

Florida Milestone Inspection

Concrete Restoration Evaluation Report – Building 4

Date: November 15, 2022

Client: Conquistador Condominium
c/o Bonnie Guenther, LCAM Manager
Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd.
Stuart, FL 34996
Sent via email to: manager@conquistadorliving.com

RE: Summary of Observations for Conquistador Condominium Building 4 – Balcony Units, Exterior, Walkways, and Stairs
Located at 1800 SE St. Lucie Blvd., Stuart, Florida 34996

At the request of the Board and in accordance with the Florida Senate Bill 4D, a visual field observation was performed on September 21, 2022 and October 27, 2022 by representatives of Mathers Engineering. Any observations noted in this report will not determine if the condition of an existing building is in compliance with the 2020 Florida Building Code (7th edition) or the fire safety code.

This report is to determine “substantial structural deterioration” 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.

Our visual observations included the following areas:

- I. Observations of Unit Balconies
- II. Observations of Common Walkway and Stairs
- III. Observations of Exterior of Building

I. Observations of Unit Balconies:

The following items were observed in Conquistador Condominium Building 4's 24 individual unit balconies:

1. Condition of concrete floor and covering and method for observations:
 - The majority of the balcony decks (also referred to by the Association as lanais) were enclosed and raised. Therefore, the original concrete could not be visually observed or sounded for condition. Any original level balcony decks either had Chattahoochee stone, laminate wood, vinyl plank, carpet, tile, or spray deck over the existing concrete.

2. Condition of walls, ceilings, and columns:

- Observable columns were observed for cracks and sounded for potential hidden damage in balcony unit walls.
- Ceilings were observed for any concrete cracks or spalls.
- Due to the enclosure of the balcony decks, the majority of the balcony walls are covered by drywall or composed of wood paneling or planks. When applicable, the walls were observed for any concrete cracks or spalls.
- Non-concrete items, such as wood paneling or planks, were not observed as part of this report.

As designated by the Florida Legislature, our visual observations of unit balconies include the inspection of “load-bearing walls and primary structural members and primary structural systems”. These observations do not account for surface imperfections such as non-structural cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peelings that do not affect the building’s structural integrity.

Qualitative Assessment of Individual Units

Unit 106 – There is one (1) shrinkage ceiling stucco crack with no hollow sounds that should be noted and observed. We consider this to be an area of low concern that would not need further exploratory excavation.

Unit 108 – There are three (3) horizontal, hairline cracks with no hollow sounds. Additionally, the unit owner informed us of other areas of cracking forming in the drywall. The cracks are adjacent to the cracks found in our exterior observations. Further exploratory evaluation would be needed in order to determine the cause of the cracks. Soil density tests may be required near the footing at the base of the wall.

All other units not mentioned above did not show any observable signs of structural deteriorations that could be considered “unsafe or dangerous” as defined in the Florida Building Code at the time of our visual observations. Additionally, some of the units’ exterior edges were inaccessible at the time of the inspection and could not be observed in close detail.

II. Observations of Common Walkways and Stairs:

The following items were observed along the common walkways and stairwells:

1. Condition of walkways:

- The observations looked for cracks, bulges, rust spots, or other indications of concrete issues.
- All common walkways are covered in a deck coating.
- Small bulges could indicate the beginning of concrete spalling.
- Rust spots could indicate areas of exposed rebar or rebar bleeding through concrete.
- Hollow sounding spots could indicate potential subsurface damage to the concrete.

2. Condition of columns, beams, edges, ceilings, and walls visible along walkways:
 - The observations looked for cracks, bulges, rust spots, or other indications of concrete issues.
 - Walkway columns are located in the building's interior and cannot be sounded for condition. There were no walkway columns with observable issues.
3. Stairwells:
 - The observations looked for cracks, bulges, rust spots, or other indications of concrete issues.

Qualitative Assessment of Common Walkways and Stairs:

- The interior common hallways are carpeted and drywalled; therefore, no visual observations of concrete spalling, cracking, or bulging could be made.
- The interior atrium had stucco cracking and hollow sound in the ground level and 2nd floor overhead walkway corners.
- There were no observable issues with any common walkway columns.
- All stairwells are in the building's interior. There were no observable issues of note in the three (3) stair towers.

The stucco delamination in the ground level and 2nd floor overhead walkway inside corners facing the atrium should be chipped away to determine if there is structural deterioration of the concrete. If there is, this would be considered an area of structural concern that would need to be repaired during the next concrete restoration. There were no other observable areas of structural concern in the common walkways and stairways.

III. Observations of Building Exterior Walls:

The following items were observed on the exterior face of the building on all sides:

1. Condition of concrete edges, beams, columns, walls, etc.:
 - The observations were performed from ground level to document areas of concern. Any visually observed problems will need to be verified in the future when the items can be accessed by lift or scaffolding. Only then can close-up observations and exact soundings be done to determine the extent of any repair that may be needed.
 - The observations for each deck's exterior looked for cracks, bulges, rust spots, spalls, stucco delamination or other indications of concrete issues.
 - Mathers Engineering performed a separate roof inspection on August 11, 2022. A separate report was completed and provided to the Association. This report summarized our observations of the existing conditions and our recommendations.

Qualitative Assessment of Building Exterior:

The north side of the building has two (2) z-cracks in the block walls of the garbage room. The cracks are both approximately 15 feet in length and wrap around the building's corner. These cracks can also be seen in the interior of the building. This cracking indicates to us that the north side of the building may have minor foundation settlement. A soil density test can be performed adjacent to the exterior wall in this area to determine if the soil is loose or dense.

Summary and Repair Recommendations:

The buildings within the Conquistador's development were constructed between 1971 and 1977. At the time of the original construction, each unit had an exterior balcony/porch area. Over time, the Association allowed the residents to enclose this area and expand their interior living space. During our site observations, the original exterior columns were not observable in the majority of the units as they were covered by the new construction for the enclosure.

This report summarizes any observable structural deterioration and its approximate location. In areas where structural deterioration was observed, we recommend that the Association have a qualified contractor perform concrete restoration work needed to insure the building's structural integrity.

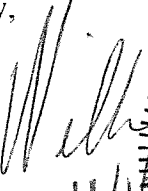
Typically, structural concrete repairs would include having the contractor expose the area of repairs by removing the existing stucco. If concrete surface cracking is evident, the contractor will then need to chip away the existing concrete to examine the existing condition of the steel reinforcement. The existing exposed steel will need to be wire brushed to determine the current condition and delineate the area required for additional demolition and restoration. The engineer will determine if the steel reinforcement deterioration requires enhancement or replacement. The area will be restored with concrete, stucco, and paint to match the prior dimensions unless the engineer needs to vary the restored area to meet items such as cover of reinforcement, accommodate new items such as windows, doors, guardrails, etc. It is possible that upon removing the stucco it is determined that the concrete and steel deterioration is not extensive and could require only minor maintenance repairs.

Limitations:

Our professional services have been performed, our findings obtained, and our opinions prepared in accordance with generally accepted engineering principles and practices. This company is not responsible for the conclusions, opinions or recommendations made by others based on this data. The opinions submitted in this report are based upon data obtained from several visual onsite field observations made in on September 21, 2022 and October 27, 2022, and should facts not known at this time of inspection become evident in the future, the engineer retains the right to reevaluate his above opinions.

The scope of our services does not include any items or components not mentioned in this document nor environmental assessment or investigation for the presence or absence of mold, hazardous or toxic material in the soil, groundwater, or surface water within or beyond the site studied. Any statements in this report regarding odors, staining of soil, or other unusual conditions observed are strictly for the information of our client.

Sincerely,


11/15/2012
William J. Mathers, P.E.
