

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



Report Date:  1/16/2025

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 E - 6000 River Run Drive, Sebastian, Florida 32958, USA

Project Background

Year Built:	1992
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:

- Exterior accessible area inspection
- Roof 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 only some delamination and sealant failure on walkways observed. Building was inspected by foot and with a drone.

Legend

Deficiencies	Any items listed in this row MUST be remediated to pass the Milestone Inspection.
Maintenance	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. If there are no maintenance items noted this row will not be displayed for the section.
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.

Exterior Walls - Load Bearing

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

Walkways/Floors

Deficiencies	No deficiencies observed.
Maintenance	Delamination and debonded coating observed on walkways. Remove any coating that has become debonded, coat all affected after. Sealant cracking and failing along walkway-to-wall connections. Patch with new sealant.
Condition	Walkways are in average condition for their age. Some delamination and debonded coating were observed, along with sealant failure along the walkway-to-wall connection.

Stairs

Deficiencies	No deficiencies observed.
Condition	Stairways are in good condition for their age.

Railings

Deficiencies	No deficiencies observed.
Condition	Railings are in good condition for their age.

Balconies

Deficiencies	No deficiencies observed.
Condition	Balconies are in good condition for their age.

Parking Garages

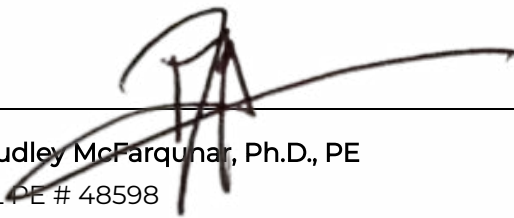
Deficiencies	No deficiencies observed.
Condition	Parking garage is in average condition for its age.

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

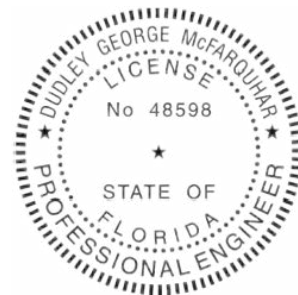
This concludes the Phase I summary that must be distributed to your membership. If you have any questions, please advise us at your earliest convenience.

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
FL PE # 48598
(800) 892-1116 www.stoneblgd.com





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 1 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

800 (892) 1116 - stonebldg.com

Roof

Condition

The roof is in good condition for its age.



Roof overview



Roof overview



Roof overview



Roof overview

Exterior Walls - Load Bearing

Condition

Exterior walls are in good condition for their age.



Exterior wall overview



Exterior wall overview



Exterior wall overview



Exterior wall overview

Walkways & Floors

Maintenance	Delamination and debonded coating observed on walkways. Remove any coating that has become debonded, coat all affected after. Sealant cracking and failing along walkway-to-wall connections. Patch with new sealant.
Condition	Walkways are in average condition for their age. Some delamination and debonded coating were observed, along with sealant failure along the walkway-to-wall connection.



Delamination on first floor walkway



Coating cracking outside unit 6011



Debonded coating on walkway outside unit 6039



Cracking at walkway to wall connection outside unit 6023



Cracking at walkway to wall connection outside unit 6023



Cracking at walkway to wall connection outside unit 6021



Cracking at walkway to wall connection outside unit 6037



Cracking at walkway to wall connection outside unit 6041



Cracking at walkway to wall connection outside unit 6041



Cracking at walkway to wall connection outside unit 6041



Cracking at walkway to wall connection outside unit 6045



Cracking at walkway to wall connection outside unit 6059



Cracking at walkway to wall connection outside unit 6055



Debanded coating outside unit 6027



Walkway overview



Walkway overview

Stairs

Condition

Stairways are in good condition for their age.



Stairway overview



Stairway overview



Stairway overview



Stairway overview

Railings

Condition

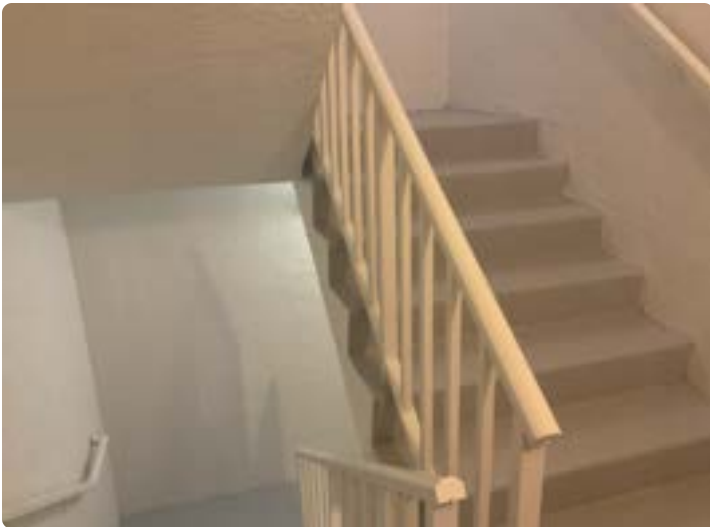
Railings are in good condition for their age.



Balcony railings overview



Walkway railings



Stairway railings

Balconies

Condition

Balconies are in good condition for their age.



Typical balcony



Balcony overview



Balcony overview



Balcony overview

Parking Garages

Condition

Parking garage is in average condition for its age.



Parking garage overview



Parking garage overview



Parking garage overview



Parking garage overview

Building E - 6000 River Run Drive, Sebastian, Florida 32958, USA Overview Photos



Right elevation



Rear elevation



Left elevation



Front elevation