



414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583  
C.A. 4180

## PHASE ONE MILESTONE INSPECTION

Name: BAHAMA HOUSE CONDOMINIUM

Address: 2001 SOUTH ATLANTIC AVENUE, DAYTONA BEACH, FL 32118

Assessment Date: 7/26/22

Building Owner / Jurisdiction: BAHAMA HOUSE CONDOMINIUM / CITY OF DAYTONA BEACH SHORES

Number of Levels (Including slab-on-grade as level #1): 10 + PARKING BELOW = 11 TOTAL

Garage Construction Type:

|                                                                                 |     |    |     |
|---------------------------------------------------------------------------------|-----|----|-----|
| ▪ Steel (exposed or coated steel framing, thin floor/deck slabs, metal decking) | YES | NO | N/A |
| ▪ Concrete Framed Poured in place                                               | YES | NO | N/A |
| ▪ Pre-cast                                                                      | YES | NO | N/A |
| ▪ Post-tension                                                                  | YES | NO | N/A |
| ▪ Split-slab                                                                    | YES | NO | N/A |
| ▪ Other: Explain _____                                                          | YES | NO | N/A |
| ▪ Non-Combustible Construction (masonry & steel framed partitions for shafts,   |     |    |     |

Stairs, mech rooms etc. present? YES NO N/A

Free-standing or occupied space/building above? YES NO N/A

## VISUAL SUMMARY OF THE BUILDING

10 story building with single parking deck below grade. Well maintained structure with no visible signs of damage or failure.

## **STRUCTURAL OBSERVATIONS**

|                                                                                                                                             |     |    |     |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----|
| ▪ Thickness of concrete deck (if known)? <u>+/- 6"</u>                                                                                      |     |    |     |
| ▪ Compression strength of concrete slab (f'c) in psi (if known)? _____                                                                      |     |    |     |
| ▪ Are there any visible deck cracks? Do they leak? _____                                                                                    | YES | NO | N/A |
| ▪ Estimated visual crack widths (1/16"-1/4" or 1/2" and greater)? _____                                                                     | YES | NO | N/A |
| ▪ Are there signs of surface scaling (freeze-thaw damage)? _____                                                                            | YES | NO | N/A |
| ▪ Is there any concrete spalling? <u>Pump room in garage located @ wall to raised deck.</u>                                                 | YES | NO | N/A |
| ▪ IS there any evidence of concrete deck delamination? _____                                                                                | YES | NO | N/A |
| ▪ Any mechanical surface damage or vehicle impact? <u>Very minor.</u>                                                                       | YES | NO | N/A |
| ▪ Is any steel reinforcement exposed on the deck? _____                                                                                     | YES | NO | N/A |
| ▪ Is there any evidence of corrosion of reinforcing steel? (exposed or subsurface) _____                                                    | YES | NO | N/A |
| ▪ Is rust visible? Is it surface rust or is there significant loss of reinforcing steel? _____                                              | YES | NO | N/A |
| ▪ Is this a precast deck, are the flange connection welds stressed, broken, or corroded? _____                                              | YES | NO | N/A |
| ▪ Are there any signs of water leakage? Describe conditions. _____                                                                          | YES | NO | N/A |
| ▪ Is there an existing traffic-bearing membrane installed? Does it have any Tears, abrasions, delamination's, or other deterioration? _____ | YES | NO | N/A |
| ▪ Estimated Life of Existing Traffic Coating? <u>5 years</u>                                                                                |     |    |     |
| ▪ Are there low spots where ponding (bird baths) occurs? _____                                                                              | YES | NO | N/A |
| ▪ Are there water stains on the underside of the deck? _____                                                                                | YES | NO | N/A |
| ▪ Are drains functioning properly? When were they last cleaned? <u>6 Mos. +/-</u>                                                           | YES | NO | N/A |
| ▪ Are drains properly located? _____                                                                                                        | YES | NO | N/A |
| ▪ Has the concrete been tested for chloride-ion content? When was it last tested? _____                                                     | YES | NO | N/A |
| ▪ Are records of previous inspections available? _____                                                                                      | YES | NO | N/A |

## **STRUCTURAL SYSTEM: BEAMS, BEARINGS, AND COLUMNS**

|                                                                                |     |    |     |
|--------------------------------------------------------------------------------|-----|----|-----|
| ▪ Are there any cracks? If so, what is the direction, width, and depth? _____  | YES | NO | N/A |
| ▪ Are there any signs of leakage? Describe conditions and note location. _____ | YES | NO | N/A |
| ▪ Is there any concrete spalling? _____                                        | YES | NO | N/A |

|                                                                                            |     |    |     |
|--------------------------------------------------------------------------------------------|-----|----|-----|
| ▪ Any damage or major cracks from vehicular impact, etc? _____                             | YES | NO | N/A |
| ▪ Is any steel reinforcement exposed? _____                                                | YES | NO | N/A |
| ▪ Is rust visible? Is it surface rust or is there significant loss of section? _____       | YES | NO | N/A |
| _____                                                                                      |     |    |     |
| ▪ Are bearings in good condition? _____                                                    | YES | NO | N/A |
| ▪ Are bearing plates rusted? _____                                                         | YES | NO | N/A |
| ▪ If bearing pads have been used under beams, are the present and in good condition? _____ | YES | NO | N/A |
| ▪ Are bearing pads squashed, bulging, out of place or missing? _____                       | YES | NO | N/A |
| ▪ Steel Framed concerns: Visible corrosion or section loss of steel? _____                 | YES | NO | N/A |
| ▪ Steel Framed concerns: Fireproofing or protective coatings condition? _____              | YES | NO | N/A |
| _____                                                                                      |     |    |     |
| ▪ Are there visible signs of beam, or double-tee deflection? _____                         | YES | NO | N/A |
| ▪ Are shear cracks visible on any concrete columns, or beams? _____                        | YES | NO | N/A |
| ▪ What is the condition of previous concrete patch repairs (if present)? _____             |     |    |     |
| _____ N/A _____                                                                            |     |    |     |

## **BUILDING PROTECTION & WATERPROOFING**

|                                                                                                         |     |    |     |
|---------------------------------------------------------------------------------------------------------|-----|----|-----|
| ▪ Is there an existing traffic-bearing membrane installed? _____                                        | YES | NO | N/A |
| ▪ Does the membrane show signs of wear including tears, deterioration, bubbling, or delamination? _____ | YES | NO | N/A |
| ▪ Is the waterproofing basecoat (membrane) intact around columns, walls & Drains? _____                 | YES | NO | N/A |
| ▪ Is the traffic bearing membrane detailed correctly? _____                                             | YES | NO | N/A |
| ▪ Is the membrane trapping moisture in the slab? _____                                                  | YES | NO | N/A |
| ▪ Is the product chemistry known? If so, what is the chemistry? _____                                   | YES | NO | N/A |
| ▪ Date of last painting on building exterior? _____ 2022 _____                                          |     |    |     |
| ▪ Date of last waterproof coating on stairs, walkway & balcony slab _____                               |     |    |     |
| _____ 2022 _____                                                                                        |     |    |     |

## **PARKING GARAGE**

|                                                                                     |     |    |     |
|-------------------------------------------------------------------------------------|-----|----|-----|
| ▪ Efflorescence _____                                                               | YES | NO | N/A |
| ▪ Visible ponding water or leaking areas? _____                                     | YES | NO | N/A |
| ▪ Dampness or visible water stains? _____                                           | YES | NO | N/A |
| ▪ Dripping from levels above through cracks, expansion joints, or deck, etc.? _____ | YES | NO | N/A |
| ▪ Freeze/thaw damage? _____                                                         | YES | NO | N/A |
| ▪ Are there below grade walls with overburden on positive side? _____               | YES | NO | N/A |

- Are they waterproofed (**positive** or negative side)? \_\_\_\_\_
- Date of last waterproofing installation \_\_\_\_\_ N/A \_\_\_\_\_

**YES**      **NO**      **N/A**