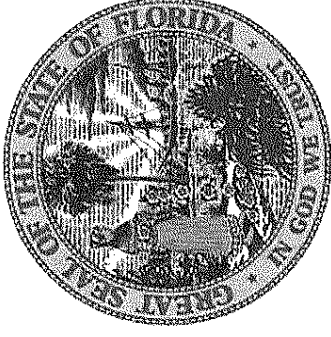


STRUCTURAL MILESTONE
CERTIFICATION



OCEAN CLUB SOUTH CONDOMINIUMS

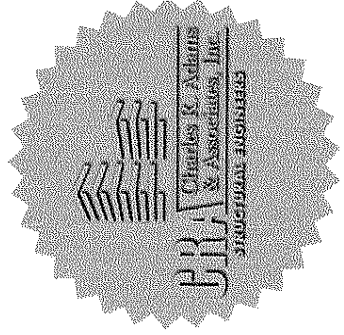
4849 S. Atlantic Avenue, New Smyrna Beach, FL

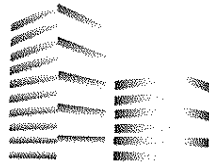
has successfully completed milestone structural inspections required by *FL Statute 553.899* to certify the building as structurally adequate based on original design criteria and while regular maintenance shall continue it has no “significant structural deterioration” and therefore poses no risk to life safety as of:

AUGUST 5, 2022
(expires 10 years from date)

Jonathan Adams, Inspector

Charles R. Adams, P.E.
FL# 15113





CRA Charles R. Adams
& Associates, Inc.

STRUCTURAL ENGINEERS

Certificate of Authorization Number 4180

414 Canal Street - New Smyrna Beach, FL - 386.426.5583

**PROPOSAL FOR STRUCTURAL ENGINEERING SERVICES
FOR
OCEAN CLUB SOUTH
(BUILDINGS A, B, AND C)**



**4849 SAXON AVENUE
NEW SMYRNA BEACH, FL 32169**

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SCOPE OF WORK

Provide the Ocean Club South Condominium Association with a structural damage survey and life safety assessment of the concrete slabs, beams, columns, walls, and stairs in buildings A, B and C.

INCLUSIONS:

- Site visits as required.
- 3 sets of documentation of the Damage Survey (listing size and location of damaged areas, if any).
- Provide an Engineer's "MILESTONE" Certification, if appropriate, or a "STRUCTURAL INTEGRITY RESERVE STUDY" as to the structural condition of the structure, signed and sealed by a Florida licensed Professional Engineer.

CONDITIONS:

- Our office will begin work on this project within 30 business days of receiving a signed proposal and the "Upon notice to proceed" payment.
- Payment of Invoices is due within 10 days of Invoice date. Late payments may cause delays to the job progress.
- "Additional Work" will only be required if the "Milestone" inspection uncovers serious structural issues that require a "Structural Integrity Reserve Study".

FEE FOR SERVICES:

\$6,500.00

TERMS: \$3,750.00 Upon notice to proceed.

\$3,750.00 Upon completion of Milestone Survey and Certificate (if appropriate).

ADDITIONAL WORK:

Structural Integrity Reserve Study, if required - **\$3,500.00**

CONDITIONS:

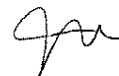
This proposal is valid for 30 days from this date.

Acceptance of this proposal signifies the customer's acceptance of the terms and conditions herein, and their agreement to hold CRA & Associates, Inc. harmless from any claims that may arise as a result of the alleged or real failure by other contractor(s) or subcontractor(s) to execute the requirements of the plans, details, procedures, and specifications indicated on the permit documents, signed and sealed by a Florida Professional Engineer, and provided for the purpose of obtaining a Building Permit.



Charles R. Adams, P.E.

7/11/22







Accepted By

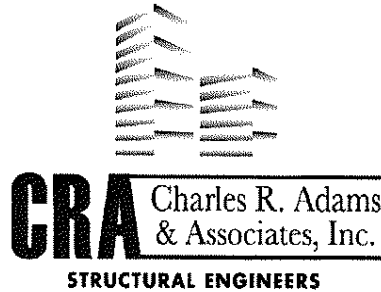
07 / 12 / 2022

Date

TITLE	ENGINEER CHUCK ADAMS INSPECTION OF THE BUILDINGS AND...
FILE NAME	Ocean Club South ...2 revised (1).pdf
DOCUMENT ID	47b2043855a77285e0587233d60da87ae666e4ea
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	• Signed

Document History

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Sent for signature to JEFF MCLEOD (asilverservice@aol.com)
from lisa@surfcoastrealty.com
IP: 108.188.225.182
-  **07 / 12 / 2022**
14:50:02 UTC
Viewed by JEFF MCLEOD (asilverservice@aol.com)
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-  **07 / 12 / 2022**
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The document has been completed.



414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583
C.A. 4180

PHASE ONE MILESTONE INSPECTION

Name: OCEAN CLUB SOUTH CONDOMINIUMS

Address: 4849 SOUTH ATLANTIC AVENUE, NEW SMYRNA BEACH, FL 32169

Assessment Date: 8/5/22

Building Owner / Jurisdiction: OCEAN CLUB SOUTH COA / COUNTY OF VOLUSIA

Number of Levels (Including slab-on-grade as level #1): BLDG A – 3, BLDG B – 2, BLDG C - 4

Garage Construction Type:

- | | | | |
|---|-----|----|-----|
| ▪ Steel (exposed or coated steel framing, thin floor/deck slabs, metal decking) | YES | NO | N/A |
| ▪ Concrete Framed Poured in place | YES | NO | N/A |
| ▪ Pre-cast | YES | NO | N/A |
| ▪ Post-tension | YES | NO | N/A |
| ▪ Split-slab | YES | NO | N/A |
| ▪ Other: Explain _____ | YES | NO | N/A |
| ▪ Non-Combustible Construction (masonry & steel framed partitions for shafts, | | | |

Stairs, mech rooms etc. present? YES NO N/A

Free-standing or occupied space/building above? _____ YES NO N/A

VISUAL SUMMARY OF THE BUILDING

PARKING AT STREET LEVEL, BUILT 1967-1968, FAIR/GOOD CONDITION WITH PAINT AND STRUCTURAL REPAIRS IN-PROGRESS, SCHEDULED COMPLETION DATE - DECEMBER 2022, SURFACE RUST ON STEEL STAIR POSTS EVIDENT, STRUCTURAL BEAM @ BASEMENT LAUNDRY HAS CRACKS AND SPALLING.

RETAINING WALL @ N. PROP. LINE HAS VERTICAL CRACKS, RECOMMEND INSTALLING WEEP HOLES

STRUCTURAL OBSERVATIONS

▪ Thickness of concrete deck (if known)? _____			
▪ Compression strength of concrete slab (f'c) in psi (if known)? _____			
▪ Are there any visible deck cracks? Do they leak? <u>NO LEAKING SEEN</u>	YES	NO	N/A
▪ Estimated visual crack widths (<u>1/16"-1/4"</u> or 1/2" and greater)? _____	YES	NO	N/A
▪ Are there signs of surface scaling (freeze-thaw damage)? _____	YES	NO	N/A
▪ Is there any concrete spalling? <u>@ LAUNDRY ROOM BEAM</u>	YES	NO	N/A
▪ Is there any evidence of concrete deck delamination? _____	YES	NO	N/A
▪ Any mechanical surface damage or vehicle impact? _____	YES	NO	N/A
▪ Is any steel reinforcement exposed on the deck? <u>ON & UNDER OFFICE STRS</u>	YES	NO	N/A
▪ Is there any evidence of corrosion of reinforcing steel? (<u>exposed</u> or subsurface) _____	YES	NO	N/A
▪ Is rust visible? <u>SURFACE RUST ON STAIR POSTS, NO VISIBLE LOSS OF STRUC. INTEGRITY</u>	YES	NO	N/A
▪ Is it <u>surface rust</u> or is there significant loss of reinforcing steel? _____	YES	NO	N/A
▪ Is this a precast deck? Are the flange connection welds stressed, broken, or corroded? <u>SURFACE CORROSION @ ENDS OF "DOUBLE TS"</u>	YES	NO	N/A
▪ Are there any signs of water leakage? If so, describe conditions. _____	YES	NO	N/A

▪ Is there an existing traffic-bearing membrane installed? _____	YES	NO	N/A
▪ Does it have any tears, abrasions, delamination's, or other deterioration? _____	YES	NO	N/A
▪ Estimated Life of Existing Traffic Coating? _____			
▪ Are there low spots where ponding (bird baths) occurs? _____	YES	NO	N/A
▪ Are there water stains on the underside of the deck? _____	YES	NO	N/A
▪ Are drains functioning properly? When were they last cleaned? _____	YES	NO	N/A
▪ Are drains properly located? _____	YES	NO	N/A
▪ Has the concrete been tested for chloride-ion content? When was it last tested? _____	YES	NO	N/A
▪ Are records of previous inspections available? _____	YES	NO	N/A

STRUCTURAL SYSTEM: BEAMS, BEARINGS, AND COLUMNS

▪ Are there any cracks? If so, what is the direction, width, and depth? <u>+/- 1/8"</u> <u>@ BEAM IN LAUNDRY BASEMENT, PARALLEL WITH BEAM</u>	YES	NO	N/A
▪ Are there any signs of leakage? Describe conditions and note location. _____ <u>@ OFFICE & LAUNDRY, LEAK HAS BEEN REPAIRED</u>	YES	NO	N/A
▪ Is there any concrete spalling? <u>@ OFFICE AND LAUNDRY</u>	YES	NO	N/A
▪ Any damage or major cracks from vehicular impact, etc? _____	YES	NO	N/A

▪ Is any steel reinforcement exposed? _____ <u>IN OFFICE STAIRS</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Is rust visible? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Is it <u>surface rust</u> or is there significant loss of section? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Are bearings in good condition? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Are bearing plates rusted? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ If bearing pads have been used under beams, are the present and in good condition? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Are bearing pads squashed, bulging, out of place or missing? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Steel Framed concerns: Visible corrosion or section loss of steel? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Steel Framed concerns: Fireproofing or protective coatings condition? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>

▪ Are there visible signs of beam, or double-tee deflection? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Are shear cracks visible on any concrete columns, or beams? <u>@ LAUNDRY</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ What is the condition of previous concrete patch repairs (if present)? _____			

BUILDING PROTECTION & WATERPROOFING

▪ Is there an existing traffic-bearing membrane installed? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Does the membrane show signs of wear including tears, deterioration, bubbling, or delamination? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Is the waterproofing basecoat (membrane) intact around columns, walls & drains? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Is the traffic bearing membrane detailed correctly? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Is the membrane trapping moisture in the slab? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Is the product chemistry known? If so, what is the chemistry? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Date of last painting on building exterior? <u>IN PROG., COMP. DATE 12-2022</u>			
▪ Date of last waterproof coating on stairs, walkway & balcony slab _____			
_____ <u>IN PROGRESS, COMPLETION DATE 12-2022</u>			

PARKING GARAGE

▪ Efflorescence _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Visible ponding water or leaking areas? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Dampness or visible water stains? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Dripping from levels above through cracks, expansion joints, or deck, etc.? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Freeze/thaw damage? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Are there below grade walls with overburden on positive side? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Are they waterproofed (positive or negative side)? _____	<u>YES</u>	<u>NO</u>	<u>N/A</u>
▪ Date of last waterproofing installation _____			



CRA Charles R. Adams
& Associates, Inc.

STRUCTURAL ENGINEERS

414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583
C.A. 4180

PHASE ONE MILESTONE INSPECTION REPORT
FOR

OCEAN CLUB SOUTH CONDOMINIUMS

**4849 SOUTH ATLANTIC AVENUE
NEW SMYRNA BEACH, FL 32169**

(the "Association").

Overview of Inspection

The buildings at the Association (collectively, the "Buildings") underwent a "Phase One Milestone Inspection", as described in Section 553.899, Florida Statutes, by Charles R. Adams & Associates, Inc. (the "Firm") on

August 5, 2022.

The inspection was conducted for the purposes of attesting to the life safety and adequacy of the structural components of the Buildings and, to the extent reasonably possible, determining the general structural condition of the Buildings as it affects the safety of such Buildings, including a determination of any necessary maintenance, repair, or replacement of any structural component of the Buildings. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the Fire Safety Code.

Conclusions

- (a) The seal and signature, or the electronic signature, of the licensed engineer who performed the inspection is found below.
- (b) The manner and type of inspection was as follows: The Firm performed a visual examination of habitable and non-habitable areas of the Buildings, including the major structural components of the Buildings.

(c) The identification of any “substantial structural deterioration”, within a reasonable professional probability based on the scope of the inspection, the extent of deterioration, and the recommended repair(s) for such deterioration is described below (if the word “none” is listed below, no such substantial structural deterioration was identified):

As used above, the term “substantial structural deterioration” means 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 licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

(d) No unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.

(e) The following remedial or preventive repair is recommended for items that are damaged but are not substantial structural deterioration (if the word “none” is listed below, no such repair is recommended):

N. SIDE RETAINING WALL & AGE-RELATED MAINTENANCE

(f) The identity and description of any items requiring further inspection is listed below (if the word “none” is listed below, no such items were identified):

NONE

As no substantial structural deterioration of any portion of the Buildings was identified during inspection, the Firm is not conducting a “PHASE TWO MILESTONE INSPECTION” or a “STRUCTURAL INTEGRITY RESERVE STUDY”
The following items should, however, be included in a Structural Integrity Reserve study:

1. Paint building exterior on or before December 31, 2027.
2. Inspect & repair/replace waterproof coating on balconies, walkways & stairs on or before December 31, 2027.
3. Inspect exposed concrete slabs, beams and columns by a structural engineer & repair as required bi-annually.

The Firm will submit a sealed copy of this inspection report to the Association, and to the building official of the local government which has jurisdiction.



Charles Adams
 CHARLES R. ADAMS, P.E.
 Digitally signed by Charles Adams
 FL # 15118
 Date: 2022.08.23 15:48:40 -04'00'



CRA Charles R. Adams
& Associates, Inc.
STRUCTURAL ENGINEERS

Certificate of Authorization Number 4180
414 Canal Street - New Smyrna Beach, FL - 386.426.5583

STRUCTURAL INSPECTION REPORT FOR



OCEAN CLUB SOUTH CONDOMINIUM

4849 Saxon Drive
New Smyrna Beach, Florida 32169

Ocean Club South Condominium
4849 Saxon Drive
New Smyrna Beach, Florida 32169
ATTN: Ms. Lisa Amato, Manager

RE: Ocean Club South Condominium Assoc.
Structural Inspection Report #1

Ms. Amato:

This is to inform you that on September 21, 2022, our office conducted a visual inspection of the repairs underway to the Ocean Club South Condominiums located at 4849 Saxon Drive, New Smyrna Beach, FL 32169.

We coordinated with Glenn Canfield, Owner of GC Contractor Services Inc., to conduct inspections in areas related to the scope of work for the repair of the subject structure. As of the time of this inspection, repairs on the walls of the building & coatings on the walkways, patios, and walls, was underway. We approved additional concrete placement, upon the completion of further preparation work, at the contractor's earliest convenience.

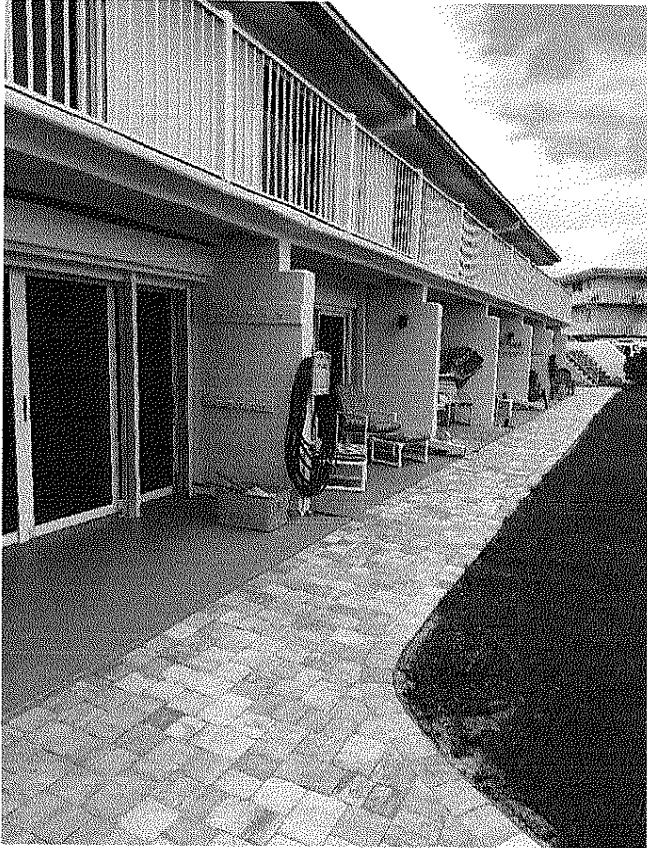
It is our professional opinion that work inspected thus far to the building has been performed in accordance with the intent of our plans, requirements of the *7th Edition Florida Building Code, (2020)*, and recommendations set forth by the *International Concrete Repair Institute (ICRI)*. In addition, the contractor understands and is in compliance with **Chapter 14 – Performance Compliance Methods & Chapter 15 – Construction Safeguards**, of the *7th Edition Florida Building Code, Existing Building, (2020)*.

We have attached photographs for your reference. If you have any questions, or require additional information, please feel free to contact our office.

Sincerely,



Charles R. Adams, P.E.
FL # 15113



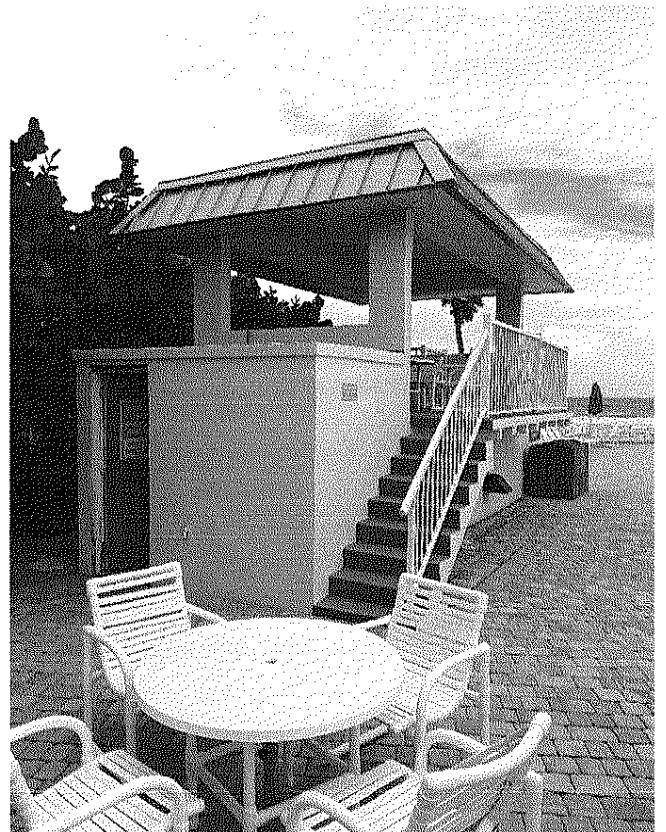
Repairs Underway (1)



Repairs Underway (2)



Repairs Underway (3)



Repairs Underway (4)



Repairs Underway (5)



Repairs Underway (6)



Repairs Underway (7)



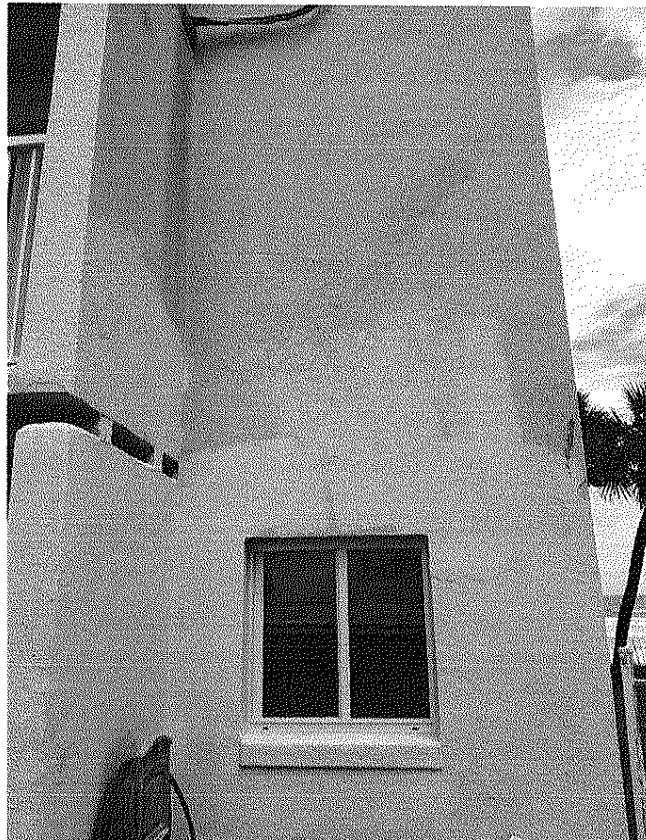
Repairs Underway (8)



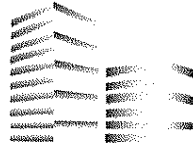
Repairs Underway (9)



Repairs Underway (10)



Repairs Underway (11)



CRA Charles R. Adams
& Associates, Inc.

STRUCTURAL ENGINEERS

Certificate of Authorization Number 4180

414 Canal Street - New Smyrna Beach, FL - 386.426.5583

STRUCTURAL INSPECTION REPORT FOR



OCEAN CLUB SOUTH CONDOMINIUM

4849 Saxon Drive
New Smyrna Beach, Florida 32169

Ocean Club South Condominium
4849 Saxon Drive
New Smyrna Beach, Florida 32169
ATTN: Ms. Lisa Amato, Manager

RE: Ocean Club South Condominium Assoc.
Structural Inspection Report #2

Ms. Amato:

This is to inform you that on October 5, 2022, our office conducted a visual inspection of the repairs underway to the Ocean Club South Condominiums located at 4849 Saxon Drive, New Smyrna Beach, FL 32169.

We coordinated with Anthony Hewitt, a Foreman for GC Contractor Services Inc., to conduct inspections in areas related to the scope of work for the repair of the subject structure. As of the time of this inspection, repairs on the walls of the building & coatings on the walkways, patios, and walls, was underway. We approved additional concrete placement, upon the completion of further preparation work, at the contractor's earliest convenience.

It is our professional opinion that work inspected thus far to the building has been performed in accordance with the intent of our plans, requirements of the *7th Edition Florida Building Code, (2020)*, and recommendations set forth by the *International Concrete Repair Institute (ICRI)*. In addition, the contractor understands and is in compliance with **Chapter 14 – Performance Compliance Methods & Chapter 15 – Construction Safeguards**, of the *7th Edition Florida Building Code, Existing Building, (2020)*.

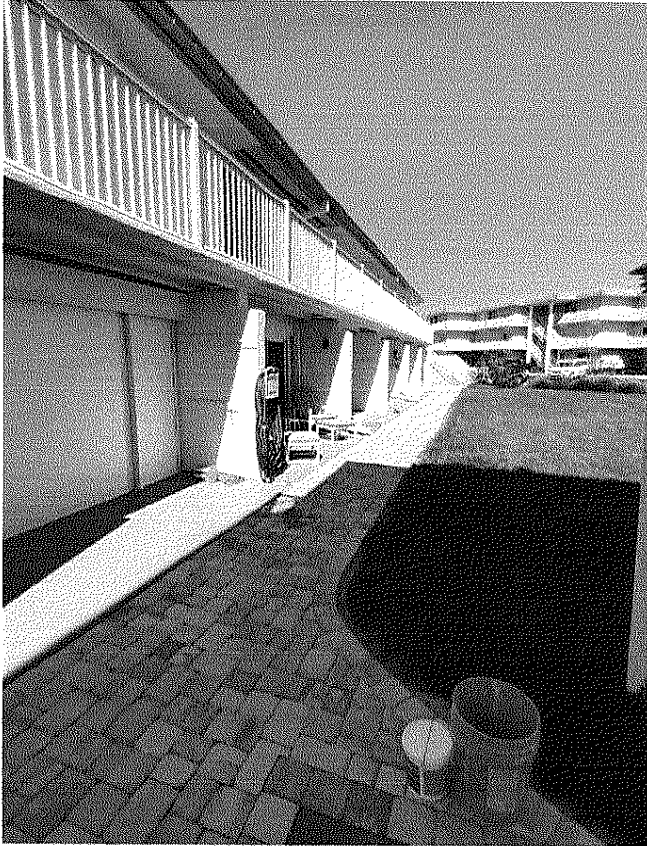
We have attached photographs for your reference. If you have any questions, or require additional information, please feel free to contact our office.

Sincerely,



Charles R. Adams, P.E.

FL # 15113



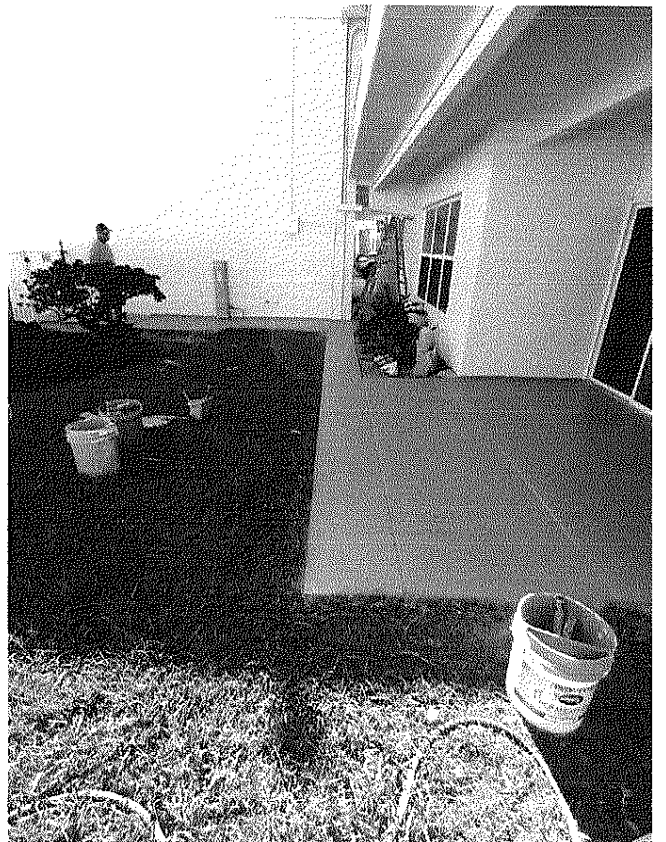
Repairs Underway (1)



Repairs Underway (2)



Repairs Underway (3)



Repairs Underway (4)



Repairs Underway (5)



Repairs Underway (6)