

MILESTONE PHASE 1 CONDITION SURVEY REPORT

Harbour Club Condominium No. Three

100 Bluff View Dr., Belleair Bluffs, FL 33770



BillerReinhart Project No. 23 - 037

Issue Date: March 29, 2024



VIA EMAIL

March 29, 2024

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**Subject: Milestone Phase 1 Structural Condition Survey Report
Harbour Club Condominium No. Three
100 Bluff View Dr.
Belleair Bluffs, FL 33770**

Introduction

Austin Getgen, PE, and Andrew Weissenberger, EI, of Biller Reinhart Engineering Group, Inc. (BillerReinhart) performed a Milestone Phase 1 condition assessment of the readily accessible exterior wall surfaces, exterior balconies, staircases, parking garage, and roof. The assessment was conducted on Thursday, March 7, 2024.

The purpose of the structural review, and our site assessment, is to provide an evaluation of the existing condition of the accessible exterior wall surfaces, exterior walkways and balconies, staircases, parking garage, and roof to identify structural integrity and safety concerns and provide an opinion on the presence of substantial structural deterioration at the property. Data collected during the survey will allow BillerReinhart to prepare general structural repair recommendations, and if requested, design specifications for any recommended restoration or waterproofing project. Physical sounding of the accessible elements was performed to assist in identifying areas exhibiting signs of stucco delamination and/or concrete spalling. The Milestone Phase 1 structural review is not a design review of the building. The visual assessment by BillerReinhart was of the structure's current state and did not involve any destructive activity to view inaccessible areas.

Structural Description

According to the Pinellas County Property Appraiser, Harbour Club Condominium No. Three was constructed in 1973. The structure is a 7-story structure with 6 stories of residential units and on-grade parking garage. The structure contains open balconies at the 1st elevated residential floor on the North and South elevation of the building. The building appears to be constructed of cast-in-place concrete pilings with pile caps,

concrete masonry unit (CMU) and exterior infill walls, 1st level elevated composite slab with elevated reinforced concrete floor and cantilevered eyebrows, and roof slabs supported by reinforced concrete columns, beams and shearwalls. The majority of the exterior walls are finished with stucco and paint. The main roof system is a TPO roof system.

Project History

The following information was gathered during the Milestone Inspection and from a Pre-Milestone Phase 1 Owner Survey:

- A re-roofing project was completed in 2024.
- A balcony and garage roof waterproofing/sealing project was completed.
- A paint project for the exterior walls was completed in 2023. Stucco repairs were not performed during the project.
- The pre-cast guardrails are original to construction.

Survey of the Exterior Walls, Parking Garage, Roof, and Staircases

Readily discernible structural elements of the building were visually observed. Photographs were taken during the survey and are included in *Appendix A* of this report. Note that some of the conditions listed below were observed throughout the structure and the selected photographs are representative of the respective conditions. A catalog of all our site photos is available upon request.

Exterior Walls

1. South elevation, North elevation, West elevation, and East elevation exterior wall areas are shown in *Figure A-1* through *Figure A-4*, respectively.
2. Multiple areas of stucco delamination were detected throughout the accessible ground level exterior walls. Refer to *Figure A-5* through *Figure A-7*.
3. Isolated areas of blistering paint with entrapped moisture were detected on the exterior walls. Refer to *Figure A-8*.
4. Isolated areas of corrosion staining were detected on the precast rail surfaces. Refer to *Figure A-9*.

Parking Garage

1. An overall view of a typical parking garage area can be seen in *Figure A-10* and *Figure A-11*.
2. Localized areas of concrete spalling and/or delamination were detected on the parking garage columns. Refer to *Figure A-12* through *Figure A-14*.
3. Isolated areas of concrete spalling with exposed corroded reinforcement were observed on one of the parking garage overhead beams. Refer to *Figure A-15*.



4. Sporadic areas of coating deterioration and surface corrosion were observed on the open webbed steel joists in the unit garages. Refer to *Figure A-16* through *Figure A-20*.
5. A hairline wall crack was observed at the CMU wall of unit garage 67. Refer to *Figure A-21*.
6. A localized area of concrete spalling with exposed reinforcement was observed in unit garage 67. Refer to *Figure A-22*.

Roof

1. The roof was generally observed to be in good condition. An overall view of the roof can be seen in *Figure A-23* through *Figure A-24*.
2. Localized areas of delaminated stucco and spalling were detected on the walls of the rooftop structures. Refer to *Figure A-25* through *Figure A-26*.
3. Multiple areas of ponding with staining were observed throughout the main roof area. Refer to *Figure A-27*.
4. The west elevator stair landing was observed to exhibit signs of corrosion with section loss at the wall to landing angle support connection and top tread plate. Refer to *Figure A-28* and *Figure A-29*.

Staircases

1. The staircases was generally observed to be in good condition. An overall typical view of the staircase can be seen in *Figure A-30*.

Survey of the Balconies, Garage Roof, and Cantilevered Eyebrows

The Balconies, Garage Roofs, and Cantilevered Eyebrows were visually observed, and the accessible concrete and stucco surfaces were physically sounded. Photographs were taken during the survey and are included in Appendix B of this report. Please note that some of the conditions listed below were observed throughout and the selected photographs are representative of the respective conditions. A catalog of all our site photos is available upon request.

Balconies and Garage Roof

1. The North and South Balconies and Garage Roof areas were generally observed to be in good condition. An overall view of the North and South Balconies and Garage Roof areas can be seen in *Figure B-1* and *Figure B-2*.
2. Localized areas of hairline cracking were observed at several of the kneewall joints. Refer to *Figure B-3* and *Figure B-4*.
3. Membrane separation cracking was observed over the garage roof area adjacent to unit 107 balcony. Refer to *Figure B-5*.
4. A deck-to-wall joint was observed to exhibit signs of cracking, adhesion failure with stucco delamination at unit 107 balcony. Refer to *Figure B-6*.



5. Multiple areas of spalling were detected on the kneewalls. Refer to *Figure B-7* through *Figure B-9*.
6. Isolated areas of stucco delamination were detected on the accessible balcony exterior wall surfaces. Refer to *Figure B-10* through *Figure B-13*.

Cantilevered Eyebrows

1. Several areas on the cantilevered eyebrows were observed to exhibit signs consistent with concrete spalling. Refer to *Figure B-17* through *Figure B-20*.

Conclusions/Recommendations

Based on the visual survey of the accessible structural elements described above, BillerReinhart does not believe that the subject structure exhibits signs of substantial structural deterioration. As such, a Milestone Phase 2 is not required per Senate Bill No. 154 and 2022 Supplement to the 7th Edition (2020) Florida Building Code (Supplement 2). BillerReinhart does not believe that, as of the time of our site visit, an unsafe structural condition exists at The Breakers under normal conditions.

BillerReinhart believes that the observed conditions (documented above) are due to long term exposure to environmental conditions such as ultra-violet rays, moisture/humidity, temperature changes, proximity to a large body of salt water, deferred maintenance, age, etc. Based on the conditions observed, BillerReinhart believes that additional concealed deterioration (i.e. concrete and stucco delamination on exterior wall, column and beam surfaces) will likely become apparent upon further investigation during execution of the next restoration project.

Exterior Walls

Based on the detection of multiple areas of stucco delamination and cracks within the exterior walls and balconies, BillerReinhart recommends a restoration project be undertaken for the repair and maintenance of all the exterior wall surfaces including deteriorated concrete structural elements, stucco, sealants, and touch up painting. Restoration of the exterior wall areas should mitigate potential moisture intrusion and expose any structural deterioration of underlying structural elements in need of repair. BillerReinhart recommends the exterior wall restoration and waterproofing project be undertaken within the next 4-5 years.

Parking Garage

The Parking Garage structures generally appear to be in good condition, with sporadic areas of delamination and spalling. BillerReinhart recommends a restoration project be undertaken for the repair and maintenance of the parking garage area. The project would include cleaning and re-coating the exposed open web steel joist members. BillerReinhart recommends the restoration project be undertaken during the same time as the exterior wall project described above.



Roof

The roof covering system was generally observed to be in good condition with no reports of water intrusion. The west elevator roof level staircase and landing appeared to be in poor condition and should be replaced at the board's earliest convenience. BillerReinhart recommends continually monitoring the conditions of the roof and performing maintenance of the new roof system as the need arises.

Stairwells

The stairwell structures appear to be in good condition. BillerReinhart recommends the board continue to perform the routine maintenance of the stairs and stairwell handrails/guardrails and metal elements to prevent corrosion formation.

Balconies and Garage Roof

The surveyed balcony structures and garage roof areas were observed to generally be in good condition. BillerReinhart recommends the board have the cracking and spalling observed at the kneewalls and waterproofing coatings be repaired as soon as possible to prevent potential moisture intrusion from occurring. BillerReinhart recommends that the balcony and garage roof areas waterproofing membrane continue to be monitored and reevaluated in the next 4-5 years.

Cantilevered Eyebrows

The cantilevered eyebrows were generally observed to be in fair condition with several small areas of spalling being observed. BillerReinhart recommends a restoration project be undertaken for the repair and maintenance of the cantilevered eyebrows. BillerReinhart recommends the restoration project be undertaken during the same time as the exterior wall project described above.

Limited Restoration Project Scope

The text below describes a general recommended scope for an exterior restoration project. The project scope addresses current conditions and provides for preventative maintenance of the affected building components.

The project to be undertaken for the repair and maintenance and repair of the structural systems of the condominium structure listed above should include the following scope of work:

1. Concrete repairs
 - a. Concrete surface preparation for areas to be repaired
 - i. Removal of balcony finishes and necessary surface preparation.



- ii. Sounding and marking of exterior walls, interior stairwell walls, ceilings, columns, beams, and balcony slabs to be repaired.
 - iii. Marked areas for repair shall be reviewed by the engineer prior to removal of unsound concrete to accommodate concrete repairs.
 - iv. Removal of unsound concrete to accommodate concrete repairs.
 - b. Concrete repair
 - i. Delaminated areas, spalls, and exposed metal in horizontal, slab edge and overhead concrete balcony surfaces.
 - ii. Delaminated areas, spalls, and exposed metal in vertical concrete column surfaces.
 - iii. Delaminated areas, spalls, and exposed metal in vertical concrete wall surfaces.
 - iv. Concrete crack repair via epoxy injection - cracks in wall surfaces having widths equal to or greater than approximately 1/16".
 - v. Concrete crack repair via routing and sealing with sealant for cracks in concrete wall surfaces having widths less than 1/16" (non-structural cracking).
- 2. Masonry repair and restoration shall include the repointing of mortar joints and the replacement of damaged masonry as needed.
- 3. Repair of stucco finishes.
 - a. Sounding and marking of exterior wall areas (including roof level walls), and interior stairwell wall surface areas to be repaired.
 - b. Marked areas for repair shall be reviewed by the engineer prior to removal of unsound stucco to accommodate stucco repairs.
 - c. Removal and replacement of deteriorated stucco areas, clearing or replacement of deteriorated corner bead, cleaning or replacement of deteriorated balcony ceiling trim and/or removal and replacement deteriorated metal lathe (if necessary) of stucco surfaced walls.
 - d. Repair horizontal and vertical cracking in the stucco finishes.
- 4. Remove and replace joint sealants, including:
 - a. All perimeter window seals for the unit window systems, common element window system perimeters.
 - b. Horizontal/vertical surface interfaces (wall and column/slab interface, slab/guardrail interface, etc.) along the balcony top surfaces,
 - c. Perimeter seals for door frames, guardrails, aluminum louvered vent frames, miscellaneous accessories penetrating wall finishes (light fixtures, etc.),
 - d. Horizontal/vertical surface interfaces (wall and column/slab interface, slab/guardrail interface, etc.),
 - e. Deteriorated metal roof flashing-to-stucco joints,
 - f. Vertical surface interfaces between adjoining exterior wall surfaces,



- g. Vertical surface construction joint interfaces between adjoining exterior wall surfaces
 - h. Unsealed abandoned storm shutter fastener slab penetrations on balconies,
 - i. Sliding glass door track fasteners and fastener holes.
5. Re-coat all previously painted exterior walls including balcony, beams, rails, cantilevered eyebrows, columns, open web steel joists, roof level walls, etc. after proper surface and substrate preparation.

Closing

Neither the survey nor this report is intended to cover hidden conditions and defects nor environmental concerns. Unauthorized use of this report, without the permission of BillerReinhart shall not result in any liability or legal exposure to Biller Reinhart Engineering Group, Inc.

BillerReinhart Engineering Group, Inc. reserves the right to update the information contained in this report if deemed necessary due to modified site conditions or the availability of new/additional information.

Thank you for offering us the opportunity to provide our services for this project. Please contact our office if you have any questions regarding this report.

Sincerely,

Biller Reinhart Engineering Group, Inc.
State of Florida Certificate of Authorization No. 9149

This item has been digitally signed and sealed by Austin J. Getgen, PE.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Austin Getgen, P.E.
Senior Structural Engineer
Florida P.E. No. 88546



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Appendix A
Building Exterior Walls, Parking Garage, Roof, and
Staircases
Photographic Documentation

Milestone Phase 1 Structural Condition Survey Report
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Figure A-1



Figure A-2



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Figure A-3



Figure A-4





Figure A-5



Figure A-6





Figure A-7



Figure A-8





Figure A-9



Figure A-10





Figure A-11



Figure A-12





Figure A-13



Figure A-14





Figure A-15



Figure A-16





Figure A-17



Figure B-18





Figure B-19



Figure B-20





Figure A-21



Figure A-22





Figure A-23



Figure A-24





Figure A-25



Figure A-26





Figure A-27



Figure A-28





Figure A-29



Figure A-30



Appendix B
Balcony, Garage Roof Areas, and Cantilevered
Eyebrows
Photographic Documentation

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Figure B-1



Figure B-2



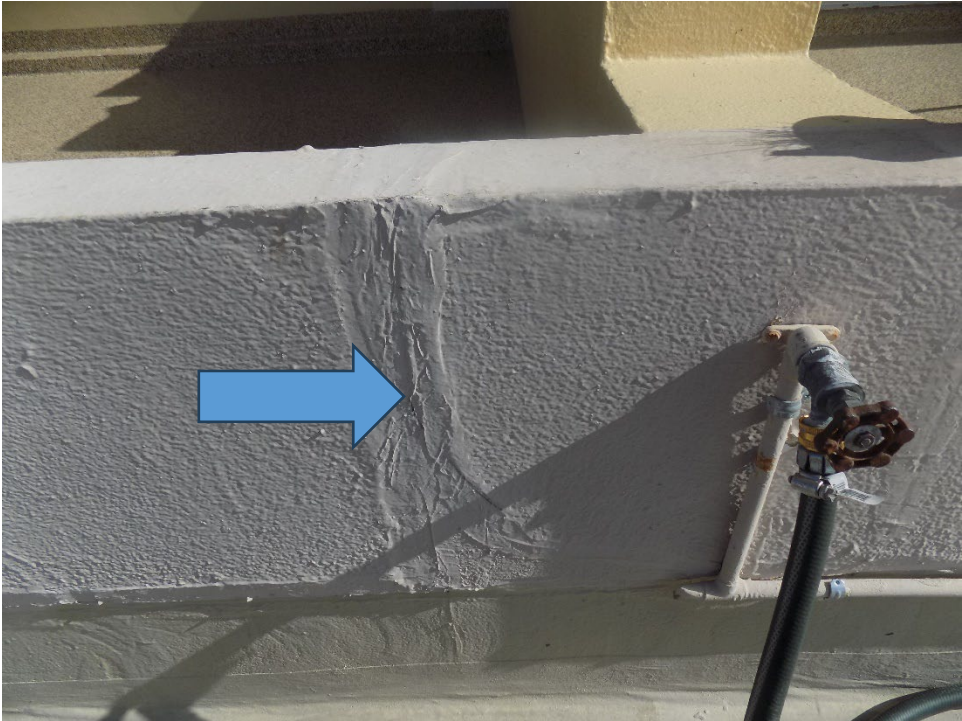


Figure B-3

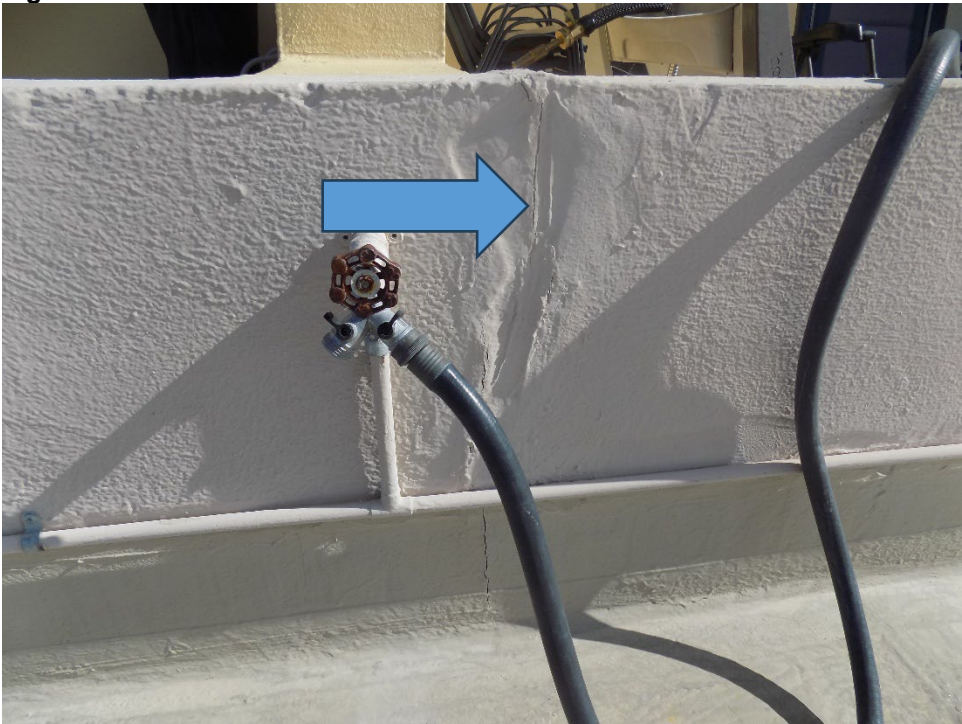


Figure B-4



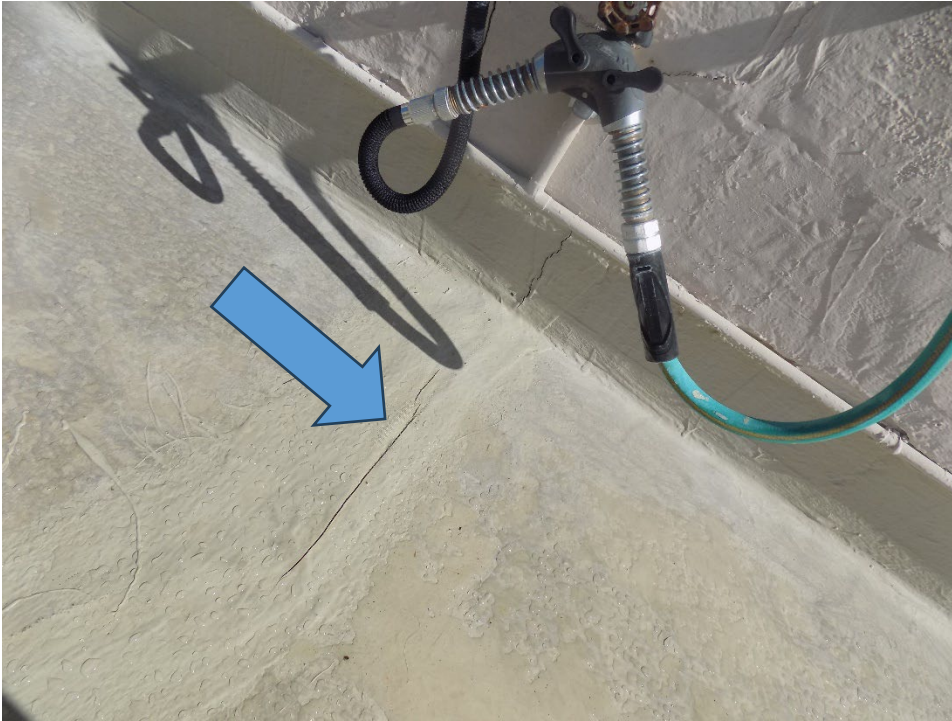


Figure B-5



Figure B-6





Figure B-7



Figure B-8





Figure B-9



Figure B-10





Figure B-11



Figure B-12





Figure B-13



Figure B-17



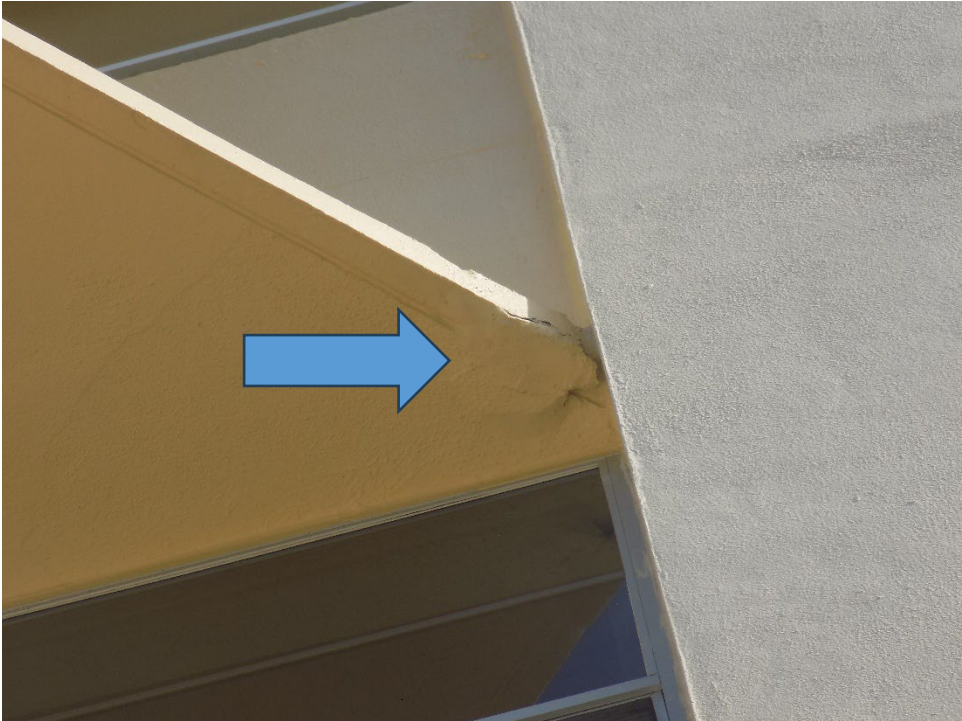


Figure B-18

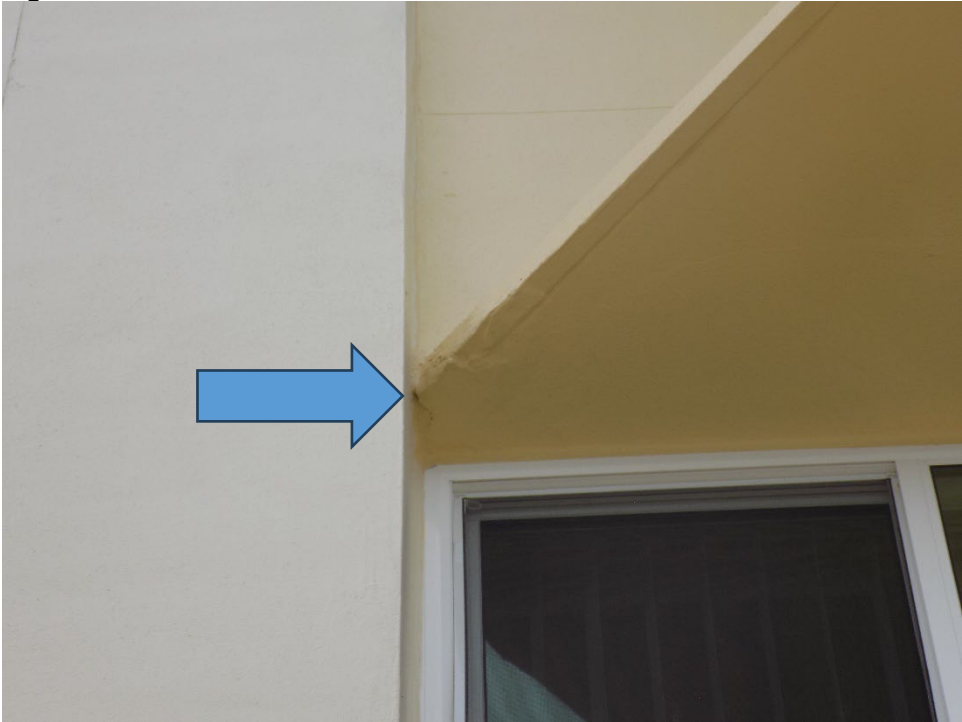


Figure B-19



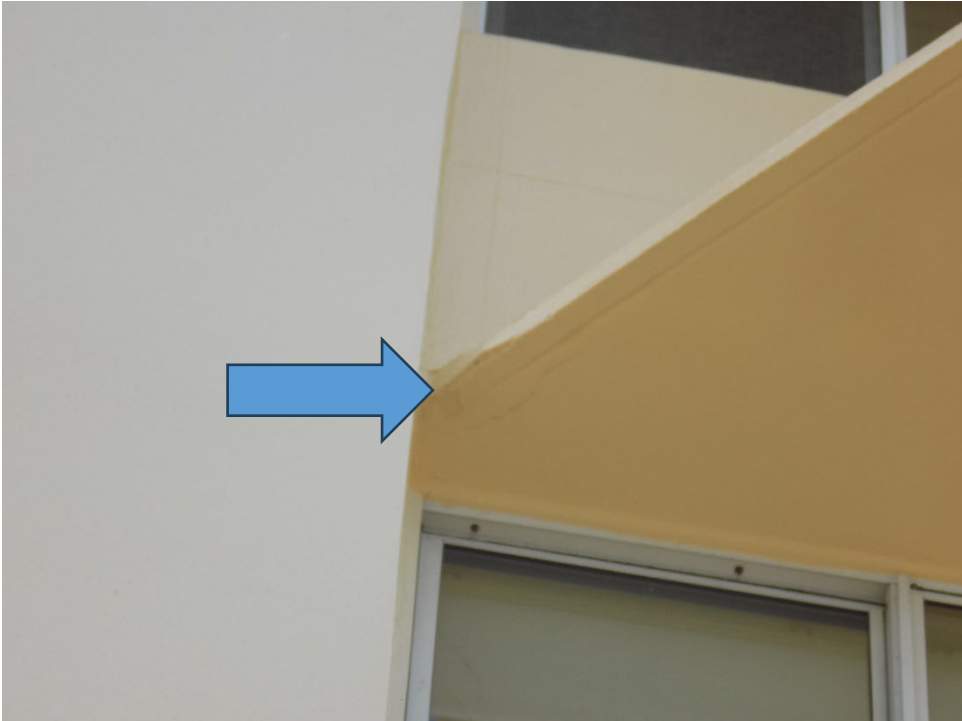


Figure B-20

