Condo Milestone Structural Inspections (CMSI), PLLC
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Mandatory Structural Inspection (Milestone) Report

Phase 1 Milestone Study Per Florida Statute 553.899 (SB 154)
Half Moon Condominium Association, Inc. (KHOV – Low Rise Buildings)
7070 Half Moon Circle, Hypoluxo, FL 33462

July 9, 2024

Inspected: April 17 & 18, 2024, by Jeffrey Guenther, PE, CAM
Distance from Shoreline: < 3 miles from the Atlantic Ocean
Parcel No: 26-43-45-03-37-000-0000
Condo Size: 9 Buildings and 200 Units in total:
7 are 3-stories, 24 Units, 2 are 2 stories, 16 Units.
Year Constructed: 1989-1991 Per PBC Property Appraiser

For: Campbell Property Management
Attn: Ms. Kady Zuckerman, Property Manager
Phone: (561)-588-0985
KZuckerman@campbellproperty.com
Registered Agent: Kaye Bender Rembaum, P.L.
1200 Park Central Blvd. South
Pompano Beach, FL 33064

JEFFREY J. GUENTHER LICENSE No. 62787 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by 37d408f3-70cc-495a-9ec7-001085e72fa4
Date: 2024.07.09 14:20:10 -04'00'

Jeffrey Guenther, PE 62787, CAM 43593

This item has been digitally signed and sealed by Jeffrey Guenther, PE, CAM on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Phase 1 Report emailed by CMSI to Hypoluxo@Hypoluxo.org


Typical Front Elevation


Typical Back Elevation

SUMMARY REPORT (Required to be Posted Per Florida Statutes)

This Summary is intended to satisfy FS 553.899 requirements and facilitate public posting of the report. A further Detailed Report (Not required to be delivered to Owners) follows the Summary.

1. Indicate the manner and type of inspection forming the basis for the inspection report:

The roofs, exteriors, stairways, electric-rooms, and interiors (including balconies) of 48 of the 200 (24%) of the dwelling Units were visually inspected for substantial cracks, separations, deflections, deterioration, or other indications of substantial structural distress or weakness. Some original building plans were available and reviewed to evaluate the construction methods and materials. Site inspections were conducted on April 17, April 18 and June 27 of 2024.

2. Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration:

Observations revealed no indications of substantial structural deterioration to the primary structural system. Some balcony areas had minor concrete spalls and stucco finishes showed patches covering cracks typical of a building of its age, location, layout, and construction materials. Repairs are discussed in Section 4 of this report.

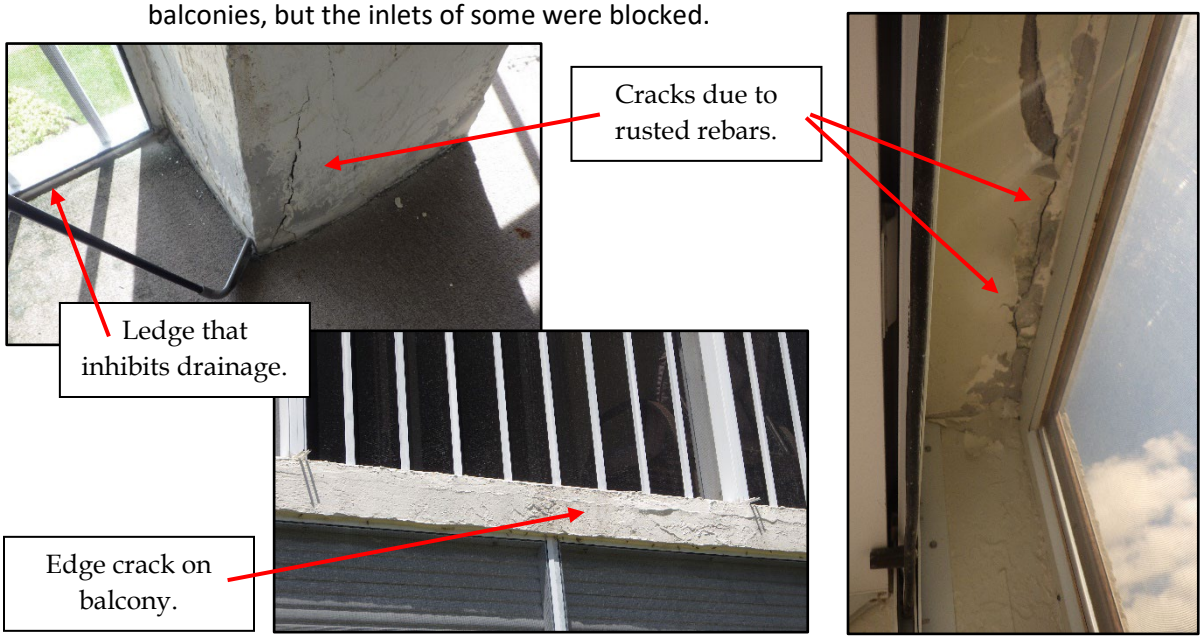
3. State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code (FBC), were observed.

a. No unsafe conditions, as defined in the FBC, were observed.

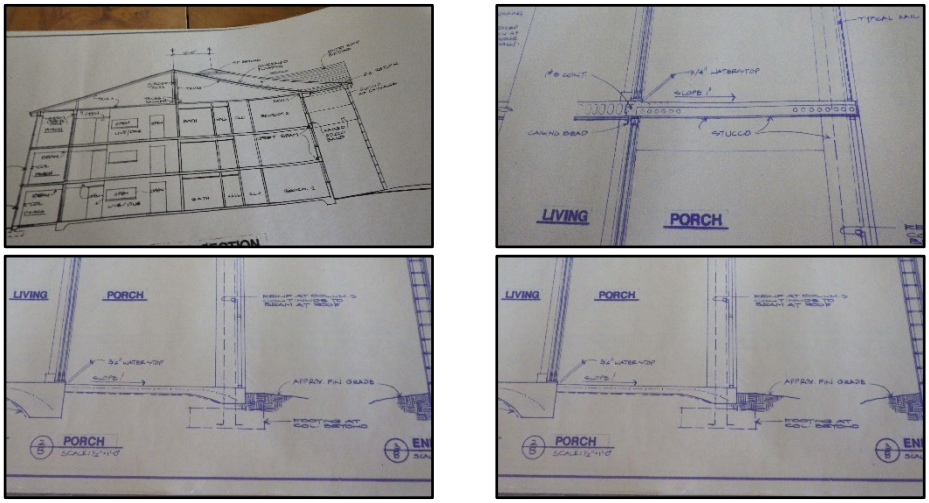
4. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.

The primary structural system was in good condition showing only typical cracks due to normal settlement and aging. Recommendations for preventive repairs are generally described below and in further detail in the Detailed Section of this report:

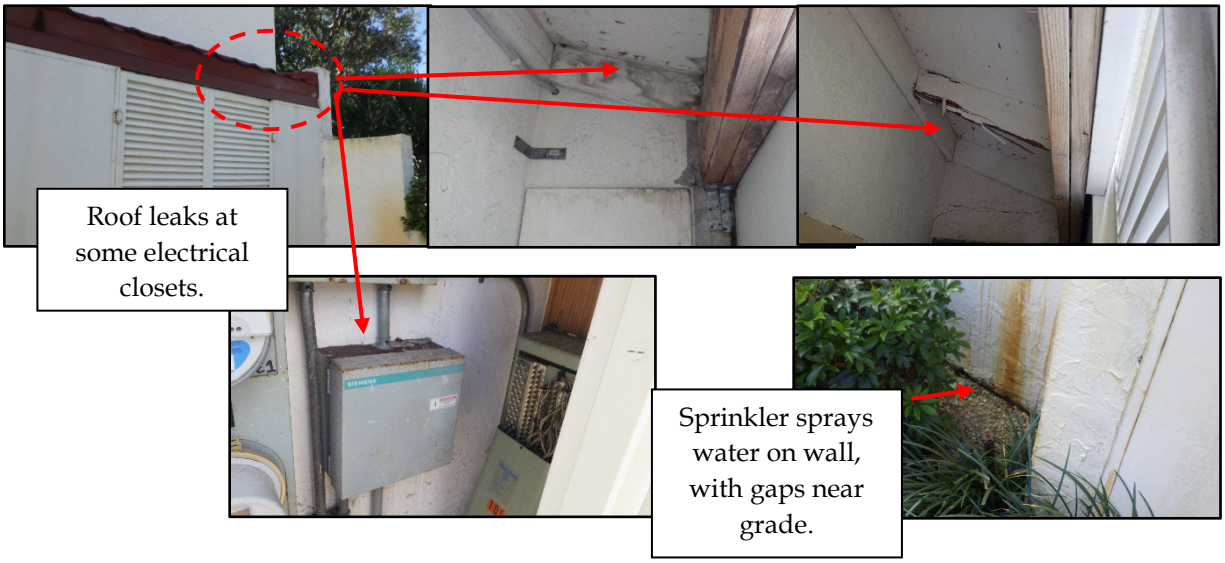
a. Small areas of cracked concrete were observed along some balcony edges and lower corners of balcony columns. Such areas identified during the Milestone Inspection or through other means should be restored and maintained to minimize conditions that are contributing to rainwater leaking into concrete balconies should be remediated. In general, conditions that trap water (such as the lower rails of balcony screens, can result in water infiltrating areas such as unsealed screws into the concrete). Small drainpipes were installed in many of the balconies, but the inlets of some were blocked.



b. Coverings of balcony floors can contribute to and conceal deterioration of concrete balconies. Removal of carpets, which trap and hold water, is recommended, and avoidance or monitoring and maintenance of balcony tile coverings is recommended. Fluid applied waterproofing membranes, although not as appealing as floor tiles, are generally considered to be the best for above grade balconies, because they do not conceal degradation. Shown below for reference a building plans showing balcony construction. A copy of these plans was held in the office.

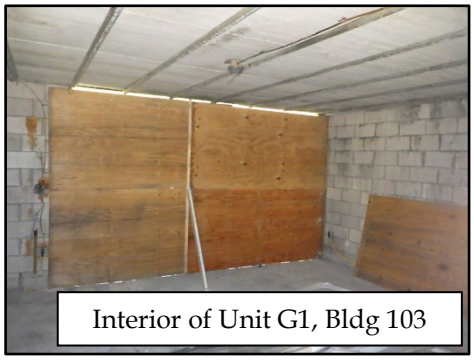


c. Leaks: Within some of the electrical closets, moisture stains, rot, and repairs to small areas of the wood roof framing were observed, typically beneath the right corner when looking into the closet. Appropriate sealing/repairs to the roof/flashing coverings and repairs to damaged framing should be performed to prevent further roof damage and possible damage/dangerous conditions with the electrical systems.
The concrete foundation does not extend significantly above grade, which can result in groundwater and sprinkler leakage through gaps where the wall/foundation interface. Such conditions are difficult to rectify but can be improved by patching gaps with waterproofing and stucco patches, directing sprinklers away from walls, and improving drainage conditions along walls.



d. The following repairs were ongoing during the Milestone Investigation time period, and the structural repairs were completed by the time of issuance of this report:

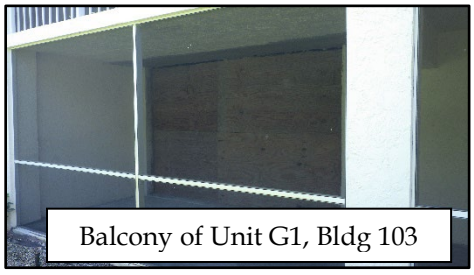
A concrete floor plank was reportedly fire-damaged at Unit G1 of Building 103 and was temporarily patched during the April inspection. By the time of the June inspection, the damaged concrete plank had been repaired with an engineered drawing (Mona Ederle, PE, SI) and Permit #24-06-235.



Interior of Unit G1, Bldg 103

Fire damaged and patched balcony ceiling plank.

Conditions of fire damaged Unit during the April Visit.



Balcony of Unit G1, Bldg 103

Repair of damaged plank.

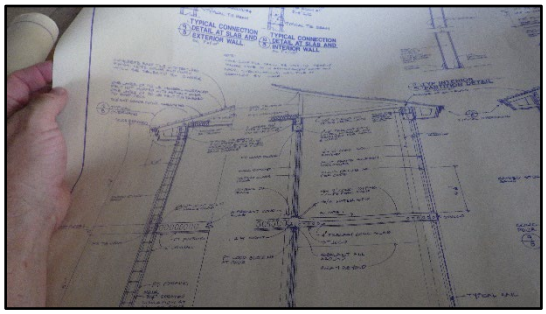
Conditions of repaired damage during the June Visit.

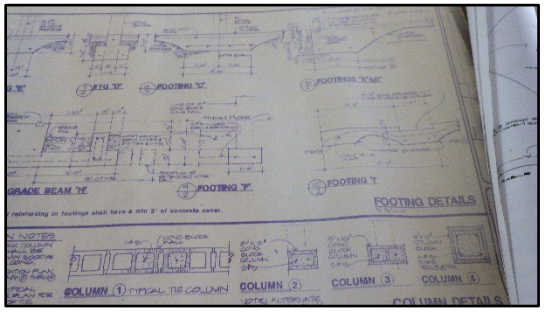
5. Identify and describe any items requiring further inspection:
No additional inspections required.

END OF SUMMARY REPORT – SEE REMAINING PAGES FOR THE DETAILED REPORT

DETAILED REPORT (Not required to be posted per Florida Statutes)

The buildings were observed to be in good condition, with no indication of substantial distress to the primary structural system. Several issues are further discussed below.





1. Indicate the manner and type of inspection forming the basis for the inspection report:

Review of the buildings and available plans generally indicated the building design was performed in 1988 per the Standard Building Code (SBC) and was designed for floor loads of 60psf live load + 20psf partitions and roof load of 55psf (Refer to Sheet 1 of 14). The roof is supported by pre-fab wood trusses at 2' on-centers, with a 4/12 slope typical which was originally designed for concrete tiles (that have since been replaced with metal tiles that imitate concrete tiles). Interior floor slabs were comprised of 8"x3'-4" prestressed concrete planks and balcony and stair slabs as 4" planks with a concrete topping. The roof trusses and floor planks are vertically supported by 8" concrete block (CMU) walls with reinforced tie-beams, precast lintels and intermediate vertical rebars. Exterior walls were covered with stucco with a 26'-10" eave height for 3-story buildings. The walls are supported by shallow, poured concrete footings designed for 2500 psf minimum soil bearing capacity. Ground slabs are indicated as 4"

with footings thickened footings. Balcony slabs, both on-grade and elevated, are indicated to have a 1" total slope downward toward the exterior.

During the visual inspection, CMSI inspected the interiors of Units 102H2, 102H1, 102A3, 102A1, 102E1, 102D1, 102F2, 102E2, 102F1, 104A1, 104D3, 104E1, 104H3, 104H1, 104A3, 107H3, 107C1, 107C3, 107A3, 107A1, 107B3, 110G3, 110D1, 110A1, 102C3, 108H3, 108A3, 108D3, 108F2, 109B3, 109A3, 109A1, 109E1, 109H1, 109C3, 106C2, 106H3, 106F3, 106F1, 106B3, 105D1, 105H2, 105E2, 103G1, 103A2., while escorted by escorted by the Building Manager, Ms. Kady Zuckerman of Campbell Property Management, and Mr. Tom Ermolovich, Treasurer for the Board of Directors. The interiors, balconies and exteriors were inspected for indications, such as excessive cracks, separations, or deflections, of structural distress or excessive settlement.

2. **Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration:**
    a. *2023 Florida Statutes 553.899 (b): "Substantial structural deterioration" means substantial structural distress or substantial structural weakness that negatively affects a building's general structural condition and integrity. The term 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 one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.*

Observations of the exterior and interior of the structure revealed no excessive cracks, separations or indications of substantial structural movements or deterioration which are dangerous to the building's primary structural system were observed. Occasional minor cracks, separations, and areas of minor water leakage around balconies were observed and discussed below and the fire damaged Unit G1 in Building 103, is discussed as a separate item.

<u>Balconies</u>

The accessed balconies were in generally good condition with some minor cracks, spalls and leaks observed. The original building plans indicated the balconies had a 1-inch slope to the exterior, which appeared consistent with observations. As is typical of balconies of the era, at the exterior side of many balconies were screens or railings with a lower sill that inhibits water drainage and was screwed near the edge of the concrete. Such conditions often result in cracked edges and water intrusions around the screws. As a remedial measure, the balconies have had small drainpipes installed to help facilitate drainage, however this system is imperfect and some of the drain line inlets are partially blocked with paint or tiles.

Around a few balconies were observed some cracks and spalls indicative of rusting rebars. These conditions are not dangerous or substantial structural deterioration, but any such areas of cracked and loose concrete should be promptly remediated (loose concrete chipped away, rusted rebar properly repaired, patched, and painted) to prevent spiraling future deterioration.

On balcony ceilings were some long, straight, hairline width cracks. These cracks are not indicative of rusty rebars but of differential deflection of concrete planks or trusses (above top floors). These cracks

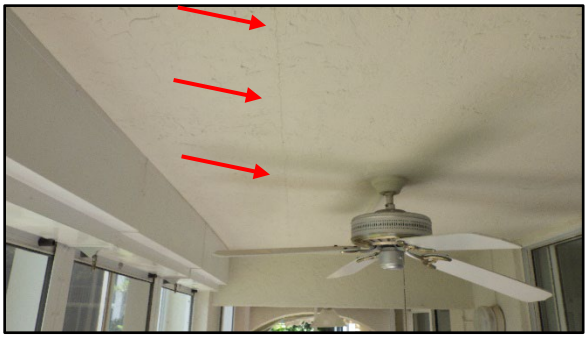
are not a structural concern but should be sealed to prevent moisture intrusion that can develop into deterioration.

The balcony floors had a variety of coverings, such as tiles, carpet, waterproof coatings. In general, balcony coverings such as carpet and tiles are discouraged because they can retain water and conceal deterioration. These conditions should be monitored, and it's recommended that future coverings be limited to waterproof coatings that do not conceal cracks and spalls.

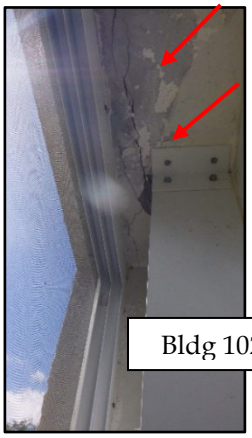
Balcony railing with lower edge screwed into concrete floor.

Bubbles behind paint are indications of water intruding the wall above.

Crack in stucco on exterior of a balcony wall.

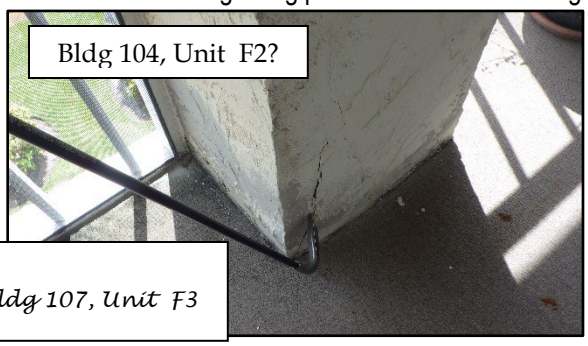


Hairline crack in ceiling along plank line. Not concerning



Bldg 102, Unit F1

Cracked edge on balcony ceiling.



Bldg 104, Unit F2?

Bldg 107, Unit F3

Cracked/spalled column on balcony.

Roof

It was reported that concrete roof tiles were replaced with metal tiles (that imitate concrete tiles) following Hurricane Wilma (2005). The roof was not accessed or walked upon but was observed from

ground-level, stairways and elevated walkways. No missing, misaligned, lifted or other damage was observed to any roof tiles on the observed buildings. Routine yearly inspections and inspections after storms are recommended.

Interiors

With a few exceptions discussed below, inspection of the interior Units found no concerning cracks or separations, indicative of substantial structural deterioration at interior finishes such as drywall, cabinets, floor and wall tiles. This was true for finishes that appeared to be original construction as well as at newer finishes, indicating that the primary structural system has been stable throughout the buildings' existence. A few minor interior issues are discussed in Section 4.

3. State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code (FBC), were observed:

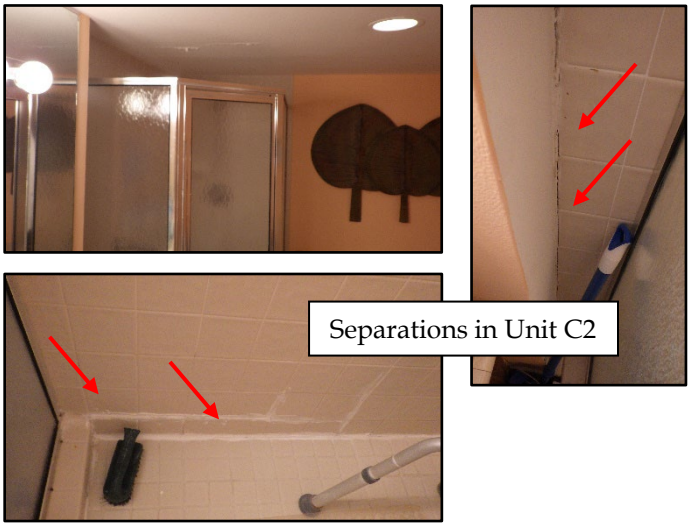
The 2023 FBC, Existing Building, 8th Edition, provides the following definition*: DANGEROUS. Any building, structure, or portion thereof that meets any of the conditions described below shall be deemed dangerous:*

1.The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.

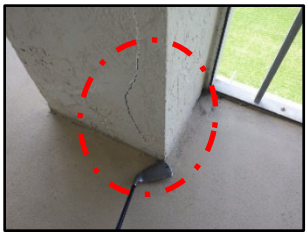
2.There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads already in effect; or under wind, rain, flood or other environmental loads when such loads are imminent.

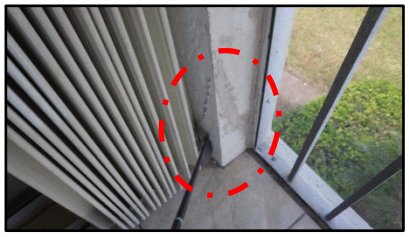
No unsafe or dangerous conditions were observed.

4. **Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration:**
    a. Bldg 106, Unit C2 – Slight separation in vicinity of bathroom were reported by the owner. The Owner also reported that an investigation/repair had been performed by removing the ceiling and a concrete floor plank was found to be misaligned/lifted due to a lump of mortar on top of the masonry support wall (a construction defect). CMSI inspected the surrounding Units 106C1, C3, B2 for similar conditions. No cracks/separations were found in C1 or B2. In C3 small cracks/gaps were found in the tiles of the shower stall, that were consistent with the reported plank condition. The condition is not expected to worsen although the cracks/gaps in both showers should be well sealed, or the shower stalls repaired or rebuilt to prevent water intrusion below.

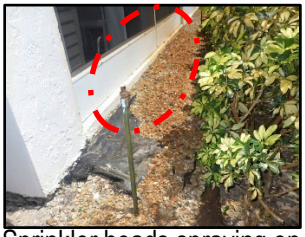


    b. Additional examples of items for preventive maintenance are shown below.


Cracked column on balcony.


Cracked column on balcony.


Roof runoff flows onto window.




Sprinkler heads spraying on walls, and gaps in the wall near grade can result in interior leaks.



Cracks were observed in several, side-panel windows, at Bldg 103, including at Units A2 & B2. This may be a result of slight twisting/settlement of the building along the west (back) side of the building, which is constructed on a small embankment of fill material. No other concerning cracks or separations were in the area and the condition is not expected to significantly worsen.

5. **Identify and describe any items requiring further inspection:**
   No additional inspection is required.

Background of Milestone Inspections

Resulting from the 2021 collapse of the Champlain Towers South Building that resulted in 98 deaths, The State of Florida has mandated that condominiums and cooperative associations with buildings 3 stories or more in height undergo a structural inspection of a building's primary structural systems by a Florida licensed Professional Engineer or Architect.

The inspections are organized into two phases. Phase 1 consists of a visual examination of habitable and non-habitable areas of a building. If no signs of "substantial structural deterioration" (substantial structural distress that negatively affects the building's general structural condition and integrity.) are found, Phase 2 is not required. If substantial structural deterioration is observed during Phase 1, Phase 2 could include limited or extensive destructive or non-destructive testing at the inspector's discretion.

Note this report is separate from an Structural Integrity Reserve Study (SIRS). Upon request CMSI can assist with arrangements for a Reserve Study/SIRS.

Closing

The inspection was a visual evaluation with commentary regarding the structural conditions of the entirety of the building to reduce the risk of dangerous conditions and collapse. The inspection and report do not guarantee existing or future conditions and did not cover non-structural items such as Architectural features, elevator equipment, Mechanical, Electrical, and Plumbing (MEP) systems. Representative photos of the building taken during the inspection are included in this report, many other photos are saved and available upon request.

The investigation and opinions provided are that of a Florida Licensed Professional Engineer (PE), who is experienced in design, inspection, and expert witness testimony regarding industrial, commercial, and residential (private homes and condominium) buildings. The opinions provided are based on observed conditions and are consistent with the Engineering Code of Ethics including using the Engineer's knowledge and skill for the enhancement of human welfare and the environment, and being honest and impartial, serving with fidelity the public and clients.