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Phase 2 Milestone Inspection

**On Top of the World Clearwater
Building 36
2340 Grecian Way and 2341 Haitian Drive
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.
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Clearwater, FL 33763

Submitted by:

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

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Date

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Introduction and Background

In response to the passage of Senate Bill 4-D, Building Safety Law (SB 4-D), Engineering Systems Inc. (ESi) performed Phase 1 inspections of the 91 residential buildings in the property from July to October 2023. During the Phase 1 Milestone Inspections, seven buildings were identified as having areas that required a Phase 2 Milestone Inspection. A Phase 2 Milestone Inspection must be performed if there were any areas that required further investigation as identified during Phase 1. A Phase 2 inspection may involve destructive or nondestructive testing at the inspector's discretion. The Phase 2 inspection also required a recommendation for repairing distressed and damaged portions of the building, if found. This document outlines the investigation performed at the building referenced herein and the findings of the investigation.

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 was built in 1977.

Investigation and Findings

No substantial structural deterioration as defined by the Building Safety Law (SB 4-D) and the Florida Building Code were observed in this building during the phase 2 inspection and inspected area.¹ Delaminated concrete and settlement of the ground level landing and adjacent stairway located in the southeast of the building were identified as dangerous conditions² during the Phase 2 inspection.

Investigation – Exteriors

During the Phase 1 Milestone Inspections, a horizontal crack measuring approximately 6 inches deep, 0.5 inches wide and 5 feet 3 inches long was observed on the face of the slab edge of the southeast stair first floor landing. A Phase 2 Milestone Inspection was completed on the southeast first floor landing (**Figure 2**). The Phase 2 inspection consisted of hammer sounding of the slab and stairs in the first-floor landing, and visual observation of the first-floor slab and surrounding stairway for signs of settlement, damage, or displacement.

¹ According to SB 4-D and SB 154 Substantial Structural Deterioration is defined as: Substantial structural distress or substantial structural weakness that negatively affects a building's general structural condition and integrity.

According to the Florida Building Code 2020 Dangerous is defined as: Any building, structure or portion thereof that meets any of the following: 1) the building or structure has collapsed, partially collapsed, moved off its foundation or lacks the necessary support to the ground, or 2) There exists a significant risk of collapse, detachment or dislodgement 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.

² Ibid.

The concrete slab in the first-floor landing exhibited horizontal cracking on the face of the slab edge. Delaminated concrete was identified isolated directly above the cracked portion of the floor slab in the first-floor landing.

Hammer sounding of the concrete in the stairway adjacent to the first-floor landing did not reveal delaminated areas of the concrete; however, there were separations observed at the stairway to floor slab interface/joint (**Figure 2** and **Figure 3**).

The foundation for the main building is independent from the concrete slab in the first-floor landing and the stairway leading to the first-floor landing. The observed delaminated concrete at the stairways was limited to the first-floor landing and stairs leading to the first-floor landing (**Figure 2** and **Figure 3**). Based on the extent of crack on the face of the slab edge in the first-floor landing (**Figure 4**) and the observed separation at the floor slab to stairway interface/joint, the observed damage was consistent with settlement of the slab as a result of likely subsidence of the near-surface soils underlying the slab. The slab/foundation of the main building was unaffected because of the isolated damage to the first-floor landing slab. The observed cracking and settlement qualifies as a dangerous condition and shall be repaired. No substantial structural deterioration or conditions were identified in this area.

It is recommended that soil stabilization via grout injection be completed beneath the subject slab on grade and stairs. Open cracking on the face of the slab edge shall be repaired by sealing the cracks with a high-strength epoxy suitable for concrete repairs and refinishing to match the existing finish in the surrounding areas. It is recommended that the repairs be completed by a contractor(s) licensed to practice in the State of Florida.

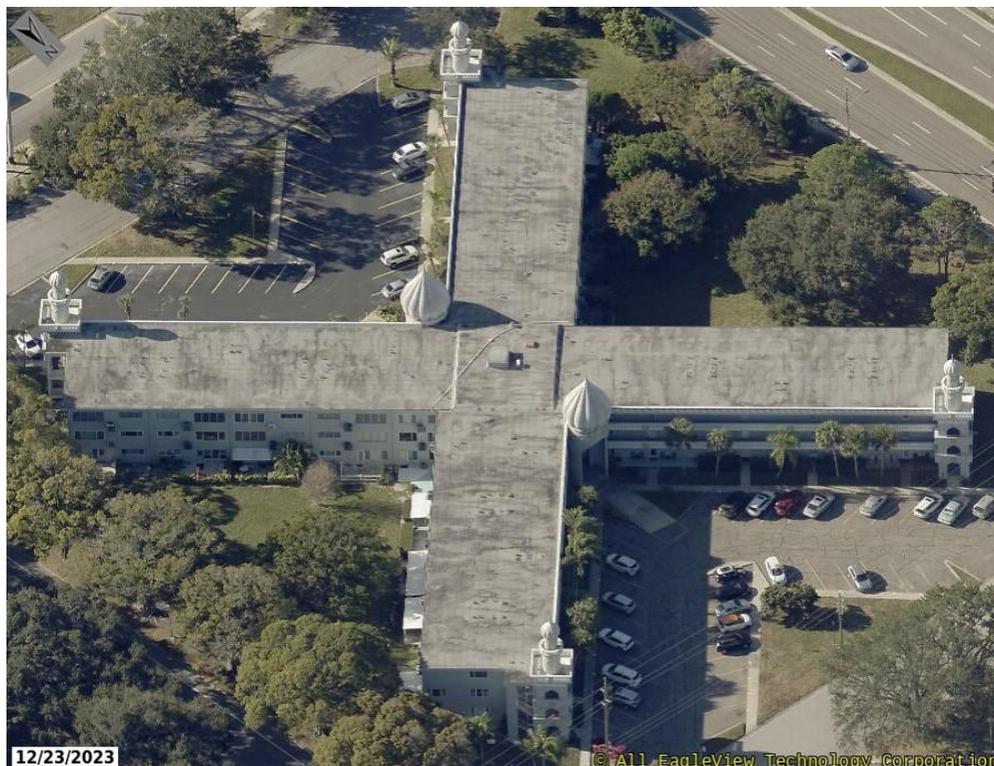


Figure 1: Aerial of Building 36 (ConnectExplorer).



Figure 2: Overview of southeast stair and southeast stair floor slab (annotations by ESi).

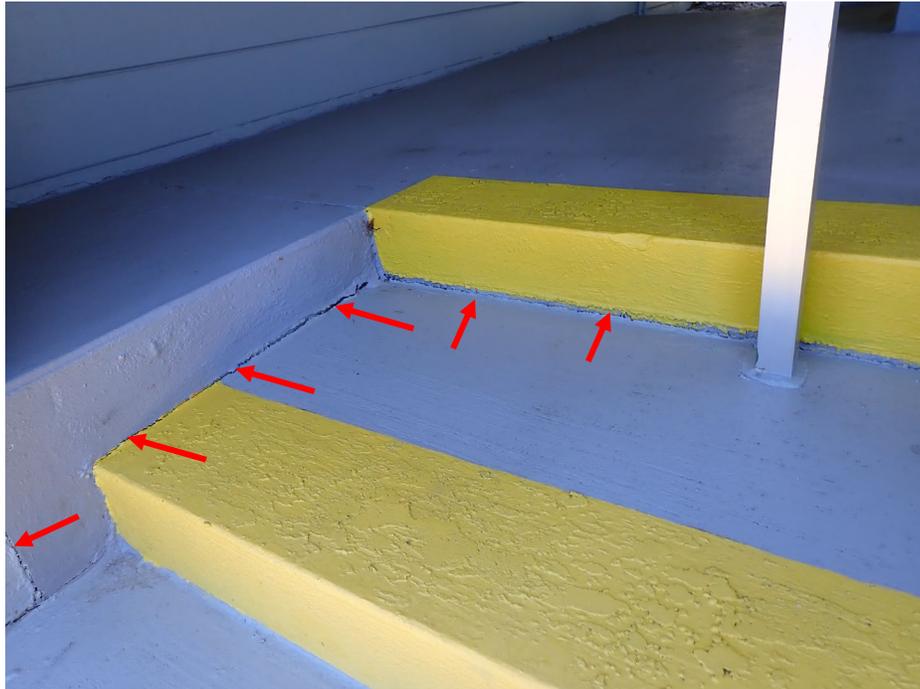


Figure 3: View of crack/separation at the stairway to floor slab interface (annotations by ESi).



Figure 4: View of horizontal crack on the face of the slab edge (annotations by ESi).

≡ End of Report ≡