



TECH MANAGEMENT, INC.

Consulting To The Construction Industry

March 24, 2023

Ms. Mary Moyer, Board President
Surf Side South Condominium
14900 Gulf Blvd.
Maderia Beach, FL 33708

**Re: Surf Side South Condominium
Phase I: Structural Milestone Inspection per Florida SB 4D**

Dear Ms. Moyer:

As authorized, and as required by Florida Law SB 4D, please find the results from our site visit on March 15, 2023, and our review of the original structural drawings by Larry J. Winker, AIA, and Olsen, White, & Associates (Structural Engineers) dated September 28, 1979.

I. In Attendance:

1. Robert Jaques, Board
2. Brian F. Keane, PE, SI, TMI
3. James Pucillo, III, TMI
4. D.J. Daughtery, TMI

II. General Information:

1. As noted, Florida Law SB 4D requires a Milestone Inspection of all condominium buildings three (3) stories and greater that meet certain age requirements NLT December 31, 2024.

***144 Annwood Road, Palm Harbor, FL 34685
Phone 727-785-6907***

2. Please find enclosed as Exhibit A, a copy of the Property Card that shows the building passed the last building inspection on August 15, 2080.

III. Description:

1. The building is a six (6) story structure that includes three (3) inter-connecting buildings, with sixty-two (62) residential units.
2. The structure is constructed using cast-in-place (CIP) reinforced concrete columns, floor slabs, and roof slab all supported on foundation pile caps and pilings. The stairwell/shear walls are reinforced masonry.

IV. Review of the Original Structural Drawings:

1. The design criteria is shown as follows:
 - a. Design wind load = 110 mph
 - b. Pile capacity: 50 ton compression piles/25 ton uplift
 - c. Floor loads (interior) = 40 psf (LL)
 - d. Floor loads (corridors) = 60 psf (LL)
 - e. Roof load = 20 psf (LL)
2. The concrete structure consists of 3000 psi concrete at the foundations and 4000 psi concrete at all other locations with A615 Grade 60 reinforcing steel.
3. Shear walls are noted throughout the drawings from grade through the fifth floor with reinforced stair tower walls to the roof.
4. The concrete foundations, columns, shear walls, floor slabs (flat slab design), and roof slab (flat slab design) are all built using conventional reinforcing steel. **Note:** the elevated slabs (8" in thickness) include extra reinforced strip panels at the columns from the first elevated slab through the roof slab.
5. The elevated walkways and unit balconies are designed as cantilever elements.
6. Parapet rails at the roof and elevated walkways are reinforced masonry.
7. Non load bearing masonry exterior walls are partially reinforced.

V. History of Repairs:

1. The roof was replaced in 2017 to include putting A/C units on hurricane stands.
2. The building exterior was repainted in 2018.
3. Hurricane shutters are in place at the unit balconies at all but nine (9) of the sixty-two (62) units. Eighteen (18) units have hurricane rated sliders. However, the nine (9) units noted, do not have shutters or rated sliders.
4. Concrete columns in the garage were repaired in 2018.
5. Balcony repairs were conducted between December 2002 to May 2004, to include using Impressed Current Cathodic Protection (ICCP) by CorrPro Companies, Inc. (Refer to final report dated May 17, 2004).
6. Elevated walkways were repaired and waterproofed in 2000.

VI. Field Observations: (See Exhibit B for photos)

1. Building Elevations (Photos P1 through P10):
 - a. A review of the building elevations found no visible concerns, except:
 - b. Photos P5/P9 shows the steel columns at the lower left. (See comments below.)
 - c. Photo 106 shows a depression in the pavement from a water leak that has since been repaired. The asphalt needs to be re-leveled.
2. Roof (Photos P16 through P23):
 - a. No visible concerns.
3. Elevated Walkways (Photos P35 through P39)
 - a. No visible concerns.
4. Garage (Photos P31 through P34)
 - a. No visible concerns.

5. Stairwells (Photos P24 through P30, and P40, P41, P47, P48, P54, P61, P68)
 - a. Minor concrete repairs needed at various locations.
 - b. Photo P30 noted an uneven riser.
6. Generator room (Photos P11 through P13)
 - a. Minor concrete damage at the door entrance.
 - b. Concrete damage at the pump base.
7. Exterior of Unit 105 (Photos P5, P9, P14, P15, P101).
 - a. P14 shows rusted steel pipe column and damaged concrete base.
 - b. P15 show a second rusted steel pipe column.
 - c. P105 shows a third rusted steel pipe column (**Note:** see P103 which shows a diagonal wall crack just above this column. The crack does not migrate to the outside face of the wall, indicating the crack has stabilized.)
 - d. The three (3) steel pipe columns were installed post original construction since they do not show up on the original drawings. Drawings of these three (3) columns were not available.
8. Unit balconies:
 - a. 502: (see Photos P69 through P71)
 - b. 504: (see Photos P72 through P74)
 - c. 404: (see Photos P75 through P76)
 - d. 407: (see Photos P77 through P78)
 - e. 302: (see Photos P79 through P80)
 - f. 303: (see Photos P81 through P83)
 - g. 204: (see Photos P84 through P86)
 - h. 213: (see Photos P87 thru P93)

- I. 105: (See Photos P94 through P96)
 - j. 110: (See Photos P98 through P104)
9. Summary of damages at the balconies:
- a. All units inspected exhibited hairline cracks along the outside edge of the balcony slabs, along with very minor concrete damage at noted balconies.
 - b. Unit 105 noted a diagonal crack at the corner wall.
 - c. Unit 105 also exhibited concrete/Gemstone finish damage along the screened enclosure.
 - d. Unit 213 noted a wall crack at the back wall.

VII. Summary:

- 1. In general, the three (3) buildings are in very good condition for a structure that is over forty (40) years old.
- 2. The structure exhibited no major concerns, with no evidence of any settlement problems. Only a few minor items were noted above that are recommended be addressed in the near future.

VIII. Recommendations:

- 1. The hairline cracks referenced at the outside edges of the balconies need to be repaired. (Repairs are in process.)
- 2. Recommend CorrPro inspect the balconies and the ICCP system, then make any recommendations they feel are warranted. Clem Firlotte (CorrPro) confirmed he will visit the site in April 2023.
- 3. Minor concrete spalling/cracks should be addressed where noted. (Repairs are in process.)
- 4. The diagonal wall crack/rusted support columns at the balcony of Unit 105 needs to be addressed as follows:
 - a. The three (3) round steel columns need to be inspected. Damage is suspected to be limited to minor corrosion. The corroded steel will need to be cleaned by a wire wheel, and two (2) coats of cold galvanize per

ASTM A780 need to be applied. Then repainted to match.

- b. The damage concrete pier needs to be opened up and the condition of the steel should be determined. If the steel is sound, then it should be treated as noted above. The concrete pier would then need to be repaired.
 - c. The diagonal wall crack would then need to be repaired.
5. Photo P30 indicates there is an uneven stair riser. Recommend this condition be reviewed and repaired.

Thank you for the opportunity to conduct your Milestone Inspection per Florida Law SB 4D. Let me know if you have any questions or comments.

If I can provide further services, please advise.

Sincerely:
TECH MANAGEMENT, INC.



Brian F
Keane

Digitally signed
by Brian F Keane
Date: 2023.03.24
10:32:58 -04'00'

Brian F. Keane, PE, SI
President

Enclosures

cc: Robert Jacques (Board)
File: SURFSIDE_SOUTH_2023#1