



Phase 1 Milestone Inspection Report

On Top of the World Clearwater

Building 59

2391 Sumatran Way, Clearwater, Florida 33763

ESi Project No: 98508



2870 Scherer Drive
Suite 200
St. Petersburg, FL 33716

Phase 1 Milestone Inspection Report

**On Top of the World Clearwater
Building 59**
2391 Sumatran Way Clearwater, Florida 33763
ESi Project No: 98508

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 light blue rectangular background.

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

December 29, 2023

Date

This report and its contents are the Work Product of Engineering Systems Inc. (ESi). This report should only be duplicated or distributed in its entirety. This report may contain confidential or court protected information; please contact an authorized entity prior to distributing. Conclusions reached and opinions offered in this report are based upon the data and information available to ESi at the time of this report, and may be subject to revision after the date of publication, as additional information or data becomes available.

Copyright ESi © 2024 - All Rights Reserved

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

www.engsys.com



Table of Contents

Introduction	3
Material Reviewed	3
Methodology and Analysis Activities	3
Background	3
Building 59	5
Investigation and Findings.....	9
Senate Bill 4-D	9
Investigation - General.....	10
Investigation – Exteriors and Common Areas	10
Investigation – Interiors.....	14
Conclusions.....	15



Introduction

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

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**.

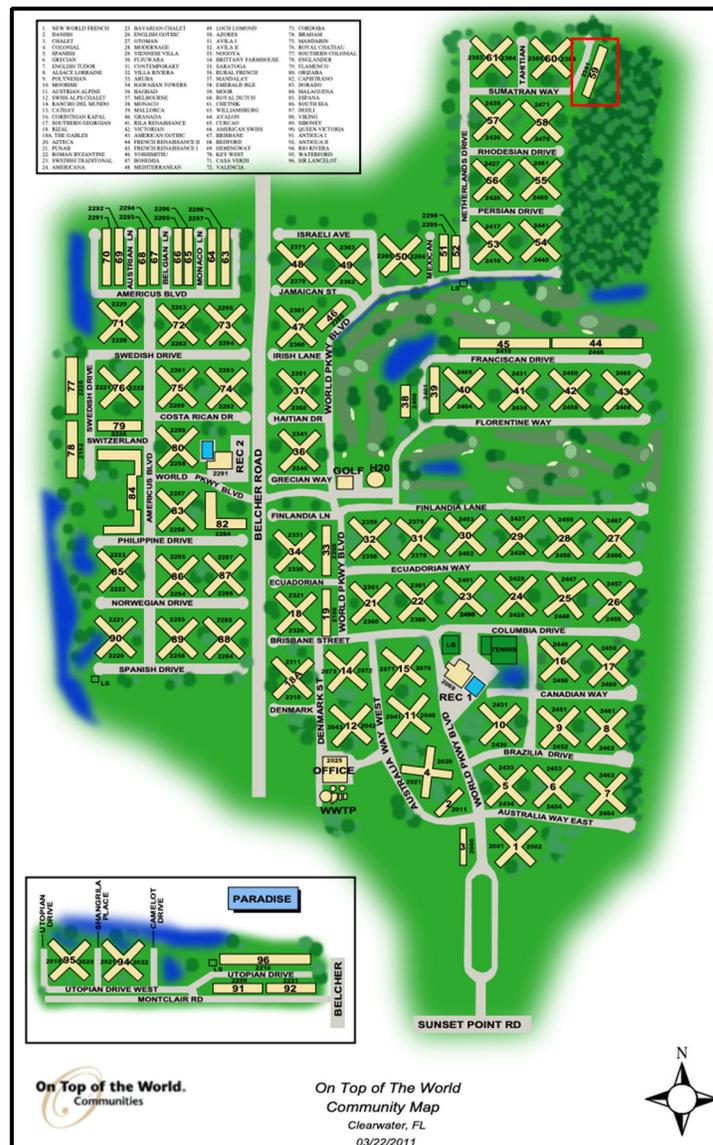


Figure 1. Overview of On Top of the World Community. Subject building in red square.

Building 59

Building 59 is named Moor and the address is 2391 Sumatran Way, Clearwater, Florida 33763. The records indicate that its parcel number is 31 28 16 64092 000 0001 and it was built in 1982.



Figure 2. West elevation (front elevation, all numbered units) of subject building.

The building is a two-story building which has two structurally independent wings. The wings are separated with a through-building expansion joint. The building has a single-loaded exterior corridor and is laid out in a straight “I” shape (**Figure 3**). The front of the building’s units face west.

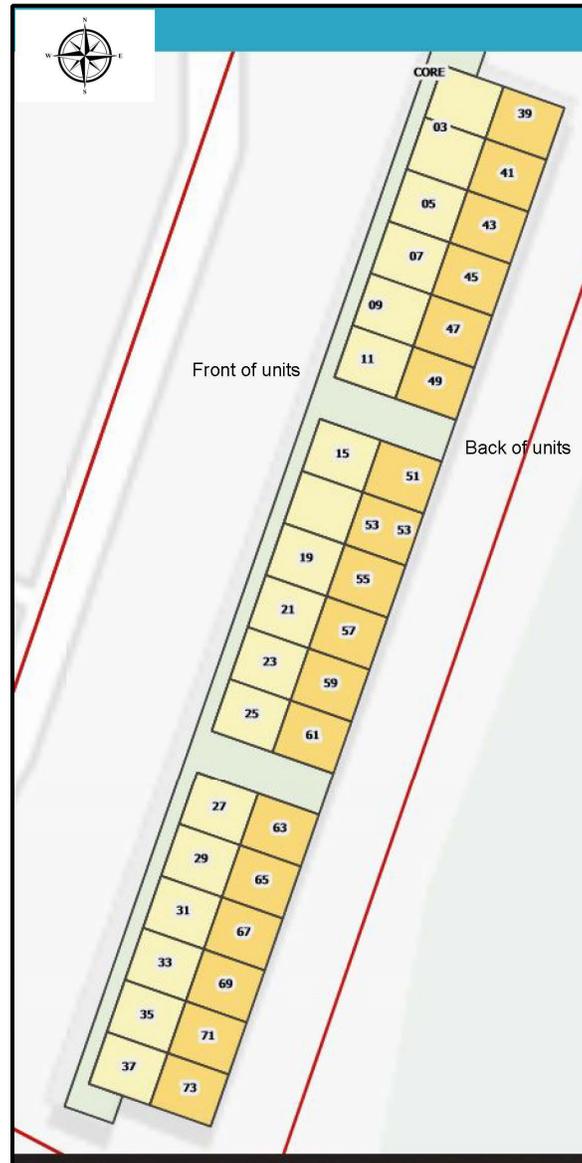


Figure 3. Plan view of subject building with unit layout.

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 at 30” on center with 2-1/2” 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 metal railings and 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. Additionally, there are columns extending from ground level to the bottom of the third level on the exterior side of the walkway on the exterior side of the railing system. 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. A center core containing common area rooms such as storage, electrical closet, elevator, elevator machine room, and exit stairs is located at the midpoint each wing and are a part of the residential wings. The core construction is similar to the residential construction and consists of CMU bearing walls cast in place concrete floor slabs at the common room locations and the roof framing consists of steel joists.

Above grade, the wings are structurally independent such that each building is separate and there is a flexible expansion/contraction joint where the structures meet (Error! Reference source not

found. and Error! Reference source not found.). Below grade at the foundation level, the walls of the building's wings share a foundation footing.



Figure 5. Representative photographs of building expansion joints at exterior corridor at top and bottom of slab.



Figure 6. Representative photographs of building expansion joints at roof and rear wall.

The roof is low-slope, and the roof covering consists of a built-up roof with gravel ballast and was installed under the fiscal year 2001-2002.

The back elevations of the building consist of CMU bearing walls.

Building 59 has 54 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.

Investigation and Findings

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 Code¹ 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:

¹ 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 5**.

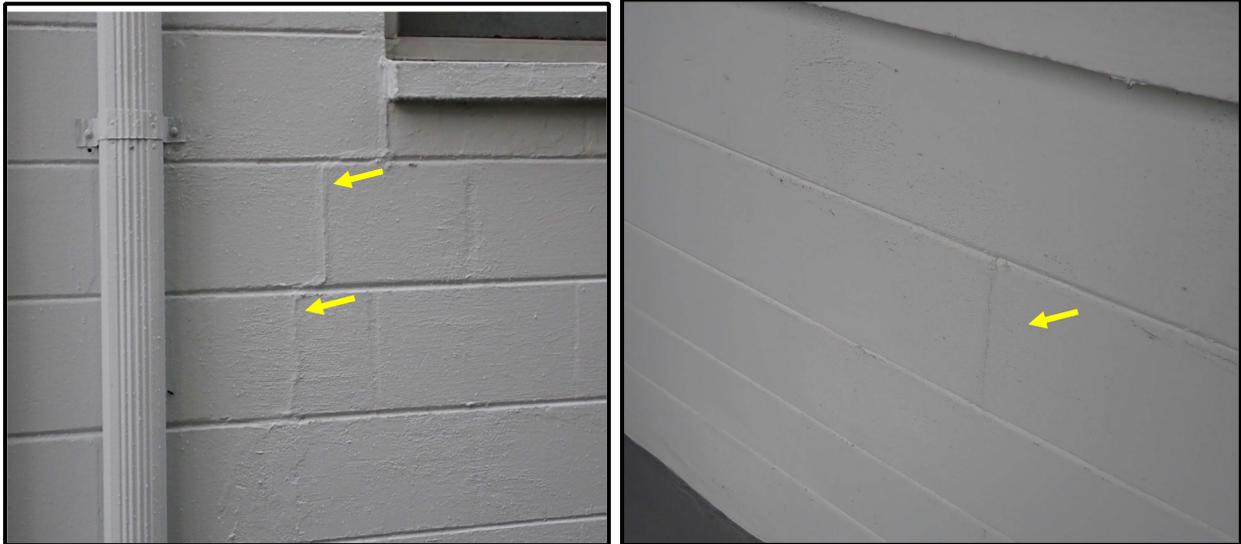


Figure 5. Representative photographs of step stair cracks at CMU walls.

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 6**.



Figure 6. 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 7**.



Figure 7. 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 with exposed columns which extended from the roof to the slab. The railings and columns were constructed of a combination of metal railing sections and painted cementitious material. The metal railing was in good condition. Evidence of deterioration of the decorative railings in the form of cracking was observed throughout the building (**Figure 8**). This is not structural damage, yet it is recommended that the decorative railing be repaired to prevent spalled pieces from detaching and falling.



Figure 8. Representative photograph of cracking of decorative railing

Investigation – Interiors

For the subject building ESi inspected the interior of 3 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. No evidence of structural damage or surface imperfections was observed.

Conclusions

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

APPENDIX A

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)
59	Several localized areas of missing gravel ballast on built up roof, typically less than 5 SF each.	Roof.	No	No	Y - Localized to less than 5 SF areas.	No	Maintenance recommended - Add gravel ballast to areas of exposed asphalt.	No
59	Shallow line cracks at the top face of the concrete slab of the exterior walkway perpendicular to the wall, consistently throughout all walkways. In some locations hairline cracks perpendicular to the walkway observed on the bottom face of the concrete slab. In some locations, spalling at crack edges.	Exterior walkways.	No	No	Y - Perpendicular single cracks throughout all walkways.	No	Seal hairline cracks with high-strength epoxy.	No
59	Surface patch (Previous repair) to exterior walkway surface - localized to less than 5 SF patches.	Exterior walkways.	No	No	Y - Localized to less than 5 SF areas.	No	Monitor.	No
59	Exterior walkway surface chip, spall, or delamination - localized to less than 1 SF area.	Front elevation of units: 71, 69, 63.	No	No	Y - Localized as noted in the Location column.	No	Repair - Remove loose or spalled surface, patch and resurface with resurfacing mixture.	No
59	Cracks in exterior walkway railing common, cracks typically at the top ledge of the railings, some cracks with previous repairs.	Exterior walkway railings.	No	No	Y - Cracks throughout all walkway railings.	Yes	Consider full replacement of decorative concrete railings. Perform temporary spot patches until replacement.	No
59	Surface patch (Previous repair) to stair step mortar crack in exterior face of CMU wall.	Front elevation of units: 57, 43, 37, 37. Rear elevation of units: 71, 29, 61, 57, 1, 39, south storage 2nd floor, north storage 2nd floor.	No	No	Y - Localized as noted in the Location column.	No	Monitor.	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)
59	Re-opened mortar shallow hairline crack at previous repair to stair step mortar crack in exterior face of CMU wall.	Front elevation of units: 1, 21.	No	No	Y - Localized as noted in the Location column.	No	Monitor.	No
59	Stair step mortar shallow hairline crack in CMU wall.	Front elevation of units: 1, 19. Rear elevation of units: 39, South storage 1st floor, South center stair 2nd floor, North storage 2nd floor, North storage 1st floor Roof access room.	No	No	Y - Localized as noted in the Location column.	No	Monitor.	No
59	Stair step mortar shallow crack in CMU wall. 0.012" width.	North storage 2nd floor.	No	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy or mortar.	No
59	Stair step mortar shallow crack in CMU wall. 0.014" width.	Roof access room, roof access room.	No	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy or mortar.	No
59	Stair step mortar shallow crack in CMU wall. 0.016" width.	North storage 1st floor.	No	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy or mortar.	No
59	Stair step mortar shallow crack in CMU wall. 0.02" width.	North storage 1st floor, north storage 2nd floor, south storage 1st floor.	No	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy or mortar.	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)
59	Stair step mortar shallow crack in CMU wall. 0.025" width.	South storage 1st floor, South storage 2nd floor.	No	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy or mortar.	No
59	Stair step shallow hairline crack in stucco wall cladding over CMU wall.	Laundry room.	No	No	Y - Localized as noted in the Location column.	No	Monitor.	No
59	Diagonal shallow hairline crack in stucco wall cladding over CMU wall.	Front elevation of units: 45.	No	No	Y - Localized as noted in the Location column.	No	Monitor.	No
59	Surface patch (previous repair) to vertical crack in CMU wall.	Front elevation of units: 43. Roof access room.	No	No	Y - Localized as noted in the Location column.	No	Monitor.	No
59	Surface patch (previous repair) to vertical crack in stucco wall cladding over CMU wall	Front elevation of units: 29, 33, 35.	No	No	Y - Localized as noted in the Location column.	No	Monitor.	No
59	Re-opened shallow hairline crack at surface patch (previous repair) to vertical crack in CMU wall.	Front elevation of units: 47.	No	No	Y - Localized as noted in the Location column.	No	Monitor.	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)
59	Vertical shallow hairline crack in CMU wall.	Rear elevation of units: 9.	No	No	Y - Localized as noted in the Location column.	No	Monitor.	No
59	Vertical shallow crack in CMU wall. 0.014" width.	Roof access room.	No	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy or mortar. Locally replace cracked CMUs with in-kind materials if broken full depth	No
59	Vertical shallow hairline crack in stucco wall cladding over CMU wall.	Front elevation of units: 9 North stair 2nd floor.	No	No	Y - Localized as noted in the Location column.	No	Monitor	No
59	Vertical shallow crack in stucco wall cladding. 0.04" width.	Center roof façade.	No	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy or mortar.	No
59	Horizontal crack in CMU block originating from anchor holes.	North fire panel room.	Yes / localized CMU	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy or mortar. Locally replace cracked CMUs with in-kind materials if broken full depth.	
59	Hairline shallow crack in concrete door header.	South electrical room.	No	No	Y - Localized as noted in the Location column.	No	Monitor.	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)
59	Crack in concrete window sill. 0.02" width.	North storage 1st floor.	No	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy or mortar. Locally replace cracked CMUs with in-kind materials if broken full depth	No
59	Vertical crack at building joint seal in CMU wall.	Front elevation of units: 57.	No	No	Y - Localized as noted in the Location column.	No	Replace - Remove cracked sealant and re-apply elastomeric joint sealant.	No
59	Stucco delamination - Localized to less than 1 SF area.	Front elevation of units: 51, 15 Rear elevation of units: 73 North center stair 1st floor, south center stair 1st floor.	No	No	Y - Localized as noted in the Location column.	No	Repair - Remove loose or delaminated stucco, replace damaged lath and patch with new stucco wall cladding.	No
59	Stucco lath visible with corrosion stains - Localized to less than 2 SF area.	Front elevation of units: 51, 25. South roof turret, North stair 2nd floor.	No	No	Y - Localized as noted in the Location column.	No	Repair - Remove loose or delaminated stucco, replace damaged lath and patch with new stucco wall cladding.	No
59	Surface corrosion and paint delamination on center roof façade metal supports.	Center roof façade.	No	No	Y - Localized as noted in the Location column.	No	Repair - Remove corrosion by sanding and finish with corrosion resistant coating.	No
59	Water leak at water shut off valve.	Rear elevation of units: 33, 31, 25, 23, 21, 9, 11, 5, 7, 3, 1.	No	No	Y - Localized as noted in the Location column.	No	Maintenance recommended - Fix leak.	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)
59	Shallow hairline crack in concrete slab.	Roof access room, south storage 2nd floor.	No	No	Y - Localized as noted in the Location column.	No	Monitor.	No
59	Shallow crack in concrete slab. 0.02".	North storage 1st floor, north storage 2nd floor.	No	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy.	No
59	Shallow crack in concrete slab. 0.04".	North storage 2nd floor, roof access room.	No	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy.	No
59	Shallow crack in concrete slab. 0.06".	North storage 1st floor.	No	No	Y - Localized as noted in the Location column.	No	Repair - Seal crack with high-strength epoxy.	No

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

APPENDIX B

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)
B59:23	No evidence of structural damage or surface imperfections observed.	No	No	No	No action.
B59:47	No evidence of structural damage or surface imperfections observed.	No	No	No	No action.
B59:71	No evidence of structural damage or surface imperfections observed.	No	No	No	No action.

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

APPENDIX C

Appendix C1 - Referenced Photographs



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



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



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



Photograph 04 - View of missing gravel ballast and exposed asphalt on the roof.



Photograph 05 - View of surface corrosion and paint delamination on the metal supports for the roof facades.



Photograph 06 - View of exterior walkway surface spall or delamination at the front elevation of unit 71.



Photograph 07 - View of typical condition of cracks in top ledge of exterior walkway concrete railing.



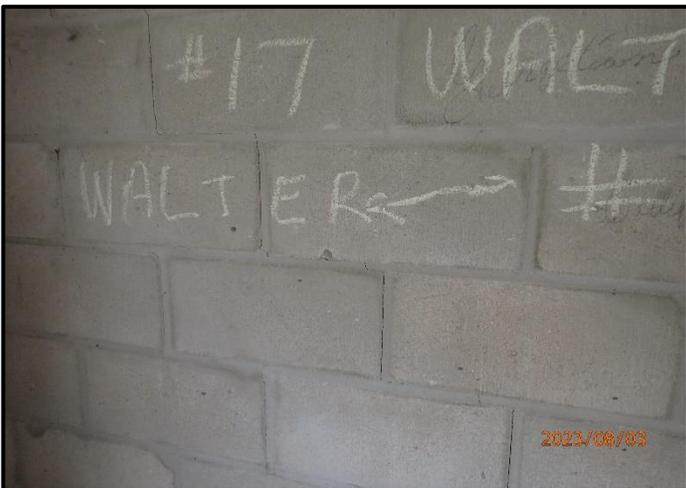
Photograph 08 - View of previous repair to a vertical in the CMU wall at the front elevation of unit 43.



Photograph 09 - View of stucco cladding delamination at the north center stair 1st floor.



Photograph 10 - View of the 0.06 inch width slab crack in the 1st floor storage room.



Photograph 11 - View of a stair step mortar crack in the 1st floor storage room.



Photograph 12 - View of previous repairs to vertical mortar joints in the roof access room.