

Contract # 45630

Milestone Inspection – Phase 1

Prepared for the Board of Directors for the

Riverside Club Condominium Association



This Report contains Milestone Inspection - Phase 1 for the
Property with Address of:

1085 Bald Eagle Dr. B Building, Marco Island, FL 34145

April 24, 2024



Milestone Inspection 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 Riverside Club 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 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 I 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 I is to assess the subject property and determine the present condition of all of the major 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 1 Inspection ("Report") in conjunction with with a Structural Integrity Reserve Study for Riverside Club Condominium Association ("Client"). The purpose of this Report was to evaluate the structural deficiencies and determine what testing and additional inspection is necessary for a Phase 2 Inspection per the State Statutes explained in the Purpose section of the Report.

The findings and recommendations contained herein are based upon the data and information provided to and reviewed by Beryl from The Riverside Club 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.

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

- Reviewed applicable reports and documents;
- Conducted interviews with applicable parties;
- Reviewed the industry standards and building codes applicable to the inspection;
- Conducted a limited visual, non-destructive assessment of the Property; and
- Prepared this Report.

Site visits to the Riverside Club Condominium Association were conducted by Beryl on 4/24/2024, where Beryl met with Steve Calloway. The interviews with the Riverside Club Condominium Association included a discussion of the property, a review of what is covered by the Riverside Club Condominium Association, a review of the current budget, and current operational and maintenance issues. The information from the interviews and discussions were presented in the various sections of this report.

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 Riverside Club 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 Property is a 6 building multifamily residence with each building having an average of 6 floors with 275 units in total. The property is located in Marco Island, Collier County, Florida located East of Bald Eagle Dr. and South of Palm St. According to the Collier County Property Appraiser Website, the building average age was 44.

The structural systems were consistent with a Pier/Beam foundation with Concrete Masonry Units (CMU) walls clad in Siding veneer. The observable roof structure was consistent with a predominantly Flat roof design covered with Modified Bitumen. Roof run-off is contained within adequate gutters. The doors and windows for the individual units are not the responsibility of the COA. The breezeways between units are located open walkways. A site map provided by Google Maps 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 Riverside Club 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 Riverside Club Condominium Association.
4. Information provided about current reserve projects is considered reliable. Any on-site inspection of an active reserve project should not be considered a project audit or quality inspection.
5. The Riverside Club Condominium Association will continue to maintain the grounds and common elements as set forth by common industry standards.
6. 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 limited 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 analysis of the Riverside Club 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, without evidence of substantial structural deterioration, therefore a Milestone – Phase 2 is not required with forensic testing. With regards to collapse, Beryl found that the building is not in danger of imminent collapse, repairs other than typical maintenance are not suggested. The building is safe for its intended use and could be occupied.

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 Sean Tipton and Patrick Condra.

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.

The observable roof structure was consistent with a predominantly Flat roof design covered with Modified Bitumen. There was not a secondary accent roof. Roof run-off is contained within adequate gutters. The primary roof covering was approximately 5 years old and has a traditional useful life of 20 years. Beryl did not note issues at the time of inspection that could result in a lower-than-expected service life for the roofing system. Below is a detailed breakdown of the issues at each building by location and type that we observed by building number if applicable:

- Building #B
 - No concerns of note

For the flat roof, we do not recommend that the roof have a Phase 2 thermal inspection performed at this time. However, Annual roof inspections, as well as post-storm roof inspections, should be performed to allow for quick remediation of issues that can prevent structural impact on the framing.

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Exterior Walls/Breezeways

The structural systems were consistent with Concrete Masonry Units (CMU) walls clad in Stucco veneer. The breezeways appeared to be concrete with a walkway coating. Below is a detailed breakdown of the issues at each building by floor and closest unit that we observed:

- Building B, Level 2
 - No concerns of note
- Building B, Level 3
 - No concerns of note
- Building B, Level 4
 - No concerns of note
- Building B, Level 5
 - No concerns of note
- Building B, Level 6
 - No concerns of note

For the Exterior Walls/Breezeways, we do not recommend that the breezeways and walls have a Phase 2 destructive testing preformed. We recommend that the painting/waterproofing schedule is strictly adhered to. As part of a yearly inspection, we recommend that any surficial cracks developing are sealed with elastomeric sealer between formal painting cycles.

The structural systems were consistent with a Pier/Beam foundation. Below is a detailed breakdown of the issues at the foundation that we observed:

- Building B,
 - No concerns of note

For the foundation, we do not recommend that the foundation have a Phase 2 destructive testing performed. When the breezeways/walkways are sealed, we recommend that any slab-on-grade cracks are repaired with epoxy. Differential settlement may require high-strength concrete injection as part of a preventative maintenance plan. We further recommend removing any large shrubs or trees within 5 feet of the structure.

The structural systems were consistent with Concrete Masonry Units (CMU) walls clad in Stucco veneer. The balconies appeared to be concrete with a walkway coating. It is important to note that only 10% of the balconies for the individual units were entered into as part of this Report. Below is a detailed breakdown of the issues at each building by floor and unit number that we observed.

- Building B, Unit #207
 - No concerns of note
- Building B, Unit #308
 - No concerns of note
- Building B, Unit #402
 - No concerns of note
- Building B, Unit #406
 - No concerns of note
- Building B, Unit #505
 - No concerns of note

For the Balconies, we do not recommend that the balconies have a Phase 2 destructive testing preformed. We recommend that the painting/waterproofing schedule is strictly adhered to. As part of a yearly inspection, we recommend that any surficial cracks developing are sealed with elastomeric sealer between formal painting cycles. No modifications to the balconies such as tile or carpet should be allowed by the COA without approval of the Board or Architectural Review Committee along with receiving plans on how the waterproofing both under the tiles and at the end walls are achieved.

The stairs were located at the corners of the building and were consisted with concrete. Below is a detailed breakdown of the issues at each stairwell that we observed:

- Stairs at the East side of Building #B
 - No concerns of note

For the stairs, we do not recommend that the stairs have a Phase 2 destructive testing performed as there was no concern with structural compromising at the time of inspection. When the breezeways/walkways are sealed, we recommend that the stairs are included to help prevent future structural issues caused by water infiltration as part of a preventative maintenance plan.

Seawall or Retaining Wall

The seawall does not appear to be original. The seawall was comprised of approximately 200' of Vinyl Sheet Piling and future concrete cap. Below is a detailed breakdown of the issues at the seawall that we observed:

- At the time of Beryl's site visit, a new Seawall was being built in front of the original one. The previous Seawall was replaced due to damage at the cap and bulkhead.

For the retaining wall, we do not recommend a Phase 2 destructive testing performed. We recommend a yearly inspection protocol of the retaining wall to look for the defects described above. Any defects noted such as cracks should be elastomerically sealed as part of a preventative maintenance program.

Limitations

The scope of work for this Reserve Study was limited to performing tasks as defined in the Professional Service Agreement between Beryl and Riverside Club 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 Riverside Club Condominium Association, designated representatives of Riverside Club 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 Riverside Club 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 Riverside Club 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 Riverside Club 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 Riverside Club 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 Riverside Club Condominium Association and do not represent a warranty, guarantee, insurance policy, or substitute for exhaustive testing and analysis of any component.

Appendix A - Photos



1 Front of Building B



2 Right Side of Building B



3 Rear of Building B



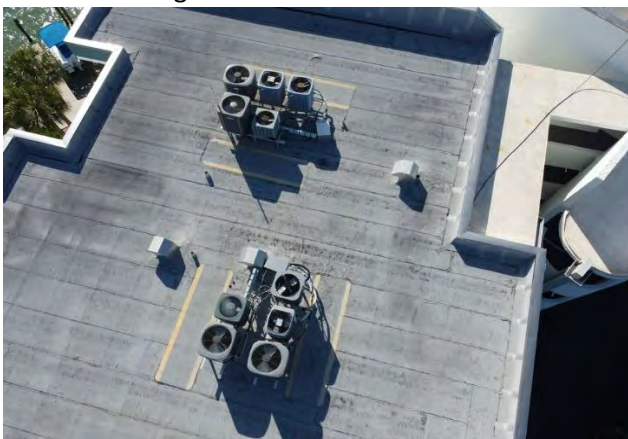
4 Left Side of Building B



5 Building B Roof Overview



6 Building B Roof Overview



7 Building B Roof Overview



8 Building B Roof Overview



9 Building B Exterior Walls and Breezeways



10 Building B Exterior Walls and Breezeways



11 Building B Exterior Walls and Breezeways



12 Building B Exterior Walls and Breezeways



13 Bldg B Pier and Beam Foundation Overview



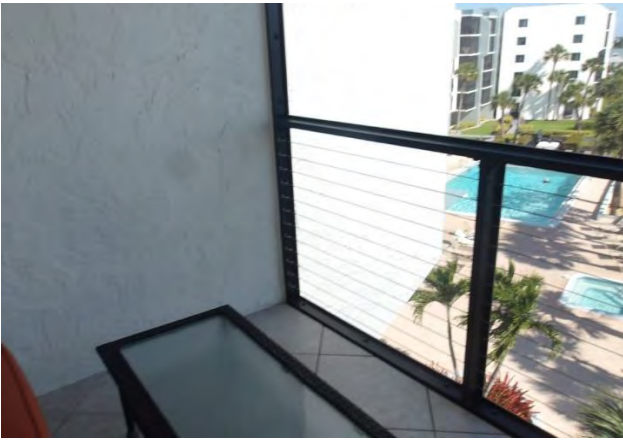
14 Bldg B Pier and Beam Foundation Overview



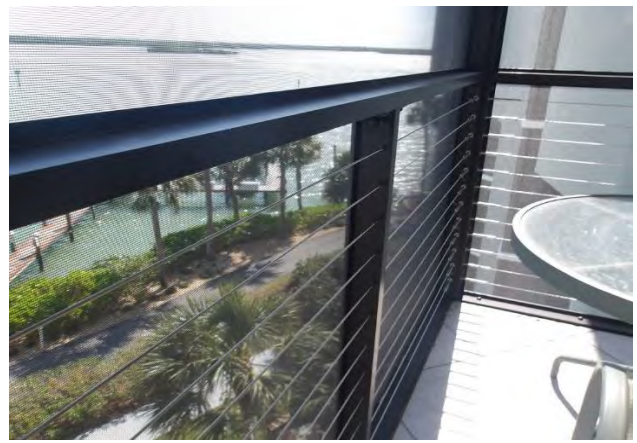
15 Bldg B Pier and Beam Foundation Overview



16 Bldg B Pier and Beam Foundation Overview



17 Bldg B Balcony Overview Unit #B505



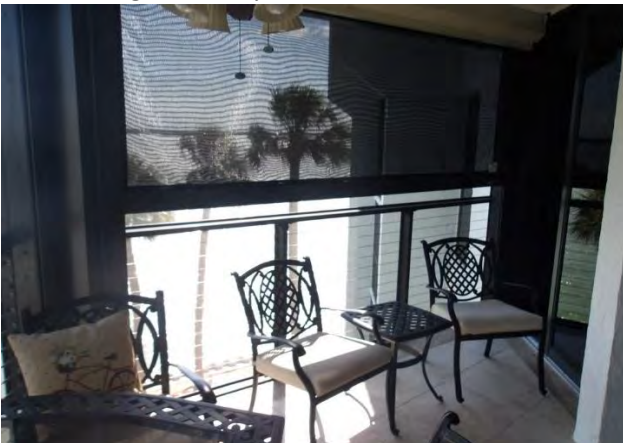
18 Bldg B Balcony Overview Unit #B505



19 Bldg B Balcony Overview Unit #B406



20 Bldg B Balcony Overview Unit #B406



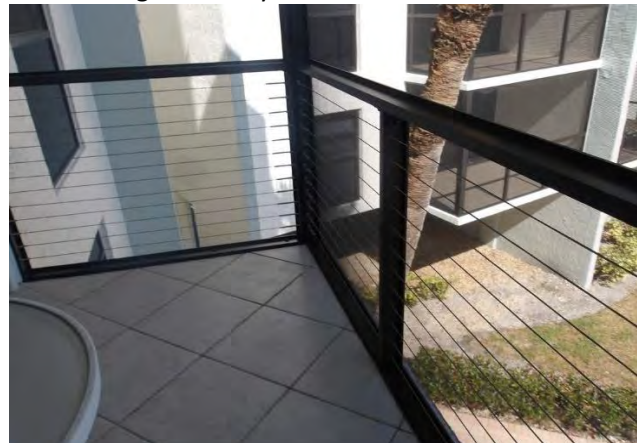
21 Bldg B Balcony Overview Unit #B402



22 Bldg B Balcony Overview Unit #B402



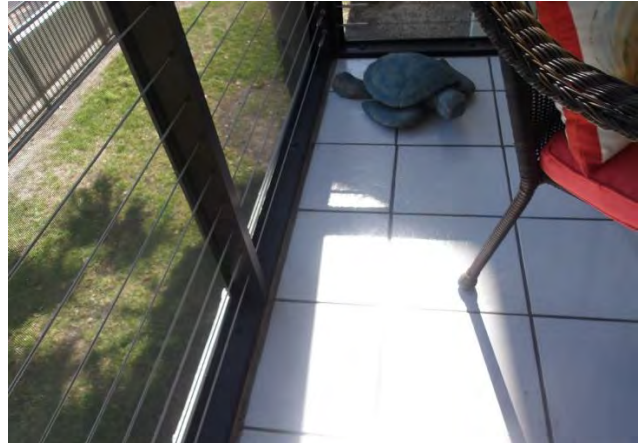
23 Bldg B Balcony Overview Unit #B308



24 Bldg B Balcony Overview Unit #B308



25 Bldg B Balcony Overview Unit #B207



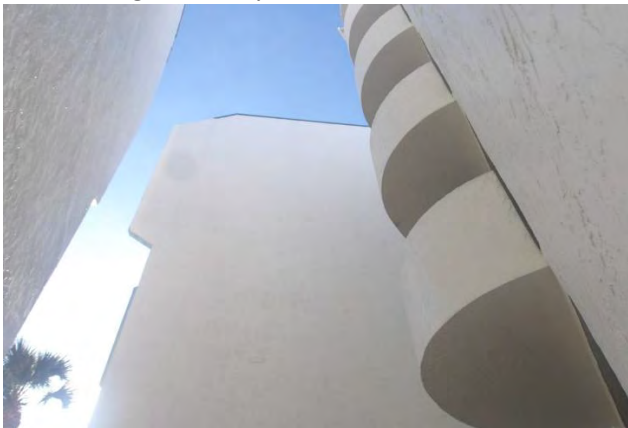
26 Bldg B Balcony Overview Unit #B207



27 Bldg B Balcony Overview Unit #B207



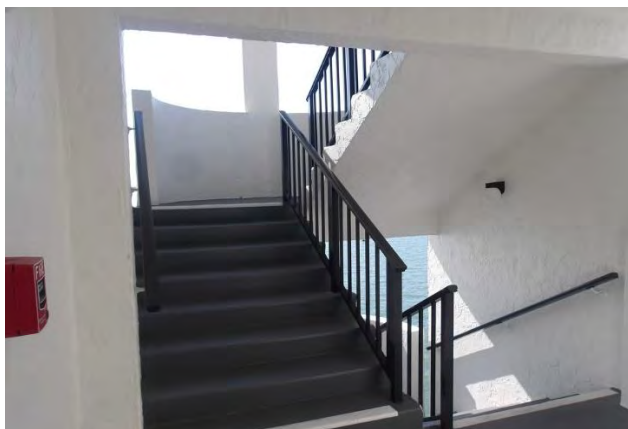
28 Bldg B Balcony Overview Unit #B207



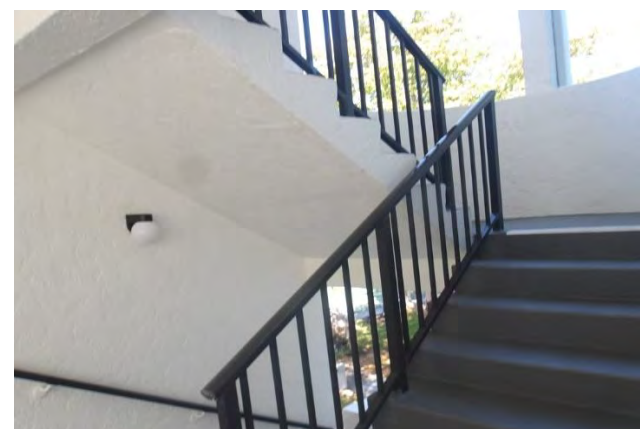
29 Bldg. B Stairway Overview



30 Bldg. B Stairway Overview



31 Bldg. B Stairway Overview



32 Bldg. B Stairway Overview



33 Seawall Overview



34 Seawall Overview



35 Seawall Overview



36 Seawall Overview



37 Docks/Boat Slips Overview



38 Docks/Boat Slips Overview



39 Docks/Boat Slips Overview



40 Docks/Boat Slips Overview