



Milestone Phase One Inspection Report
 Ocean and Racquet Condominium Association - Building 1

June 30, 2023

Association Contact Information

Association Manager Name:	Jamie Serenati
Association Management Company:	Sovereign & Jacobs
Address:	120 Sea Grove Main St. St. Augustine, FL 32080
Phone Number:	904-461-5556
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Building Department Contact Information

Jurisdiction/County:	St Johns County
Building Official:	Howard White
Address:	4040 Lewis Speedway, St. Augustine, FL 32084
Phone Number:	904-827-6800
Email Address:	hwhite@sjcfl.us

Description Of Building

Name on Title:	St Augustine Ocean and Racquet Club Condo Association
Year Constructed:	1982
Building Street Address:	880 A1A Beach Blvd St Augustine, FL 32080
Legal Description:	ST AUG OCEAN & RAQ CLUB 1 BLDG E
Building Code Occupancy Classification:	R-2
General Description of Building:	Low rise
Number of Buildings:	8
Number of Stories:	3
Threshold Building as Per 553.71(12) F.S.	No
Plans on Site/Available:	Yes
Additions to Original Structure:	No
Total Actual Building Area of all Floors (S.F.)	unknown

Roof System

Overall Condition of Roof System:	Fair
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No
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Roof Shape (Select all that apply):			
<input type="checkbox"/> Low Sloped	<input type="checkbox"/> Gable	<input type="checkbox"/> Hip	<input checked="" type="checkbox"/> Mansard
<input type="checkbox"/> Other:			

Roof Deck (Select all that apply):			
<input checked="" type="checkbox"/> Not Observed	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Steel
<input type="checkbox"/> Other:			

Roof Covering (Select all that apply):		Overall Condition: Fair	
<input checked="" type="checkbox"/> Modified Bitumen	<input type="checkbox"/> TPO	<input checked="" type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> EPDM	<input type="checkbox"/> Shingle	<input type="checkbox"/> Other:	

Roof Accessories (Select all that apply):		Overall Condition: Not Applicable	
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Water Tanks	<input type="checkbox"/> Cooling Towers	<input type="checkbox"/> HVAC Equipment
<input type="checkbox"/> Cellular Tower Equipment	<input type="checkbox"/> Lightning Protection	<input type="checkbox"/> Other:	
Condition of Supports:		Not Applicable	

Roof Drainage System (Select all that apply):		Overall Condition: Good	
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Gutters	<input type="checkbox"/> Scuppers	<input checked="" type="checkbox"/> Internal
<input type="checkbox"/> Other:			

Roof Expansion Joints:	No	Overall Condition:	Not Applicable
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Chimneys Present:	No	Overall Condition:	Not Applicable
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Parapet Wall:	No	Overall Condition:	Not Applicable
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Any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:			
None observed.			

Additional Comments:

Roof access is located close to the roof edge. Recommend a safety guardrail in this location.



Photograph 1.



Photograph 2.

Exterior Walls

Overall Condition of Exterior Walls:	Fair
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No
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Wall Construction (Select all that apply):			
<input type="checkbox"/> Metal Frame	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Reinforced Concrete	
<input checked="" type="checkbox"/> Concrete Masonry Unit (CMU)	<input type="checkbox"/> Other:		

Exterior Finish (Select all that apply):			
<input checked="" type="checkbox"/> Direct Applied Stucco	<input type="checkbox"/> Stucco Over Metal Framing	<input checked="" type="checkbox"/> Stucco Over Wood Framing	<input type="checkbox"/> Paint Only
<input type="checkbox"/> Wood Siding	<input type="checkbox"/> Paint Only	<input type="checkbox"/> Fiber Cement Siding	<input type="checkbox"/> EIFS
<input type="checkbox"/> Other:			

Found during inspection (Select all that apply):			
<input type="checkbox"/> Peeling Paint	<input type="checkbox"/> Blistered Paint	<input type="checkbox"/> Efflorescence	<input type="checkbox"/> EIFS Cracks
<input type="checkbox"/> Buckled Stucco	<input type="checkbox"/> Stucco Cracks	<input type="checkbox"/> Running Rust	<input type="checkbox"/> Impact Damage
<input type="checkbox"/> Other:			

Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Yes	Severity of Spalls:	Minor
Location of Spalls (Select all that apply):			
<input checked="" type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	None Observed		

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Good

Additional Comments:

Minor concrete spall located at the top of a column in the courtyard.



Photograph 3.



Photograph 4.

Stairwells/Stair Towers

Overall Condition of Stair System:	Fair
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Evidence of Past Repairs:	No	Evidence of Water Intrusion:	No
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Construction (Select all that apply):			
<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Wood	
<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Other:		

Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	None Observed		

Surface Condition (Select all that apply):			
<input type="checkbox"/> Waterproofing System	<input type="checkbox"/> Uncoated Concrete	<input type="checkbox"/> Tile	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Paint Only	<input type="checkbox"/> Wood	<input type="checkbox"/> Other:	

Guardrail Inspection:			
Rail Condition:	Fair	Code Compliant:	No
Rail Construction (Select all that apply):			
<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Steel
Mounting Type:	Surface	Type of Hardware:	Stainless Steel

Additional Comments:
Handrail on the West stairwell is loose from the wall. Wood guardrail on the third level has loose and/or broken bottom brackets.



Photograph 5.



Photograph 63.

Balconies

Overall Condition of Balconies:	Fair
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Evidence of Past Repairs:	No	Evidence of Water Intrusion:	No
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Construction (Select all that apply):			
<input checked="" type="checkbox"/> Hollow Core	<input type="checkbox"/> Post Tension	<input checked="" type="checkbox"/> Cast In Place	<input type="checkbox"/> Wood Framed
<input type="checkbox"/> Other:			

Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Yes	Severity of Spalls:	Minor
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	None Observed		

Surface Condition (Select all that apply):			
<input type="checkbox"/> Waterproofing System	<input checked="" type="checkbox"/> Uncoated Concrete	<input checked="" type="checkbox"/> Tile	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Paint Only	<input type="checkbox"/> Wood	<input type="checkbox"/> Other:	

Guardrail Inspection:			
Rail Condition:	Fair	Code Compliant:	No
Rail Construction (Select all that apply):			
<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Steel
Mounting Type:	Face	Type of Hardware:	Ferrous Metal

Additional Comments:
Some attachment bolts have moderate to severe corrosion. A concrete spall was noted on the balcony of unit 1206.



Photograph 7.



Photograph 8.

Breezeways/Walkways

Overall Condition of Breezeways/Walkways:	Fair
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No
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Construction (Select all that apply):			
<input checked="" type="checkbox"/> Hollow Core	<input type="checkbox"/> Post Tension	<input checked="" type="checkbox"/> Cast In Place	<input type="checkbox"/> Wood Framed
<input type="checkbox"/> Other:			

Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	Yes	Severity of Cracks:	Minor
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	None Observed		

Surface Condition (Select all that apply):			
<input type="checkbox"/> Waterproofing System	<input type="checkbox"/> Uncoated Concrete	<input type="checkbox"/> Tile	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Paint Only	<input type="checkbox"/> Wood	<input type="checkbox"/> Other:	

Guardrail Inspection:			
Rail Condition:	Fair	Code Compliant:	No
Rail Construction (Select all that apply):			
<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Steel
Mounting Type:	Surface	Type of Hardware:	Ferrous Metal

Additional Comments:
Some railing attachment bolts have moderate to severe corrosion. A minor concrete crack was noted in the ceiling.



Photograph 94.



Photograph 50.

Unit Interiors

Overall Condition of Unit Interiors:	Fair
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Evidence of Water Intrusion:	No		
Location: (Select all that apply):			
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Door	<input type="checkbox"/> Window	<input type="checkbox"/> Wall
<input type="checkbox"/> Ceiling	<input type="checkbox"/> Other:		

Evidence of Microbial Growth:	None Observed
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Structural Elements Inspection:	<input type="checkbox"/> Not Applicable		
Any Structural Elements Visible for Inspection:		No	
If Yes, Select all that apply:			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab/Floor	<input type="checkbox"/> Beam
Concrete Inspection:	<input type="checkbox"/> Not Applicable		
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:		Not Applicable	
Wood Inspection:	<input checked="" type="checkbox"/> Not Applicable		
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Additional Comments:
Sealant separation at windows was observed.



Photograph 6.



Photograph 7.

Windows

Overall Condition of Windows:	Fair
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Type (Select all that apply):			
<input checked="" type="checkbox"/> Single Hung	<input type="checkbox"/> Double Hung	<input type="checkbox"/> Casement	<input type="checkbox"/> Fixed
<input type="checkbox"/> Transom	<input type="checkbox"/> Awning	<input checked="" type="checkbox"/> Slider	<input type="checkbox"/> Other:

Material (Select all that apply):			
<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Wood	<input type="checkbox"/> Steel

Anchor Inspection:			
Anchorage Type:	Not Observed	Anchorage Condition:	Fair

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Fair

Found during inspection (Select all that apply):			
<input type="checkbox"/> Pitting	<input type="checkbox"/> Paint Peeling	<input type="checkbox"/> Broken Glass	<input type="checkbox"/> Corrosion
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Broken Hardware	<input type="checkbox"/> Corroding Hardware	<input type="checkbox"/> Missing Hardware
<input type="checkbox"/> Other:			

Additional Comments:
Original windows are beyond their useful life. Consideration for replacement is recommended.



Photograph 138.



Photograph 149.

Doors

Overall Condition of Doors:	Fair
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Type (Select all that apply):		
<input checked="" type="checkbox"/> Swing	<input type="checkbox"/> French	<input checked="" type="checkbox"/> Slider
<input type="checkbox"/> Other:		

Material (Select all that apply):			
<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Steel

Anchor Inspection:			
Anchorage Type:	Not Observed	Anchorage Condition:	Fair

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Fair

Found during inspection (Select all that apply):			
<input checked="" type="checkbox"/> Pitting	<input type="checkbox"/> Paint Peeling	<input type="checkbox"/> Broken Glass	<input checked="" type="checkbox"/> Corrosion
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Broken Hardware	<input type="checkbox"/> Corroding Hardware	<input type="checkbox"/> Missing Hardware
<input type="checkbox"/> Other:			

Additional Comments:
Original doors are beyond their useful life. Consideration for replacement is recommended.



Photograph 1510.



Photograph 1611.

Foundation

Overall Condition of Foundation:	Good
Type of Foundation:	Shallow
Is Wood in Contact or Near Soil:	No
Signs of Differential Settlement:	No
Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:	None observed.
Is there additional sub-soil investigation required?	No
Is water draining away from the foundation?	Yes
Additional Comments:	

Parking Garage

Overall Condition of Parking Garage:	Not Applicable
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Evidence of Past Repairs:	Not Applicable	Evidence of Water Intrusion:	Not Applicable
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Type of Parking Structure (Select all that apply):			
<input type="checkbox"/> Closed	<input type="checkbox"/> Open		
<input type="checkbox"/> Detached	<input type="checkbox"/> Attached		
<input type="checkbox"/> Under Building	<input type="checkbox"/> Other:		

Concrete Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Not Applicable	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	Not Applicable	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:		Not Applicable	

Deck Surface (Select all that apply):			
<input type="checkbox"/> Waterproofing System	<input type="checkbox"/> Uncoated Concrete	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Paint Only
<input type="checkbox"/> Other:			

Guardrail Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Rail Condition:	Not Applicable	Code Compliant:	Not Applicable
Rail Construction (Select all that apply):			
<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Steel
Mounting Type:	Not Applicable	Type of Hardware:	Not Applicable

Additional Comments:

Accessory Structure

Overall Condition of Accessory Structure:	Fair
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No
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Type and Quantity of Accessory Structures Present (Select all that apply):			
<input type="checkbox"/> Bathhouse	<input checked="" type="checkbox"/> Clubhouse	<input type="checkbox"/> Detached Garage	
<input type="checkbox"/> Other:			

Wood Inspection:		<input type="checkbox"/> Not Applicable	
Wood Deterioration:	None Observed	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	None Observed		

Additional Comments:
Loose guardrail and deck boards on deck.



Photograph 17.



Photograph 18.



Photograph 19.



Photograph 20.

Summary

Results	Pass- Maintenance/Minor Repairs Required
Minor concrete spalls and guardrail repairs.	

*Please refer to the attached photos.


Conclusion

Are Any Structural Repairs Required?	Yes
Observe any unsafe conditions and/or substantial structural damage?	No
Does property require Milestone Phase 2 Inspection?	No

Supporting Data Attached

Sheets of Written Data:	
Photographs:	
Drawings or Sketches:	
Test Reports:	

Inspector(s)

Inspector(s) Initials:	CLT, JBS	Seal: 
Licensee Name:	Jeffrey B. Sellers	
Licensee Number:	FL PE # 68313	
Title:	VP & Principal Engineer	
Discipline of Practice:	Structural/Construction	
Qualifications:	Professional Engineer	
Date Signed:	July 5, 2023	
Date of Inspection:	May 17, 2023	

JBSellers

Disclaimer

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to a reasonable degree of engineering certainty.

Generally, we have performed limited visual observations of visible building structural components from the ground level, roofs, and other locations made accessible. Observations were completed by trained professionals; however, deficiencies may be present which were not readily accessible, visible, or otherwise inadvertently overlooked. It was not the intent of this evaluation to perform an exhaustive survey to document every existing defect. Further, an evaluation of the buildings' mechanical, plumbing, electrical, interior finishes, or a review of life-safety requirements, accessibility compliance, and code compliance of items outside the building envelope was not specifically included in our scope of services. The findings in this report are relevant to the time of our site visits and should not be relied upon to represent conditions at substantially later dates.