



May 13, 2024

South Harbour Condominium
751 Pensacola Beach Blvd.
Pensacola, FL 32561

PENSACOLA

Attention: **Frank Templeton**

Regarding: **South Harbour Condominium – Phase I Milestone Inspection**

Mr. Templeton,

Pursuant to the request of South Harbour Condominium Owners Association, **BE CI – Pensacola** has completed an on-site Phase I Milestone Inspection of the components at the South Harbour Condominium located in Pensacola, FL, in accordance with Florida Statute 553.899 and Florida Senate Bill 154. Michael Rhea, FAA sUAS, with BE CI, conducted the Phase I Milestone Inspection on March 27, 2024. This report consists of four (4) sections: an Executive Summary Section that gives the reader an overall understanding and results of our inspection, an Observations Section that provides a summary of the components observed while on-site, a Limitations of Report section, and a Conclusions and Recommendations Section that summarizes our findings, overall recommendations, and provides our recommended immediate next steps.

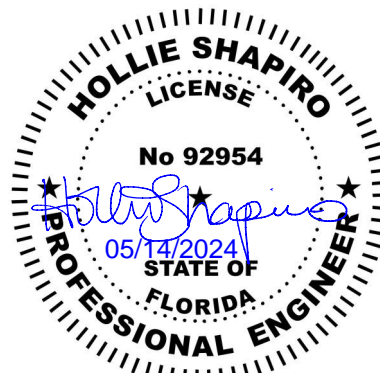
This inspection aimed to verify the safety and adequacy of the structural components of the building, as required by Florida Statute 553.899 and Florida Senate Bill 154. There are two possible phases of this Milestone Inspection, a Phase I Inspection and Phase II Inspection, respectively. If the building is deemed to pass Phase I by the Engineer or Architect performing the inspection, then a Phase II Inspection will not be required. If a building does not pass the first inspection phase, the building is required to undergo the second inspection phase, which will include selective destructive demolition, as deemed necessary by the Engineer or Architect. Based on visual observations performed at South Harbour Condominium, BE CI is of the opinion that a Phase II Milestone Inspection is **not required at this time**. The following sections will document the results of our observations and recommendations regarding the typical conditions and anomalies we have noted.

Respectfully Submitted,

BE CI – PENSACOLA

Michael Rhea, FAA sUAS
Project Engineer I

Attachments:
Appendix A – Summary of Report (1 Page),
Appendix B – Photo Exhibits (3 Pages).



Hollie Shapiro
Senior Project Engineer I

A SENSIBLE APPROACH TO BUILDING ENCLOSURE SOLUTIONS

1.0 EXECUTIVE SUMMARY

The purpose of the Phase I Milestone Inspection was to visually observe the general and typical overt and existing conditions related to the building's structural components and components affecting the structural integrity of the building, as enumerated in Florida Statute 553.899 and Florida Senate Bill 154, including but not limited to the exterior walls, sealants, railings, doors, windows, wall fixtures, pool deck, and roof. Overall recommendations for the discussed anomalies have been provided in *italic font* throughout the report. We performed visual observations at all elevations of the building from the ground level, common walkways, and roof. Visual observations were performed at typical and overt conditions, including common walkways, exterior walls, the main roof, private balcony units, and any other observable exterior concrete surfaces. Additionally, observations were taken through the usage of a drone by a licensed FAA sUAS drone pilot.

2.0 CURRENT PROJECTS/REPORTED AND KNOWN ISSUES

At the time of the site visit, BECI has submitted a scope of work for the replacement of the common walkway deck coating system on March 28, 2024. Additionally, no known leaks or other issues of concern were reported by Management.

3.0 OBSERVATIONS:

3.1 SUMMARY OF CONSTRUCTION

South Harbour Condominium is a 14-Story, 72-Unit Condominium. The exterior cladding of the building is composed primarily of Exterior Insulation and Finish (EIFS) system on a expanded polystyrene board attached to a combination of exterior stud walls and concrete walls. The common walkways of the building are composed of a combination of aluminum guardrails with stanchion posts embedded into the concrete slab and concrete knee walls. The main roof is composed of modified bitumen roofing membrane over lightweight insulating concrete sloped towards overflow scuppers and roof drains on a post-tensioned concrete roof deck.

3.2 ANOMALIES OBSERVED:

While on-site, BECI observed several anomalies that are in need of remediation; however, they are not currently affecting the immediate structural safety and adequacy of the building. It should be noted that these items if left unaddressed, will continue to deteriorate over time which could affect the safety and adequacy of the building's structural components in the future. Below are our recommendations to resolve these anomalies:

3.2.1 BECI observed isolated voids along the metal coping to roof membrane of the main roof where the surge protection had previously connected. ***BECI recommends hiring a licensed Florida contractor to repair the voids along the main roof perimeter within the next year.*** This will help prevent water intrusion through these voids and into the building envelope. (Reference Photo Exhibit Nos. 1 and 2).

3.2.2 BECI observed isolated locations of unsealed wall penetrations and uncoated exterior cladding on the North and South Elevations of the building. ***BECI recommends that the isolated locations of unsealed wall penetrations be sealed and the exterior cladding be coated by a licensed Florida contractor within the next year.*** This will help prevent further stucco deterioration, damage, and possible moisture intrusion into interior framing members. (Reference Photo Exhibit Nos. 3 through 6).

- 3.2.3 BECI also observed widespread deck coating failure on the common walkways of the East Elevation and private balcony decks of the West Elevation. Additionally, we noted typically uncoated spall repairs at the private balcony decks. **Per the scope of work submitted to the board by BECI on March 28, 2024, BECI recommends replacing the deck coating system at the common walkways. Additionally, we recommend that consideration be given to replacing the deck coating system at the private balcony decks.** This will ensure the protection of the deck and balcony components below. (Reference Photo Exhibit Nos. 7 through 11).
- 3.2.4 Additionally at the East Elevation, BECI typically observed corroded knee wall tabs in the common walkways. **Per the scope of work submitted to the board by BECI on March 28, 2024, BECI recommends to repair the knee wall tabs when the existing coatings are removed. The surface corrosion should be mechanically cleaned with a hand-wire brush or mechanical wire wheel. If a knee wall is broken or cracked, it should be welded in place. Any tabs that have lost 25% of their weight or dimensions should be replaced.** If knee wall tabs are left untreated and unreplaced, the knee walls of the common walkways could begin to deteriorate further, jeopardizing the security of the concrete knee wall. (Reference Photo Exhibit Nos. 12 and 13).
- 3.2.5 BECI also observed isolated corroded and loose fasteners at the third railing section from Southmost railing section on the Penthouse Floor awning. **BECI recommends replacing these fasteners to secure the awning at this location as soon as possible.** If the fasteners are left unreplaced, it could jeopardize the security of the awning (Reference Photo Exhibit No. 14).
- 3.2.6 BECI observed a typical condition of missing and corroded hurricane straps at the main roof HVAC units and the South and North Elevation HVAC units. **BECI recommends that the corroded and missing hurricane straps be removed and replaced by a licensed Florida contractor as soon as possible.** This will help secure the HVAC units from strong winds (Reference Photo Exhibit Nos. 15 through 18).
- 3.2.7 BECI also observed damaged and exposed dryer vents on the North and South Elevations. **BECI recommends considering changing the location of the dryer vents to the common walkways so that they are more easily serviceable. After the dryer vents have been moved, we recommend sealing the openings.** The current condition of the dryer vents makes them more readily susceptible to lint and debris buildup in the dryer vents due to the difficulty of access to service. (Reference Photo Exhibit Nos. 19 and 20).
- 3.2.8 At the West Elevation private balconies, BECI observed several isolated corroded fasteners. Additionally, we noted isolated locations where the side plates had shifted and had been re-fastened into the wall, leaving open holes for water intrusion. The condition of the side plates caused the typical condition of loose top and bottom rails at the balconies. **BECI recommends that the corroded fasteners be replaced with stainless steel fasteners and the holes be sealed within the next year.** The current condition the isolated rusted side plates makes them susceptible to further damaged and deterioration (Reference Photo Exhibit Nos. 21 through 24).

4.0 LIMITATIONS OF REPORT

- 4.1 Observations and data presented in this report were obtained from a review of relevant documents, a visual investigation of the as-built conditions, and information (written and/or verbal) supplied by others.

- 4.2** This report is not intended to be a comprehensive investigation of each and every failure, deficiency and/or damaged component observed. It does represent our professional opinion regarding the conditions we have examined to date. We reserve the right to amend this report at any time if, in our opinion, amendments are warranted based on any additional information, physical data, or evidence that becomes available.
- 4.3** The information provided by BECI that is included in this report is not meant to be a guaranty or warranty of any kind. The opinions in this report are based primarily on a visual examination and testing of reasonably accessible building systems. Therefore, we assume no responsibility for items that were not examined. BECI is not responsible for any restoration work that may need to be performed after our testing.
- 4.4** We have prepared this report exclusively for our Client and local Building Officials. Any use of this report by any other individual(s) without our written consent is prohibited. Should another individual rely on this report without our consent, they shall indemnify BECI from any damages, losses, or expenses they may incur as a result of its use.

5.0 CONCLUSIONS AND RECOMMENDATIONS

- 5.1** Based upon our visual observations of South Harbour Condominium at the time of our site visit, we do not recommend a Phase II Milestone Inspection to be performed. BECI is of the opinion that the structural components of South Harbour Condominium are of safe and adequate performance.
- 5.2** BECI recommends that the anomalies enumerated above be remediated by a licensed Florida contractor as soon as possible to prevent degradation of the structural components over time.
- 5.3** Before a restoration effort is scheduled or implemented, a scope of work identifying proper methods of restoration and materials to be used should be prepared by a design professional. It is fair to assume that the deficiencies observed are resulting in an undetermined amount of damage or deterioration to the building and its underlying building components at this time. The restoration documents should account for these possible damages or deterioration. BECI would be glad to assist in the development of such restoration documents in the future if a restoration of the noted anomalies is to be completed.



APPENDIX A – SUMMARY OF REPORT

PENSACOLA

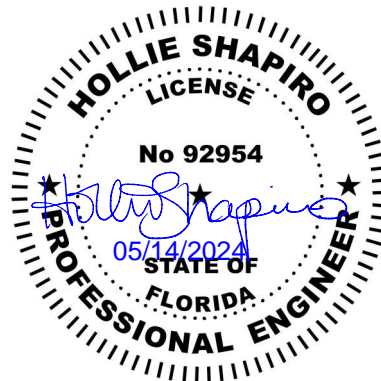
CLIENT NAME: South Harbour
Condominium

PROJECT ADDRESS: 751 Pensacola Beach
Blvd., Pensacola, FL 32561

INSPECTION BY: BECI

INSPECTION DATE: 03/27/2024

ENGINEER: HOLLIE SHAPIRO, P.E.



RECOMMENDED FOR PHASE 2? NO

1.1 PURPOSE OF SCOPE

The purpose of this inspection was to verify the safety and adequacy of the structural components of the building, as required by Florida Statute 553.899 and Florida Senate Bill 154. There are two possible phases of this Milestone Inspection, a Phase I Inspection and Phase II Inspection, respectively. If the building is deemed to pass Phase I by the Engineer or Architect performing the inspection, then a Phase II Inspection will not be required. If a building does not pass the first inspection phase, the building is required to undergo the second inspection phase, which will include selective destructive demolition, as deemed necessary by the Engineer or Architect.

1.2 EXECUTIVE SUMMARY

The purpose of the Phase I Milestone Inspection was to visually observe the general and typical overt and existing conditions related to the building's structural components and components affecting the structural integrity of the building, as enumerated in Florida Statute 553.899 and Florida Senate Bill 154, including but not limited to exterior walls, cladding systems, shear walls, demising walls, common walkways, stairs, windows, columns, and Overall recommendations for the discussed anomalies have been provided in *italic font* throughout the report. We performed visual observations at all elevations of the building from the ground level, common walkways, and roof. Visual observations were performed at typical and overt conditions including common walkways, exterior walls, the main roof, and any other observable exterior concrete surfaces.

1.3 RECOMMENDED NEXT STEPS

BECI recommends that the anomalies enumerated in the Phase I Milestone Inspection report be remedied by a licensed Florida contractor within the next one to two (1-2) years, unless noted otherwise, to prevent degradation of the structural components over time.

A SENSIBLE APPROACH TO BUILDING ENCLOSURE SOLUTIONS

**South Harbour Condominium
Appendix B – Photo Log
Site Visit Date: 03/27/24**

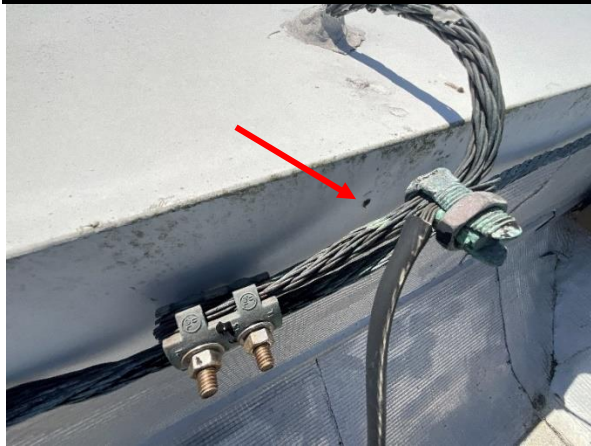


Photo 1
Roof – View of isolated fastener holes at surge protection – Isolated.



Photo 4
North Elevation – View of failed sealant at wall penetration – Isolated.

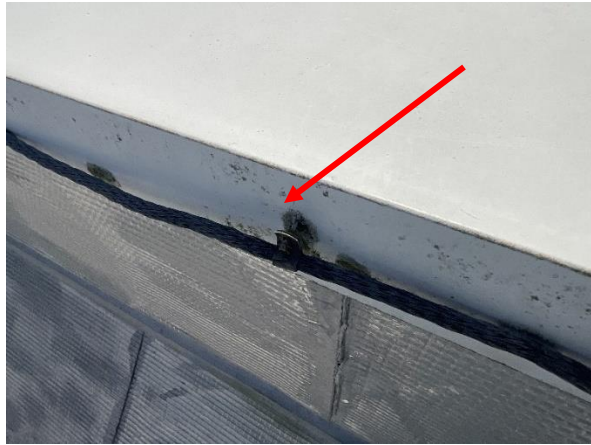


Photo 2
Roof – View of isolated fastener holes at surge protection – Isolated.



Photo 5
North Elevation – View of failed sealant at wall penetration – Isolated.



Photo 3
South Elevation – View of failed sealant at wall penetration – Isolated.



Photo 6
South Elevation – View of unpainted cladding unsealed abandoned fastener holes – Isolated.

**South Harbour Condominium
Appendix B – Photo Log
Site Visit Date: 03/27/24**



Photo 7
East Elevation – Common Walkways – Floor 12 -
Overall View of failed coating at concrete deck –
Typical.



Photo 10
West Elevation – Private Balconies – Floor 13 –
View of uncoated spall repairs on balcony deck –
Typical.



Photo 8
East Elevation – Common Walkways – Floor 11 -
Overall View of failed coating at concrete deck –
Typical.



Photo 11
West Elevation – Private Balconies – Floor 3 –
View of failed coating at concrete deck – Typical.



Photo 9
West Elevation – Private Balconies – Floor 4 –
View of failed coating at concrete deck – Typical.



Photo 12
East Elevation – Common Walkways – Floor 5 –
View of corroded knee wall tab – Typical.

**South Harbour Condominium
Appendix B – Photo Log
Site Visit Date: 03/27/24**



Photo 13
East Elevation – Common Walkways – Floor 11 –
View of corroded knee wall tab – Typical.



Photo 16
North Elevation – View of corroded hurricane
straps – Typical.



Photo 14
East Elevation – Common Walkways –
Penthouse Floor – View of loose and corroded
fasteners – Isolated.



Photo 17
North Elevation – View of corroded and broken
hurricane strap – Typical.



Photo 15
Roof – View of HVAC unit with poor support and
no hurricane straps – Isolated.

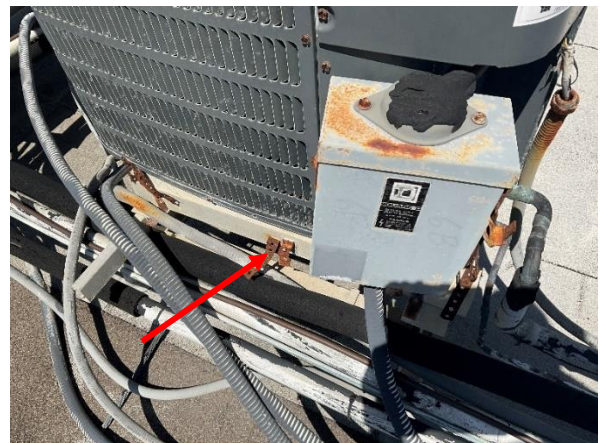


Photo 18
Roof – View of corroded hurricane straps at
HVAC units – Typical.

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Appendix B – Photo Log
Site Visit Date: 03/27/24**

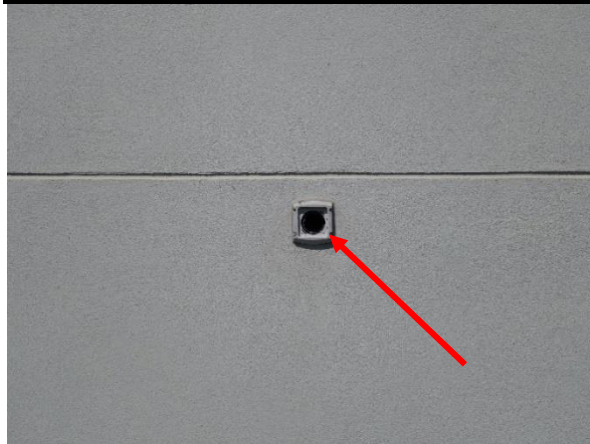


Photo 19
South Elevation – View of broken dryer vent – Typical.



Photo 22
West Elevation – Private Balconies – Floor 3 – View of corroded side plate fasteners – Isolated.



Photo 20
North Elevation – Overall View showing broken dryer vents – Typical.



Photo 23
West Elevation – Private Balconies – Floor 10 – View of hole behind side plate fastener – Isolated.



Photo 21
West Elevation – Private Balconies – Floor 3 – View of corroded side plate fasteners – Isolated.



Photo 24
West Elevation – Private Balconies – Floor 6 – View of loose top rail – Typical.