

**Contract # 42499**

## **Milestone Inspection – Phase 2**

Prepared for the Board of Directors for the

# **Bayshore Trace Condominium Association**



This Report contains Milestone Inspection - Phase 2 for the Property with Address of:

3325 Bayshore Blvd, Tampa, Florida 33629

**March 25, 2024**



# Milestone Inspection – Phase 2 Study Report

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This document has been prepared for the use of the client for the specific purposes identified in the report. The conclusions, observations and recommendations contained herein attributed to Beryl Engineering & Inspection, LLC (Beryl) constitute the opinions of Beryl. To the extent that statements, information and opinions provided by the client or others have been used in the preparation of this report, Beryl has relied upon the same to be accurate, and for which no assurances are intended, and no representations or warranties are made. Beryl makes no certification and gives no assurances except as explicitly set forth in this document.

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## Purpose and Non-Conflict of Interest Disclosure

The purpose of this report is to certify the enclosed Milestone Inspection and Report prepared for Bayshore Trace Condominium Association and is the result of work performed by Beryl Engineering & Inspection, LLC (Beryl).

In addition, we certify that, to the best of our knowledge and belief:

1. All facts contained in this report are true and accurate.
2. Beryl has no present or prospective interest in the subject property of this report, and also has no personal interest with respect to the parties involved.
3. Beryl has no bias with respect to the subject property of this report or to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon producing or reporting predetermined results.
5. Our compensation is not contingent on any action or event resulting from this report.
6. We have the knowledge and experience to generate accurate Milestone Inspection – Phase I and Report on all buildings contained within this report
7. We have performed a physical inspection of the subject risk(s) contained in this report.

Beryl conducted a Milestone Inspection – Phase II Per the Florida Statute Title XXXIII, Chapter 553, Section 899 and in conformance with the scope of work specified in SB 4-D & SB 154 – Building Safety, Dated May 26, 2022, and all other executed amendments to SB 4-D & SB 154, revisions Dated May 04, 2023, and, signed by the governor on June 09, 2023, passed by the state, as per the date of this report. The purpose of the Milestone Inspection – Phase II is to assess the subject property by utilizing destructive testing methods. By doing this exploratory research we will determine the extent of damage to structural elements and components of the building(s), highlighting any deferred maintenance, commenting on on-site management issues as they relate to the care of the property, and documenting all observed deficiencies.

It is understood that Beryl did not evaluate the adequacy of the original construction system or materials used and does not ensure the adequacy and sufficiency of any documents or improvements reviewed. This assessment does not purport to encompass every report, record, permit, or other documentation relevant to the property and does not create or imply any guarantee of future building conditions or value.

The purpose of the property review was to assess the subject property and to determine the present condition of the following about the Building/Structural Components to include: Roofs, exteriors, breezeways, framing elements, load bearing, shear walls, foundation, and stairs.

We did not gain access to all areas, operate any specific equipment, or perform any tests. Beryl identified those areas that, in our opinion, require remedial work or restoration. This report is based on our professional opinion and field observations. It should be noted that site development drawings were not provided for our review.

Key Staff:

*Leo Cannyn*

Richard Leon Cannyn

Florida Professional Engineering License #65994

## Introduction

Beryl Engineering & Inspection, LLC ("Beryl"), performed this Milestone – Phase 2 Inspection ("Report") not in conjunction with with a Structural Integrity Reserve Study for Bayshore Trace Condominium Association ("Client"). The purpose of this Report is to evaluate the structural deficiencies determined from destructive testing and additional inspection.

As part of the assessment process, Beryl performs the following tasks to investigate and evaluate the Property:

- Reviewed applicable reports and documents;
- Conducted interviews with applicable parties;
- Reviewed the industry standards and building codes applicable to the inspection;
- Conducted destructive testing assessments at locations on the Property;
- Prepared this Report.

Beryl conducted a site visit on 12/14/2023, where Beryl met with board members from the COA for a pre-destructive testing meeting to go over the areas to be investigated further.

This Report has been prepared in accordance with generally accepted inspection practices. No warranty, expressed or implied, is provided with this report. The findings and recommendations contained herein are based upon the data and information provided to and reviewed by Beryl from the Bayshore Trace Condominium Association and at the time of the site visits only. The discovery of any additional information concerning the components evaluated may be forwarded to our firm for review. If necessary, we will reassess the potential impact and modify our recommendations as needed.

## Site Information

The building is 3 stories and the structural systems are consistent with Slab on Grade foundation with Concrete Masonry Units (CMU) walls clad in stucco and brick veneer. The property is located in Hillsborough county Florida located East of S Macdill and South of the Selmon Expressway. According to the Hillsborough County Property Appraiser Website, the building was built in 1975. A site map provided by Google Earth is provided below:



## Assumptions

In conducting this review and performing our evaluation, Beryl has made certain assumptions, as follows:

1. Beryl has made no determination as to the validity and enforceability of any contract, agreement, rule, or regulation applicable to the Bayshore Trace Condominium Association. For purposes of this Report, we have assumed that all such contracts, agreements, rules and regulations will be fully enforceable in accordance with their terms.
2. The documents, reports, verbal communications, and the records supplied to us are accurate.
3. Beryl did not provide a financial audit of the bank statements or budgets provided by the Bayshore Trace Condominium Association.
4. The Bayshore Trace Condominium Association will continue to maintain the grounds and common elements as set forth by common industry standards.
5. There will be no significant changes in the maintenance conditions or costs in the future other than those identified during the review.

## Results

Set forth below are the principal opinions we have reached after our review of the Property and documents. Please note that such opinions do not constitute a legal opinion. For a complete understanding of the estimates, assumptions, and calculations upon which these opinions are based, the

Study should be read in its entirety. On the basis of our Milestone Inspection – Phase 2 analysis of the Bayshore Trace Condominium Association and the assumptions set forth in the Report:

From Beryl’s observation, the structural components and elements were generally found to be in Average condition with exception of the stairwell components, with evidence of substantial structural deterioration at all stairwells. With regards to collapse, Beryl found that the building was not be in danger of imminent collapse, repairs should be done in the near term.

Cracked skylights had been noted in the Phase 1 Milestone Inspection report. This style of skylight is no longer manufactured, making replacement in-kind not an option. If evidence of water intrusion is found from the skylight cracks it is suggested to seal cracks regularly or to replace the skylights.

## **Statement of Qualifications**

Beryl is a professional engineering management and inspection firm with knowledge and experience in lowering costs and improving quality through project organizational management. Beryl’s consulting services couple best practices with innovative approaches to save associations money. Portions of this report were prepared under the guidance of Richard Leon Cannyn, P.E., PMP. Additional team members to aid in the site inspection consisted of Shannon Burg P.E.

Mr. Cannyn is a licensed Professional Engineer, Mold Assessor, Mold Remediator, and Home Inspector in the State of Florida (Reg. No. 65994, MRSA3730, MRSR3897, & HI#8165). Mr. Cannyn is a Community Associations Institute Reserve Specialist (RS 471). Mr. Cannyn has a Remote Pilot License 4418248 from the Federal Aviation Administration, and a Certified Master Inspector by the International Association of Certified Home Inspectors (“InterNACHI”) (#13030204). Cannyn is a Project Management Professional by the Project Management Institute (#222171) and an Envision SP from the Institute of Sustainable Infrastructure.

Stairwell A, B, E, F, and Interior were all visually inspected. Extreme corrosion has occurred and damaged the top plate of the steel I beams that support the concrete landings. Steel risers also show signs of corrosion, although it is not as extreme as the I beams. Stairwell A, B, E, F and interior should all have the Steel I beam replaced on the lower level. Stairwell A, B, E and F should also have the second level I beams replaced. Any brick that has been damaged from corrosion should be repaired. The landing is a reinforced concrete slab and is in good condition.

It should be noted that it was not necessary to do any destructive testing to determine the extent of damage or to determine the necessary repairs. Permit ready repair plans are required by the county Building Department to make these repairs.



## Next Steps

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The next steps for this association is to replace all the stairwells I beams. The association needs to proceed with repairs within 365 days. Beryl will assist in developing permit ready repair plans and construction documents if the association wants to move forward with us as the engineering firm for these next steps.

The association should also remove vegetation and try and keep water from entering the lower level of the stairwells to help prevent corrosion in the future.

# Limitations

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The scope of work for this Milestone Inspection – Phase 1 was limited to performing tasks as defined in the Professional Service Agreement between Beryl and Bayshore Trace Condominium Association. The use of this report by any unauthorized third parties shall be at their own risk. Our report is not intended to assume any responsibility of the Architect or Engineers of Record and this report does not confirm the absence of asbestos, PCBs, toxic soil, or any other environmental concerns on this property.

The opinions expressed herein are based on the information collected during our study, our present understanding of the site conditions, and our professional judgment in light of such information at the time of this report. The report is a professional opinion, and no warranty is expressed, implied, or made as to the conclusions, advice, and recommendations offered in this report. In expressing the opinions stated in this report, Beryl has exercised a reasonable degree of care and skill ordinarily exercised by a reasonably prudent professional in the same community and in the same time frame given the same facts and circumstances. Documentation and data provided by Bayshore Trace Condominium Association, designated representatives of Bayshore Trace Condominium Association, or other interested third parties, or from public domain, and referred to in preparation of this report, have been used and referenced with the understanding that Beryl assumes no responsibility or liability for their accuracy.

Independent conclusions represent our professional judgment based on the information and data available to us during the course of this assignment. Beryl's evaluations, analyses, and opinions do not represent design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by Bayshore Trace Condominium Association or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the site investigation. Our work was performed and prepared in accordance with procedures, practices, and standards generally accepted and customary in Beryl's profession for use in similar assignments.

This report is prepared for the exclusive use of Bayshore Trace Condominium Association, and opinions and recommendations contained in this report apply to the conditions existing when services were performed and are intended only for the client, purposes, locations, timeframes, and project parameters indicated. This report is not for the use and benefit of, nor may be relied upon by, any other person or entity without the advance written consent of Beryl.

The information reported was obtained through sources deemed reliable via a visual site survey of the areas readily observable, easily accessible or made accessible, by the property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the subject property. Applicable municipal information was obtained through file reviews of reasonably ascertainable standard government record sources, and interviews with authorities having jurisdiction over the property. Finding, conclusions, and recommendations included in the report are based on our visual observations in the field, the municipal information reasonably obtained, information provided by the Client, and/or a review of readily available and supplied drawings and documents. No disassembly of system or building components or physical or invasive testing was performed. Beryl renders no opinion as to the property condition at un-surveyed and/or inaccessible portions of the subject property. Beryl relies completely on the information, whether written, graphic, or verbal, provided by the property contact or as shown on the information on any documents reviewed or received from the property

contact, owner or agent, or municipal source, and assumes that information to be true and correct. The observations in this report are valid on the date of the survey. Beryl used the date established by the local Property Appraisers information as the effective year built of the subject property age. It is important to note that all but an exhaustive investigation might fail to locate or identify deficiencies that may not be reasonably visible.

The contents of this report are not intended to represent an in-depth evaluation or analysis of the systems and components of the subject property. The extent of the physical survey for the production of this report has been limited by contract and agreed upon Scope of Work. Assumptions regarding the overall conditions of the property have been developed based upon a survey of representative areas of the subject property. As such, no representative of ALL aspects of ALL areas or components was made. Routine maintenance items are not reported or included in this report. Where quantities could not be derived from actual takeoffs, lump sum figures or allowances were used. Estimated costs are based on professional judgment and probable or actual extent of the observed defect inclusive of the cost to design, procure, construct, and manage the corrections. Where property-unique or specialty equipment is present, Beryl relies solely on data regarding maintenance and/or replacement costs provided by the designated site contact or on-site individuals with first-hand knowledge of the specific equipment.

This Report is a reflection of information provided to Beryl and assembled for the Bayshore Trace Condominium Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.

The survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representative, express or implied, and no warranty or guarantee is included or intended. The report speaks only as of its date, in the absence of a specific written update of the report, signed, and delivered by Beryl.

Any additional information that becomes available after our survey concerning the subject property should be provided to Beryl so that our conclusions may be revised and modified if necessary, at additional cost. This report has been prepared in accordance with our Professional Services Agreement, which is an integral part of this report.

Any site plans or drawings provided show approximate dimensions and are included in this report to assist Bayshore Trace Condominium Association in visualizing the site and the surroundings, not to give a necessarily accurate dimensional representation of the site. Conclusions drawn from the results noted herein are limited by the methods used as agreed upon with Bayshore Trace Condominium Association and do not represent a warranty, guarantee, insurance policy, or substitute for exhaustive testing and analysis of any component.

## Appendix A - Photos

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1 Stairwell A overview



2 Stairwell A overview



3 Stairwell A overview



4 stairwell A step cracking in brick



5 stairwell A corrosion



6 stairwell A corrosion



7 stairwell A corrosion



8 stairwell A corrosion



9 stairwell A corrosion



10 stairwell A corrosion



11 stairwell A steps



12 stairwell A corrosion



13 stairwell A corrosion



14 stairwell B overview



15 stairwell B corrosion



16 stairwell B corrosion



17 stairwell B corrosion



18 stairwell B corrosion



19 stairwell B corrosion



20 stairwell B corrosion



21 stairwell B corrosion



22 stairwell B corrosion



23 stairwell B steps



24 stairwell B steps



25 Stairwell B 2nd level landing overview



26 stairwell B corrosion



27 stairwell E overview



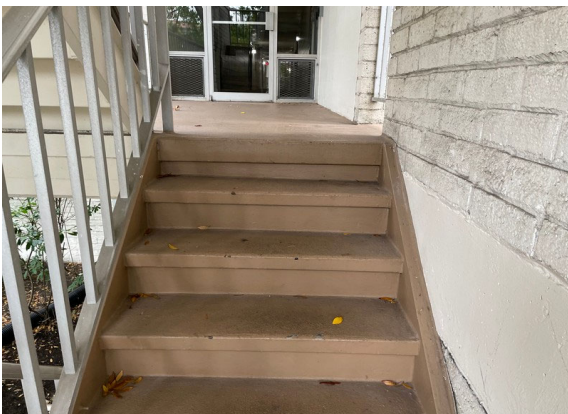
28 stairwell E corrosion



29 stairwell E corrosion



30 stairwell E corrosion



31 stairwell E corrosion



32 stairwell F overview





33 stairwell F overview



34 stairwell F corrosion



35 stairwell F corrosion



36 stairwell F corrosion



37 stairwell F corrosion



38 stairwell F corrosion



39 stairwell F corrosion



40 stairwell F corrosion



41 stairwell F corrosion



42 stairwell F steps



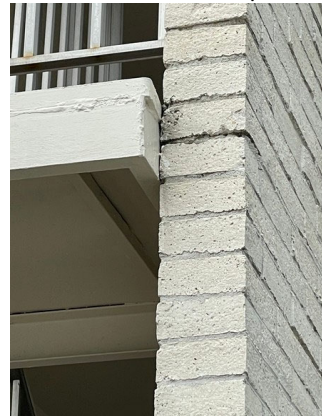
43 stairwell F step corrosion



44 stairwell F step corrosion



45 stairwell F connection corrosion damaging brick



46 stairwell F connection corrosion damaging brick



47 Interior Stairs



48 Interior stairs corrosion



49 Interior stairs corrosion



50 Interior stairs corrosion

51

52

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54

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