



Milestone Phase One Inspection Report
Condominium Association

June 12, 2023

Association Contact Information

Association Manager Name:	Katie Shumrak
Association Management Company:	Amelia Island Management
Address:	5440 First Coast Highway
Phone Number:	904-277-5122
Email Address:	kathryn.shumrak@omnihotels.com

Building Department Contact Information

Jurisdiction/County:	Nassau County
Building Official:	Keith Ellis
Address:	96161 Nassau Place, Yulee, Florida 32034
Phone Number:	904-530-6250
Email Address:	kellis@nassaucountyfl.com

Description Of Building

Name on Title:	Seaside Retreat Condo
Year Constructed:	1999
Building Street Address:	8030 First Coast Highway Fernandina Beach, FL 32034
Legal Description:	00-00-30-0607-0000-0000
Building Code Occupancy Classification:	R-2
General Description of Building:	High rise
Number of Buildings:	2
Number of Stories:	7
Threshold Building as Per 553.71(12) F.S.	Yes
Plans on Site/Available:	No
Additions to Original Structure:	No
Total Actual Building Area of all Floors (S.F.)	Estimated 61,964 SF

Roof System

Overall Condition of Roof System:	Good
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No
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Roof Shape (Select all that apply):			
<input checked="" type="checkbox"/> Low Sloped	<input type="checkbox"/> Gable	<input type="checkbox"/> Hip	<input checked="" type="checkbox"/> Mansard
<input type="checkbox"/> Other:			

Roof Deck (Select all that apply):		Overall Condition: Not Observed	
<input type="checkbox"/> Not Observed	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Steel
<input type="checkbox"/> Other:			

Roof Covering (Select all that apply):		Overall Condition: Good	
<input type="checkbox"/> Modified Bitumen	<input checked="" type="checkbox"/> TPO	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> EPDM	<input type="checkbox"/> Shingle	<input type="checkbox"/> Other:	

Roof Accessories (Select all that apply):		Overall Condition: Fair	
<input type="checkbox"/> None	<input type="checkbox"/> Water Tanks	<input type="checkbox"/> Cooling Towers	<input checked="" type="checkbox"/> HVAC Equipment
<input type="checkbox"/> Cellular Tower Equipment	<input checked="" type="checkbox"/> Lightning Protection	<input type="checkbox"/> Other:	
Condition of Supports:		Fair	

Roof Drainage System (Select all that apply):		Overall Condition: Fair	
<input type="checkbox"/> None	<input type="checkbox"/> Gutters	<input type="checkbox"/> Scuppers	<input checked="" type="checkbox"/> Internal
<input type="checkbox"/> Other:			

Roof Expansion Joints:	No	Overall Condition:	Not Applicable
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Chimneys Present:	Yes	Overall Condition:	Good
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Parapet Wall:	Yes	Overall Condition:	Good
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Any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:			
None observed.			

Additional Comments:

The primary low-slope roofs are new assemblies.



Photograph 1.



Photograph 2.



Photograph 3.



Photograph 4.

Exterior Walls

Overall Condition of Exterior Walls:	Good
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	Yes
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Wall Construction (Select all that apply):			
<input checked="" type="checkbox"/> Metal Frame	<input type="checkbox"/> Wood Frame	<input checked="" type="checkbox"/> Reinforced Concrete	
<input checked="" type="checkbox"/> Concrete Masonry Unit (CMU)	<input type="checkbox"/> Other:		

Exterior Finish (Select all that apply):		Overall Condition: Fair	
<input type="checkbox"/> Direct Applied Stucco	<input type="checkbox"/> Stucco Over Metal Framing	<input type="checkbox"/> Stucco Over Wood Framing	<input type="checkbox"/> Paint Only
<input type="checkbox"/> Wood Siding	<input type="checkbox"/> Paint Only	<input type="checkbox"/> Fiber Cement Siding	<input checked="" type="checkbox"/> EIFS
<input type="checkbox"/> Other:			

Found during inspection (Select all that apply):			
<input type="checkbox"/> Peeling Paint	<input type="checkbox"/> Blistered Paint	<input type="checkbox"/> Efflorescence	<input checked="" type="checkbox"/> EIFS Cracks
<input type="checkbox"/> Buckled Stucco	<input checked="" type="checkbox"/> Stucco Cracks	<input type="checkbox"/> Running Rust	<input checked="" type="checkbox"/> Impact Damage
<input type="checkbox"/> Other:			

Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Not Applicable	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	Not Applicable	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	Not Applicable		

Sealant Inspection:			
Sealant Type:	Silicone	Sealant Condition:	Fair

Additional Comments:

There are areas in need of repair and/or maintenance to address cracks and damage with the EIFS cladding.



Photograph 5.



Photograph 6.



Photograph 7.



Photograph 8.

Stairwells/Stair Towers

Overall Condition of Stair System:	Fair
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	Yes
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Construction (Select all that apply):			
<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Wood	
<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Other: CMU Knee-wall		

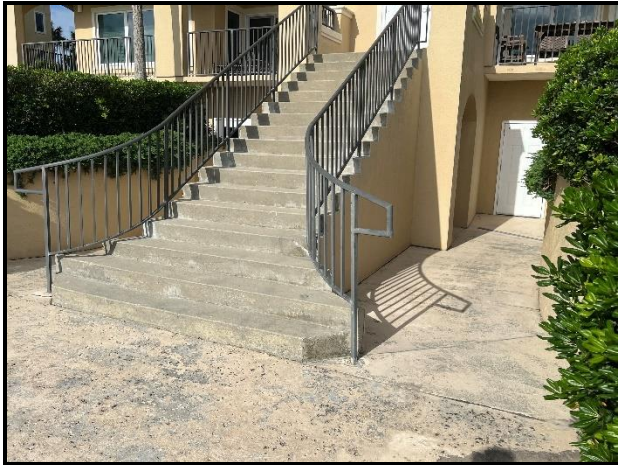
Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Yes	Severity of Spalls:	Minor
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	Yes	Severity of Cracks:	Minor
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	None Observed		

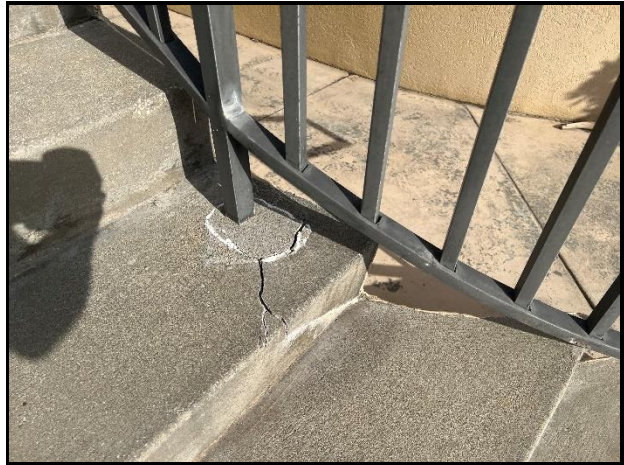
Surface Condition (Select all that apply):			
<input type="checkbox"/> Waterproofing System	<input checked="" type="checkbox"/> Uncoated Concrete	<input type="checkbox"/> Tile	<input type="checkbox"/> Carpet
<input type="checkbox"/> Paint Only	<input type="checkbox"/> Wood	<input type="checkbox"/> Other:	

Guardrail Inspection:			
Rail Condition:	Fair	Code Compliant:	Yes
Rail Construction (Select all that apply):			
<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Steel
Mounting Type:	Core	Type of Hardware:	Not Applicable

Additional Comments:
The rear stair tower of the north building has experienced a minor amount of settlement. Also, there is concrete spalling at the corners of the steps where the rails are core mounted. Lastly, these exposed concrete stairs are recommended to be waterproofed.



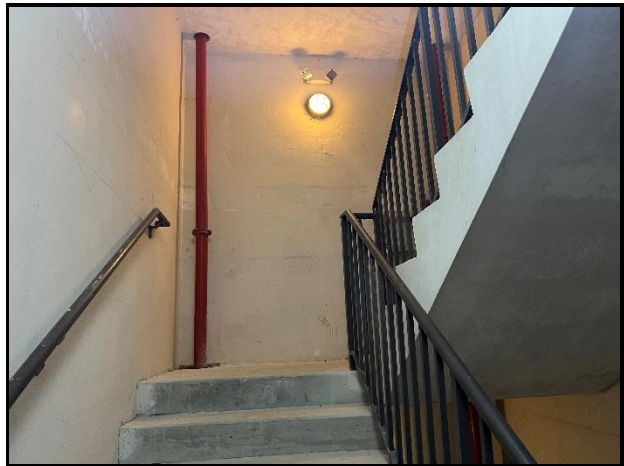
Photograph 9.



Photograph 10.



Photograph 11.



Photograph 12.

Balconies

Overall Condition of Balconies:	Fair
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No
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Construction (Select all that apply):			
<input type="checkbox"/> Hollow Core	<input checked="" type="checkbox"/> Post Tension	<input type="checkbox"/> Cast In Place	<input type="checkbox"/> Wood Framed
<input type="checkbox"/> Other:			

Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Yes	Severity of Spalls:	Minor
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	Yes	Severity of Cracks:	Minor
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	None Observed		

Surface Condition (Select all that apply):			
<input checked="" type="checkbox"/> Waterproofing System	<input type="checkbox"/> Uncoated Concrete	<input type="checkbox"/> Tile	<input type="checkbox"/> Carpet
<input type="checkbox"/> Paint Only	<input type="checkbox"/> Wood	<input type="checkbox"/> Other:	

Guardrail Inspection:			
Rail Condition:	Fair	Code Compliant:	Yes
Rail Construction (Select all that apply):			
<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Steel
Mounting Type:	Core	Type of Hardware:	Not Applicable

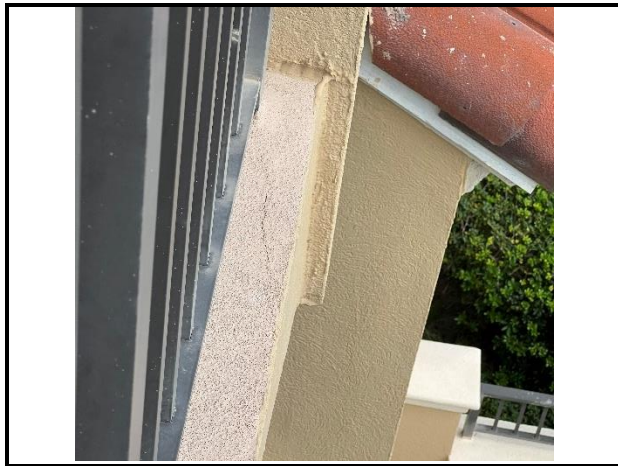
Additional Comments:
Multiple balconies were noted to have minor cracks and spalls; particularly at the edges and near or adjacent to the core mounted stanchion posts.



Photograph 13.



Photograph 14.



Photograph 15.



Photograph 16.

Breezeways/Walkways

Overall Condition of Breezeways/Walkways:	Not Applicable
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Evidence of Past Repairs:	Not Applicable	Evidence of Water Intrusion:	Not Applicable
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Construction (Select all that apply):			
<input type="checkbox"/> Hollow Core	<input checked="" type="checkbox"/> Post Tension	<input checked="" type="checkbox"/> Cast In Place	<input type="checkbox"/> Wood Framed
<input type="checkbox"/> Other:			

Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Not Applicable	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	Not Applicable	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	Not Applicable		

Surface Condition (Select all that apply):			
<input type="checkbox"/> Waterproofing System	<input type="checkbox"/> Uncoated Concrete	<input type="checkbox"/> Tile	<input type="checkbox"/> Carpet
<input type="checkbox"/> Paint Only	<input type="checkbox"/> Wood	<input type="checkbox"/> Other:	

Guardrail Inspection:			
Rail Condition:	Not Applicable	Code Compliant:	Not Applicable
Rail Construction (Select all that apply):			
<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Steel
Mounting Type:	Not Applicable	Type of Hardware:	Not Applicable

Additional Comments:

Unit Interiors

Overall Condition of Unit Interiors:	Good
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Evidence of Water Intrusion:	Yes		
Location: (Select all that apply):			
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Door	<input checked="" type="checkbox"/> Window	<input type="checkbox"/> Wall
<input type="checkbox"/> Ceiling	<input type="checkbox"/> Other:		

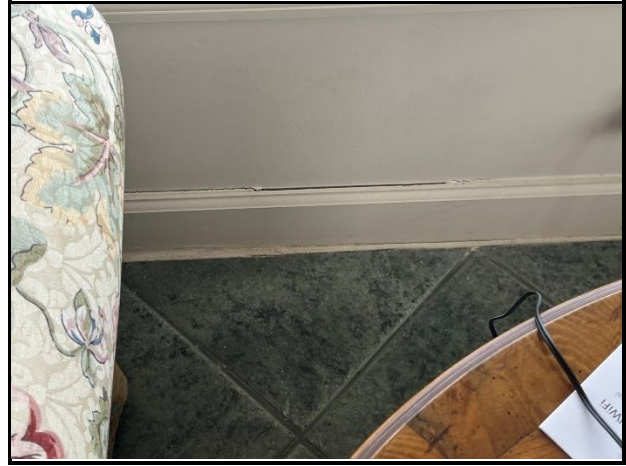
Evidence of Microbial Growth:	None Observed
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Structural Elements Inspection:	<input checked="" type="checkbox"/> Not Applicable		
Any Structural Elements Visible for Inspection:		No	
If Yes, Select all that apply:			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab/Floor	<input type="checkbox"/> Beam
Concrete Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:		None Observed	
Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Additional Comments:



Photograph 17.



Photograph 18.



Photograph 19.



Photograph 20.

Windows

Overall Condition of Windows:	Fair
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Type (Select all that apply):			
<input checked="" type="checkbox"/> Single Hung	<input type="checkbox"/> Double Hung	<input type="checkbox"/> Casement	<input checked="" type="checkbox"/> Fixed
<input type="checkbox"/> Transom	<input type="checkbox"/> Awning	<input type="checkbox"/> Slider	<input type="checkbox"/> Other:

Material (Select all that apply):			
<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Wood	<input type="checkbox"/> Steel

Anchor Inspection:			
Anchorage Type:	Not Observed	Anchorage Condition:	Good

Sealant Inspection:			
Sealant Type:	Silicone	Sealant Condition:	Fair

Found during inspection (Select all that apply):			
<input type="checkbox"/> Pitting	<input checked="" type="checkbox"/> Paint Peeling	<input type="checkbox"/> Broken Glass	<input checked="" type="checkbox"/> Corrosion
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Broken Hardware	<input type="checkbox"/> Corroding Hardware	<input type="checkbox"/> Missing Hardware
<input type="checkbox"/> Other:			

Additional Comments:



Photograph 21.



Photograph 22.



Photograph 23.



Photograph 24.

Doors

Overall Condition of Doors:	Fair
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Type (Select all that apply):		
<input checked="" type="checkbox"/> Swing	<input type="checkbox"/> French	<input checked="" type="checkbox"/> Slider
<input type="checkbox"/> Other:		

Material (Select all that apply):			
<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Steel

Anchor Inspection:			
Anchorage Type:	Not Observed	Anchorage Condition:	Good

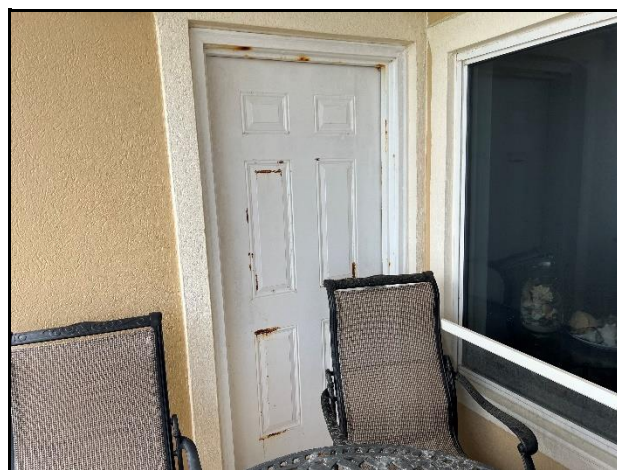
Sealant Inspection:			
Sealant Type:	Silicone	Sealant Condition:	Good

Found during inspection (Select all that apply):			
<input type="checkbox"/> Pitting	<input checked="" type="checkbox"/> Paint Peeling	<input type="checkbox"/> Broken Glass	<input checked="" type="checkbox"/> Corrosion
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Broken Hardware	<input checked="" type="checkbox"/> Corroding Hardware	<input type="checkbox"/> Missing Hardware
<input type="checkbox"/> Other:			

Additional Comments:
 The side balcony door of unit 211 was improperly installed and has large gaps in the sealant around the door frame.



Photograph 25.



Photograph 26.



Photograph 27.



Photograph 28.

Foundation

Overall Condition of Foundation:	Good
Type of Foundation:	Deep
Is Wood in Contact or Near Soil:	No
Signs of Differential Settlement:	No
Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:	
Is there additional sub-soil investigation required?	No
Is water draining away from the foundation?	Yes
Additional Comments:	

Parking Garage

Overall Condition of Parking Garage:	Fair
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Evidence of Past Repairs:	No	Evidence of Water Intrusion:	Yes
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Type of Parking Structure (Select all that apply):			
<input type="checkbox"/> Closed	<input checked="" type="checkbox"/> Open		
<input type="checkbox"/> Detached	<input type="checkbox"/> Attached		
<input checked="" type="checkbox"/> Under Building	<input type="checkbox"/> Other:		

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Yes	Severity of Spalls:	Minor
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Beam
Concrete Cracks Present:	Yes	Severity of Cracks:	Minor
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	None Observed		

Deck Surface (Select all that apply):			
<input checked="" type="checkbox"/> Waterproofing System	<input checked="" type="checkbox"/> Uncoated Concrete	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Paint Only
<input type="checkbox"/> Other:			

Guardrail Inspection:		<input type="checkbox"/> Not Applicable	
Rail Condition:	Good	Code Compliant:	Yes
Rail Construction (Select all that apply):			
<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Steel
Mounting Type:	Core	Type of Hardware:	Not Applicable

Additional Comments:
Skylight openings showed signs of water intrusion. Wall staining and signs of water intrusion can be found in the SW corner of Building 1 garage and the NW corner of Building 2 garage. A small retaining wall runs above where these locations meet, this retaining wall shows signs of movement and previous repair. The below grade waterproofing above the parking garages should be inspected, and repaired or replaced as necessary.



Photograph 33.



Photograph 34.



Photograph 35.



Photograph 36.

Accessory Structure

Overall Condition of Accessory Structure:	Not Applicable
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Evidence of Past Repairs:	Not Applicable	Evidence of Water Intrusion:	Not Applicable
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Type and Quantity of Accessory Structures Present (Select all that apply):			
<input type="checkbox"/> Bathhouse	<input type="checkbox"/> Clubhouse	<input type="checkbox"/> Detached Garage	
<input type="checkbox"/> Other:			

Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Not Applicable	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	Not Applicable	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	Not Applicable		

Additional Comments:

Summary

Results	Pass- Maintenance/Minor Repairs Required
Overall, the buildings are in good condition. The exterior walls require repairs to the EIFS cladding and the concrete balconies require concrete repairs. Also, the rear entry stairs require concrete repair at the corners adjacent to the core mounted rail stanchion posts. We recommend the exposed concrete steps receive a new waterproof traffic coating system. Lastly, the below grade waterproofing of the parking garage should be further inspected, and subsequently repaired or replaced as required.	

*Please refer to the attached photos.


Conclusion

Are Any Structural Repairs Required?	Yes
Observe any unsafe conditions and/or substantial structural damage?	No
Does property require Milestone Phase 2 Inspection?	No

Supporting Data Attached

Sheets of Written Data:	
Photographs:	
Drawings or Sketches:	
Test Reports:	

Inspector(s)

Inspector(s) Initials:	CLT, JBS	Seal: 
Licensee Name:	Jeffrey B. Sellers	
Licensee Number:	FL PE # 68313	
Title:	VP & Principal Engineer	
Discipline of Practice:	Structural/Construction	
Qualifications:	Professional Engineer	
Date Signed:	June 12, 2023	
Date of Inspection:	April 25, 2023	

JB Sellers

Disclaimer

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to a reasonable degree of engineering certainty.

Generally, we have performed limited visual observations of visible building structural components from the ground level, roofs, and other locations made accessible. Observations were completed by trained professionals; however, deficiencies may be present which were not readily accessible, visible, or otherwise inadvertently overlooked. It was not the intent of this evaluation to perform an exhaustive survey to document every existing defect. Further, an evaluation of the buildings' mechanical, plumbing, electrical, interior finishes, or a review of life-safety requirements, accessibility compliance, and code compliance of items outside the building envelope was not specifically included in our scope of services. The findings in this report are relevant to the time of our site visits and should not be relied upon to represent conditions at substantially later dates.