



APRIL 8, 2023

THIS MILESTONE PHASE 1 ENGINEERING INSPECTION WAS PRODUCED FOR RIVER YACHT & RACQUET CLUB CONDOMINIUM LOCATED AT 204 3RD ST. W, BRADENTON, FL 34205

RIVER YACHT CLUB

MILESTONE PHASE 1 INSPECTION SURVEY



April 8, 2023

Ms. Laurie Sena
River Yacht & Racquet Club Owner's Association Inc.
4301 32nd St. W., Suite A-20
Bradenton, FL 34205

Re: Milestone Phase 1 Inspection Survey
River Yacht & Racquet Club Condominium
204 3rd St. W,
Bradenton, FL 34205

Dear Ms. Sena,

In accordance with your request, we tasked engineer Andrew Schrader with performing a Phase 1 structural inspection of the building, including an inspection of load-bearing walls, primary structural members and primary structural systems. We visited the site on 10/15/2021 and 2/24/2023.

PROJECT BACKGROUND ON PHASE 1 INSPECTIONS

Recon Response Engineering LLC ("RRE") prepared this report to provide the Association with a Phase 1 Milestone Inspection in accordance with Florida Senate Bill 4-D (SB4D). The purpose is to attest to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determine the general structural condition of the building as it affects its safety. This includes a determination of any necessary maintenance, repair or replacement of any structural component of the building. This does not include making a determination if the condition of the building is in compliance with the Florida Building Code or the fire safety code.

This inspection requires a visual examination of habitable and non-habitable areas of the building, including its major structural components. It is a qualitative (non-quantitative) assessment of the building's structural condition, with a key goal to determine if substantial structural deterioration exists.

"Substantial structural deterioration" is defined in SB4 as 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 inspector determines that such surface imperfections are a sign of substantial structural deterioration.



As stated in SB4D, if we find no signs of substantial structural deterioration to the building components under visual examination, then a Phase 2 inspection is not required. If, however, any substantial deterioration is identified during the Phase 1 inspection, then a Phase 2 inspection must be performed.

PROJECT BACKGROUND ON PHASE 2 INSPECTIONS

The purpose of a Phase 2 inspection, if required, is to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use. Additionally, a Phase 2 inspection requires the inspector to recommend a program for fully assessing and repairing distressed and damaged portions of the building.

A Phase 2 inspection may involve destructive or non-destructive testing, and may be as extensive or as limited as necessary to fully assess areas of structural distress. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure.

ONCE THE INSPECTION IS COMPLETED

Following both the Phase 1 and Phase 2 inspection, the inspector must submit a sealed copy of the inspection report with a separate summary of, at a minimum, its material findings and recommendations. This information must be furnished by the inspector to both the condominium association and to the building official of the local government which has jurisdiction. This signed and sealed inspection report must meet all of the following criteria:

- 1) Indicate the manner and type of inspection forming the basis for the inspection report
- 2) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection
- 3) Describe the extent of such deterioration, and identify any recommended repairs for the observed deterioration
- 4) State whether unsafe or dangerous conditions*, as those terms are defined in the Florida Building Code, were observed.
- 5) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration
- 6) Identify and describe any items requiring further inspection



APPLICABLE DEFINITIONS FROM THE FLORIDA BUILDING CODE

“Unsafe” is defined in the 2020 Florida Building Code, 7th Edition, as follows:

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.

“Dangerous” is defined in the 2020 Florida Building Code, 7th Edition, as follows:

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

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

Note that the Florida Building Code has a specific definition for “substantial structural damage” which is separate and distinct from the definition of “substantial structural deterioration” as used in SB4. Since this report is predicated on the specific requirements of SB4, the criterion for substantial structural deterioration is used in this report as defined in SB4.

WHAT THE ASSOCIATION MUST DO WITH THIS INFORMATION

- 1) The Association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in this report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to receiving notice by electronic transmission.
- 2) The Association must post a copy of the inspector-prepared summary of the inspection report in a conspicuous place on the condominium or cooperative property.
- 3) The Association must publish the full report and inspector-prepared summary on the Association’s website, if the association is required to have a website
- 4) We also recommend consultation with the Association’s legal counsel to determine what other actions (if any) should be taken



DOCUMENTS REVIEWED

- 1) Building and Roofing Oral History as provided by Association Board of Directors
- 2) Manatee County Property Appraiser Records

BUILDING INFORMATION

- The structure located at River Yacht & Racquet Club Condominium consists of thirty-two (32) units total.
- The building is five (5) stories tall, and the structural components consist of reinforced concrete beams and columns with infill Concrete Masonry Unit (CMU) block walls. The floor slabs are composed of precast concrete planks.
- The main roof system is composed of a low-slope membrane, while the secondary roof consists of barrel tiles.
- The structure was built in 1985 according to Manatee County Property Appraiser records. The roof is incorrectly listed as a tar-and-gravel system on that website.

Photos showing the layout of the building are provided on the following pages.

RECON RESPONSE ENGINEERING



Drone Photo of Roofs captured 10/15/2021



Drone Photo of Roofs captured 10/15/2021



Roof tiles and exterior walls captured on 2/24/2023



Elevation View of Exterior Walls



Exterior view of balconies captured on 2/24/2023



INSPECTOR CREDENTIALS

Andrew Schrader is a Florida-licensed Professional Engineer (PE) and Certified General Contractor (CGC).

He is also board-qualified as a Special Inspector of Threshold Buildings (SI) by the Florida Board of Professional Engineers.

In addition, Mr. Schrader holds the following credentials:

- **International Code Council (ICC)**
 - Special Inspector, Soils
 - Special Inspector, Structural Steel and Bolting
 - Special Inspector, Structural Masonry
 - Residential Mechanical Inspector
 - Residential Electrical Inspector
 - Property Maintenance and Housing Inspector
 - ADA Accessibility and Plans Review
- **American Concrete Institute (ACI)**
 - Special Inspector, Concrete Construction
 - Concrete Field Testing Technician - Grade I
- **State of Florida**
 - Licensed Asbestos Consultant
 - Certified Continuing Education Instructor, Florida Department of Business and Professional Regulation (DBPR)
 - Certified Continuing Eductaion Instructor, Florida Division of State Fire Marshal
- **U.S. Army Corps of Engineers**
 - Urban Search and Rescue (US&R) Structures Specialist (StS-1)
- **U.S. Department of Transportation, Federal Aviation Administration (FAA)**
 - Commerical Pilo (Instrument-Rated)
 - Remote Pilot (Small Unmanned Aircraft Systems)



MILESTONE PHASE 1 INSPECTION RESULTS: RIVER YACHT & RACQUET CLUB

Required Item 1 of 6: *Indicate the manner and type of inspection forming the basis for the inspection report*

This Phase 1 milestone inspection was performed using visual observation of accessible locations. We walked the property on foot including the ground-floor perimeter, flat roof and a representative sample of balconies and unit interiors. We also used an Unmanned Aerial Vehicle (UAV) drone to observe the roof and exterior locations.

Required Item 2 of 6: *Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection.*

No substantial structural deterioration was observed.

Required Item 3 of 6: *Describe the extent of such deterioration and identify any recommended repairs for the observed deterioration.*

This section is not applicable, as no structural deterioration was observed.

RECON RESPONSE ENGINEERING

Required Item 4 of 6: *State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.*

No unsafe or dangerous conditions were observed.

Required Item 5 of 6: *Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration*

1) The balcony and walkway guardrails are in generally good condition, however they are aging and should be examined by a competent person on a periodic basis to confirm that they remain rigid and intact. We would recommend inspection on an annual basis as a preventive repair measure. This inspection should incorporate visual as well as tactile examination. For example, if the railing is pushed forward or pulled back, the inspector can obtain a rough idea of the rigidity of the system based on how much deflection of the railing is observed. Note: always maintain adequate distance from the edge to keep your balance in case the railing moves excessively.

2) The walkway guardrail in front of Unit 201, located adjacent to the stairwell, exhibited excessive deflection during our inspection. The railing post must be re-anchored to the concrete slab by a licensed contractor. This can normally be accomplished by digging out the guardrail post pocket material and replacing it with an anchorage epoxy such as Sika AnchorFix 2020 anchoring adhesive. Install the product in accordance with the manufacturer's instructions. See photo of suggested product below:





Required Item 5 of 6 (continued): *Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration*

3) Contractor should repair deck coating at Unit 107 balcony slab edge, adjacent to guardrail post. The deterioration may be limited to the deck coating or it may extend down into the concrete slab. If concrete repairs are required, a permit would be required. The damage observed here does not constitute substantial structural deterioration.

Required Item 6 of 6: *Identify and describe any items requiring further inspection*

1) Association should investigate Unit 205 balcony deck to determine if active water leaks exist, which may account for deterioration of paint on balcony ceiling of Unit 105. Waterproofing installation or repair at Unit 205 balcony may be required. The leak may be at the balcony deck to sliding glass door intersection, the slab-to-wall intersection, and/or the sliding glass door itself may be leaking. This is a preventative measure.

2) As noted in Item 5, we would recommend balcony and walkway handrail inspection on a yearly basis. This is a preventative measure.

3) Due to the age of the building and its proximity to saltwater and chloride-induced corrosion, we would recommend re-inspection by an Engineer within five (5) years of the date of this report. This is a preventative measure.

Photo appendix begins on following page.



Unit 307 Balcony floor (blue epoxy) in good condition. No issues with guardrails. No cracking on walls or ceilings or adjacent sections. Minor cracking on the drywall ceiling in the kitchen. Appears to be a nonstructural issue related to a concrete joint. No issues on the interior. No action required.



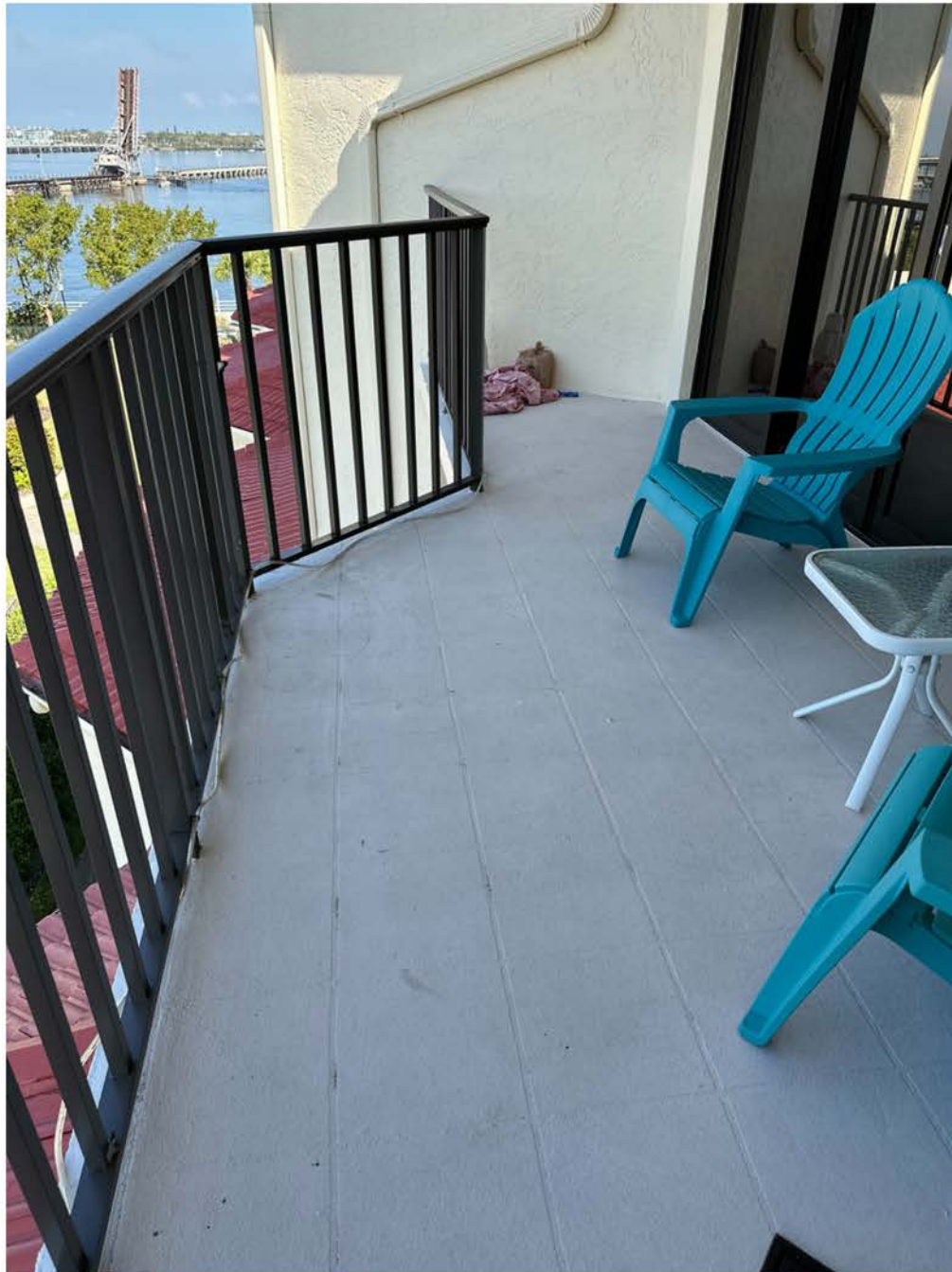
**Unit 407 Balcony floor (Faux tile in brown with cementitious finish) Good condition.
No cracking or issues on walls or ceiling. No action required.**



Unit 407, good condition.



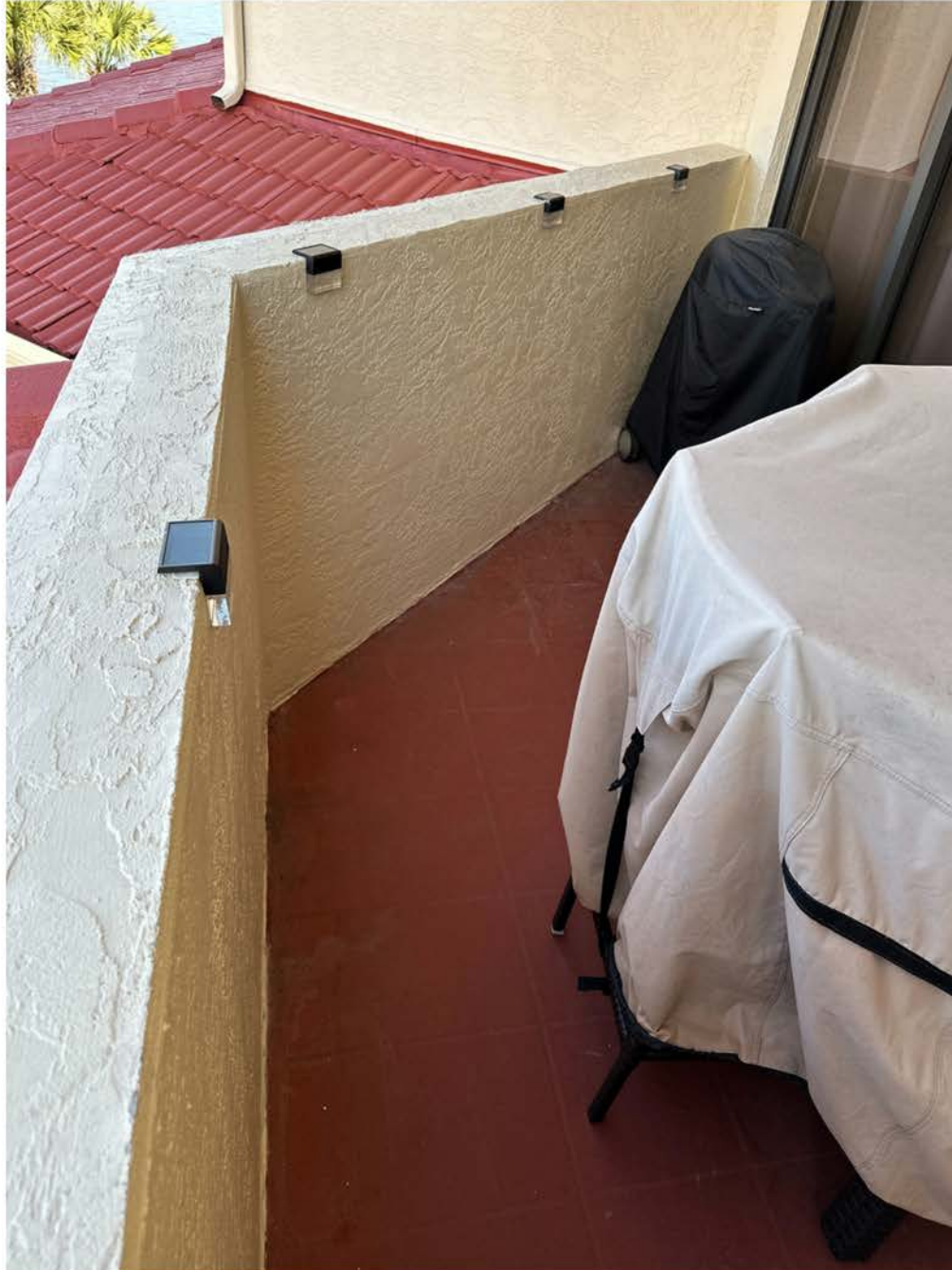
Unit 407 - good condition



Unit 403 Balcony floor (cementitious faux tile light gray color). Unit is in good condition.



Unit 306 Balcony floor (cementitious gray finish covered in colored rugs). Appears to be in good condition, no cracking or spalling on walls or ceiling or issues anywhere adjacent that are visible.



Unit 207 Balcony floor (cementitious finish in red tiles). Good condition. No spalling or cracking observed in wall or ceiling .



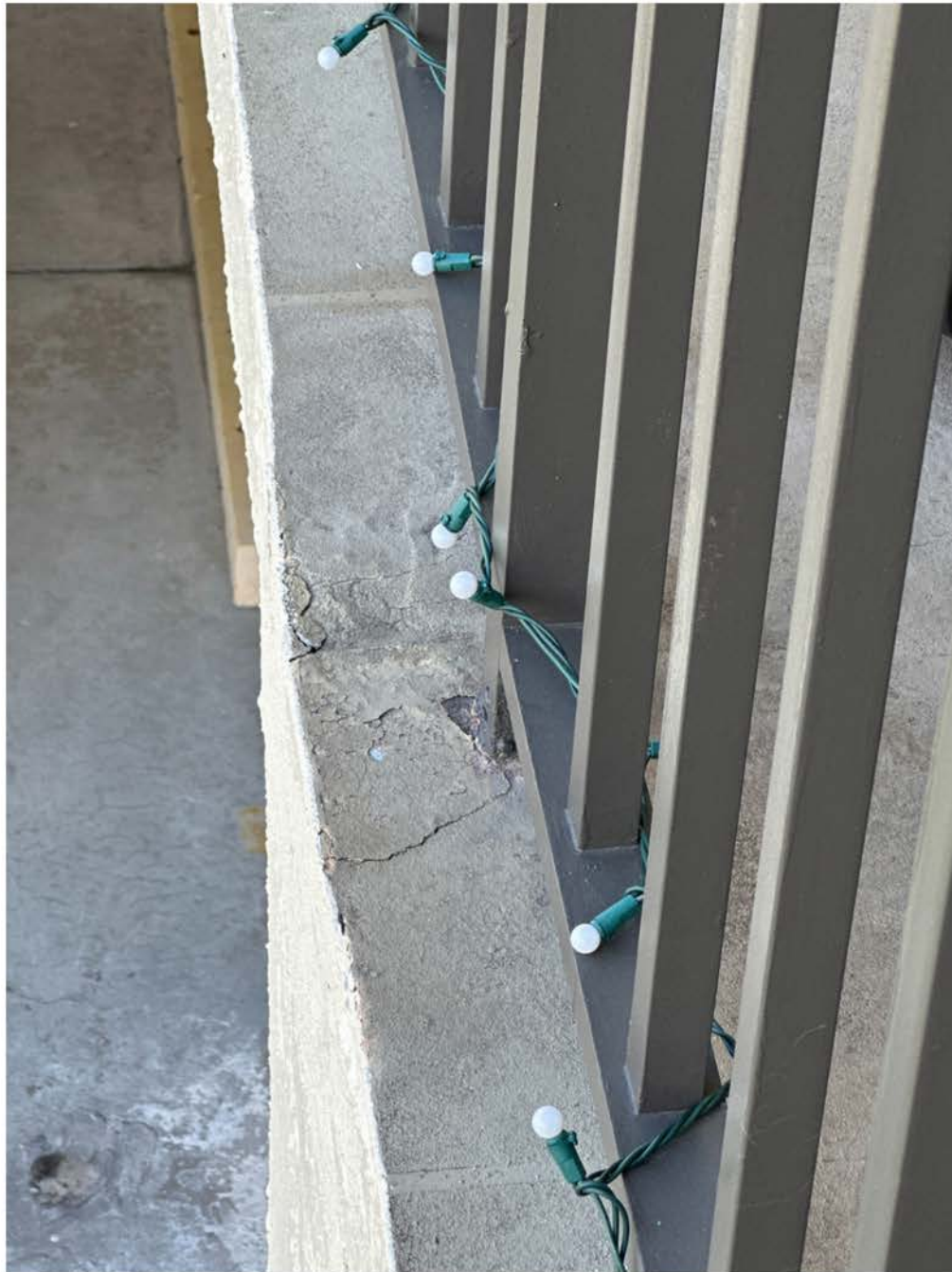
Unit 206 Balcony floor (exterior black-and-white aggregate epoxy finish) Balcony slab in good condition. No cracking or spalling in walls or ceiling or adjacent locations.



Unit 107 Balcony floor (faux cementitious tile light gray color). In good condition, with some deterioration of coating at slab edges adjacent to the guard rail post. Otherwise, no cracking or spalling in walls or ceiling. Interior drywall ceiling shows evidence of past leak, water staining. Does not appear to be an active leak.



Unit 107 Balcony floor (faux cementitious tile light gray color) in good condition.



Unit 107 balcony floor is faux cementitious tile light gray color. Coating deterioration observed at outside slab edge of balcony.



Unit 107 balcony floor at outside slab edge. Recommend investigation and repair of deck coating by licensed contractor.



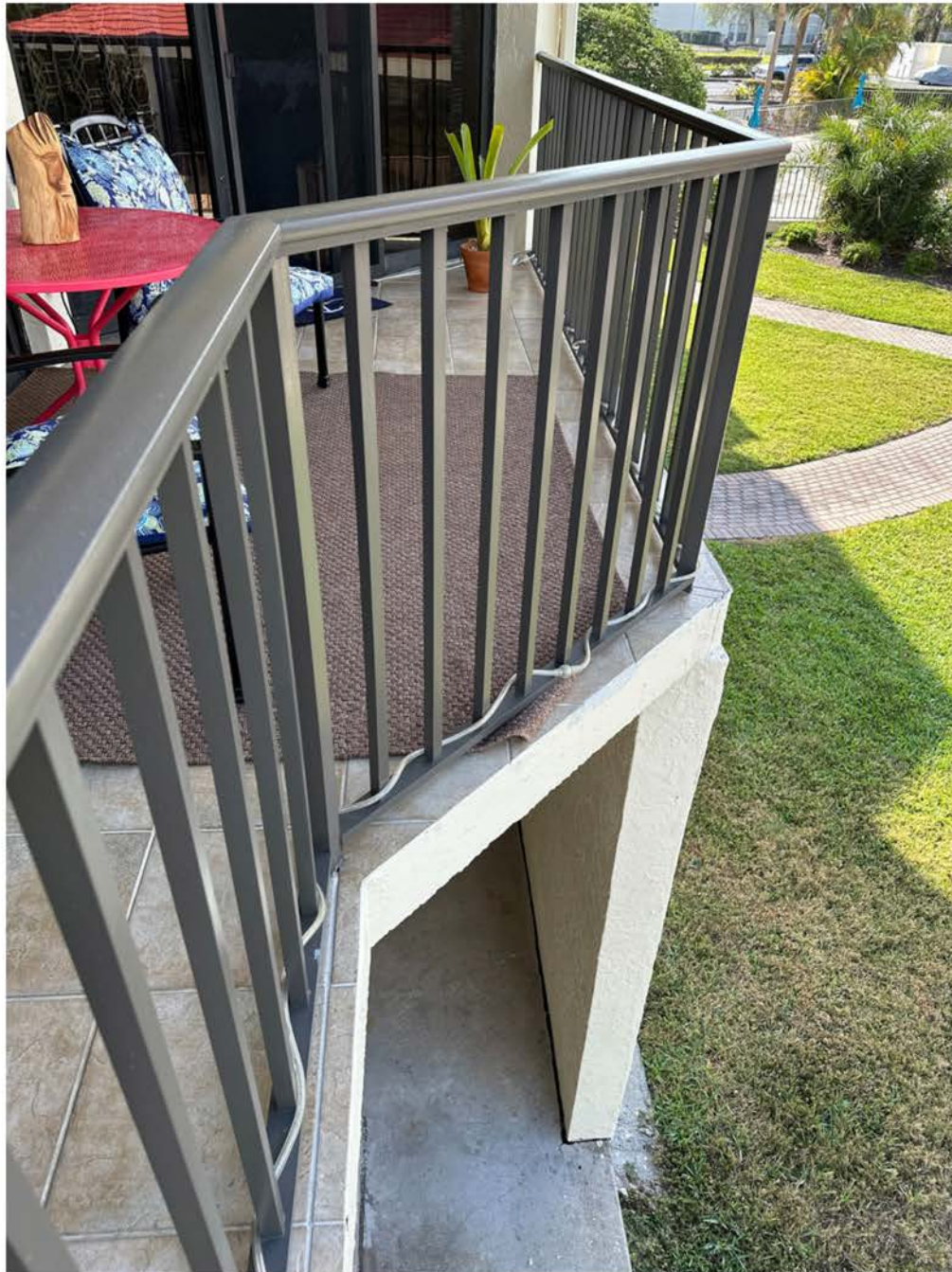
Unit 107, interior staining observed on ceiling.



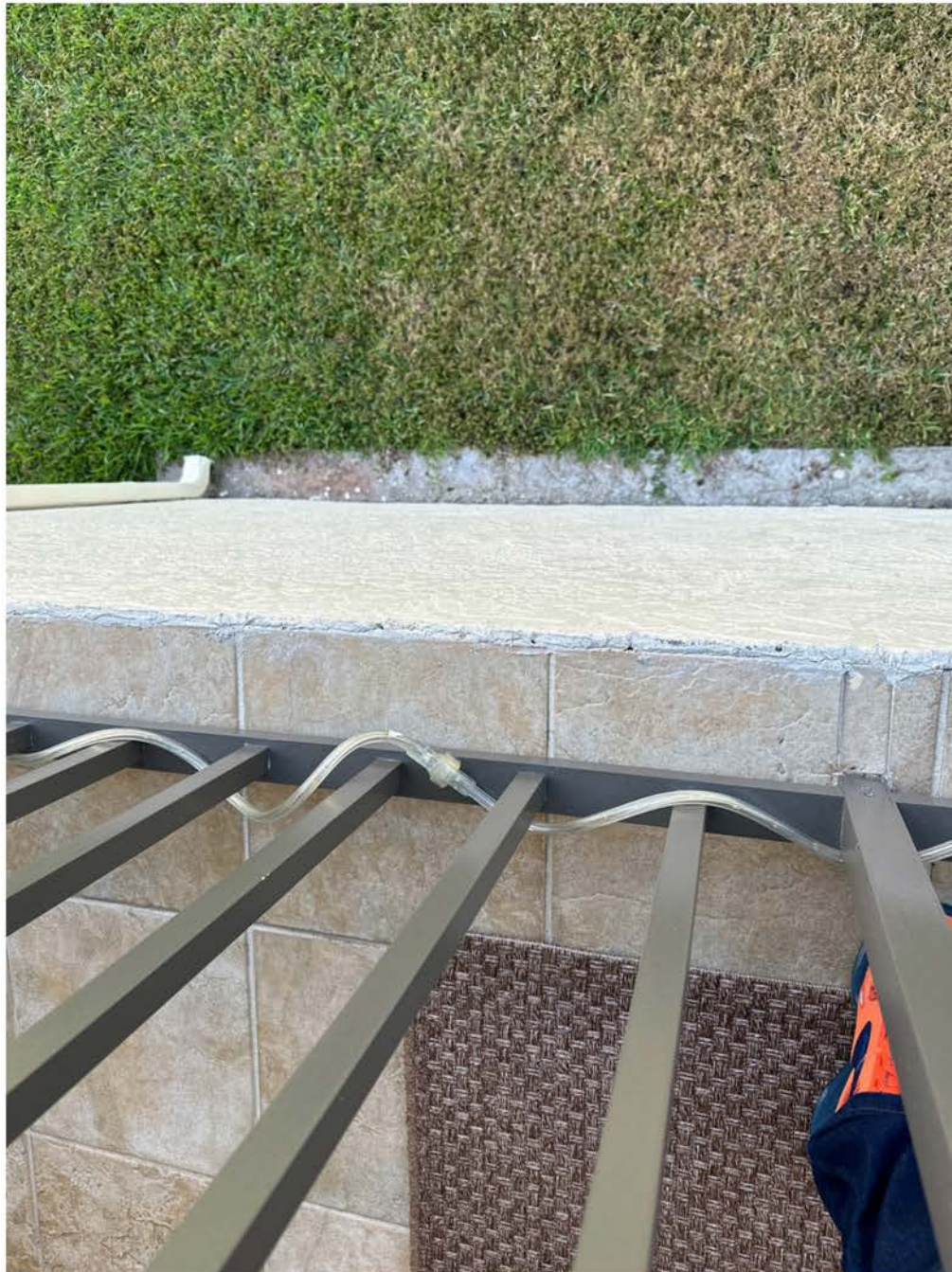
**Unit 108 Balcony floor (clad in outdoor tile brown and white color mixed with area rug and chairs)
Balcony slab is in good condition. No issues. No cracking or spalling on walls or ceiling. Minor cracking
at balcony tile slab edge in the grout line--nonstructural issue.**



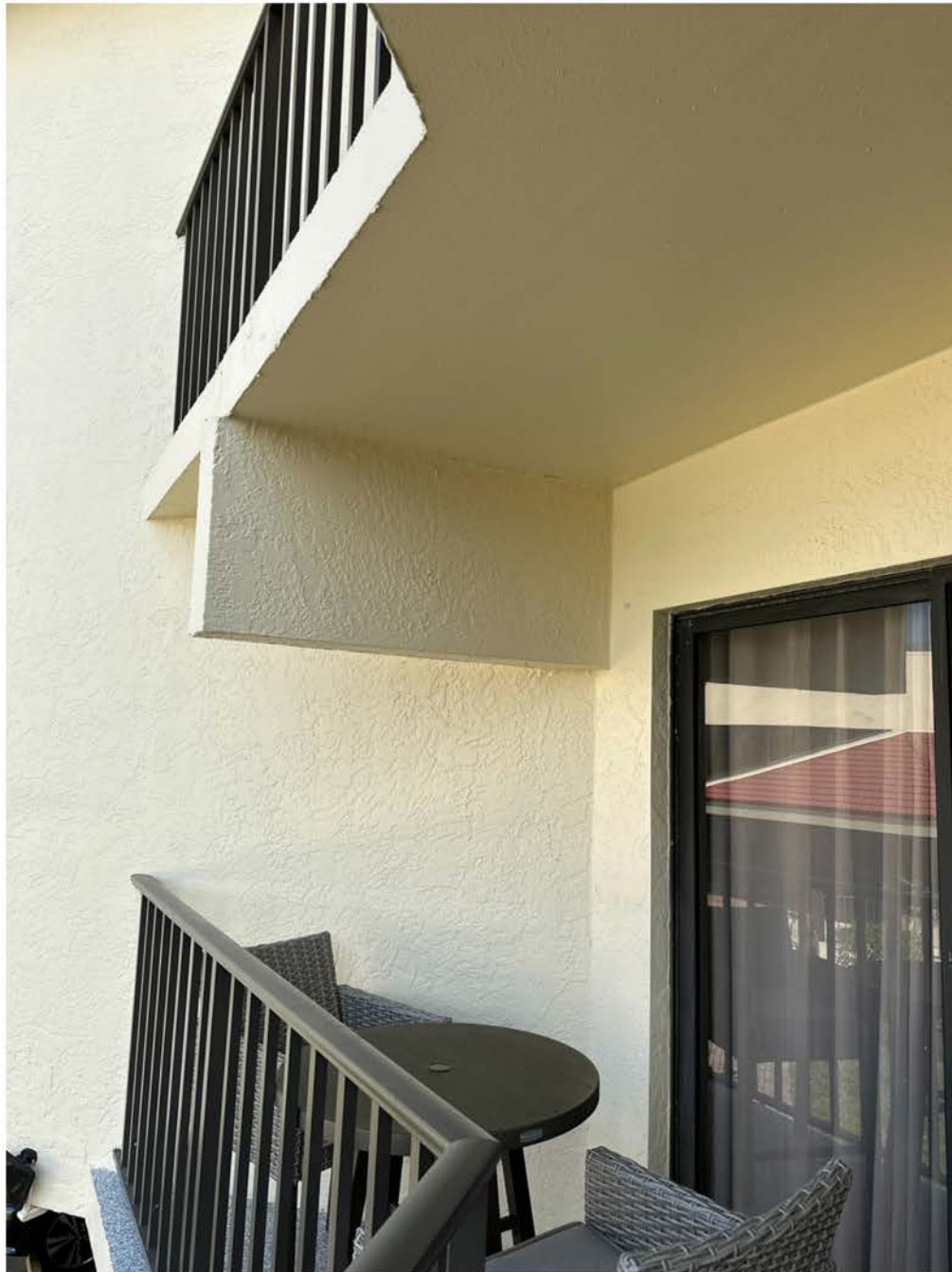
Unit 108 balcony is clad in outdoor tile brown and white color. Balcony is in good condition. No issues. No cracking or spalling on walls or ceiling. Minor cracking at balcony tile slab Edge in the grout line-- nonstructural issue.



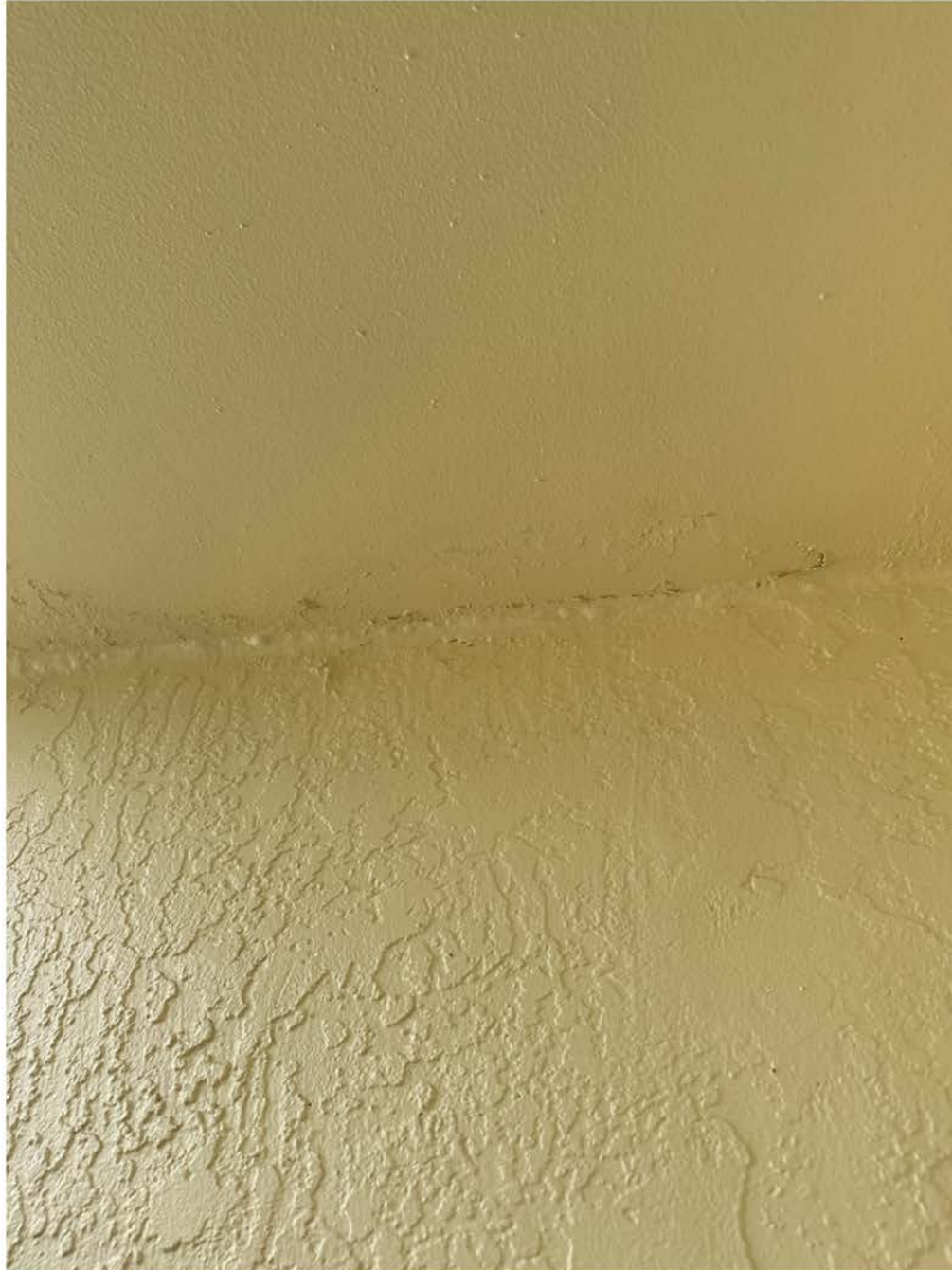
Unit 108 balcony is clad in outdoor tile brown and white color. Minor cracking at balcony tile to slab Edge in the grout line-- nonstructural issue.



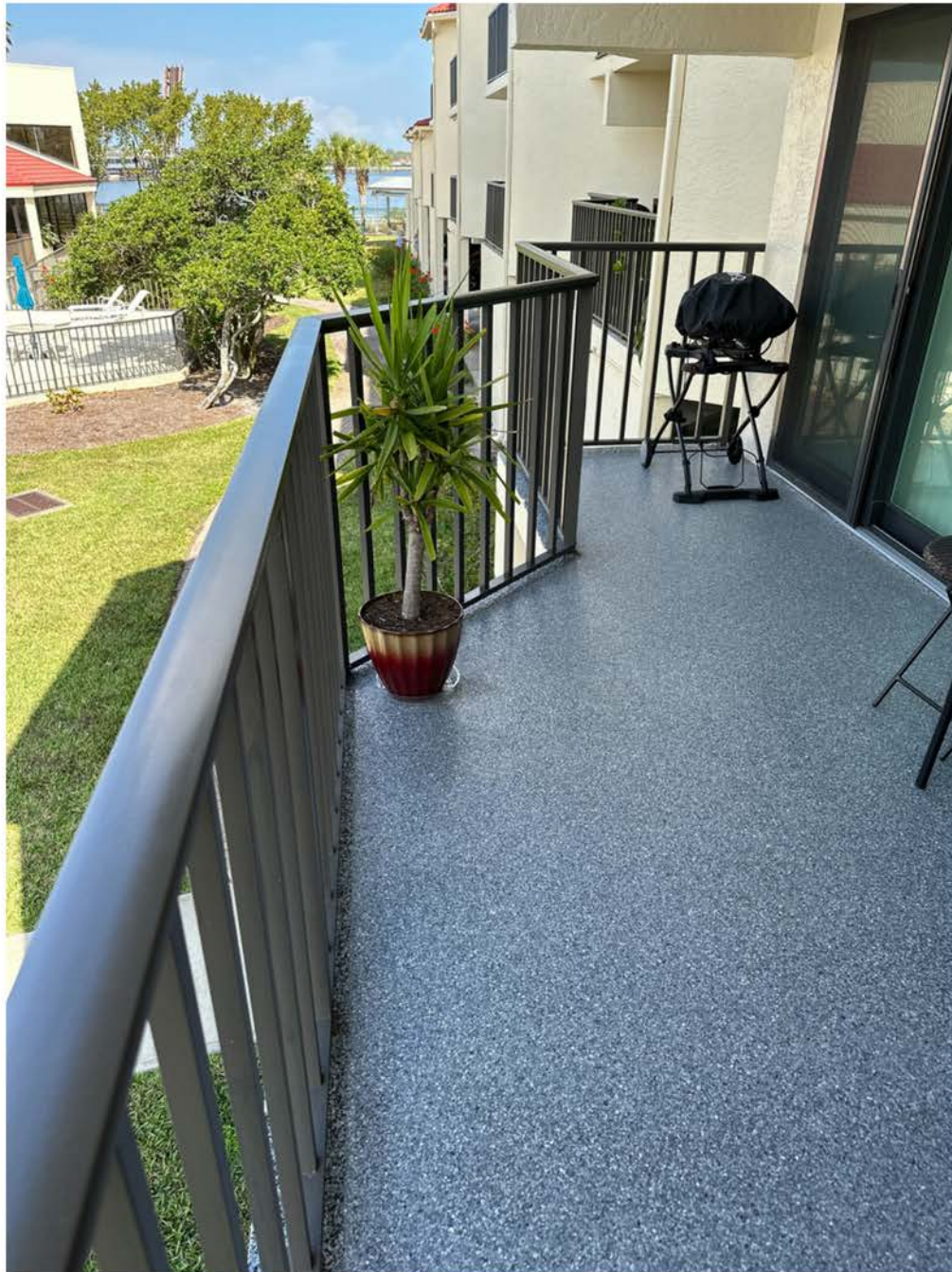
**Unit 108 balcony is clad in outdoor tile brown and white color. Minor cracking at balcony tile to slab
Edge in the grout line--nonstructural issue.**



Unit 105. Balcony exterior is epoxy, aggregate, blue and white with blue area, rug and two chairs. Balcony is in good condition. Epoxy coating looks great. No spalls or cracking on walls or ceiling or any adjacent areas. Note that there is a potential water leak water coming down through slab from balcony above which is Unit 205. Minor cracking on interior drywall ceiling (nonstructural).



Unit 105. Balcony exterior, wall to ceiling intersection. Note the potential water leak water coming down through slab from balcony above which is Unit 205.



Unit 102 Balcony floor (dark gray epoxy coating with aggregate). Balcony slabs in good condition. no issues no cracking or spalling on walls or ceiling. Sliding glass doors are brand new in excellent condition. No issues observed on any adjacent balconies or walls.

RECON RESPONSE ENGINEERING

SIGNATURE PAGE

Milestone Phase 1 Inspection Survey
River Yacht & Racquet Club Condominium
204 3rd St. W,
Bradenton, FL 34205

Andy Schrader

Andrew Schrader, PE

Florida License #72231

Certificate of Authorization #31955

Recon Response Engineering, LLC

727.432.2140 Mobile

ANDREW SCHRADER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 72231. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SCHRADER, PE ON 04/08/2023 USING AN SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Limitations:

This report makes no warranties or guarantees, expressed or implied, in regards to building construction at the site. The property was not inspected for hidden conditions.

Our opinions noted within this report are based on the findings as well as our professional experience. We accept no responsibility for interpretations or actions based on this report made by others.

The findings, results, and conclusions listed herein are only representative of conditions at the time of our review and do not represent conditions at other times. This report is intended for use by you and your assigned representatives. Its data and content should not be used or relied upon by other parties without our prior written authorization. We reserve the right to update our opinions if and when new information becomes available.