



# **Phase 1 Milestone Inspection Report**

**On Top of the World Clearwater**

**Building 36**

**2340 Grecian Way and 2341 Haitian Drive, Clearwater**

**Florida 33763**

**ESi Project No: 98508**



2870 Scherer Drive  
Suite 200  
St. Petersburg, FL 33716

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## Report Prepared For:

Parkway Maintenance & Management Pinellas, LLC  
Management Company to:  
On Top of the World Condominium Association, Inc.  
2069 World Parkway Blvd. East  
Clearwater, FL 33763

## Submitted by:

A handwritten signature in blue ink, appearing to read "J. Zietkiewicz", is written over a horizontal line.

John P Zietkiewicz, AIA, NCARB  
Senior Consultant  
Florida Architecture License No. AR100117  
Expires: February 28, 2025

December 29, 2023

Date

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Phone: 727-290-3776 | Fax: 727-677-0018 | Toll Free: 866-596-3994

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## Introduction

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In May of 2022 the Florida Legislature passed Senate Bill 4-D, Building Safety Law (SB 4-D), which creates a new statewide inspection program requiring condominium and housing cooperative (co-op) buildings three or more stories tall to conduct milestone structural inspections and perform structural integrity reserve studies to ensure such buildings are safe for continued use and occupation.

In response to the passage of SB 4-D, Mr. Shawn Tobias of Parkway Maintenance & Management Pinellas, LLC, the Property Management Services provider for On Top of the World Condominium Association Clearwater (OTOTW), retained Engineering Systems Inc. (ESi) to perform Phase 1 inspections of the 91 buildings in the property and provide the engineering services as required by SB 4-D and outlined in this report. The inspections did not include common buildings.

## Material Reviewed

During the course of investigation and analysis in this matter, to date, ESi has reviewed the following materials:

- Photographs and Field Notes gathered during ESi's investigation.
- Construction drawings for the subject building.
- Senate Bill 4-D.

## Methodology and Analysis Activities

During the course of investigation and analysis in this matter, to date, ESi has performed the following activities:

- The first part of the Phase 1 inspection entailed non-destructive and non-intrusive on-site visual inspections and documentation of the existing conditions of the exterior elevations and features, the roof covering, and common areas of the subject building. Upon completing this step, a selection of unit interiors were inspected at the subject building. The units were selected either 1) at random, 2) through volunteered owners, or 3) by selection from ESi. The inspections consisted of a visual assessment of the exposed primary structural elements of the subject building.
- The inspections were managed by a Florida Licensed Architect and/or Engineer with ESi.
- After the inspections were completed, analysis of the data gathered and the preparation of this report was performed.

## Background

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On Top of the World Clearwater is a self-contained retirement community for persons aged 55 and up located in Clearwater, Florida. The Community consists of 91 multifamily buildings of various sizes with a total of 4,959 units, and accessory buildings including offices, clubhouses, and recreation facilities. The community is organized as a condominium association. Units

typically are either one- or 2-bedrooms units. 71 of the 91 residential buildings are three stories tall, the remaining 20 buildings are two stories tall. The buildings in the community were originally constructed between 1969 and 1998.

With the recent passage of SB 4-D, OTOTW was required to implement inspections. The required inspections consist of a Phase 1 Milestone Structural Inspection for the 71 3-story buildings, with a Phase 2 Milestone Inspection for any portion and/or condition that is flagged as needing further investigation. Additionally, the condominium buildings will be required to undergo a Structural Integrity Reserve Study (SIRS). The SIRS is not included within the scope of ESi's work.

A map of On Top of the World Clearwater can be found in **Figure 1**.

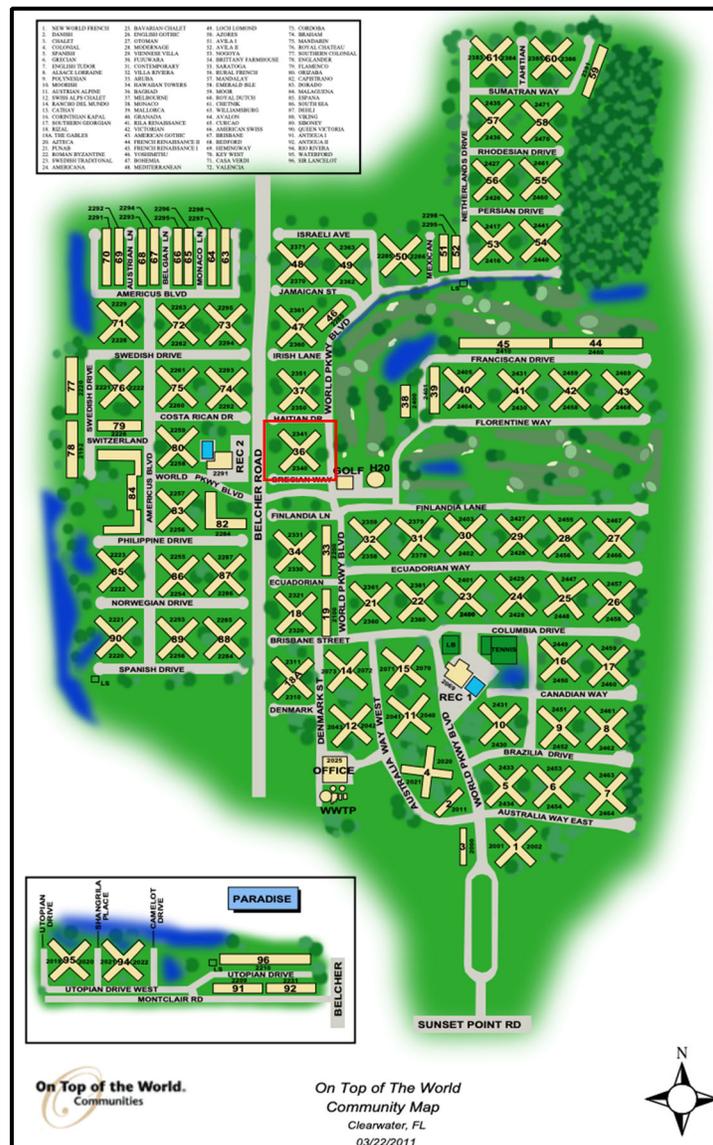


Figure 1. Overview of On Top of the World Community. Subject building in red square.

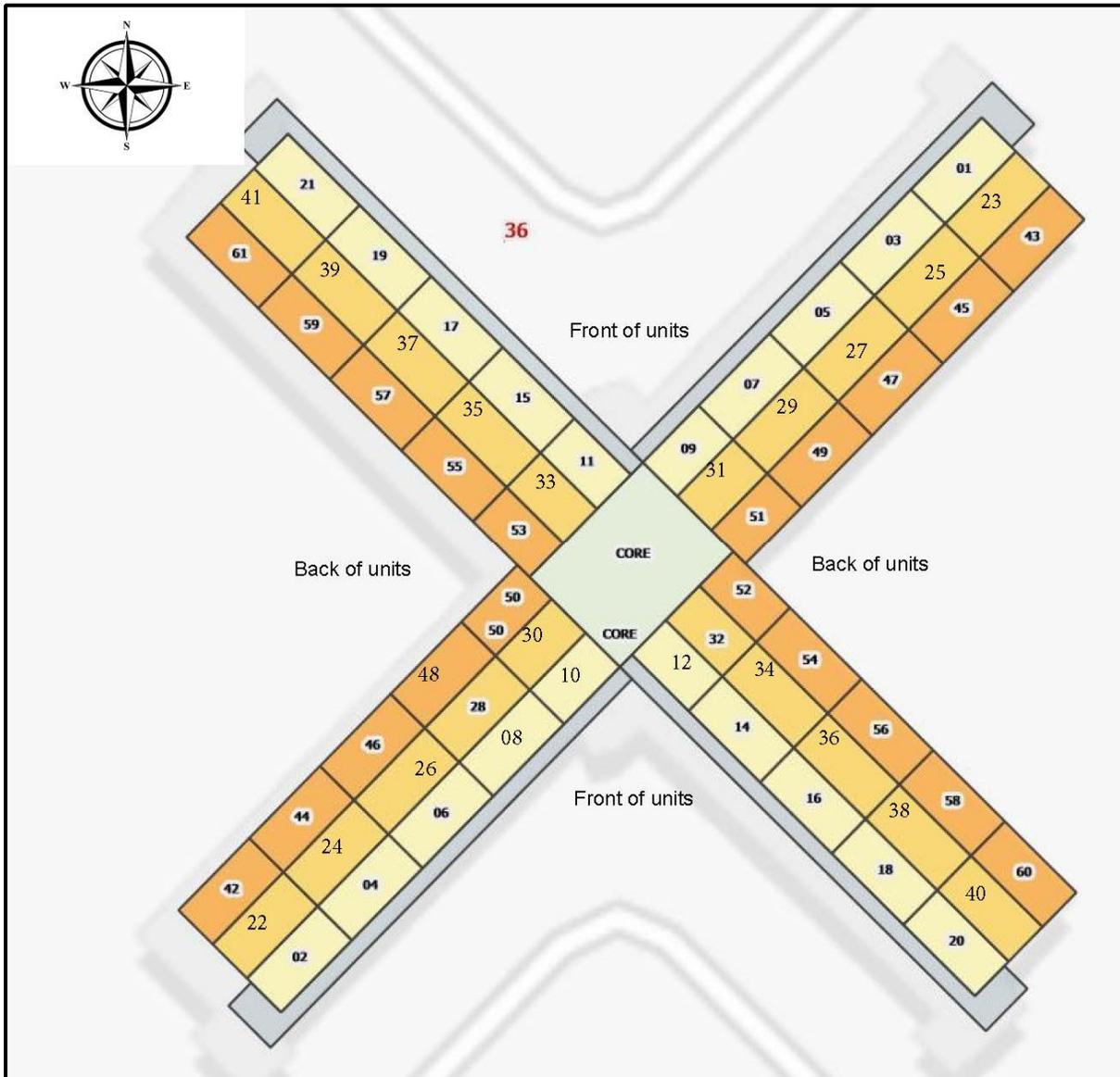
## Building 36

Building 36 is named Baghdad and the addresses are 2340 Grecian Way and 2341 Haitian Drive, Clearwater, Florida 33763 for even and odd units respectively. The records indicate that its parcel number is 31 28 16 64064 000 0001 and it was built in 1977.



**Figure 2. South elevation (front elevation of even units) of subject building.**

The building is a three-story building which has four structurally independent wings and a center core creating an “X” shape (**Figure 3**). The front of the building’s odd units face north and the front of the building’s even units face south.



**Figure 3. Plan view of subject building with unit layout.**

The primary building components for the wings consist of concrete masonry unit (CMU) load-bearing exterior and demising walls, and wood stud partitions within each residential unit. The floor framing, subfloor and roof framing on the wings was not observable during ESI's inspection, however the framing material was confirmed by OTOTW. According to the provided drawings the floor framing is generally 12" deep open web steel joists spaced 24" on center with 2" poured, reinforced, concrete slab on 1/2" steel form deck. Roof framing is similar in that it is 12" open web steel joists at 4'-0" on center with 2" poured, reinforced, gypsum slab. Additionally, according to the drawings, the foundations generally consist of concrete shallow spread footings and continuous concrete footings between the spread footing foundations. The first floor, located at grade, consists of a 4-inch concrete slab on grade with wire mesh reinforcement.

The front of the units has an exterior walkway which consists of a tapered cast-in-place concrete slab, and protective concrete architectural railings on the exterior edge. The as-built walkway structural support is unknown. The drawings show the walkway being cantilevered from the front CMU bearing building wall. Shown in Figure 4 is a photograph of the walkway as constructed.



**Figure 4. Exterior walkway as constructed.**

At each wing end there is an exterior stairway that also consists of cast in place concrete, CMU walls and columns. At the center of the building, there is an independent core structure where the elevator shaft, a stairway, storage units, and electrical rooms (common rooms) are located. The core construction consists of CMU bearing walls for the interior walls and columns and grade beams with CMU filler walls for the exterior walls of the core. The floor slabs are cast in place concrete at the common room locations and the roof framing consists of steel joists.

Above grade, the wings and core are structurally independent such that each building is separate and there is a flexible expansion/contraction joint where the structures meet (Figure 5 and Figure 6). Below grade at the foundation level, the walls of the building's wings and the core's columns share a foundation footing.



**Figure 5. Representative expansion joint at wing/core intersection.**



**Figure 6. Representative approximate location of expansion joint at wing/core intersection in representative building.**

The roof is low-slope, and the roof covering consists of a modified bitumen membrane 5 ply/Certainteed Spec: GMS-N-B4 and was installed during the fiscal year 2012-2013.

The back elevations of the building consist of CMU bearing walls. According to the historical drawings and the information provided by OTOTW, the units previously had exterior patios which were then fully enclosed with CMU walls and converted into interior rooms in the units.

Building 36 has 60 units. The units vary in layout and extend from the front to the back elevation of each wing with the entrance at the front. The interior finishes varied, yet most consisted of gypsum board (drywall) ceilings and walls, and various types of floor finishes. The back rooms which had been converted from exterior terraces to interiors typically had a slight slope of their flooring towards the back, likely from its initial construction considering drainage of water on exterior surfaces.

## Investigation and Findings

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The purpose of our investigation is to perform the Phase 1 of the milestone structural integrity inspections for the OTOTW Community.

### Senate Bill 4-D

Below are definitions per the SB 4-D senate bill that specify the requirements of these inspections:

**(a) “Milestone inspection” means** a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural (...) 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 and necessary maintenance, repair, or replacement of any structural component of the building. Milestone inspections consist of 2 phases.

- Phase 1 of the inspection is to identify substantial structural deterioration for a potential phase 2 in depth inspection of these.

**(b) “Substantial 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 such surface imperfections are a sign of substantial structural deterioration.

According to the Florida Building Code<sup>1</sup> the following definition of Dangerous is:

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.

The inspection report must, at a minimum, meet all the following criteria:

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<sup>1</sup> Florida Building Code 2020 - Chapter 2 Definitions



- (a) Bear the seal and signature, or the electronic signature of the licensed engineer or architect who performed the inspection.
- (b) Indicate the manner and type of inspection forming the basis for the inspection report.
- (c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- (d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- (e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- f) Identify and describe any items requiring further inspection.

## Investigation - General

The first part of the Phase 1 inspection entailed non-destructive and non-intrusive visual On-site inspections and documentation of the existing conditions of the exterior elevations and appurtenances, the roof covering, and common areas of the subject building. Upon completing this step, a selection of units was inspected at the subject building. The units were selected either 1) at random, 2) through volunteered owners, or 3) by selection from ESi. The inspections were performed visually and were of the exposed primary structural elements of the subject building.

## Investigation – Exteriors and Common Areas

Please reference Exhibit A for a summary of observations for the building exteriors, common areas, stairways, and storage and electric rooms.

Based on the type of construction of this building, during Phase 1 inspections, a visual investigation was performed to observe evidence of distress, damage or deterioration of the areas outlined above. Thus, ESi's assessment is limited to the areas that were visible and accessible at the time of ESi's inspections. Examples of visually apparent distress being inspected and documented for are below:

### For CMU walls:

- Evidence of cracking.
- Spalling.
- Exposed reinforcement.
- Weathering or significant deterioration of materials (efflorescence, corrosion, etc.).
- Evidence of settlement.
- Evidence of previous repairs that have reopened.



- Delamination of stucco.
- Evidence of out of plane bowing or deflection of walls.

At roof:

- Evidence of ponding or low points that create potential ponding.
- Openings or damage to roof membrane.

At Steel features:

- Corrosion.
- Excessive deflections.
- Deterioration.

Concrete hallway floors:

- Signs of cracking or deflection.
- Delamination.
- Spalling.
- Deteriorations.

The observations detailed in Exhibit A with regards to CMU wall surfaces are specific to the exterior face of the CMU walls.

Typical observations in the subject building include: stairstep cracks in CMU walls, cracking on the exterior hallway concrete slab, deterioration of the railing, and cracking on the CMU walls and slab at the storage rooms located in the building's core.

Stairstep cracks, both previously repaired and those appearing to be recent, on the CMU bearing walls of the wings particularly below windows and near the core were typically observed throughout the elevations of the building. Stairstep cracks are cracks in the mortar joints and form due to the movement of the structure, as mortar is a brittle material. The observed width and location of the cracks represent typical movement from a structure (commonly due to soil settlement) and do not appear to be indicative of structural damage. Recommendation for repairs and monitoring of the cracks is provided in Exhibit A. Representative photographs of this observation are shown below in **Figure 7**.



**Figure 7. Representative photographs of step stair cracks at CMU walls.**

Cracks on the exterior hallway floor slabs were observed perpendicular to the length of the slab and the supporting wall. The observed cracks were typically hairline cracks and shallow. The cracks had weathered edges and dirt on the inside, representing they are historical in nature. The frequency and spacing of these cracks were not uniform. The observed cracks in the subject building are likely due to the expansion and contraction of the materials where control joints were not observed or due to the deflection of the slab at support locations and do not represent a structural damage or substantial deterioration. Recommendation for repairs and monitoring of the cracks is provided in Exhibit A. Representative photographs of this observation are shown below in **Figure 8**.



**Figure 8. Representative photographs of shallow cracks at top surface of the exterior hallway.**

Vertical and horizontal cracking was observed on the building's core on the CMU walls of the storage rooms. CMU and mortar are brittle materials and are likely to crack when subjected to expansion and contraction and differential movement. The observed cracks are due to the movement of the core throughout its life. Similarly observed, were cracks on the concrete slab on grade on the first-floor electrical and storage rooms. The observed cracks are due to the expansion and contraction of the slab and typical settlement of the soils below the structure. Recommendations for repairs and monitoring of the cracks is provided in Exhibit A. Representative photographs of this observation are shown below in **Figure 9**.



**Figure 9. Representative photographs of cracks on CMU walls and concrete slabs at common rooms in Core building.**

The building's exterior architectural features consisted of a decorative railing on the exterior walkways and architectural roof features at the corners of the wings and core of the building. The railings were constructed of a painted cementitious material. A secondary metal handrail was installed on top of the decorative railing, which was in good condition. Evidence of deterioration of the decorative railings in the form of cracking was observed throughout the building (Figure 10). This is not structural damage, yet it is recommended that the decorative railing be repaired to prevent spalled pieces from detaching and falling.



**Figure 10. Representative photograph of cracking of decorative railing**

## **Investigation – Interiors**

For the subject building ESi inspected the interior of 8 units. During our interior investigation the following was checked for evidence of damage:

- Water stains, water intrusion and damage to ceilings.
- Difficulty in operating doors or windows.
- Cracking of plaster or gypsum wall board.
- Cracking in floor finishes.
- Excessive deflection of ceilings.
- Distress or displacement of facade elements.
- Excessive deflection of floors
- Deflection of floors towards the exterior hallway slabs



- Cracking of interior face of exterior CMU walls
- Weathering or deterioration of materials (efflorescence, corrosion, dusting, missing mortar joints).

A list of the units inspected, and a summary of their findings are shown in Exhibit B. Typical observations in the units of the subject building include moisture staining in the ceiling drywall finishes, and hairline cracks and separation of the drywall finishes of the walls and ceilings. Hairline cracking in the drywall finishes is not uncommon and result from typical movement of the building likely due to the expansion and contraction of the materials, natural settlement and movement of the structure and do not represent a structural issue. Recommendation for repairs and monitoring of the cracks is provided in Exhibit B.

- Moisture staining on the finishes was observed in locations noted in Exhibit B. The moisture staining does not represent a structural damage or deterioration. It was also observed that some of these stains were historical, and that the source of the moisture had been repaired. At areas where the moisture source is unknown, it is recommended that the location is investigated and that the source be repaired.

## Conclusions

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The following conclusions are based on the analysis to date, as well as on prior education, training, testing, engineering analysis, and experience.

1. Reference Exhibit A for a summary of observations, recommended additional investigations and repairs for the exteriors, common areas, and storage and electrical rooms.
2. Reference Exhibit B for a summary of observations, recommended additional investigations and repairs for the interior units inspected.
3. Reference Exhibit C for representative photographs of the observations.

ESi reserves the right to supplement or amend these findings and conclusions if additional information becomes available or based upon additional work or analysis in this matter.

≡ **End of Report Text** ≡

## Appendices

Appendix A: Summary of Observations Exteriors and Common Areas

Appendix B: Summary of Observations Interiors

Appendix C: Representative Photographs

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## **APPENDIX A**

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Building Number	Observation	Location	Structural damage (Y/N) If yes - extent	Substantial Structural Damage (Y/N) If yes - extent	Surface imperfection* (Y/N) If yes - extent	Dangerous as defined by the Florida Building Code? (Y/N)	Recommendations (maintenance, repair, replace, or monitor)	Further (Phase 2) inspection required? (Y/N)
36	Soft spot in mod-bit roof covering - localized to less than 5 SF area.	Roof above unit 61.	No	No	Y - localized to less than 5 SF area.	No	Maintenance recommended - remove and replace affected mod-bit roof covering.	No
36	Shallow line cracks at the top face of the concrete slab of the exterior walkway perpendicular to the wall, consistent throughout all walkways. In some locations hairline cracks perpendicular to the walkway observed on the bottom face of the concrete slab. In some locations hairline cracks parallel to the walkway with surface patches (previous repairs) observed.	Exterior walkways.	No	No	Y - perpendicular single cracks throughout all walkways.	No	Seal hairline cracks with high-strength epoxy.	No
36	Cracks in exterior walkway railing common, cracks typically horizontal and on the top ledge of the railings or vertical on the balusters, some cracks with previous repairs.	Walkway and roof railings.	No	No	Y - vertical stucco cracks throughout all railings.	Yes	Consider full replacement of decorative concrete railings. Perform temporary spot patches until replacement.	No
36	Sealed crack (previous repair) at the underside of elevated walkway or elevated walkway soffit.	Exterior walkway in front of units: 61, 8.	No	No	Y - localized as noted in the Location column..	No	Monitor.	No
36	Spalled concrete at stair tread - localized to less than 1 SF.	Core stairs 1st floor.	No	No	Y - localized as noted in the Location column.	No	Repair - remove loose spalled concrete and resurface with resurfacing mixture.	No

\* Surface imperfections include shallow cracks, distortion, sagging, deflections, misalignment, signs of leakage or peeling of finishes.

Building Number	Observation	Location	Structural damage (Y/N) If yes - extent	Substantial Structural Damage (Y/N) If yes - extent	Surface imperfection* (Y/N) If yes - extent	Dangerous as defined by the Florida Building Code? (Y/N)	Recommendations (maintenance, repair, replace, or monitor)	Further (Phase 2) inspection required? (Y/N)
36	Crack at corner of stair landing. Crack in landing surface extends from railway post to stucco on side of wall, surface patch (previous repair) to stucco on portion of crack on wall. 0.25" width.	Southeast stair 3rd floor landing.	No	No	Y - localized as noted in the Location column.	No	Repair - Seal cracks with high strength epoxy.	No
36	Surface patch (Previous repair) to stair step mortar crack in exterior face of CMU wall.	Front elevation of units: 44, 42, 23, 31, 33, 35, 37, 40, 36, 32, 30, 24, 8, 12, 16, 21, 9, 3, 1 Rear elevation of units: 20, 18, 60, 14, 17, 1, 15, 44, 22.	No	No	Y - localized as noted in the Location column.	No	Monitor.	No
36	Re-opened mortar shallow hairline crack at previous repair to stair step mortar crack in exterior face of CMU wall.	Front elevation of units: 60, 58, 54, 48, 46, 42, 61, 45, 40, 2, 4, 6, 8, 20, 17, 15, 11 Rear elevation of units: 28 Core 3rd floor.	No	No	Y - localized as noted in the Location column.	No	Monitor.	No
36	Stair step mortar shallow hairline crack in CMU wall.	Front elevation of units: 58, 56, 43 2nd floor north storage.	No	No	Y - localized as noted in the Location column.	No	Monitor.	No
36	Stair step shallow mortar crack in CMU wall. 0.012" width.	1st floor storage.	No	No	Y - localized as noted in the Location column.	No	Seal crack with high-strength epoxy or mortar. Spot replacement of damaged CMU.	No

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Building Number	Observation	Location	Structural damage (Y/N) If yes - extent	Substantial Structural Damage (Y/N) If yes - extent	Surface imperfection* (Y/N) If yes - extent	Dangerous as defined by the Florida Building Code? (Y/N)	Recommendations (maintenance, repair, replace, or monitor)	Further (Phase 2) inspection required? (Y/N)
36	Stair step shallow mortar crack in CMU wall. 0.016" width.	2nd floor south storage.	No	No	Y - localized as noted in the Location column.	No	Seal crack with high-strength epoxy or mortar. Spot replacement of damaged CMU.	No
36	Stair step shallow mortar crack in CMU wall. 0.02" width.	2nd floor north storage.	No	No	Y - localized as noted in the Location column.	No	Seal crack with high-strength epoxy or mortar. Spot replacement of damaged CMU.	No
36	Stair step shallow mortar crack in CMU wall. 0.04" width.	Roof access room.	No	No	Y - localized as noted in the Location column.	No	Seal crack with high-strength epoxy or mortar. Spot replacement of damaged CMU.	No
36	Horizontal shallow hairline crack in stucco wall cladding over CMU wall.	Southwest stair 1st floor.	No	No	Y - localized as noted in the Location column.	No	Monitor.	No
36	Surface patch (previous repair) to vertical crack in CMU wall.	Front elevation of units: 10 Rear elevation of units: 35 Southeast stair 1st floor.	No	No	Y - localized as noted in the Location column..	No	Monitor.	No

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Building Number	Observation	Location	Structural damage (Y/N) If yes - extent	Substantial Structural Damage (Y/N) If yes - extent	Surface imperfection* (Y/N) If yes - extent	Dangerous as defined by the Florida Building Code? (Y/N)	Recommendations (maintenance, repair, replace, or monitor)	Further (Phase 2) inspection required? (Y/N)
36	Re-opened shallow hairline crack at previous repair to vertical crack in CMU wall..	Front elevation of units: 16, 18, 20, 1 Rear elevation of units: 53 Southeast stair 3rd floor, Northwest stair 3rd floor, Northwest stair 1st floor.	No	No	Y - localized as noted in the Location column..	No	Monitor.	No
36	Vertical shallow hairline crack in CMU wall.	Front elevation of units: 56, 23, 14 Southwest stair 1st floor.	No	No	Y - localized as noted in the Location column.	No	Monitor.	No
36	Vertical shallow crack in CMU wall. 0.025" width.	Elevator machine room/bike storage room.	No	No	Y - localized as noted in the Location column.	No	Repair - Seal cracked mortar joints with high-strength epoxy or mortar. Locally replace cracked CMUs with in-kind materials if broken full depth.	No
36	Vertical crack in CMU wall at wall joint. 0.06" width.	3rd floor storage.	No	No	Y - localized as noted in the Location column.	No	Repair - Seal cracked mortar joints with high-strength epoxy or mortar. Locally replace cracked CMUs with in-kind materials if broken full depth.	No
36	Previous repair (surface patch) to stucco wall cladding.	Northeast stair 3rd floor.	No	No	Y - localized as noted in the Location column.	No	Monitor.	No

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Building Number	Observation	Location	Structural damage (Y/N) If yes - extent	Substantial Structural Damage (Y/N) If yes - extent	Surface imperfection* (Y/N) If yes - extent	Dangerous as defined by the Florida Building Code? (Y/N)	Recommendations (maintenance, repair, replace, or monitor)	Further (Phase 2) inspection required? (Y/N)
36	Reopened previous repair (surface patch) to stucco wall cladding crack with delaminated stucco.	Rear elevation of units: 15 Southwest stair 1st floor, Northwest stair 1st floor.	No	No	Y - localized as noted in the Location column.	No	Repair - Remove loose or delaminated stucco and patch with new stucco wall cladding.	No
36	Metal lathe visible at crack in stucco wall cladding.	Northeast stair 3rd floor.	No	No	Y - localized as noted in the Location column.	No	Repair - Remove loose or delaminated stucco and patch with new stucco wall cladding.	No
36	Delaminated stucco wall cladding.	Front elevation of units: 4 Rear elevation of units: 37, 30, 28 Northeast stair 1st floor, Southeast stair 1st floor.	No	No	Y - localized as noted in the Location column.	No	Repair - Remove loose or delaminated stucco and patch with new stucco wall cladding.	No
36	Ponding water at stair landing.	Southeast stair 2nd floor, Southwest stair 2nd floor.	No	No	Y - localized as noted in the Location column.	No	Maintenance recommended - Ensure stair landing slopes to allow water drainage.	No
36	Horizontal crack on face of slab end. Greater than 6" deep, 0.5" width, 5'-3" length.	Southeast stair 1st floor slab.	Y - localized stair landing slab	No	Y - localized as noted in the Location column.	No	Repair slab by sealing cracked area and separation. Opening appears to be from settlement. If it reopens consider backfilling supporting soil below with grout.	Yes

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Building Number	Observation	Location	Structural damage (Y/N) If yes - extent	Substantial Structural Damage (Y/N) If yes - extent	Surface imperfection* (Y/N) If yes - extent	Dangerous as defined by the Florida Building Code? (Y/N)	Recommendations (maintenance, repair, replace, or monitor)	Further (Phase 2) inspection required? (Y/N)
36	Cracked concrete door header. 0.016" width.	2nd floor south storage.	No	No	Y - localized as noted in the Location column.	No	Repair - Seal cracked with high-strength epoxy or mortar.	No
36	Cracked concrete door header. 0.02" width.	2nd floor north storage.	No	No	Y - localized as noted in the Location column.	No	Repair - Seal cracked with high-strength epoxy or mortar.	No
36	Shallow hairline crack in concrete slab.	2nd floor north storage.	No	No	Y - localized as noted in the Location column.	No	Monitor.	No
36	Crack in concrete slab. 0.04" width.	3rd floor storage.	No	No	Y - localized as noted in the Location column.	No	Repair crack with high-strength epoxy.	No
36	Crack in concrete slab. 0.06" width.	Elevator machine room/bike storage room, 1st floor storage.	No	No	Y - localized as noted in the Location column.	No	Repair crack with high-strength epoxy.	No

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Building Number	Observation	Location	Structural damage (Y/N) If yes - extent	Substantial Structural Damage (Y/N) If yes - extent	Surface imperfection* (Y/N) If yes - extent	Dangerous as defined by the Florida Building Code? (Y/N)	Recommendations (maintenance, repair, replace, or monitor)	Further (Phase 2) inspection required? (Y/N)
36	Crack in concrete slab. 0.08" width.	Electrical room.	No	No	Y - localized as noted in the Location column.	No	Repair crack with high-strength epoxy.	No
	Horizontal cracks on the underside of first set of stairs/landing on the SW and NW stairwells.	SW and NW stairwells	Yes - localized as noted in the Location column.	No	No	No	Repair unsound concrete and repair stairs	No
36	Crack in concrete slab. 0.12" width.	2nd floor south storage.	No	No	Y - localized as noted in the Location column.	No	Repair crack with high-strength epoxy.	No

\* Surface imperfections include shallow cracks, distortion, sagging, deflections, misalignment, signs of leakage or peeling of finishes.

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## **APPENDIX B**

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Building Unit	Observations	Substantial Structural Damage (Y/N) If yes - extent	Surface imperfection* (Y/N) If yes - extent	Further (Phase 2) inspection required? (Y/N)	Recommendations (maintenance, repair, replace, or monitor)
B36:2	In living room, drywall crack below window corner (~0.02" width, ~18" length), hairline drywall ceiling crack (~8"), and sporadic separation between ceiling and moulding - likely installation. In back room, floor slopes toward exterior wall at kitchen entry, moisture stain (~6") on ceiling between windows (possibly from AC vent above), and two ceiling moisture stains near door (~2" and ~4"). Per tenant, moisture stains are from leak in upstairs unit about three months prior.	No	As noted in observation.	No	Verify if moisture damage is due to active leak and if so, repair damage and source.
B36:6	Water stains on ceiling in master bedroom, shares common wall with master bathroom.	No	As noted in observation.	No	Verify if moisture damage is due to active leak and if so, repair damage and source.
B36:32	Peeled off wall paint in master bedroom, interior not painted since moving in 2008, noticed the peeled off condition few years prior. Gaps at laminate flooring in kitchen.	No	No	No	No action.
B36:44	In living room, ~4" length drywall crack in ceiling at south wall (no texture here, possibly drywall cut). In back room, prior repair to drywall below right window. In master bathroom, separation between drywall at ceiling and wall in corner (possibly caused by installation of architectural features).	No	As noted in observation.	No	Monitor crack.
B36:50	Separation at ceiling to wall interface in living room, front bedroom, master bedroom and florida room. Water stain on ceiling to wall interface in Florida room closet. Prior repair to ceiling in master closet.	No	As noted in observation.	No	Monitor separation. Verify if moisture damage is due to active leak and if so, repair damage and source.

\* Surface imperfections include shallow cracks, distortion, misalignment, signs of leakage, or peeling of finishes.

B36:52	Hairline crack on ceiling and wall at the front wall in the living room, hairline crack on wall continues from one side of wall to another, crack present since owner moved approximately 1 year prior. Hairline crack on wall in master bedroom. Separation at ceiling to wall interface in master bedroom and florida room.	No	As noted in observation.	No	Monitor cracks and separations.
B36:53	Drywall tape separation and delamination on ceiling near back wall; discontinuous along length of room. Hairline drywall crack above window in back room, ~12" length. In master bathroom, door does not close; it gets caught at top. Door and frame measure level and no cracks.	No	As noted in observation.	No	Monitor cracks.
B36:58	Separation at ceiling to wall interface in front bedroom.	No	As noted in observation.	No	Monitor separation.

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## **APPENDIX C**

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**Appendix C1 - Referenced Photographs**



Photograph 01 - Overall view of a front elevation of the subject building.



Photograph 02 - Overall view of a rear elevation of the subject building.



Photograph 03 - Overall view of the roof of the subject building.



Photograph 04 - View of typical condition of stucco cracks on railings.



Photograph 05 - View of stucco crack and delamination under the stairs at the southwest stairs 1st floor.



Photograph 06 - View of slab crack at the end face of the southeast stair 1st floor landing.



Photograph 07 - Close up view of a hairline vertical crack at the front elevation of unit 56.



Photograph 08 - View of re opened previous repair to CMU wall at the front elevation of unit 20.



Photograph 09 - View of delaminated stucco at the rear elevation of unit 37.



Photograph 10 - View of a crack in the exterior walkway surface perpendicular to the building.



Photograph 11 - Close up view of a slab crack in the electrical room.



Photograph 12 - View of a vertical crack in the CMU wall in the elevator machine and bike storage room.



Photograph 13 - Close up view of a stair step crack in the CMU wall in the roof access room.



Photograph 14 - View of a crack at a ceiling and wall drywall joint in unit 50.



Photograph 15 - View of a drywall crack above a window corner in unit 53.



Photograph 16 - Close up view of a crack at a ceiling and wall drywall joint in unit 58.



Photograph 17 - Hairline crack on wall in unit 2.



Photograph 18 - Crack at a ceiling and wall drywall joint in unit 44.



Photograph 19 - Crack at ceiling in unit 53.