phase II Milestone Inspection
  - 5.7 – Additional Conclusions and Recommendations
- 6. Limitations**
- 7. Closing**
  - 7.1 – Closing
    - Appendix 1- Definitions
    - Appendix 2 - Photographs

## 1.0 Executive Summary

The Executive Summary of the Milestone Inspection Report by Engineering Inspection and Restoration Services (EIRS) provides a concise overview of the key findings, recommendations, and observations from our comprehensive inspection and evaluation of **650 Island Way** located at **650 Island Way, Clearwater, FL 33767**. This summary aims to provide our client with a quick insight into the property's condition and any necessary actions required to maintain or improve its integrity.

### Scope of Inspection

The inspection, conducted on August 16<sup>th</sup>, 2023 & March 21<sup>st</sup>, 2024 covered the following key areas and components:

- Roofing, fire system, electrical room, elevators, stairwells, railings, exterior walls, walkways, trash room, and unit balconies.

### Results

Following a thorough visual assessment and considering the scope of the inspection, it is determined with professional confidence that the structural condition of the building is deemed good. As a result, the Phase I Milestone Inspection is successfully passed.

**A Phase II Milestone Inspection is NOT required.**

### Client Considerations

EIRS encourages 650 Island Way to consider the following points:

- Observed severe rusting along the Northwest and Center west Carports. Continuous monitoring recommended, with immediate repair if further degradation occurs.

### Conclusion

EIRS's Milestone Inspection Report provides an overview of the project's condition, key findings, and recommended actions. It is essential that 650



Island Way addresses the identified issues promptly to ensure the continued safety, integrity, and longevity of the property.

Should you have any questions, require clarification, or wish to discuss the findings and recommendations in detail, please do not hesitate to contact us. We are here to serve your needs and assist in ensuring the long-term success of this project.

Sincerely,

***Engineering Inspection and Restoration Services***

## **2.0 Purpose and Scope**

### **2.1 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:

- 2.1.1 Identify substantial structural deterioration within a reasonable professional probability based on the scope of the inspection
- 2.1.2 Identify dangerous or unsafe conditions
- 2.1.3 Recommend remedial or preventive repairs; and
- 2.1.4 Identify items requiring further inspection.

### **2.2 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 Statute 553.899, and our proposal.

The following units were accessed during the site visit:

107, 108, 201, 206, 204, 308, 404, 505, 507, 508, 606, 701, 708, 803, 804

The visual examination was performed by:

- 2.2.1 James Kass, CGC, CCC

Interviews Performed:

During the site visit, additional information regarding the building and its history was provided to us by the following person(s) and is assumed to be accurate and current:

1. Tim Hendrix, LCAM

### **2.3 Assumptions**

By conducting this review and performing an evaluation of the property, EIRS has made the following assumptions:

1. EIRS has refrained from making any official determinations about the validity and enforceability of any contracts, agreements, rules, or regulations associated with the Association. In this report, we are operating on the agreed upon assumption that all such contracts, agreements, rules, and regulations are fully enforceable according to their stated terms.

2. The documents, reports, verbal communications, and the records supplied to EIRS regarding Association are up to date and accurate. Therefore, EIRS does not accept any liability for false documents, reports, verbal communications, or other types of records supplied during the course of this inspection.
3. EIRS did not provide a financial audit of the bank statements or budgets of the Association. Therefore, the **650 ISLAND WAY CONDOMINIUM ASSOCIATION, INC** assumes full responsibility of all financial handling as required by Milestone Laws.
4. Information provided about current reserve projects is considered fully accurate and reliable. Any on-site inspections of active reserve projects should not be considered a project audit or quality inspection.
5. The Association will continue to maintain the grounds and common elements as set forth by common industry standards.

#### **2.4 Non-Conflict of Interest Disclosure**

EIRS strives to maintain the highest standards of professionalism, ethics, and integrity in all our interactions and business relationships. In our commitment to transparency and fair practices, we wish to make the following non-conflict disclosure for the Milestone Reports we provide:

1. **Independence:** EIRS has no present or prospective interests in the subject property of this report, nor any personal interest with any parties involved. We conduct our inspections, evaluations, and assessments without any conflicts of interest that could compromise the objectivity of our reports. We do not engage in any financial or business relationships that could impact the impartiality of our findings and recommendations.
2. **Unbiased Reporting:** Our reports are prepared solely for the purpose of providing accurate and unbiased information to our clients. We do not allow external influences or interests to affect the integrity of our reporting process.
3. **Professional Competence:** EIRS asserts that our firm has the knowledge and capability to generate accurate Milestone Inspections on all buildings in this report in accordance with laws. Our engagement and execution of this report was not contingent upon producing or reporting any predetermine results. Additionally, the Association has agreed that our compensation is not contingent on any action or event resulting from this report.

#### **2.5 Statement of Qualifications**

EIRS is a professional engineering and inspection firm with a wealth of knowledge and experience in the field. Below, you will find the



professional certifications of all relevant individuals who played a role in the preparation of this report:


Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**CROSIER, THOMAS PAUL**  
ENGINEERING INSPECTION & RESTORATION SERVICES LLC  
12498 LONGSTONE COURT  
TRINITY FL 34655

**LICENSE NUMBER: CGC1534479**  
**EXPIRATION DATE: AUGUST 31, 2024**  
Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**BOARD OF PROFESSIONAL ENGINEERS**

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**FRIDMAN, SIMON H**  
1550 SERRANO CIRCLE  
NAPLES FL 34105

**LICENSE NUMBER: PE43756**  
**EXPIRATION DATE: FEBRUARY 28, 2025**  
Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**BOARD OF ARCHITECTURE & INTERIOR DESIGN**

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**BROWNRIGG, PETER KINGSMILL**  
4922 PANARAMA AVE  
HOLIDAY FL 34960

**LICENSE NUMBER: AR96038**  
**EXPIRATION DATE: FEBRUARY 28, 2025**  
Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

### 3.0 Description

#### 2.1 Building Description Summary

| Building Information            |                      |
|---------------------------------|----------------------|
| Street Address                  | 650 Island Way       |
| City, State, Zip                | Clearwater, FL 33767 |
| Year Constructed                | 1988                 |
| No. of Buildings Over 3 Stories | 1                    |
| No. of Stories                  | 8                    |

#### 3.2 General Description

650 Island Way is an 8-story condominium building. It is situated on the east side of the Mandalay Channel along the intercoastal waterway. The complex consists of one building with 64 residential units. The complex has exterior common walkways between the units, and each unit has their own private access balcony. The building exterior is consistent with standard vinyl siding over concrete. The north facing elevation has two free standing carports for the residents, and the south facing elevation has a common area pool with a common area walkway to individual boat slips and dock area.

#### 3.3 Wind and Flood

The building is in the hurricane-prone region and the wind-borne debris region as defined in the Florida Building Code, 7<sup>th</sup> Edition. According to ASCE 7-16, the buildings are risk category II buildings in the 160-mph wind zone, flood zone AE, and are classified as fully enclosed.

#### 3.4 Structural Frame Description

The structural frame of 650 Island Way consists of vinyl siding and appears to be conventional poured concrete for all interior and exterior partition walls.

#### 3.5 Guards

Aluminum guardrails are provided along the edges of the balconies and walkways with attached posts, top and bottom rails, and intermediate pickets. The railing systems are original and do meet current building codes.



### **3.6 Roofing**

Roofing is a standing seam metal system. Observed numerous prior sealant repairs to roof via drone.

**No concern of note at time of inspection.**

### **3.7 Exterior Walls and Walkways**

Exterior walkways consist of poured concrete with a painted finish.

**Floors 1-8, all concerns have been repaired.**

For common cracks evident in the concrete, our recommendation is to utilize appropriate cementitious and masonry-based repair materials, with EIRS overseeing the repair process to guarantee its correctness. Following the repairs, strict adherence to the standard painting and waterproofing schedule is advised. Additionally, during the annual inspection, we propose sealing any surface cracks that may develop between formal painting cycles using elastomeric sealers.

### **3.8 Balconies**

The structural systems appear to be consisted of framed walls, a solid concrete floor and ceiling, with an aluminum railing system on the outer edges. It is important to note that only 25% of the balconies were entered as part of this Report. Below is a detailed breakdown by unit number of issues observed.

**All issues of notes have since been repaired.**

We recommend that these issues be periodically monitored for further degradation. If repairs are completed EIRS will be required to provide oversight to ensure the correct material is used in the repairs.

### **3.9 Stairwells**

Stairwells are located at the corners of the building, and appeared to be consistent with concrete, with painted steel handrails.

**No issues observed.**

## 4.0 Observations

- 4.1 Due to the age and condition of the Northwest and Center west Carports, we recommend yearly site inspections to monitor their condition. As well as planning for future repair
- Substantial structural damage.
  - Dangerous or unsafe condition.
  - Damaged, repair recommended.
  - Damaged, requiring repair.
  - Continuous monitoring recommended.

## 5.0 Conclusions & Recommendations

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

### 5.1 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)

### 5.2 Substantial Structural Damage

Substantial Structural Damage was not observed at the subject property.

### 5.3 Dangerous or Unsafe Conditions

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

### 5.4 Damaged Items without Significant Structural Decay

Observed severe rusting on the northwest and center west carports. We recommended continuous monitoring and to plan for repair within next 3 years.

### 5.5 Items Requiring Further Inspection

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

### 5.6 Phase II Milestone Inspection

A Phase II Milestone Inspection is not required.

### 5.7 Additional Conclusions and Recommendations

N/A

## 6.0 Limitations

- 6.1 This report has been prepared exclusively for **650 ISLAND WAY CONDOMINIUM ASSOCIATION, INC.** and its authorized representatives. No other person or entity may rely upon this report without our permission. Any unauthorized parties utilizing this report do so at their own risk.
- 6.2 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. All opinions provided in this report are based on information collected, visible site conditions, and professional judgement.
- 6.3 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 and are the responsibility of the property. A visual structural inspection 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.
- 6.4 This report does not assume any responsibility for nor identify any issues or building concerns outside of its scope of work. Including, but not limited to, the presence of asbestos, mold, PCBs, toxic soil, or any other environmental concerns or non-visible deficiencies.
- 6.5 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.

- 6.6 Structural analysis, investigation (destructive or otherwise), and testing were not performed and are beyond the scope of this service as it is not intended for the purpose of an in-depth evaluation of all property components. Routine maintenance items are not included in this report and are assumed to be the concern and obligation of the property association.
- 6.7 The conclusions and recommendations offered in this report are based on information gathered from the documents reviewed, interviews performed, and site observations made. 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.
- 6.8 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.

## 7.0 Closing

Relevant definitions are provided in Appendix I.

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,

**Engineering Inspection and Restoration Services**



## **Appendix I – Definitions**

### **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, 7<sup>th</sup> 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, 7<sup>th</sup> edition).

**Appendix II - Photographs**

**Exhibit II - Photographs**



1. Building Overview



2. Roof Overview



3. Roofing Closeup



4. Roof Overview Closeup



5. Stairwell Overview  
(typical)





6. Handrails in Stairwell  
Overview



7. Unit Balcony Overview



8. Unit Balcony Overview



9. Guard Rail Balcony Overview



10. Common area walkway and pool railings.



11. Observed severe rusting along Northwest and Center West Carports. (Continuous Monitoring Recommended)