

ISLANDER BEACH RESORT

1601 South Atlantic Avenue
New Smyrna Beach, Florida 32169

PHASE 1 MILESTONE INSPECTION REPORT

PROJECT NO. 24-1380



Prepared By:

UNITED ENGINEERING CONSULTANTS, INC

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FL License No. 82452

September 4, 2024



UNITED ENGINEERING CONSULTANTS, INC.

- Building Condition Surveys
- Contract Administration
- Corrosion Control Design
- Structural Inspection & Design
- Project Planning & Management

September 4, 2024
Project No: 24-1380

Islander Beach Resort
1601 South Atlantic Avenue
New Smyrna Beach, Florida 32169

Attention: Ms. Martha Radune, Resort General Manager

Subject: **Phase 1 Milestone Inspection Report
Islander Beach Resort
1601 South Atlantic Avenue, New Smyrna Beach, Florida 32169**

Dear Ms. Radune and Ladies and Gentlemen of the Board of Directors,

United Engineering Consultants, Inc. (UEC) is pleased to submit this report following our structural condition inspection of the Islander Beach Resort located in New Smyrna Beach, Florida. This study was performed in accordance with the state mandated Phase 1 Milestone Inspection (FS 553.899 - Mandatory structural inspections for condominium and cooperative buildings). This report includes our findings and recommendations.

I. EXECUTIVE SUMMARY

The building is in fair to poor structural condition. There was significant structural deterioration identified on the building at the North exterior walkway corridor on the slabs and columns and at the South walkway corridor on an exterior column (See photographs 3 and 4). The damage identified appears to be from the corrosion of the embedded reinforcing steel; therefore, a Phase 2 inspection is not recommended. There is a significant amount of concrete spalling damage at the exterior of the structure and a moderate amount of spalling damage on the interior on the building on the slabs and columns.

The damage identified is common for an oceanfront concrete structure. It is our understanding that the Association has contracted with a General Contractor to repair the deficiencies noted in this report over the next 24 months. A waterproofing program is in-place to protect the exterior of the structure from the harsh environmental exposure.

II. STRUCTURAL DESCRIPTION

The Islander Beach Resort is an oceanfront structure constructed around 1972. Plans indicate the structural frame consists of reinforced concrete columns and shear walls supporting flat plate reinforced concrete slabs. Concrete masonry unit (CMU) walls with grouted cells infill between structural columns. Elevated concrete floors are 6 inch thick slabs.

There are 117 units. Private balconies are located at the East elevation. Not all units have a balcony and it is our understanding that some balconies were enclosed with window walls during previous projects. Enclosed walkways are located at the West elevation and open air stairwells are located adjacent to the 01 and 021 stacks at the very North and South ends of the building. The balconies have an aluminum guardrail and the walkway have both aluminum railing and masonry and framed boundary walls. The balcony slabs have a polyurethane waterproof deck coating. The walkway slabs

have a carpet and tile finish at the interior areas and a cementitious texture coating at the exterior slabs.

The roof is a flat roof with a single ply wind vented roof system installed to a concrete slab.

It is our understanding that the building underwent a significant exterior restoration project in the early 2000's. At that time, most balcony slabs were replaced. Since that project, other smaller size projects have been completed to address spalling damage.

UEC is currently under contract with the Association and has prepared a scope of work for the repair of the structure. The project will address all concrete damage and update the exterior waterproofing. The project is scheduled to be completed in two phases, with the North half of the building starting in December of this year and the South half of the building starting in late Fall of 2025. The contract with UEC includes overseeing the construction.

III. INVESTIGATION METHODOLOGY

Representatives from United Engineering Consultants performed the field inspection on August 2 and 3, 2024. The survey was performed by a State of Florida registered Professional Engineer Christopher Longman, P.E. The Phase 1 Milestone Inspection process included comprehensive visual observations of all accessible habitable and non-habitable areas, including the major structural components. The inspection at Islander Beach Resort included all balconies, walkways, stairwells, unit interiors, mechanical and storage rooms and administrative offices. Entry to units was accompanied by a representative from the Association to access the interior of the units and balconies. Unit 102 was not accessible during our inspection. The inspection focused on determining the general condition of the structure and identifying significant structural deterioration, which is defined as the following per the state statute:

“Significant structural deterioration” means substantial structural distress or substantial structural weakness 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 surface imperfections are a sign of substantial structural deterioration.

This study was not performed to evaluate the (original) structural design or code compliancy of the structure, but rather evaluate the condition of the existing elements. This study was focused on the building structure only and did not include a condition assessment of the windows and doors, roof system or mechanical, plumbing or electrical systems.

IV. SUMMARY OF MATERIAL FINDINGS

The following sections provide a comprehensive description of our findings and recommendations. Our observations are further depicted in the photographs in Appendix “A”.

Elevated Slabs: The elevated balcony slabs are in good condition with very little structural damage identified. The roof slab edge above the balconies has extensive spalling damage along most of the South half of the building and sections of the North half of the building.

There is significant structural deterioration at the North walkway corridor slabs adjacent to the 01 stack units (See photograph 3). Widespread spalling damage was observed at the top, bottom and edge of the slabs in that area. The exterior South walkway corridor had localized spalling damage on the slab.

The interior slabs were generally in good condition, with the exception of spalling damage identified on the interior ceilings of Units 202, 203, 216, 218, 223, 303, 306, 316, 404, 416, 418, 423, 509, 518, 606, 616 and 619. The damage on the interior ceilings was typically located towards the East end of the rooms and averaged between 2-8 square feet in area. The interior walkway slabs were in good condition.

At the balcony and interior areas of the building, we estimated that there is approximately 100 square feet of spalling damage on the ceilings, 70 cubic feet of slab edge spalling damage and no spalling on the topside of the slabs. The damage at the North walkway corridor was not quantified as it is contracted to be replaced. The South walkway corridor has approximately 55 square feet of spalling damage on the topside of the slabs, 55 square feet of damage on the ceilings and 58 cubic feet of damage on the slab edge.

Columns and Walls: The balcony walls had minor cracking, typically located at the guardrail attachments to the walls. Damage on the balcony columns was identified at 19 locations. Most locations were small size spalls (1/2 cubic foot in volume) at the bottom of the column by the balcony swing door or adjacent to the AC unit.

Concrete damage was identified at (31) columns at the North and South walkway corridors. More extensive size spalls were identified at the exterior column at the North and South walkway corridors (See photograph 3 and 4). The damage at the South walkway exterior column is considered significant structural deterioration at floors 4 through 1.

Extensive spalling damage was identified at the concrete headers above the East elevation ground floor windows at the South half of the building (below the 016 – 021 units).

There were (14) locations of concrete damage on the windows sills at the 01 and 021 stack windows.

In total, there is approximately 45 cubic feet of column and wall spalling damage at the balcony elevation and 112 cubic feet at the walkways, building end walls and West elevation of the building.

Foundation: The foundation was not accessible for the inspection. No structurally significant cracking was observed at the ground floor walls and columns.

Waterproofing: The vertical wall surfaces generally appeared to be in good condition with minimal stucco cracking. The exterior paint appears to be in fair condition with minimal blistering or surface chalk observed. The waterproof deck coating on the balconies is in fair condition. A small amount of peeling and failures were observed. It could not be identified if the exterior walkway slabs have a waterproofing coating below the decorative concrete finish on the slabs.

Sealants around door and windows were in fair condition.

Guardrails: The aluminum guardrails at the balconies are in good condition. The fasteners at the wall attachments are typically oxidized and many of the CMU walls are cracked at the rail attachment. The walkway stairwell rails are in poor condition. The stairwell guardrails are very oxidized and have holes through the metal at some locations.

V. RECOMMENDATIONS

In our opinion, the building structure is safe to occupy; however, there is a large amount of concrete spalling damage that should be repaired. A Phase II Milestone Inspection is not recommended. The damage observed is consistent with corrosion of the embedded reinforcing steel.

It is our understanding that all concrete damage at the North half of the building will be repaired in the next 3-5 months. During that project, we recommend the column damage at the South exterior walkway also be repaired or shoring be installed. It is our understanding that the concrete damage at the South half of the building will be repaired in the next 15-18 months, which aligns with our recommended time frame.

UEC recommends repairing all the concrete damage on the building in accordance with the International Concrete Repair Institute Guidelines, ACI Building Code 562 and as specified by UEC. All concrete repairs shall be inspected by an Engineer prior to casting back.

At the next building restoration cycle, the waterproofing envelope should be maintained. Perimeter sealants and deck coating should be replaced as needed. All painted surfaces should be sealed and re-painted. The corroded guardrail attachments should be replaced. Deteriorated guardrails at the stairwells should be replaced.

VI. REPORT LIMITATIONS

The proposed study is limited to accessible areas. Hidden defects may exist that were not in accessible areas or were covered by stucco or other finishes. The Association understands and agrees that UEC is specifically not liable for the discovery of hidden defects. UEC also reserves the right to change our opinion should new information be brought to our attention.

VII. CLOSURE

Attached as enclosures are photographs of typical conditions observed (Appendix A) and a tabulation of the concrete damage by location (Appendix B).

This report is property of United Engineering Consultants and was prepared for the exclusive use of the Association's Board of Directors as an instrument reflecting the services provided as detailed in our proposal. No other warranty is expressed or implied. The unauthorized use of this report for any purpose or by any third party is at the user's own risk.

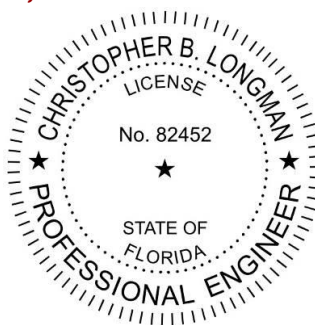
Thank you for providing us the opportunity to work with you on this project.

Sincerely,

UNITED ENGINEERING CONSULTANTS, INC.



Christopher B. Longman, P.E., SI Ltd.
Project Engineer
Florida State License No. 82452



This item has been electronically signed and sealed by Christopher B. Longman using a digital signature and date. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

APPENDIX A

PHOTOGRAPHS



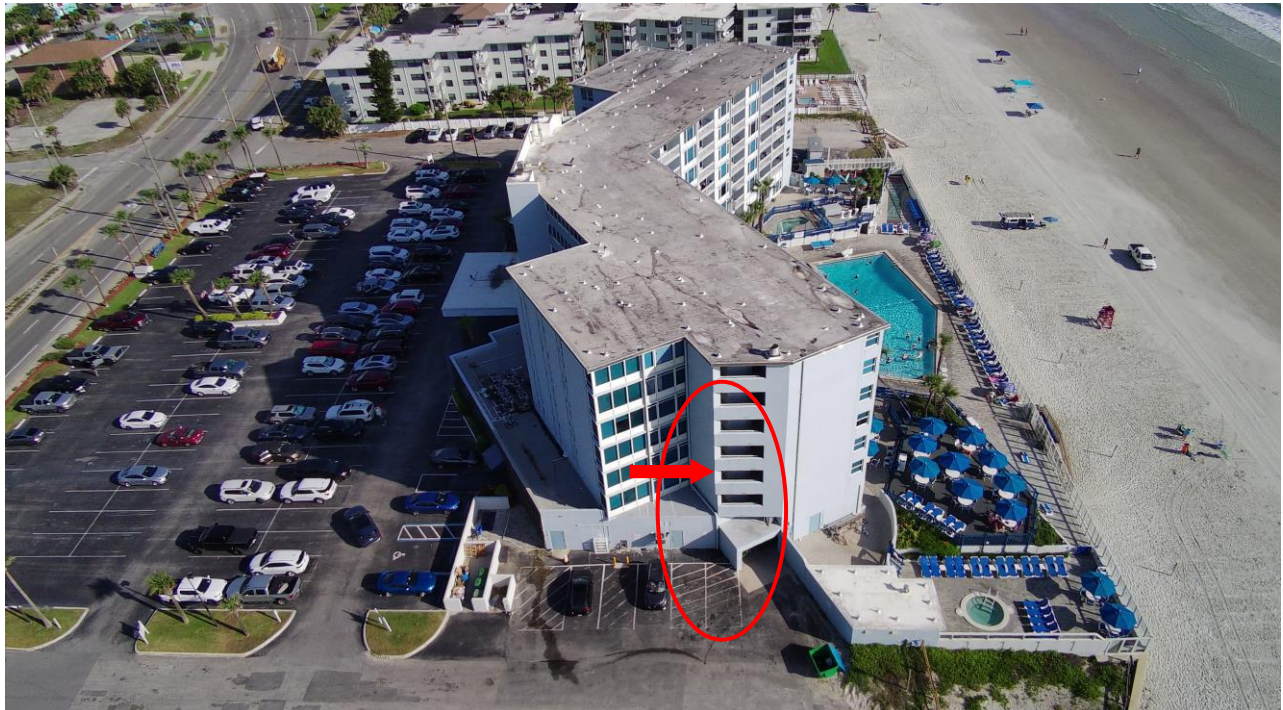
Photograph #1 – East building elevation



Photograph #2 – West building elevation



Photograph #3 – North building elevation (North walkway corridor with significant damage circled)



Photograph #4 – South building elevation (South walkway column with significant damage circled)



Photograph #5 – Roof layout



Photograph #6 – Typical interior and balcony layout



Photograph #7 – Typical slab edge crack at South walkways



Photograph #8 – Typical top slab spalling damage



Photograph #9 – Severe column damage at South walkway recommended for immediate repair



Photograph #10 – Column damage at North walkway recommended for immediate repair



Photograph #11 – Typical walkway column spall at doorway



Photograph #12 – Typical column spall at unit interior

APPENDIX B

SUPPORTING DATA

Spall Matrix: Islander Beach Resort, New Smyrna Beach										
Balconies										
Unit	Slab Topside Spalling, Square Foot	Slab Topside Spalling, Minimum	Slab Ceiling Spalling, Square Foot	Slab Ceiling Spalling, Minimum	Slab Edge Spalling, Cubic Foot	Slab Edge Spalling, Minimum	Column/Wall Spalling, Cubic Foot	Column/Wall Spalling, Minimum	Rust Spots, Each	Window sill, Each
Roof										
701								2	1	1
601							1			2
501								2		1
401								1	2	1
301				1	1	2		2		1
201				1	1			1		2
101							2			
Subtotal	0	0	0	2	1	2	3	8	3	8
Roof										
702										
602								1		
502								2		
402								2	1	
302								3		
202				1			2			
102										
Subtotal	0	0	0	1	0	0	2	8	1	0
Roof						3				
703					2					
603								1		
503								1		
403								2	3	
303			6						1	
203			20					1		
103								1		
Subtotal	0	0	26	0	2	3	0	6	4	0
Roof										
704										
604										
504										
404			6							
304										
204										
104										
Subtotal	0	0	6	0	0	0	0	0	0	0
Roof					1	1				
705										
605								1		
505									2	
405						1		2		
305								1	1	
205								2		
105										
Subtotal	0	0	0	0	1	2	0	6	3	0
706										
606				1					1	
506								1		
406										
306			8					1		
206					2			1		
106							11			
Subtotal	0	0	8	1	2	0	11	3	1	0
Roof					5					
707								1		
607								2	1	
507								1	1	
407										
307										
207								2		
107										
Subtotal	0	0	0	0	5	0	0	6	2	0

Balconies Continued										
Unit	Slab Topside Spalling, Square Foot	Slab Topside Spalling, Minimum	Slab Ceiling Spalling, Square Foot	Slab Ceiling Spalling, Minimum	Slab Edge Spalling, Cubic Foot	Slab Edge Spalling, Minimum	Column/Wall Spalling, Cubic Foot	Column/Wall Spalling, Minimum	Rust Spots, Each	Window sill, LF
Roof										
708					1					
608										
508										
408										
308										
208										
Subtotal	0	0	0	0	1	0	0	0	0	0
Roof										
709										
609										
509			6	1						
409										
309										
209							1	1		1
Subtotal	0	0	6	1	0	0	1	1	0	1
715										
615										
515									1	
415										
315								1		
215										
Conference Room										
Subtotal	0	0	0	0	0	0	0	1	1	0
Roof					8.33					
716										
616			8							
516								1		
416			4							
316				1						
216			4		2		1			
Conference Room										
Subtotal	0	0	16	1	10.33	0	1	1	0	0
Roof					8.33					
717										
617										
517										
417										
317										
217								2		
Subtotal	0	0	0	0	8.33	0	0	2	0	0
Roof					8.33					
718										
618										
518				1						
418			4							
318										
218			10							
Conference Room										
Subtotal	0	0	14	1	8.33	0	0	0	0	0
Roof					8.33					
719										
619			12							
519								1	2	
419								1	3	
319										
219			4				2			
Conference Room										
Subtotal	0	0	16	0	8.33	0	2	2	5	0

Balconies Continued										
Unit	Slab Topside Spalling, Square Foot	Slab Topside Spalling, Minimum	Slab Ceiling Spalling, Square Foot	Slab Ceiling Spalling, Minimum	Slab Edge Spalling, Cubic Foot	Slab Edge Spalling, Minimum	Column/Wall Spalling, Cubic Foot	Column/Wall Spalling, Minimum	Rust Spots, Each	Window sill, Each
Roof					8.33					
720								1		
620								1		
520										
420				1						
320								1		
220						3				
Conference center										
Subtotal	0	0	0	1	8.33	3	0	3	0	0
Roof					8.35					
721										
621									1	1
521									3	2
421										
321						1				
221					1					2
Conference Room										
Subtotal	0	0	0	0	9.35	1	0	0	4	5
Roof										
722										
622										
522										
422										
322										
222										
Subtotal	0	0	0	0	0	0	0	0	0	0
Roof										
723										
623										
523										
423				1						
323										
223				2				1		
Subtotal	0	0	0	3	0	0	0	1	0	0
TOTAL	0	0	92	11	65	11	20	48	24	14

Walkways and Building North, West and South Elevations										
Floor	Slab Topside Spalling, Square Foot	Slab Topside Spalling, Minimum	Slab Ceiling Spalling, Square Foot	Slab Ceiling Spalling, Minimum	Slab Edge Spalling, Cubic Foot	Slab Edge Spalling, Minimum	Column/Wall Spalling, Cubic Foot	Column/Wall Spalling, Minimum	Rust Spots, Each	window sill
Roof					11					
7						1	8	4		
6		1	3	2			6	5		
5	10			2	1		8	2		
4	8		8		2	2	9			
3	11	4	5	1	6	4	11	1		
2	18		30		34		21	2		
Ground/Common area	4		4	1			40	2		
TOTAL	51	5	50	6	54	7	103	16	0	0

END OF REPORT