

Milestone Phase I Report
River Run Condominium Association, Inc. Building B



Report Date: 🕒 1/25/2025

Inspection Date: 🕒 9/18/2024

Engineering Team Member: Kieran Lehane

Consultant: **Dudley McFarquhar, Ph.D., PE**
Stone Building Solutions, LLC (SBS)

260 1st Ave S #225
St Petersburg, FL 33701

Per your request, a team from Stone Building Solutions, LLC (SBS) conducted a Phase 1 Milestone Inspection of the referenced property on the following buildings:

Building B - 6100 River Run Drive, Sebastian, Florida 32958, USA

Project Background

Year Built:	1988
Building Frame:	CMU Block
Building Facade:	Stucco
Roof:	Modified bitumen
Community Description:	This community is comprised of (2) 4-story residential condominium buildings, (1) 3-story condominium building, a group of (9) 2-story villas, and a group of (6) 2-story townhomes.

Executive Summary

The focus of the Milestone Phase I report is to observe the existing conditions related to structural components of the building and assess the level of safeness. The intent of the study, as outlined in Florida Statute 553.899, is to provide a condition assessment focusing on critical structural elements related to load bearing and/or load transfer capabilities to building structure. This Milestone inspection is to identify substantial structural deterioration only, not to address building code, fire code, environmental or regulatory compliance issues.

This Phase I report is based on deficiencies found during our walk through inspection of the exterior and common habitable areas. The visual inspection is of readily accessible areas as well as information provided by the association. A Phase I Milestone does not include any destructive investigation.

The critical structural components include foundations, walkways, columns, shear walls, roofs, and stairs. In addition, SBS reviewed existing facades, to identify pertinent maintenance items that should be brought to the attention of the ownership. Substantial structural deterioration does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the Phase I inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Review Methodology

The following outlines the principles adopted in our visual review to determine substantial structural deterioration:

- Drone Inspection
- Exterior accessible area inspection

A summary of our observations is presented herein. The following presents the observation summary and photo narrative for each of the inspected buildings.

Field Observation Summary

Inspected on 9/18 after speaking to Wally Hancock. The building was found to be structurally sound, with the only potential issue being one of the rooms in the crawlspace. Some condensation was forming under one unit towards the middle of the building. That section was noticeably cooler than the rest of the crawlspace. Continue monitoring to ensure no future issues arise.

Legend

Deficiencies	Any items listed in this row MUST be remediated to pass the Milestone Inspection.
Maintenance	<p>Any items listed in this row have damages that do not qualify as substantial structural deterioration. Maintenance should be considered, however anything listed here does not affect a passing or failing status.</p> <p>If there are no maintenance items noted this row will not be displayed for the section.</p>
Condition	This row describes the general condition of the item.

Roof

Deficiencies	No deficiencies observed.
Condition	The roof is in good condition for its age. Some ponding was observed, which was expected as it rained the night before the inspection. Monitor to ensure all ponding evaporates after 48-72 hours.

Exterior Walls - Load Bearing

Deficiencies	No deficiencies observed.
Condition	The exterior walls are in good condition for their age.

Walkways/Floors

Deficiencies	No deficiencies observed.
Condition	Walkways and floors were generally in good condition. Some condensation was forming under one unit towards the middle of the building. That section was noticeably cooler than the rest of the crawlspace. Continue monitoring to ensure no future issues arise.

Stairs

Deficiencies	No deficiencies observed.
Condition	Stairs were in good condition

Railings

Deficiencies	No deficiencies observed.
Condition	Railings were in good condition

Balconies

Deficiencies	No deficiencies observed.
Maintenance	Chips were observed along some balcony edges. Inspect all balconies and patch any similar issues with mortar. Cut out in balcony of 6146 observed. Fill with non shrink grout and coat with a waterproofing coating.
Condition	Average

After reviewing the property, it is our opinion that your association has PASSED the Phase I Milestone Inspection.

This concludes the Phase I summary that must be distributed to your membership. If you have any questions, please advise us at your earliest convenience.

The opinions and findings expressed in this report are based upon the information available to Stone Building Solutions LLC (SBS) as of the date of this report and are the result of limited non-destructive visual investigation of the property and exposed building components. As such, SBS assumes no liability for the misuse of this information by others and reserves the right to modify the conclusions contained herein upon receipt or discovery of additional information. Due to the limited access and the non-destructive nature of the investigation, SBS cannot be held responsible for any hidden defects that may negatively impact the performance of the structure. This report is intended to provide an overview of the existing conditions, and should not be used as an indicator of future performance; no expressed or implied warranties or guarantees of any kind are given. Thank you for the opportunity to provide services to your building.

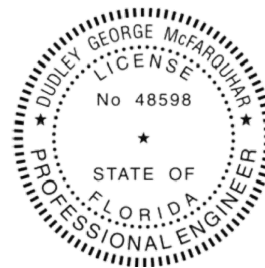
Respectfully Submitted,



Dudley McFarquhar, Ph.D., PE

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Timelines

Phase I report must be given to the **local building official within 180 days** of receiving your Milestone letter.

Within 45 days after receiving a completed Milestone Report **it must be distributed to all owners** by the 4 methods listed below in 'Instructions for Distribution'.

365 days to commence work for substantial structural deterioration indicated in the deficiencies column.

Instructions for Distribution

1. **Contact Stone Inspection Group with a copy of your local building official letter** immediately upon receipt. The engineer of record must submit the report to your local official. **Stone Building Solutions will only submit the summary of this report to the building official when we are provided a copy of the letter.** Failure to submit the building letter to our office will result in the association not being in compliance with the Milestone requirements.
2. Distribute this report to the membership in ALL of the following ways within 45 days:
 1. **Mail** the summary of the Phase I to each unit owner at every address they have listed **AND**;
 2. **Email** the summary (if they have signed up for electronic transmissions) **AND**;
 3. **Post** the summary in a conspicuous place in your community **AND**;
 4. Make the **entire report** including the photos available on your **website** (if the association is required by statute to have a website).

The summary is all the pages before this page. It does not include the photographs.

Stone Building Solutions LLC - 260 1st Ave South, St Petersburg FL 33701

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Roof

Condition

The roof is in good condition for its age. Some ponding was observed, which was expected as it rained the night before the inspection. Monitor to ensure all ponding evaporates after 48-72 hours.



Roof overview



Roof overview



Roof overview



Roof overview

Exterior Walls - Load Bearing

Condition

The exterior walls are in good condition for their age.



Exterior wall overview



Exterior wall overview



Exterior wall overview



Exterior wall overview

Walkways & Floors

Condition

Walkways and floors were generally in good condition. Some condensation was forming under one unit towards the middle of the building. That section was noticeably cooler than the rest of the crawlspace. Continue monitoring to ensure no future issues arise.



Walkway overview



Walkway overview



Walkway overview



Condensation in crawlspace



Condensation in crawlspace

Stairs

Condition

Stairs were in good condition



Typical stairway



Typical tread typical tread



Left stairway overview



Right stairway overview

Railings

Condition

Railings were in good condition



Typical stairway railing



Typical walkway railing



Typical walkway railing



Walkway railing overview

Balconies

Maintenance	Chips were observed along some balcony edges. Inspect all balconies and patch any similar issues with mortar. Cut out in balcony of 6146 observed. Fill with non shrink grout and coat with a waterproofing coating.
Condition	Average



Cracking along balcony edge of Unit 6146



Cut out in balcony of Unit 6146



Balcony overview

Building B - 6100 River Run Drive, Sebastian, Florida 32958, USA

Year Built:

1986

Building B - 6100 River Run Drive, Sebastian, Florida 32958, USA Overview Photos



Partial front elevation



Partial front elevation



Right elevation



Partial rear elevation

Building B - 6100 River Run Drive, Sebastian, Florida 32958, USA Overview
Photos continued...



Partial rear elevation



Partial rear elevation



Left elevation