

## PHASE 1 MILESTONE INSPECTION REPORT



For

**9<sup>th</sup> Fairway Condominium at Green Dolphin Park, Inc.**

1700,1800,1900 Golfview Drive Tarpon  
Springs, FL 34689

Prepared By:



November 29th, 2023

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## 1.0 Executive Summary

The Executive Summary of the Milestone Inspection Report by Engineering Inspection and Restoration Services (EIRS) provides a concise overview of the key findings, recommendations, and observations from our comprehensive inspection and evaluation of **9<sup>th</sup> Fairway Condominium at Green Dolphin Park** located at **1700, 1800, 1900 Golfview Drive, Tarpon Springs, FL 34689**. This summary aims to provide our client with a quick insight into the project's condition and any necessary actions required to maintain or improve its integrity.

### Scope of Inspection

The inspection, conducted on **September 21, 2023**, covered the following key areas and components:

- 3 buildings, 5-stories each, 96 units.
- Roofs, exteriors, common walkways and stairwells, railing systems, and unit balconies.

### Results

Following a thorough visual assessment and considering the scope of the inspection, it is determined with professional confidence that the structural condition of the building is deemed good. As a result, the Phase I Milestone Inspection is successfully passed.

**A Phase II Milestone Inspection is NOT required.**

### Client Considerations

EIRS encourages **9<sup>th</sup> Fairway at Green Dolphin** to consider the following points:

- N/A

## Conclusion

EIRS's Milestone Inspection Report provides an overview of the project's condition, key findings, and recommended actions. It is essential that **9<sup>th</sup> Fairway at Green Dolphin** addresses any identified issues promptly to ensure the continued safety, integrity, and longevity of the property.

Should you have any questions, require clarification, or wish to discuss the findings and recommendations in detail, please do not hesitate to contact us. We are here to serve your needs and assist in ensuring the long-term success of this project.

Sincerely,

Engineering Inspection and Restoration Services (EIRS)

## 2.0 Purpose and Scope 2.1 Purpose

The purpose of our inspection was to assist the association in complying with the requirements of Florida Statute 553.899. Specifically, the purpose of the inspection was to:

- 2.1.1 Identify substantial structural deterioration within a reasonable professional probability based on the scope of the inspection.
- 2.1.2 Identify dangerous or unsafe conditions.
- 2.1.3 Recommend remedial or preventive repairs; and 2.1.4 Identify items requiring further inspection.

## 2.2 Scope

The scope of our services included a review of readily available documents, interviews with on-site personnel during the site visit, and visual examination of the major structural components in the building's habitable and non-habitable spaces that were accessed and visible during the site visit, in general accordance with the requirements of Florida Statute 553.899, and our proposal.

The visual examination was performed by:

2.2.1 James Kass, CGC, CCC

2.2.2 Timothy Reed

Interviews Performed:

During the site visit, additional information regarding the building and its history was provided to us by the following persons and is assumed to be accurate and current:

1. Scott Vignery, Property Manager
2. Dan Severson, Board President
3. Neil Curtin, Maintenance Person

### **2.3 Assumptions**

By conducting this review and performing an evaluation of the property, EIRS has made the following assumptions:

1. EIRS has refrained from making any official determinations about the validity and enforceability of any contracts, agreements, rules, or regulations associated with the 9<sup>th</sup> Fairway at Green Dolphin. In this report, we are operating on the agreed upon assumption that all such contracts, agreements, rules, and regulations are fully enforceable according to their stated terms.
2. The documents, reports, verbal communications, and the records supplied to EIRS regarding 9<sup>th</sup> Fairway at Green Dolphin are up to date and accurate. Therefore, EIRS does not accept any liability for false documents, reports, verbal communications, or other types of records supplied during the course of this inspection.
3. EIRS did not provide a financial audit of the bank statements or budgets of the 9<sup>th</sup> Fairway at Green Dolphin. Therefore, the 9<sup>th</sup> Fairway at Green Dolphin assumes full responsibility of all financial handling as required by Milestone Laws.
4. The information provided about current reserve projects is considered fully accurate and reliable. Any on-site inspections of active reserve projects should not be considered a project audit or quality inspection.

5. The 9<sup>th</sup> Fairway at Green Dolphin will continue to maintain the grounds and common elements as set forth by common industry standards.

## 2.4 Non-Conflict of Interest Disclosure

EIRS (Engineering Inspection and Restoration Services) strives to maintain the highest standards of professionalism, ethics, and integrity in all our interactions and business relationships. In our commitment to transparency and fair practices, we wish to make the following nonconflict disclosure for the Milestone Reports we provide:

1. **Independence:** EIRS has no present or prospective interests in the subject property of this report, nor any personal interest with any parties involved. We conduct our inspections, evaluations, and assessments without any conflicts of interest that could compromise the objectivity of our reports. We do not engage in any financial or business relationships that could impact the impartiality of our findings and recommendations.
2. **Unbiased Reporting:** Our reports are prepared solely for the purpose of providing accurate and unbiased information to our clients. We do not allow external influences or interests to affect the integrity of our reporting process.
3. **Professional Competence:** EIRS asserts that our firm has the knowledge and capability to generate accurate Milestone Inspections on all buildings in this report in accordance with laws. Our engagement and execution of this report was not contingent upon producing or reporting any predetermine results. Additionally, 9<sup>th</sup> Fairway at Green Dolphin has agreed that our compensation is not contingent on any action or event resulting from this report.

EIRS remains dedicated to upholding the highest professional standards and maintaining trust with our clients. This non-conflict disclosure is a testament to our commitment to providing accurate, unbiased, and reliable milestone reports. We are committed to serving your needs with integrity and professionalism.

## 2.5 Statement of Qualifications

EIRS is a professional engineering and inspection firm with a wealth of knowledge and experience in the field. Below, you will find a list of the qualifications of all relevant individuals who played a role in the preparation of this report:



## 3.0 Description

### 2.1 Building Description Summary

Building Information	
Street Address	1700, 1800, 1900 Golfview Drive
City, State, Zip	Tarpon Springs, FL 34689
Year Constructed	1983
No. of Buildings Over 3 Stories	3
No. of Stories	5

### 3.2 General Description

9<sup>th</sup> Fairway at Green Dolphin has three 5-story condominium buildings. The roof system consists of a modified bitumen system with a foam and silicone overlay. The building exterior consists of a CMU (concrete walls) with a painted stucco finish. The front (North) elevation has common area walkways, and the rear elevation has private balconies.

### 3.3 Wind and Flood

The building is in the hurricane-prone region and the wind-borne debris region as defined in the Florida Building Code, 7<sup>th</sup> Edition. According to ASCE 7-16, the buildings are risk category II buildings in the 160-mph wind zone, exposure D.

### 3.4 Structural Frame Description

The structural frame of 9<sup>th</sup> Fairway at Green Dolphin consists of concrete masonry unit (CMU) exterior walls over elevated poured concrete slabs. The exterior façade is finished with a painted cementitious stucco.

### 3.5 Guards

Aluminum guardrails are provided along the edges of the balconies with attached posts, top and bottom rails, and intermediate pickets. The railing systems are original and do meet current building codes.

### 3.6 Roofing



Roofing is a modified bitumen system with a foam and silicone overlay.

### **3.7 Exterior Walls and Walkways**

Exterior walls and walkways consist of cementitious materials with a painted stucco finish. Floors 1-5, no concern of note.

### **3.8 Balconies**

The structural systems consisted of concrete masonry unit walls, a solid concrete floor and ceiling, with an aluminum railing system on the outer edges. It is important to note that only 25% of the balconies were inspected from the exterior via a lift system.

### **3.9 Stairwells**

Stairwells are located at the corners and center of the building, and appear to be a mix of concrete, with painted steel handrails and/or aluminum treads and risers. No issues observed.

## **4.0 Observations**

N/A

## **5.0 Conclusions & Recommendations**

Based on the results of our visual examination, we offer the following conclusions and recommendations:

### **5.1 Qualitative Assessment of the Structural Conditions of the Building(s)**

Based on the results of our visual examination and within a reasonable professional probability based on the scope of the inspection, the structural condition of the building is:

- Good – In working condition and does not require immediate or short-term repairs
- Fair

Poor

(See Exhibit I Definitions for More Information)

### **5.2 Substantial Structural Damage**

Substantial Structural Damage was not observed at the subject property.

### **5.3 Dangerous or Unsafe Conditions**

Dangerous or Unsafe Conditions were not observed at the subject property.

### **5.4 Damaged Items without Significant Structural Decay**

No items were observed at the time of inspection.

### **5.5 Items Requiring Further Inspection**

No items require further inspection as part of the Phase I Milestone Inspection.

### **5.6 Phase II Milestone Inspection**

A Phase II Milestone Inspection is not required.

### **5.7 Additional Conclusions and Recommendations**

N/A

## **6.0 Limitations**

6.1 This report has been prepared exclusively for 9<sup>th</sup> Fairway at Green Dolphin and its authorized representatives. No other person or entity may rely upon this report without our permission. Any unauthorized parties utilizing this report do so at their own risk.

- 6.2 The standard of care and skill for the services provided is consistent with the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. We make no warranties, express or implied, in connection with any services provided. All opinions provided in this report are based on information collected, visible site conditions, and professional judgement.
- 6.3 This examination is limited to the building exterior and structural elements that were readily accessible and visible at the time of our site visit. Any areas of the facility that were concealed, inaccessible or not readily visible at the time of the site visit are not included and are the responsibility of the property. A structural assessment cannot eliminate the uncertainty regarding the presence of physical deficiencies in the structural elements and nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. Unless explicitly stated in this report, extrapolations should not be made from the observations or opinions provided in this report.
- 6.4 This report does not assume any responsibility for nor identify any issues or building concerns outside of its scope of work. Including, but not limited to, the presence of asbestos, mold, PCBs, toxic soil, or any other environmental concerns or non-visible deficiencies.
- 6.5 The purpose of this Phase I Milestone Inspection is to offer a qualitative opinion on the structural conditions present at the time of the inspection. A comprehensive list of all damaged items is beyond the scope of this service.
- 6.6 Structural analysis, investigation (destructive or otherwise), and testing were not performed and are beyond the scope of this service as it is not intended for the purpose of an in-depth evaluation of all property components. Routine maintenance items are not included in this report and are assumed to be the concern and obligation of the property association.
- 6.7 The conclusions and recommendations offered in this report are based on information gathered from the documents reviewed, interviews performed, and site observations made. Reasonable efforts were made to verify the existing conditions as reported, verifying the veracity of this information is beyond this scope of

service. We should be allowed to review any additional information that is discovered after the issuance of this report and determine if the original conclusions and recommendations should be revised.

- 6.8 The conclusions and recommendations offered in this report may be relied upon for a period of 3 months. This report is not a guarantee against structural failure during unusual or extreme loading conditions experienced during events such as hurricanes, floods, vehicular impacts, or similar.

## 7.0 Closing

Relevant definitions are provided in Appendix I.

To the best of our knowledge and ability, this report represents an accurate assessment of the present structural condition of the building based upon the examination of the observed conditions, to the extent reasonably possible. We appreciate the opportunity to provide these services and trust that this report will be informative. Should you have any questions regarding our report, please do not hesitate to contact us.

Sincerely,



11/27/2023

**Appendix I – Definitions**

### Exhibit I - Definitions

Other Terms used in this report are consistent with the definitions provided in ASTM E2018 and other industry standards.

Condition, Good – In working condition and does not require immediate or short-term repairs.

Condition, Fair – In working condition, but may require immediate or short-term repairs.

Condition, Poor – Not in working condition or requires immediate or short-term repairs.

Dangerous – Any building, structure, or portion thereof that meets any of the conditions described below shall be deemed dangerous:

The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.

There exists a significant risk of collapse, detachment or dislodgement of any portion, members, appurtenance or ornamentation of the building or structure under service loads (Section 202 of the 2020 FBC, Existing Building, 7<sup>th</sup> edition).

Milestone Inspection – A structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in s. 627.706, by a licensed architect or engineer authorized to practice in this state 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 any necessary maintenance repair, or replacement of any structural component of the building. The purpose of such an inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code.

Observation – the visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.

Primary Structural Member – A structural element designed to provide support and stability for the vertical or lateral loads of the overall structure.

Primary Structural System – An assemblage of primary structural members.

Substantial Structural Deterioration – Substantial structural distress 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.

Structural Damage – A covered building, regardless of the date of its construction, has experienced the following:

- Interior flood displacement or deflection more than acceptable variances as defined in ACI 117-90 or the Florida Building Code, which results in settlement-related damage to the interior such that the interior building structure or members become unfit for service or represents a safety hazard as defined within the Florida Building Code.
- Foundation displacement or deflection in excess of acceptable variances as defined in ACI 318-95 or the Florida Building Code, which results in settlement-related damage to the primary structural members or primary structural systems that prevents those members or systems from supporting the loads or forces they were designed to support to the extent that stresses in those primary structural members or primary structural systems exceeds one and one-third the nominal strength allowed under the Florida Building Code for new buildings of similar structure, purpose, or location;
- Damage that results in listing, leaning, or buckling of the exterior load-bearing walls or other vertical primary structural members to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base as defined within the Florida Building Code.
- Damage that results in the building, or any portion of the building containing primary structural members or primary structural systems, being significantly likely to imminently collapse because of the movement or instability of the ground within the influence zone of the supporting ground within the shear plane necessary for the purpose supporting such building as defined within the Florida Building Code; or
- Damage occurring on or after October 15, 2005, that qualifies as “substantial structural damage” as defined in the Florida Building Code.

Substantial Structural Damage – A condition where one or both of the following apply:

- The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition.
- The capacity of any vertical component carrying gravity load, or any group of

such components, that has a tributary area more than 30 percent of the total area of the structures' floors and roofs has been reduced more than 20 percent from its damage condition and remaining capacity of such affected



elements, with respect to all the dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location

Unsafe – Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light, and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of “Dangerous”, or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe (Section 202 of the 2020 FBC, Existing Building, 7<sup>th</sup> edition).

## **Appendix II - Photographs**

### **Exhibit II - Photographs**



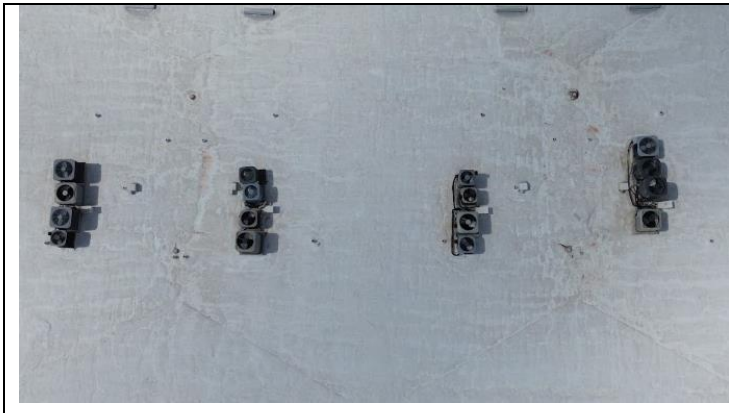
#### 1. Building Overview



2. Roof Overview



3. Roofing Closeup



4. Roof Overview Closeup



5. Stairwell Overview



6. Handrails in Stairwell



7. Unit Balconies (typical)



8. Unit Balcony Guard Rail (typical)



9. Walkways (typical)



10. Walkways (typical)

