UNITED ENGINEERING CONSULTANTS, INC.

• Building Condition Surveys • Contract Administration • Corrosion Control Design
• Structural Inspection & Design • Project Planning & Management

August 26, 2026
Project No: 25-1441

Fountain Beach Resort Association
313 South Atlantic Avenue
Daytona Beach, FL 3211

Attention: Ms. Becky Lewis, Property Manager

Subject: **Building Condition Survey Report**
Fountain Beach Resort, Daytona Beach, Florida

Dear Ladies and Gentlemen of the Board of Directors,

United Engineering Consultants, Inc. (UEC) is pleased to submit this report following our building condition assessment at the Fountain Beach Resort in Daytona Beach, Florida. This study was requested by you to identify the general condition of the structure. This report includes our observations and recommendations.

I. EXECUTIVE SUMMARY

The exterior of the building structure is generally in poor condition. A large amount of concrete spalling damage was identified on the balcony slabs. The primary cause appears to be the corrosion of embedded reinforcing steel rebar. The damage was also identified on the unit interior ceilings and on the balcony walls.

Due to the large amount of concrete damage on the balconies, it is recommended to install shoring to support all the balconies immediately. The “00” stack is not included in this recommendation. It appears that this stack has been repaired in the past.

The building is in need of repair and maintenance to address the structural damage and to update the waterproofing envelope. The key to prolonging the life of a concrete structure in a coastal environment is keeping the concrete dry to prevent moisture and salt ions from penetrating to the embedded steel. In this report, we will discuss the recommended repair strategy and the recommended steps for waterproofing and protecting the structure.

II. STRUCTURAL DESCRIPTION

The Fountain Beach Resort consists of a six-story tower with condominium units on the second through sixth floors and a lobby and community areas on the first floor. The building was constructed in the early ‘70s. Building plans were not available for review. Each unit has an exterior balcony that is accessible through a swing door. The building has interior walkways and stairwells.

It is believed that the elevated building slabs are designed as conventionally reinforced concrete slabs with reinforced cast-in-place concrete columns and infill masonry reinforced block walls (CMU). The exterior walls have a stucco façade.

Balconies have a tile finish with the exception of the “00” units which have a urethane deck coating. Aluminum, surface mounted guardrails are located along the perimeter of the balconies.

III. INVESTIGATION METHODOLOGY

Representatives from United Engineering Consultants performed the field inspection on July 29 and August 12, 2026. The survey was performed by a State of Florida registered Professional Engineer, Timothy Snook. The inspection process included comprehensive visual observations and auditory soundings on the exterior of accessible concrete and stucco surfaces. All elevated units were entered with a Representative from the Association to access the balconies. The balcony at the housekeeping unit between 502/500 and 302/300 and the storage area between units 224/222 was not accessible. The nature and estimated quantity of the distress and other observations were recorded on field drawings which were used to determine the cumulative repair quantities. Destructive evaluation or testing was not conducted. This evaluation was not performed to evaluate the (original) structural design or code compliancy of the structure, but rather evaluate the condition of the existing elements.

IV. OBSERVATIONS

The following sections provide a more comprehensive description of our findings and recommendations. Our observations are further depicted in the photographs in Appendix "A". A unit by unit matrix with damage quantities per unit can be found in Appendix "B"

Balconies and Exterior Walls: A large amount of concrete damage was identified on the balconies. The damage was mainly located on the ceilings; however, damage was also identified on the topside of the slabs, walls and window sills. A majority of the units on the second floor through 5th floor had damage on the ceiling on the interior of the unit adjacent to the balcony window and door. There was damage identified on the interior ceilings on the sixth floor as well but to a lesser extent.

It appears that the "00" stack has been previously repaired. No damage was identified on the balconies. However, Units 500 and 300 had interior ceiling damage identified.

The tile on the topside of the balcony slabs was mostly delaminated. There were units where the tile was cracked and pitched which is indicative of concrete spalling below the tile.

Waterproofing: The perimeter sealants at the balcony doors and windows are in fair to poor condition.

There were various areas where the tile on the balconies was missing. There does not appear to be a waterproof coating below the tile.

Cracking in the stucco façade was typical on the vertical wall surfaces of the building.

The electrical conduit that runs into the units adjacent to the PTAC units was not sealed at many units.

Guardrail System: The aluminum guardrails are in fair to poor condition. Typically, oxidation is occurring on the guardrail members. It appears that the guardrails have been painted. The coating is flaking and peeling in many areas.

V. DISCUSSION/CONCLUSIONS

Concrete spalling and cracking are caused by the expansion of reinforcing steel in the concrete when it corrodes. Corrosion is a slow process. It takes many years to start, but the rate of corrosion increases exponentially with time. What took 20 years to start to corrode can double its ductile metal loss in the next 5 years. As the steel corrodes, the cross-sectional area of the rebar expands and ultimately

fractures the concrete. Corrosion of steel cannot be stopped, but it can be slowed and managed by proper protection activities and mitigation strategies. The most effective actions you can take to maintain the structure is to keep the concrete dry and isolate dissimilar metals. Concrete is a porous material which allows water and salt ions to penetrate to the embedded steel. We keep concrete dry and protected with properly sealed joints, waterproof coatings, paint and good quality doors and windows.

In simplified terms, the repair of concrete spalling is performed by excavating the concrete (jackhammering) to remove all fractured concrete and to expose all rusted steel rebar. The International Concrete Repair Institute has published guidelines that specify excavation geometry requirements and recommendations for preparing and re-casting the concrete. Depending on the condition of the exposed steel and considering the purpose of the steel, further excavation can sometimes be required to allow for new steel to be lap spliced to supplement diminished steel.

The recommended waterproof coating for the topside of the balcony slabs is a polyurethane waterproof membrane which is flexible to accommodate slab movement from thermal expansion and contraction.

VI. RECOMMENDATIONS

In our opinion, all of the balconies (except the “00” stack) should be immediately shored due to the amount of concrete damage identified. UEC will provide a proposal to design the immediate shoring. The tile on the topside of the balconies will need to be removed to install the shoring.

The building should undergo a restoration project to include replacement of all balconies, except the “00’ stack units. This would be a similar scope of work to the in-progress work on the “05” and “16” stack balconies. The balcony guard wall and the wall separating the unit from the balcony with the window and door will need to be replaced. Due to the damage on the interior of the units, the slab replacement will continue into the interior of the units until the reinforcing steel corrosion stops and the concrete is no longer cracked.

While the balconies are being replaced, the additional wall spalling and cracks in the stucco should be repaired and sealed.

The balcony window and door will be removed to complete the scope of work. Many of the fenestrations are older and will need to be replaced.

The balconies should be waterproofed with a urethane waterproofing system after the slabs are replaced.

The paint manufacturer should be consulted to provide the recommended material for re-painting the building. Any failing paint should be removed prior to painting.

Based on the condition of the existing balcony guardrails, the rails should be replaced with a new surface mounted, aluminum, AAMA 2605 coated rail.

VII. REPORT LIMITATIONS

The proposed study is limited to accessible areas. Hidden defects may exist that were not in accessible areas or were covered by stucco or other finishes. The Association understands and agrees that UEC is specifically not liable for the discovery of hidden defects.

VIII. CLOSURE

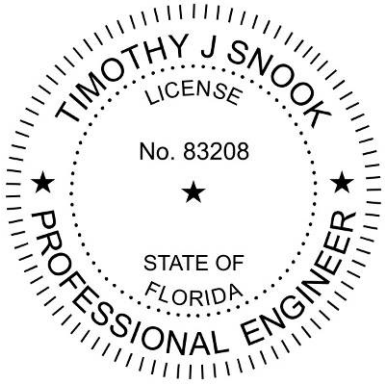
Attached, as enclosures, are photographs of typical conditions observed and supporting data. The next step is to develop the scope of work, so project specifications and bidding documents can be prepared to solicit competitive bids from Contractors. This process begins with the Association's Engineering firm discussing the scope of work with the Board of Directors. When the scope of work has been approved by the Association's Board of Directors, UEC will begin preparing construction documents for bidding.

This report is property of United Engineering Consultants and was prepared for the exclusive use of the Condominium Board of Directors as an instrument reflecting the services provided as detailed in our proposal. No other warranty is expressed or implied. The unauthorized use of this report for any purpose or by any third party is at the user's own risk.

Thank you for providing us the opportunity and we look forward to working with you on this project.

Sincerely,
UNITED ENGINEERING CONSULTANTS, INC.

Timothy J. Snook, P.E., SI Limited
Project Engineer
Florida State License No. 83208



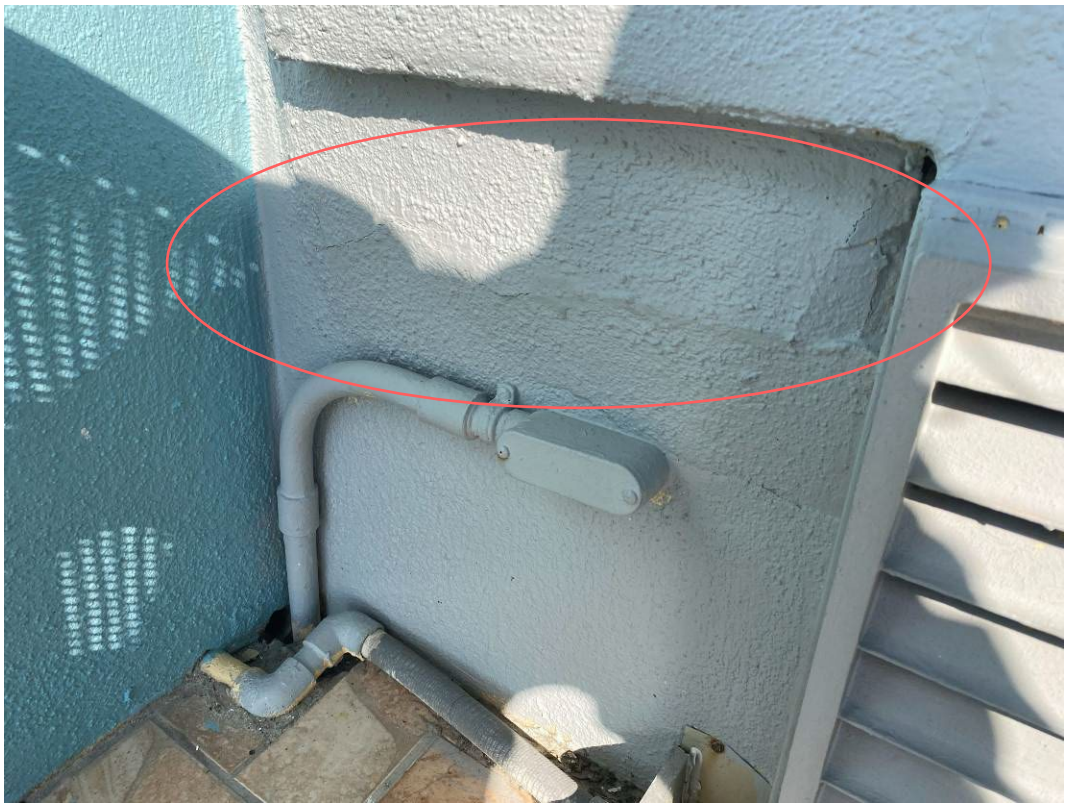
Timothy Snook
Digitally signed by Timothy Snook
Date: 2026.08.26 11:45:17 -04'00'

This item has been electronically signed and sealed by Timothy J. Snook using a digital signature and date. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

APPENDIX A

PHOTOGRAPHS

Photograph #1 – Typical interior topside concrete spall



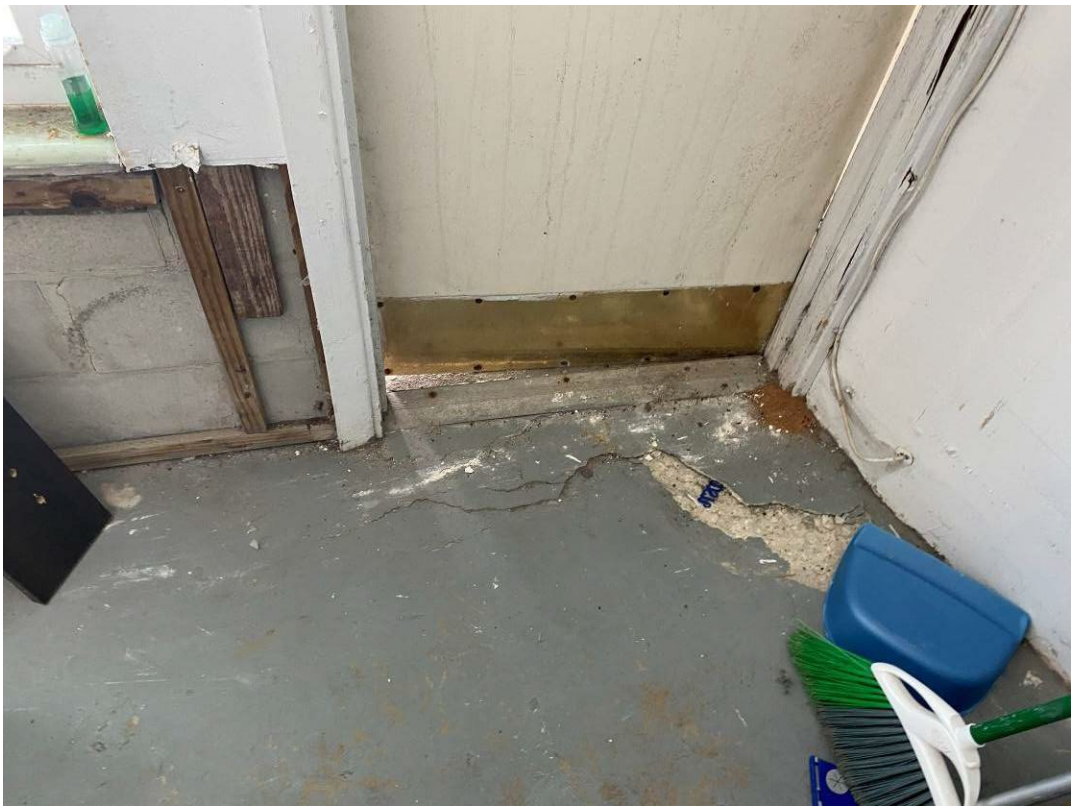
Photograph #2 – Typical concrete wall spall

Photograph #3 – Typical concrete slab edge spall

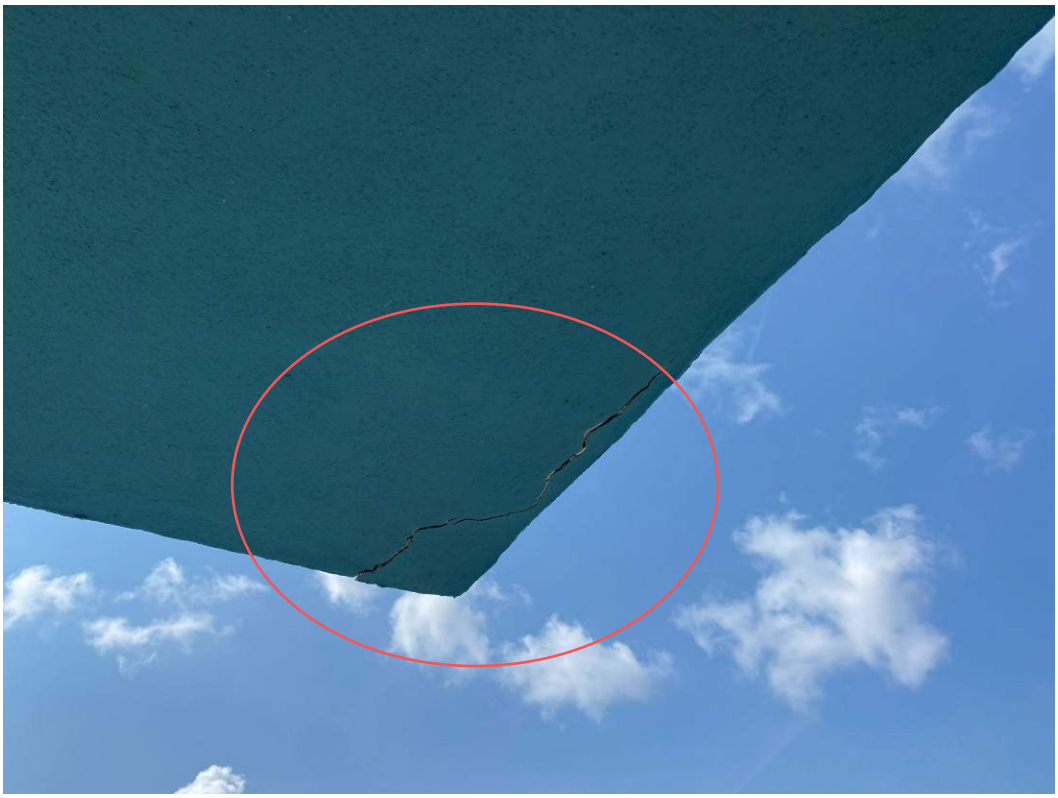
Photograph #4 – Typical window sill spall

Photograph #5 – Typical concrete wall spall

Photograph #6 – Typical guard wall concrete spall



Photograph #7 – Typical interior topside concrete spall



Photograph #8 – Typical slab edge spall

Photograph #9 – Typical interior ceiling spall

Photograph #10 – Typical concrete ceiling damage and stalactites

Photograph #11 – Typical topside concrete damage

Photograph #12 – Typical ceiling spalling

Photograph #13 – Typical interior ceiling spalling

Photograph #14 – Typical interior ceiling concrete spalling

Photograph #15 – Typical interior ceiling concrete spalling

Photograph #16 – Typical wall spalling

Photograph #17 – Typical interior ceiling concrete spalling

Photograph #18 – Typical ceiling concrete spalling

Photograph #19 – Typical wall spalling

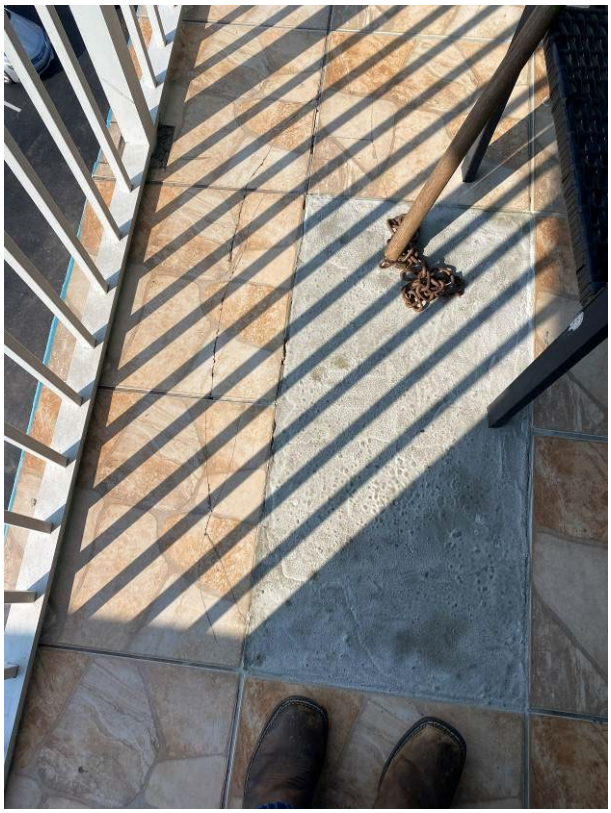
Photograph #20 – Typical ceiling spalling

Photograph #21 – Window sill spalling with window removed

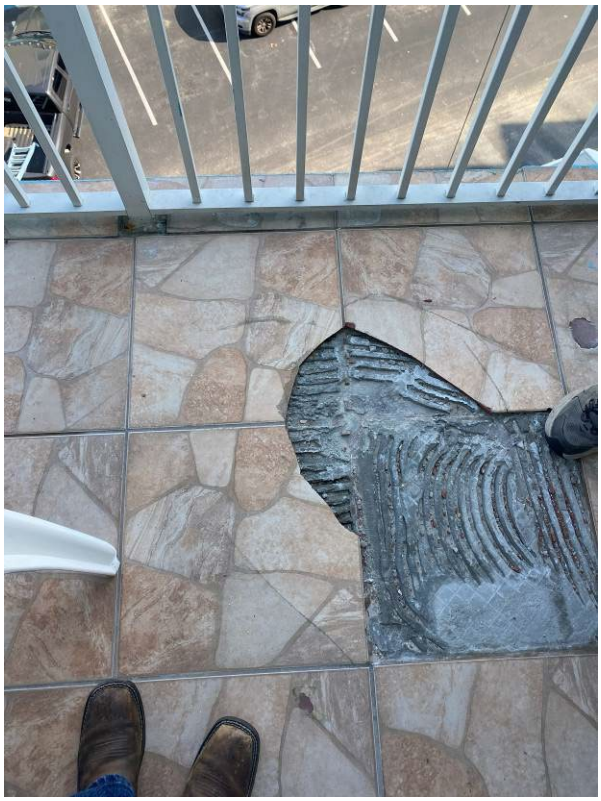
Photograph #22 – Typical interior ceiling spalling

Photograph #23 – Typical ceiling spalling

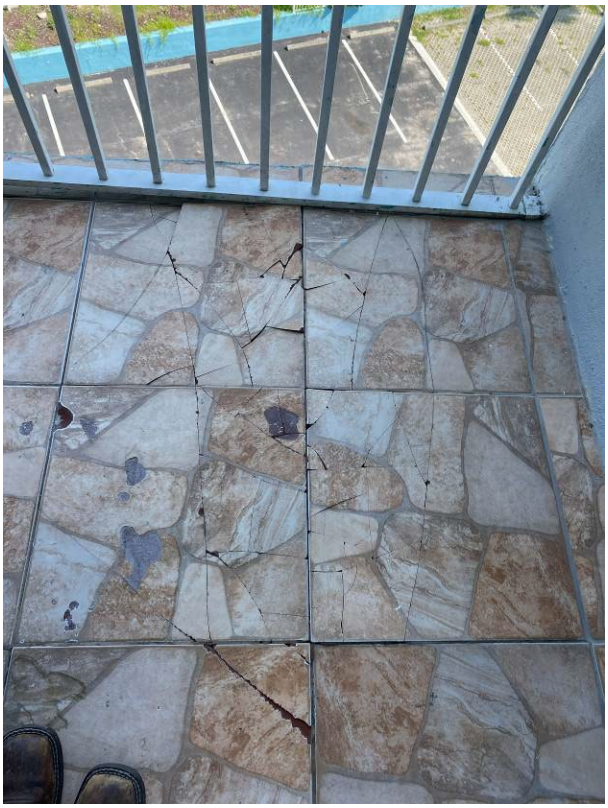
Photograph #24 – Typical tile cracking



Photograph #25 – Typical tile cracking



Photograph #26 – Typical tile cracking



Photograph #27 – Typical tile cracking

Photograph #28 – Typical unsealed hole at electric penetration

Photograph #29 – Typical unsealed hole at electric penetration

Photograph #30 – Typical paint peeling on guardrail

APPENDIX B

SUPPORTING INFORMATION

Spall Matrix Fountain Beach Resort									
BALCONY									
Unit	**Slab Topside Spalling, Square Foot**	**Slab Topside Spalling, Minimum**	**Slab Ceiling Spalling, Square Foot**	**Slab Ceiling Spalling, Minimum**	**Slab Edge Spalling, Cubic Foot**	**Slab Edge Spalling, Minimum**	**Column/Wall Spalling, Cubic Foot**	**Column/Wall Spalling, Minimum**	**Window Sill, Each**
600									
500				1					
400									
300				1					
200									
Subtotal	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**
Roof									
601		1	18		4		3	1	1
501			100				11		
401		1	98				9		1
301		1	96				2		
201			58		1		4		1
Subtotal	**0**	**3**	**370**	**0**	**5**	**0**	**29**	**1**	**3**
Roof					4				
E. Main. Room 6th	10		9				3		1
E. Main. Room 5th	4		3	1					
E. Main. Room 4th	4		84				3		
E. Main. Room 3rd									
E. Main. Room 2nd			84						
Subtotal	**18**	**0**	**180**	**1**	**4**	**0**	**6**	**0**	**1**
Roof									
602		1	84				3		1
502		1	92				4		1
402		1	88				5		
302		1	6	1					
202			90						
Subtotal	**0**	**4**	**360**	**1**	**0**	**0**	**12**	**0**	**2**
Roof					7				
603			4				5		1
503	4		54				7	1	
403		1	54					2	
303		1	42				5	1	
203		1	92				1		1
Subtotal	4	3	246	0	7	0	18	4	2
Roof					4				
604	14		3				2		1
504		1	14						
404		1	90				4	1	
304		1	11	3			3		
204		1	89				3		
Subtotal	**14**	**4**	**207**	**3**	**4**	**0**	**12**	**1**	**1**
Roof									
605									
505									
405									
305									
205									
Subtotal	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Roof					2				
606		1	35				1.5		1
506			92				4		1
406		1	51	1			2		
306		1	90				1	1	
206		1	92						1
Subtotal	**0**	**4**	**360**	**1**	**2**	**0**	**8.5**	**1**	**3**
Roof					2				
607		1	3	2	1		6		1
507		1	17	1			2		1
407		1	87					1	
307		1	84				3		
207		1	26	1			3		1
Subtotal	**0**	**5**	**217**	**4**	**3**	**0**	**14**	**1**	**3**
Roof					1				
608		1	7					2	1
508		1	92				4		
408		1	89				3		
308		1	35					1	1
208		1	84				3		
Subtotal	**0**	**5**	**307**	**0**	**1**	**0**	**10**	**3**	**2**

Unit	Slab Topside Spalling, Square Foot	Slab Topside Spalling, Minimum	Slab Ceiling Spalling, Square Foot	Slab Ceiling Spalling, Minimum	Slab Edge Spalling, Cubic Foot	Slab Edge Spalling, Minimum	Column/Wall Spalling, Cubic Foot	Column/Wall Spalling, Minimum	Window Sill, Each
Roof					4				
609		1		1			5.5		
509		1	27	2			8		
409		1	34				4	1	1
309		1	28	1			6		
209		1	92				4	2	1
Subtotal	**0**	**5**	**181**	**4**	**4**	**0**	**27.5**	**3**	**2**
Roof					2				
610		1	12		1		2		1
510	6		100				4		1
410		1	89	1			2	3	
310		1	89				3	3	
210	8	1	84				3		1
Subtotal	**14**	**4**	**374**	**1**	**3**	**0**	**14**	**6**	**3**
Roof					1	1			
611	6	1					4		1
511	4		92				9		
411		1	12				3		1
311		1	90				3	1	
211			8						
Subtotal	**10**	**3**	**202**	**0**	**1**	**1**	**19**	**1**	**2**
Roof						1			
612			8			1	1	2	1
512		1	90				3		
412		1	92	1					
312		1	86				2		
212		1	92				3		
Subtotal	**0**	**4**	**368**	**1**	**0**	**2**	**9**	**2**	**1**
Roof					5				
613		1	4		1		8		1
513		1	100				5	1	1
413		1	51	1			3		
313	8		53				2.5	1	1
213		1	28				2	1	
Subtotal	**8**	**4**	**236**	**1**	**6**	**0**	**20.5**	**3**	**3**
Roof									
614		1	16	2			1		1
514	8	1	94				2		1
414	4		89	1			4		
314		1	84					2	
214		1	84				3		
Subtotal	**12**	**4**	**367**	**3**	**0**	**0**	**10**	**2**	**2**
Roof									
615			30				1		1
515		1	92				5		
415		1	29	1			7	1	
315		1	87				1.5	1	
215		1	20						
Subtotal	**0**	**4**	**258**	**1**	**0**	**0**	**14.5**	**2**	**1**
Roof									
616									
516									
416									
316									
216									
Subtotal	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Roof									
617			19		3				1
517			48				3		1
417		1	22				6	1	1
317		1	14				7.5	1	
217			36				3	1	
Subtotal	**0**	**2**	**139**	**0**	**3**	**0**	**19.5**	**3**	**3**

Unit	Slab Topside Spalling, Square Foot	Slab Topside Spalling, Minimum	Slab Ceiling Spalling, Square Foot	Slab Ceiling Spalling, Minimum	Slab Edge Spalling, Cubic Foot	Slab Edge Spalling, Minimum	Column/Wall Spalling, Cubic Foot	Column/Wall Spalling, Minimum	Window Sill, Each
Roof					1				
618	4		10				1		1
518		1	90				2		1
418		1	88				5		1
318		1	34						
218		2	92				3		
Subtotal	**4**	**5**	**314**	**0**	**1**	**0**	**11**	**0**	**3**
Roof									
619		1					7		1
519		1	18				7		
419		1	13				4		1
319		1	34				4	1	1
219		1	11	4			3	1	
Subtotal	**0**	**5**	**76**	**4**	**0**	**0**	**25**	**2**	**3**
Roof						2			
620	4				2				
520		1	109		1		1		
420		1	26				5		1
320		1	18				4		
220		1	92				4		
Subtotal	**4**	**4**	**245**	**0**	**3**	**2**	**14**	**0**	**1**
Roof									
621				2	1		4		1
521		1	18				2		
421		1	38				3	1	1
321		1	15				3	2	
221			35				4		
Subtotal	**0**	**3**	**106**	**2**	**1**	**0**	**16**	**3**	**2**
Roof						1			
622	8		11				1	1	
522		1	90	1			1		
422			4				3	1	
322		1	84	1					
222		1	88				3		
Subtotal	**8**	**3**	**277**	**2**	**0**	**1**	**8**	**2**	**0**
Roof									
623				1			4		1
523		1	4				2		
423		1	31				3	1	
323			30				3	1	
223		1	15				2		
Subtotal	**0**	**3**	**80**	**1**	**0**	**0**	**14**	**2**	**1**

Unit	Slab Topside Spalling, Square Foot	Slab Topside Spalling, Minimum	Slab Ceiling Spalling, Square Foot	Slab Ceiling Spalling, Minimum	Slab Edge Spalling, Cubic Foot	Slab Edge Spalling, Minimum	Column/Wall Spalling, Cubic Foot	Column/Wall Spalling, Minimum	Window Sill, Each
Roof						1			
W. Maint. 6th	16	1					1		1
W. Maint. 5th	18	1	98				2		1
W. Maint. 4th	22				1		2	2	
W. Maint. 3th	6		92				1.5	2	
W. Maint. 2nd			4						
Subtotal	**62**	**2**	**194**	**0**	**1**	**1**	**6.5**	**4**	**2**
Roof									
624					3				
524		1	95				1		1
424		1	84				1		
324		1	88				4		1
224		1	92				3		1
Subtotal	**0**	**4**	**359**	**0**	**3**	**0**	**9**	**0**	**3**
Roof									
625	6						4	1	1
525		1	16						
425			8	2			3		
325			18				4	1	
225		1	88						1
Subtotal	**6**	**2**	**130**	**2**	**0**	**0**	**11**	**2**	**2**
Roof									
626	10				2		4		
526		1	33	1	2		4	1	1
426		1	38	1			3		1
326		1	40		1		2	2	
226		1	28				3	1	
Subtotal	**10**	**4**	**139**	**2**	**5**	**0**	**16**	**4**	**2**
Roof						1			
627	8		35				1		1
527		1	92	1			1		
427	12	1	6				4		
327	10	1	23				2	1	
227		1	48					1	
Subtotal	**30**	**4**	**204**	**1**	**0**	**1**	**8**	**2**	**1**
Roof									
629	4		36				1		1
529		1	34		3		2.5	1	
429		1	18				1		
329		1	13				2	2	
229		1	28				3		1
Subtotal	**4**	**4**	**129**	**0**	**3**	**0**	**9.5**	**3**	**2**
Roof									
631							3	2	
531			32	1					
431		1	87	1			3	1	
331		1	31				5	1	
231		1	84				3		
Subtotal	**0**	**3**	**234**	**2**	**0**	**0**	**14**	**4**	**0**
1st Floor Interior			15	1					
Total	**208**	**104**	**6874**	**40**	**60**	**8**	**405.5**	**61**	**56**

END OF REPORT