Phase 1 Milestone Inspection Report

On Top of the World Clearwater
Building 78
2192 Swedish Drive, Clearwater, Florida 33763

ESi Project No: 98508

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Suite 200
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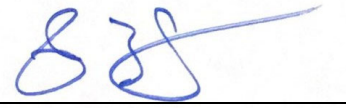
Report Prepared For:

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:



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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**.

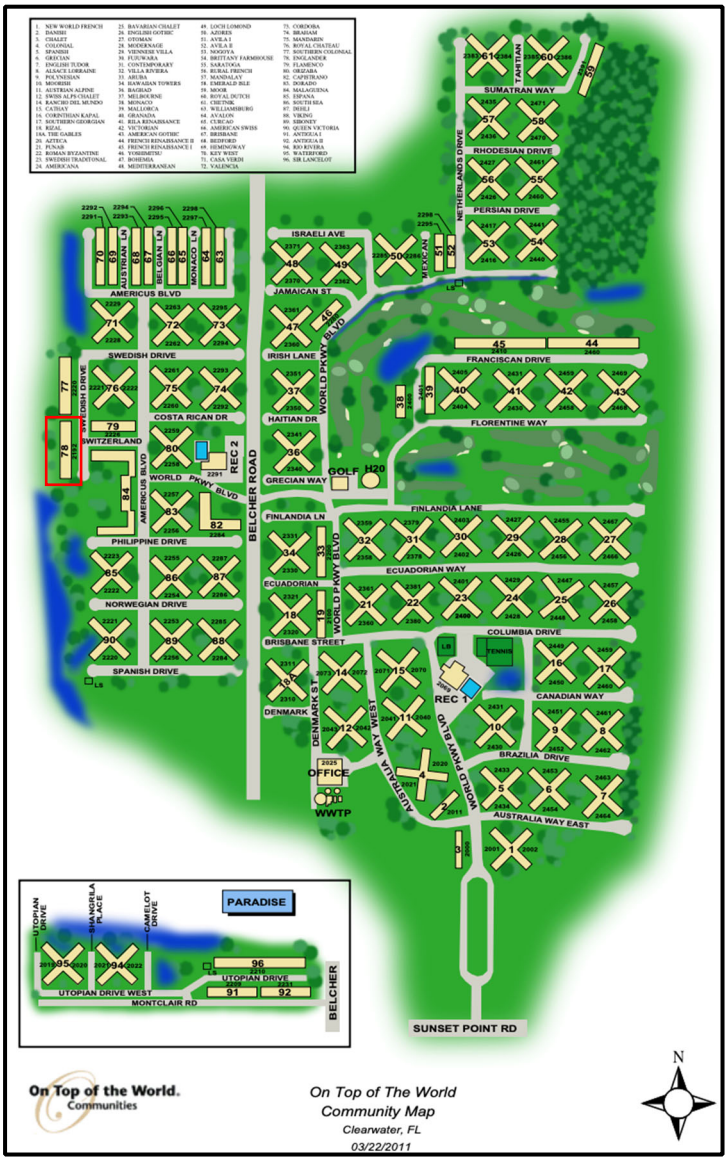

Figure 1. Overview of On Top of the World Community. Subject building in red square.

Building 78

Building 78 is named Englander and the address is 2192 Swedish Drive, Clearwater, Florida 33763. The records indicate that its parcel number is 31 28 16 64120 000 0001 and it was built in 1992.

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

The building is a two-story building which has two structurally independent wings and a core building in the middle. The wings and core 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 east.

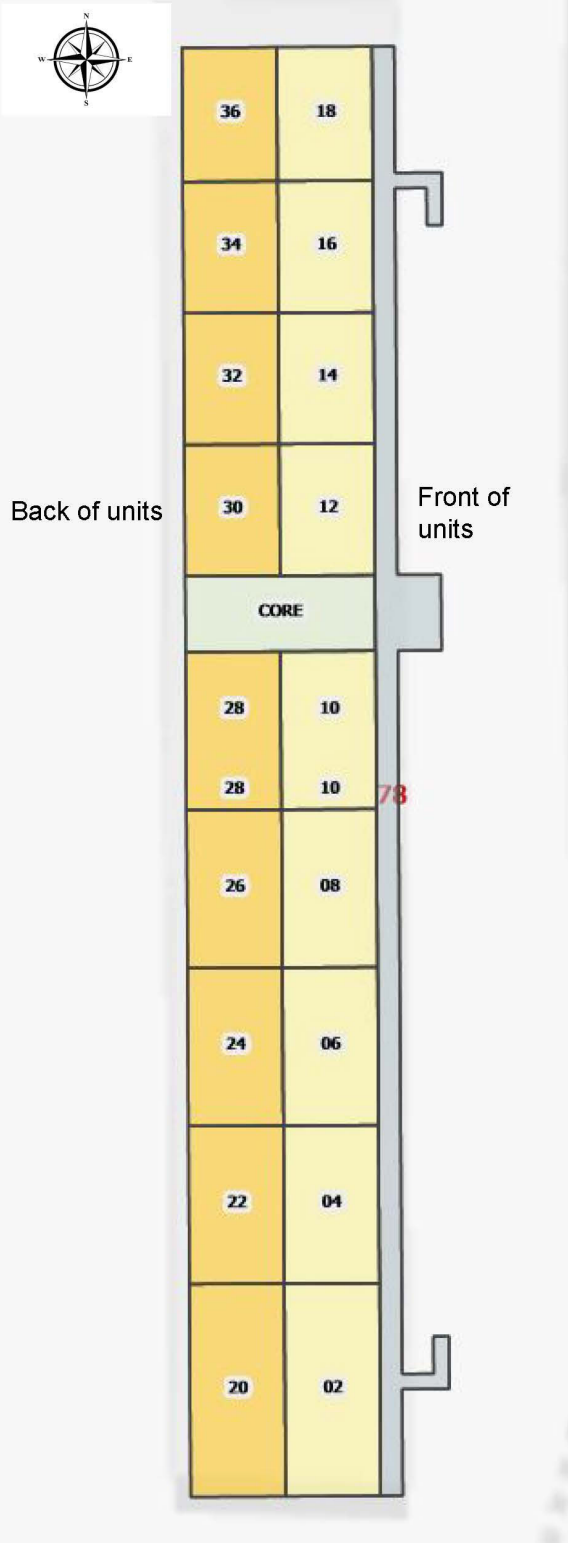

Figure 3. Plan view of subject building with unit layout.

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 to be steel framing. According to the provided drawings the floor framing is generally 12" or 14" deep open web steel joists at 30" on center with 2" poured, reinforced, concrete slab on ½" steel form deck. Roof framing consists of metal plate connected wood roof trusses at 24" on center. The trusses are covered with 5/8" CDX plywood sheathing and asphalt shingles over 30# felt paper. 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, cantilevered, cast-in-place concrete slab, and protective metal railings attached on top of the concrete railings on the exterior edge. The drawings show the walkway being cantilevered from the front CMU bearing building wall. Additionally, there are columns extending from ground level to the top level on the exterior side of the walkway in line with the railing system. Shown in **Figure 4** is a photograph of the walkway as constructed.

Figure 4. Exterior walkway as constructed.

Near 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 are located at the midpoint of the building and are a port of one of the residential wings. 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 in the core 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. Expansion joint at wing/core intersection.

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

The roof is a sloped saltbox configuration, and the roof covering consists of laminate-style architectural asphalt and was installed during the fiscal year 2008-2009.

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

Building 78 has 18 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 Code[1] 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:

> (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.

[1] Florida Building Code 2020 - Chapter 2 Definitions

(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:

<u>For CMU walls:</u>

- 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, 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**.

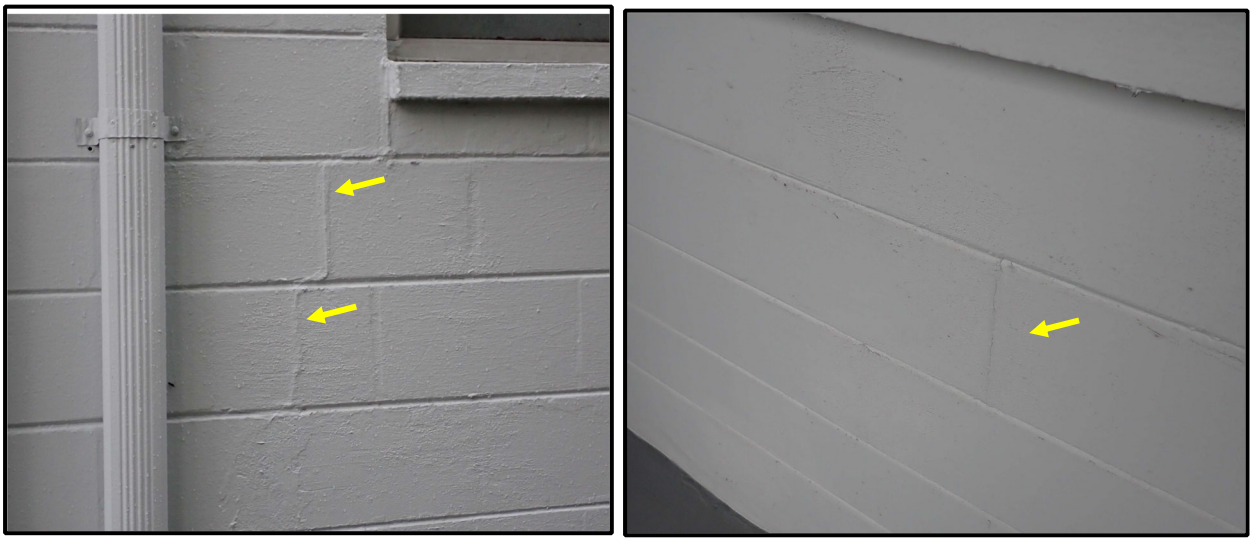

Figure 7. Representative photographs of step stair cracks at CMU walls.

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.

Investigation – Interiors

For the subject building ESi inspected the interior of 2 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

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)
78	Torn hip cap.	Southeast portion of the front roof slope.	No	No	Y - Localized as noted in the location column, 1 torn hip cap.	No	Replace the torn hip cap.	No
78	Replaced shingles.	West portion of the rear roof slope.	No	No	Y - Localized as noted in the location column, 4 replaced shingles.	No	Monitor.	No
78	Stair step crack through brick veneer and mortar joint in exterior face of CMU wall.	Front elevation of units: 1st story - 18, 16, 14, 10.	No	No	Y - Localized as noted in the location column.	No	Repair - Seal cracks with high-strength epoxy or mortar.	No
78	Vertical crack through brick veneer and mortar joint in exterior face of CMU wall.	Front elevation of units: 1st story - 18, 16, 14, 12, 10, 8, 6, 4, and 2.	No	No	Y - Localized as noted in the location column.	No	Repair - Seal cracks with high-strength epoxy or mortar.	No
78	Horizontal crack through brick veneer and mortar joint in exterior face of CMU wall.	Front elevation of units: 1st story - 2.	No	No	Y - Localized as noted in the location column.	No	Repair - Seal cracks with high-strength epoxy or mortar.	No
78	Surface patch (previous repair) at mortar joint in exterior face of CMU wall.	Rear elevation of units: 2nd story - 20, 22, and 28.	No	No	Y - Localized as noted in the location column.	No	Monitor.	No
78	Surface patch (previous repair) on stucco finish above/below window and/or door.	Rear elevation of unit: 1st story - 18.	No	No	Y - Localized as noted in the location column.	No	Monitor.	No
78	Vertical crack at mortar joint in exterior face of CMU wall.	Front elevation of units: 2nd story - 32, 26, and 20.	No	No	Y - Localized as noted in the location column.	No	Repair - Seal cracks 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)
78	Re-opened mortar shallow hairline crack at previous repair to vertical mortar crack in exterior face of CMU wall.	Front elevation of units: 2nd story - 34, 28, and 24.	No	No	Y - Localized as noted in the location column.	No	Repair - Seal hairline cracks with high-strength epoxy or mortar.	No
78	Crack on the slab.	2nd story storage room in core.	No	No	Y - Localized as noted in the location column with cracks measuring hairline width.	No	Monitor or Repair - Seal crack with high-strength epoxy, if possible.	No
78	Water stains on the roof deck and topside of the drywall.	Southwest portion of the attic above the 2nd story storage room in core.	No	No	Y - Localized as noted in the location column.	No	Monitor - No evidence of water stains noted to the interior finishes in the 2nd story storage room.	No
78	Water stains on the ceiling.	2nd story phone cable room.	No	No	Y - Localized, 1 location.	No	Monitor.	No
78	Stair step mortar crack on the CMU wall.	1st story electrical room. Right wall, when standing at the entry door.	No	No	Y - Localized as noted in the location column, crack measuring hairline width, 2 locations, and 4 blocks.	No	Monitor or Repair - Seal crack with high-strength epoxy or mortar, if possible.	No
78	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.	Exterior walkways in 2nd story.	No	No	Y - Perpendicular single cracks throughout the walkways in 2nd story.	No	Repair - Seal cracks with high-strength epoxy.	No
78	Visible rust on the concrete column at the north stairway.	2nd story, north stairway.	No	No	Y - Localized as noted in the location column.	No	Remove and replace the rusted portion of the concrete.	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)
B78:2	Separation between wall/ceiling and moulding throughout.	No	No	No	No action.
B78:20	Moisture stain in study ceiling (4"x30"), moisture stain in bathroom ceiling (12") along west wall shared wall with laundry room.	No	As noted in observation.	No	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.

APPENDIX C

Appendix C1 - Referenced Photographs

Photograph 01 - View of the front elevation of the subject building.

Photograph 02 - View of the rear elevation of the subject building.

Photograph 03 - Overall view of the laminated style asphalt composition shingles.

Photograph 04 - View of a torn hip cap in the southeast portion of the front roof slope.

Photograph 05 - View of replaced shingles in the rear roof slope.

Photograph 06 - View of a crack in the elevated walkway surface perpendicular to the building near Unit 34.

Photograph 07 - View of previous repair to a stair step crack with a hairline re-opening near Unit 34.

Photograph 08 - View of a vertical crack through brick veneer and mortar near Unit 18.

Photograph 09 - View of a horizontal crack through brick veneer and mortar near Unit 2.

Photograph 10 - View of previous repair to stair step crack in rear elevation of Unit 22.

Photograph 11 - View of previous repair to stucco above door & window in rear elevation of Unit 18.

Photograph 12 - View of rust on concrete column located at the 2nd story north stairway.

Photograph 13 - View of a stair step mortar crack on the right wall in 1st story elevator machine room.

Photograph 14 - View of a slab crack in 2nd story storage room.

Photograph 15 - View of water stains on roof deck above the 2nd story storage room.

Photograph 16 - View of water stains on topside of drywall above the 2nd story storage room.

Photograph 17 - Cracking at ceiling and molding intersection in Unit 2.

Photograph 18 - Moisture staining on ceiling of Unit 20.