Milestone Phase One Inspection Report

Ocean and Racquet Condominium Association - Building 5

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
Email Address:	jserenati@sovereign-jacobs.com

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:	1984
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

Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No

Roof Shape (Select all that apply):			
☐ Low Sloped	☐ Gable	☐ Hip	☒ Mansard
☐ Other:			

Roof Deck (Select all that apply):			
☒ Not Observed	☐ Concrete	☒ Wood	☐ Steel
☐ Other:			

Roof Covering (Select all that apply):		Overall Condition: Fair	
☒ Modified Bitumen	☐ TPO	☒ Tile	☐ Metal
☐ EPDM	☐ Shingle	☐ Other:	

Roof Accessories (Select all that apply):		Overall Condition: Not Applicable	
☒ None	☐ Water Tanks	☐ Cooling Towers	☐ HVAC Equipment
☐ Cellular Tower Equipment	☐ Lightning Protection	☐ Other:	
Condition of Supports:		Not Applicable	

Roof Drainage System (Select all that apply):		Overall Condition: Good	
☐ None	☒ Gutters	☐ Scuppers	☒ Internal
☐ Other:			

Roof Expansion Joints:	No	Overall Condition:	Not Applicable

Chimneys Present:	No	Overall Condition:	Not Applicable

Parapet Wall:	No	Overall Condition:	Not Applicable

Any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:
None observed.

Additional Comments:

Overall, the roof was in fair condition. Some alligatoring of the roof covering has occurred showing the age of the roof. Signs of ponding were noted as well as some areas missing sealants near the transition to the tile roof.

Photograph 1.

Photograph 2.

Photograph 3.

Photograph 4.

Exterior Walls

Overall Condition of Exterior Walls:	Fair

Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No

Wall Construction (Select all that apply):		
☐ Metal Frame	☐ Wood Frame	☐ Reinforced Concrete
☒ Concrete Masonry Unit (CMU)	☐ Other:	

Exterior Finish (Select all that apply):			
☒ Direct Applied Stucco	☐ Stucco Over Metal Framing	☒ Stucco Over Wood Framing	☐ Paint Only
☐ Wood Siding	☐ Paint Only	☐ Fiber Cement Siding	☐ EIFS
☐ Other:			

Found during inspection (Select all that apply):			
☐ Peeling Paint	☐ Blistered Paint	☐ Efflorescence	☐ EIFS Cracks
☐ Buckled Stucco	☐ Stucco Cracks	☐ Running Rust	☐ Impact Damage
☐ Other:			

Wood Inspection:		☒ Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		☐ Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Rebar Corrosion:		None Observed	

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Good

Additional Comments:

Photograph 5.

Photograph 6.

Stairwells/Stair Towers

Overall Condition of Stair System:	Fair

Evidence of Past Repairs:	No	Evidence of Water Intrusion:	No

Construction (Select all that apply):		
☐ Steel	☐ Aluminum	☐ Wood
☒ Concrete	☐ Other:	

Wood Inspection:		☒ Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		☐ Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Rebar Corrosion:		None Observed	

Surface Condition (Select all that apply):			
☐ Waterproofing System	☐ Uncoated Concrete	☐ Tile	☐ Carpet
☒ Paint Only	☐ Wood	☐ Other:	

Guardrail Inspection:			
Rail Condition:	Fair	Code Compliant:	No
Rail Construction (Select all that apply):			
☐ Vinyl	☒ Wood	☐ Aluminum	☒ Steel
Mounting Type:	Surface	Type of Hardware:	Ferrous Metal

Additional Comments:
Recommend removing carpet in stairwells and walkways.

Balconies

Overall Condition of Balconies:	Fair

Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No

Construction (Select all that apply):			
☒ Hollow Core	☐ Post Tension	☒ Cast In Place	☐ Wood Framed
☐ Other:			

Wood Inspection:		☒ Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		☐ Not Applicable	
Concrete Spalls Present:	Yes	Severity of Spalls:	Minor
Location of Spalls (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☒ Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Rebar Corrosion:		None Observed	

Surface Condition (Select all that apply):			
☐ Waterproofing System	☒ Uncoated Concrete	☒ Tile	☐ Carpet
☒ Paint Only	☐ Wood	☐ Other:	

Guardrail Inspection:			
Rail Condition:	Fair	Code Compliant:	No
Rail Construction (Select all that apply):			
☐ Vinyl	☒ Wood	☐ Aluminum	☐ Steel
Mounting Type:	Face	Type of Hardware:	Ferrous Metal

Additional Comments:
Balcony finishes vary between units. Minor concrete spall was documented in the ceiling of unit 5223.

Photograph 7.

Photograph 8.

Photograph 9.

Photograph 10.

Breezeways/Walkways

Overall Condition of Breezeways/Walkways:	Fair

Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No

Construction (Select all that apply):			
☒ Hollow Core	☐ Post Tension	☒ Cast In Place	☐ Wood Framed
☐ Other:			

Wood Inspection:		☒ Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		☐ Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Rebar Corrosion:		None Observed	

Surface Condition (Select all that apply):			
☐ Waterproofing System	☐ Uncoated Concrete	☐ Tile	☒ Carpet
☒ Paint Only	☐ Wood	☐ Other:	

Guardrail Inspection:			
Rail Condition:	Fair	Code Compliant:	No
Rail Construction (Select all that apply):			
☐ Vinyl	☒ Wood	☐ Aluminum	☐ Steel
Mounting Type:	Face	Type of Hardware:	Ferrous Metal

Additional Comments:
Recommend removing carpet in stairwells and walkways.

Unit Interiors

Overall Condition of Unit Interiors:	Fair

Evidence of Water Intrusion:		No	
Location: (Select all that apply):			
☐ None	☐ Door	☒ Window	☐ Wall
☐ Ceiling	☐ Other:		

Evidence of Microbial Growth:	Yes

Structural Elements Inspection:		☐ Not Applicable	
Any Structural Elements Visible for Inspection:			No
If Yes, Select all that apply:			
☐ Column	☐ Wall	☐ Slab/Floor	☐ Beam
Concrete Inspection:		☐ Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Rebar Corrosion:		None Observed	
Wood Inspection:		☒ Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Additional Comments:
Signs of water intrusion were observed including around windows and along baseboards.

Photograph 11.

Photograph 12.

Windows

Overall Condition of Windows:	Fair

Type (Select all that apply):			
☒ Single Hung	☐ Double Hung	☐ Casement	☐ Fixed
☐ Transom	☐ Awning	☐ Slider	☐ Other:

Material (Select all that apply):			
☐ Vinyl	☒ Aluminum	☐ Wood	☒ Steel

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

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Fair

Found during inspection (Select all that apply):			
☒ Pitting	☒ Paint Peeling	☒ Broken Glass	☒ Corrosion
☐ Deterioration	☐ Broken Hardware	☐ Corroding Hardware	☐ Missing Hardware
☐ Other:			

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

Photograph 13.

Photograph 14.

Doors

Overall Condition of Doors:	Fair

Type (Select all that apply):		
☒ Swing	☐ French	☒ Slider
☐ Other:		

Material (Select all that apply):			
☐ Vinyl	☒ Aluminum	☒ Wood	☒ Steel

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

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Good

Found during inspection (Select all that apply):			
☒ Pitting	☐ Paint Peeling	☐ Broken Glass	☒ Corrosion
☐ Deterioration	☐ Broken Hardware	☒ Corroding Hardware	☐ Missing Hardware
☐ Other:			

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

Photograph 15.

Photograph 16.

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

Evidence of Past Repairs:	Not Applicable	Evidence of Water Intrusion:	Not Applicable

Type of Parking Structure (Select all that apply):	
☐ Closed	☐ Open
☐ Detached	☐ Attached
☐ Under Building	☐ Other:

Concrete Inspection:		☒ Not Applicable	
Concrete Spalls Present:	Not Applicable	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Concrete Cracks Present:	Not Applicable	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Rebar Corrosion:		Not Applicable	

Deck Surface (Select all that apply):			
☐ Waterproofing System	☐ Uncoated Concrete	☐ Asphalt	☐ Paint Only
☐ Other:			

Guardrail Inspection:		☒ Not Applicable	
Rail Condition:	Not Applicable	Code Compliant:	Not Applicable
Rail Construction (Select all that apply):			
☐ Vinyl	☐ Wood	☐ Aluminum	☐ Steel
Mounting Type:	Not Applicable	Type of Hardware:	Not Applicable

Additional Comments:

Accessory Structure
See Building 1 Report

Overall Condition of Accessory Structure:	Choose an item.

Evidence of Past Repairs:	Choose an item.	**Evidence of Water Intrusion:**	Choose an item.

Type and Quantity of Accessory Structures Present (Select all that apply):		
☐ Bathhouse	☐ Clubhouse	☐ Detached Garage
☐ Other:		

Wood Inspection:		☐ Not Applicable	
Wood Deterioration:	Choose an item.	Severity of Deterioration:	Choose an item.

Concrete Inspection:		☐ Not Applicable	
Concrete Spalls Present:	Choose an item.	Severity of Spalls:	Choose an item.
Location of Spalls (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Concrete Cracks Present:	Choose an item.	Severity of Cracks:	Choose an item.
Location of Cracks (Select all that apply):			
☐ Column	☐ Wall	☐ Slab	☐ Beam
Rebar Corrosion:		Choose an item.	

Additional Comments:

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**	

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.

Jeffrey Sellers
I approve this document
2023-07-05 11:27-04:00