

PHASE I MILESTONE INSPECTION

Watersedge H Condominium

15461 Pembridge Drive

Delray Beach, FL 33484



Prepared For:

**Watersedge H Condominium
15461 Pembridge Drive
Delray Beach, FL 33484**

Prepared By

**UES Milestone Inspections, LLC
1215 Wallace Drive
Delray Beach, FL 33444**

Report Date January 5th, 2024

Inspection Date(s) October 3, 2023



Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Integrity Reserve Studies

January 5th, 2024

Watersedge H Condominium
15461 Pembridge Drive
Delray Beach, FL 33484

Attention: Mr. Gerard Ballan
Phone: (561)699-7409
Email: jerry2576@aol.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings
Watersedge H Condominium – Milestone Phase I**
UES Project No: 6011.2300191.0000

Building Department Reference Number:	N/A.
Building/Property Identification/Address:	<u>00424623430081010-00424623430083140</u>

Dear Mr. Ballan,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property. UES's assessment was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Report. UES appreciates this opportunity to provide our professional services to Watersedge H Condominium. Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Jorge Blanco, P.E.
Staff Engineer
Florida Professional Engineer No. 93722

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520

This item has been digitally signed by Jorge Blanco, P.E. and signed and sealed Miguel A. Santiago, P.E., S.I. on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

TABLE OF CONTENTS

1.0	INTRODUCTION	4
2.0	SCOPE OF SERVICES.....	4
3.0	SCOPE EXCLUSIONS.....	5
4.0	STANDARD OF CARE AND WARRANTIES	5
5.0	REFERENCE DOCUMENTS.....	6
5.1	MUNICIPAL INFORMATION	6
5.2	DESIGN/CONSTRUCTION DOCUMENTS	6
5.3	REPORTS BY OTHERS.....	6
5.4	TECHNICAL REFERENCES.....	6
5.5	TECHNICAL PUBLICATIONS.....	6
6.0	SUMMARY OF BUILDING STRUCTURAL SYSTEMS	7
7.0	SUMMARY OF FINDINGS.....	7
8.0	RECOMMENDATIONS.....	7
9.0	RELIANCE.....	8

APPENDICES

Phase 1 Structural Milestone Inspection Worksheet	A
Site Photographs	B
Summary of Material Findings and Recommendations.....	C
Qualifications of Key Personnel	D



1.0 INTRODUCTION

The purpose of the **PHASE 1** inspection is to comply with the requirements set forth by FS 553.899 and local requirements of the AHJ, which requires, in part, the following:

- Mandates a statewide building milestone inspection requirement for condominiums and cooperative buildings that are **three stories or more in height**, 30 years after initial occupancy.
- If a milestone inspection is required and the building's certificate of occupancy was issued on or before **July 1, 1992**, the building's initial milestone inspection must be performed before **December 31, 2024**.
- Requires building officials to provide written notice to associations when buildings must be inspected. Inspections must be performed within 180 days of notification.
- Requires inspections every 10 years after a building's initial "phase 1" inspection.
- Requires an additional, more intensive inspection, or a "phase 2 inspection," if a building's phase 1 inspection reveals substantial structural deterioration.

Description of Property

The condominium property is located in Delray Beach, Palm Beach County, Florida. The property is comprised of a three (3) story building with 42 residential condominium units. The property's building was constructed in 1989. The condominium building is a concrete framed structure including a combination of shear walls, reinforced cast-in-place concrete walls, concrete masonry unit (CMU) walls, and post tensioned concrete slabs. Exterior walls are stucco finished with CMU and cast-in-place reinforced concrete walls.

Based on UES's understanding of the referenced property, the following building(s) currently are required to have a milestone inspection in accordance with FS 553.899:

Condominium or Cooperative Name: Watersedge H Condominium
Primary Address: 15461 Pembridge Drive, Delray Beach, FL 33484
Local Authority Having Jurisdiction: Delray Beach, Palm Beach County
License Number: PR1S020933

Building A

Address: 15461 Pembridge Drive, Delray Beach, FL 33484
No. of Stories: 3
No. of Units: 42
Total square footage: +/- 24,650 SF
Date of Certificate of Occupancy: 1989
Within 3 miles of coast (yes or no): Yes
Initial Milestone Inspection or 10-year follow-up: Initial Milestone Inspection

2.0 SCOPE OF SERVICES

For the **PHASE 1** milestone inspection report (the "report"), UES's licensed architects and/or engineers performed a visual examination of habitable and non-habitable areas of the building(s), including the major structural components, and herein provides qualitative assessment of the structural conditions of the building.



The report documents observations made during the walk-through survey and identified existing visible physical deficiencies within the structure. The evaluation focused on critical structural components of the structure and identified areas exhibiting any signs of “substantial structural deterioration”.

*“**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 inspection determines that such surface imperfections are a sign of substantial structural deterioration.*

The assessment was based on non-intrusive, non-destructive observations of the readily accessible areas of habitable and non-habitable areas available at the time of our site visit. Descriptions and findings are based solely on the observations of the various building components and our experiences with similar projects. UES conducted a walkthrough survey as well as performed aerial videography (drone footage) for areas that were not be accessible by normal methods (e.g., parapets, balconies).

In general, this report includes the following:

- A separate summary of the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction.
- Seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection
- The manner and type of inspection forming the basis for the inspection report.
- Identification of any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, and description of the extent of such deterioration, and identification of any recommended repairs for such deterioration.
- A statement of whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- Recommendation of any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identification and description of any items requiring further inspection.

3.0 SCOPE EXCLUSIONS

The scope of services included observations of accessible areas only. UES toured the property with the Associations representatives. Our observations have been limited to the current characteristics of the building structure. Our evaluation has not included laboratory analysis, geotechnical investigations, engineering evaluations of structural design nor other systems, including invasive investigations of site, building, or concrete components. Additionally, this scope does not include an environmental assessment such as air quality (mold survey) or evaluation of asbestos.

This scope does not include a **PHASE 2** inspection. If a **PHASE 2** inspection is required, UES will propose these services under separate cover. Please note that additional testing, including but not limited to sampling and destructive surveys, may be required during a **PHASE 2** inspection.

4.0 STANDARD OF CARE AND WARRANTIES

UES performed the Milestone **PHASE 1** inspection using methods and procedures and practices conforming to Florida Statute (FS) 553.899 (effective May 26, 2022) and local requirements of the AHJ.



UES warrants that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as our education, knowledge, training and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies include reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, note UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

5.0 REFERENCE DOCUMENTS

The following documents, reports and technical references were used for this project.

5.1 MUNICIPAL INFORMATION

1. Palm Beach County Permit Search System.
2. Palm Beach County Property Appraiser.
3. Palm Beach County Official Records Search System.

5.2 DESIGN/CONSTRUCTION DOCUMENTS

1. Structural and Architectural Construction Drawings by Eclectic, Inc. Date is unreadable on drawings.

5.3 REPORTS BY OTHERS

1. Roof Maintenance Proposal by Latite Roofing dated 6/18/2020.
2. Addendum to Contract by Mid South Painting, Inc. dated 4/10/2019.
3. Painting Contract Invoiced by Mid South Painting, Inc. dated 4/26/2019.
4. Reroofing Contract by Latite Roofing dated 4/29/2008.

5.4 TECHNICAL REFERENCES

1. N/A

5.5 TECHNICAL PUBLICATIONS

1. N/A



6.0 SUMMARY OF BUILDING STRUCTURAL SYSTEMS

The building's foundation is a shallow foundation system consisting of continuous strip footings and spread footings at building columns.

The building's structural walls are concrete framed including a combination of concrete beams, concrete columns, shear walls, and post-tensioned concrete slabs. Exterior walls are stucco-finished, concrete masonry units (CMUs) and cast-in-place reinforced concrete walls.

The building's floor systems are comprised of a post-tensioned concrete slab system with catwalks on the East side of the building and enclosed balconies on the West side of the building.

The building's roof is a flat roof consisting of post-tensioned concrete slabs covered with a modified bitumen roofing system.

7.0 SUMMARY OF FINDINGS

Based on the PHASE 1 Milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineer and/or architect performing the phase one inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

8.0 RECOMMENDATIONS

A PHASE 2 INSPECTION IS:

RECOMMENDED

NOT RECOMMENDED

While a Phase 2 Inspection is not required, the following deficiencies and deferred repairs below were identified which may require near-term repairs and/or corrective action/improvements:

Deficiencies:

- Spalling/cracking observed at several areas within the building's catwalks/corridors and unit balconies. While these areas are not substantial at the time of inspection, continued exposure to the elements will further deteriorate these areas and expand the spalling/cracking observed. See **Appendix B** photographs 9 and 19-26.
- Deteriorated expansion joint observed near the elevator on several floors. Deteriorated expansion joint allows water intrusion into the reinforcement along the concrete edge which with time compromises the strength of the section. See **Appendix B** photographs 10 and 11.
- Deteriorated/rusted fasteners observed at unit 205's aluminum enclosure bottom rail. Several other fastener heads were rusting within the unit balconies. See **Appendix B** photograph 27.
- Damaged railing post pockets were observed at several locations along the building's catwalks/corridors. A significant portion of the building's railing system exhibited signs of water intrusion within the pocket. This creates a condition where mold can accumulate and then the water percolates into the concrete slab causing corrosion, spalling, cracking, and other damages. See **Appendix B** photographs 12-17.



- The roof is in fair condition with ponding and damaged areas observed on the roof. Evidence of previous ponding was observed at the time of inspection. Several areas of the roof were cracked and blistering. See **Appendix B** photographs 28-31.

Recommended Actions:

- UES recommends the repair of all spalled and cracked areas observed at the catwalks, and unit balconies. UES recommends the retention of a licensed engineer to prepare specifications/drawings for the repairs required in all areas. Once permits are obtained, a licensed engineer shall be responsible for ensuring that all repairs are done as per the permitted specifications/drawings. Expansion joint detailing should be performed as well along with these repairs.
- UES recommends the replacement of all exposed fasteners with new stainless-steel fasteners. Any compromised fastener pockets are to be repaired prior to installation of the new fastener.
- UES recommends the repair of all damaged railing post pockets to prevent water intrusion into the surrounding concrete slab. The structural integrity of all the railing posts is to be accessed during this time to ensure that all railings are able to resist horizontal loads as per section 1607.8 of the Florida Building Code – Building, 2020 7th ED (2020 FBC-B).
- UES recommends the repair of all damaged roof systems per manufacturer’s recommendations. We highly recommend full removal of the existing system to address any damaged wood members and installation of a new roofing system designed by a license engineer. Expansion joint detailing at the roof should be performed as well along with any roof repairs.

The following non-structural repairs are also recommended:

1. Re-caulk all exterior windows and sliding glass doors.
2. Re-paint the building.
3. Maintenance and re-waterproofing of balconies and catwalks.

9.0 RELIANCE

This report has been prepared for the referenced party and their representatives, and it is intended for their use only. This report was prepared pursuant to the contract between UES Milestone Inspections, LLC (UES) and Watersedge H Condominium (the “Client”). That contractual relationship included an exchange of information about the property that was unique between UES and its client and serves as part of the basis upon which this report was prepared. Because of the importance of communication between UES and the Client, reliance on any use of this report by anyone other than the Client is prohibited and therefore not foreseeable to UES.

APPENDIX A

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

Parcel Number: 00424623430081010-00424623430083140

Jurisdiction Name: Delray Beach, Palm Beach County

Licensee Name: Watersedge H Condominium - License Number: PR1S020933

Title: Watersedge H Condominium – Phase I Milestone Inspection

Address: 15461 Pembridge Drive, Delray Beach, FL 33484

1. Description of Building
a. Name on Title: Watersedge H Condominium
b. Building Street Address: 15461 Pembridge Drive, Delray Beach, FL 33484
c. Legal Description: WATERSEGE AT LAKES OF DELRAY COND H UNIT XXX Attached: <input type="checkbox"/>
d. Owner's Name: Watersedge at the Lakes of Delray Condominium H Association
e. Owner's Mailing Address: 15461 Pembridge Drive, Delray Beach, FL 33484
f. Parcel Number of Property on which Building is located: 00424623430081010-00424623430083140
g. Building Code Occupancy Classification: Group R-2
h. Present use: Condominium - Residential
i. General description of building (overall description, structural systems, special features): The structure is a 3-story building with a total of 42 residential units. The property also includes a parking lot, five staircases, one elevator, and a fire alarm

<p>system. The condominium building is a concrete framed structure including a combination of shear walls, reinforced cast-in-place concrete walls, concrete masonry unit (CMU) walls, and post tensioned concrete slabs. Exterior walls are stucco finished with CMU and cast-in-place reinforced concrete walls.</p>
<p>j. Number of stories: Three (3)</p>
<p>k. Provide an aerial of the property identifying the building being inspected on a separate sheet. Attached: <input checked="" type="checkbox"/></p>
<p>l. Additional comments: N/A</p>
<p>m. Additions to original structure: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/></p>
<p>n. Total actual Building Area of all floors: Approximately 24,650 square feet.</p>

<p>2. Inspections</p>
<p>a. Date of Notice of required inspection: None available.</p>
<p>b. Date(s) of actual inspection: 10/3/2023</p>
<p>c. Name, license number, discipline of practice, and qualifications of licensee(s) submitting report: Jorge Blanco, P.E. License Number: 93722</p>
<p>d. Does substantial structural deterioration exist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>1. If yes, a phase two of the milestone inspection is required.</p>
<p>e. Do unsafe or dangerous conditions exist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>f. Is it recommended that the building be vacated? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>g. Has the property record been researched for violations or unsafe cases?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>1. Explanation/Comments: No violations discovered during investigation.</p>

3. Supporting Data

a. **Additional sheets of written data:** None

b. **Photographs provided (where required plus each building elevation):**

See Appendix B (Site Photographs)

c. **Drawings or sketches (aerial, site, footprint, etc.):** See Appendix B (Site Photographs)

4. Foundation

a. **Describe the building foundation:** A shallow foundation system consisting of continuous strip footings and spread footings.

b. **Is wood in contact or near soil?** Yes No Not Applicable

c. **Signs of differential settlement?** Yes No Not Applicable

d. **Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:** None observed.

e. **Is water drained away from the foundation?** Yes No Not Applicable

5. Present Condition of Overall Structure

a. **General alignment:** Good with minor cracking/spalling/rusting observed at several areas within the building's catwalks/corridors, façade, and unit balconies.

b. **Bulging?** Yes No

1. **If yes explain condition and location:**

<p>c. Settlement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>1. If yes explain condition and location:</p>
<p>d. Deflections? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>1. If yes explain condition and location:</p>
<p>e. Portion showing distress: None observed.</p>
<p>f. Surface conditions: Minor cracking observed at building's catwalks and unit balconies.</p>
<p>g. Cracks: Minor cracking observed at building's catwalks and unit balconies.</p>
<p>h. General extent of deterioration: Good with minor cracking/spalling/rusting observed at several areas within the building's catwalks/corridors, façade, and unit balconies.</p>
<p>i. Previous patching or repairs (Provide description and identify location): N/A.</p>
<p>j. Nature of present loading: Residential</p>
<p>k. Signs of overloading? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>1. If yes, describe:</p>

<p>6. Masonry Bearing Wall:</p>
<p>a. Concrete masonry units: Good</p>
<p>b. Clay tile or terra cotta units: N/A</p>
<p>c. Reinforced concrete tie columns: Good</p>
<p>d. Reinforced concrete tie beams: Good</p>
<p>e. Lintel: Good</p>
<p>f. Other type bond beams: N/A</p>
<p>g. Exterior masonry finishes (choose those that apply):</p> <p>1. Stucco: Good</p>

2. **Veneer** N/A

3. **Paint only:** Good

4. **Other (describe):** N/A

h. Interior masonry finishes (choose those that apply):

1. **Vapor Barrier:** N/A

2. **Furring and plaster:** Good

3. **Paneling:** N/A

4. **Paint only:** N/A

5. **Other (describe):** N/A

i. Cracks: None

1. **Location:** N/A.

2. **Description:** N/A.

j. Spalling: None

1. **Location:** N/A

2. **Description:** N/A

k. Rebar corrosion:

1. **None visible?**

2. **Minor (patching will suffice)?** **Location:**

3. **Significant (structural repairs required)?** **Location:**

7. Floor and Roof System

a. Roof System(s)

1. **Describe:** The building's roof is a flat roof consisting of post-tensioned concrete slabs covered with a modified bitumen roofing system.
 - a. The roof is in fair condition with ponding and damaged areas observed on the roof. Evidence of previous ponding was observed at the time of inspection. Several areas of the roof were cracked and blistering. See Appendix B photographs 28-31.
2. **Describe parapet build and current conditions:** Reinforced concrete parapet walls at all sides of the building's roof. Condition is good at the time of inspection.
3. **Describe mansard build and current conditions:** N/A
4. **Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection:** No roof framing member with obvious overloading, overstress, deterioration, or excessive deflection at the time of inspection.

b. Floor System(s):

1. **Describe the floor system at each level, framing, material, typical spans and indicate condition:** The elevated floor systems are post-tensioned concrete decks that were observed in good condition where visible and accessible with minor spalling and cracking observed within the catwalks and unit balconies.
2. **Balconies:** Balconies observed at selected units within the 1st, 2nd, and 3rd floors. Overhead concrete slab and deck concrete slabs are in good condition.

3. **Stairs and escalators:** Five (5) outdoor concrete stairs located on the East side of the building. The stairs were observed to be in good condition at the time of inspection.
4. **Ramps: indicate location, framing type, material, and condition:** N/A
5. **Guardrails: describe type, material, and condition:** Aluminum railings at 2nd and 3rd floors catwalks. Railings are in poor condition with damaged railing post pockets observed at several locations along the building's catwalks. A significant portion of the building's railing system exhibited signs of water intrusion within the pocket.

8. Steel Framing System

- a. **Description of system at each level:** N/A.
- b. **Steel members: describe condition of paint and degree of corrosion:** N/A.
- c. **Steel connections: describe type and condition:** Column base plates with N/A.
- d. **Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):** N/A.

9. Concrete Framing System

- a. **Full description of concrete structural framing system:** Reinforced concrete slabs on grade, concrete columns, concrete beams, elevated post-tensioned concrete floor decks, and concrete block exterior walls with reinforced concrete tie column and tie beams.
- b. **Cracking:**

1. **Significant** **Not Significant**

2. **Location and description of members affect and type of cracking:**

Overhead/deck/wall cracking observed within the 1st, 2nd, and 3rd floor catwalks/corridors and several units. See Appendix B for photographs.

c. **General condition:** Good with minor cracking observed at several areas. See Appendix B for photographs and locations.

d. **Rebar corrosion- check appropriate line**

1. **None visible**

2. **Location and description of members affected and type of damage (cracking, spalling):** N/A.

3. **Minor (patching will suffice)**

4. **Significant (structural repairs required)**

e. **Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:** N/A

10. Wood Framing

a. **Fully describe wood framing system:** N/A.

b. **Indicate the condition of the following:**

1. **Walls:** N/A

2. **Floors:** N/A

3. **Roof members, roof trusses:** N/A.

c. **Note metal connectors (i.e. angles, plates, bolts, other, and note condition):** N/A.

- d. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection): N/A.**

11. Special or Unusual Features in The Building

- a. Identify and describe any special or unusual feature (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.): N/A**
- b. Indicate condition of the special feature, its supports, and connections:
N/A**

APPENDIX B
SITE PHOTOGRAPHS



Photograph No. 1: Building North Elevation



Photograph No. 2: Building Typical West Elevation

SITE PHOTOGRAPHS

Watersedge H Condominium
15461 Pembridge Drive
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Photograph Date: Tuesday, October 3, 2023
UES Project No. 6011.2300191.0000



Photograph No. 3: Building Typical East Elevation



Photograph No. 4: Building South Elevation

SITE PHOTOGRAPHS

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Photograph No. 5: Building Roof



Photograph No. 6: Building Roof

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Photograph No. 7: Typical Building Catwalk



Photograph No. 8: Typical Building Catwalk

SITE PHOTOGRAPHS

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Photograph No. 9: Blistering paint observed at building edge.



Photograph No. 10: Deteriorated expansion joint observed at 3rd floor near elevator.

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Photograph No. 11: Deteriorated expansion joint observed at 3rd floor near elevator.

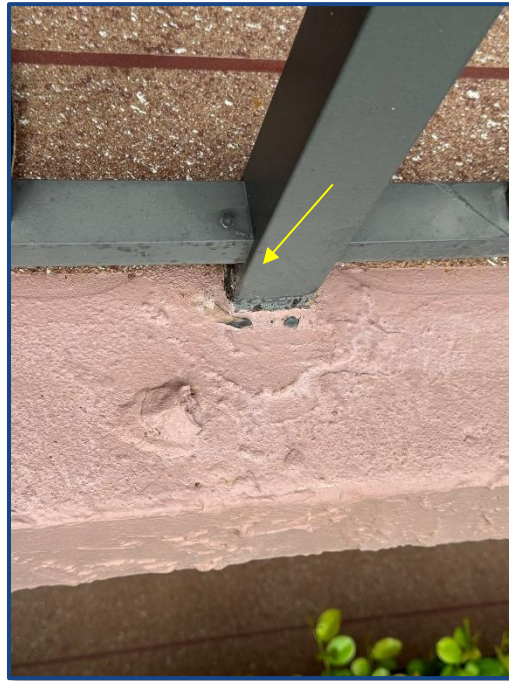


Photograph No. 12: Deteriorated railing post pocket observed near unit 208.

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Photograph No. 13: Deteriorated railing post pocket observed near unit 208.

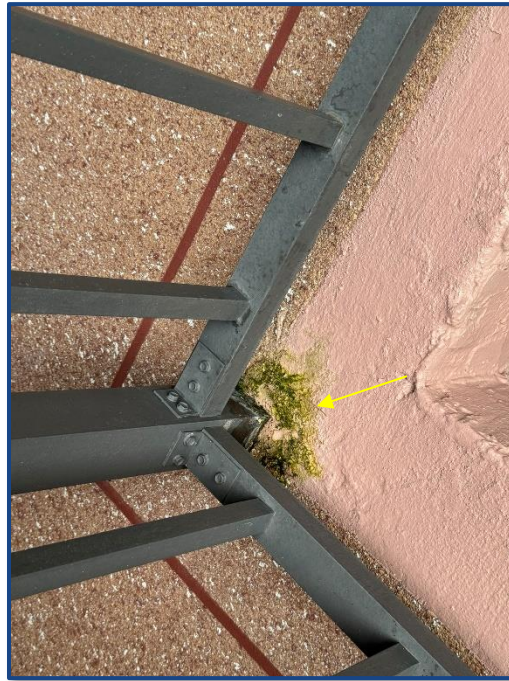


Photograph No. 14: Deteriorated railing post pocket observed near unit 208.

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Photograph Date: Tuesday, October 3, 2023
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Photograph No. 15: Deteriorated railing post pocket observed near unit 213.

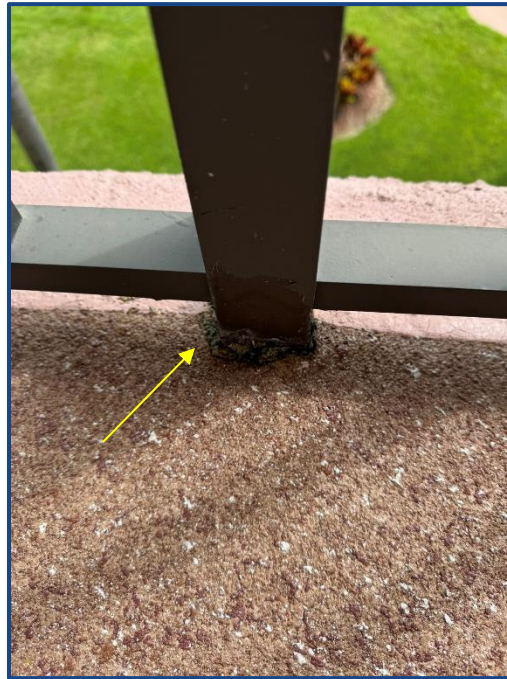


Photograph No. 16: Deteriorated railing post pocket observed near unit 310.

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Photograph No. 17: Deteriorated railing post pocket observed near unit 310.



Photograph No. 18: Rust spot observed overhead near unit 310.

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Photograph No. 19: Unit 108: Wall cracking observed near unit sliding glass door.



Photograph No. 20: Unit 106: Wall cracking observed near unit sliding glass door.

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Photograph No. 21: Unit 104: Wall cracking observed near unit sliding glass door.



Photograph No. 22: Unit 103: Wall cracking observed near unit sliding glass door..

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Photograph No. 23: Unit 101: Wall cracking observed near unit sliding glass door.



Photograph No. 24: Unit 101: Wall cracking observed near unit sliding glass door.

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Photograph No. 25: Unit 205: Wall cracking observed near balcony enclosure.



Photograph No. 26: Unit 205: Wall cracking observed near balcony enclosure.

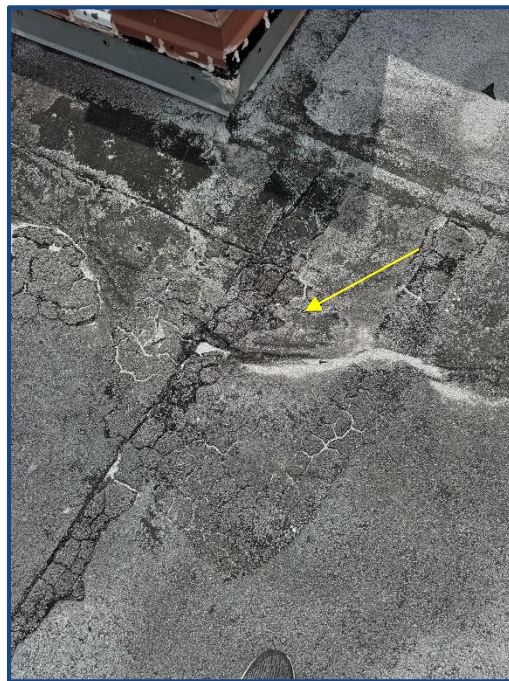
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Delray Beach, FL 33484

Photograph Date: Tuesday, October 3, 2023
UES Project No. 6011.2300191.0000



Photograph No. 27: Unit 205: Deteriorated fasteners observed at aluminum enclosure bottom rail.



Photograph No. 28: Cracked and blistered roofing system observed.

SITE PHOTOGRAPHS

Watersedge H Condominium
15461 Pembridge Drive
Delray Beach, FL 33484

Photograph Date: Tuesday, October 3, 2023
UES Project No. 6011.2300191.0000



Photograph No. 29: Previous roofing repairs observed at the roof.



Photograph No. 30: Debris buildup near roof drain.

SITE PHOTOGRAPHS

Watersedge H Condominium
15461 Pembridge Drive
Delray Beach, FL 33484

Photograph Date: Tuesday, October 3, 2023
UES Project No. 6011.2300191.0000



Photograph No. 31: Debris buildup from previous ponding water observed.

SITE PHOTOGRAPHS

Watersedge H Condominium
15461 Pembridge Drive
Delray Beach, FL 33484

Photograph Date: Tuesday, October 3, 2023
UES Project No. 6011.2300191.0000

APPENDIX C
SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS



Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Integrity Reserve Studies

January 5th, 2024

Watersedge H Condominium
15461 Pembridge Drive
Delray Beach, FL 33484

Attention: Mr. Gerard Ballan
Phone: (561)699-7409
Email: jerry2576@aol.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings
Watersedge H Condominium – Milestone Phase I**
UES Project No: 6011.2300191.0000

Building Department Reference Number: N/A.
Building/Property Identification/Address: 00424623430081010-00424623430083140

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Mr. Ballan:

Universal Engineering Sciences (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property. UES’s visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ). Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations:

SUMMARY OF FINDINGS

Based on the **PHASE 1** milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building’s general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineer and/or architect performing the **PHASE 1** milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

RECOMMENDATIONS

A PHASE 2 INSPECTIONS IS: RECOMMENDED NOT RECOMMENDED

While a Phase 2 Inspection is not required, the following deficiencies and deferred repairs below were identified which may require near-term repairs and/or corrective action/improvements:

Deficiencies:

- Spalling/cracking observed at several areas within the building's catwalks/corridors and unit balconies. While these areas are not substantial at the time of inspection, continued exposure to the elements will further deteriorate these areas and expand the spalling/cracking observed. See **Appendix B** photographs 9 and 19-26.
- Deteriorated expansion joint observed near the elevator on several floors. Deteriorated expansion joint allows water intrusion into the reinforcement along the concrete edge which with time compromises the strength of the section. See **Appendix B** photographs 10 and 11.
- Deteriorated/rusted fasteners observed at unit 205's aluminum enclosure bottom rail. Several other fastener heads were rusting within the unit balconies. See **Appendix B** photograph 27.
- Damaged railing post pockets were observed at several locations along the building's catwalks/corridors. A significant portion of the building's railing system exhibited signs of water intrusion within the pocket. This creates a condition where mold can accumulate and then the water percolates into the concrete slab causing corrosion, spalling, cracking, and other damages. See **Appendix B** photographs 12-17.
- The roof is in fair condition with ponding and damaged areas observed on the roof. Evidence of previous ponding was observed at the time of inspection. Several areas of the roof were cracked and blistering. See **Appendix B** photographs 28-31.

Recommended Actions:

- UES recommends the repair of all spalled and cracked areas observed at the catwalks, and unit balconies. UES recommends the retention of a licensed engineer to prepare specifications/drawings for the repairs required in all areas. Once permits are obtained, a licensed engineer shall be responsible for ensuring that all repairs are done as per the permitted specifications/drawings. Expansion joint detailing should be performed as well along with these repairs.
- UES recommends the replacement of all exposed fasteners with new stainless-steel fasteners. Any compromised fastener pockets are to be repaired prior to installation of the new fastener.
- UES recommends the repair of all damaged railing post pockets to prevent water intrusion into the surrounding concrete slab. The structural integrity of all the railing posts is to be accessed during this time to ensure that all railings are able to resist horizontal loads as per section 1607.8 of the Florida Building Code – Building, 2020 7th ED (2020 FBC-B).
- UES recommends the repair of all damaged roof systems per manufacturer's recommendations. We highly recommend full removal of the existing system to address any damaged wood members and

installation of a new roofing system designed by a license engineer. Expansion joint detailing at the roof should be performed as well along with any roof repairs.

The following non-structural repairs are also recommended:

- Re-caulk all exterior windows and sliding glass doors.
- Re-paint the building.
- Maintenance and re-waterproofing of balconies and catwalks.

---oOo---

Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present structural condition of the building based upon careful evaluation of observed conditions to the extent possible.

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to **Watersedge H Condominium**.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Jorge Blanco, P.E.
Staff Engineer
Florida Professional Engineer No. 93722

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520

This item has been digitally signed by Jorge Blanco, P.E. and sealed by Miguel A. Santiago, P.E., S.I. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Director of UES Milestone Inspection Program and Vice President of UES Construction Services Division. He has experience in building inspections, structural evaluations, geotechnical investigations, and construction process evaluations. He has over 25 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/reshoring and design/plan compliance.

YEARS WITH THE FIRM 3.5

YEARS WITH OTHER FIRMS 25

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES & CERTIFICATIONS

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.



Education

MS, Civil Engineering,
Florida International
University, 2019

BS, Civil Engineering,
Florida International
University, 2018

Years of Experience

7

Licenses

- Professional Engineer,
License #93722
- Certified General
Contractor, License
#CGC1526003

Jorge Blanco, PE

Structural Engineer

Jorge is a dedicated and results-driven Structural Engineer primarily focusing on threshold inspections, bringing seven years of invaluable experience to the firm. He consistently demonstrates an unwavering commitment to ensuring the safety and stability of construction projects, making significant contributions to all projects.

PROJECT EXPERIENCE

The Mark Yacht Club

Miami, FL

This project is a sizeable 40-story post-tension cable building in downtown Miami. Jorge completed the initial evaluation for the engineering report. The report identified that the building needed new railings, concrete restoration, new waterproofing at the pool deck, and a new expansion joint between the building and the parking garage. Prepared the repair details, scope of work, and specifications package and selected the railing design based on current code requirements. Administered the bidding phase of the project, assisted the condominium with the contractor selection, prepared all permitting documentation, acted as the EOR's representative for special inspector on behalf of the City of Miami, acted as owner's representative coordinating all activities and approving invoices, inspected all structural issues and designed proper repair methods including post tension cable repairs, reviewed the installation of all the glass railings making sure all tolerances were met, and provided quality control of all the construction for the project.

Metropolis Condominium

Miami, FL

This project consisted of the analysis and repair/design of a wood joist subfloor for a 40-year-old building in South Miami Beach. Jorge completed the initial engineering report informing of the failing wood joists and prepared all the calculations and drawings for removing

and re-installing the wood subfloor. This included the size of the wood to meet the code, the fastening pattern, support conditions, and drafting of these repair details. He followed through with the structural inspections and project close-out.

The Hemisphere condominium

Miami, FL

This project is located in Hallandale Beach, where Jorge provided services from start to finish. This was a concrete restoration and waterproofing project for an ample parking and pool deck. Jorge designed the repair details for the structural elements and specified the waterproofing for all the different areas. He supervised the concrete restoration and reinforcement installation to ensure proper installation per the repair details provided. He followed through with all structural inspections, progress meetings, invoice approval, and project close-out.

Carriage Club South Condominium

Miami, FL

This project was a multi-story residential high-rise condominium with under-tower parking and a recreational pool deck constructed in 1968 in Miami Beach, FL. Jorge completed the initial evaluation for the engineering report. The report identified that the building needed to restore the existing pool deck with new waterproofing and concrete restoration, building façade concrete restoration, parking garage structural concrete repairs, restoration of expansion joint between building parking lot deck and pool deck,

and removal/replacement of the existing roofing system. Jorge designed and supervised the structural repairs necessary for the building's 40-year recertification for the overall condition of the building and pool. He designed a reroofing package that included two options for roofing materials along with all applicable details required for installation and calculated and designed a steel-reinforced concrete pedestal to lift the pool's collector tank to water level. Jorge also calculated and designed the large diameter bolts for anchoring the proposed light posts to the existing one-way concrete joist slab floor at the pool deck and verified the light posts' capability with the proposed EPA

Seacoast Condominium

Miami, FL

This project is a multi-story residential high-rise condominium with under-tower parking and a recreational pool deck in Miami Beach, FL. Jorge completed the full building inspection to evaluate any structural repairs necessary. The report Jorge prepared identified that the building needed to perform concrete restoration on several risers within the condominium, concrete repairs to structural members such as beams, columns, joists, and slabs in the parking garage below, and removal/installation of new waterproofing at building pool deck and planters. He calculated and designed repair details for these concrete repairs with several locations requiring calculation of rebar layout to hold necessary live/dead loads.

Wynwood Green Condominium

Miami, FL

A multi-story residential high-rise condominium with under-tower parking located in Miami, FL. Jorge calculated and designed the buildings balcony aluminum railings, stair aluminum/steel railings, roof/elevator steel ladders, aluminum pool deck trellis, walkway louvers, aluminum pool deck cabanas, glass railings, safety gates, privacy screens/partitions, and ceiling/wall panel system. The items above were calculated using an iterative process to find the most affordable dimensions while meeting the design requirements and Florida building codes.

Fairway Riviera Condominium

Miami, FL

This project was a multi-story residential high-rise condominium in Hallandale Beach, FL, with exterior parking spots. Jorge completed the initial evaluation for the building's 40-year recertification. For the building to pass the 40-year recertification, several structural deficiencies were identified that needed to be addressed prior to approval by the professional engineer of record/special inspector. These deficiencies included concrete restoration of several risers' balcony slabs, concrete column/beam repairs at building 1st floor, repair of existing vertical expansion joint between the three buildings in this area, removal/installation of the new waterproofing system at the building's sundeck to address any slab repairs below.