Milestone Inspection Phase I Report

Prepared for:

Bryn Mawr Ocean Towers

5055, 5059, and 5061 N Highway A1A

Hutchinson Island South, FL 34950

Prepared by:

Office Location

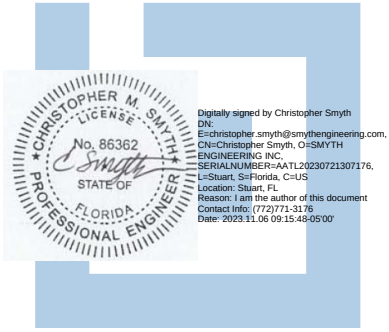
369 NE Baker Road

Stuart, FL 34994

Engineer of Record (E.O.R.):

Christopher Smyth

P.E. License #86362



*I am qualified to practice in the discipline in which I am hereby signing. I affirm that I do not have an affiliation or other financial interest in the subject building. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of the present condition of the structure, to the extent reasonably possible.

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Building legal name: Bryn Mawr Ocean Towers
Site address: 5055, 5059, and 5061 N Highway A1A, Fort Pierce, FL 33950
Parcel #: 1414-601-0004-000-7
Occupancy classification per Florida Building Code 2020, section 310: R-2
Present use: Condominium
Type of construction per Florida Building Code 2020, section 602: Type II-B
Building square footage: 34,200 square feet (.79 acres)
Property square footage: 613,920 square feet (14.09 acres)
Year built: 1989
Number of stories per tower: 9
Units per tower: 52
Total number of units of property: 156
Extension to the original structure: No

Inspection commencement date: October 23rd, 2023
Inspection completion date: October 24th, 2023

The intention of this report is to develop a substantially completed Milestone Inspection Phase One report per the requirements of Senate Bill 4-D and Florida Statutes 553.899.

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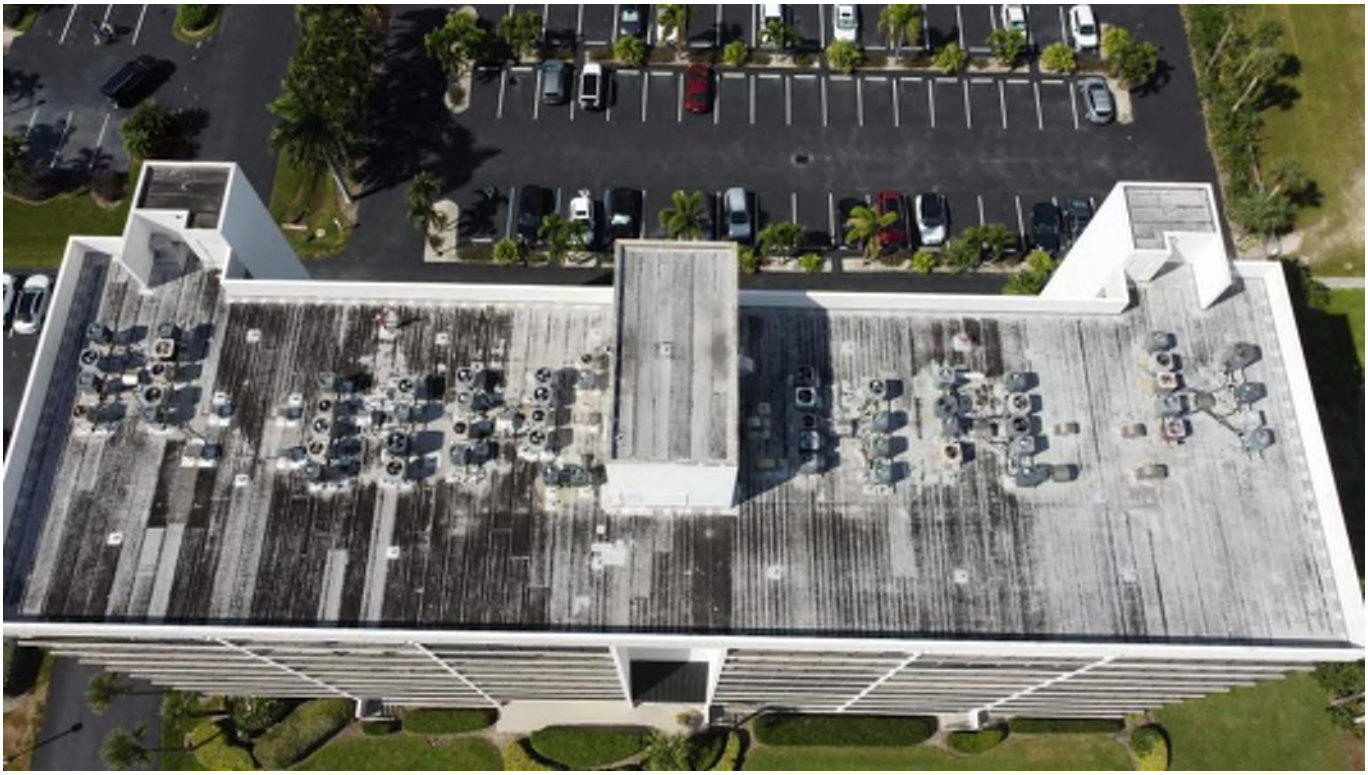
5061 N A1A (Building A) – Roof



5061 N A1A (Building A) – South Elevation

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5061 N A1A (Building A) – North Elevation

5061 N A1A (Building A) – East Elevation

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5061 N A1A (Building A) – West Elevation

5059 N A1A (Building B) – Roof

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5059 N A1A (Building B) – South Elevation

5059 N A1A (Building B) – North Elevation

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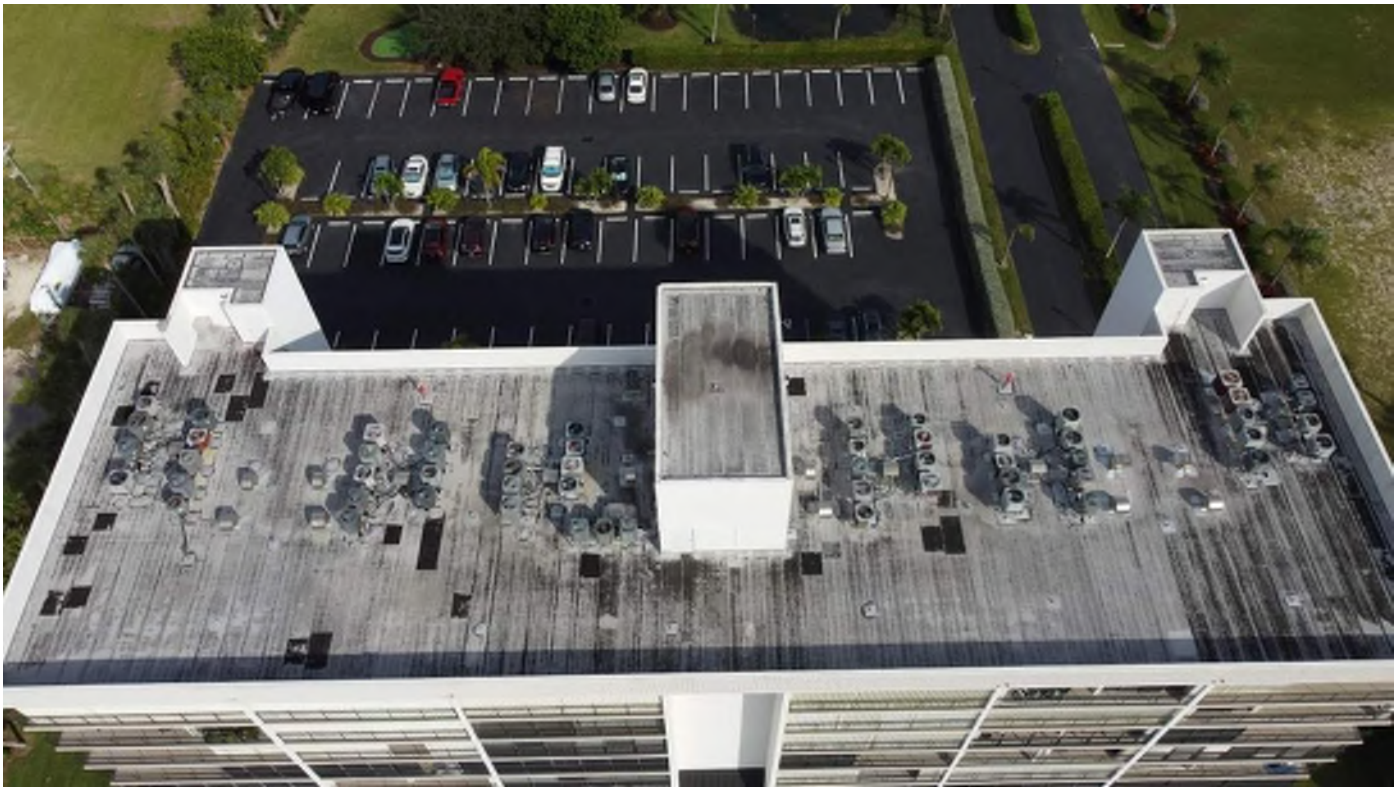
5059 N A1A (Building B) – East Elevation

5059 N A1A (Building B) – West Elevation

5055 N A1A (Building C) – Roof



5055 N A1A (Building C) – South Elevation

5055 N A1A (Building C) – North Elevation

5055 N A1A (Building C) – East Elevation

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5055 N A1A (Building C) – West Elevation

The inspection is primarily visual; however, destructive testing and investigation will be performed as necessary. Below is a comprehensive list of all components that were assessed during inspection:

- Roofs
- Load Bearing Walls
- Primary Structural Members
- Floors
- Foundations
- Plumbing
- Fire Protection Systems
- Waterproofing
- Exterior Paint
- Doors and Windows
- Mechanical Systems
- Elevators
- Electrical Systems
- Pools
- Tennis Court
- Asphalt Surfaces
- Parking Garages
- Dune Crossing
- Trash Chutes
- Drainage
- Site luminescence

All dates and building details specified within this report are based on the original building plans developed by Stebbins & Scott Architects on March 30th, 1988, and my public records request W008567-101323 received by the Property Records office of St. Lucie County on October 13th, 2023. This information is being assumed to be correct as there was no structural investigation to confirm the existing buildings' construction.

Units entered:
5061 N Highway A1A (Building A): 506, 605, 803, PH1
5059 N Highway A1A (Building B): 204, 302, 501, PH2
5055 N Highway A1A (Building C): 104, 203, 305, 804, PH4

The resource utilized to determine the useful life of the building components and the replacement cost is the Marshall Valuation Service. It is the determination that the quality of construction is good, which is above average and below excellent. All unit pricing and useful life will be based on good quality construction.

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Table of Contents

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1. Roofs – S.I.R.S. component	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Building	
1.a. 5061 N A1A (Building A)	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Building	
1.a.1 Roof type – Primary building roof	Hot applied modified bitumen
1.a.2. Roof deck type – Primary building roof	8” reinforced concrete roof slab
1.a.3. Last repair date – Primary building roof	2005
1.a.4. Useful life – Primary building Roof	20 years
1.a.5. Remaining useful life – Primary building roof	2 years
1.a.6. Overall Condition – Primary building roof	The roof is in overall fair condition considering the age of the roof. See pictures 1.a.6.1 and 1.a.6.2. The roof showed signs of normal wear and tear with the granular cap sheet that is showing granule loss. The roof seams of the bitumen roof sheets were in fair condition and there were no signs of separation or gaps at the seams. There were signs of some roof blisters and cracks in the membrane. See pictures 1.a.6.3 and 1.a.6.4 The roof termination bar at parapet wall was also in fair condition; however, the caulking is starting to deteriorate and recommend to be recaulked. See pictures 1.a.6.5 and 1.a.6.6. There are granules of the top bitumen sheet accumulating in the corners of the roof. Recommend cleaning up the granules from the roof. See pictures 1.a.6.7 and 1.a.6.8. There is regular maintenance performed on the roof; however, it is recommended to replace the roof. There is also the option of a TAS-126 moisture survey, which detects moisture trapped within a roof system assembly, by a third-party engineer. If the existing roof passes the requirements of the moisture survey by having less than 25% wet area, a new roof can be installed over the existing roof, while still providing a 20-year No Dollar Limit warranty on both materials and workmanship.
1.a.7. Roof vents and flashings – Primary building roof	Roof flashings in fair overall condition – See pictures 1.a.7.1 and 1.a.7.2.
1.a.8. Parapet wall – Primary building roof	Parapet wall is in good overall condition. See picture 1.a.8.1
1.a.9. Drainage – Primary building roof	Drainage is in good overall condition with no signs of blockages.
1.a.10. Replacement cost – Primary building roof	$14.74/S.F. x 11,400 S.F. = $168,036

1.b. 5059 N A1A (Building B)	
1.b.1 Roof type – Primary building roof	Hot applied modified bitumen
1.b.2. Roof deck type – Primary building roof	8” reinforced concrete roof slab
1.b.3. Last repair date – Primary building roof	2005
1.b.4. Useful life – Primary building Roof	20 years
1.b.5. Remaining useful life – Primary building roof	2 years
1.b.6. Overall Condition – Primary building roof	The roof is in overall fair condition considering the age of the roof. See pictures 1.b.6.1 and 1.b.6.2. The roof showed signs of normal wear and tear with the granular cap sheet that is showing granule loss. The roof seams of the bitumen roof sheets were in fair condition and there were no signs of separation or gaps at the seams. There were signs of some cracks in the membrane that need to be addressed. See pictures 1.b.6.3 and 1.b.6.4 The roof termination bar at parapet wall is also in fair condition; however, the caulking is starting to deteriorate and recommend to be recaulked. See pictures 1.b.6.5 and 1.b.6.6. There are granules of the top bitumen sheet accumulating in the corners of the roof. Recommend cleaning up the granules from the roof. The 12”x7” overflow roof scuppers are in good overall condition. See picture 1.b.6.7. There is regular maintenance performed on the roof; however, it is recommended to replace the roof. There is also the option of a TAS-126 moisture survey, which detects moisture trapped within a roof system assembly, by a third-party engineer. If the existing roof passes the requirements of the moisture survey by having less than 25% wet area, a new roof can be installed over the existing roof, while still providing a 20-year No Dollar Limit warranty on both materials and workmanship.
1.b.7. Roof vents and flashings – Primary building roof	Roof flashings in fair overall condition – See pictures 1.a.7.1 and 1.a.7.2.
1.b.8. Parapet wall – Primary building roof	Parapet wall is in good overall condition. See picture 1.b.8.1.
1.b.9. Drainage – Primary building roof	Drainage is in good overall condition with no signs of blockages.
1.b.10. Replacement cost – Primary building roof	$14.74/S.F. x 11,400 S.F. = $168,036

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1.c. 5055 N A1A (Building C)	
1.c.1 Roof type – Primary building roof	Hot applied modified bitumen
1.c.2. Roof deck type – Primary building roof	8” reinforced concrete roof slab
1.c.3. Last replacement date – Primary building roof	2004
1.c.4. Useful life – Primary building Roof	20 years
1.c.5. Remaining useful life – Primary building roof	1 year
1.c.6. Overall Condition – Primary building roof	The roof is in overall fair condition considering the age of the roof. See pictures 1.c.6.1 and 1.c.6.2. The roof showed signs of normal wear and tear with the granular cap sheet that is showing granule loss. The roof seams of the bitumen roof sheets were in fair condition and there were no signs of separation or gaps at the seams. There were signs of some roof blisters and cracks in the membrane. See pictures 1.c.6.3. The roof termination bar at parapet wall was also in fair condition. See picture 1.c.6.4. There is regular maintenance performed on the roof; however, it is recommended to replace the roof. There is also the option of a TAS-126 moisture survey, which detects moisture trapped within a roof system assembly, by a third-party engineer. If the existing roof passes the requirements of the moisture survey by having less than 25% wet area, a new roof can be installed over the existing roof, while still providing a 20-year No Dollar Limit warranty on both materials and workmanship. The 12”x7” overflow roof scuppers are in good overall condition.
1.c.7. Roof vents and flashings – Primary building roof	Roof flashings in fair overall condition – See pictures 1.c.7.1 and 1.c.7.2.
1.c.8. Parapet wall – Primary building roof	8” concrete block wall, 64” tall, is showing signs of surface cracking. The cracks do not appear to be structural in nature; however, it is recommended to repair the surface cracks with Sto Guard Rapidseal applied with mesh. See pictures 1.c.8.1 and 1.c.8.2.
1.c.9. Drainage – Primary building roof	Drainage is in good overall condition with no signs of blockages.
1.c.10. Replacement cost – Primary building roof	$14.74/S.F. x 11,400 S.F. = $168,036

1.d. Common Area Roofs	
1.d.1. Roof type – Guard house, club house, cabana	Fire retardant handsplit wood shake roof
1.d.2. Last replacement date – Guard house, club house, cabana	2020
1.d.3. Useful life – Guard house, club house, cabana	29 years
1.d.4. Remaining useful life – Guard house, club house, cabana	26 years
1.d.5. Overall Condition – Guard house, club house, cabana	Overall good condition. Considering Florida is humid, the wood shakes, developed by Copper River Shake and Shingle LTD, is properly treated, ½" pressure treated, to prevent decay from moss, mildew, and fungus. Shakes have an edgegrain of 80%. See pictures 1.d.5.1, 1.d.5.2, and 1.d.5.3. Roof was installed with Polystick TU Plus self-adhered underlayment and copper edge metal.
1.d.6. Replacement costs – Guard house, club house, cabana	$7.03/S.F. x 7,000 S.F. = $42,910

Pictures

Picture 1.a.6.1

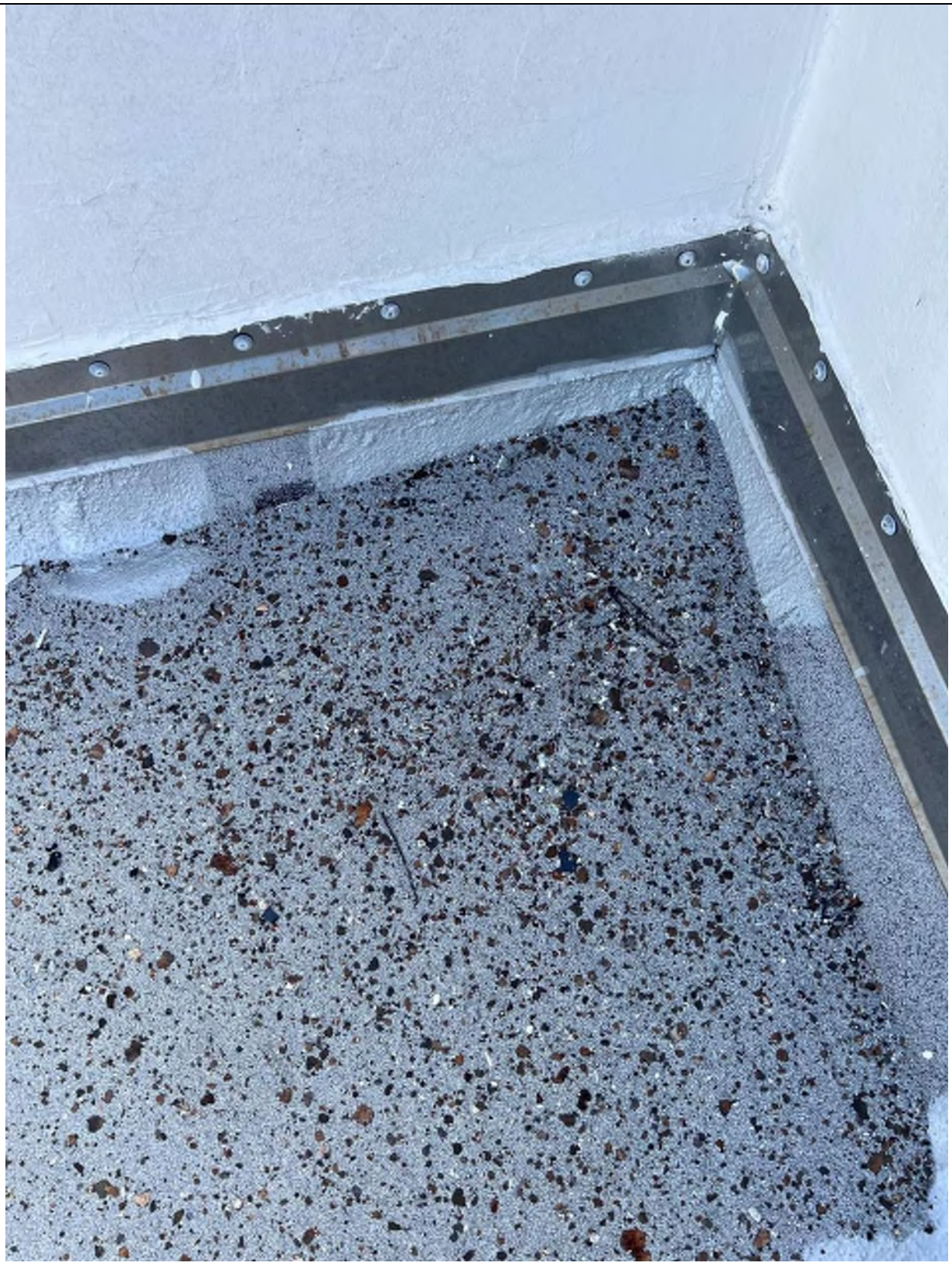
Picture 1.a.6.2

Picture 1.a.6.3

Picture 1.a.6.4

Picture 1.a.6.5

Picture 1.a.6.6



Picture 1.a.6.7

Picture 1.a.6.8

Picture 1.a.7.1

Picture 1.a.7.2

Picture 1.a.8.1

Picture 1.b.6.1

Picture 1.b.6.2

Picture 1.b.6.3

Picture 1.b.6.4

Picture 1.b.6.5

Picture 1.b.6.6

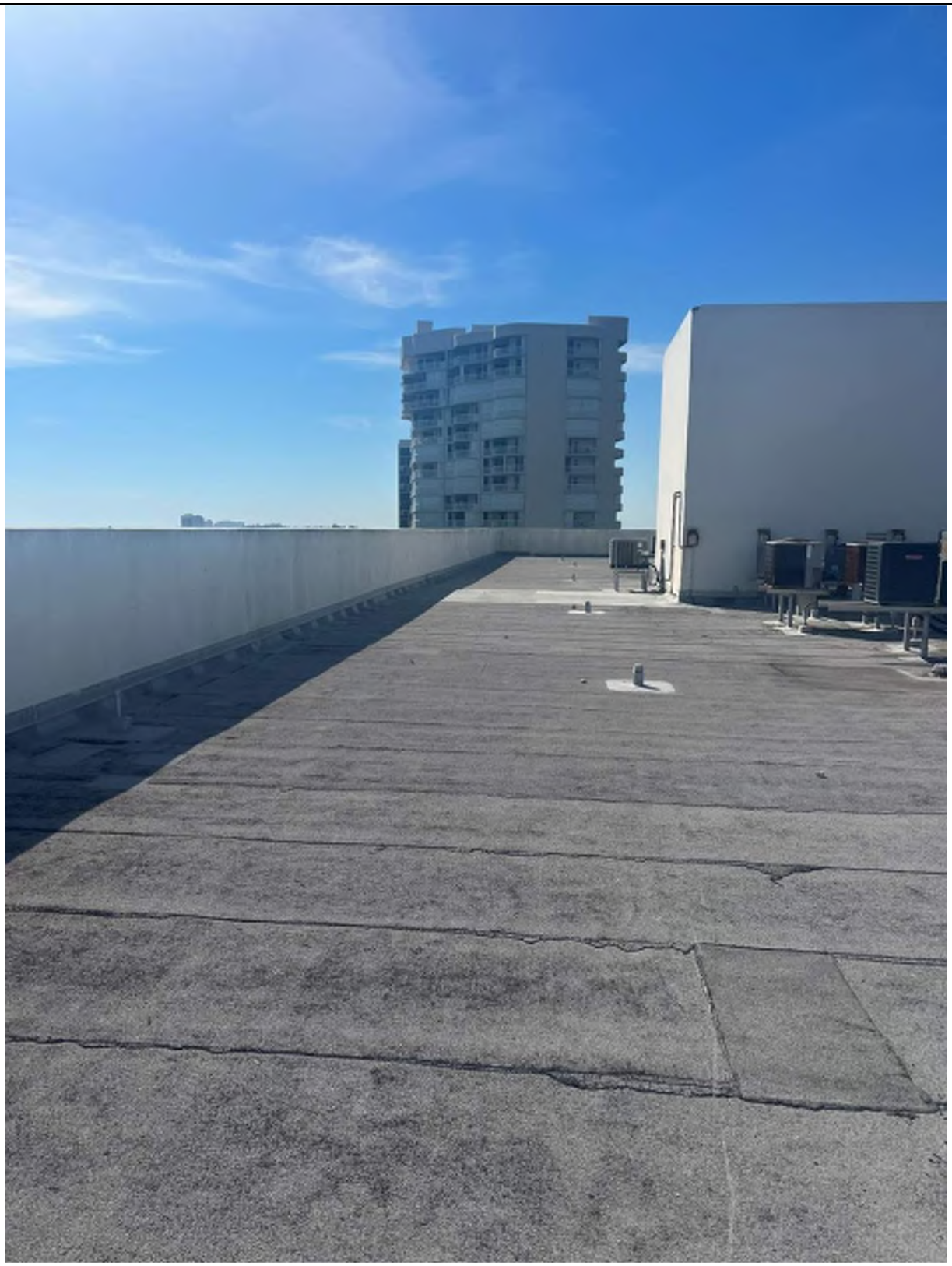
Picture 1.b.6.7

Picture 1.b.7.1

Picture 1.b.7.2

Picture 1.b.8.1

Picture 1.c.6.1



Picture 1.c.6.2

Picture 1.c.6.3

Picture 1.c.6.4

Picture 1.c.7.1

Picture 1.c.7.2

Picture 1.c.8.1

Picture 1.c.8.2

Picture 1.d.5.1

Picture 1.d.5.2

Picture 1.d.5,3

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2. Load Bearing Walls – S.I.R.S. component	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Building	
2.a. 5061 N A1A (Building A)	
2.a.1. Useful life	The useful life of the reinforced shearwalls and load bearing C.M.U, is indeterminate. These structural building components are to last the lifetime of the building structure.
2.a.2 Overall condition	Overall good condition. The elevator shearwall and the exterior load bearing walls do not show signs of any settlement cracking or other deterioration. See picture 2.a.2.1.
2.b. 5059 N A1A (Building B)	
2.b.1. Useful life	The useful life of the reinforced shearwalls and load bearing C.M.U, is indeterminate. These structural building components are to last the lifetime of the building structure.
2.b.2 Overall condition	Overall good condition. The elevator shearwall and the exterior load bearing walls do not show signs of any settlement cracking or any other structural deterioration. See picture 2.b.2.1.
2.b. 5055 N A1A (Building C)	
2.c.1. Useful life	The useful life of the reinforced shearwalls and load bearing C.M.U, is indeterminate. These structural building components are to last the lifetime of the building structure.
2.c.2 Overall condition	Overall good condition. The elevator shearwall and the exterior load bearing walls do not show signs of any settlement cracking; however, the C.M.U. block walls and the reinforced concrete beams/column at the central elevator tower above the roof level is showing signs of spalling. The floor slab at the interior of the doorway has some exposed reinforcement bar. This damage does not pose a risk to life safety; however, area shall be repaired according to A.C.I. and I.C.R.I. standards. See pictures 2.c.2.1, 2.c.2.2, and 2.c.2.3.

Pictures

Picture 2.a.2.1

Picture 2.b.2.1

Picture 2.c.2.1

Picture 2.c.2.2

Picture 2.c.2.3

3. Primary Structural Members – S.I.R.S. Component	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Building. International Concrete Repair Institute (I.C.R.I). American Concrete Institute (A.C.I.)	
3.a. 5061 N A1A (Building A)	
3.a.1. Last Restoration Scope	There have been quite a few concrete restoration projects, with the last restoration project occurring in 2021. The useful life for structural concrete is approximately (8) years. It is recommended concrete restoration be performed every (8) years minimum to avoid creating severe structural deterioration that can affect the life safety of the residents.
3.a.2. Remaining useful life	6 years
3.a.3. Overall condition	The condition of the structural members, such as the reinforcing concrete columns, beams, and structural concrete slabs, are in good condition considering being adjacent to the ocean. The sodium chloride ions present in the air accelerate the deterioration of the structural concrete by penetrating the steel reinforcement. Corroded steel reinforcement will then begin to deteriorate adjacent steel at an accelerated rate causing the structural concrete to spall more rapidly.
3.a.4. Reinforced concrete beams	Beams are in overall good condition and do not show signs of spalling or other structural deterioration.
3.a.5. Reinforced concrete columns	Columns are in overall good condition and do not show signs of spalling or other structural deterioration.
3.a.6. Structural concrete slab	Structural concrete slabs are 7” concrete “flat slabs” with #4 reinforcement bar every 12” each way. The concrete slabs are in good condition overall. See pictures 3.a.6.1, and 3.a.6.2
3.a.7. Structural repairs required	No
3.a.8. Estimated cost of repairs	52 units x $6,000/unit = $312,000
3.b. 5059 N A1A (Building B)	
3.b.1. Last Restoration Scope	There have been quite a few concrete restoration projects, with the last restoration project occurring in 2021. The useful life for structural concrete is approximately (8) years. It is recommended concrete restoration be performed every (8) years minimum to avoid creating severe structural

	deterioration that can affect the life safety of the residents.
3.b.2. Remaining useful life	6 years
3.b.3. Overall condition	The condition of the structural members, such as the reinforcing concrete columns, beams, and structural concrete slabs, are in good condition considering being adjacent to the ocean. The sodium chloride ions present in the air accelerate the deterioration of the structural concrete by penetrating the steel reinforcement. Corroded steel reinforcement will then begin to deteriorate adjacent steel at an accelerated rate causing the structural concrete to deteriorate more rapidly.
3.b.4. Reinforced concrete beams	Beams are in overall good condition and do not show signs of spalling or other structural deterioration.
3.b.5. Reinforced concrete columns	Columns are in overall good condition and do not show signs of spalling or other structural deterioration.
3.b.6. Structural concrete slab	Structural concrete slabs are 7” concrete “flat slabs” with #4 reinforcement bar every 12” each way. The concrete slabs are in good condition overall. See pictures 3.b.6.1, and 3.b.6.2. There are a couple balcony slabs showing the beginning stages of spalling; however, these areas do not pose a structural life safety concern. See picture 3.b.6.3.
3.b.7. Structural repairs required	No
3.b.8. Estimated cost of repairs	52 units x $6,000/unit = $312,000
3.c. 5055 N A1A (Building C)	
3.c.1. Last Restoration Scope	There have been quite a few concrete restoration projects, with the last restoration project occurring in 2021. The useful life for structural concrete is approximately (8) years. It is recommended concrete restoration be performed every (8) years minimum to avoid creating severe structural deterioration that can affect the life safety of the residents.
3.c.2. Remaining useful life	6 years
3.c.3. Overall condition	The condition of the structural members, such as the reinforcing concrete columns, beams, and structural concrete slabs, are in good condition considering being adjacent to the ocean. The

	sodium chloride ions present in the air accelerate the deterioration of the structural concrete by penetrating the steel reinforcement. Corroded steel reinforcement will then begin to deteriorate adjacent steel at an accelerated rate causing the structural concrete to deteriorate more rapidly.
3.c.4. Reinforced concrete beams	Beams are in overall good condition and do not show signs of spalling or other structural deterioration.
3.c.5. Reinforced concrete columns	Columns are in overall good condition and do not show signs of spalling or other structural deterioration.
3.c.6. Structural concrete slab	Structural concrete slabs are 7” concrete “flat slabs” with #4 reinforcement bar every 12” each way. The concrete slabs are in good condition overall. See pictures 3.c.6.1, 3.c.6.2, and 3.c.6.3.
3.c.7. Structural repairs required	No
3.c.8. Estimated cost of repairs	52 units x $6,000/unit = $312,000

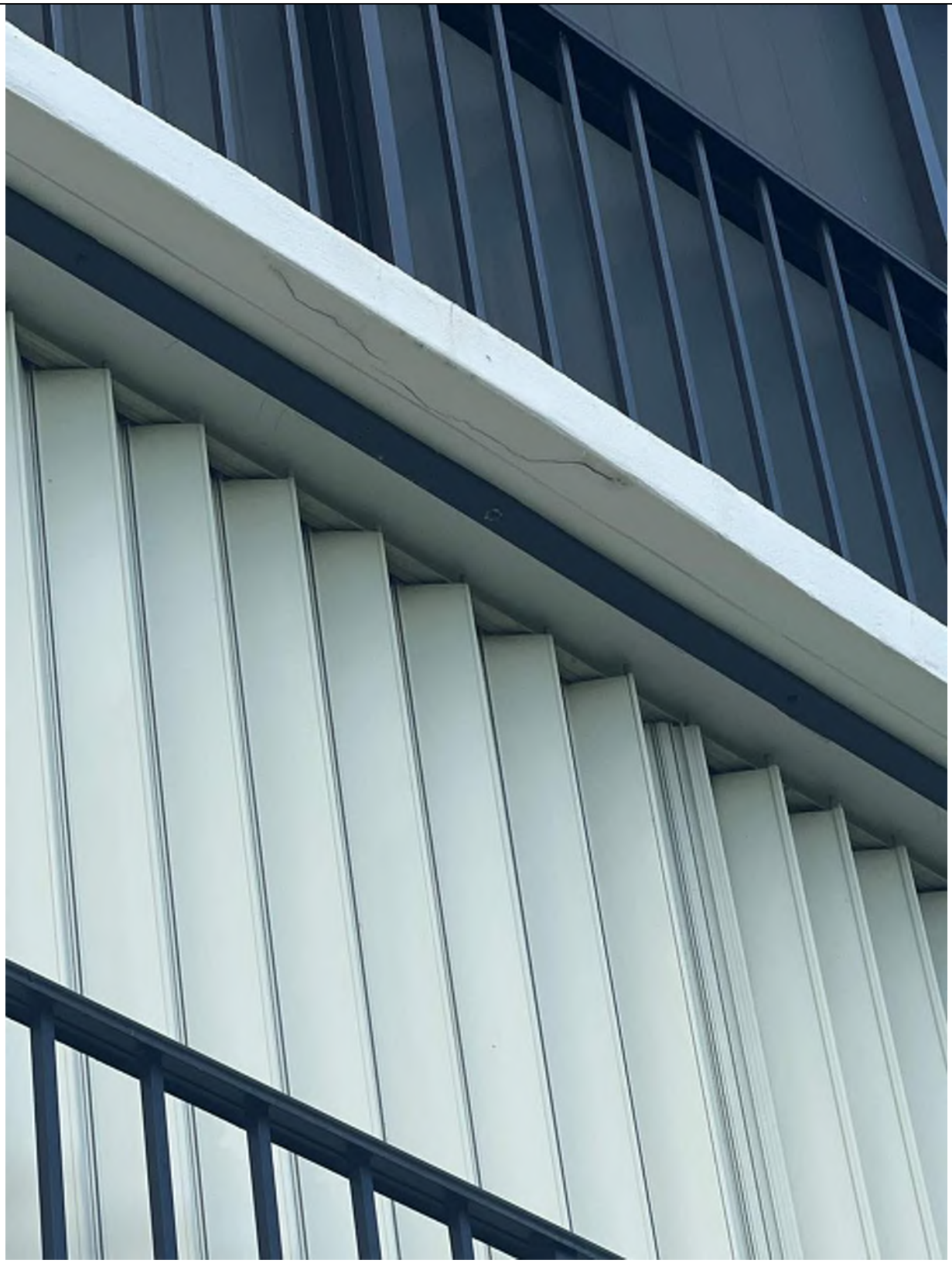
Pictures

Picture 3.a.6.1

Picture 3.a.6.2

Picture 3.b.6.1

Picture 3.b.6.2



Picture 3.b.6.3

Picture 3.c.6.1

Picture 3.c.6.2

Picture 3.c.6.3

4. Floors – Non-S.I.R.S. Component	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Building	
4.a. 5061 N A1A (Building A)	
4.a.1. Useful life	The useful life for floors is indeterminate as this relates to the plumbness of the floors and if there is positive drainage. The actual substrate will be included in the respective structural components as a primary S.I.R.S. component. The coating is addressed in the waterproofing section.
4.a.2. Plumbness	Good
4.a.3. Evidence of structural cracks	No; however, there is surface cracking throughout the interior pan deck metal composite stairs. These cracks shall be routed up to ¼" in depth and sealed with urethane caulk per section 3.3 of A.C.I. 224.1R-07. See pictures 4.a.3.1 and 4.a.3.2.
4.b. 5059 N A1A (Building B)	
4.b.1. Useful life	The useful life for floors is indeterminate as this relates to the plumbness of the floors and if there is positive drainage. The actual substrate will be included in the respective structural components as a primary S.I.R.S. component. The coating is addressed in the waterproofing section.
4.b.2. Plumbness	Good
4.b.3. Evidence of structural cracks	No; however, there is surface cracking throughout the interior pan deck metal composite stairs. These cracks shall be routed up to ¼" in depth and sealed with urethane caulk per section 3.3 of A.C.I. 224.1R-07. See pictures 4.b.3.1 and 4.b.3.2.
4.c. 5055 N A1A (Building C)	
4.c.1. Useful life	The useful life for floors is indeterminate as this relates to the plumbness of the floors and if there is positive drainage. The actual substrate will be included in the respective structural components as a primary S.I.R.S. component. The coating is addressed in the waterproofing section.
4.c.2. Plumbness	Good
4.c.3. Evidence of structural cracks	No

Pictures

Picture 4.a.3.1

Picture 4.a.3.2

Picture 4.b.3.1

Picture 4.b.3.2

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5. Foundations – Non-S.I.R.S. Component	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Building	
5.a. 5061 N A1A (Building A)	
5.a.1. Useful life	The useful life for building foundations is indeterminate as the foundation is designed to last for as long as the building structure. Conditions that will cause the foundation to crack/deteriorate are if the soil wasn't adequately compacted to 98% modified, which will cause settlement that will require underpinning, pressure grout injection or other type of foundation repair.
5.a.2. Signs of differential shear	No
5.a.3. Is wood in contact or near the soil?	No
5.a.4. Is water drained away from the foundation?	Yes
5.b. 5059 N A1A (Building B)	
5.a.1. Useful life	The useful life for building foundations is indeterminate as the foundation is designed to last for as long as the building structure. Conditions that will cause the foundation to crack/deteriorate are if the soil wasn't adequately compacted to 98% modified, which will cause settlement that will require underpinning, pressure grout injection or other type of foundation repair.
5.a.2. Signs of differential shear	No
5.a.3. Is wood in contact or near the soil?	No
5.a.4. Is water drained away from the foundation?	Yes
5.c. 5055 N A1A (Building C)	
5.a.1. Useful life	The useful life for building foundations is indeterminate as the foundation is designed to last for as long as the building structure. Conditions that will cause the foundation to crack/deteriorate are if the soil wasn't adequately compacted to 98% modified, which will cause settlement that will require underpinning, pressure grout injection or other type of foundation repair.
5.a.2. Signs of differential shear	No
5.a.3. Is wood in contact or near the soil?	No
5.a.4. Is water drained away from the foundation?	Yes

6. Plumbing – S.I.R.S. Component	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Plumbing	
6.a. 5061 N A1A (Building A)	
6.a.1. Water fountain	Water fountain in game room in good condition.
6.a.2. Water fountain useful life	10 years
6.a.3. Water fountain remaining useful life	4 years
6.a.4. Water fountain replacement cost	$1,510
6.a.5. Domestic water connections	Domestic water connections in good condition with no signs of leaking. See picture 6.a.5.1.
6.a.6. Sanitary pipes condition	The sanitary stacks and branch mains appear to be in good condition.
6.a.7. Water heater condition	Note that this is a cost that belongs to the unit owners and will not be included in the reserve funding. The overall condition of the water heaters is good but varies based on the last time they have been replaced.
6.a.8. Water heater useful life	7 years
6.a.9. Water heater replacement cost	$1,750
6.a.10. Useful life for domestic water system	This is indeterminate as plumbing systems can last up to 70-80 years and not necessarily required to be fully replaced and a timeline for a potential re-piping of a building is too unpredictable for accurate reserve funding; however, the systems shall be properly maintained. Valves, fittings, and gages shall be replaced every 5-7 years and regularly inspected.
6.a.11. Signs of water staining in units due to broken fittings	No
6.b. 5059 N A1A (Building B)	
6.b.1. Water fountain	Water fountain in game room in good condition.
6.b.2. Water fountain useful life	10 years
6.b.3. Water fountain remaining useful life	4 years
6.b.4. Water fountain replacement cost	$1,510
6.b.5. Domestic water connections	Domestic water connections in good condition with no signs of leaking. See picture 6.b.5.1.
6.b.6. Sanitary pipes condition	The sanitary stacks and branch mains appear to be in good condition.
6.b.7. Water heater condition	Note that this is a cost that belongs to the unit owners and will not be included in the reserve funding. The overall condition of the water heaters is good but varies based on the last time they have been replaced.

6.b.8. Water heater useful life	7 years
6.b.9. Water heater replacement cost	$1,750
6.b.10. Useful life for domestic water system	This is indeterminate as plumbing systems can last up to 70-80 years and not necessarily required to be fully replaced and a timeline for a potential re-piping of a building is too unpredictable for accurate reserve funding; however, the systems shall be properly maintained. Valves, fittings, and gages shall be replaced every 5-7 years and regularly inspected.
6.b.11. Signs of water staining in units due to broken fittings	No
6.c. 5055 N A1A (Building C)	
6.c.1. Water fountain	Water fountain in game room in good condition. See picture 6.c.1.1
6.c.2. Water fountain useful life	10 years
6.c.3. Water fountain remaining useful life	4 years
6.c.4. Water fountain replacement cost	$1,510
6.c.5. Domestic water connections	Domestic water connections in good condition with no signs of leaking.
6.c.6. Sanitary pipes condition	The sanitary stacks and branch mains appear to be in good condition.
6.c.7. Water heater condition	Note that this is a cost that belongs to the unit owners and will not be included in the reserve funding. The overall condition of the water heaters is good but varies based on the last time they have been replaced.
6.c.8. Water heater useful life	7 years
6.c.9. Water heater replacement cost	$1,750
6.c.10. Useful life for domestic water system	This is indeterminate as plumbing systems can last up to 70-80 years and not necessarily required to be fully replaced and a timeline for a potential re-piping of a building is too unpredictable for accurate reserve funding; however, the systems shall be properly maintained. Valves, fittings, and gages shall be replaced every 5-7 years and regularly inspected.
6.c.11. Signs of water staining in units due to broken fittings	No
6.d. Common Areas	
6.d.1. Lift station	The lift station is showing signs of oxidation to all fittings, valves, and pipes. The concrete lift station

	The 4” ductile iron pipe is oxidized along with the valves. Recommend to get the lift station serviced/inspected and perform any preventative maintenance as necessary. See picture 6.d.1.1, 6.d.1.2, and 6.d.1.3. See picture 6.d.1.4 for original design.
6.a.2. Lift station useful life	50 years
6.a.3. Lift station remaining useful life	11 years
6.a.4. Lift station replacement cost. Includes replacement of concrete wetwell, plumbing, and electrical components	$211,245
6.d.5. Master meter condition	Master meter is provided to prevent pollutants from entering the primary water main. There is oxidation/ deterioration to the cap screws, bushings, disc screws, and seat rings. Recommend dissembling/replacing the above referenced components and check valves should be replaced every 5-7 years; however, this assembly shall be inspected on a regular basis. See pictures 6.d.5.1 and 6.d.5.2.
6.d.6. Master meter useful life	50 years
6.d.7. Master meter remaining useful life	11 years
6.d.8. Primary backflow preventor replacement cost. Excludes the cost of the meter replacement which is owned by the municipality. Includes the cost of isolating system with gate valves. If a line stop is required, that will be additional. It is to be noted there is replacement work/modernization by the local municipality to be performed that will affect this cost.	$95,000
6.d.9. Storage tank condition	The 25,000 gallon steel storage tank for fire reserve is in overall fair condition. The 150# flange with schedule 40 steel pipe to the fire pumps is deteriorating. The components and fittings look to be regularly replaced; however, it is recommended to replace the flange, steel pipe and connection to the fire pump. See pictures 6.d.9.1 and 6.d.9.2.
6.d.10. Storage tank useful life	36 years
6.d.11. Storage tank remaining life	0
6.d.11. Storage tank refurbishment cost. The tank does need to be replaced although it is past it’s useful life. The repair/refurbishment of tank and components is sufficient to prolong the life.	$35,000

Pictures

Picture 6.a.5.1

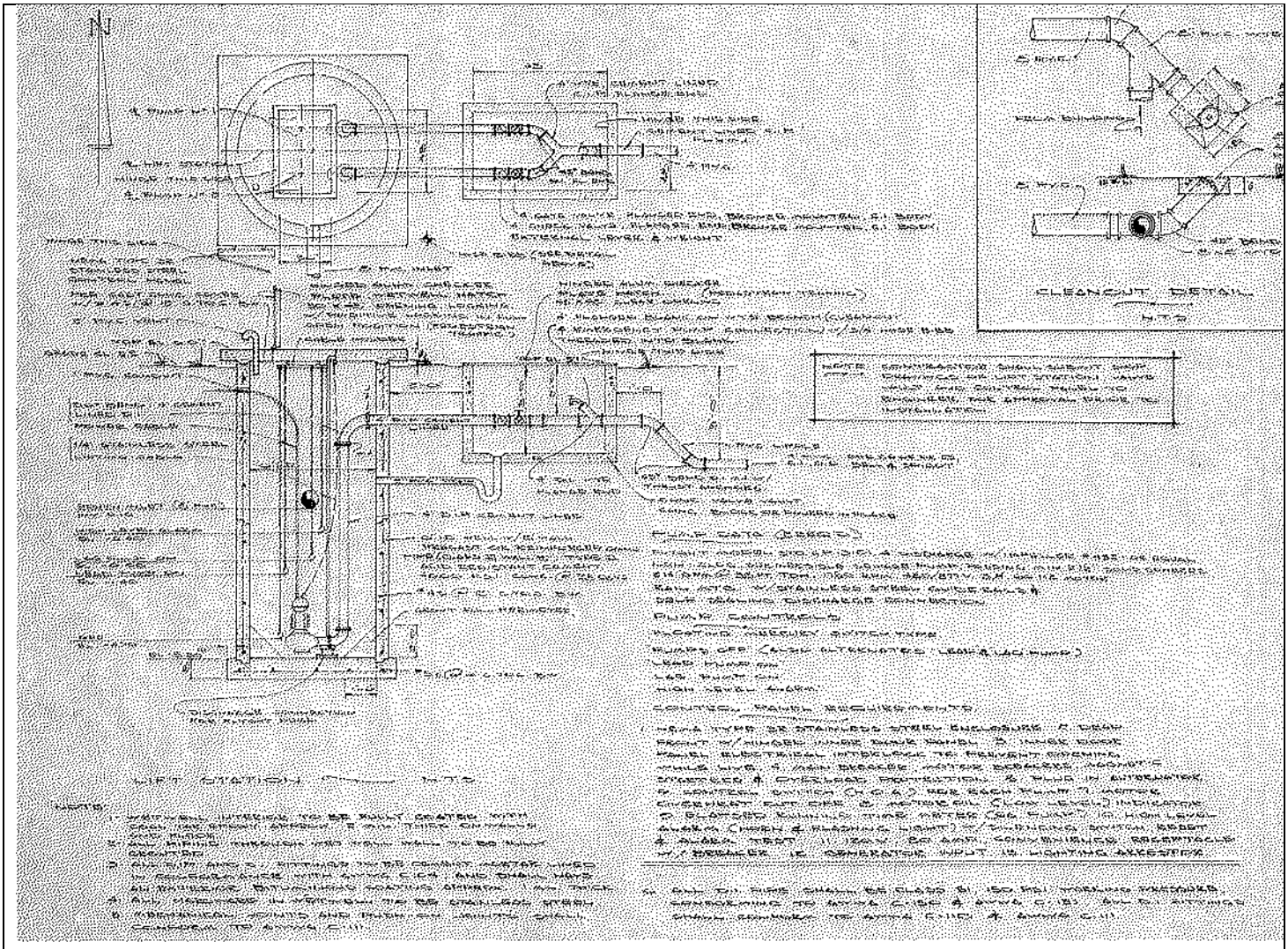
Picture 6.b.5.1

Picture 6.c.1.1

Picture 6.d.1.1

Picture 6.d.1.2

Picture 6.d.1.3



Picture 6.d.1.4

Picture 6.d.5.1

Picture 6.d.5.2

Picture 6.d.9.1

Picture 6.d.9.2

7. Fire Protection Systems – S.I.R.S. Component	
Applicable code(s): National Fire Protection Association (N.F.P.A.) 25 2023 and N.F.P.A. 72 2022	
7.a. 5061 N A1A (Building A)	
7.a.1. Fire alarm control panel (FACP)	The fire alarm system is an Edwards EST2 Fire Alarm System with Silent Knight Model 5104B Fire Communicator. This is a digital transmission type. See pictures 7.a.1.1 and 7.a.1.2.
7.a.2. Alarm indicating devices	(20) manual stations (51) heat detectors
7.a.3. Alarm notification appliances	(22) strobe (52) speakers
7.a.4. Fire alarm system condition	Fire alarm panel, cellular alarm communicator and device are in need of servicing as voice evac panel did not function properly. The last inspection was 08/21/2023. Some of the speakers, strobes, and pull stations failed are being corrected.
7.a.5. Fire alarm system modernization useful life	20 years
7.a.6. Fire alarm system modernization remaining life	8 years
7.a.7. Fire alarm system modernization cost. Note, the Silent Knight 5104B fire alarm communicator is no longer manufactured and the Fire-Lite 411UDAC is to be used.	$458.29 (fire alarm communicator) + $1,905 (fire alarm control panel) + (20 manual stations x $644/station) + 51 heat detectors x $795/detector) = $55,788.29
7.a.8. Fire extinguishers	Fire extinguishers are in good condition and properly inspected every year. See picture 7.a.8.1.
7.a.9. Smoke detectors	The condo units have smoke detectors in good condition and working order. See picture 7.a.9.1.
7.a.10. Fire protection system – sprinkler system	This building is not fully fire sprinklered and only the common areas and storage rooms are fire sprinklered. The sprinkler heads are in good condition with no signs of debris or other deterioration. There is an appropriate amount of spare sprinkler heads on site. See picture 7.a.10.1.
7.a.11. Fire hose cabinet	Fire hose cabinets located at each floor are in good condition. See picture 7.a.11.1.
7.a.12. Fire sprinkler useful life	25 years
7.a.13. Fire sprinkler remaining life	6 years
7.a.14. Fire sprinkler replacement cost	400 S.F. x $8.10/S.F. = $3,240
7.b. 5059 N A1A (Building B)	
7.b.1. Fire alarm control panel (FACP)	The fire alarm system is an Edwards EST2 Fire Alarm System with Silent Knight Model 5104B Fire Communicator. This is a digital transmission type. See pictures 7.b.1.1 and 7.b.1.2.

7.b.2. Alarm indicating devices	(20) manual stations (51) heat detectors
7.b.3. Alarm notification appliances	(22) strobe (52) speakers
7.b.4. Fire alarm system condition	Fire alarm panel, cellular alarm communicator and device are in need of servicing as voice evac panel did not function properly. The last inspection was 08/21/2023. Some of the speakers, strobes, and pull stations failed are being corrected.
7.b.5. Fire alarm system modernization useful life	20 years
7.b.6. Fire alarm system modernization remaining life	8 years
7.b.7. Fire alarm system modernization cost. Note, the Silent Knight 5104B fire alarm communicator is no longer manufactured and the Fire-Lite 411UDAC is to be used.	$458.29 (fire alarm communicator) + $1,905 (fire alarm control panel) + (20 manual stations x $644/station) + 51 heat detectors x $795/detector) = $55,788.29
7.b.8. Fire extinguishers	Fire extinguishers are in good condition and properly inspected. Fire extinguishers are inspected once a year. See picture 7.b.8.1.
7.b.9. Smoke detectors	The condo units have smoke detectors in good condition and working order. See picture 7.b.9.1.
7.b.10. Fire protection system – sprinkler system	This building is not fully fire sprinklered and only the common areas and storage rooms are fire sprinklered. The sprinkler heads are in good condition with no signs of debris or other deterioration. There is an appropriate amount of spare sprinkler heads on site. See pictures 7.b.10.1 and 7.b.10.2.
7.b.11. Fire hose cabinet	Fire hose cabinets located at each floor are in good condition. See picture 7.b.11.1.
7.b.12. Fire sprinkler useful life	25 years
7.b.13. Fire sprinkler remaining life	6 years
7.b.14. Fire sprinkler replacement cost	400 S.F. x $8.10/S.F. = $3,240
7.c. 5055 N A1A (Building C)	
7.c.1. Fire alarm control panel (FACP)	The fire alarm system is an Edwards EST2 Fire Alarm System with Silent Knight Model 5104B Fire Communicator. This is a digital transmission type. See pictures 7.c.1.1 and 7.c.1.2.
7.c.2. Alarm indicating devices	(20) manual stations (51) heat detectors
7.c.3. Alarm notification appliances	(22) strobe (52) speakers

7.c.4. Fire alarm system condition	Fire alarm panel, cellular alarm communicator and device are in need of servicing as voice evac panel did not function properly. The last inspection was 08/21/2023. Some of the speakers, strobes, and pull stations failed are being corrected.
7.c.5. Fire alarm system modernization useful life	20 years
7.c.6. Fire alarm system modernization remaining life	8 years
7.c.7. Fire alarm system modernization cost. Note, the Silent Knight 5104B fire alarm communicator is no longer manufactured and the Fire-Lite 411UDAC is to be used.	$458.29 (fire alarm communicator) + $1,905 (fire alarm control panel) + (20 manual stations x $644/station) + (51 heat detectors x $795/detector) = $55,788.29
7.c.8. Fire extinguishers	Fire extinguishers are in good condition and properly inspected. Fire extinguishers are inspected once a year. See picture 7.c.8.1.
7.c.9. Smoke detectors	The condo units have smoke detectors in good condition and working order. See picture 7.c.9.1.
7.c.10. Fire protection system – sprinkler system	This building is fully fire sprinklered throughout, including all interior units. The sprinkler heads are in good condition with no signs of debris or other deterioration. There is an appropriate amount of spare sprinkler heads on site. See pictures 7.c.10.1 and 7.c.10.2.
7.c.11. Fire hose cabinet	Fire hose cabinets located at each floor are in good condition. See picture 7.c.11.1.
7.c.12. Fire sprinkler useful life	25 years
7.c.13. Fire sprinkler remaining life	6 years
7.c.14. Fire sprinkler replacement cost	102,600 S.F. x $3.65 = $374,490
7.d. Common Areas	
7.d.1. Fire pump controller	Fire pump controller is a Tornatech GPA electric fire pump controller in good condition. The fire pump controller was replaced in 2020. See picture 7.d.1.1.
7.d.2. Fire pump controller useful life	20 years
7.d.3. Fire pump controller remaining useful life	17 years
7.d.4. Fire pump system	Fire pump system and motors appear to be in fair condition with minor corrosion present. Fire lines are properly energized with acceptable pressures. See pictures 7.d.4.1 and 7.d.4.2.
7.d.5. Fire pump system useful life	25 years
7.d.6. Fire pump system remaining life	10 years
7.d.7. Fire pump system replacement cost	$48,500
7.d.8. Fire extinguishers	Fire extinguishers are in good condition and properly inspected. See picture 7.d.8.1.

Pictures

Picture 7.a.1.1

Picture 7.a.1.2

Picture 7.a.8.1

Picture 7.a.9.1

Picture 7.a.10.1

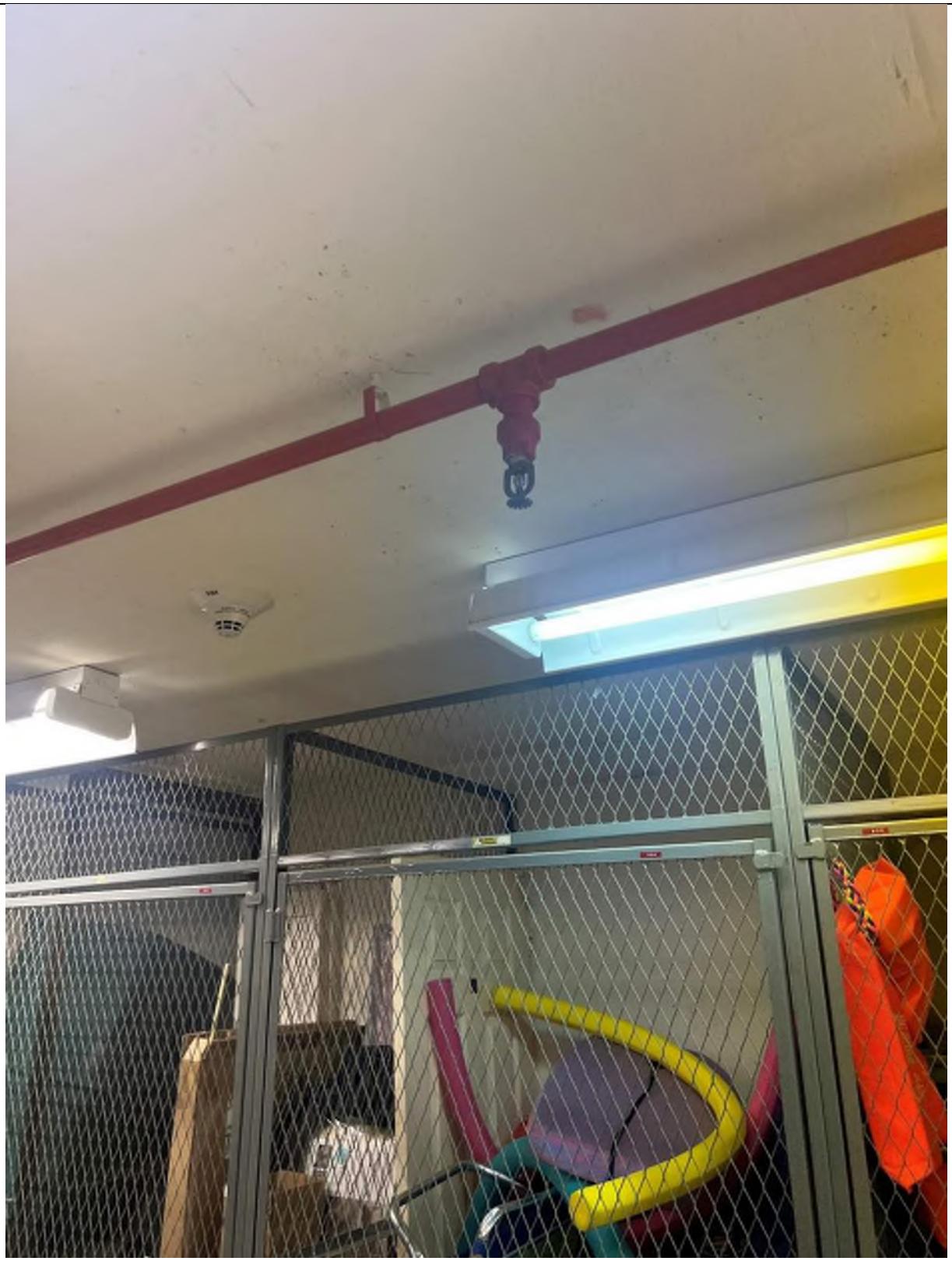
Picture 7.a.11.1

Picture 7.b.1.1

Picture 7.b.1.2

Picture 7.b.8.1

Picture 7.b.9.1



Picture 7.b.10.1

Picture 7.b.10.2

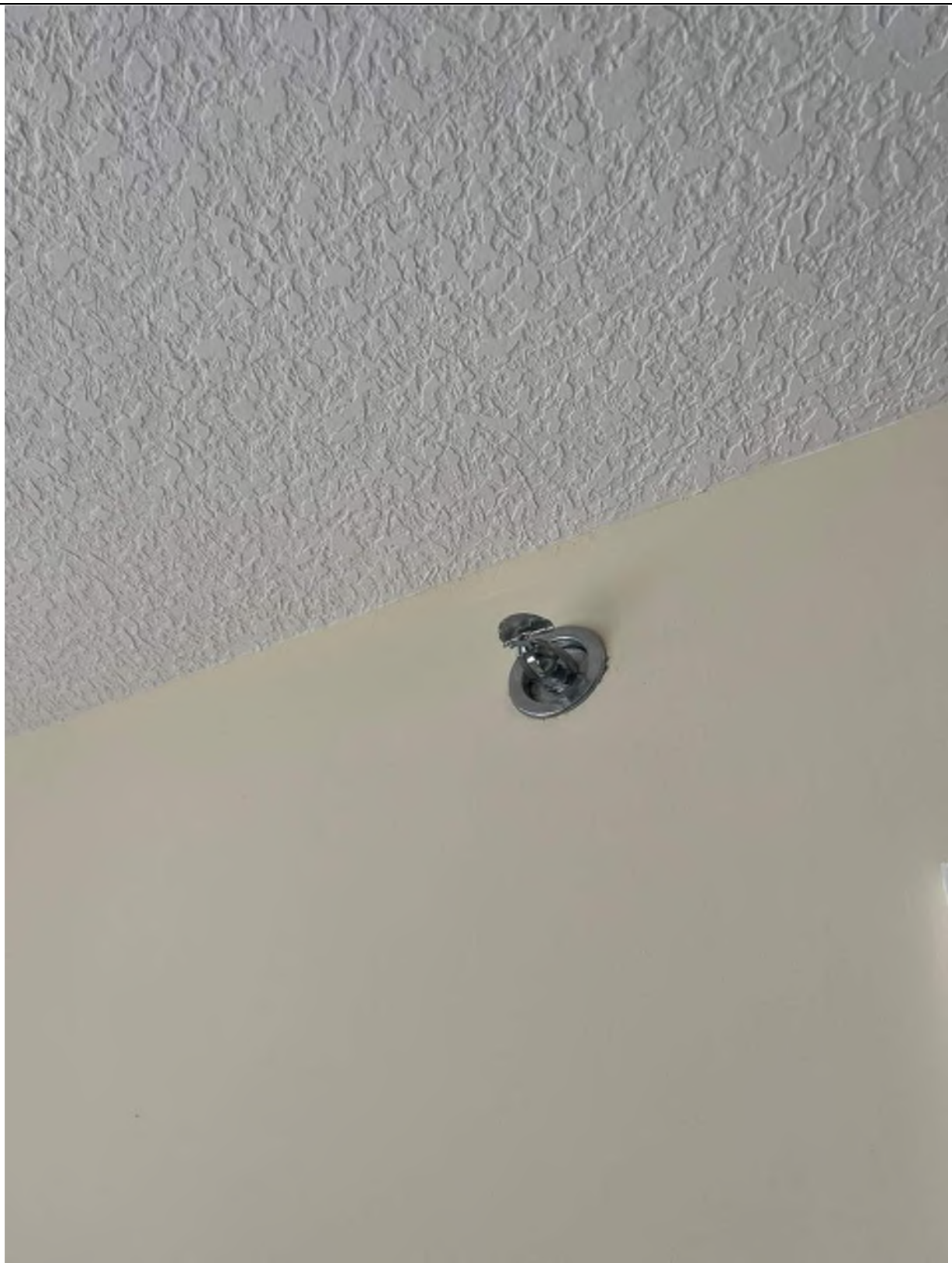
Picture 7.b.11.1

Picture 7.c.1.1

Picture 7.c.1.2

Picture 7.c.8.1

Picture 7.c.9.1



Picture 7.c.10.1

Picture 7.c.10.2

Picture 7.c.11.1

Picture 7.d.1.1

Picture 7.d.4.1

Picture 7.d.4.2

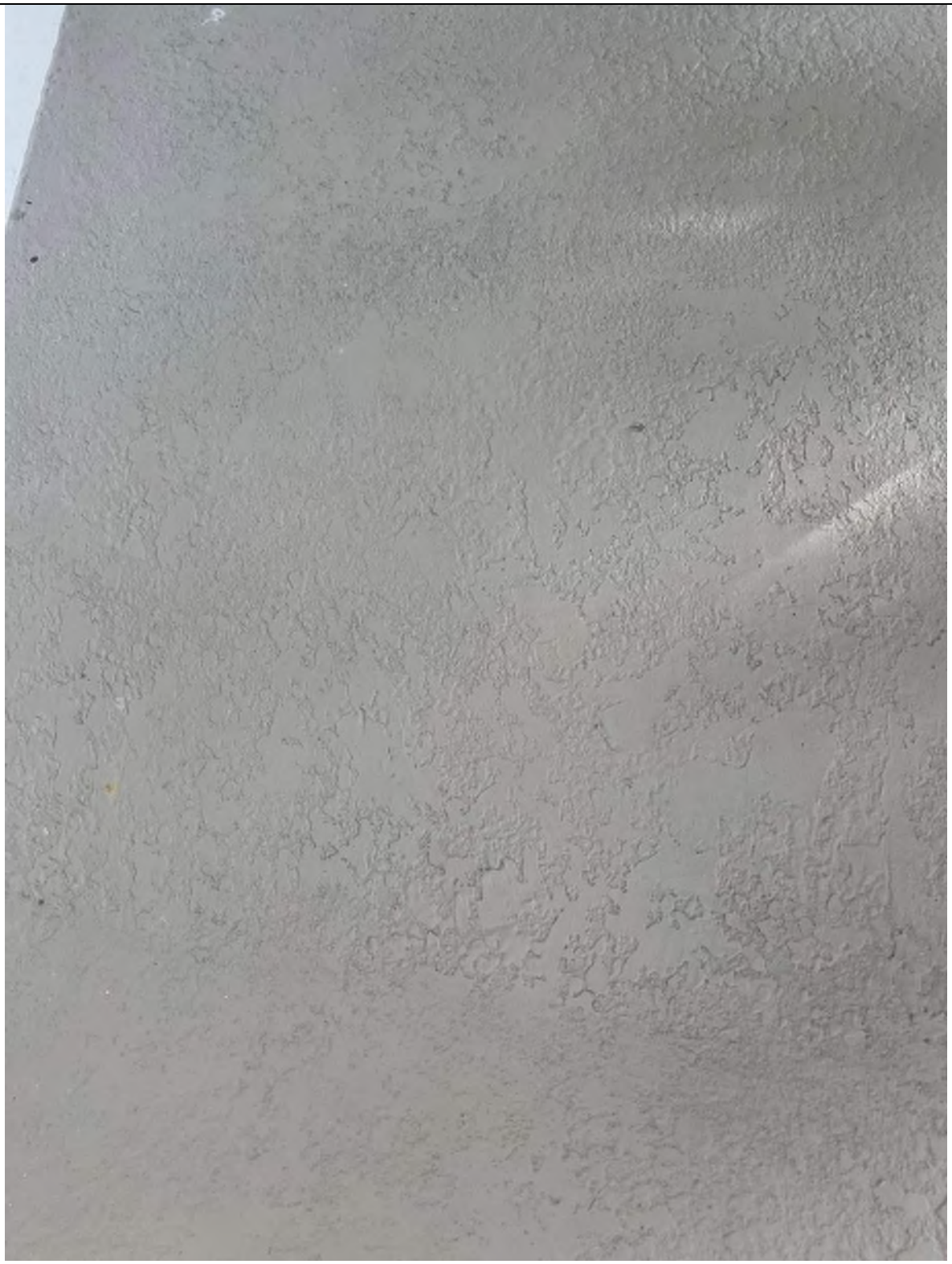
8. Waterproofing and Exterior Paint – S.I.R.S components	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Building	
8.a. 5061 N A1A (Building A)	
8.a.1. Waterproofing condition	The waterproofing coating of the catwalks is an acrylic type waterproofing coating. The coating is in good overall condition. See pictures 8.a.1.1 and 8.a.1.2. Note that the waterproofing finish is the same at the units and there is no tile permitted on the resident balconies to not allow for water entering under respective finish. Catwalks were last resurfaced in 2022.
8.a.2. Waterproofing thickness	A positector 200D determined the dry mil thickness of the base coat is approximately 23.0 mils, secondary coat of 6.4 mils and the top coating 5.7 mils. The recoating of walkway surfaces includes the removal of top coating and reapplying a new coating of acrylic waterproofing. See picture 8.a.2.1
8.a.3. Waterproofing reseal useful life	3 years
8.a.4. Waterproofing reseal remaining useful life	2 years
8.a.5. Waterproofing recoating cost	12,806 S.F x $4/S.F. = $51,224
8.a.6. Waterproofing resurfacing useful life	12 years
8.a.7. Waterproofing resurfacing remaining useful life	11 years
8.a.8. Waterproofing resurfacing cost	12,806 S.F x $11.54/S.F. = $147,781.24
8.a.9. Paint condition – exterior building surfaces	Paint is in fair overall condition. There are a few areas with paint discoloration and paint/stucco surfaces that need to be patched. Painting of the building was last performed in 2018. See pictures 8.a.9.1 and 8.a.9.2.
8.a.10. Paint – Exterior building surfaces – useful life	8 years
8.a.11. Paint – Exterior building surfaces – remaining useful life	3 years
8.a.12. Millage	A positector 200D was used to determine the thickness of paint. The paint thickness is approximately 17.2 mils, with approximately 12.1 mils and 18.4 mils in the previous (2) paint applications. The typical dry mil thickness of exterior paint is 4 mils, indicating the previous applications of paint were acceptable. See picture 8.a.12.1.
8.a.13. Exterior building surfaces repaint cost	59,512 S.F. x $2.12 x $227,052
8.a.14. Paint condition – Aluminum railings	Good overall condition. See pictures 8.a.14.1 and 8.a.14.2.

8.a.15. Paint – Aluminum balcony railings – paint useful life	8 years
8.a.16. Paint – Aluminum balcony railings – paint remaining useful life	6 years
8.a.17. Paint – Aluminum balcony railings – repaint cost	2,530 L.F. x $3/L.F. = $7,590
8.a.18. Paint condition – Precast concrete railings	Good overall condition. See pictures 8.a.18.1
8.a.19. Paint – Precast concrete railings – paint useful life	8 years
8.a.20. Paint – Precast concrete railings – paint remaining useful life	6 years
8.a.21. Paint – Precast concrete railings – repaint cost	3,558 L.F. x $3/L.F. = $10,674
8.b. 5059 N A1A (Building B)	
8.b.1. Waterproofing condition	The waterproofing coating of the catwalks is an acrylic type waterproofing coating. The coating is in good overall condition. See picture 8.b.1.1. Note that the waterproofing finish is the same at the units and there is no tile permitted on the resident balconies to not allow for water entering under respective finish. Catwalks were last resurfaced in 2022.
8.b.2. Waterproofing thickness	A positector 200D determined the dry mil thickness of the base coat is approximately 65.9 mils, secondary coat of 12.7 mils and the top coating 4.4 mils. The recoating of walkway surfaces includes the removal of top coating and reapplying a new coating of acrylic waterproofing. See picture 8.b.2.1
8.b.3. Waterproofing reseal useful life	3 years
8.b.4. Waterproofing reseal remaining useful life	2 years
8.b.5. Waterproofing recoating cost	12,806 S.F x $4/S.F. = $51,224
8.b.6. Waterproofing resurfacing useful life	12 years
8.b.7. Waterproofing resurfacing remaining useful life	11 years
8.b.8. Waterproofing resurfacing cost	12,806 S.F x $11.54/S.F. = $147,781.24
8.b.9. Paint condition – Exterior building surfaces	Paint is in fair overall condition. There are a few areas with paint discoloration and paint/stucco surfaces that need to be patched. Painting of the building was last performed in 2018. See pictures 8.b.9.1 and 8.b.9.2.
8.b.10. Paint – Exterior building surfaces – useful life	8 years
8.b.11. Paint – Exterior building surfaces – remaining useful life	3 years
8.b.12. Millage	A positector 200D was used to determine the thickness of paint. The paint thickness is

	approximately 19 mils, with approximately 4.6 mils and 15.4 mils in the previous (2) paint applications. The typical dry mil thickness of exterior paint is 4 mils, indicating the previous applications of paint were acceptable. See picture 8.b.12.1.
8.b.13. Exterior building surfaces repaint cost	59,512 S.F. x $2.12 x $227,052
8.b.14. Paint condition – Aluminum balcony railings	Good overall condition. See pictures 8.b.14.1 and 8.b.14.2.
8.b.15. Paint – Aluminum balcony railings – useful life	8 years
8.b.16. Paint – Aluminum balcony railings – remaining useful life	b years
8.b.17. Paint – Aluminum balcony railings – repaint cost	2,530 L.F. x $3/L.F. = $7,590
8.b.18. Paint condition – Precast concrete railings	Good overall condition. See pictures 8.b.18.1
8.b.19. Paint – Precast concrete railings – paint useful life	8 years
8.b.20. Paint – Precast concrete railings – paint remaining useful life	6 years
8.b.21. Paint – Precast concrete railings – repaint cost	3,558 L.F. x $3/L.F. = $10,674
8.b. 5055 N A1A (Building C)	
8.c.1. Waterproofing condition	The waterproofing coating of the catwalks is an acrylic type waterproofing coating. The coating is in good overall condition. See picture 8.c.1.1. Note that the waterproofing finish is the same at the units and there is no tile permitted on the resident balconies to not allow for water entering under respective finish. Catwalks were last resurfaced in 2022.
8.c.2. Waterproofing thickness	A positector 200D determined the dry mil thickness of the base coat is approximately 91.2 mils, secondary coat of 4.2 mils and the top coating 4.5 mils. The recoating of walkway surfaces includes the removal of top coating and reapplying a new coating of acrylic waterproofing. See picture 8.c.2.1
8.c.3. Waterproofing reseal useful life	3 years
8.c.4. Waterproofing reseal remaining useful life	2 years
8.c.5. Waterproofing recoating cost	12,806 S.F x $4/S.F. = $51,224
8.c.6. Waterproofing resurfacing useful life	12 years
8.c.7. Waterproofing resurfacing remaining useful life	11 years
8.c.8. Waterproofing resurfacing cost	12,806 S.F x $11.54/S.F. = $147,781.24
8.c.9. Paint condition – exterior building surfaces	Paint is in fair overall condition. There are a few areas with paint discoloration and paint/stucco surfaces that need to be patched. Painting of the

	building was last performed in 2018. See picture 8.c.9.1.
8.c.10. Paint – Exterior building surfaces – useful life	8 years
8.c.11. Paint – Exterior building surfaces – remaining useful life	3 years
8.c.12. Millage	A positector 200D was used to determine the thickness of paint. The paint thickness is approximately 7.9 mils, with approximately 3.7 mils and 10.1 mils in the previous (2) paint applications. The typical dry mil thickness of exterior paint is 4 mils, indicating the previous applications of paint were acceptable. See picture 8.c.12.1.
8.c.13. Exterior building surfaces repaint cost	59,512 S.F. x $2.12 x $227,052
8.c.14. Paint condition – Aluminum balcony railings	Good overall condition. See pictures 8.c.14.1 and 8.c.14.2.
8.c.15. Paint – Aluminum railings – useful life	8 years
8.c.16. Paint – Aluminum railings – remaining useful life	6 years
8.c.17. Paint – Aluminum balcony railings – repaint cost	2,530 L.F. x $3/L.F. = $7,590
8.c.18. Paint condition – Precast concrete railings	Good overall condition. See pictures 8.c.18.1
8.c.19. Paint – Precast concrete railings – paint useful life	8 years
8.c.20. Paint – Precast concrete railings – paint remaining useful life	6 years
8.c.21. Paint – Precast concrete railings – repaint cost	3,558 L.F. x $3/L.F. = $10,674

Pictures



Picture 8.a.1.1

Picture 8.a.1.2

Picture 8.a.2.1

Picture 8.a.9.1

Picture 8.a.9.2

Picture 8.a.12.1

Picture 8.a.14.1

Picture 8.a.14.2

Picture 8.a.18.1

Picture 8.b.1.1

Picture 8.b.2.1

Picture 8.b.9.1

Picture 8.b.9.2

Picture 8.b.12.1

Picture 8.b.14.1

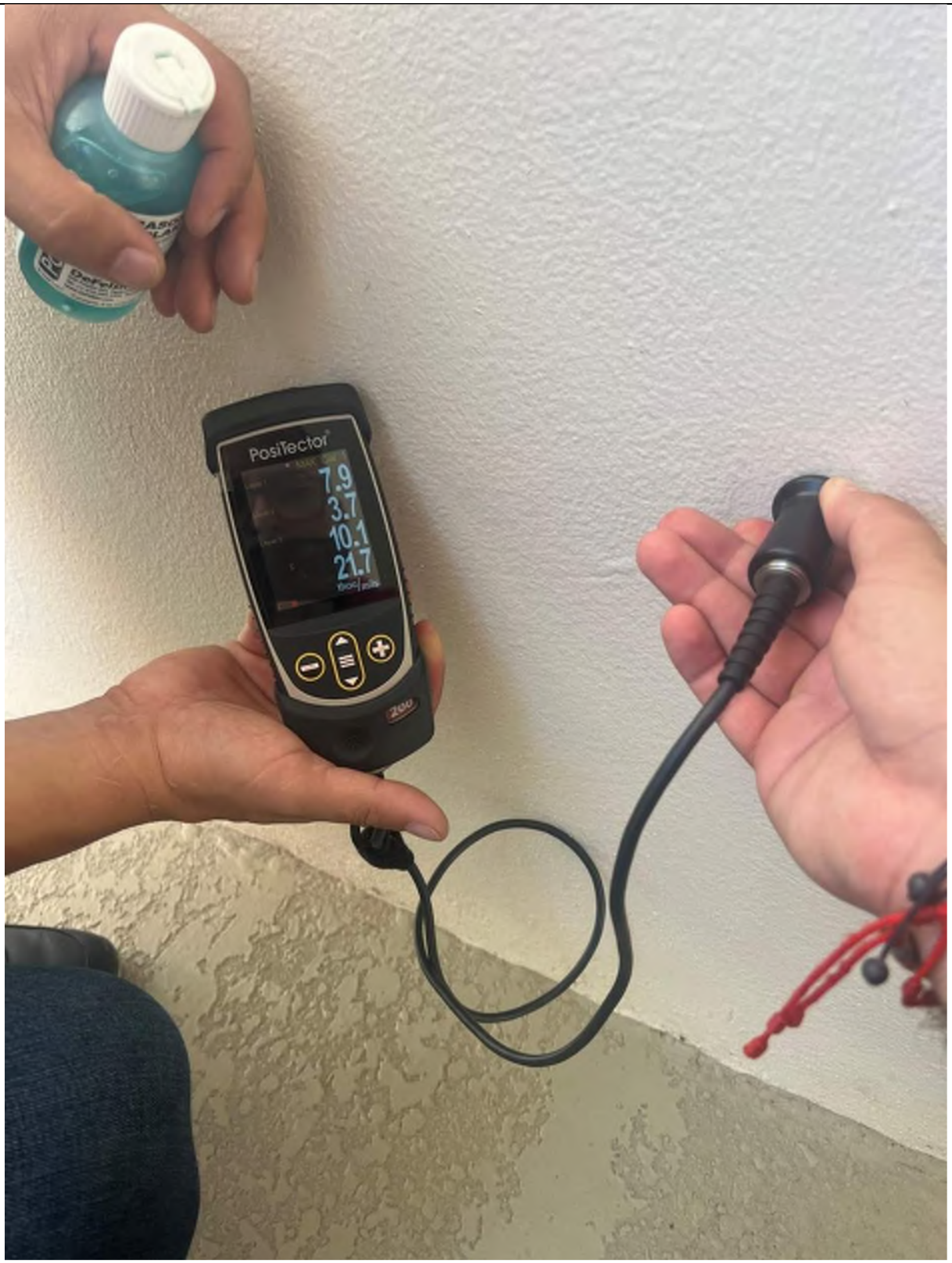
Picture 8.b.14.2

Picture 8.b.18.1

Picture 8.c.1.1

Picture 8.c.2.1

Picture 8.c.9.1



Picture 8.c.12.1

Picture 8.c.14.1

Picture 8.c.18.1

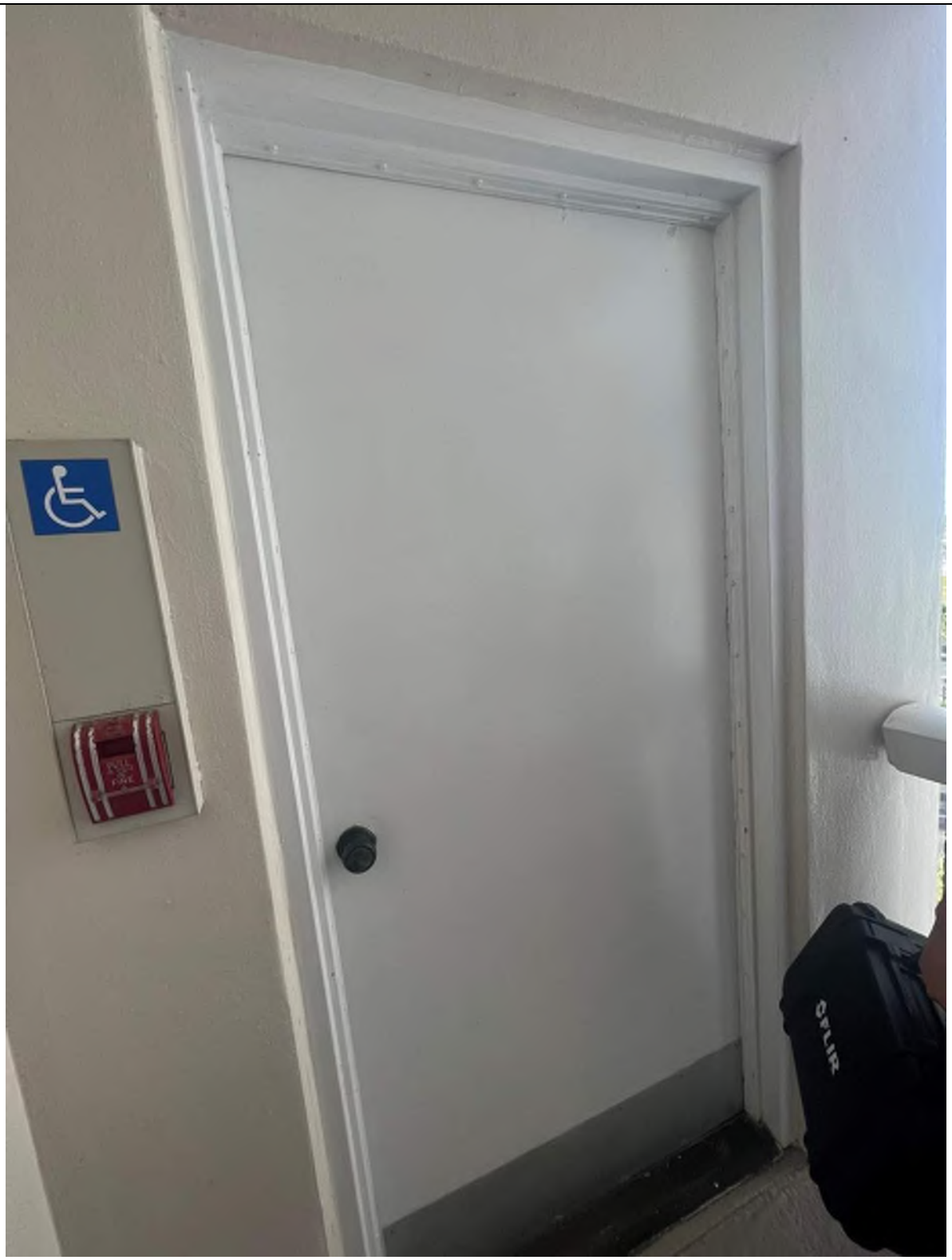
SMYTH ENGINEERING
EST 2014

9. Doors and Windows – S.I.R.S. components	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Building	
9.a. 5061 N A1A (Building A)	
9.a.1. Utility and stairwell doors	The doors to access the stairwells and the meter rooms/trash rooms are solid core masonite doors. The doors are in overall fair condition. See picture 9.a.1.1
9.a.2. Utility and stairwell doors useful life.	40 years
9.a.3. Utility and stairwell doors estimated remaining life	1 year
9.a.4. Utility and stairwell doors replacement cost	56 doors x $1,050/door = $58,800
9.a.5. Storefront doors	Storefront doors with sidelights and transoms at the entrance, game room, and elevator lobbies are in overall good condition. See picture 9.a.5.1
9.a.6. Storefront doors useful life.	50 years
9.a.7. Storefront doors estimated remaining life	11 years
9.a.8. Storefront doors replacement cost	490 S.F. x $75/S.F. = $36,750
9.a.9. Sliding glass doors condition	Sliding glass double doors at the game room in good overall condition. See picture 9.a.9.1.
9.a.10. Sliding glass doors useful life.	50 years
9.a.11. Sliding glass doors estimated remaining life	11 years
9.a.12. Sliding glass doors replacement cost	1 EA x $11,400 EA = $11,400
9.b. 5059 N A1A (Building B)	
9.b.1. Utility and stairwell doors	The doors to access the stairwells and the meter rooms/trash rooms are solid core masonite doors. The doors are in overall fair condition. See picture 9.b.1.1
9.b.2. Utility and stairwell doors useful life.	40 years
9.b.3. Utility and stairwell doors estimated remaining life	1 year
9.b.4. Utility and stairwell doors replacement cost	56 doors x $1,050/door = $58,800
9.b.5. Storefront doors	Storefront doors with sidelights and transoms at the entrance, game room, and elevator lobbies are in overall good condition. See picture 9.b.5.1
9.b.6. Storefront doors useful life.	50 years
9.b.7. Storefront doors estimated remaining life	11 years
9.b.8. Storefront doors replacement cost	490 S.F. x $75/S.F. = $36,750
9.b.9. Sliding glass doors condition	Sliding glass double doors at the game room in good overall condition. See picture 9.b.9.1.
9.b.10. Sliding glass doors useful life.	50 years

9.b.11. Sliding glass doors estimated remaining life	11 years
9.b.12. Sliding glass doors replacement cost	1 EA x $11,400 EA = $11,400
9.c. 5055 N A1A (Building c)	
9.c.1. Utility and stairwell doors	The doors to access the stairwells and the meter rooms/trash rooms are solid core masonite doors. The doors are in overall fair condition. See picture 9.c.1.
9.c.2. Utility and stairwell doors useful life.	40 years
9.c.3. Utility and stairwell doors estimated remaining life	6 years
9.c.4. Utility and stairwell doors replacement cost	56 doors x $1,050/door = $58,800
9.c.5. Storefront doors	Storefront doors with sidelights and transoms at the entrance, game room, and elevator lobbies are in overall good condition. See picture 9.c.5.1
9.c.6. Storefront doors useful life.	50 years
9.c.7. Storefront doors estimated remaining life	16 years
9.c.8. Storefront doors replacement cost	490 S.F. x $75/S.F. = $36,750
9.c.9. Sliding glass doors condition	Sliding glass double doors at the game room in good overall condition.
9.c.10. Sliding glass doors useful life.	50 years
9.c.11. Sliding glass doors estimated remaining life	16 years
9.c.12. Sliding glass doors replacement cost	1 EA x $11,400 EA = $11,400
9.d. Common Areas	
9.d.1. Exterior windows	The exterior windows are the single hung pass through window at the recreation building and single hung horizontal slider and picture at the guard house. See pictures 9.d.1.1 and 9.d.1.2.
9.d.2. Exterior windows useful life.	50 years
9.d.3. Exterior windows estimated remaining life	11 years
9.d.4. Exterior windows replacement cost	90 S.F. x $75/S.F. = $6,750
9.d.5. Storefront doors condition	The storefront doors with sidelights and transoms at the recreation building are in good overall condition.
9.d.6. Storefront doors useful life.	50 years
9.d.7. Storefront doors estimated remaining life	11 years
9.d.8. Common area doors and windows replacement cost	519 S.F. x $75/S.F. = $38.925

9.d.9. Sliding glass doors condition	Sliding glass triple pane doors at the guard house are in good overall condition. See picture 9.d.9.1.
9.d.10. Sliding glass doors useful life.	50 years
9.d.11. Sliding glass doors estimated remaining life	11 years
9.d.12. Sliding glass doors replacement cost	2 EA x $7,200 EA = $14,400
9.d.13. Aluminum louvered door condition	Aluminum louvered door at the guard house are in good overall condition. See picture 9.d.13.1
9.d.14. Aluminum louvered door useful life.	40 years
9.d.15. Aluminum louvered door estimated remaining life	1 year
9.d.16. Aluminum louvered door replacement cost	1 EA x $2,700 EA = $2,700

Pictures



Picture 9.a.1.1

Picture 9.a.5.1

Picture 9.a.9.1

Picture 9.b.1.1

Picture 9.b.5.1

Picture 9.a.9.1

Picture 9.c.1.1

Picture 9.c.5.1

Picture 9.d.1.1

Picture 9.d.1.2

Picture 9.d.9.1

Picture 9.d.13.1

10. Mechanical Systems – Non-S.I.R.S. component	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Mechanical. Air-Conditioning Heating and Refrigeration Institute (A.H.R.I.). Sheet Metal & Air Conditioning Contractors National Association (S.M.A.C.N.A)	
10.a. 5061 N A1A (Building A)	
10.a.1. Package heating and cooling type and condition – game room	The 3.5 ton A/C unit with 8 kW heater in the game room is in good overall condition. The unit was replaced in 2022. See picture 10.a.1.1
10.a.2. Package heating and cooling unit - game room– useful life	13 years
10.a.3. Package heating and cooling unit – game room – remaining useful life	12 years
10.a.4. Package heating and cooling unit – game room - replacement cost	$12,250
10.a.5. Package heating and cooling type and condition – game room	Although this is the responsibility of the unit owner, it is important to keep an eye on the condition of the AC units. For instance, if an A/C compressor is not properly fastened to the A/C stand, it can act as a dangerous projectile in a hurricane. Also, if the corrosion of the fan shroud gets excessive, it can cause damage to the roof/building if the fan would get dislodged. If there are holes/openings in the conduits, water can get into the building and affect all the residents. The units appear to be in fair overall condition with minor oxidation. The majority of refrigerant lines are adequately protected with Armorflex. See pictures 10.a.5.1 and 10.a.5.2.
10.a.6. Package heating and cooling unit – units – useful life	13 years
10.a.7. Package heating and cooling unit – units – average remaining useful life	6 years
10.a.8. Package heating and cooling unit – units - replacement cost per unit	$12,250
10.b. 5059 N A1A (Building B)	
10.b.1. Package heating and cooling type and condition – game room	The 3.5 ton A/C unit with 8 kW heater in the game room is in good overall condition. The unit was replaced in 2022. See picture 10.b.1.1
10.b.2. Package heating and cooling unit - game room– useful life	13 years
10.b.3. Package heating and cooling unit – game room – remaining useful life	12 years

10.b.4. Package heating and cooling unit – game room - replacement cost	$12,250
10.b.5. Package heating and cooling type and condition – game room	Although this is the responsibility of the unit owner, it is important to keep an eye on the condition of the AC units. For instance, if an A/C compressor is not properly fastened to the A/C stand, it can act as a dangerous projectile in a hurricane. Also, if the corrosion of the fan shroud gets excessive, it can cause damage to the roof/building if the fan would get dislodged. If there are holes/openings in the conduits, water can get into the building and affect all the residents. The units appear to be in fair overall condition with minor oxidation. The majority of refrigerant lines are adequately protected with Armorflex. See pictures 10.b.5.1 and 10.b.5.2.
10.b.6. Package heating and cooling unit – units – useful life	13 years
10.b.7. Package heating and cooling unit – units – average remaining useful life	6 years
10.b.8. Package heating and cooling unit – units - replacement cost per unit	$12,250
10.a. 5061 N A1A (Building C)	
10.c.1. Package heating and cooling type and condition – game room	The 3.5 ton A/C unit with 8 kW heater in the game room is in good overall condition. The unit was replaced in 2012. See picture 10.c.1.1
10.c.2. Package heating and cooling unit - game room– useful life	13 years
10.c.3. Package heating and cooling unit – game room – remaining useful life	2 years
10.c.4. Package heating and cooling unit – game room - replacement cost	$12,250
10.c.5. Package heating and cooling type and condition – game room	Although this is the responsibility of the unit owner, it is important to keep an eye on the condition of the AC units. For instance, if an A/C compressor is not properly fastened to the A/C stand, it can act as a dangerous projectile in a hurricane. Also, if the corrosion of the fan shroud gets excessive, it can cause damage to the roof/building if the fan would get dislodged. If there are holes/openings in the conduits, water can get into the building and affect all the residents. The units appear to be in fair

	overall condition with minor oxidation. The majority of refrigerant lines are adequately protected with Armorflex. See pictures 10.c.5.1 and 10.c.5.2.
10.c.6. Package heating and cooling unit – units – useful life	13 years
10.c.7. Package heating and cooling unit – units – average remaining useful life	6 years
10.c.8. Package heating and cooling unit – units - replacement cost per unit	$12,250
10.d. Common Areas	
10.d.1. Emergency generator type and condition	The emergency generator is a Quiet Connect Series RS150 Cummins Power Generator. Generator and vibration pads are in overall good condition with minimal signs of deterioration. The generator was installed in 2014. See pictures 10.d.1 and 10.d.2. The generator is well maintained and has been frequently been serviced since its install.
10.d.2. Emergency generator – useful life	30 years
10.d.3. Emergency generator – remaining useful life	21 years
10.d.4. Emergency generator – replacement cost	$40,000

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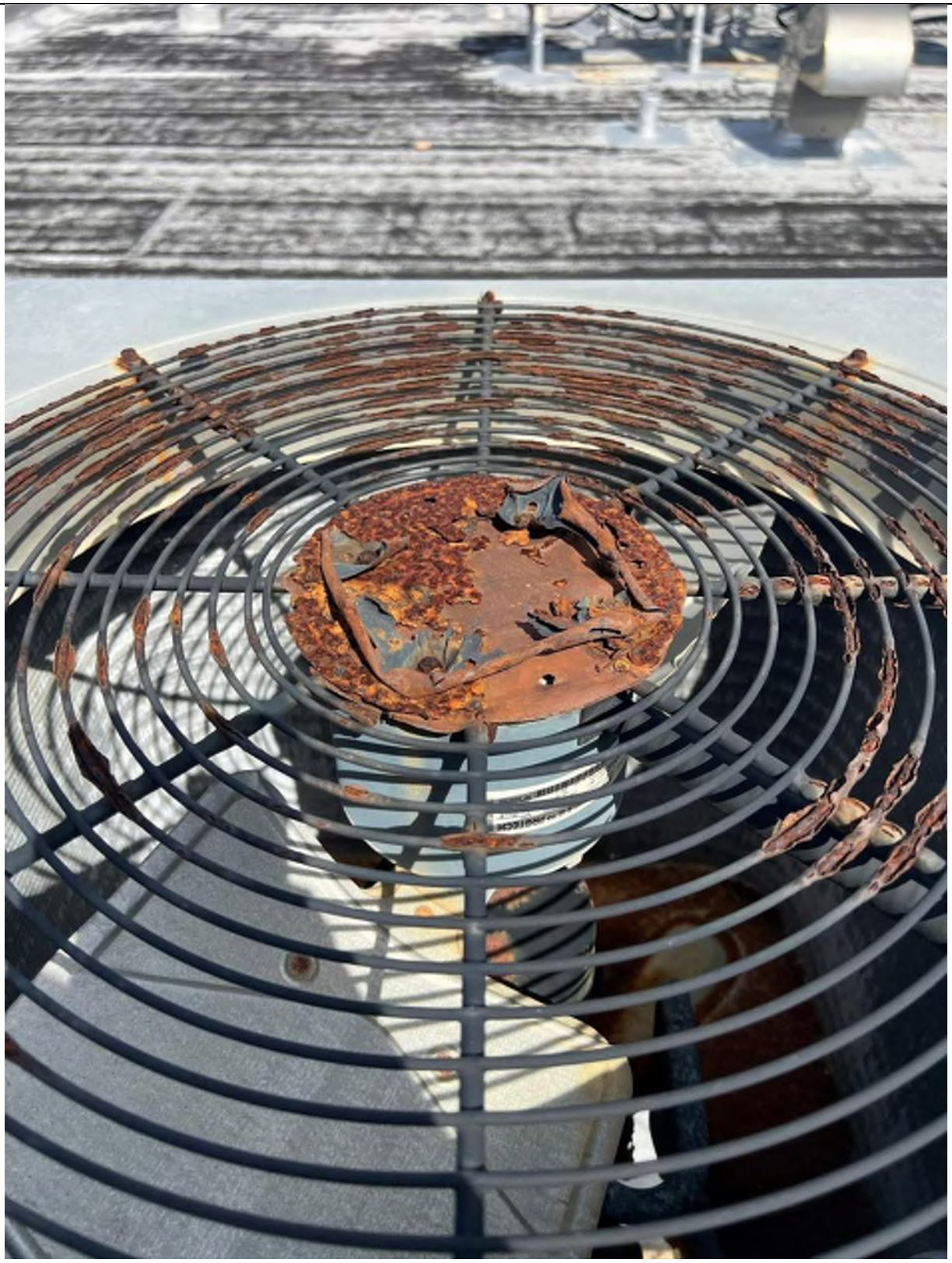
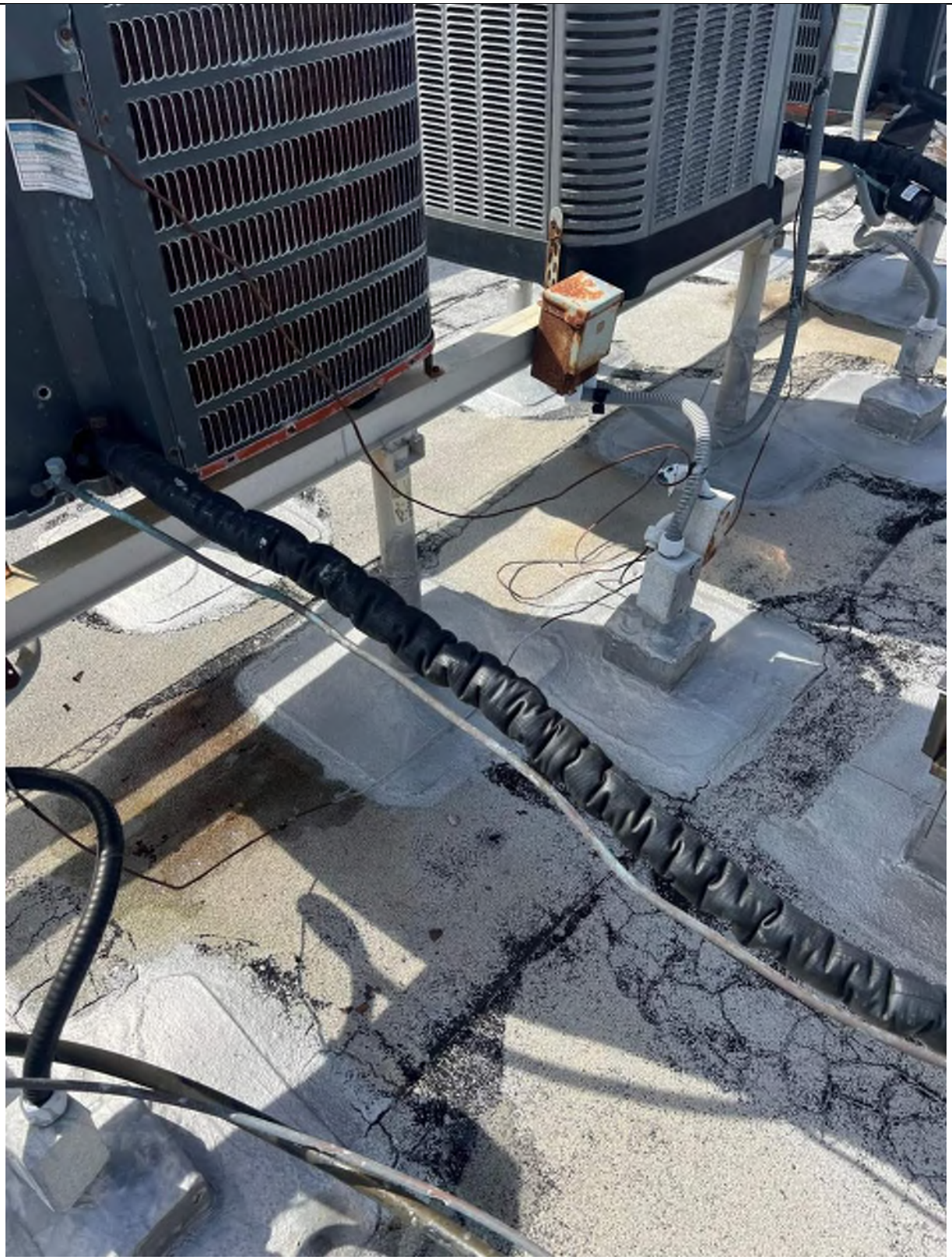
Pictures

Picture 10.a.1.1



Picture 10.a.5.1

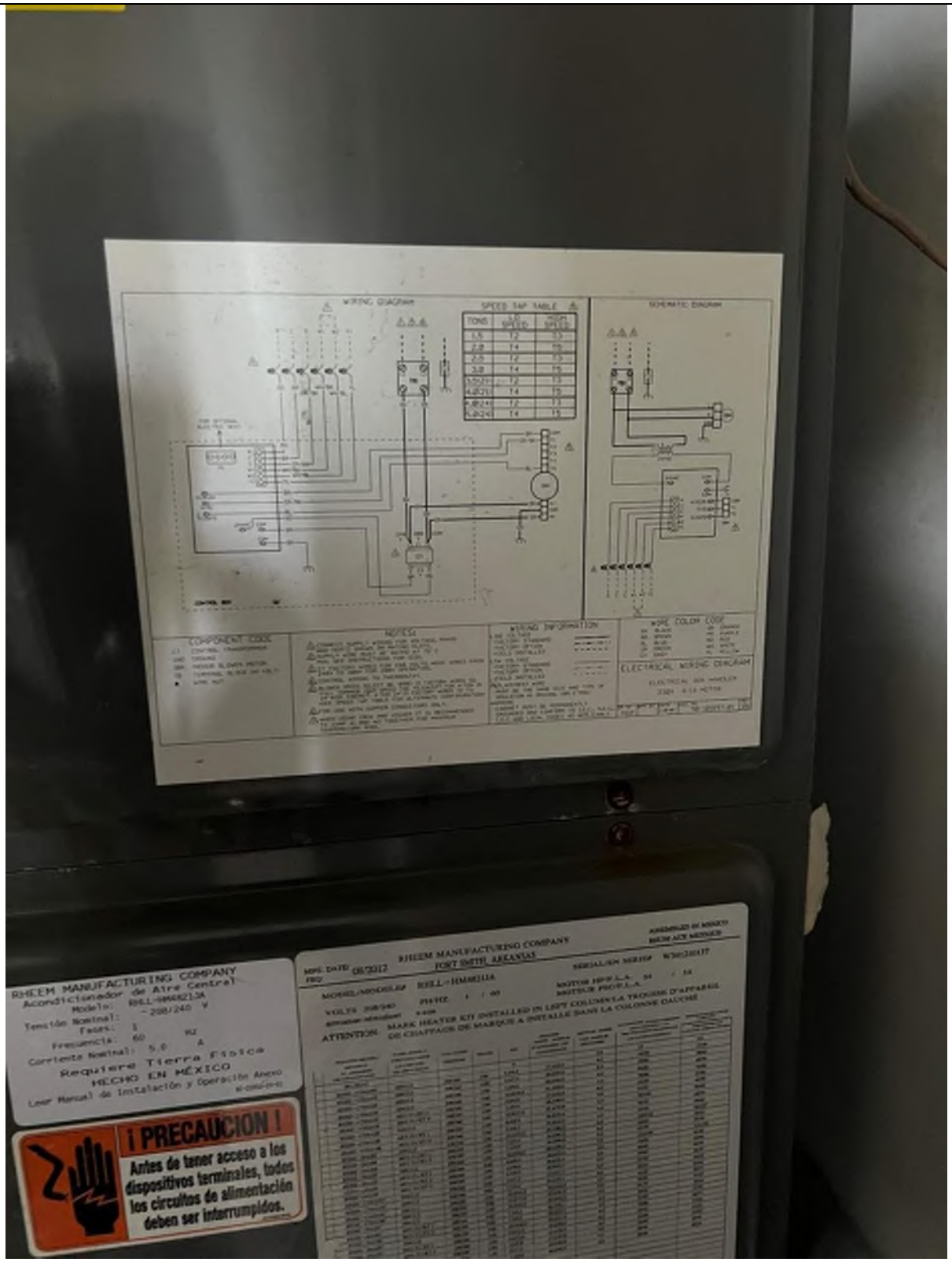


Picture 10.a.5.2

Picture 10.b.1.1

Picture 10.b.5.1

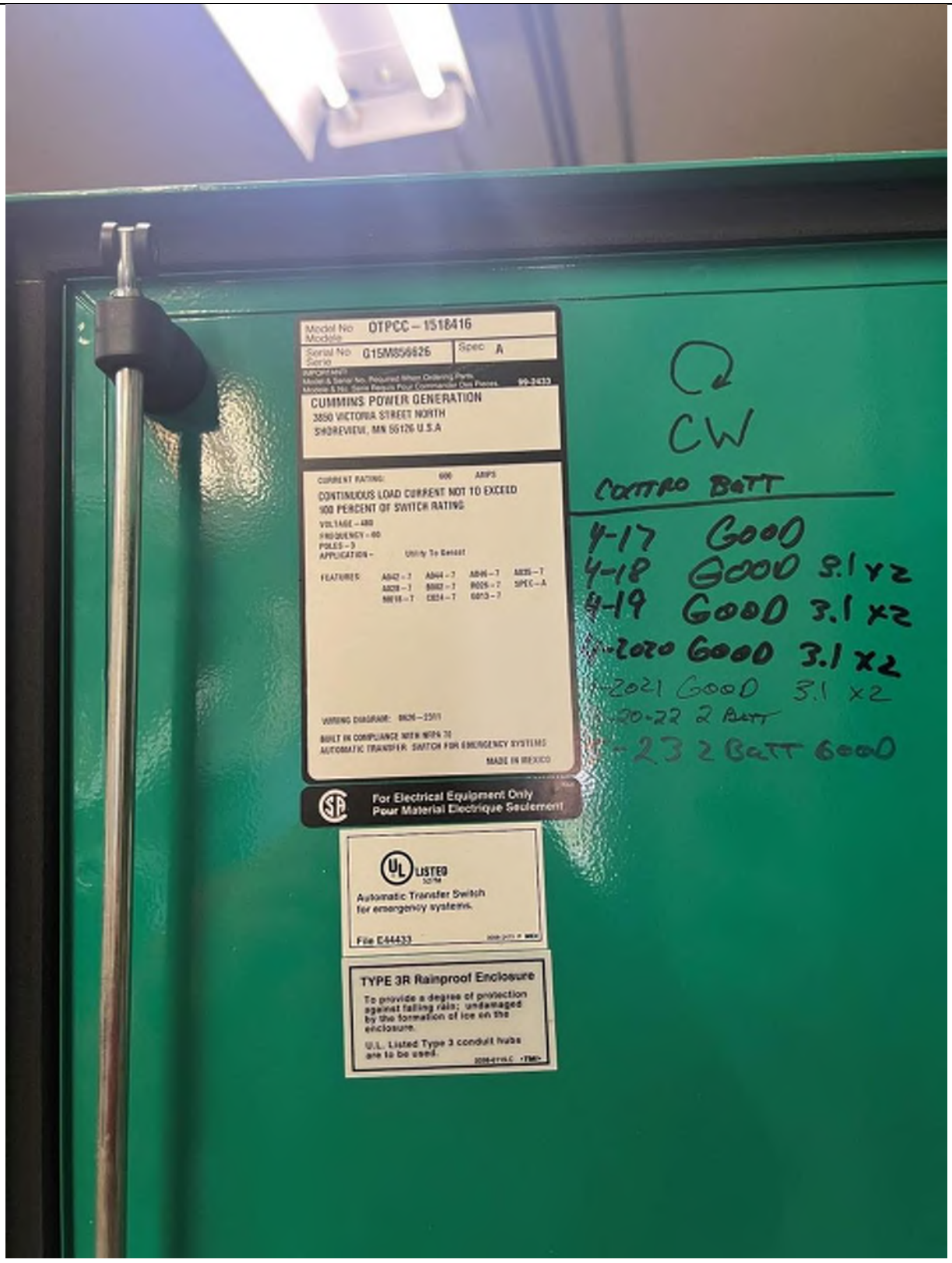
Picture 10.b.5.2



Picture 10.c.1.1

Picture 10.c.5.1

Picture 10.c.5.2



Picture 10.d.1.1

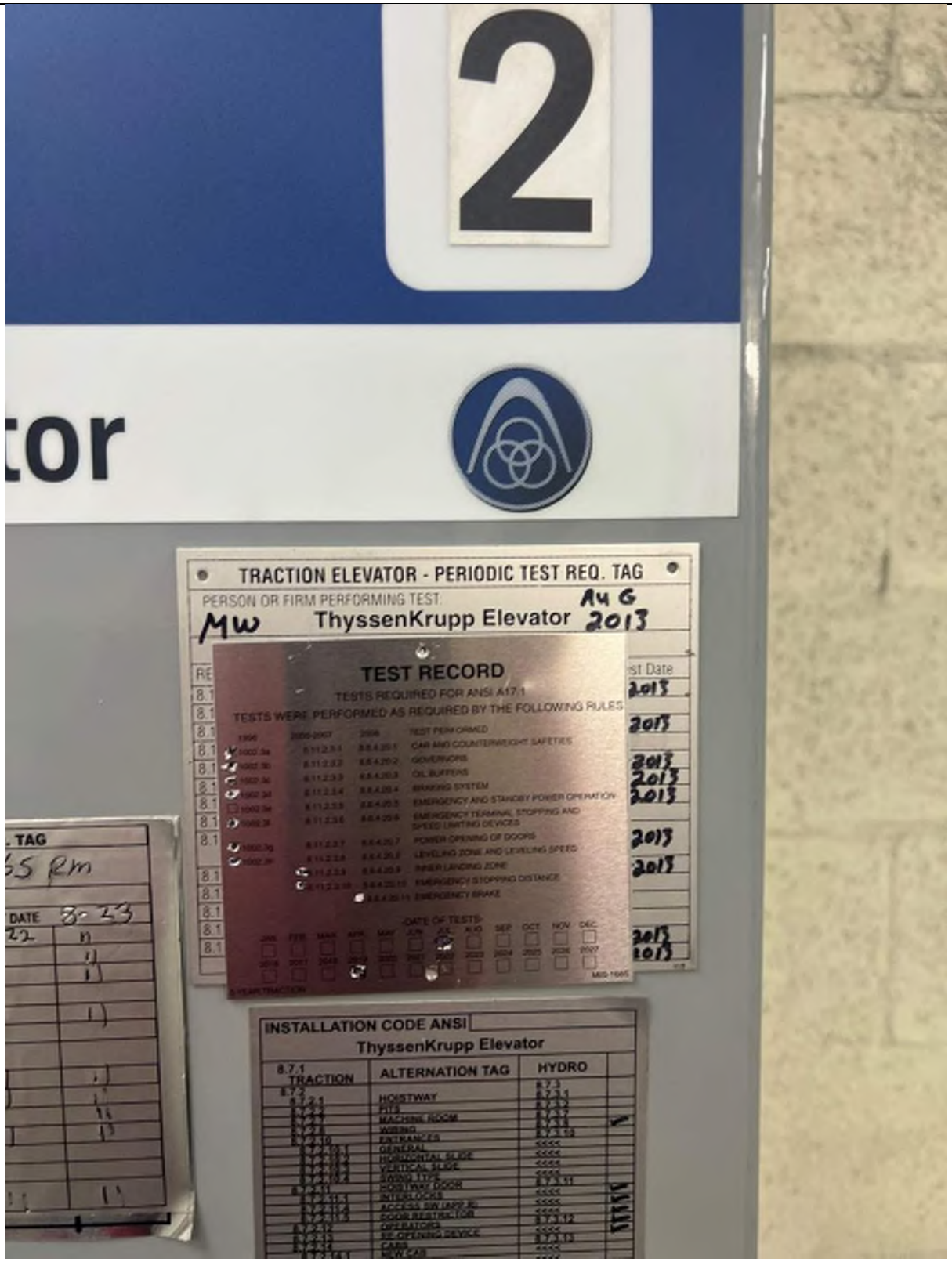
Picture 10.d.1.2

11. Elevator Systems – Non-S.I.R.S. Component	
A.S.M.E. A17.1/C.S.A B44 Safety Code for Elevators and Escalators	
11.a. 5061 N A1A (Building A)	
11.a.1 Elevator certificate	Elevators have current certificates of operation. See picture 11.a.1.1.
11.a.2. Elevator system and condition	The elevator is a ThyssenKrupp TAC-50 gearless traction elevator with permanent magnet AC motor. The elevator was replaced/modernized in 2013. The system has micro-processor controls and efficient AC drive system. The elevator system is in good overall condition. See pictures 11.a.2.1, 11.a.2.2 and 11.a.2.3.
11.a.3. Elevator useful life – Although elevators can last longer than this time frame, it is recommended to modernize the elevators due to updated fire prevention and electrical codes.	25 years
11.a.4. Elevator remaining life	15 years
11.a.5. Elevator replacement/modernization cost	$233,000 for a 2,500 lb capacity elevator with 250 ft/sec speed + ($8,400/stop x 10 stops = $80,400) = $313,400 x (2) elevators = $626,800
11.b. 5059 N A1A (Building B)	
11.b.1 Elevator certificate	Elevators have current certificates of operation. See picture 11.b.1.1.
11.b.2. Elevator system and condition	The elevator is a ThyssenKrupp TAC-50 gearless traction elevator with permanent magnet AC motor. The elevator was replaced/modernized in 2013. The system has micro-processor controls and efficient AC drive system. The elevator system is in good overall condition. See pictures 11.b.2.1, 11.b.2.2, and 11.b.2.2.

11.b.3. Elevator useful life – Although elevators can last longer than this time frame, it is recommended to modernize the elevators due to updated fire prevention and electrical codes.	25 years
11.b.4. Elevator remaining life	15 years
11.b.5. Elevator replacement/modernization cost	$233,000 for a 2,500 lb capacity elevator with 250 ft/sec speed + ($8,400/stop x 10 stops = $80,400) = $313,400 x (2) elevators = $626,800
11.c. 5055 N A1A (Building C)	
11.c.1 Elevator certificate	Elevators have current certificates of operation. See picture 11.c.1.1.
11.c.2. Elevator system and condition	The elevator is a Dover composite traction elevator. The elevator was replaced/ modernized in 2006. The system has an advanced 32-bit dual core processing system that makes system accurate and reliable. The elevator system is in good overall condition. See pictures 11.c.2.1 and 11.c.2.2.
11.c.3. Elevator Pit condition	There shall be no shiny surfaces when you look into an elevator pit. The pit is clean, including the sump pumps as well as the lights are in good working order. See pictures 11.c.3.1 and 11.c.3.2. The ladders are in good condition. See picture 11.c.3.3.
11.c.4. Elevator useful life – Although elevators can last longer than this time frame, it is recommended to modernize the elevators due to updated fire prevention and electrical codes.	25 years
11.c.5. Elevator remaining life	8 years
11.c.6. Elevator replacement/modernization cost	$153,000 for a 2,500 lb capacity elevator with 250 ft/sec speed + ($8,025/stop x 10 stops = $80,250) = $233,250 x (2) elevators = $466,500

Pictures

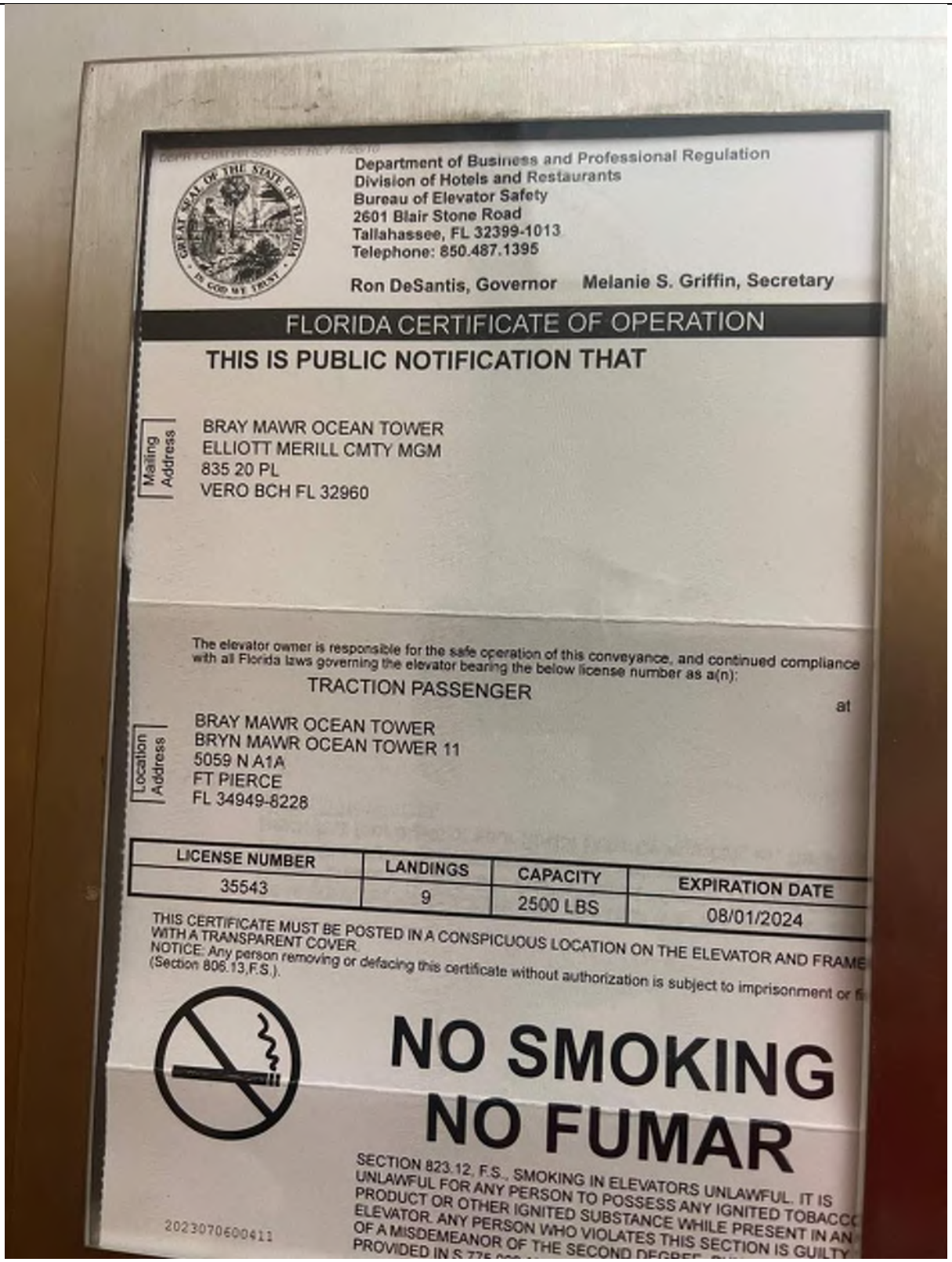
Picture 11.a.1.1



Picture 11.a.2.1

Picture 11.a.2.2

Picture 11.a.2.3



Department of Business and Professional Regulation
Division of Hotels and Restaurants
Bureau of Elevator Safety
2601 Blair Stone Road
Tallahassee, FL 32399-1013
Telephone: 850.487.1395

Ron DeSantis, Governor Melanie S. Griffin, Secretary

FLORIDA CERTIFICATE OF OPERATION

THIS IS PUBLIC NOTIFICATION THAT

Mailing Address
BRAY MAWR OCEAN TOWER
ELLIOTT MERILL CMTY MGM
835 20 PL
VERO BCH FL 32960

The elevator owner is responsible for the safe operation of this conveyance, and continued compliance with all Florida laws governing the elevator bearing the below license number as a(n):

TRACTION PASSENGER

at

Location Address
BRAY MAWR OCEAN TOWER
BRYN MAWR OCEAN TOWER 11
5059 N A1A
FT PIERCE
FL 34949-8228

LICENSE NUMBER	LANDINGS	CAPACITY	EXPIRATION DATE
35543	9	2500 LBS	08/01/2024

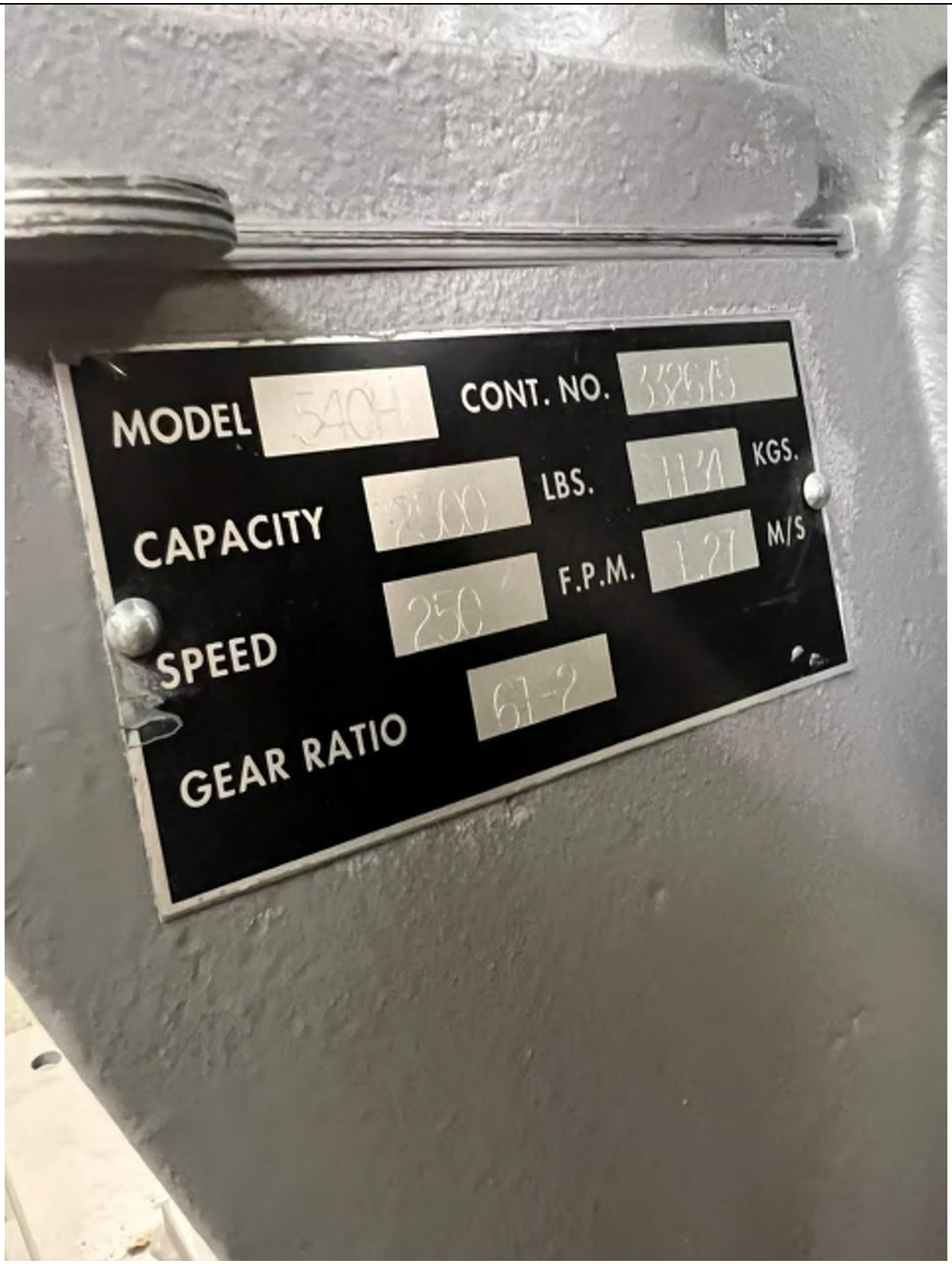
THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE ELEVATOR AND FRAME WITH A TRANSPARENT COVER.
NOTICE: Any person removing or defacing this certificate without authorization is subject to imprisonment or fi
(Section 806.13,F.S.).

NO SMOKING
NO FUMAR

SECTION 823.12, F.S., SMOKING IN ELEVATORS UNLAWFUL. IT IS UNLAWFUL FOR ANY PERSON TO POSSESS ANY IGNITED TOBACCO PRODUCT OR OTHER IGNITED SUBSTANCE WHILE PRESENT IN AN ELEVATOR. ANY PERSON WHO VIOLATES THIS SECTION IS GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE, PU PROVIDED IN S.775.0

202307060041

Picture 11.b.1.1



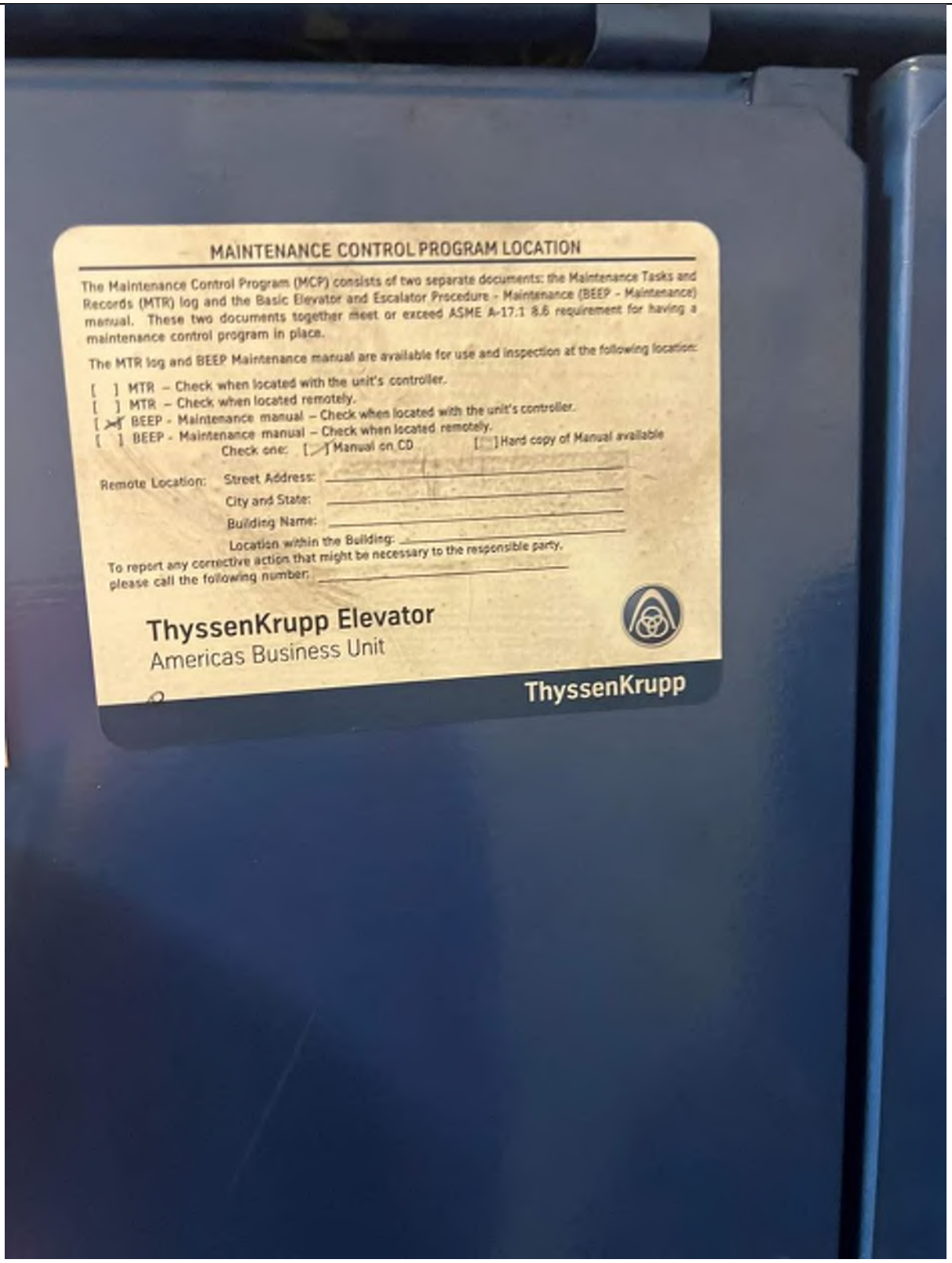
Picture 11.b.2.1

Picture 11.b.2.2

Picture 11.b.2.3

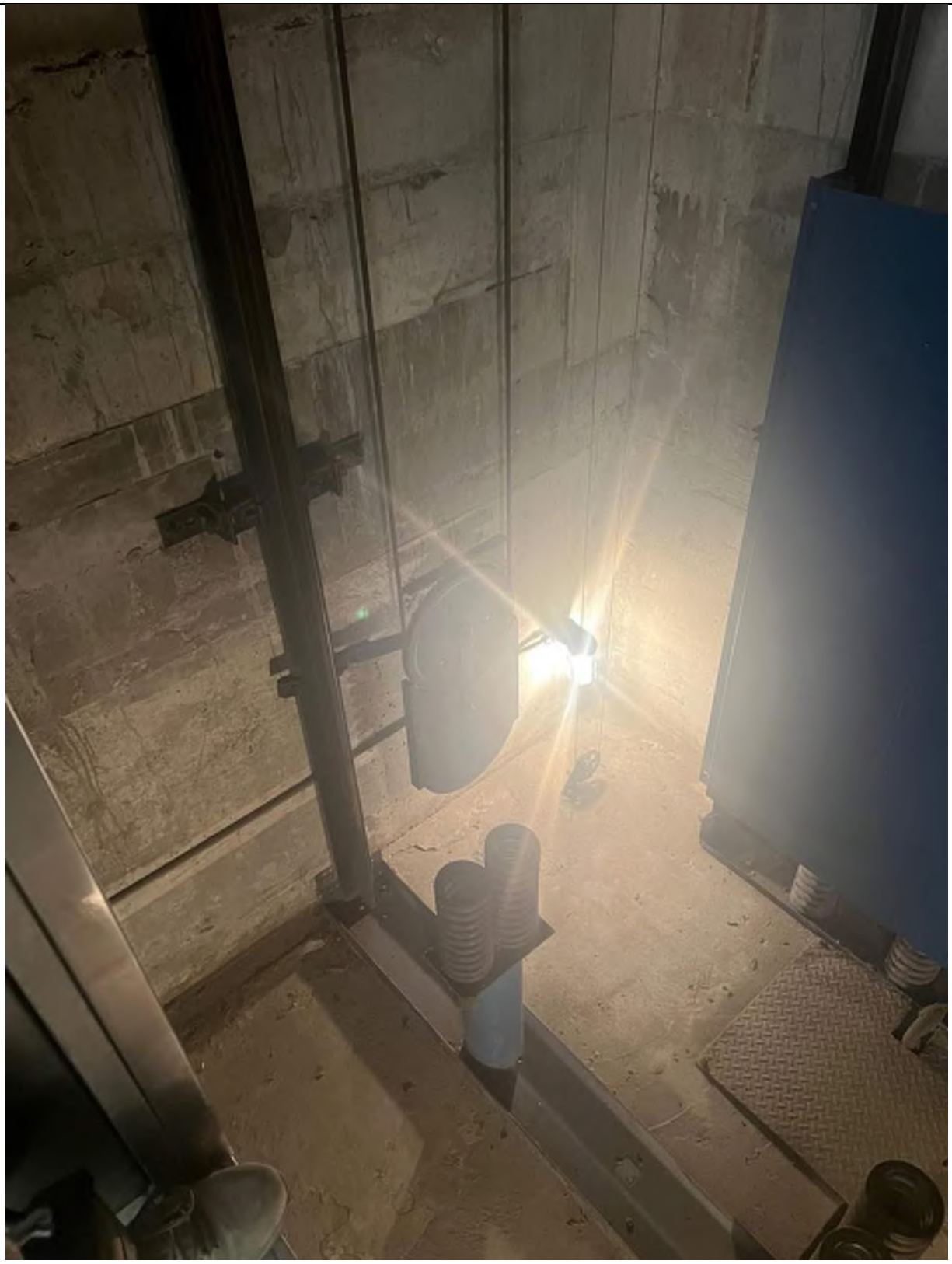
Picture 11.c.1.1

Picture 11.c.2.1



Picture 11.c.2.2

Picture 11.c.2.3



Picture 11.c.3.1

Picture 11.c.3.2

Picture 11.c.3.3

SMYTH ENGINEERING
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12. Electrical Systems – S.I.R.S. component	
National Electrical Code 2020	
12.a. 5061 N A1A (Building A)	
12.a.1. Legend	✚ Safety – Poses a risk of injury or death. 🔨 Recommend repair or replacing.
12.a.2. Main Electrical Service	Amps: 2000 Fuses: 1000 Amp RK-5 current limiting fuses Voltage:120/208 Phases: 3 Wires: 4 Power fed from FP&L vault with 3 phase, 4 wire bus stab. Code Compliant: Yes See pictures 12.a.2.1 and 12.a.2.2.
12.a.3. Interior Unit Panels	Amps: 150 Voltage: 120/208 Phases: 1 Demand kVA: 30 Code Compliant: Yes No signs of double taps in the breakers or neutral wires in the bus bar or overheated components. See pictures 12.a.3.1, 12.a.3.2, 12.a.3.3, 12.a.3.4, and 12.a.3.5.
12.a.4. Grounding – Service	Code Compliant: Yes There is (3) points of contact as required by the N.E.C. 2020: which is a ground rod, water pipe and building. See picture 12.a.4.1.
12.a.5. Grounding – Equipment	Code Compliant: Yes
12.a.6. Meter rooms	Meter rooms are located on the 2nd, 5th, and 8th floors. Meter rooms are in good overall condition. None of the meters showed signs of overheating which could signify signs of arcing or failing electrical mechanisms. See pictures 12.a.6.1, 12.a.6.2, 12.a.6.3, 12.a.6.4, and 12.a.6.5,
12.a.7. Branch Circuits	Code Compliant: Yes
12.a.8. Auxiliary Gutters/Wireways/Busways	Code Compliant: Yes
12.a.9. Low Voltage Wiring Methods	Code Compliant: Yes

12.a.10. Electrical Panels	Panels are in overall good condition and enclosures are properly rated for their function. See pictures 12.a.10.2, 12.a.10.3, and 12.a.10.4.
12.a.11. Unit outlets	Units had duplex receptacles with correct wiring, grounding and a ground fault circuit interrupter in kitchen and bathrooms. See pictures 12.a.11.1 and 12.a.11.2
12.a.12. Useful life of electrical system - modernization	50 years
12.a.13. Useful life of electrical system - modernization	11 years
12.a.14. Moderization of the electrical systems	$50,000
12.b. 5059 N A1A (Building B)	
12.b.1. Legend	✚ Safety – Poses a risk of injury or death. 🔨 Recommend repair or replacing.
12.b.2. Main Electrical Service	Amps: 2000 Fuses: 1000 Amp RK-5 current limiting fuses Voltage:120/208 Phases: 3 Wires: 4 Power fed from FP&L vault with 3 phase, 4 wire bus stab. Code Compliant: Yes See pictures 12.b.2.1 and 12.b.2.2.
12.b.3. Interior Unit Panels	Amps: 150 Voltage: 120/208 Phases: 1 Demand kVA: 30 Code Compliant: Yes No signs of double taps in the breakers or neutral wires in the bus bar or overheated components. See pictures 12.b.3.1, 12.b.3.2, 12.b.3.3, 12.b.3.4, and 12.b.3.5.
12.b.4. Grounding – Service	Code Compliant: Yes There is (3) points of contact as required by the N.E.C. 2020: which is a ground rod, water pipe and building. See picture 12.b.4.1.
12.b.5. Grounding – Equipment	Code Compliant: Yes
12.b.6. Meter rooms	Meter rooms are located on the 2nd, 5th, and 8th floors. Meter rooms are

	in good overall condition. None of the meters showed signs of overheating which could signify signs of arcing or failing electrical mechanisms. See pictures 12.b.6.1, 12.b.6.2, 12.b.6.3, 12.b.6.4, 12.b.6.5, 12.b.6.6, and 12.b.6.7.
12.b.7. Branch Circuits	Code Compliant: Yes
12.b.8. Auxiliary Gutters/Wireways/Busways	Code Compliant: Yes
12.b.9. Low Voltage Wiring Methods	Code Compliant: Yes
12.b.10. Electrical Panels	Panels are in overall good condition and enclosures are properly rated for their function. See pictures 12.b.10.1 and 12.b.10.2.
12.b.11. unit outlets	Units had duplex receptacles with correct wiring, grounding and a ground fault circuit interrupter in kitchen and bathrooms. See pictures 12.b.11.1 and 12.b.11.2
12.b.12. Useful life of electrical system - modernization	50 years
12.b.13. Useful life of electrical system - modernization	11 years
12.b.14. Total cost of repair/replacement of the electrical systems	$50,000
12.c. 5055 N A1A (Building C)	
12.c.1. Legend	Safety – Poses a risk of injury or death. Recommend repair or replacing.
12.c.2. Main Electrical Service	Amps: 2000 Fuses: 1000 Amp RK-5 current limiting fuses Voltage:120/208 Phases: 3 Wires: 4 Power fed from FP&L vault with 3 phase, 4 wire bus stab. Code Compliant: Yes See pictures 12.c.2.1 and 12.c.2.2.
12.c.3. Interior Unit Panels	Amps: 150 Voltage: 120/208 Phases: 1 Demand kVA: 30 Code Compliant: Yes No signs of double taps in the breakers or neutral wires in the bus bar or overheated components.

	See pictures 12.c.3.1, 12.c.3.2, 12.c.3.3, 12.b.3.4, and 12.c.3.5.
12.c.4. Grounding – Service	Code Compliant: Yes There is (3) points of contact as required by the N.E.C. 2020: which is a ground rod, water pipe and building. See picture 12.c.4.1.
12.c.5. Grounding – Equipment	Code Compliant: Yes
12.c.6. Meter rooms	Meter rooms are located on the 2nd, 5th, and 8th floors. Meter rooms are in good overall condition. None of the meters showed signs of overheating which could signify signs of arcing or failing electrical mechanisms. See pictures 12.c.6.1, 12.c.6.2, and 12.c.6.3.
12.c.7. Branch Circuits	Code Compliant: Yes
12.c.8. Auxiliary Gutters/Wireways/Busways	Code Compliant: Yes
12.c.9. Low Voltage Wiring Methods	Code Compliant: Yes
12.c.10. Electrical Panels	Panels are in overall good condition and enclosures are properly rated for their function. See pictures 12.c.10.1, 12.c.10.2, and 12.c.10.3.
12.c.11. Unit outlets	Units had duplex receptacles with correct wiring, grounding and a ground fault circuit interrupter in kitchen and bathrooms. See pictures 12.c.11.1 and 12.c.11.2
12.c.12. Useful life of electrical system - modernization	50 years
12.c.13. Useful life of electrical system - modernization	16 years
12.c.14. Total cost of repair/replacement of the electrical systems	$50,000
12.d. Common Areas	
12.d.1. Legend	Safety – Poses a risk of injury or death. Recommend repair or replacing.
12.d.2. Street lights,	Street lights are pole mounted lights ranging from 102 volts to 277 volts and powered by means of photo cell. Street lights and pedestals are in poor overall conditions. Although lamps are replaced as they burn out, the condition of the actual street lamp pole, wiring and pedestals are in

	poor shape. See pictures 12.d.3.1, 12.d.3.2 and 12.d.3.3.
12.d.3. Street lights useful life	40 year
12.d.4. Street lights remaining life	1 year
12.d.5. Street lights/pedestals replacement cost	51 street lights/pedestals x $2,000/street light = $102,000
12.d.6. Electrical Panels	Panels are in overall good condition and enclosures are properly rated for their function. See pictures 12.d.6.1 and 12.d.6.2.

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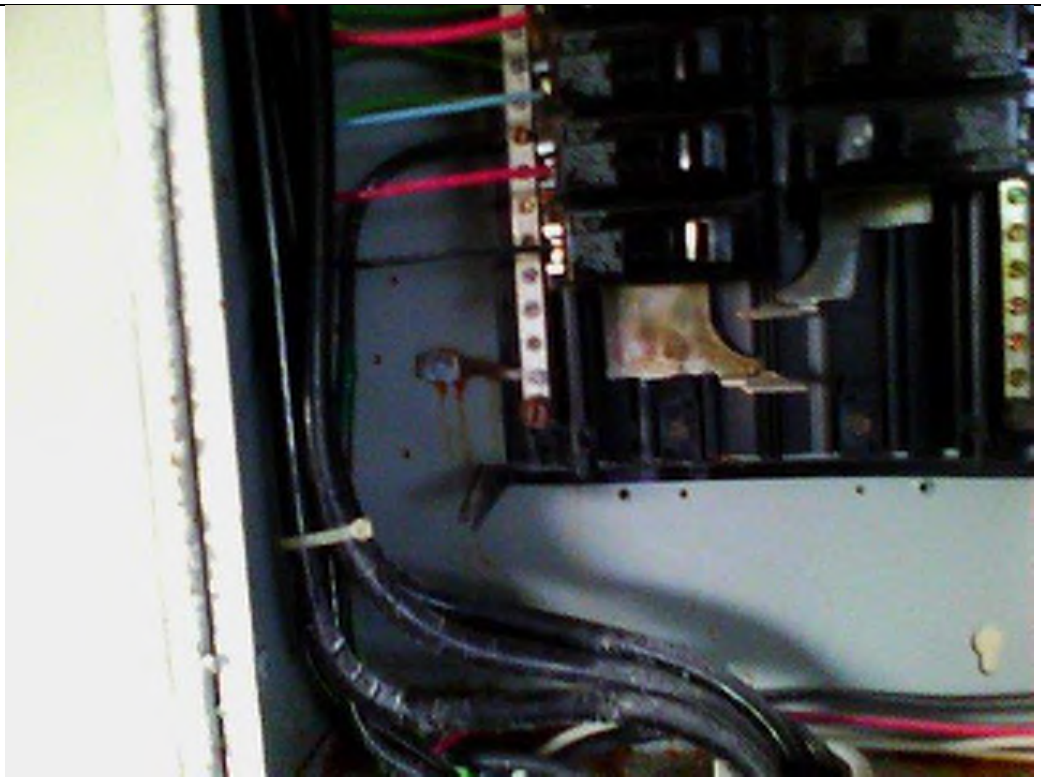
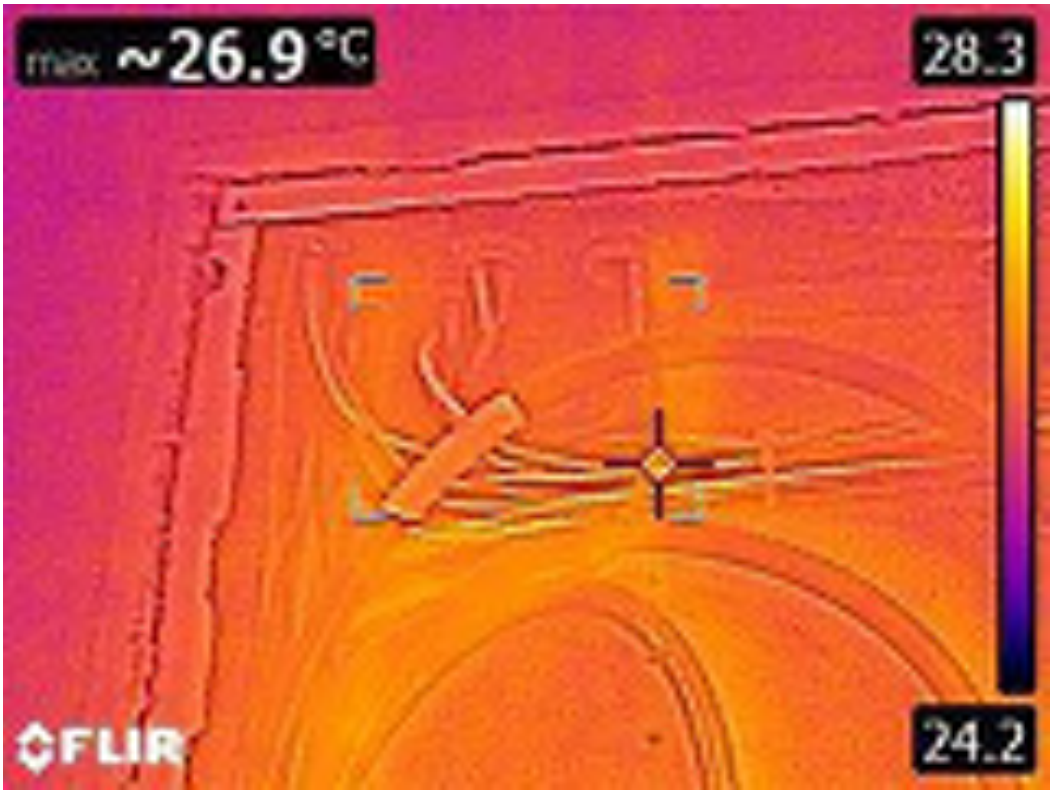
Pictures

Picture 12.a.2.1

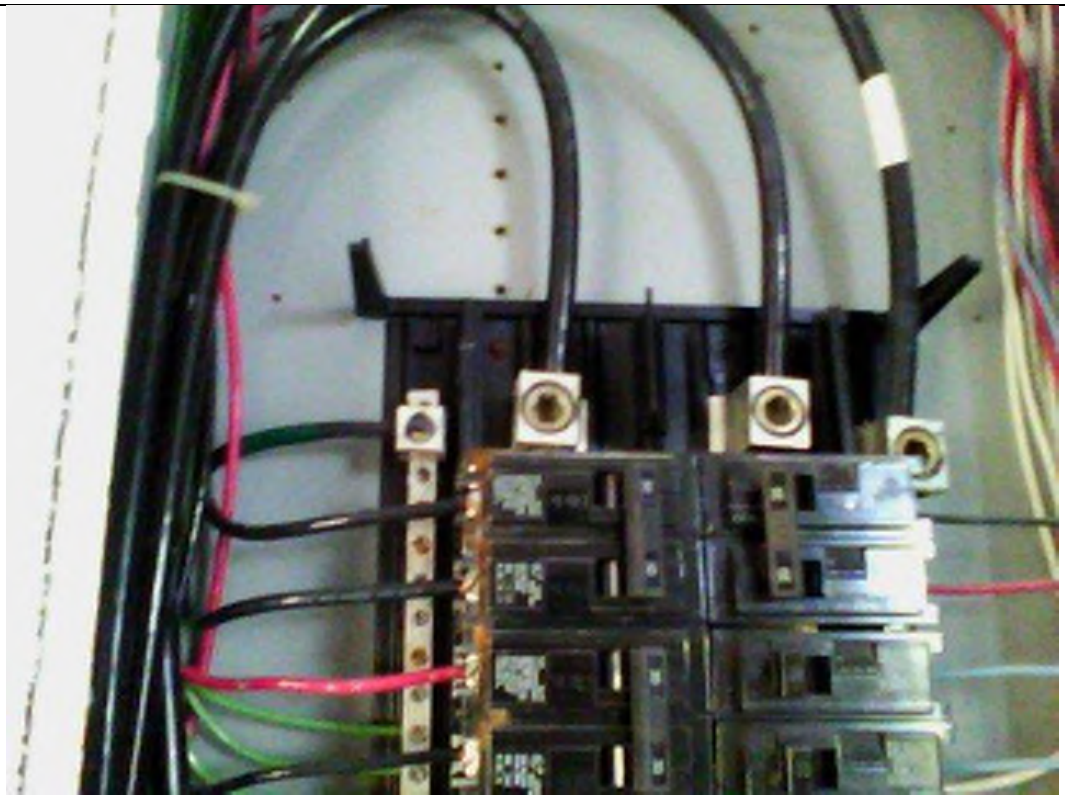
Picture 12.a.2.2



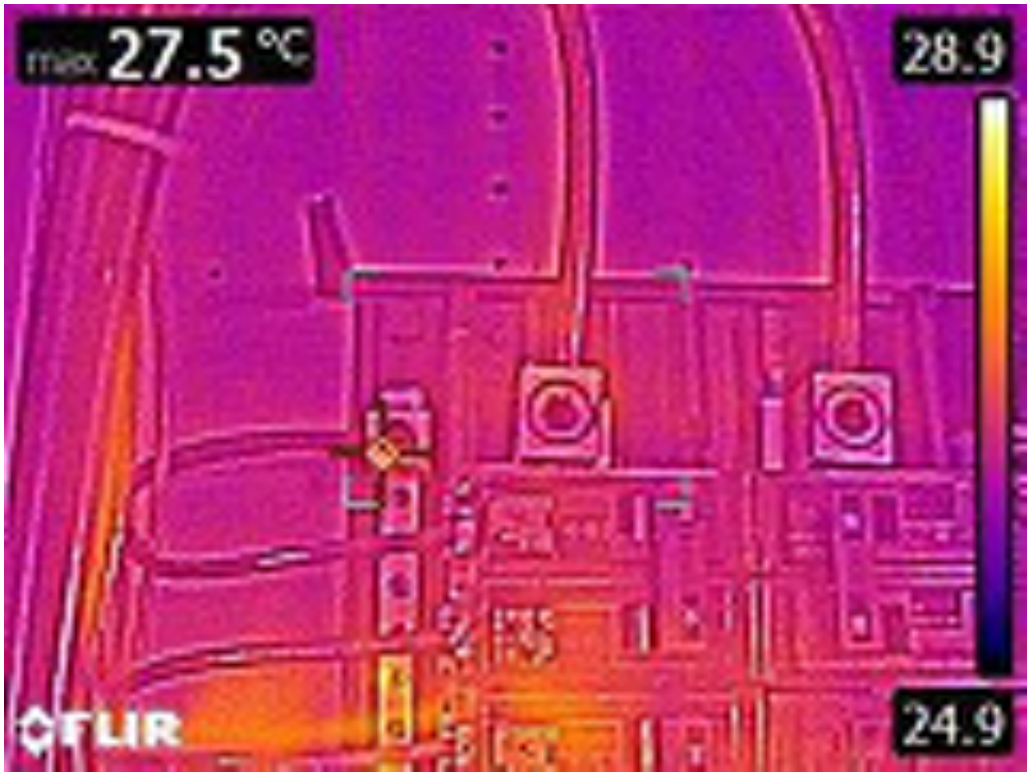
Picture 12.a.3.1



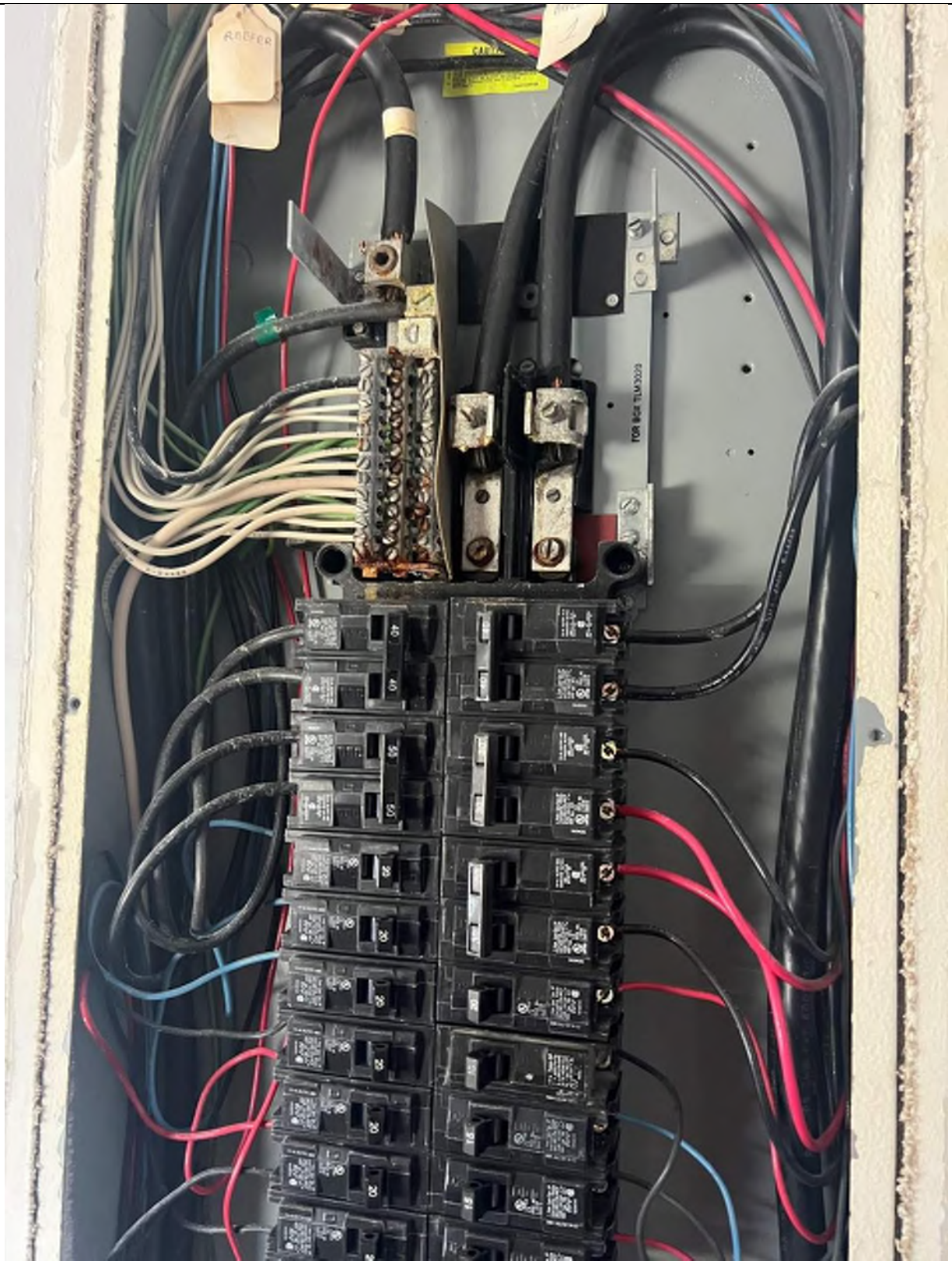
Picture 12.a.3.2



Picture 12.a.3.3

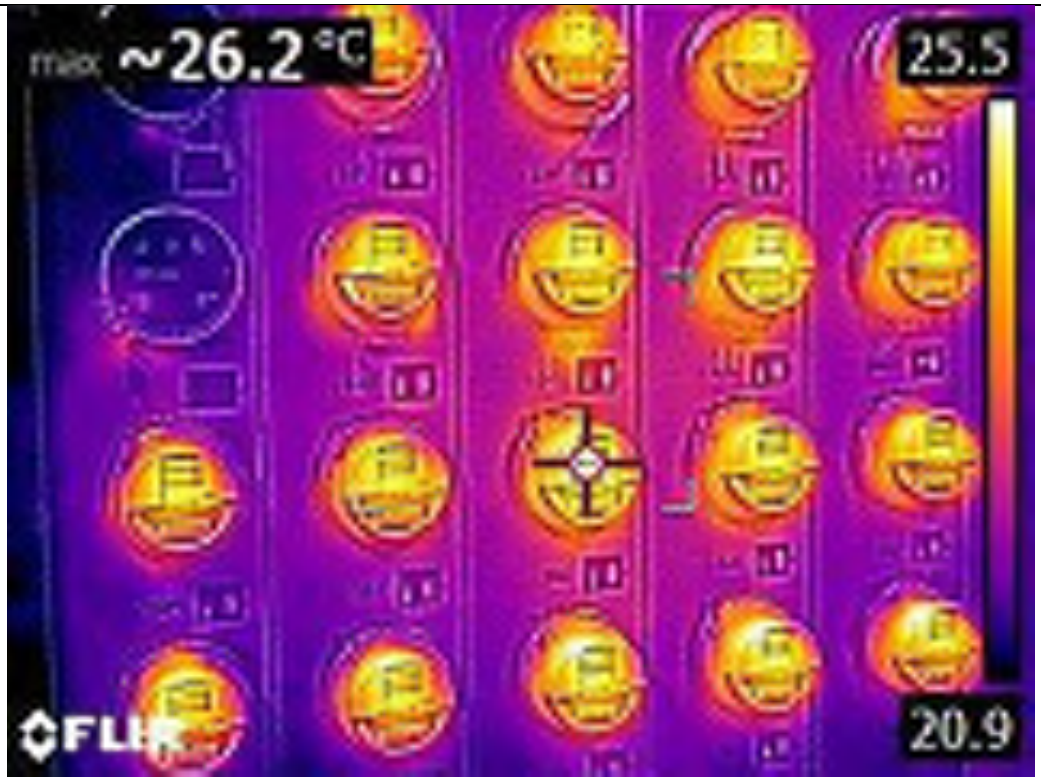


Picture 12.a.3.4



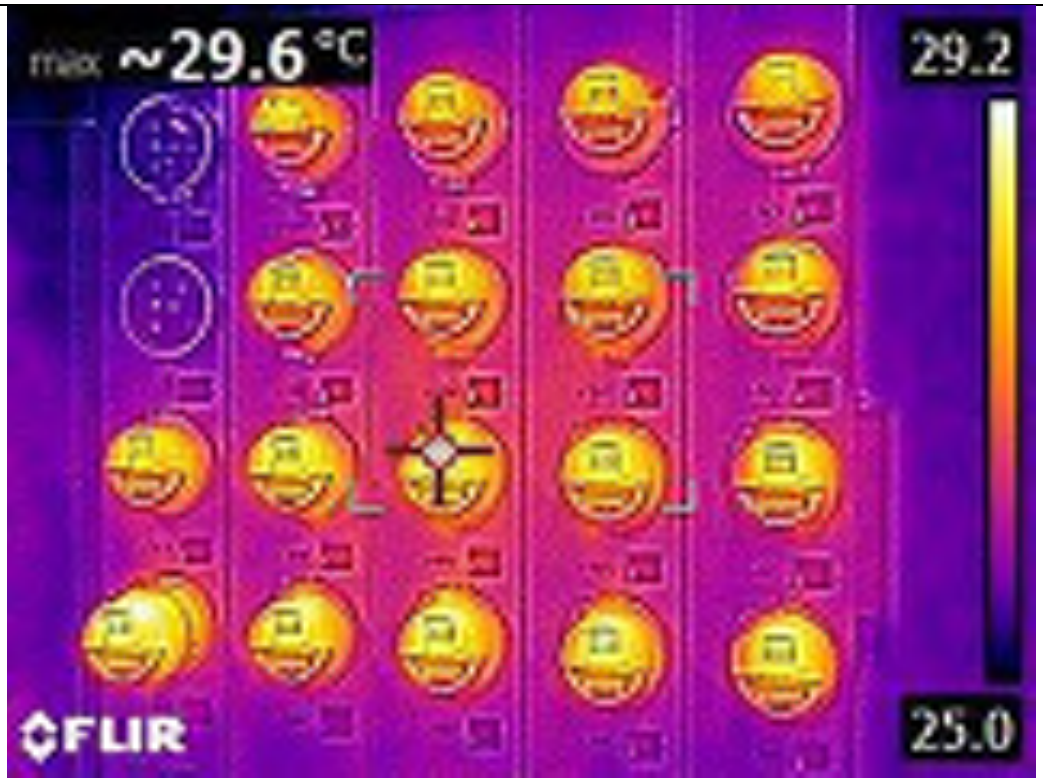
Picture 12.a.3.5

Picture 12.a.4.1



Picture 12.a.6.1

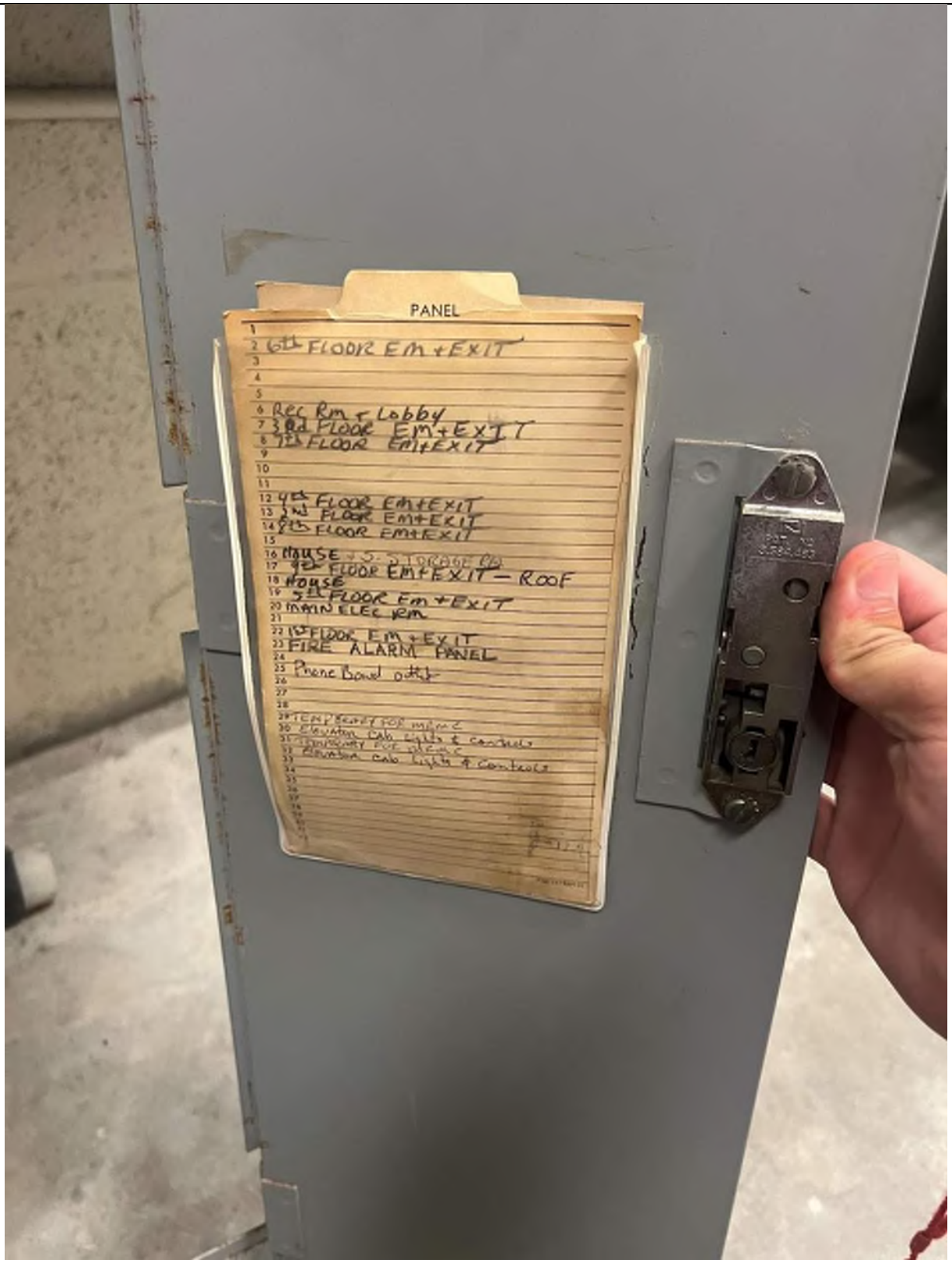
Picture 12.a.6.2



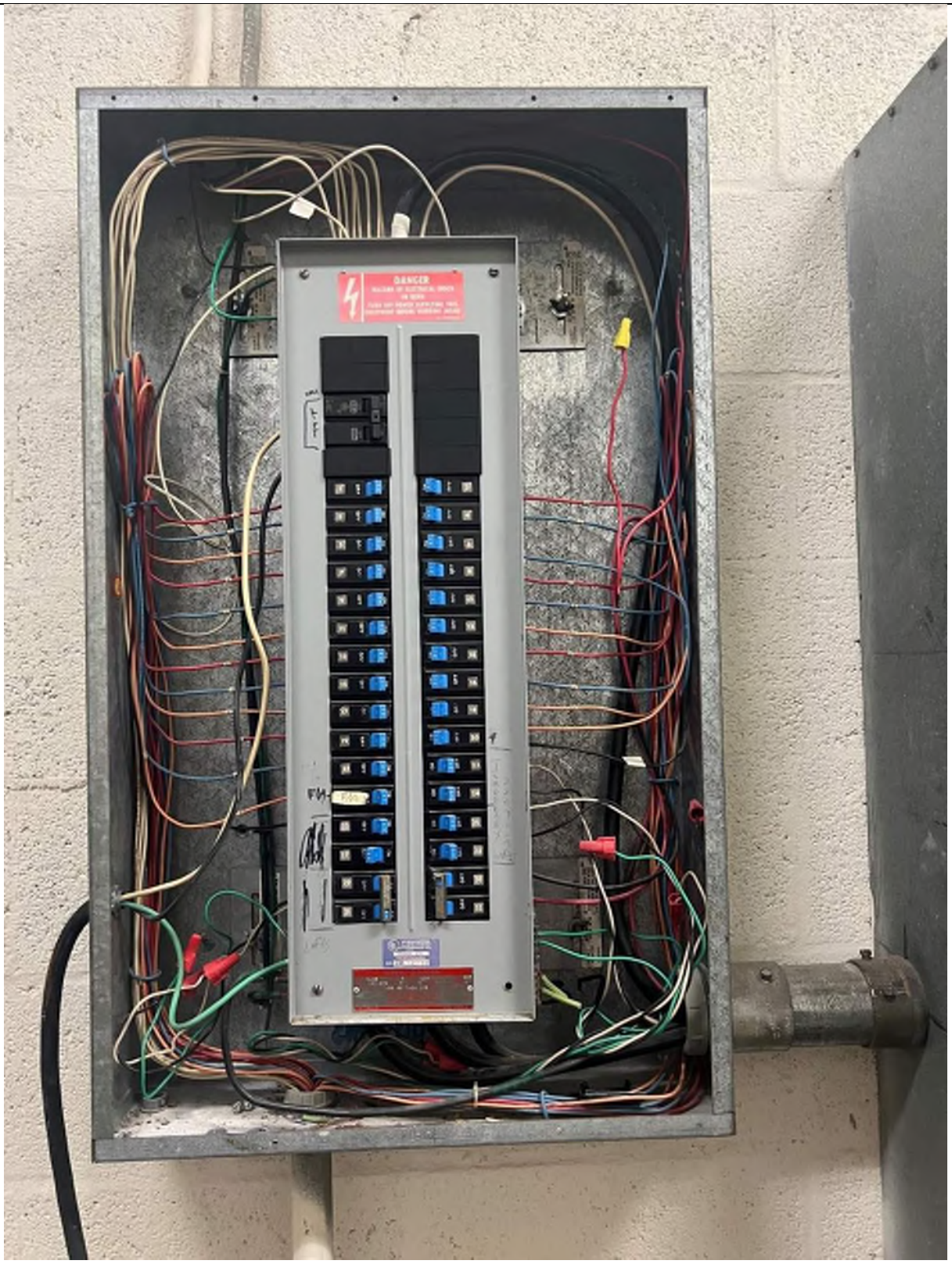
Picture 12.a.6.3

Picture 12.a.6.4

Picture 12.a.6.5



Picture 12.a.10.1

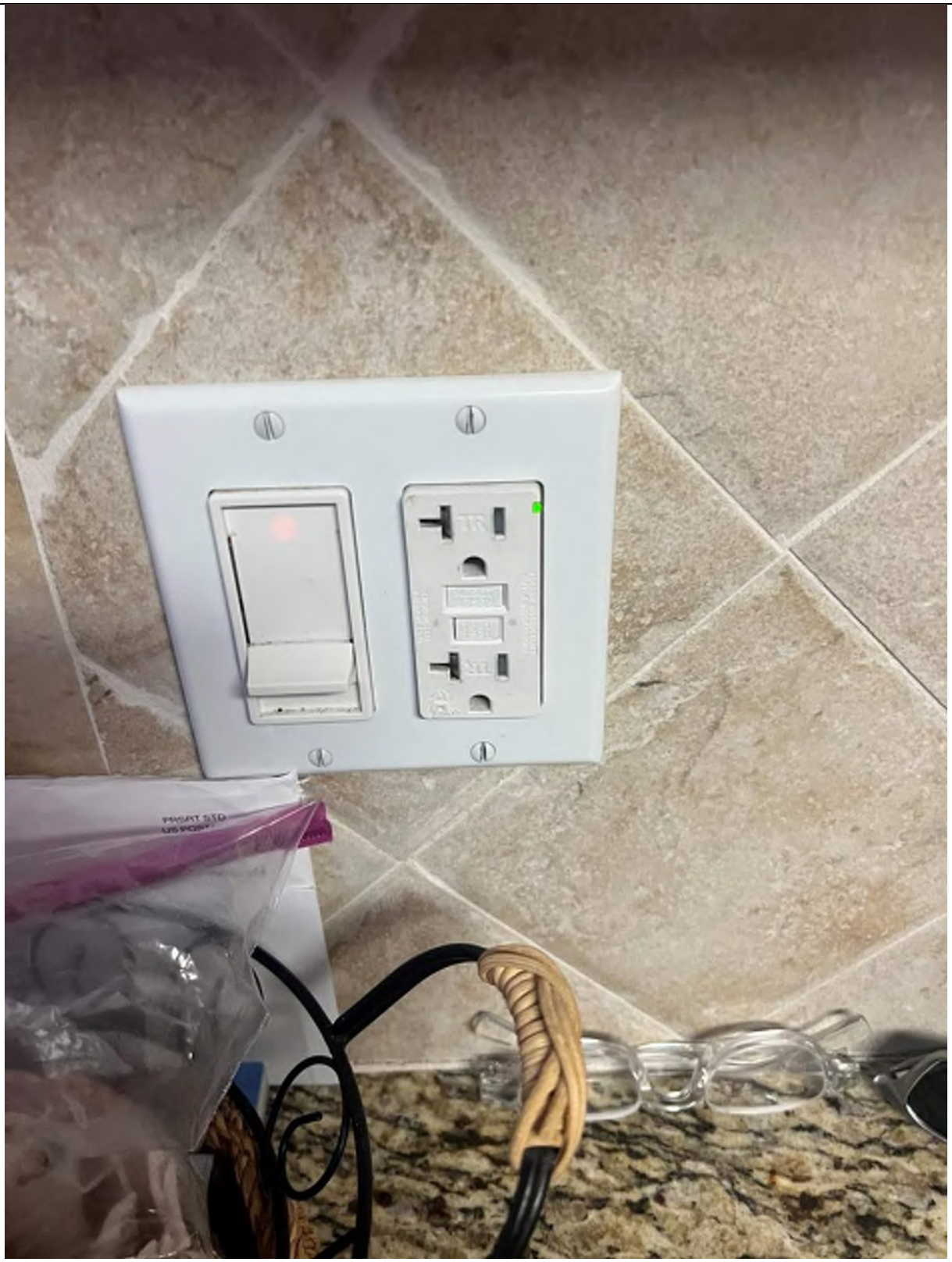


Picture 12.a.10.2

Picture 12.a.10.3

Picture 12.a.10.4

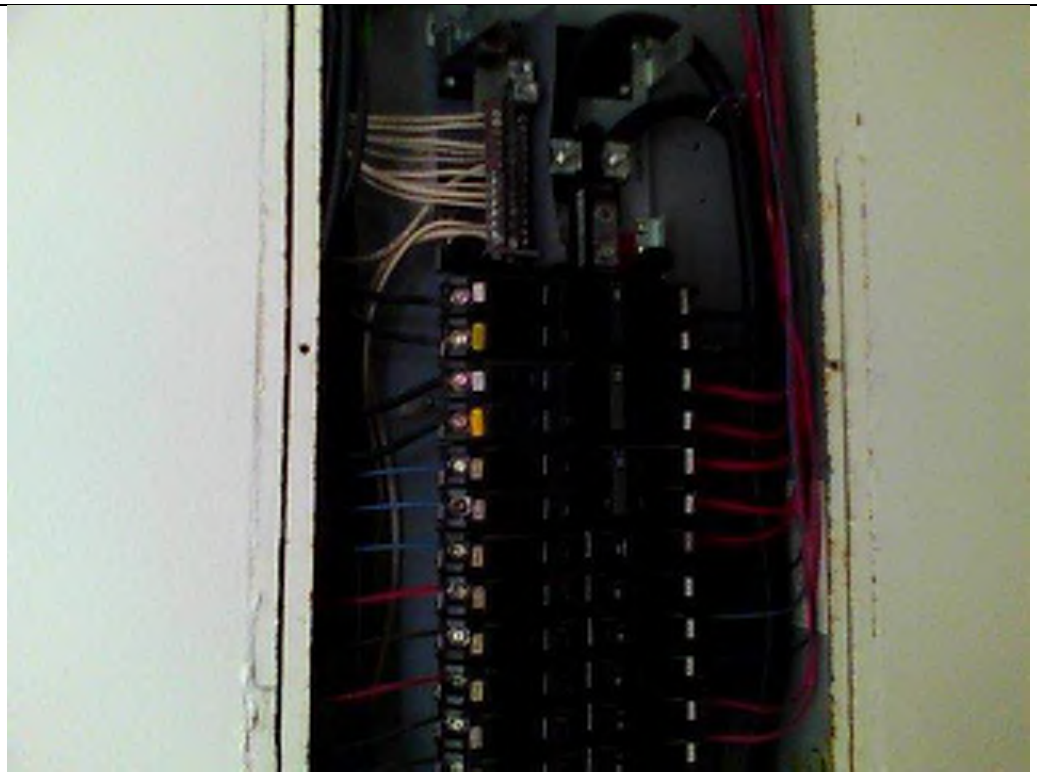
Picture 12.a.11.1



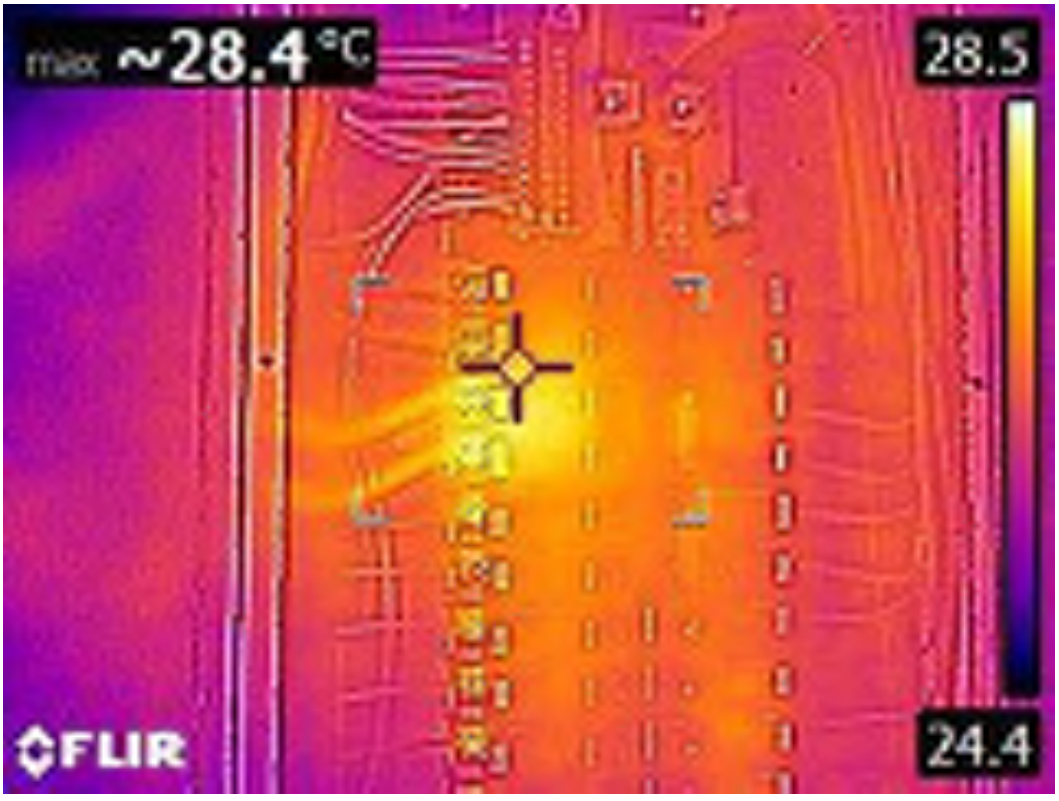
Picture 12.a.11.2

Picture 12.b.2.1

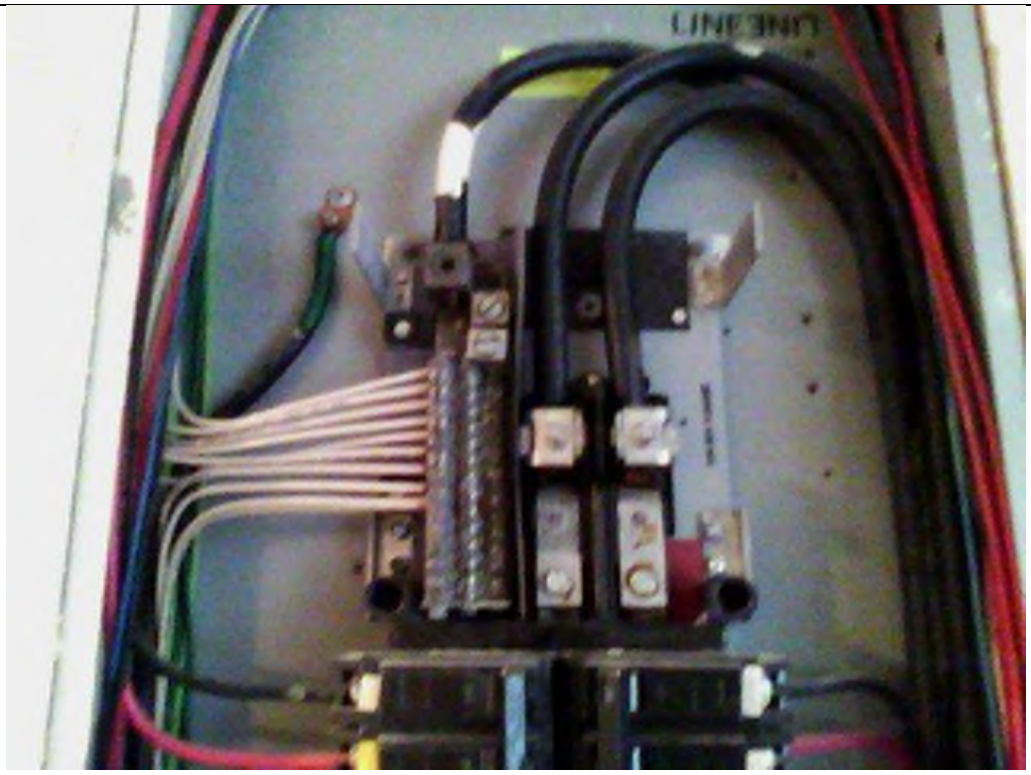
Picture 12.b.2.2



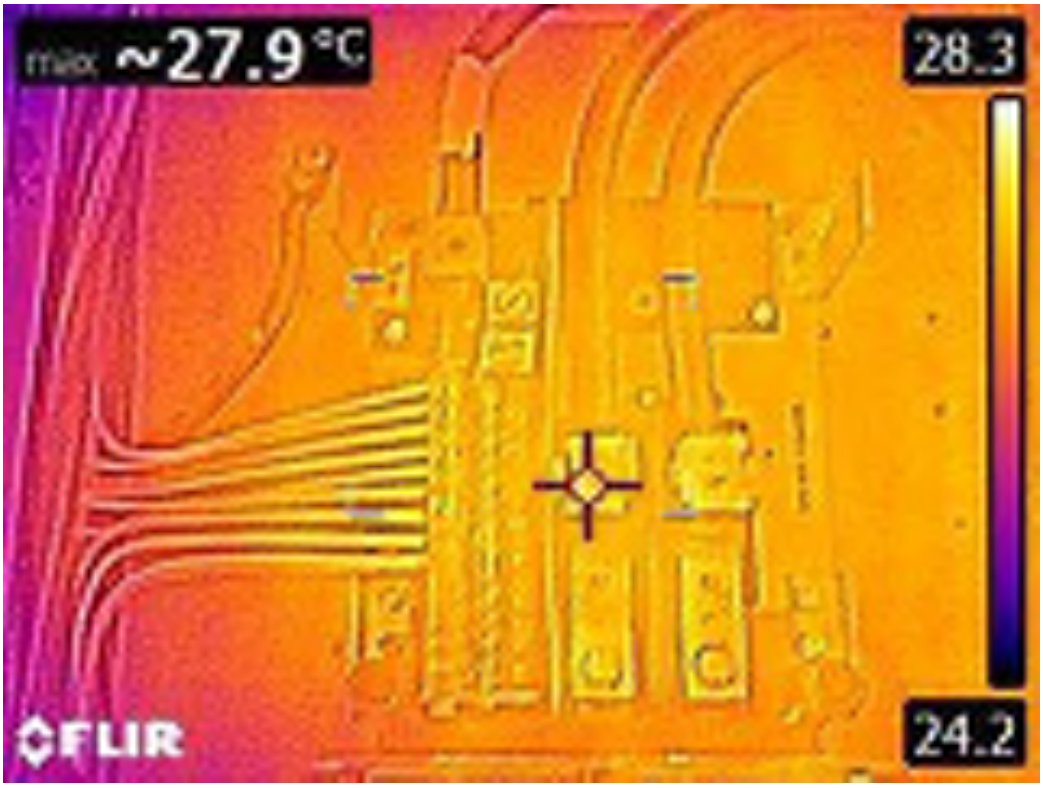
Picture 12.b.3.1



Picture 12.b.3.2



Picture 12.b.3.3



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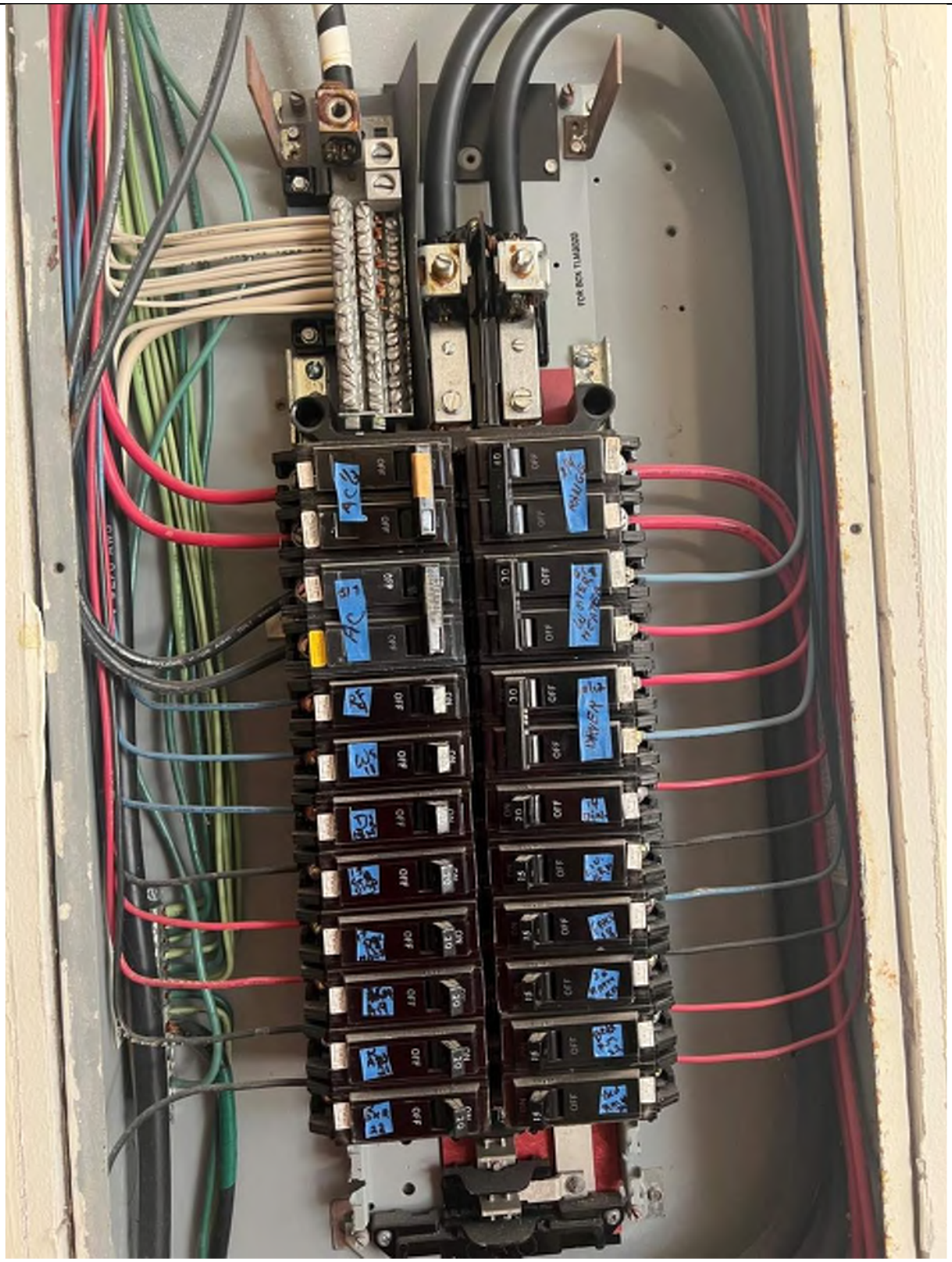

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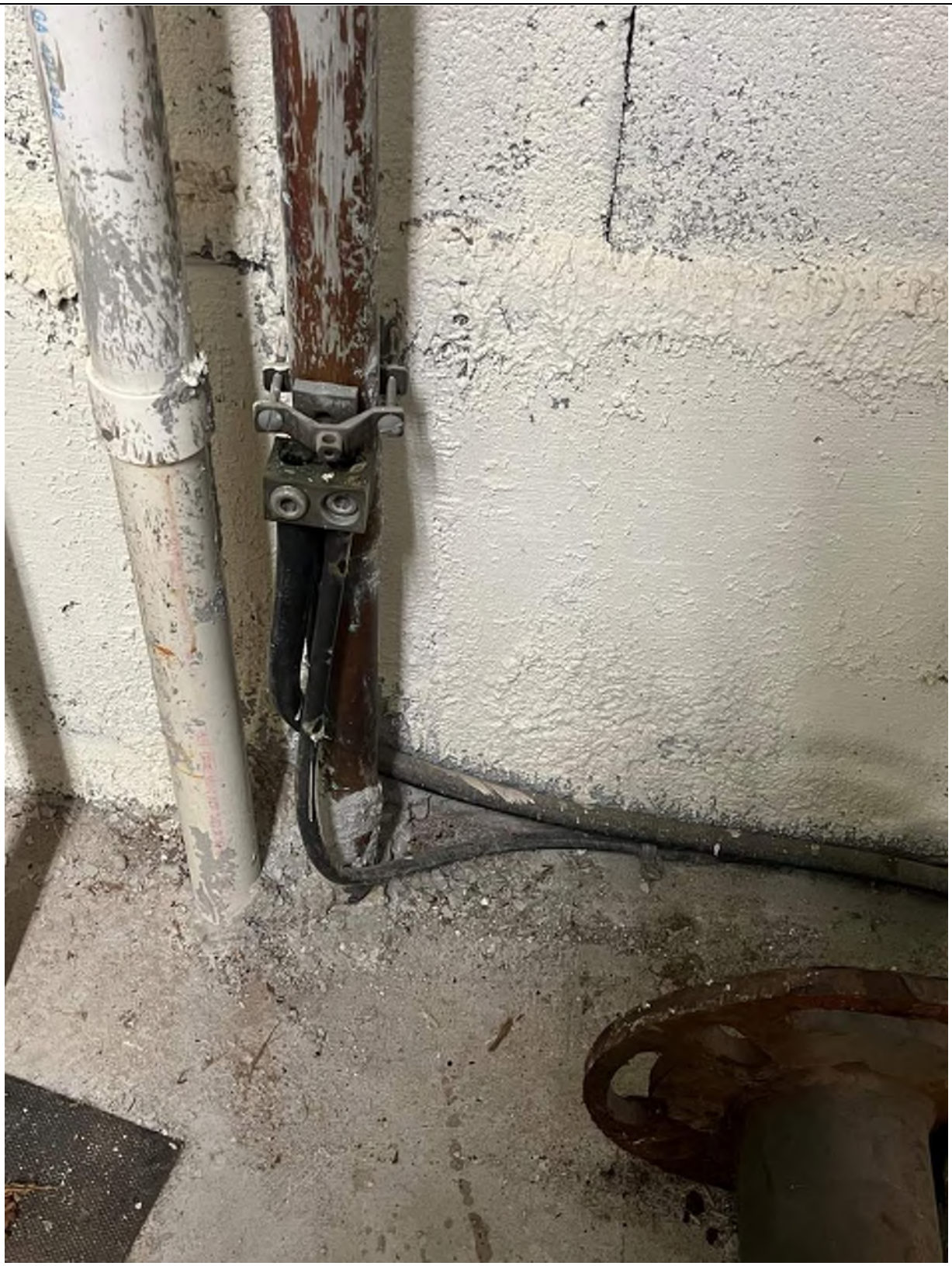
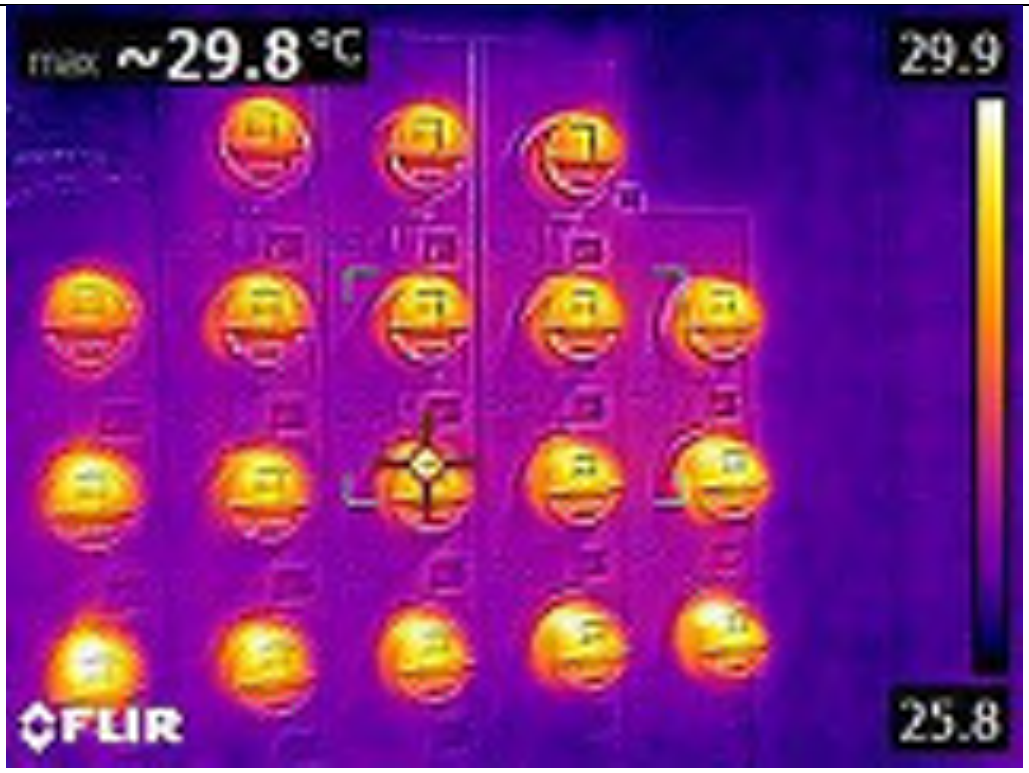
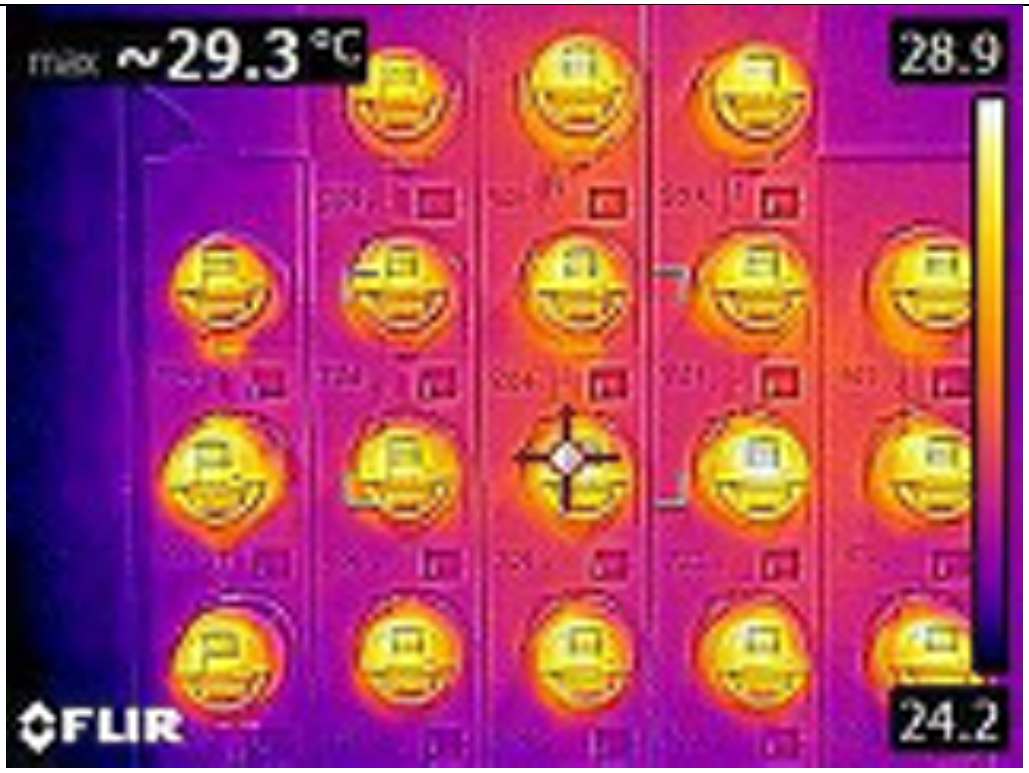


Picture 12.b.4.1



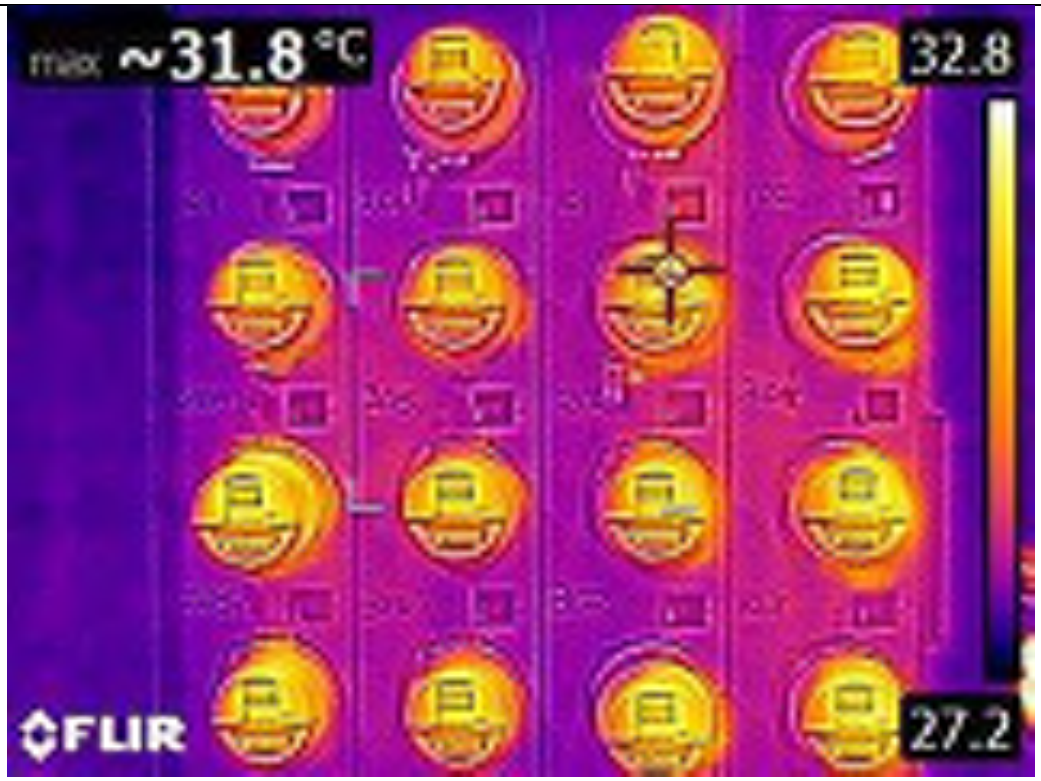
Picture 12.b.6.1

Picture 12.b.6.2



Picture 12.b.6.3

Picture 12.b.6.4



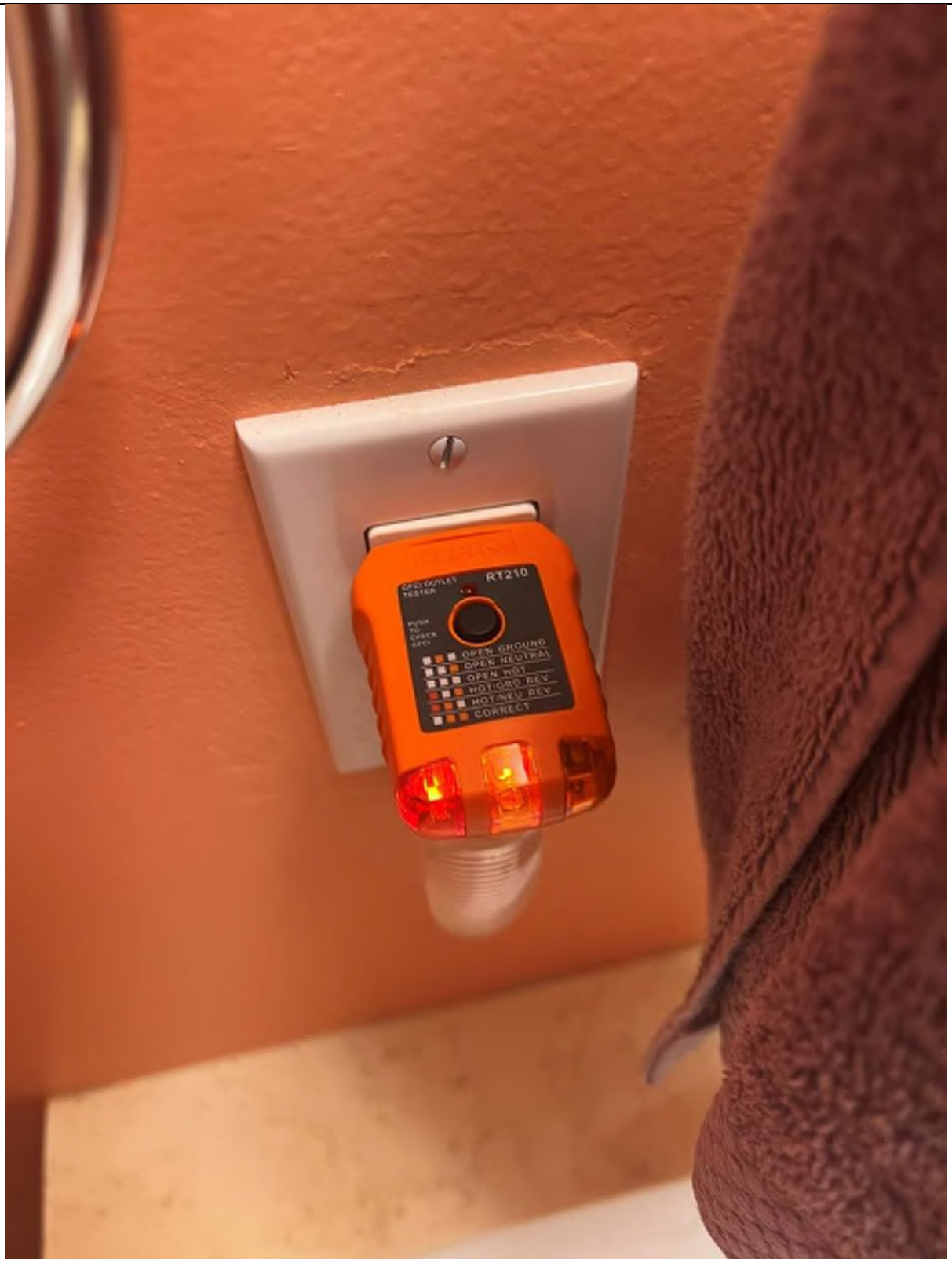
Picture 12.b.6.5

Picture 12.b.6.6

Picture 12.b.6.7

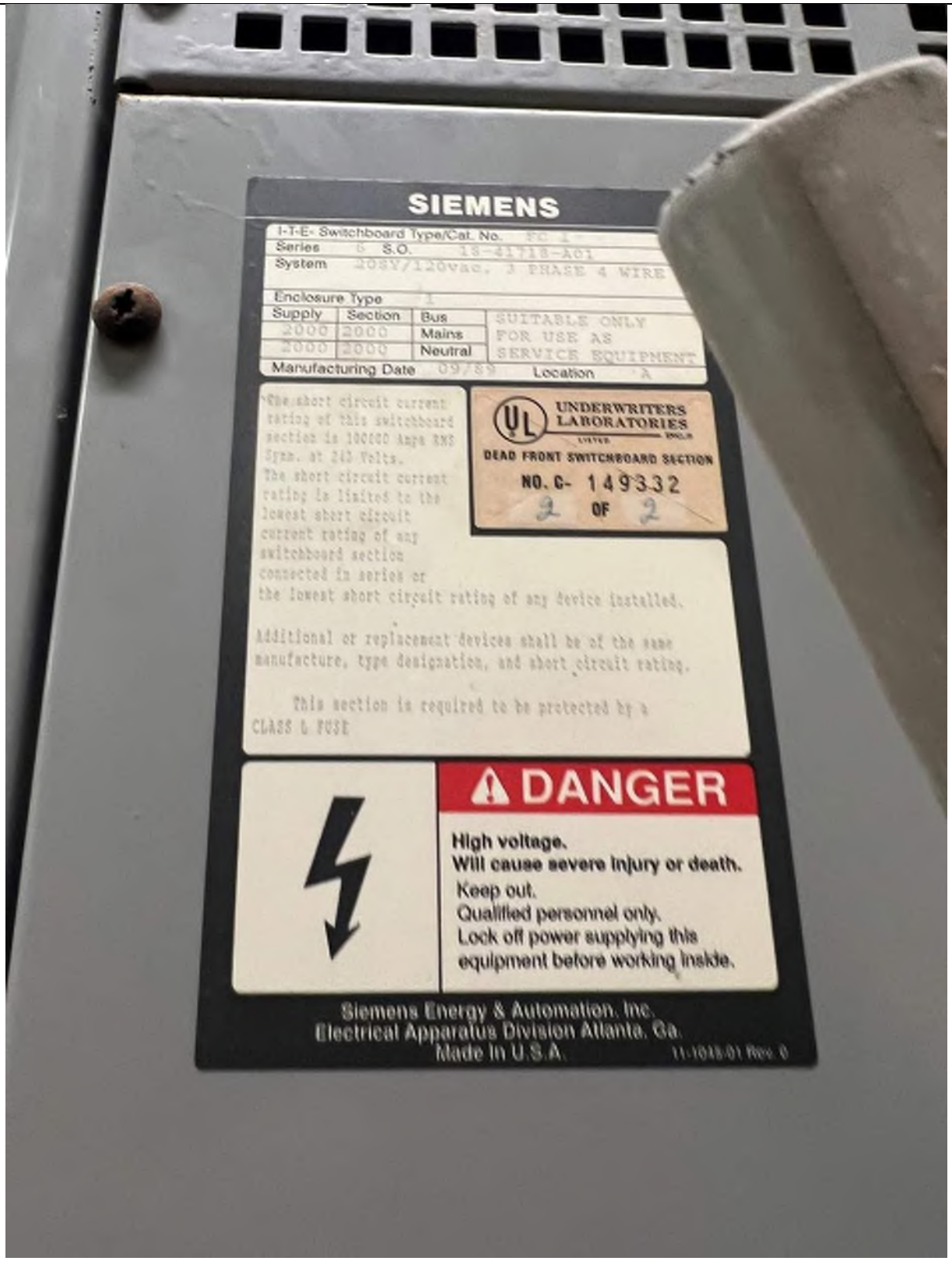
Picture 12.b.10.1

Picture 12.b.10.2



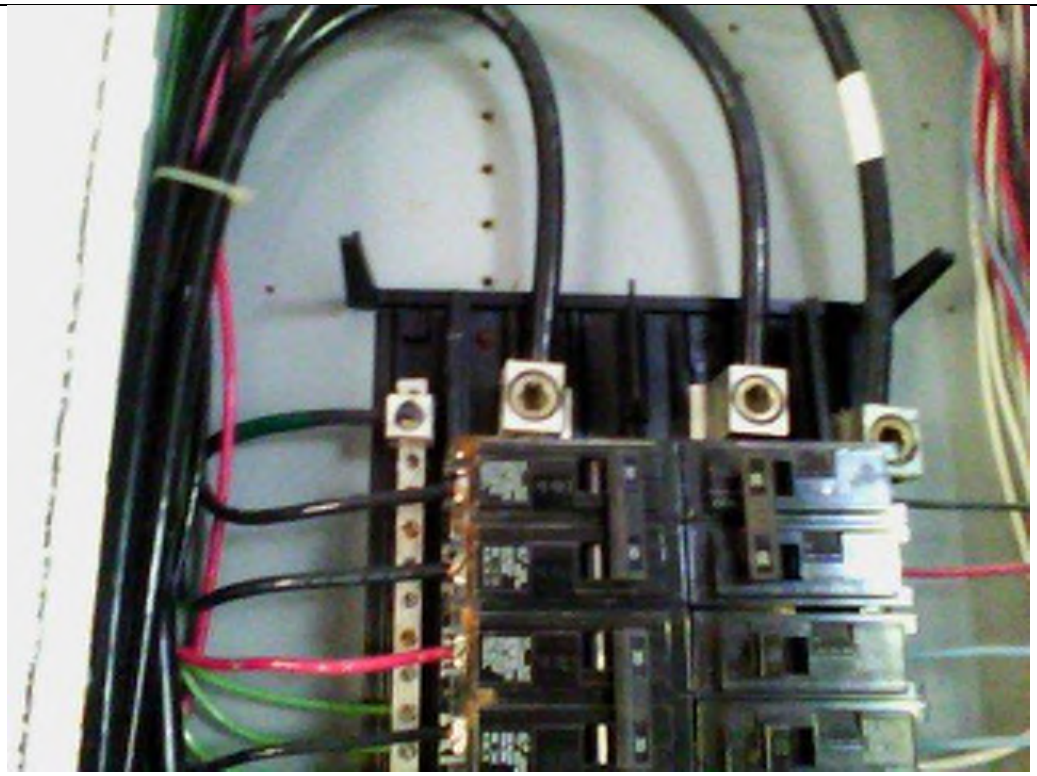
Picture 12.b.11.1

Picture 12.b.11.2



Picture 12.c.2.1

Picture 12.c.2.2



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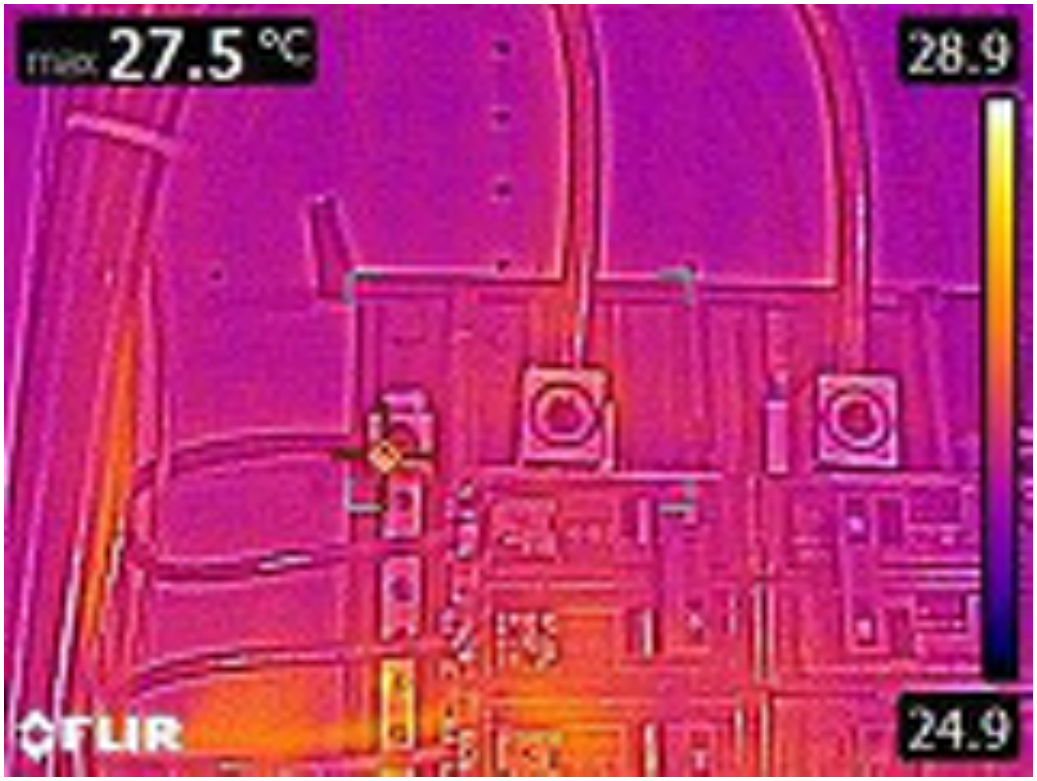

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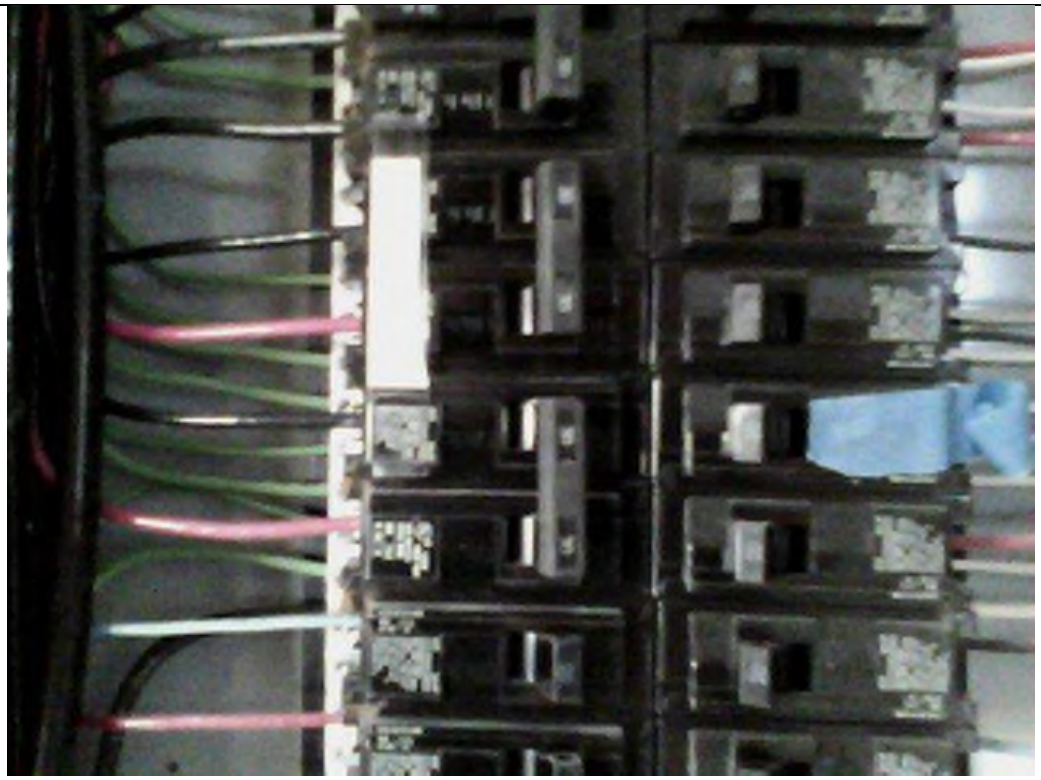

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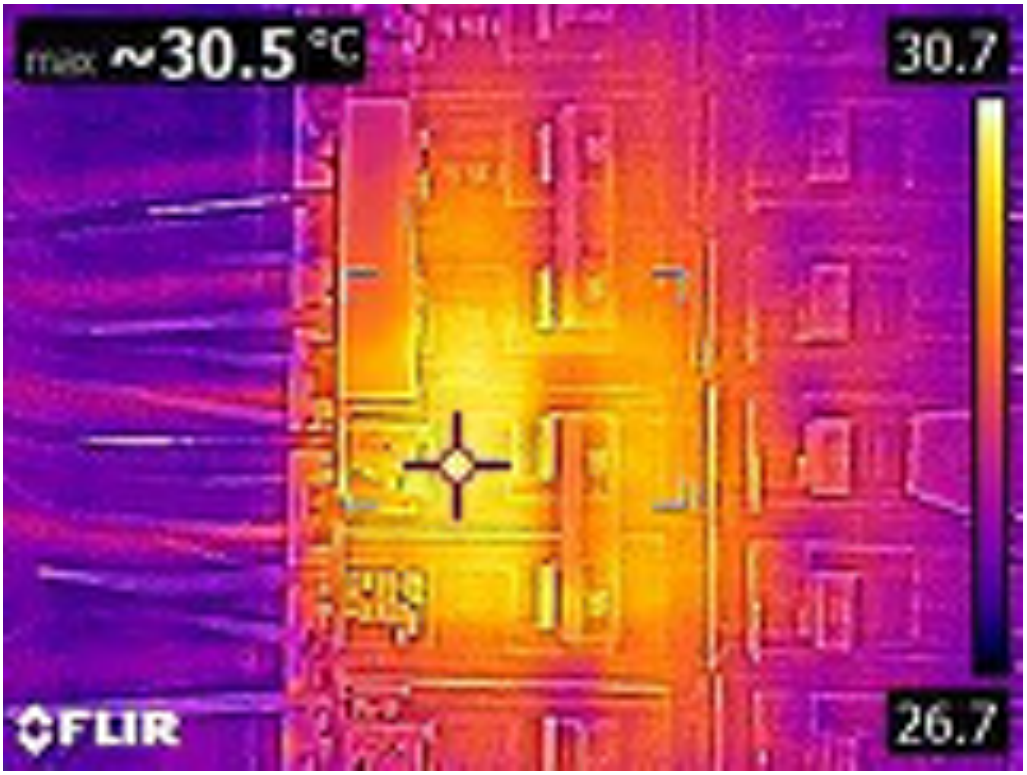

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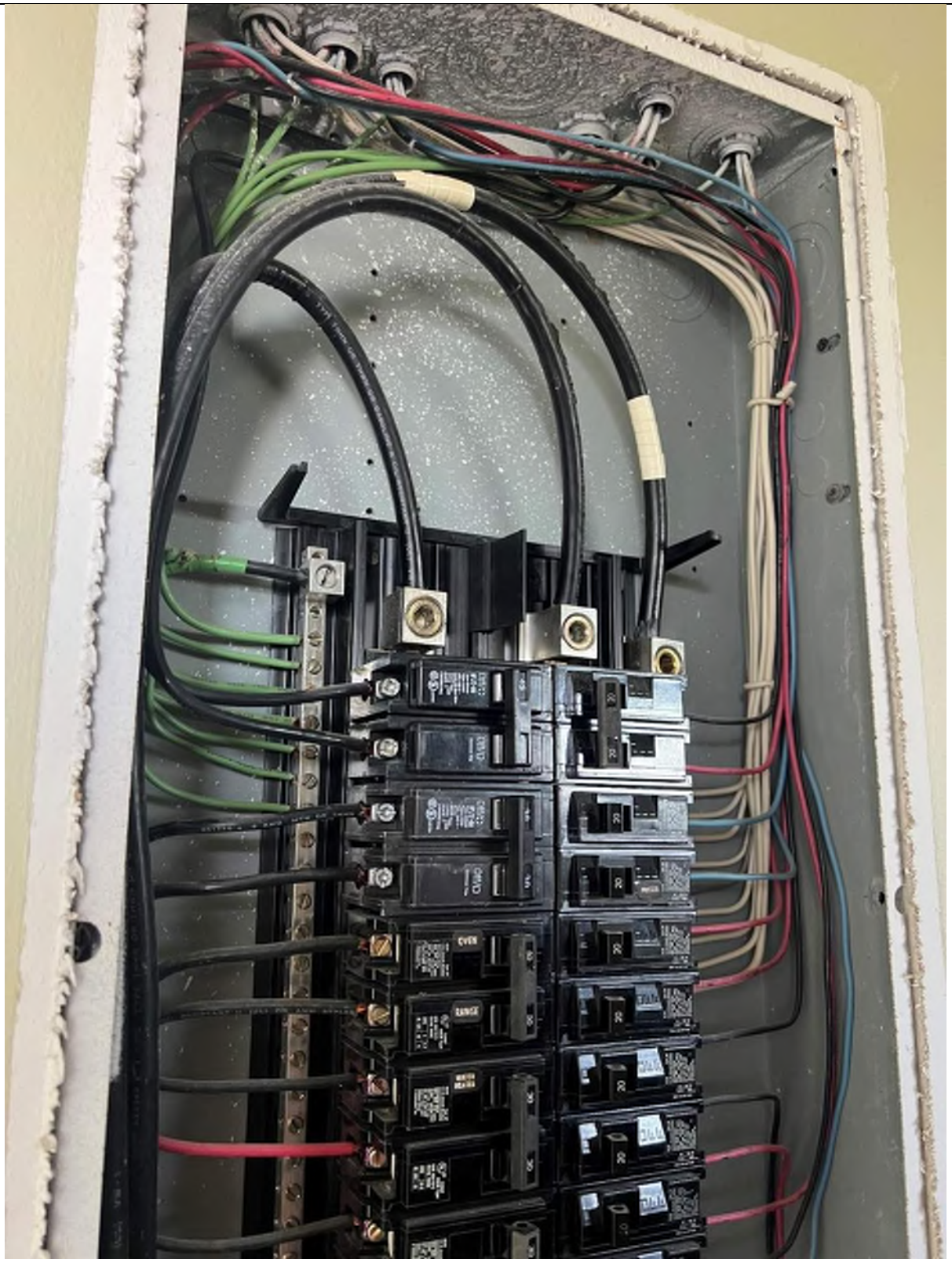
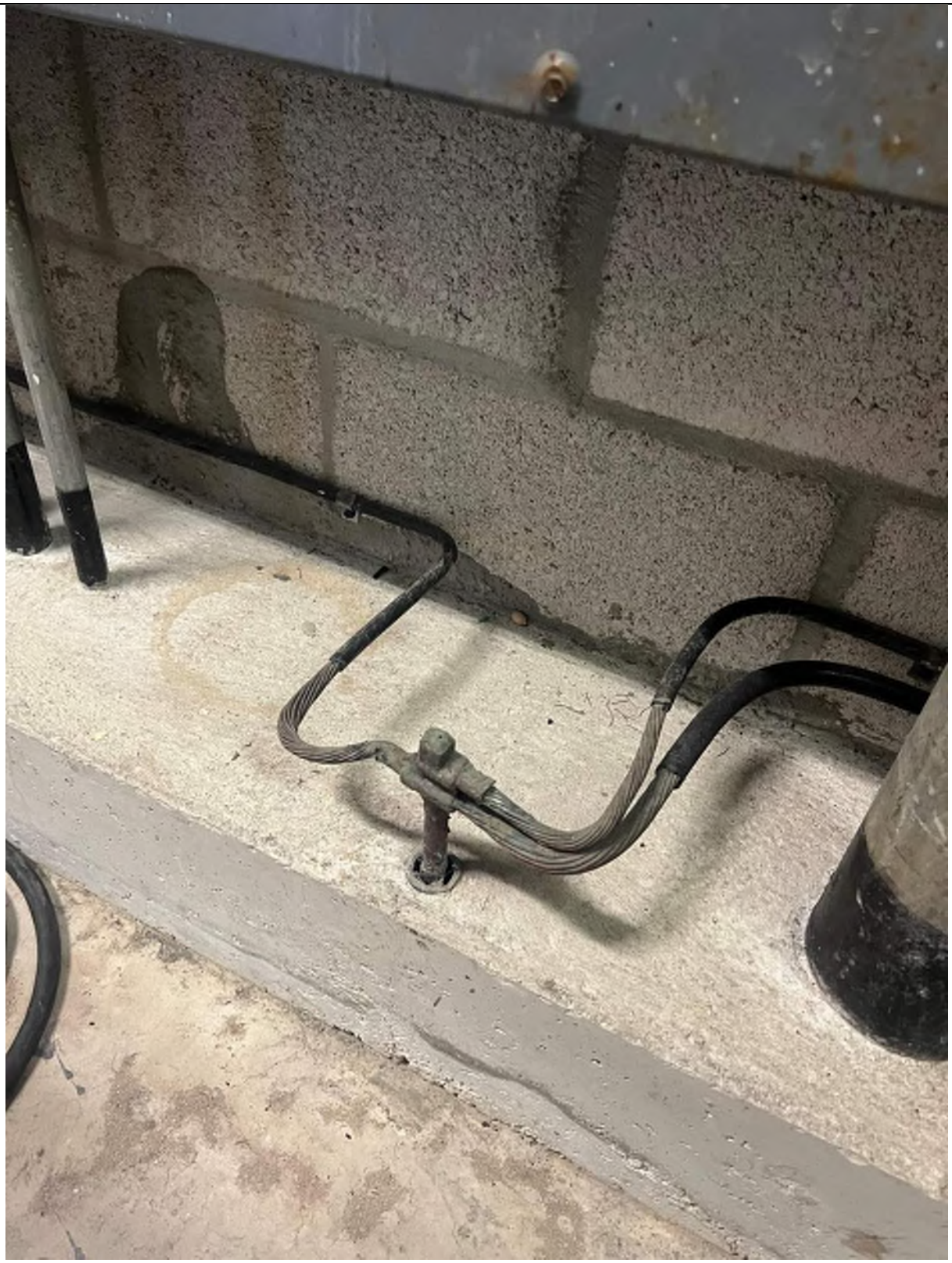
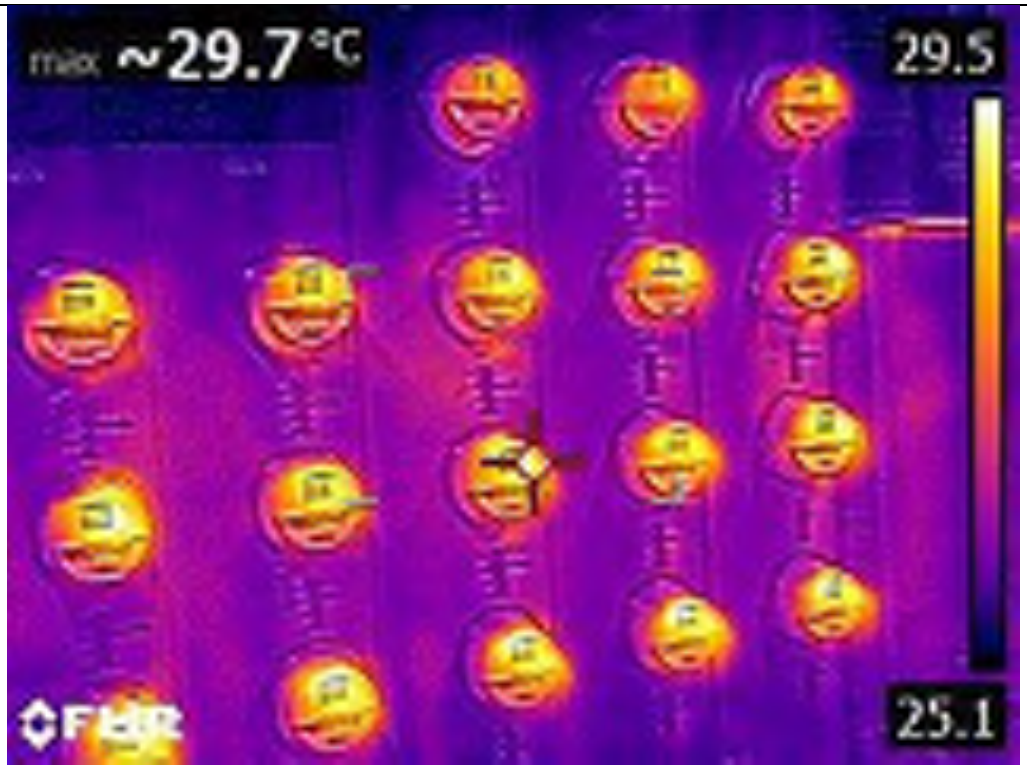


Picture 12.c.3.5



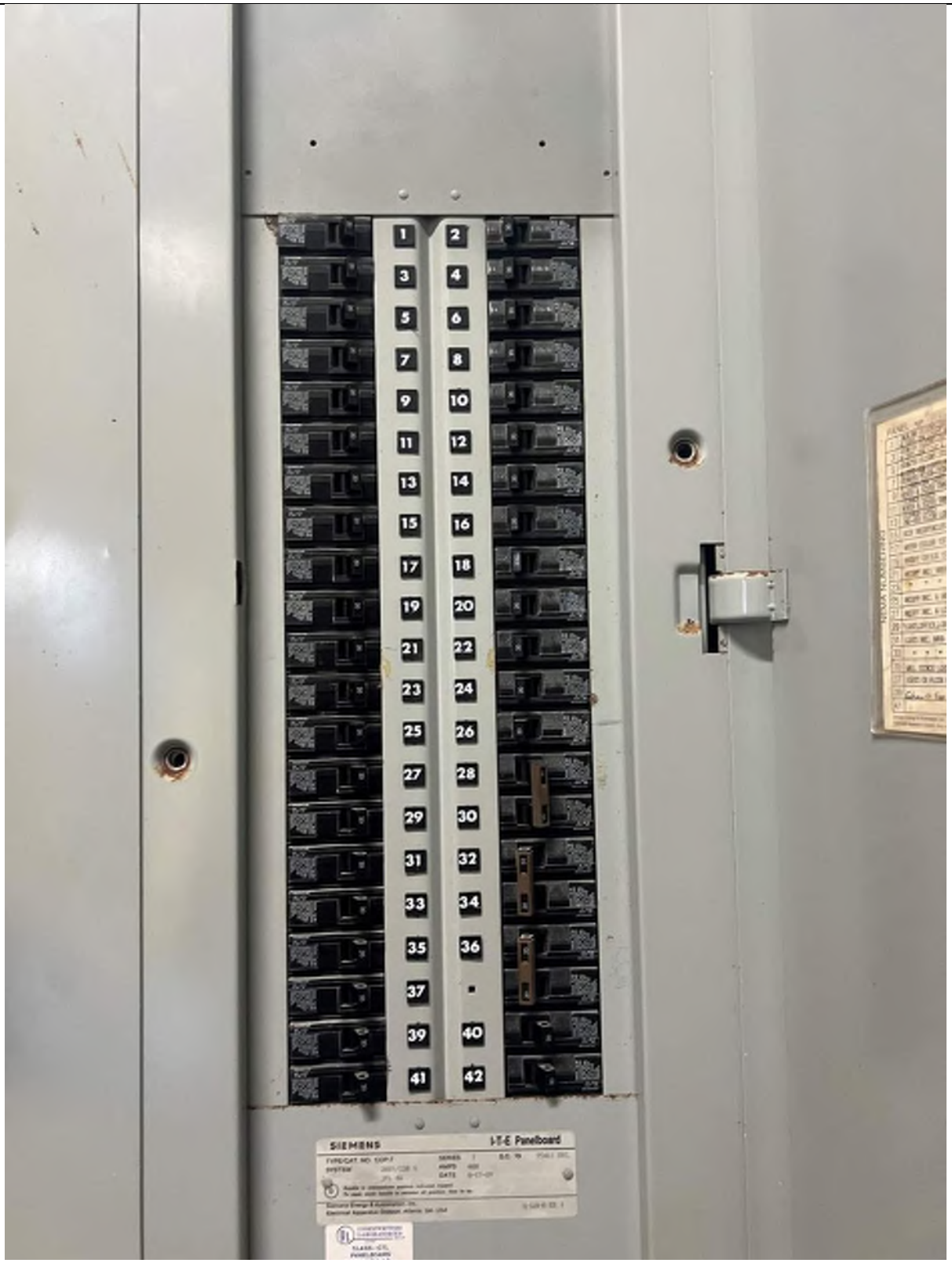
Picture 12.c.4.1



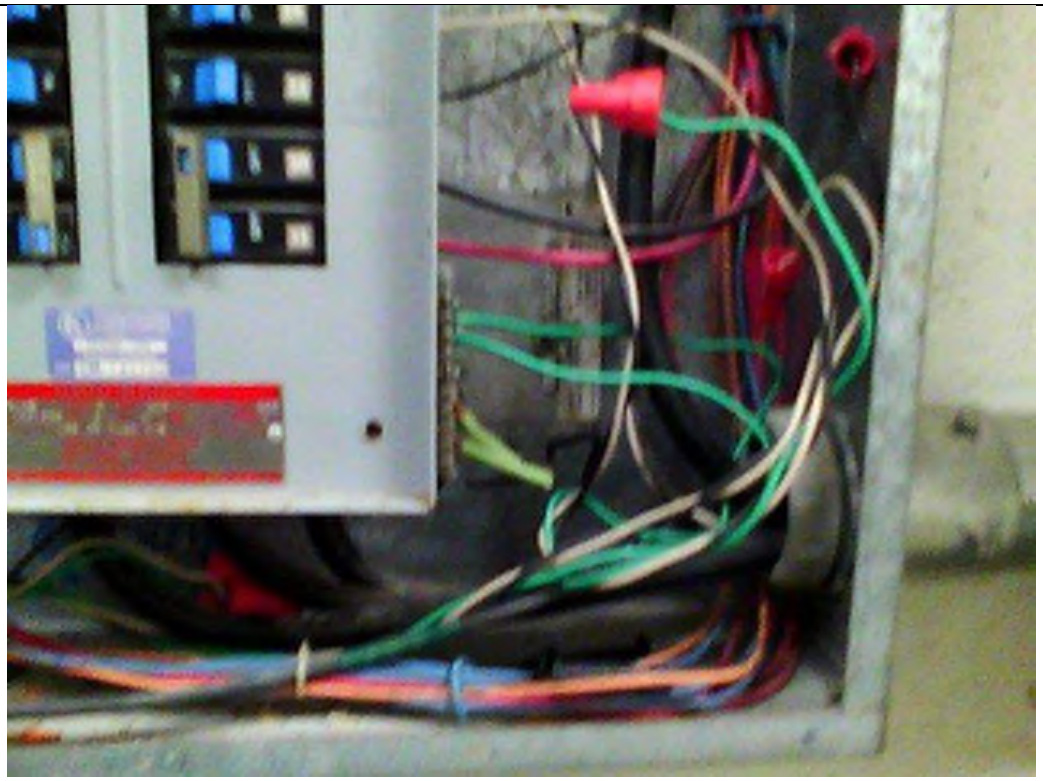
Picture 12.c.6.1

Picture 12.c.6.2

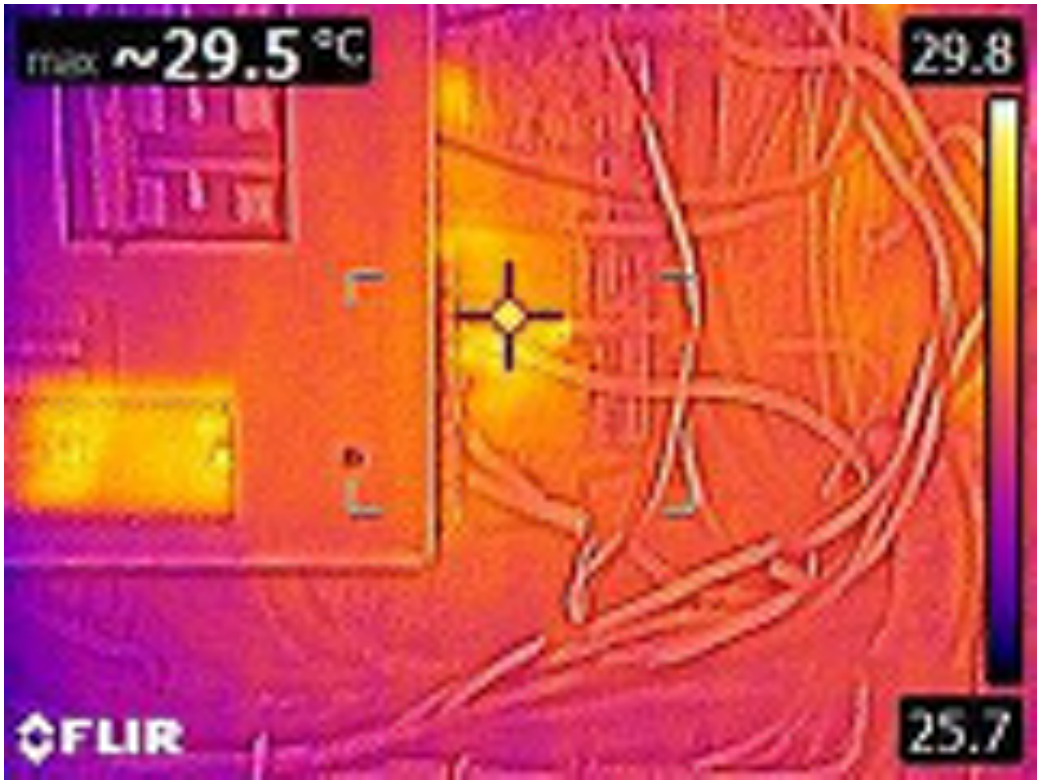
Picture 12.c.6.3



Picture 12.c.10.1



Picture 12.c.10.2



Picture 12.c.10.3

Picture 12.c.11.1

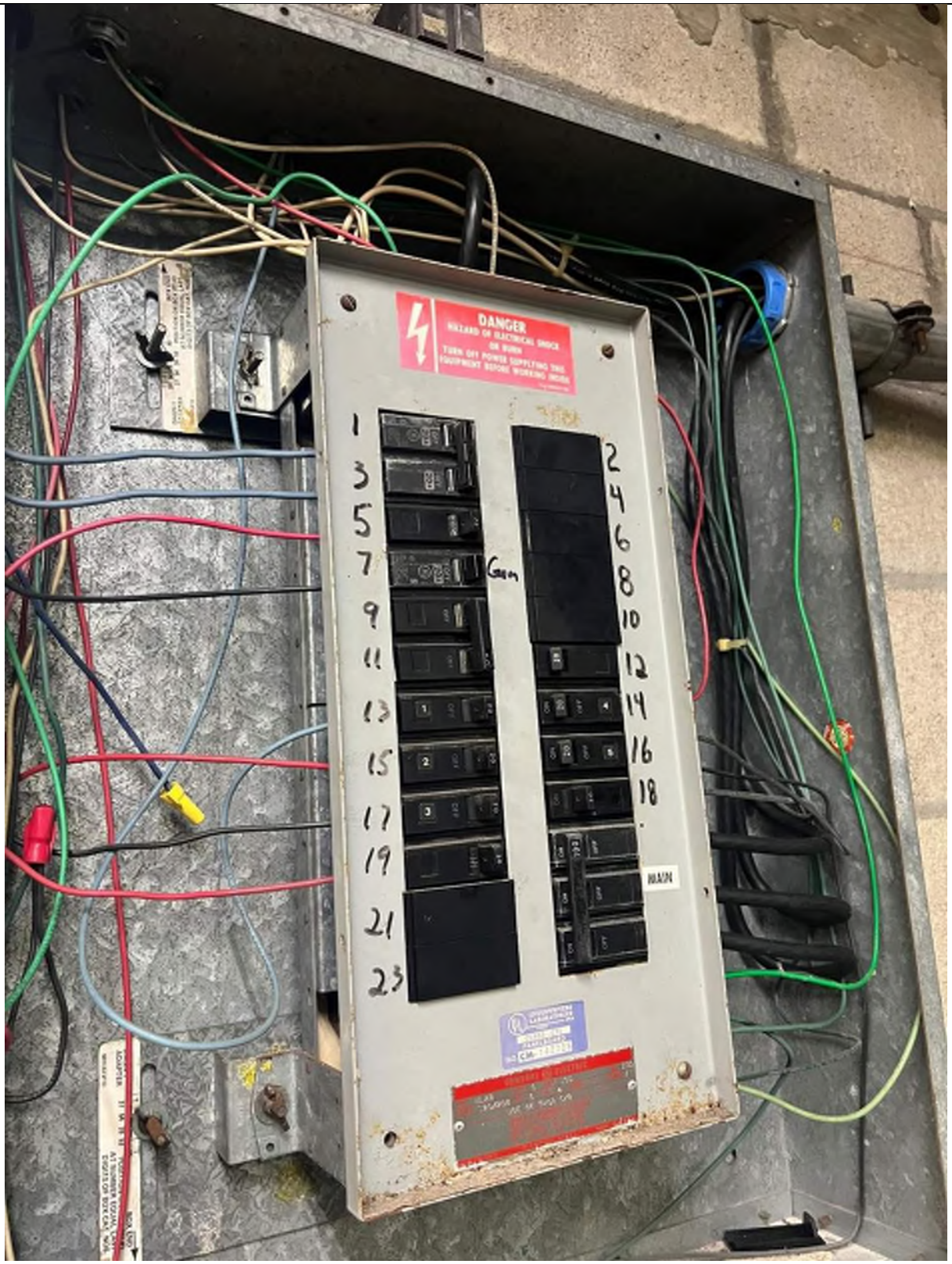
Picture 12.c.11.2

Picture 10.d.3.1

Picture 10.d.3.2

Picture 10.d.3.3

Picture 10.d.6.1



Picture 10.d.6.2

13. Pools/pool decks – Non-S.I.R.S. components	
Florida Building Code 2020	
13.a.1. Pool deck condition	Pool deck is an elastomeric waterproofing system. The pool deck is in good overall shape; however, there are some surface cracks that need to be routed and sealed/patched. The perimeter of pool tile in contact with the deck is failing and needs to be recaulked. See pictures 13.a.1.1, 13.a.1.2, and 13.a.1.3
13.a.2. Pool deck useful life - resurface	15 years
13.a.3. Pool deck remaining life - resurface	12 years
13.a.4. Pool deck – resurfacing cost.	4,533 S.F. x $6.61/S.F. = $29,963.13
13.a.5. Pool interior surface condition	The pool is in good overall condition, including the waterline tile, steps, railing and gutter. In 2018, the spa and pool were resurfaced. See pictures 13.a.5.1, 13.a.5.2, 13.a.5.3 and 13.a.5.4.
13.a.6. Pool interior surface useful life - resurface	18 years
13.a.7. Pool interior surface remaining life - resurface	15 years
13.a.8. Pool interior surface – resurfacing cost. Includes replacement of 2x6 cap tile on gutter edge/steps and waterline. Recommend performing any concrete repairs to the pool surfaces at this time.	2,744 S.F. x $14.22/S.F. = $39,019.68
13.a.9. Pool equipment condition	The Vak-Pak CP-VDE series complete Vacuum DE filtration system for the pool is in overall fair condition. The Pentair separation tank is oxidized and in need of replacement; however, this tank is not being utilized. The enclosure is in need of a new exhaust vent and hinges. The soft start is oxidized and needs replacement. Pump motor is oxidized and needs replacement. See pictures 13.a.9.1, 13.a.9.2, 13.a.9.3, and 13.a.9.4.
13.a.10. Pool equipment useful life	20 years
13.a.11. Pool equipment remaining life	10 years
13.a.12. Pool equipment – replacement cost	$23,000
13.a.13. Pool heater condition	There is (1) Built Right model 5BR135-16-J0551 pool heater and (1) Gulf Stream model HE125-R-A pool heater and well as a Jandy Pro

	Series by Zodiac gas pool heater. The heaters are in overall good condition. See pictures 13.a.13.1, 13.a.13.2, and 13.a.13.3.
13.a.18. Pool heaters useful life	10 years
13.a.19. Pool heaters remaining life	5 years
13.a.20. Pool heaters – replacement cost	$18,000

Pictures

Picture 13.a.1.1

Picture 13.a.1.2

Picture 13.a.1.3

Picture 13.a.9.1

Picture 13.a.9.2

Picture 13.a.9.3

Picture 13.a.9.4

Picture 13.a.13.1

Picture 13.a.13.2

Picture 13.a.13.3

Picture 13.a.13.4

14. Tennis Courts – Non-S.I.R.S. component	
Florida Building Code 2020	
14.a.1. Tennis court, equipment, and fencing condition	Tennis court fencing was replaced in 2015 and is in poor overall condition. There is excessive corrosion, corroded fasteners, and posts are out of plumb. The netting and posts are in fair overall condition. The tennis court surface is cracking throughout. Recommend proper maintenance such as pressure washing tennis court surface. See pictures 14.a.1.1, 14.a.1.2, 14.a.1.3, and 14.a.1.4.
14.a.2. Tennis court useful life - resurfacing	5 years
14.a.3. Tennis court remaining life - resurface	1 year
14.a.4. Tennis court – resurfacing cost. Includes repainting of lines	12,183 S.F. x $1.50/S.F. = $18,274.50
14.a.2. Tennis court useful life – rebuild/reconstruct	30 years
14.a.3. Tennis court remaining life – rebuild/reconstruct	16 year
14.a.4. Tennis court – rebuild/reconstruct cost. Includes repainting of lines	12,183 S.F. x $4/S.F. = $48,732
14.a.2. Tennis court net useful life	2 years
14.a.3. Tennis court net remaining life	1 year
14.a.4. Tennis court net – replacement cost	$1,500/net x (2) nets = $3,000
14.a.2. Tennis court fencing useful life	10 years
14.a.3. Tennis court fencing remaining life	2 year
14.a.4. Tennis court fencing – replacement cost	443 L.F. x $55/L.F. = $24,365

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Pictures

Picture 14.a.1.1

Picture 14.a.1.2

Picture 14.a.1.3

Picture 14.a.1.4

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15. Paving – Non-S.I.R.S. component	
Florida Building Code 2020	
15.1. Driveway and parking area condition	The asphalt surfaces for the driveways and the parking areas are in good overall condition. Paving surfaces were previously resurfaced in 2022. See picture 15.1.1, 15.2.2, and 15.1.3. Recommend to keep roadway free of debris and well drained. Ensure to note and quickly correct any areas where water is ponding or surface is cracking. Cracks shall be addressed quickly so water doesn't penetrate into the subbase and cause further issues.
15.2. Driveway and parking area useful life – mill and resurface	20 years
15.3. Driveway and parking area remaining life – mill and resurface	14 years
15.4. Driveway and parking area resurfacing cost. Includes milling top 1" of asphalt of all areas but covered parking garages	11,370 S.Y. x $18 = $204,660
15.5. Driveway and parking area useful life – sealcoating	5 years
15.6. Driveway and parking area remaining life – sealcoating	4 years
15.7. Driveway and parking area sealcoating cost. Includes all pavement surfaces	11,370 S.Y. x $4.50 = $51,165

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Pictures

Picture 15.1.1

Picture 15.1.2

Picture 15.1.3

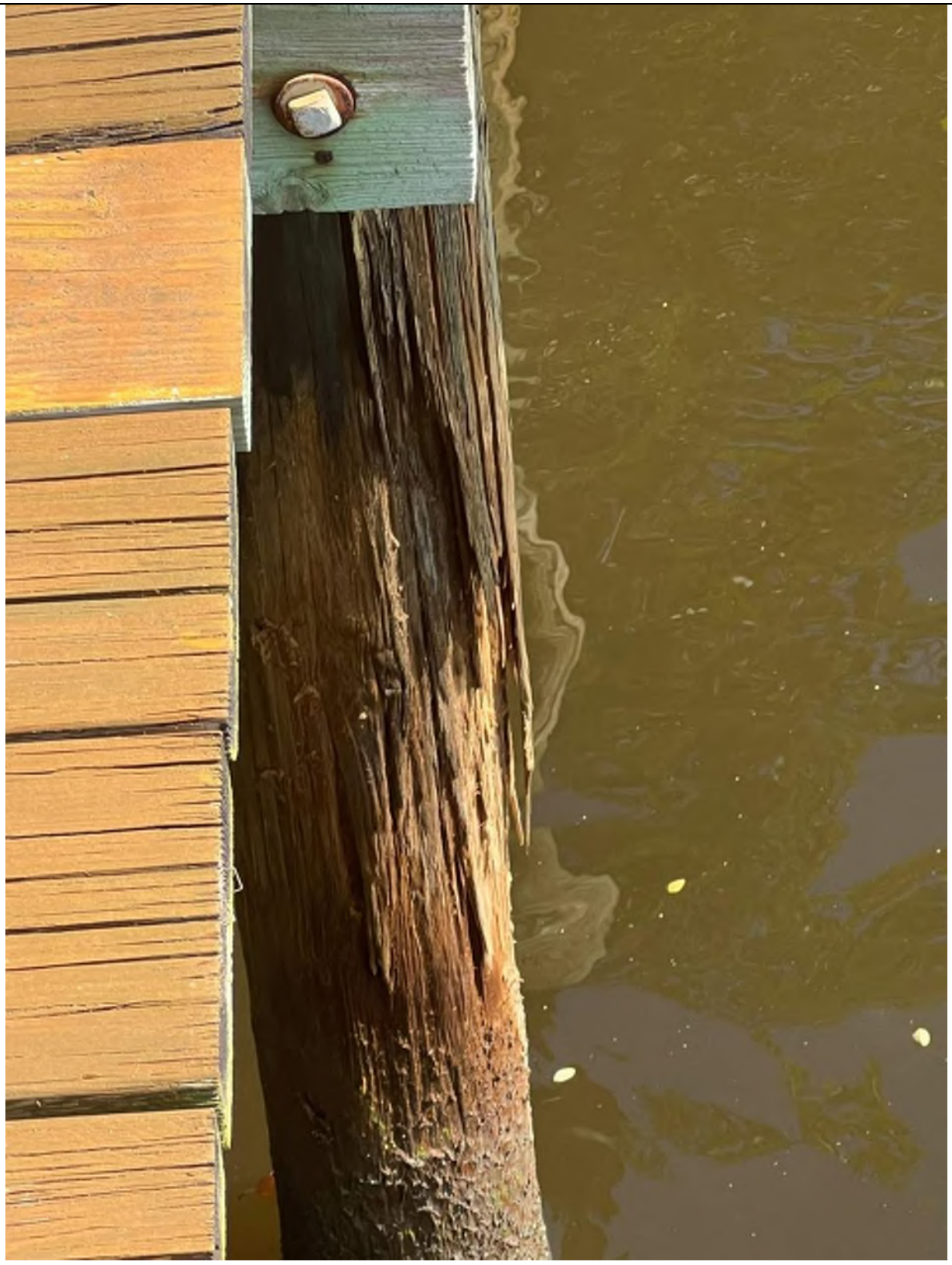
16. Boardwalks – Non-S.I.R.S. components	
Florida Building Code 2020	
16.a.1. Beach boardwalk condition	Beach boardwalk/walkover dune is in good overall condition. The boardwalk railings and gazebo benches were recently replaced with WearDeck in 2023, which is a HDPE material reinforced with fiberglass. See pictures 16.a.1, 16.a.2, and 16.a.3.
16.a.2. Beach boardwalk useful life	25 years
16.a.3. Beach boardwalk remaining life	25 years
16.a.4. Beach boardwalk replacement cost	$55,360
16.a.5. West boardwalk at building rear condition	Boardwalk at the rear of building is in fair condition. There are some wood pilasters missing a moderate potion of the cross sectional area and there are wood pieces that are splitting and associated fasteners that have excessive corrosion. Recommend repairing section boardwalk as necessary until the end of the useful life. See pictures 16.a.5.1, 16.a.5.2, 16.a.5.3, and 16.a.5.4.
16.a.6. West boardwalk at building rear useful life	50 years
16.a.7. West boardwalk at building rear remaining life	11 years
16.a.8. West boardwalk at building rear replacement cost	$100,000

Pictures

Picture 16.a.1.1

Picture 16.a.1.2

Picture 16.a.1.3



Picture 16.a.5.1

Picture 16.a.5.2

Picture 16.a.5.3

Picture 16.a.5.4

17. Trash Chutes – Non-S.I.R.S. components	
Florida Building Code 2020	
17.a 5061 N A1A (Building A)	
17.a.1. Trash chute condition	The trash chute is a 16 ga aluminized steel chute 30” in diameter with bottom hinged 21”x18” stainless steel intake doors at every floor with a “B” fire rating. There is a 1/8” clear plexiglass top. The trash chutes are in fair overall condition; however, there is oxidation present in the chute as well as the seams and anchors and recommend replacement of trash chute at the end of its useful life. See pictures 17.a.1.1 and 17.a.2. The trash chute undergoes preventative maintenance as the system gets flushed out/cleaned once a year. Recommend to repair the pivoted guillotine door at trash room. See picture 17.a.3
17.a.2. Trash chute useful life	50 years
17.a.3. Trash chute remaining life	11 years
17.a.4. Trash chute replacement cost	$60,000/trash chute x (2) trash chutes = $120,000
17.b 5059 N A1A (Building B)	
17.b.1. Trash chute condition	The trash chute is a 16 ga aluminized steel chute 30” in diameter with bottom hinged 21”x18” stainless steel intake doors at every floor with a “B” fire rating. There is a 1/8” clear plexiglass top. The trash chutes are in fair overall condition; however, there is oxidation present in the chute as well as the seams and anchors and recommend replacement of trash chute at the end of its useful life. See pictures 17.b.1.1, 17.b.1.2, and 17.b.3. The trash chute undergoes preventative maintenance as the system gets flushed out/cleaned once a year. Recommend to repair

	the pivoted guillotine door at trash room. See picture 17.b.1.4.
17.b.2. Trash chute useful life	50 years
17.b.3. Trash chute remaining life	11 years
17.b.4. Trash chute replacement cost	$60,000/trash chute x (2) trash chutes = $120,000
17.c 5059 N A1A (Building C)	
17.c.1. Trash chute condition	The trash chute is a 16 ga aluminized steel chute 30” in diameter with bottom hinged 21”x18” stainless steel intake doors at every floor with a “B” fire rating. There is a 1/8” clear plexiglass top. The trash chutes are in fair overall condition; however, there is oxidation present in the chute as well as the seams and anchors and recommend replacement of trash chute at the end of its useful life. See pictures 17.a.1.1, and 17.a.1.2. The trash chute undergoes preventative maintenance as the system gets flushed out/cleaned once a year. Recommend to repair the pivoted guillotine door at trash room. See picture 17.a.1.3.
17.c.2. Trash chute useful life	50 years
17.c.3. Trash chute remaining life	16 years
17.c.4. Trash chute replacement cost	$60,000/trash chute x (2) trash chutes = $120,000

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Pictures

Picture 17.a.1.1

Picture 17.a.1.2

Picture 17.a.1.3

Picture 17.b.1.1

Picture 17.b.1.2

Picture 17.b.1.3

Picture 17.b.1.4

Picture 17.c.1.1

Picture 17.c.1.2

Picture 17.c.1.3

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18. Drainage – Non-S.I.R.S. component	
Florida Building Code 2020	
19.1. Drainage	Drainage consists of type C storm inlets with cast iron grates throughout the parking lot areas. The storm pipe is 12” diameter reinforced concrete pipe (R.C.P.). There is not any evidence of drainage type issues; however, it is recommended to repair damaged sections of R.C.P. as well as jet-vac/flush the entire drainage system. It is possible that king tide can increase the overall water level, but it is advisable to jet-vac/clean the storm lines as it does appear there is a buildup of debris. See pictures 19.1.1, 19.1.2, 19.1.3, and 19.1.4.
19.2. Drainage useful life	The useful life of the R.C.P. is indeterminate, the grates have a useful life of 36 years.
19.3. Useful life remaining - grates	0
19.4. Grate replacement cost, inclusive of 1-1/2”x2-1/2”x1/4” angle casting with 3/16”x1”x6” anchors welded 6” O.C.	14 grates x $400/grate = $5,600

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Pictures

Picture 18.1.1

Picture 18.1.2

Picture 18.1.3

Picture 18.1.4

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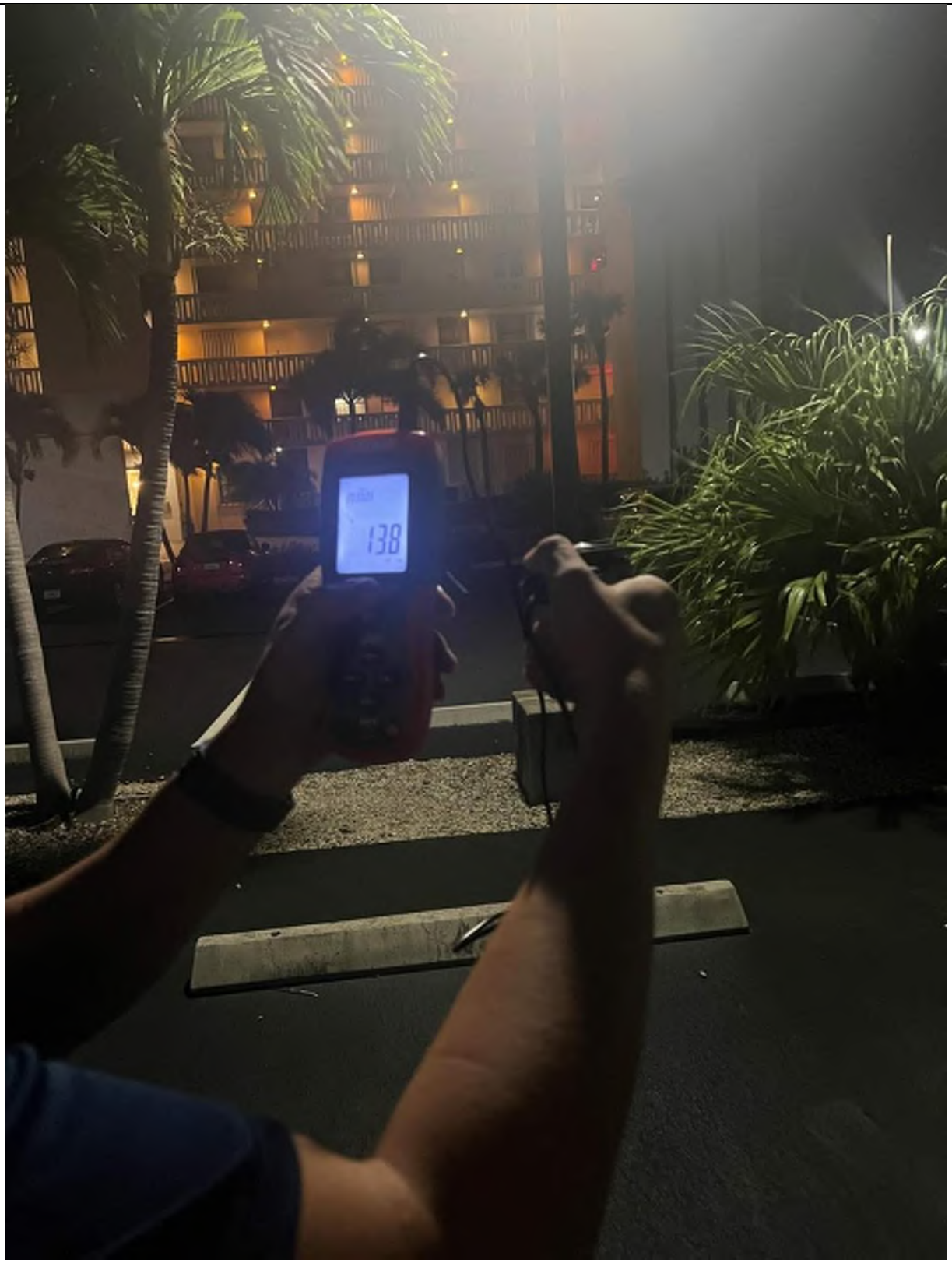
19. Site Luminescence	
St. Lucie County Municipal Code	
19.1. Site luminescence	On October 24th at approximately 8:30pm, an Extech light meter was used to the site lumens in foot candles of the parking lot areas. All areas measured met the minimum of .5 footcandles (fc) with the average lumens exceeding 1.0 footcandles (fc). The parking lot and entryway lighting meet the minimum requirements of the St. Lucie County Municipal Code. See pictures 19.1.1, 19.1.2, and 19.1.3. See the site plan and close up views of the areas where light meter was used on picture 19.1.4, 19.1.5, 19.1.6., and 19.1.7
19.2. Walkway/building lights	All lights are in good working order, including the emergency lights and entrance lights. Lights are in overall fair condition. See picture 19.2.1, 19.2.2 and 19.2.3
19.3. Walkway lights useful life	20 years
19.4. Walkway lights remaining life	10 years
19.5. Walkway lights replacement cost	360 lights for property x $100/light fixture - $36,000

Pictures

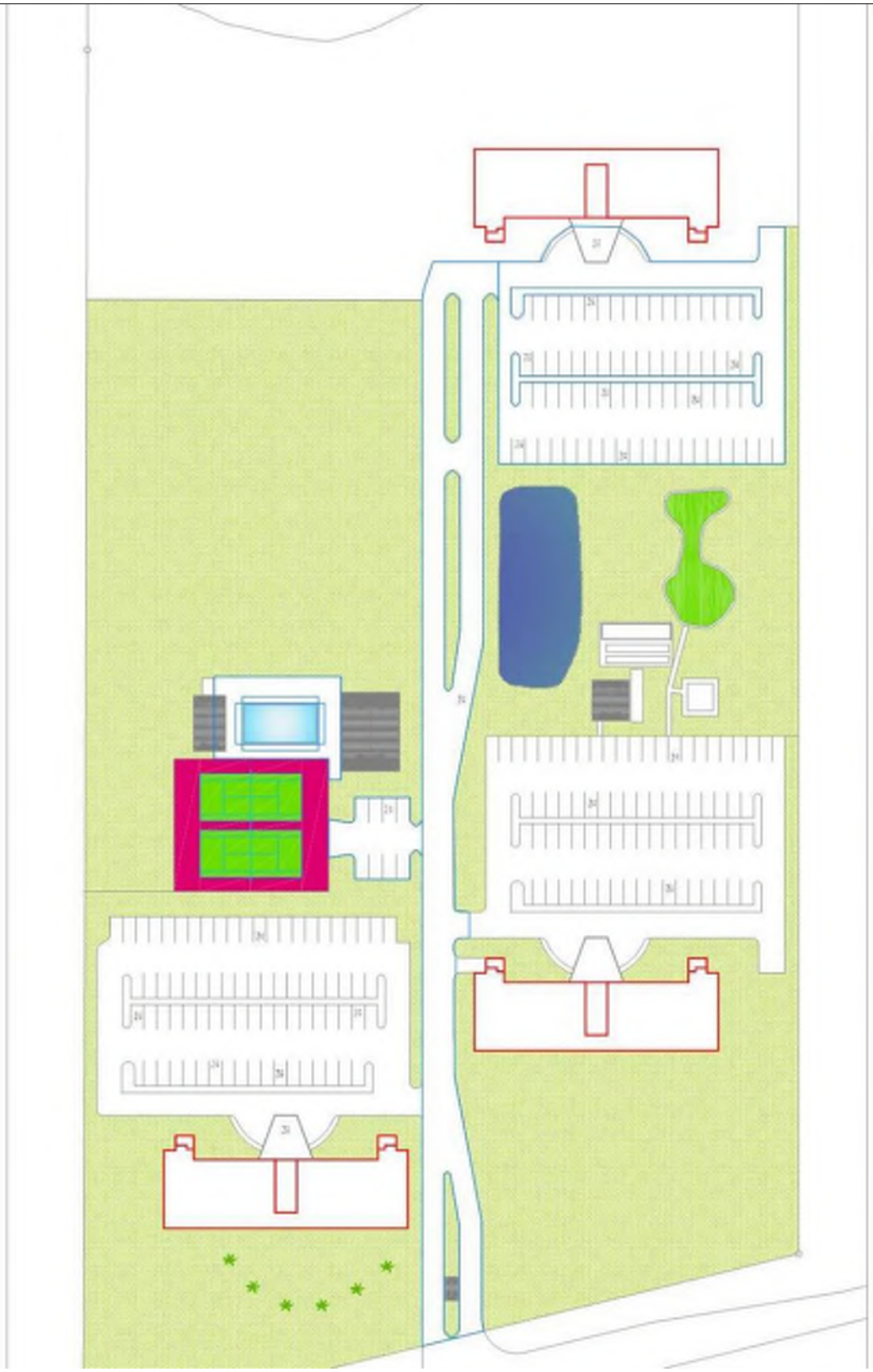
Picture 19.1.1

Picture 19.1.2

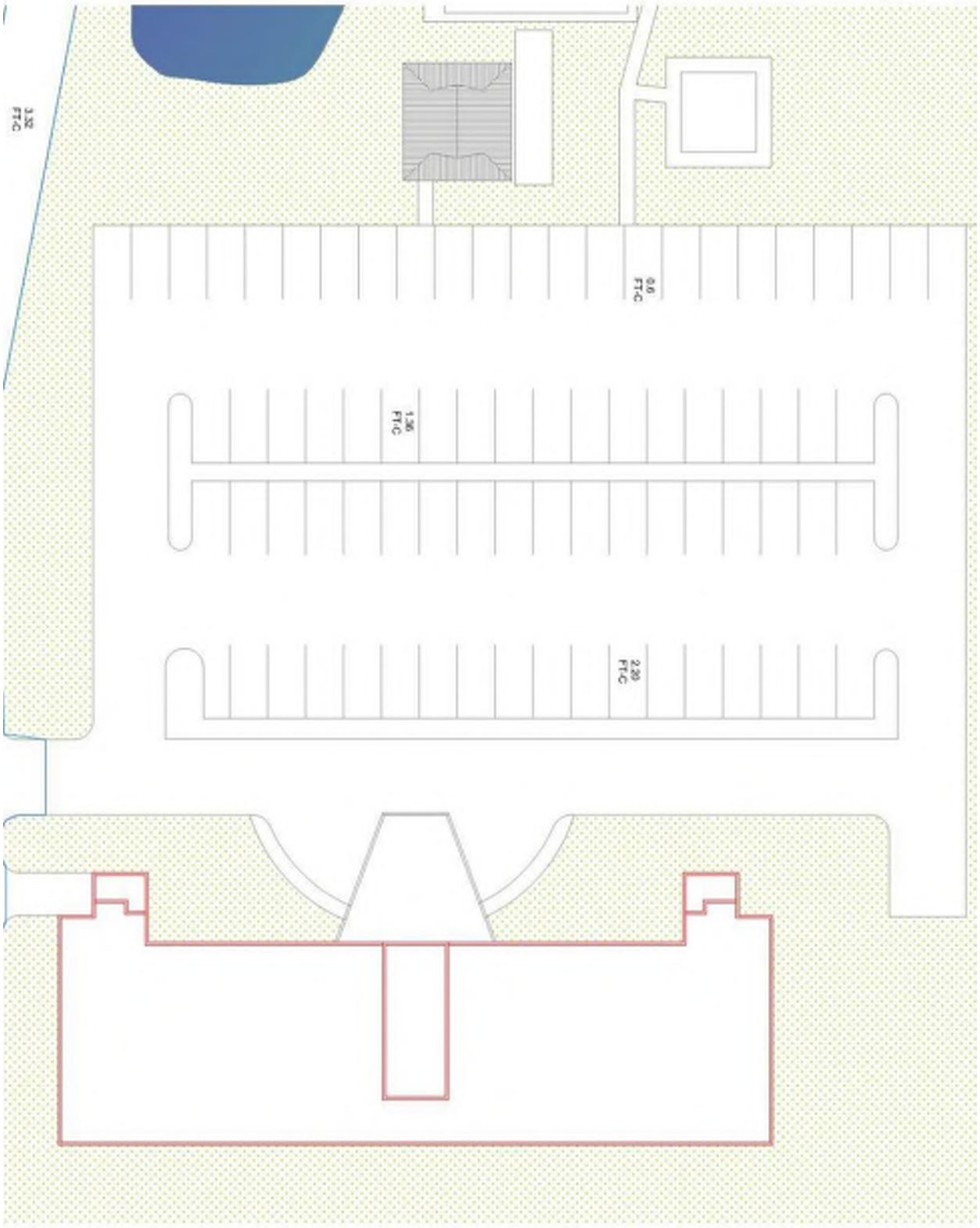
Picture 19.1.3



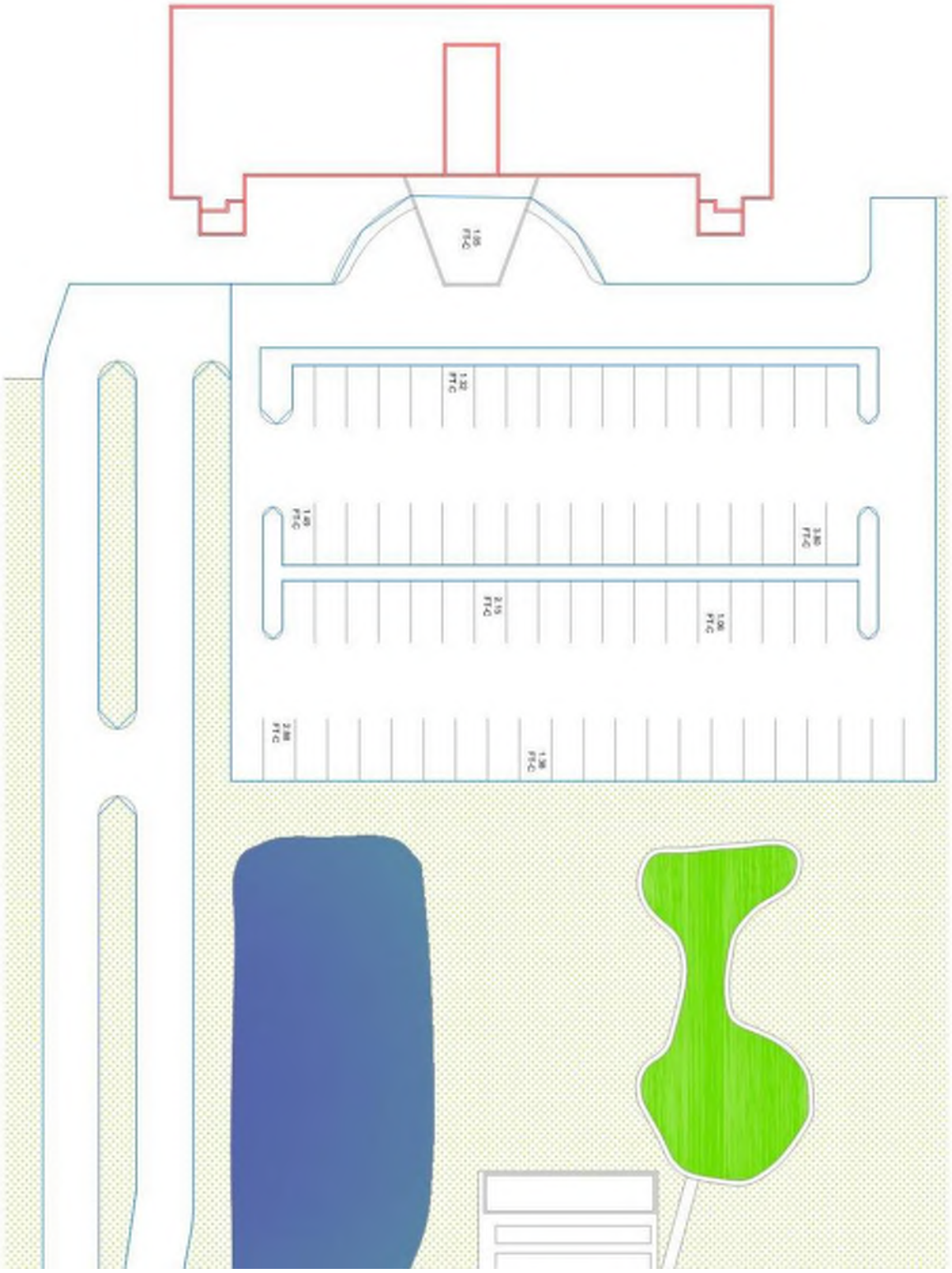
Picture 19.1.4



Picture 19.1.5



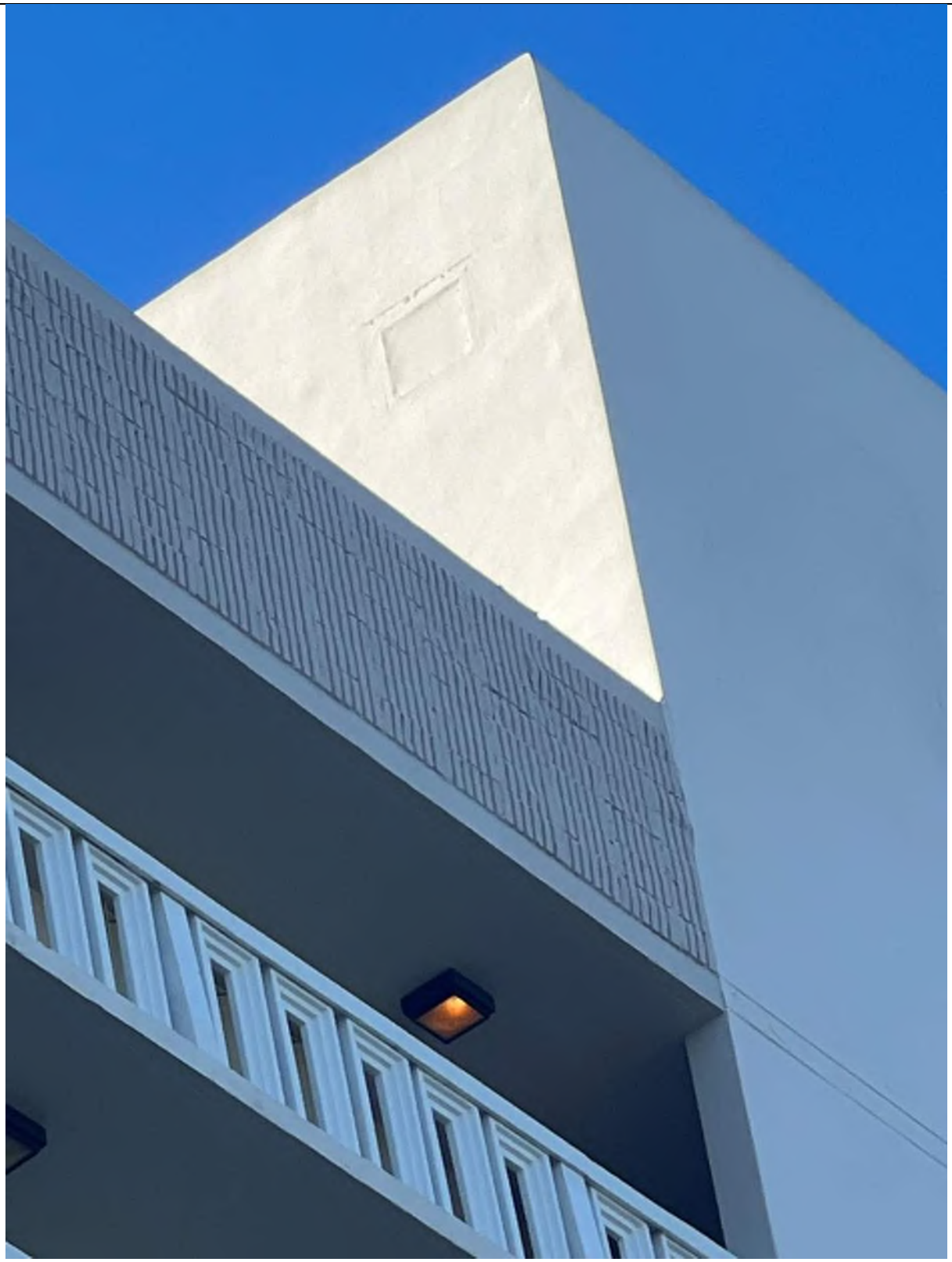
Picture 19.1.6



Picture 19.1.7

Picture 19.2.1

Picture 19.2.2



Picture 19.2.3

20. Railings – Non-S.I.R.S. component	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Building	
20.a. 5061 N A1A (Building A)	
Applicable code(s): 2020 Florida Building Code (F.B.C.) Building	
20.a.1. Aluminum railings condition	Overall fair condition. Railings exhibit some signs of wear and age; however, the railings appear to be well cared for and regularly painted, which extends the useful life of the railing. See pictures 20.a.1.1 and 20.a.1.2
20.a.2. Aluminum railings useful life	50 years
20.a.3. Aluminum railing remaining life	11 years
20.a.4. Aluminum railing replacement cost	2,530 L.F. x $104/L.F = $263,120
20.a.5. Precast concrete railings condition	Overall fair condition. Railings are regularly repaired and painted so as to not allow for the railings to deteriorate. Recommended repairing as necessary with full restoration of the railings every (10) years minimum.
20.a.6. Precast concrete railings useful life	10 years
20.a.7. Precast concrete railing remaining life	7 years
20.a.8. Precast concrete railing restoration cost	3,558 L.F. x $100/L.F = $355,800
20.b. 5059 N A1A (Building B)	
20.b.1. Aluminum railings condition	Overall fair condition. Railings exhibit some signs of wear and age; however, the railings appear to be well cared for and regularly painted, which extends the useful life of the railing. See picture 20.b.1.1
20.b.2. Aluminum railings useful life	50 years
20.b.3. Aluminum railing remaining life	11 years
20.b.4. Aluminum railing replacement cost	2,530 L.F. x $104/L.F = $263,120
20.b.5. Precast concrete railings condition	Overall fair condition. Railings are regularly repaired and painted so as to not allow for the railings to deteriorate. Recommended repairing as necessary with full restoration of the railings every (10) years minimum. See picture 12.b.5.1 and 12.b.5.2.
20.b.6. Precast concrete railings useful life	10 years
20.b.7. Precast concrete railing remaining life	7 years
20.b.8. Precast concrete railing restoration cost	3,558 L.F. x $100/L.F = $355,800
20.c. 5055 N A1A (Building C)	
20.c.1. Aluminum railings condition	Overall fair condition. Railings exhibit some signs of wear and age; however, the railings appear to be well cared for and regularly painted, which extends the useful life of the railing.

20.c.2. Aluminum railings useful life	50 years
20.c.3. Aluminum railing remaining life	16 years
20.c.4. Aluminum railing replacement cost	2,530 L.F. x $104/L.F = $263,120
20.c.5. Precast concrete railings condition	Overall fair condition. Railings are regularly repaired and painted so as to not allow for the railings to deteriorate. Recommended repairing as necessary with full restoration of the railings every (10) years minimum.
20.c.6. Precast concrete railings useful life	10 years
20.c.7. Precast concrete railing remaining life	7 years
20.c.8. Precast concrete railing restoration cost	3,558 L.F. x $100/L.F = $355,800
20.d. Common Area	
20.d.1. Aluminum railing at pool	Overall fair condition. Railings exhibit some signs of wear and age; however, the railings appear to be well cared for and regularly painted, which extends the useful life of the railing. See picture 20.d.1.1.
20.a.2. Aluminum railing at pool useful life	50 years
20.a.3. Aluminum railing at pool remaining life	11 years
20.a.4. Aluminum railing at pool restoration cost	200 L.F x $104/L.F = $20,800

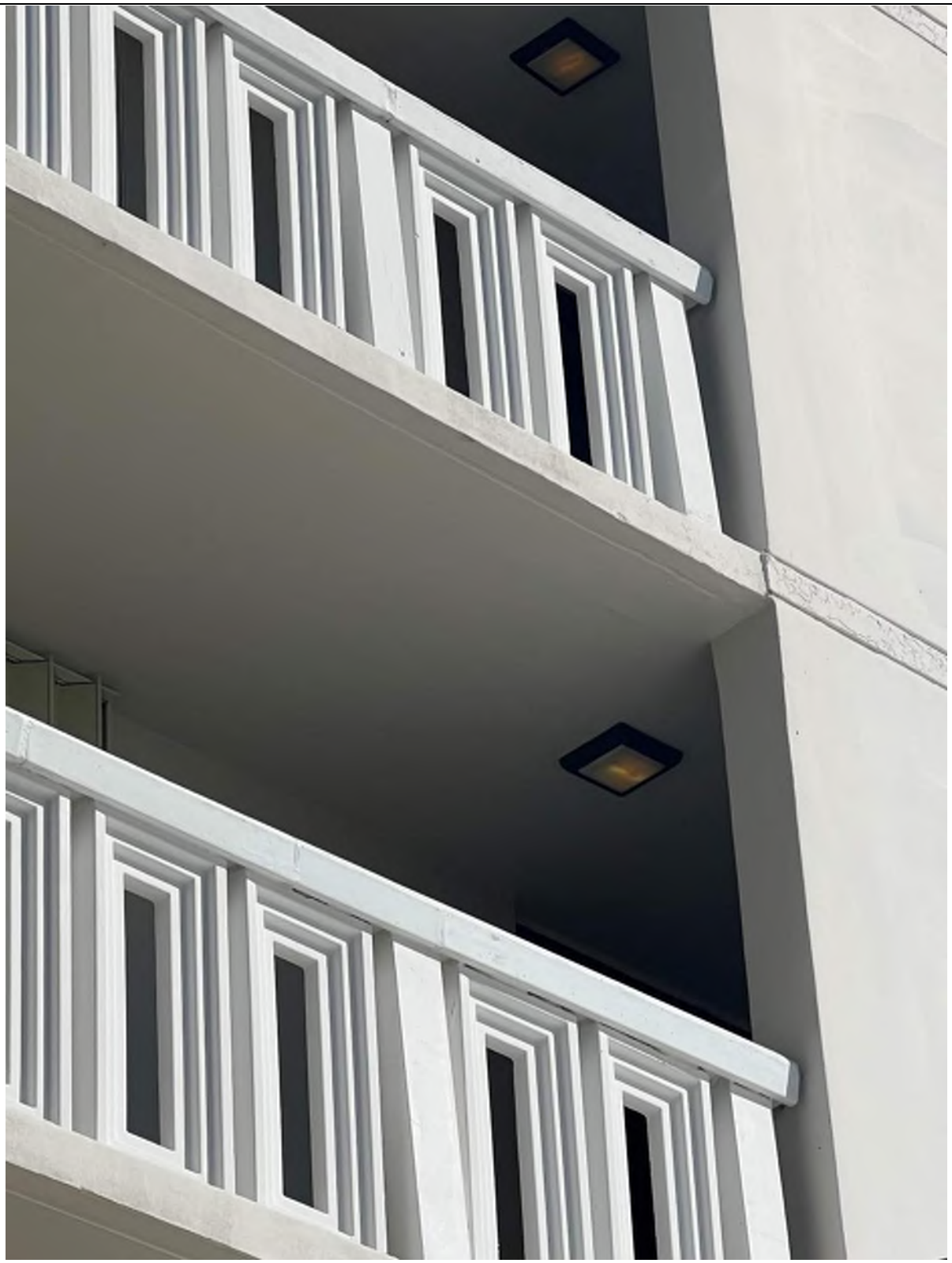
Pictures

Picture 20.a.1.1

Picture 20.a.1.2

Picture 20.b.1.1

Picture 20.b.1.2



Picture 20.b.5.1