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Phase 2 Milestone Inspection

**On Top of the World Clearwater
Building 57
2436 Rhodesian Drive and 2435 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.
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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 areas that required additional 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 requires 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 57

Building 57 is named Mandalay and the addresses are 2436 Rhodesian Drive and 2435 Sumatran Way, Clearwater, Florida 33763 for even and odd units respectively. The records indicate that its parcel number is 31 28 16 64090 000 0001 and was built in 1981.

Investigation and Findings

No substantial structural deterioration or dangerous conditions 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

Investigation – Interiors

During the Phase 1 Milestone Inspections, cracked ceramic floor tile in the master bathroom floor within unit 9 was observed. Unit 9 is a first-floor unit; therefore, the floor is a slab on grade. The cracked floor tile was adjacent to the unit's demising wall, which are load-bearing concrete masonry unit (CMU) walls. The crack was observed to begin at the wall baseboard but stopped short of the shower curb. A Phase 2 Milestone Inspection was completed of the cracked tile. The Phase 2 inspection consisted of hammer soundings with a rubber mallet and visual observations of the bathroom in general for signs of movement of the structure, damage or displacement.

The soundings returned solid sounds with no tile rattle, no tile or grout movement, and no hollow sounds emanating from under the tile. No difference in height of the tile on either side of the

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.

crack was observed. The floor was observed as being uniformly level. No other cracks or evidence of movement or damage was observed within the bathroom. Per conversation with the owner, the crack was in existence at the time of purchase in 2016. Per owner there has been no increase in the size or extent of the crack since moving in.

It has been determined that the crack was likely caused by movement or typical shrinkage cracking in the concrete slab itself. Cracking of slabs on grade is common, and considering no other signs of substantial movement or damage in the surrounding areas, the cracking is not a sign of substantial deterioration or a structural issue. Tile grout is a brittle material and any movement of the slab or cracking in the slab likely translated through to the floor tile, closely following the grout lines with the tile. No substantial deterioration, or dangerous conditions were identified, and no further action is required at this time.

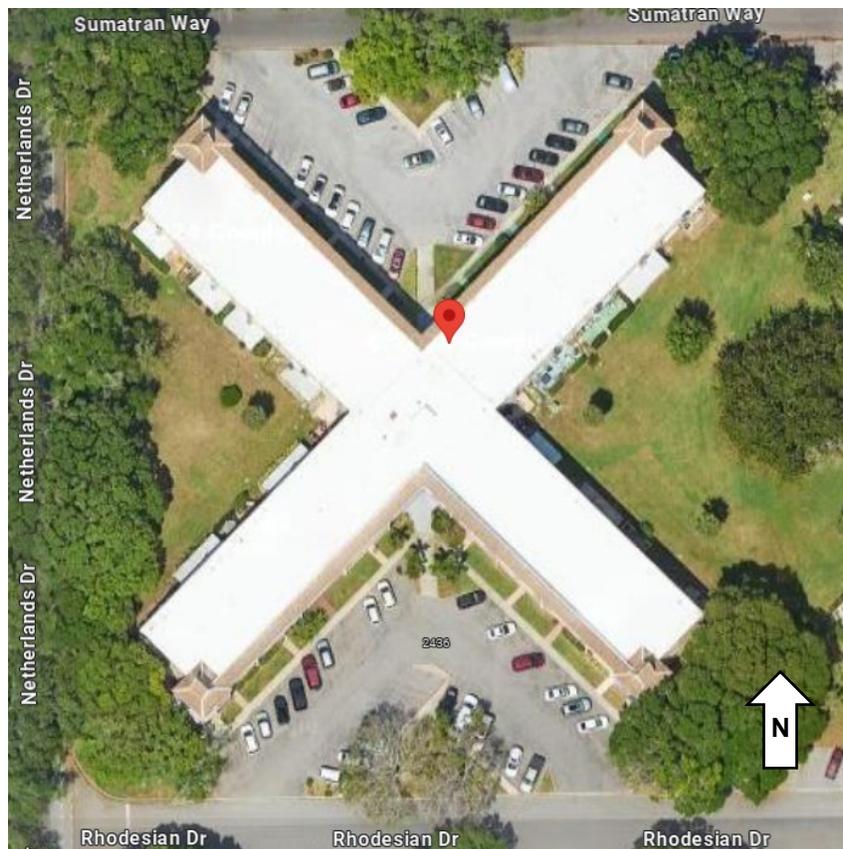


Figure 1: Aerial of Building 57



Figure 2: Extent of crack in floor tile.

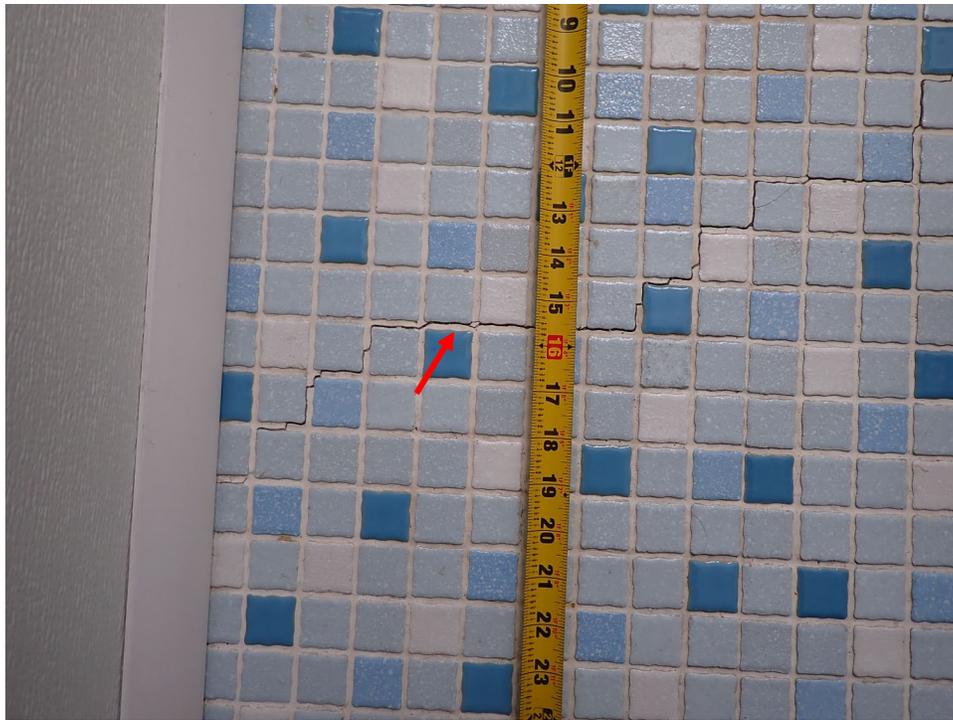


Figure 3: Close-up of crack in floor tile.

≡ End of Report ≡