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• September 6, 2024

Docks On Old River Condominium
16310 Perdido Key Dr
Pensacola, FL 32507

Attention: Mr. Rick Plourde

Regarding: Docks on Old River Condominium – Phase I Milestone Inspection

Mr. Plourde,

Pursuant to the request and as part of the on-site Phase I Milestone Inspection, **BECI-Pensacola** has completed a limited visual, non-destructive condition survey of the structural components at Regency Towers Condominium, in accordance with Florida Statute 553.899 and Florida Senate Bill 154. Visual observations were performed at all elevations of the building from the ground level, common walkways, and roof. This report consists of four (4) sections: Part 1, an Executive Summary section that gives the reader an overall understanding of our inspection; Part 2, an Observations and Opinions section that provides a summary of the components observed while on-site; Part 3, a Limitations of Report section; and Part 4, a Conclusions and Recommendations section that summarizes our findings, overall recommendations, and provides our recommended immediate next steps.

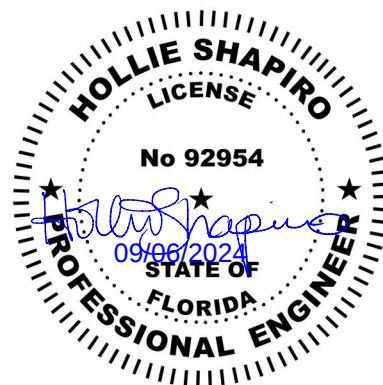
This inspection aimed to verify the safety and adequacy of the structural components of the building, as required by Florida Statute 553.899 and Florida Senate Bill 154. There are two possible phases of this Milestone Inspection: a Phase I Inspection and a Phase II Inspection. If the building is deemed to pass the Phase I Inspection by the Engineer or Architect performing the inspection, then a Phase II Inspection will not be required. If a building does not pass the first inspection phase, the building is required to undergo the second inspection phase, which will include selective destructive demolition, as deemed necessary by the Engineer or Architect. Based on visual observations performed at Docks on Old River Condominium, BECI is of the opinion that a Phase II Milestone Inspection is **not required at this time**. The following sections will document the results of our observations and recommendations regarding the typical conditions and anomalies we have noted.

Respectfully Submitted,

BECI – PENSACOLA

Chase Darhower, FAA sUAS
Project Manager II

Attachments:
Appendix A – Summary of Report (1 Page),
Appendix B – Photo Exhibits (4 Pages).



Hollie Shapiro, PE
Senior Project Engineer I

PART 1 – EXECUTIVE SUMMARY

1.1 BUILDING HISTORY

Originally built in 1988, Docks On Old River Condominium is a 27-unit, 3-story residential building. The towers consist of metal framed infill walls, wood columns, and stucco and vinyl cladding. (Reference Photo Exhibit Nos. 1 through 19).

1.2 PURPOSE AND SCOPE

The purpose of the Phase I Milestone Inspection was to visually observe the general and typical overt and existing conditions related to the building's structural components and components affecting the structural integrity of the building, as enumerated in Florida Statute 553.899 and Florida Senate Bill 154. Structural components include, but was not limited to, exterior walls, cladding systems, sheer walls, demising walls, common walkway, stairs, windows, sliding glass doors, columns, and beams. Overall recommendations for the discussed anomalies have been provided in *italic font* throughout the report.

1.3 METHODOLOGY

On July 24th, 2024, Chase Darhower, FAA sUAS with BECI conducted the Phase I Milestone Inspection. Visual observations were performed at typical and overt conditions, including common walkways, exterior walls, roofs, and any other observable exterior stucco and vinyl surfaces.

1.4 CURRENT PROJECTS / REPORTED AND KNOWN ISSUES

At the time of the site visit, BECI was informed that a small restoration project to address corroded hangers, cracked joists, and corroded hurricane ties throughout the common walkways was nearing completion. During our site visit the roof was inaccessible; however, the roof was replaced after Hurricane Sally with new three-tab shingles in 2021. At the time of the site visit, no known leaks or other issues of concern were reported by Management.

PART 2 – OBSERVATIONS AND OPINIONS

2.1 While on-site, BECI observed several anomalies that require remedial or preventive repair; however, they are not currently affecting the immediate structural safety and adequacy of the building. It should be noted that any anomalies left unaddressed will continue to deteriorate over time which could lead to affecting the safety and integrity of the building's structural components in the future. Below are our recommendations to resolve these anomalies:

- BECI found isolated corroded fasteners on the stair treads, isolated cracked deck boards, and isolated cracked joists during our time on site. ***BECI recommends that the corroded fasteners be replaced, and cracked joists and deck boards be repaired within the next one to two (1-2) years to prevent potential safety hazards.*** (Reference Photo Exhibit Nos. 20 through 22).
- At the South elevation elevator tower, the direct applied stucco was showing a rippling effect at the CMU walls indicative of moisture intrusion through the stucco system. ***BECI recommends sounding all of the direct applied stucco and repairing delaminated stucco during the next coating cycle to prevent potential detachment of the stucco.*** (Reference Photo Exhibit No. 23).

PART 3 – LIMITATIONS OF REPORT

- 3.1 Observations and data presented in this report were obtained from a review of relevant documents, a visual investigation of the as-built conditions, and information (written and/or verbal) supplied by others.
- 3.2 This report is not intended to be a comprehensive investigation of each, and every failure, deficiency and/or damaged component observed. It does represent our professional opinion regarding the conditions we have examined to date. We reserve the right to amend this report at any time if, in our opinion, amendments are warranted based on any additional information, physical data, or evidence that becomes available.
- 3.3 The information provided by BECI that is included in this report is not meant to be a guaranty or warranty of any kind. The opinions in this report are based primarily on a visual examination and testing of reasonably accessible building systems. Therefore, we assume no responsibility for items that were not examined. BECI is not responsible for any restoration work that may need to be performed after our testing.
- 3.4 We have prepared this report exclusively for our client and local Building Officials. Any use of this report by any other individual(s) without our written consent is prohibited. Should another individual rely on this report without our consent, they shall indemnify BECI from any damages, losses, or expenses they may incur as a result of its use.

PART 4 – CONCLUSIONS AND RECOMMENDATIONS

- 4.1 Based upon our visual observations of Docks on Old River Condominium at the time of our site visit, ***we do not recommend a Phase II Milestone Inspection to be performed.*** BECI is of the opinion that the structural components of Docks on Old River Condominium are of safe and adequate performance.
- 4.2 BECI recommends that routine maintenance be performed to the structural components to monitor and prevent degradation of the structural components over time.



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APPENDIX A – SUMMARY OF REPORT

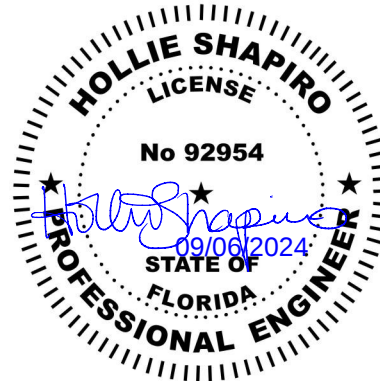
CLIENT NAME: Docks On Old River
Condominium

PROJECT ADDRESS: 16310 Perdido Key Dr
Pensacola, FL 32507

INSPECTION BY: BECI

INSPECTION DATE: 07/24/2024

ENGINEER: HOLLIE SHAPIRO, P.E.



RECOMMENDED FOR PHASE 2? NO

1.1 PURPOSE OF SCOPE

The purpose of this inspection was to verify the safety and adequacy of the structural components of the building, as required by Florida Statute 553.899 and Florida Senate Bill 154. There are two possible phases of this Milestone Inspection, a Phase I Inspection and Phase II Inspection, respectively. If the building is deemed to pass Phase I by the Engineer or Architect performing the inspection, then a Phase II Inspection will not be required. If a building does not pass the first inspection phase, the building is required to undergo the second inspection phase, which will include selective destructive demolition, as deemed necessary by the Engineer or Architect.

1.2 EXECUTIVE SUMMARY

The purpose of the Phase I Milestone Inspection was to visually observe the general and typical overt and existing conditions related to the building's structural components and components affecting the structural integrity of the building, as enumerated in Florida Statute 553.899 and Florida Senate Bill 154, including but not limited to exterior walls, cladding systems, shear walls, demising walls, common walkways, stairs, windows, columns, and Overall recommendations for the discussed anomalies have been provided in *italic font* throughout the report. We performed visual observations at all elevations of the building from the ground level, common walkways, and roof. Visual observations were performed at typical and overt conditions including common walkways, exterior walls, the main roof, and any other observable exterior concrete surfaces.

1.3 RECOMMENDED NEXT STEPS

BECI recommends that the anomalies enumerated in the Phase I Milestone Inspection report be remedied by a licensed Florida contractor within the next one (1) to two (2) years to prevent degradation of the structural components over time.

**Docks On Old River – 2024 Phase 1
Photo Log
July 24, 2024**



Photo 1
Overall view of north elevation.



Photo 4
View of common walkway.



Photo 2
Overall view of stucco cladding.



Photo 5
View of roof in good condition.



Photo 3
Overall view of concrete columns in good condition.



Photo 6
View of unit entry doors and windows in good condition.

***Docks On Old River – 2024 Phase 1
Photo Log
July 24, 2024***



Photo 7
View of hurricane straps in good condition.



Photo 10
View of hangars in good condition.



Photo 8
View of wood stairs in good condition.



Photo 11
View of wood stairs in good condition.

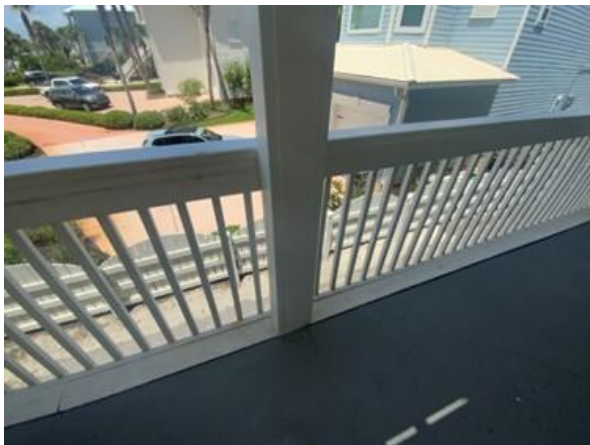


Photo 9
View of handrails and columns in good condition.



Photo 12
Overall view of west elevation of building.

***Docks On Old River – 2024 Phase 1
Photo Log
July 24, 2024***



Photo 13
Overall view of north elevation.



Photo 16
View of unit entry door in overall good condition.



Photo 14
View of handrails in good condition.



Photo 17
View of vinyl siding in overall good condition.



Photo 15
View of exterior window in overall good condition.



Photo 18
View of balcony decking in good condition.

**Docks On Old River – 2024 Phase 1
Photo Log
July 24, 2024**



Photo 19
View of balcony sliding glass door in good condition.



Photo 22
View of isolated cracked joist at walkway.



Photo 20
View of isolated corroded fasteners at treads.



Photo 23
View of rippling effect at direct applied stucco at elevator tower.



Photo 21
View of isolated split deck board.