



Job ID#: 23-1013
December 16, 2023



414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583

Atlantic 22 Condominium Association
2390 Ocean Shore Boulevard
Ormond Beach, Florida 32176
ATTN: Atlantic 22 Condominium Owners

RE: Atlantic 22 Condominium
Phase I Milestone Inspection

Dear Unit Owners:

This is to inform you that in the month of April 2023, our office performed visual inspections of the condition and general maintenance work required at Atlantic 22 Condominium. We inspected all critical structural elements and a random sampling of non-structural elements of the building.

As of the completion of these inspections, the building and all structural elements are in fair condition. Based on our visual inspections and structural evaluation, the only repairs currently required are associated with regular age-related maintenance. No risk to life-safety is apparent.

It is our professional opinion that structural components visually inspected during the Damage Survey and Phase I Milestone Inspections do not exhibit any signs of "significant structural deterioration", pose no risk to life safety, and a certificate stating such may be issued. Phase II of the Milestone Inspection will not be required.

Upcoming repairs shall be performed in accordance with the intent of our project manual & repair plans, requirements of the 7th Edition Florida Building Code (2020), and recommendations set forth by the International Concrete Repair Institute (ICRI).

If you have any questions, or require additional information, please feel free to contact our office.

Sincerely,

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



STRUCTURAL MILESTONE CERTIFICATION



THIS CERTIFIES THAT

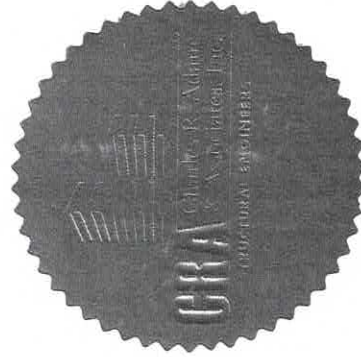
ATLANTIC 22 CONDOMINIUMS

2390 Ocean Shore Boulevard, Ormond Beach, FL

has successfully completed Milestone structural inspections, as 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:

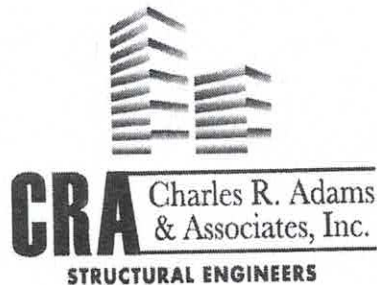
APRIL 4, 2023
(expires 10 years from date)

Thomas Overstreet, Inspector



Charles R. Adams, P.E.

FL# 15113



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

PHASE ONE MILESTONE INSPECTION

Name: ATLANTIC 22 CONDOMINIUM

Address: 2390 OCEAN SHORE BLVD, ORMOND BEACH, FL 32176

Assessment Date: 04/04/23

Building Owner / Jurisdiction: ATLANTIC 22 / COUNTY OF VOLUSIA

Number of Levels (Including slab-on-grade as level #1): 5

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
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Free-standing or occupied space/building above? _____	YES	NO	N/A
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VISUAL SUMMARY OF THE BUILDING

SEE LETTER DATED 12-14-2023

SEE DAMAGE SURVEY & REPAIR PLAN INCLUDED IN PROJECT MANUAL DATED 7-27-23

THE OVERALL BUILDING IS IN FAIR CONDITION BUT NEED RESTORATION AT BEAMS, COLUMNS, AND ELEVATED DECKS. IN NORTH EAST SIDE OF THE BUILDING SOME UNITS HAVE SIGNIFICANT LEAKS AND WATER DAMAGES.

STRUCTURAL OBSERATIONS

▪ 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? _____	YES	NO	N/A
▪ Estimated visual crack widths (1/16"-1/4" or 1/2" and greater)? <u>1/16" - 1/4"</u>	YES	NO	N/A
▪ Are there signs of surface scaling (freeze-thaw damage)? _____	YES	NO	N/A
▪ Is there any concrete spalling? <u>DECK, BEAM, COLUMN</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? _____	YES	NO	N/A
▪ Is there any evidence of corrosion of reinforcing steel? (exposed or subsurface) <u>MINOR SPOTS AT STAIRWALLS</u>	YES	NO	N/A
▪ Is rust visible? _____	YES	NO	N/A
▪ Is it surface rust or is there significant loss of reinforcing steel? <u>SURFACE RUST</u>	YES	NO	N/A
▪ If this is a precast deck, are the flange connection welds stressed, broken, or corroded? _____ NO	YES	NO	N/A
▪ Are there any signs of water leakage? Describe conditions. _____ <u>AT UNITS LOCATED 2ND & 3RD FLOOR, NE SIDE OF BUILDING</u>	YES	NO	N/A
▪ Is there an existing traffic-bearing membrane installed? Does it have any Tears, abrasions, delamination's, or other deterioration? _____	YES	NO	N/A
▪ Estimated life of existing traffic coating? _____	YES	NO	N/A
▪ 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? <u>NOT SURE</u>	YES	NO	N/A

STRUCTURAL SYSTEM: BEAMS, BEARINGS, AND COLUMNS

▪ Are there any cracks? If so, what is the direction, width, and depth? _____ <u>CONCRETE MISSING FROM CANTILEVERED BEAM (SE SIDE OF BUILDING)</u>	YES	NO	N/A
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▪ Are there any signs of leakage? Describe conditions and note location. _____ <u>SEE PREVIOUS COMMENT</u>	YES	NO	N/A
▪ Is there any concrete spalling? <u>AT DECK, BEAMS, COLUMNS</u>	YES	NO	N/A
▪ Any damage or major cracks from vehicular impact, etc? _____	YES	NO	N/A
▪ Is any steel reinforcement exposed? <u>SEE PREVIOUS COMMENT</u>	YES	NO	N/A
▪ Is rust visible? Is it surface rust or is there significant loss of section? _____ <u>SEE PREVIOUS COMMENT</u>	YES	NO	N/A
▪ Are bearings in good condition? _____	YES	NO	N/A
▪ Are bearing plates rusted? _____	YES	NO	N/A
▪ If bearing pads have been used under beams, are the present and in good condition? _____	YES	NO	N/A
▪ Are bearing pads squashed, bulging, out of place or missing? _____	YES	NO	N/A
▪ Steel Framed concerns: Visible corrosion or section loss of steel? _____	YES	NO	N/A
▪ Steel Framed concerns: Fireproofing or protective coatings condition? _____ _____	YES	NO	N/A
▪ Are there visible signs of beam, or double-tee deflection? _____	YES	NO	N/A
▪ Are shear cracks visible on any concrete columns, or beams? _____	YES	NO	N/A
▪ What is the condition of previous concrete patch repairs (if present)? _____ <u>NONE NOTED</u>	YES	NO	N/A

BUILDING PROTECTION & WATERPROOFING

▪ Is there an existing traffic-bearing membrane installed? _____	YES	NO	N/A
▪ Does the membrane show signs of wear including tears, deterioration, bubbling, or delamination? _____	YES	NO	N/A
▪ Is the waterproofing basecoat (membrane) intact around columns, walls & drains? _____	YES	NO	N/A
▪ Is the traffic bearing membrane detailed correctly? _____	YES	NO	N/A
▪ Is the membrane trapping moisture in the slab? _____	YES	NO	N/A
▪ Is the product chemistry known? If so, what is the chemistry? _____	YES	NO	N/A
▪ Date of last painting on building exterior? <u>JUNE 2016</u>			
▪ Date of last waterproof coating on stairs, walkway & balcony slab _____ <u>JUNE 2016</u>			

PARKING GARAGE

▪ Efflorescence _____	YES	NO	N/A
▪ Visible ponding water or leaking areas? _____	YES	NO	N/A
▪ Dampness or visible water stains? _____	YES	NO	N/A
▪ Dripping from levels above through cracks, expansion joints, or deck, etc.? _____	YES	NO	N/A

- Freeze/thaw damage? _____
- Are there below grade walls with overburden on positive side? _____
- Are they waterproofed (positive or negative side)? _____
- Date of last waterproofing installation _____ N/A _____

YES	NO	N/A
YES	NO	N/A
YES	NO	N/A



414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583

PHASE ONE MILESTONE INSPECTION REPORT
FOR

ATLANTIC 22 CONDOMINIUM

2390 OCEAN SHORE BOULEVARD
ORMOND BEACH, FLORIDA 32176

(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

April 4, 2023

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):

_____ none _____

- (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".

The following items should, however, be included in a Structural Integrity Reserve study:

1. Paint building exterior on or before December 31, 2024.
2. Inspect & repair/replace waterproof coating on balconies, walkways & stairs on or before December 31, 2024.
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 R. ADAMS, P.E.
FL # 15113

Digitally signed by:

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Decline

Accept All