FT 302

DESANTIS COMMUNITY MANAGEMENT, LLC
YOUR NEIGHBORHOOD PROPERTY MANAGER

December 4, 2023

Re: MILESTONE INSPECTION
Please keep with your Association records

Dear Unit Owner(s):

Enclosed is a copy of the Milestone Inspection for Five Towns of St. Petersburg, No. 302, Inc., Dartmouth Building performed on March 1, 2023. Please keep this with your copy of the documents.

Sincerely,
DESANTIS COMMUNITY MANAGEMENT, LLC
As Agent for the Association

Louis DeSantis, LCAM
Property Manager

Enclosures: payment invoice
cc: Board of Directors

DESANTIS COMMUNITY MANAGEMENT, LLC
Office/Fax 727.440.5225 Info@DeSantisMgmt.com
2931 Macalpin Dr S, Palm Harbor, FL 34684
www.DeSantisMgmt.com

EMA ENGINEERS, INC.

Consulting Engineers

March 1, 2023

Mr. Louis DeSantis, Property Manger
Five Towns of St. Pete #302, Inc

by email: info@denantismgmt.com

RE: 5501 80th Street N. (five story building)
St. Pete, Fl 33709

Dear Mr. DeSantis:

Pursuant to your request, I visited the above-referenced property on February 24, 2023 with regard to the Structural Engineering Milestone Inspection. The purpose of this inspection was to determine the condition of the building and to provide a report based upon my findings. I met with Mr. Ron Bonollo, the Vice president of the Association. At that time, I walked around the building with Mr. Bonollo, whereby we viewed the roofs, staircases, electrical rooms, fire rooms, elevator rooms, private storages, the walkways (breezeway) of each floor and the laundry rooms of the building. Attached are a total of 20 photographs which identify and describe the areas. These photographs are marked Fig. 1 thru Fig. 20 and are attached to this report.

The extent of this report is limited only to the areas inspected, and the observations are limited to the visual and physical accessibility of the structural components. Non-destructive testing and investigative techniques were used which were limited to the visual observations of the framing components.

I. General Description

The building is a five-story condominium project (see Fig. 1 and Fig. 2), with the1st floor slab on grade as level 1 living area. The building is constructed with steel bar joists that support the metal decks and concrete slabs, which were built in 1972, making the building approximately 51 years old. The bar joists are supported by masonry walls (CMU), concrete columns and concrete beams. The columns and CMU walls are supported by conventional footing. The exterior walls of this building were constructed by CMU walls and covered with stucco. The drywall ceiling is attached to the bottom of the bar joists. There are some areas that contain a drop ceiling which means the ceiling is not directly attached to the bottom of the bar joists. Therefore, the bar joists are covered, and one is not able to see the condition of them. There is a total of 75 units in this condominium complex. There are 15 units per floor and are numbered 101-116 (1st floor, the number 13 was not used at each floor). The bar joists span approximately 26 feet to 28 feet and are supported by CMU walls between the units. I was able to review the original the structural plans of this building which were created by O.E. Olsen & Associates. These plans indicate that the building is approximately 386 feet by 54 feet. The building was painted approximately one year ago. There are two set of stairs located at the east and west sides of the building (see Fig. 3 and Fig. 4). The exterior of the stair's walls are covered with bricks. It appears some time

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ago there was a problem with the 1st l set of bricks as they appear to have been replaced with new ones. The bricks are somewhat different color (see Fig. 3 and Fig. 4).

II. Discussion and Recommendation:

1St Floor:

We walked around the building on the 1st floor and examined the exterior walls, beams and columns by hitting them with a golf club in order to determine whether there are any damages, concrete deterioration, concrete spoiling, cracks, rusting reinforcement or exposed rebar. At the back side of the building close to units 110 and 115 there are some step cracks (see Fig. 5 and Fig. 6). The step cracks are an indication of settlement. These cracks have been repaired most likely during the time that the new painting took place. I noticed similar cracks at the front under the window of unit 103 (see Fig. 7), and at the west stairs wall (see Fig. 8). We recommend that these cracks are monitored to determine if the cracks are becoming increasingly wider. I walked inside the trash room, elevator room and office room on the 1st floor. At that time, I did not find any defective cracks or spoiling in the concrete or in the columns, walls or beams inside these rooms.

2nd Floor:

We walked inside and observed the elevator room, storage room and laundry room on the 2nd floor. I did not find any defective cracks or spoiling of the concrete in the columns, walls or beams inside these rooms. We then walked through the entire 2nd floor breezeway. By using a golf club over the top of the concrete along the breezeway we were able to determine if there is a hollow sound in the concrete. The hollow sound is usually an indication of concrete deterioration which is caused by rebar that are rusted and losing the bond with the concrete. When the reinforcing components inside the concrete are rusted, it will create energy which will make the concrete lose its bond with the reinforcing components and finally spoil the concrete. I noticed there were step cracks under the window of unit #203 (see Fig. 9). I did not find any defective cracks or spoiling of concrete of the columns, walls or beams at the breezeway. It appears that there is a lot patching that has taken place at the breezeway area. In general, some of the spots of the concrete at the breezeway need to be repaired with the correct material and also covered with the correct waterproof membrane as the patching spots are getting loose (see Fig.10, Fig. 11 and Fig. 12). At some areas the new paint is losing its bond (see Fig. 13 and Fig. 14). After the repairs of the patching takes place a new waterproof membrane should be put in place prior to painting these patched areas.

3rd Floor:

We walked inside of the meter room, storage room and telephone room on the 3rd floor. I did not find any defective cracks or spoiling of the concrete on the columns, walls or beams inside these rooms. We then walked through the entire 3rd floor breezeway. By using a golf club over the top of the concrete, along the breezeway, I was able to determine if there was a hollow sound in the concrete. I did not find any defective cracks or spoiling of the concrete in the columns, walls or beams at the breezeway. In general, some of the spots of the concrete at the breezeway need to be repaired with the correct materials and also covered with the correct waterproof membrane as the patching spots are getting loose (see Fig.10, Fig. 11 and Fig. 12). At some areas the new paint is losing its bond (see Fig. 13 and Fig. 14). After the repair of the patching takes place a new waterproof membrane should be placed prior to painting these patched areas in the concrete. I also observed step cracks at the exterior wall of unit #303.

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4th Floor:

We walked inside the storage room and laundry room on the 4th floor. I did not find any defective cracks or spoiling in the concrete of the columns, walls or beams inside these rooms. We then walked through the entire 4th floor breezeway. By using a golf club over the top of the concrete along the breezeway I was able to determine if there was a hollow sound in the concrete. I did not find any defective cracks or spoiling in the concrete, columns, walls or beams at the breezeway. In general, some of spots in the concrete in the breezeway need to be repaired with the correct materials and also covered with the correct waterproof membrane as the patching spots are getting loose (see Fig.10, Fig. 11 and Fig. 12). At some areas the new paint is losing its bond (see Fig. 13 and Fig. 14). After the repair of the patching takes place a new waterproof membrane should be put in place prior to painting these patched areas.

5th Floor:

We walked inside of the meter room, storage room and water heater room on the 5th floor. I did not find any defective cracks or spoiling of the concrete or columns, walls or beams inside these rooms. We then walked through the entire 5th floor breezeway. By using a golf club over the top of the concrete along the breezeway I was able to determine if there was a hollow sound in the concrete. I did not find any defective cracks or spoiling in the concrete or columns, walls or beams at the breezeway. In general, some of the spots of the concrete at the breezeway need to be repaired with the correct materials and need to be covered with the correct waterproof membrane as the patching spots are getting loose (see Fig.10, Fig. 11 and Fig. 12). At some areas the new paint is losing its bond (see Fig. 13 and Fig. 14). After the repair of the patching takes place a new waterproof membrane should be put in place prior to painting these patched areas in the concrete. I noticed the edge of the slab close to unit #515 and unit #514 are losing concrete and the concrete is spoiling. (see Fig.15). These areas need to be repaired with the correct materials and covered with waterproof membrane before repainting these areas. We walked inside Unit #510 and observed that the separation wall was covered with drywall as well as the ceiling of the unit. I was not able to observe any exposed structural components as described hereinabove.

Roof:

The roof is constructed with steel bar joists that are covered with metal decking and tapper insulation (see Fig. 16 through Fig. 19). There is a great deal of patching that has taken placed over the roof areas (see Fig. 16 through 19). At some locations the patching materials are losing bond and are peeling (see Fig. 16 through Fig. 519. The age of this roof was not determined at the time of my inspection. The roof is supporting the A/C units and has some amount of roof drainage along different parts of the roof. There are hot water lines over the roof for providing water to each unit. These water lines are covered with insulation. Most of these insulations are gone and the pipes are exposed (see Fig. 16 through Fig. 19). It appears at most places where the roof penetration that is no longer being used have been covered with the exception of one location (see Fig, 20).

CONCLUSION:

I have indicated in this report the conditions of the structural elements of this building floor by floor and area by area. In general, the building is in good shape. There are areas that need to be on the priority list for repairs such as the breezeway. Monitoring of the step cracks needs to be in place in order to determine if the cracks are getting wider. If more and more steps are developing cracks, and more cracks are becoming wider, soil

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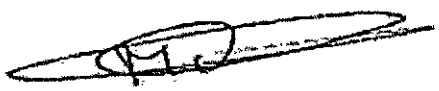
investigation should be required at that time as well as a solution for repair. These cracks are not of any immediate concern at this time.

If you have any questions, please feel free to contact me

Very truly yours,
EMA Engineers, Inc.



PE 40197 3/1/23
Mohammad A. Mostajabian
President

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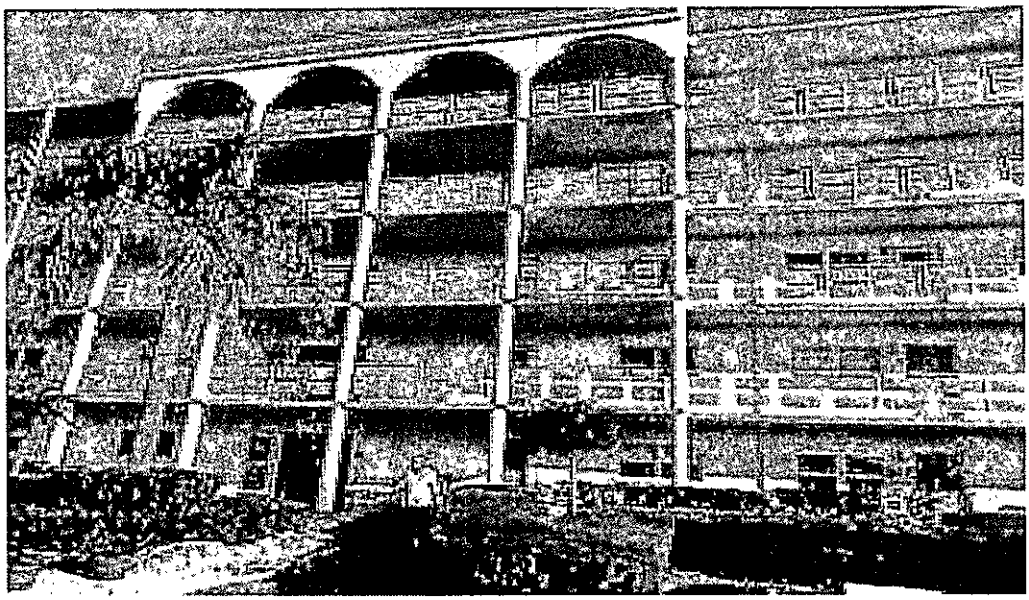

Fig.. 1

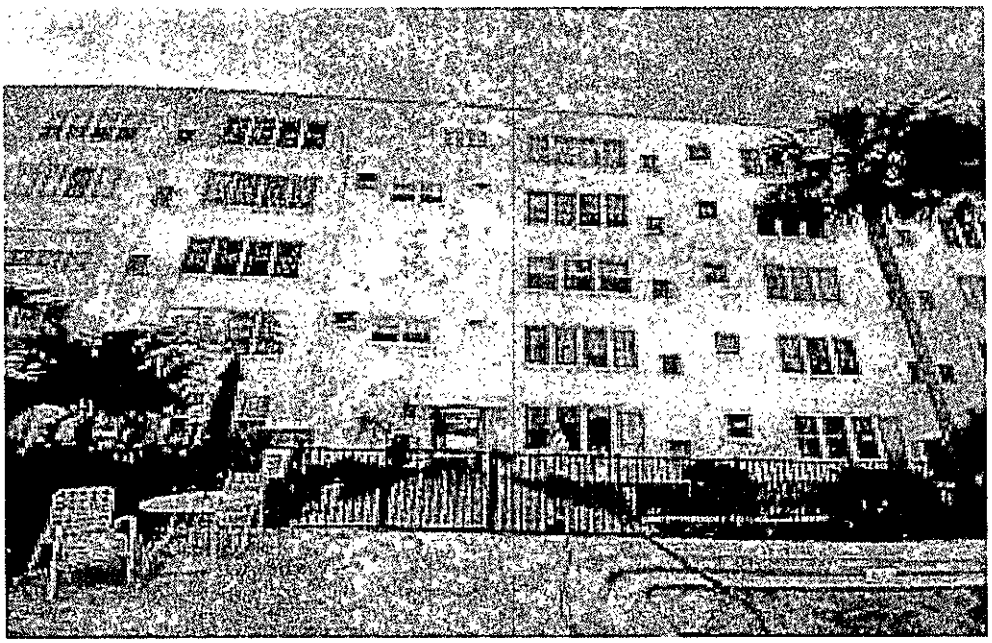

Fig..2

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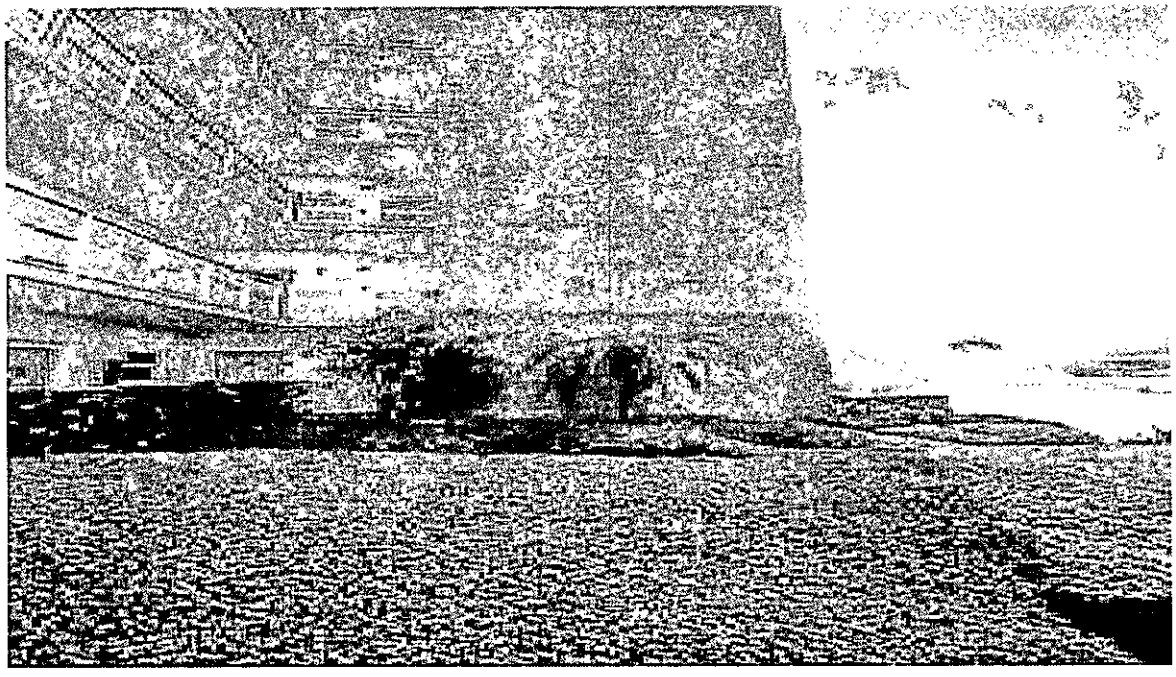

Fig. 3

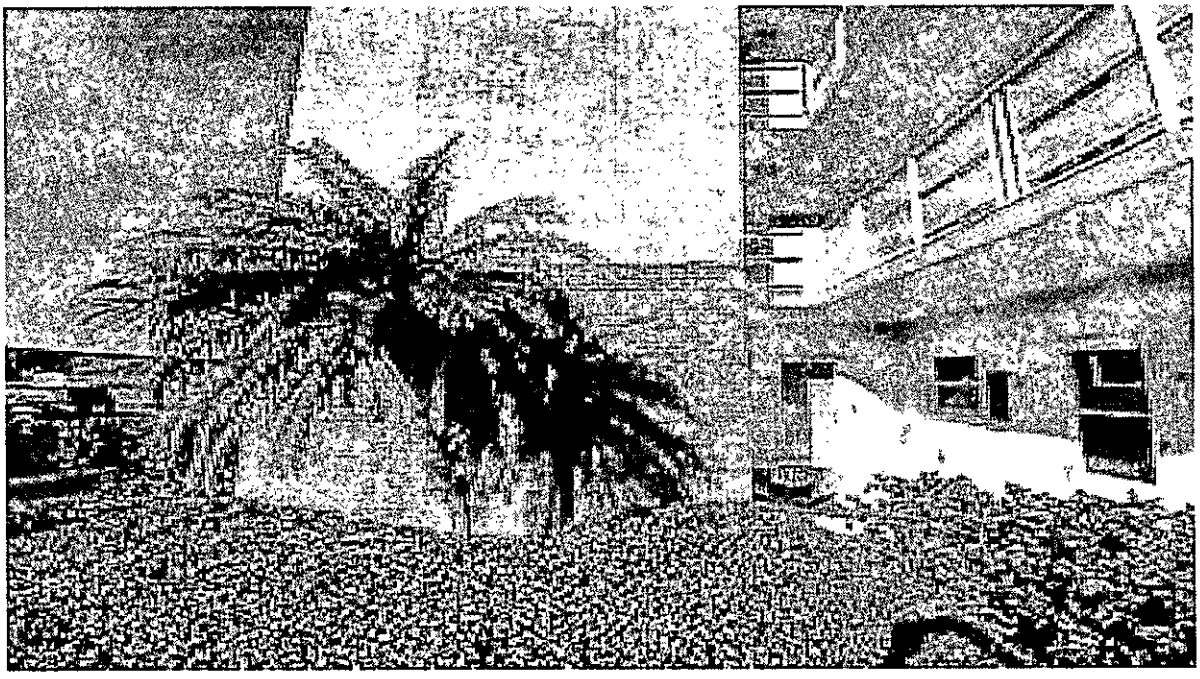

Fig. 4

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Fig. 5

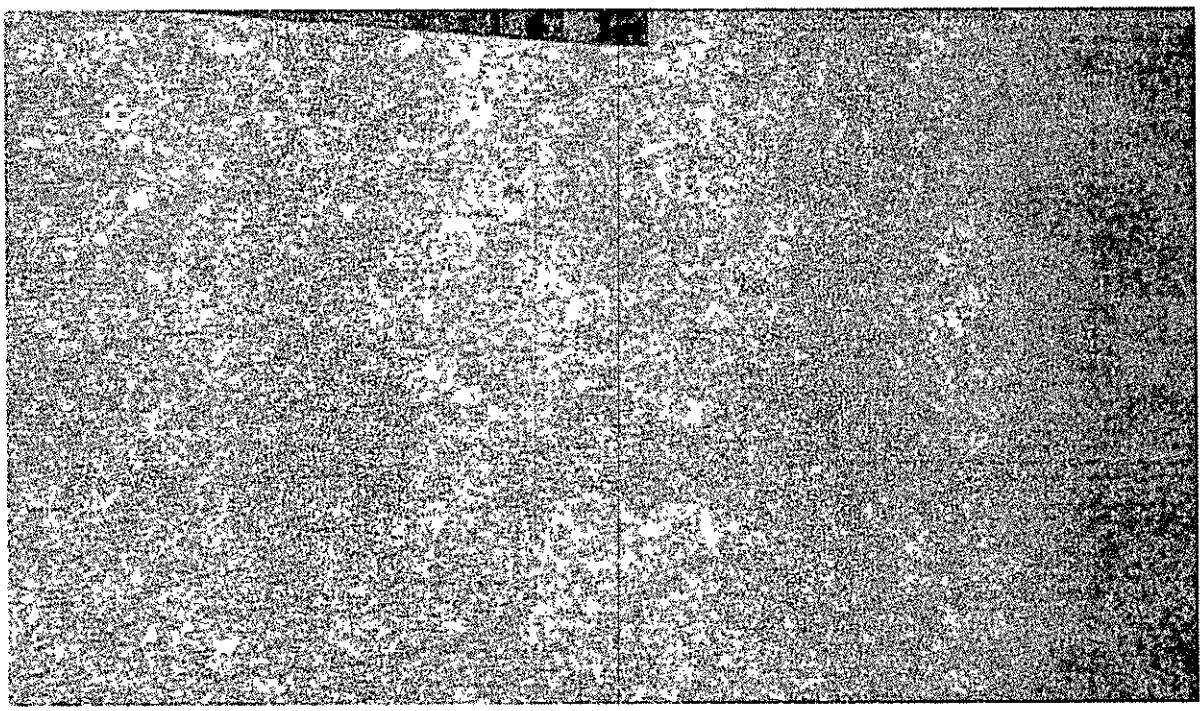

Fig. 6

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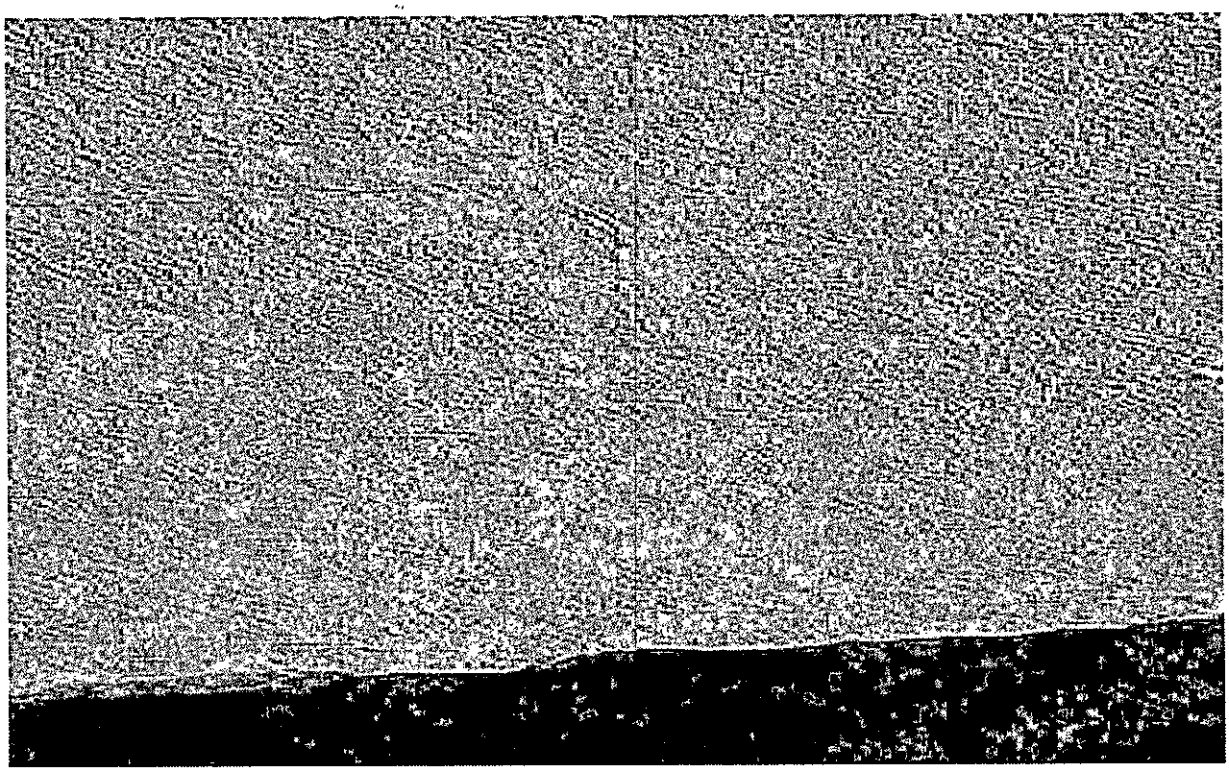

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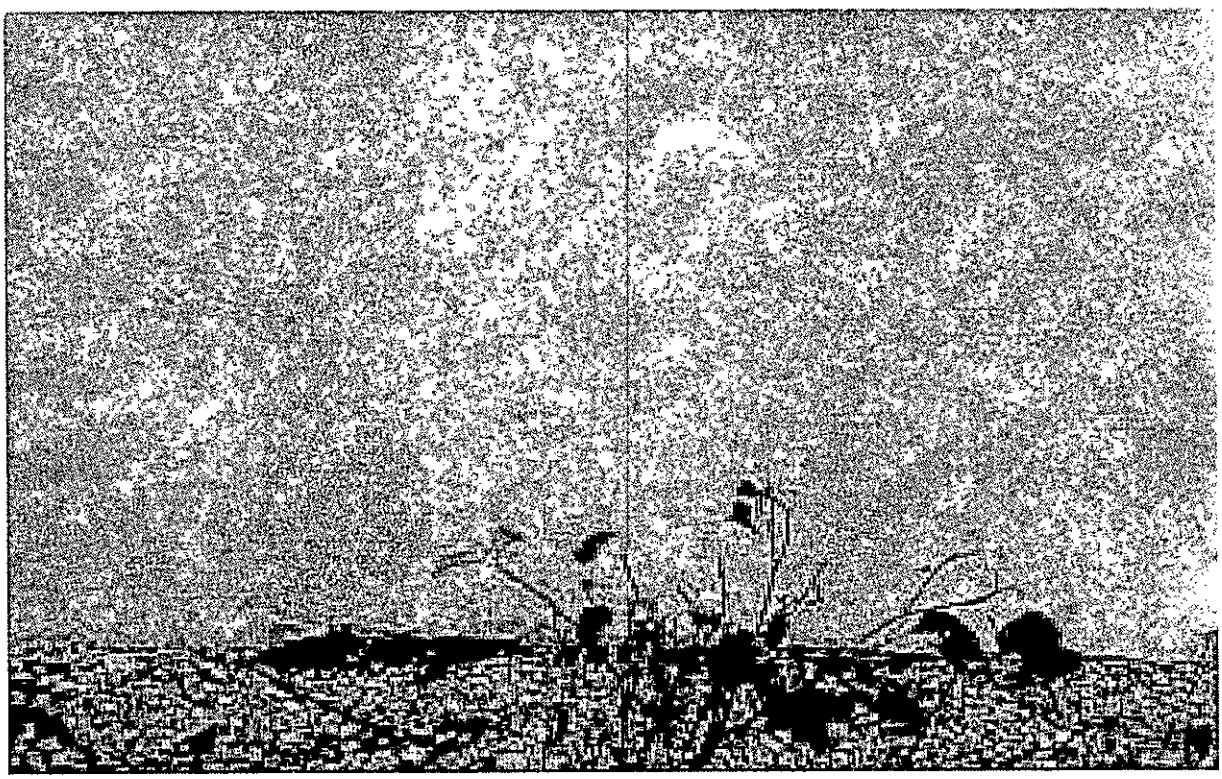

Fig. 8

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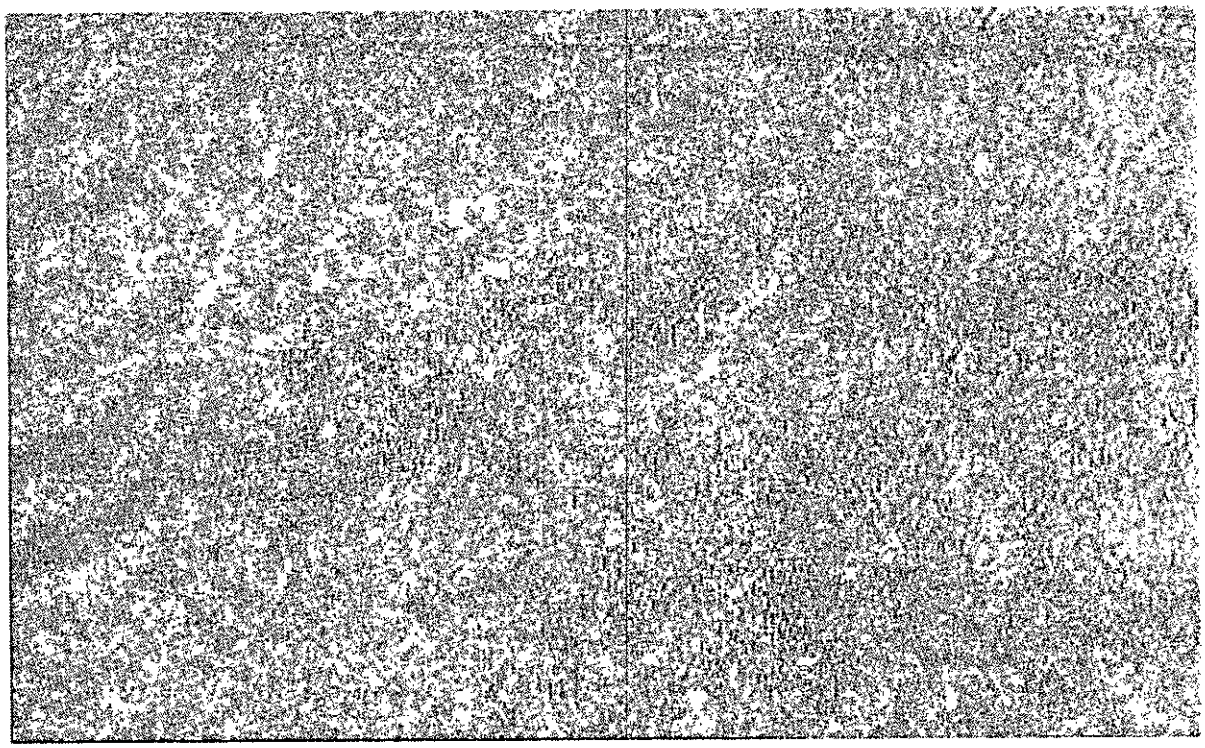

Fig. 9

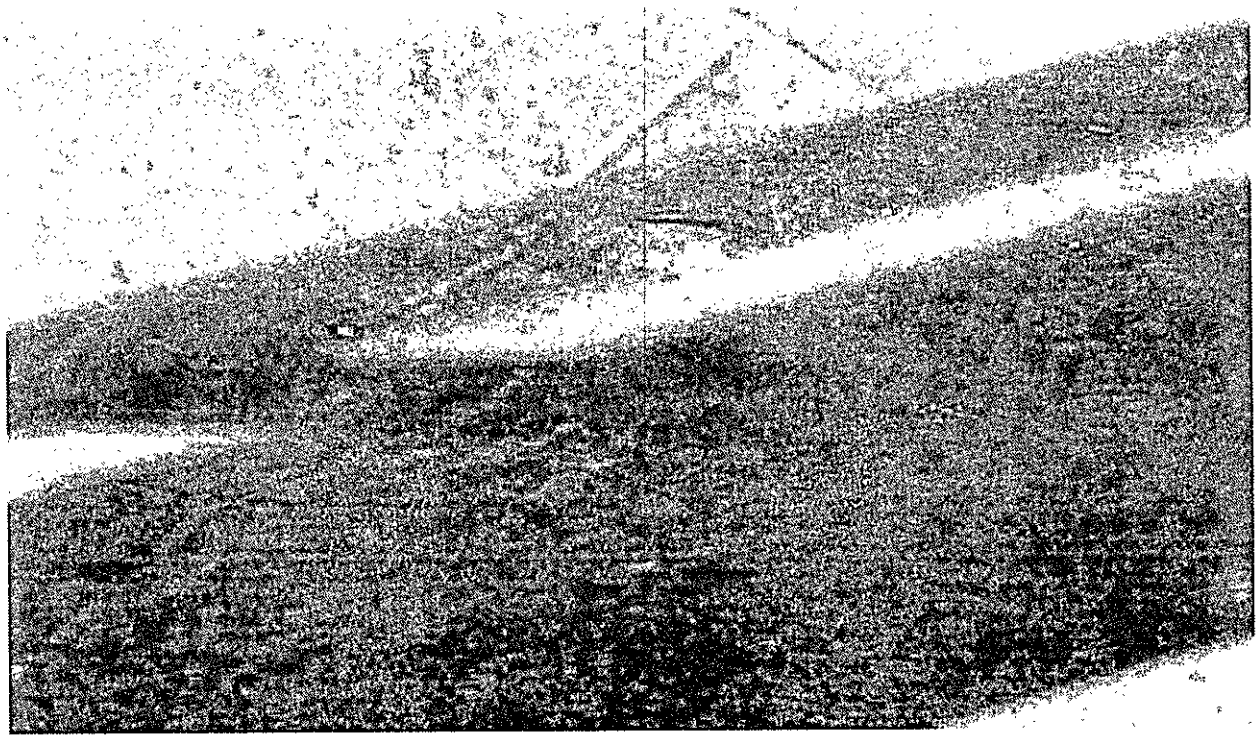

Fig. 10

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Fig. 11

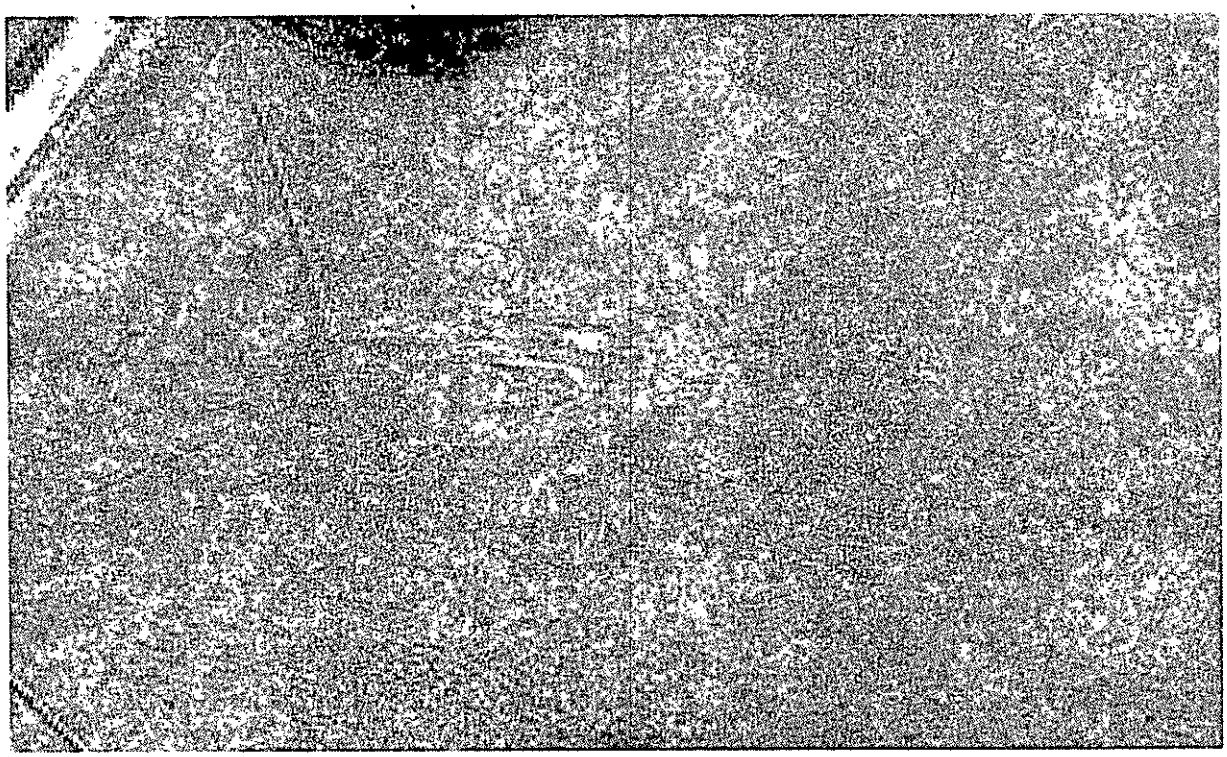

Fig. 12

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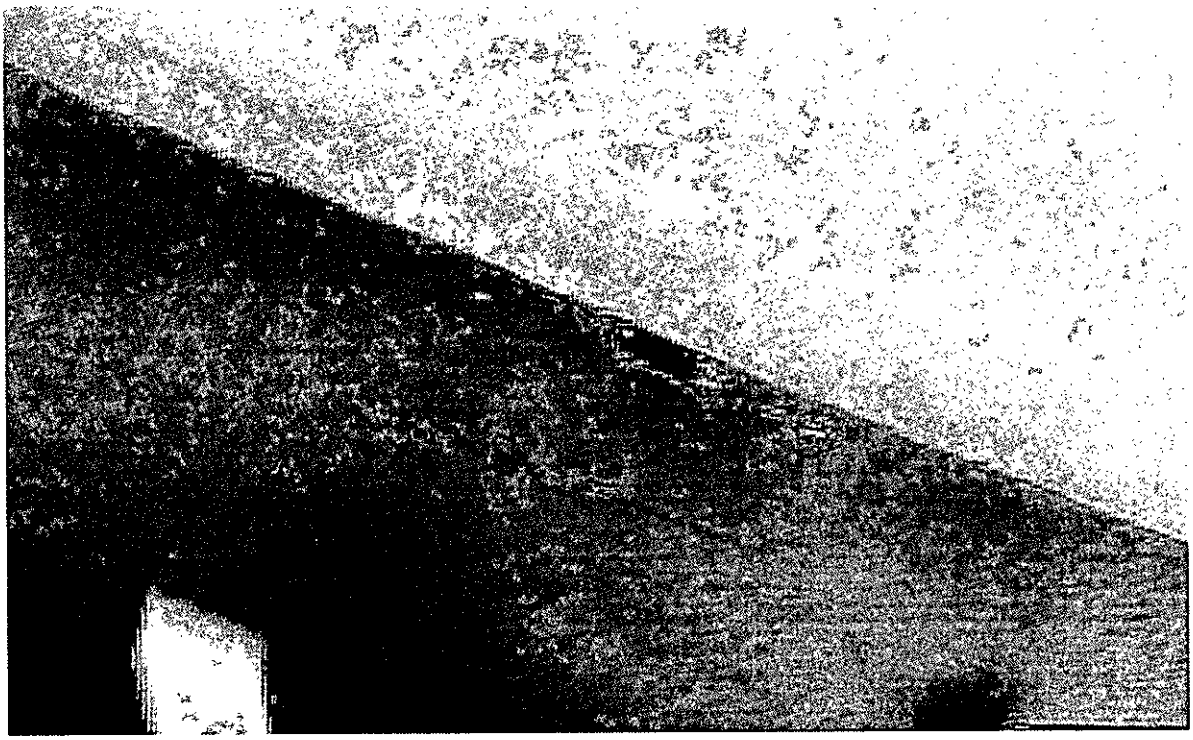

Fig. 13

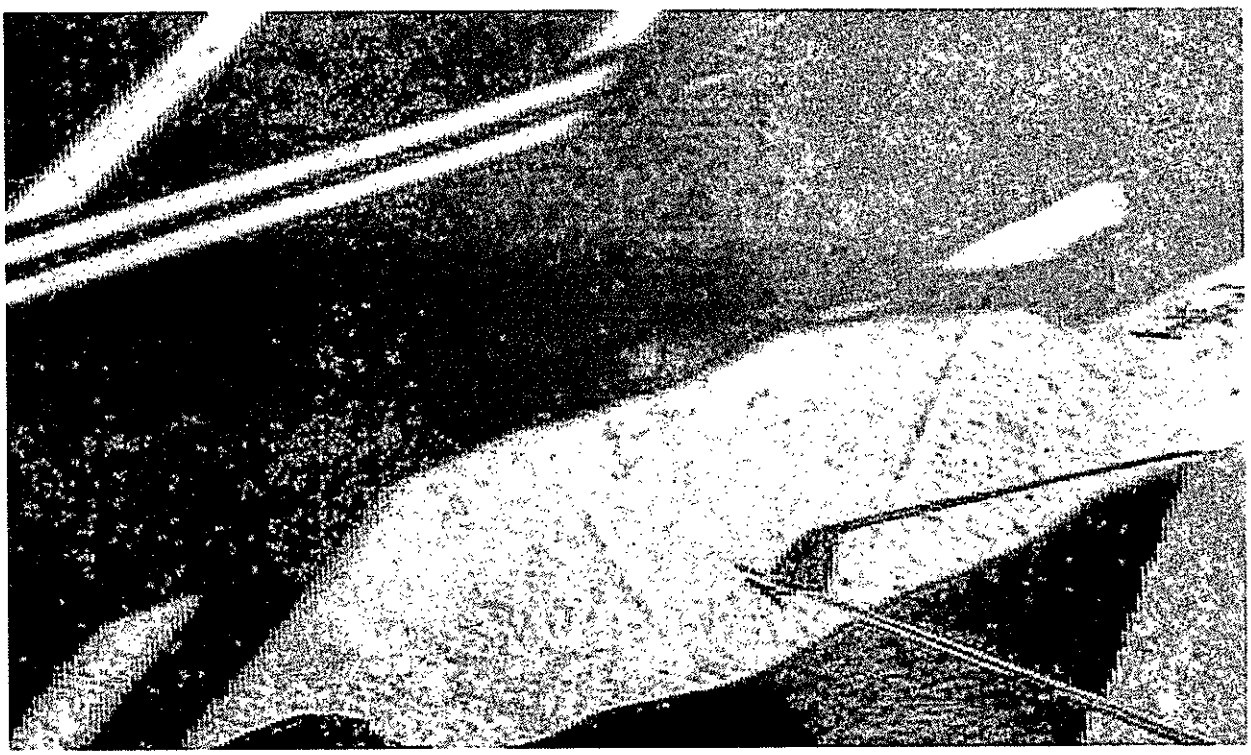

Fig. 14

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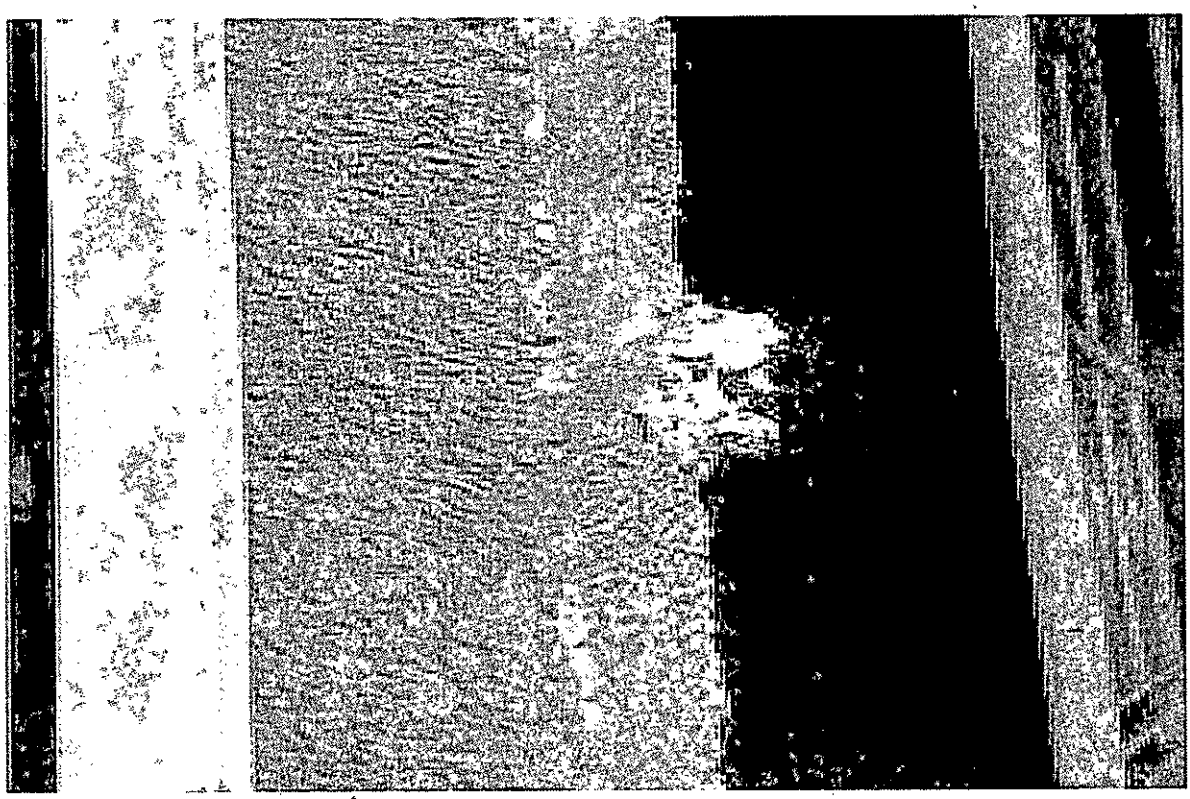

.Fig. 15

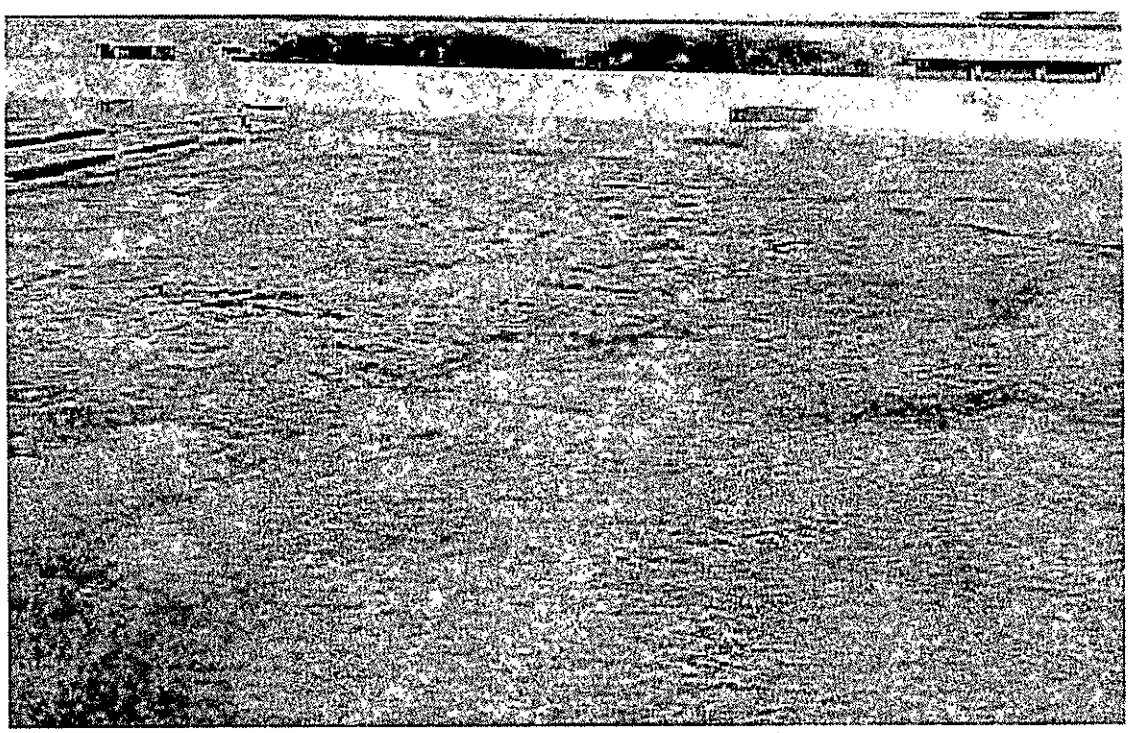

Fig. 16

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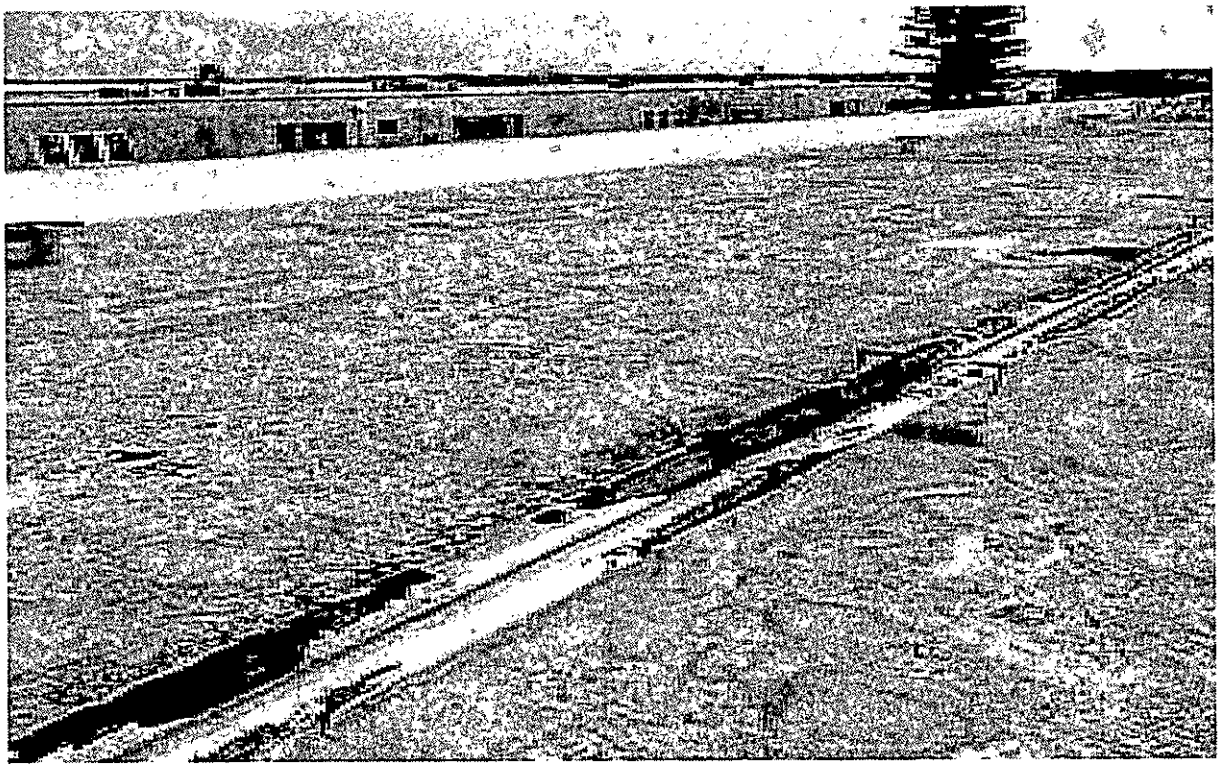

Fig. 17

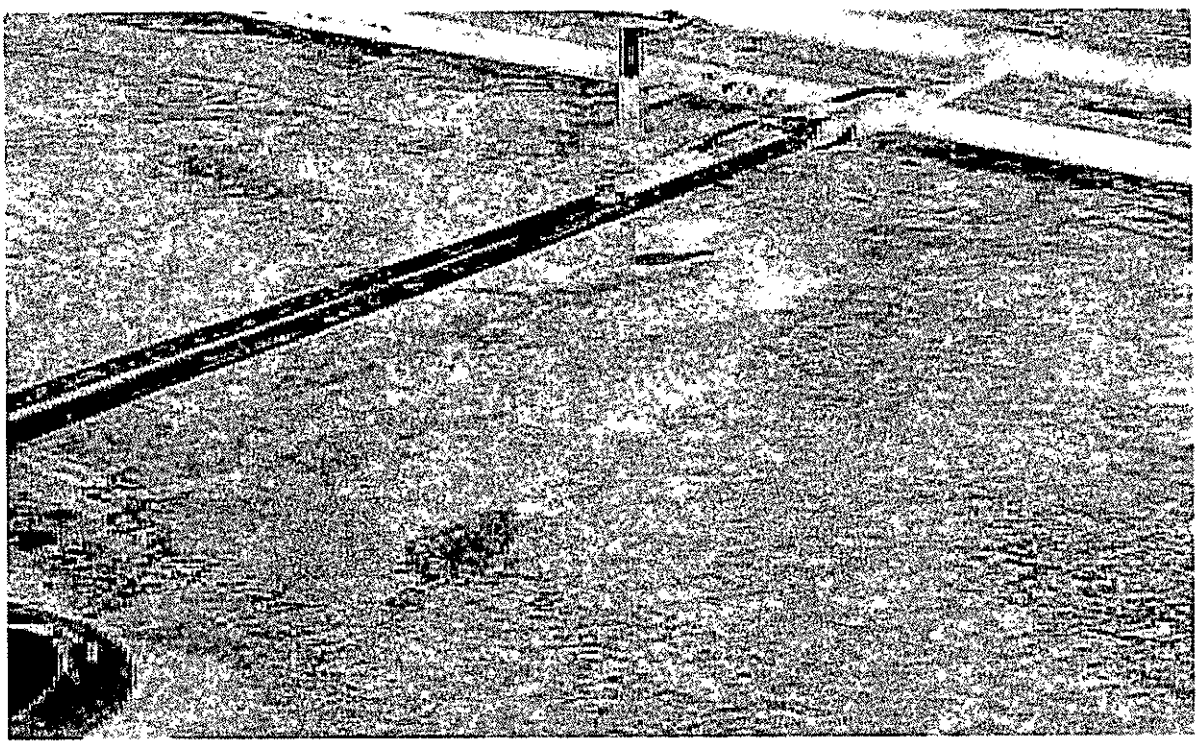

Fig. 18

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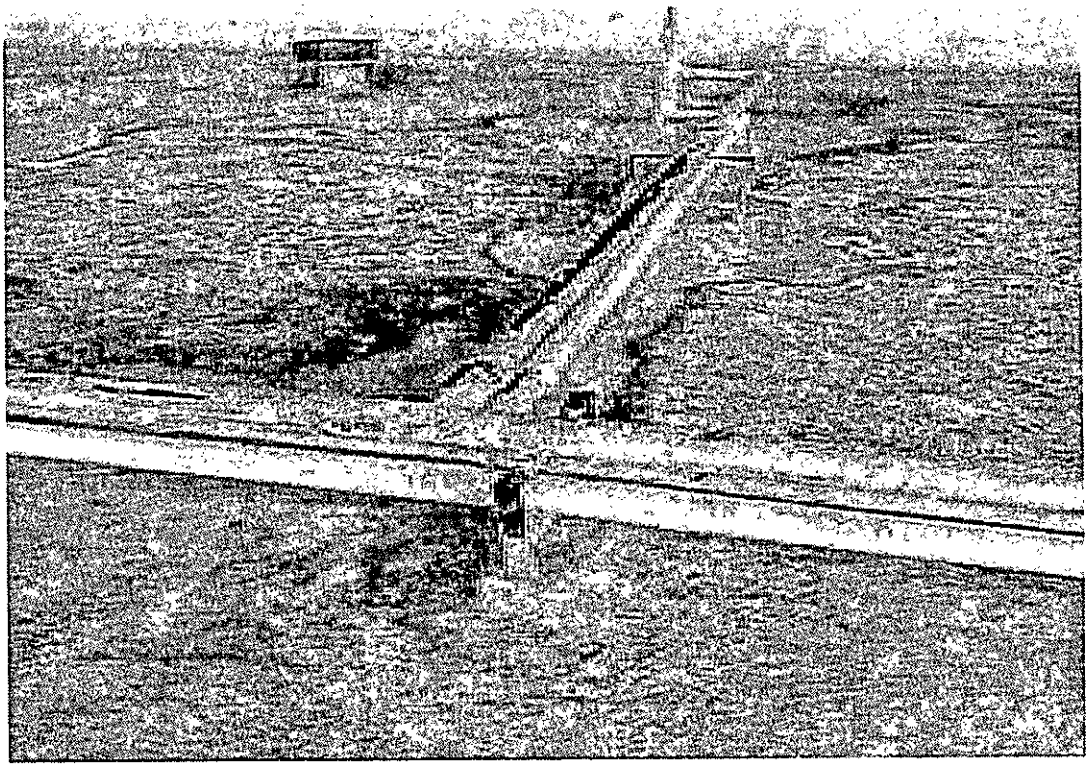

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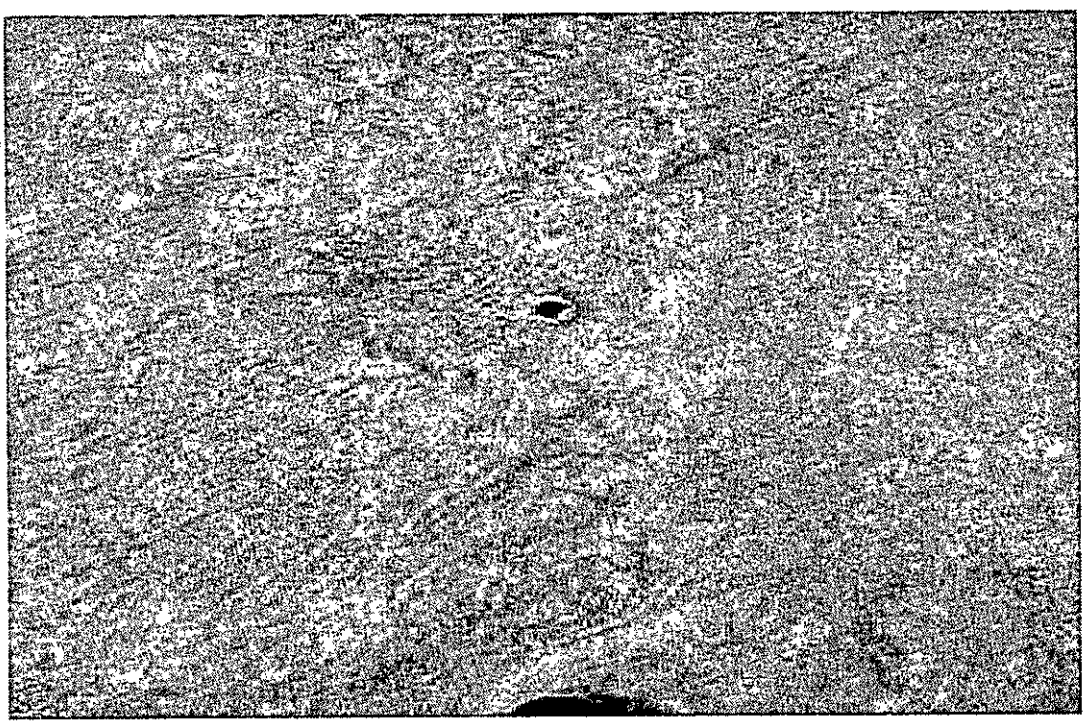

Fig. 20

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