Island Cove Condominium Association 343 N Tropical Trail, Merritt Island, FL 32953

Existing Building - Milestone Inspection Report Phase One



Project Consultant:

Karins Engineering

Firm Registration No. 8371

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October 30, 2023



Executive Summary

Karins Engineering Group, Inc. (KEG) was present at Inlet Island Cove Condominium (343 North Tropical Trail Merritt Island FL, 32953) to perform a professional evaluation of the existing building condition. This evaluation is based on the 553.899 Mandatory Structural Inspections for Condominiums and Cooperative Buildings, Milestone Inspection Phase I. The test standards employed by KEG are nationally/internationally recognized test standards that will accurately assess the "in service" condition of the various substrates, components, or individual elements and installation of the coatings, membranes, and sealants. Our observations were intended to identify symptoms of deterioration and/or distress at readily accessible structural components, and to determine in reasonable fashion if the building is safe for continued use under the present occupancy.

Based on our observation the building is safe for continued use with continued maintenance under the present occupancy. Phase II structural inspection is not required.



Table of Contents

1.0 Introduction		4
2.0 Desc	iption of Structure	5
3.0 Present Condition of Structure		6
3.1	General Alignment of Structure	6
3.2	Surface Conditions	6
3.3	Cracks	6
3.4	General Extent of Deterioration	7
3.5	Previous Patching or Repairs	7
3.6	Nature of Present Loading	7
4.0 Concrete Framing System		7
4.1	Description of Structural System	7
4.2	Cracks	7
4.3	General Condition	7
4.4	Rebar Corrosion	7
5.0 Roof Evaluation		8
6.0 Closing		9
7.0 Photograph Log		10



October 30, 2023

Island Cove Condominium Association Attn: Jennifer Vo – Property Manager 110 Imperial Street Merritt Island Fl. 32952

RE: Island Cove Condominium – Milestone Inspection Report 343 N Tropical Trail, Merritt Island, FL 32953 KEG File # 22FD-0976

1.0 Introduction

Based on our agreement with Island Cove Condominium Association, Inc., Karins Engineering Group, Inc. (KEG) was present through the restoration phase of the building where we had access and observed over 40% of the units, walkways, and related components that were readily accessible. The test standards employed by KEG are nationally and internationally recognized test standards that accurately assess the "in service" condition of the various substrates, components, or individual elements and the installation of coatings, membranes, and sealants.

Our observations were intended to identify symptoms of deterioration and/or distress at readily accessible structural components and to determine in reasonable fashion if the building is safe for continued use under the present occupancy. Our review was not exhaustive, nor was it intended to detect all design deficiencies, omissions, or conflicts. We did not attempt to verify the adequacy of the original structural design or construction nor to supplant the responsibilities of the Architect / Engineer of Record. Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.



2.0 Description of Structure

Island Cove Condominium is a 4-story reinforced concrete building with a tile roof which consists of thirty-one units, eleven townhouses, with 4 walkways, 42 balconies, 8 mechanical rooms, elevator mechanical room, pump room, and electric room. Units are accessed on each floor via exterior front walkways. The walls appear to be CMU on all levels with a cementitious finish. Balconies floors vary per unit, from our observation we found tile, carpet, or an acrylic paint system over the concrete deck. The walkway floors consist of what appears to be a urethane finish with acrylic paint. The construction of the building was completed in 1990 and no formal restoration project has been performed on the building in accordance with the property manager. Only minor repairs have been performed by different handyman.



3.0 Present Condition of Structure

As described in the following pages of this report, no evidence of concrete deterioration was observed throughout the building. The structural components of the building appear to be in good condition, and the building is safe for continued use with continued maintenance under the present occupancy.

3.1 General Alignment of Structure

The general alignment of the structure is good. No evidence of bulging, settlement, excessive deflections, or atypical expansion and contraction was observed at any structural members.

3.2 Surface Conditions

The walls appear to be comprised of CMU on all levels with a painted cementitious finish. The cementitious finish appears to be in good condition. Exterior wall sealants appeared to be in good condition with no evidence of detachment.

Overall, the condition of the exterior paint is good, the building has been repainted through its life span as well as repairs, but no information has been provided. Some peeling paint was observed throughout the building; however, no large paint bubbles were observed at balcony ceilings.

From our observation the balcony decks have different types of cover. Due to its proximity to the water, it is recommended to have a waterproofing system that will prevent salt entering the concrete and cause deterioration. At the time of our observations, we observed units with carpets, tiles, or paint on the balcony floors.

The guardrail at the balconies appears to be in good condition, however rust was observed on some of the screws and surface rust marks were visible on some of the rails. No information has been provided regarding replacement or repair of the guardrails.

The condition of windows and sliding glass doors varied throughout the building. Some units have sliding glass doors that have exceeded their useful life, others do not have doors and are integrated with the rest of the unit. In many cases, the older sliding glass doors did not show rust on frames or fasteners.

3.3 Cracks

Regarding the general condition of the building, no severe cracks were observed at the exterior walls of the building. As explained in Section 4.2, some additional hairline cracks were observed throughout the building, but they did not appear to be indicative of structural distress.



3.4 General Extent of Deterioration

No concrete deterioration was observed that required a phase 2 evaluation. However, minor concrete spalling and delaminated topping was observed at balcony that would require proper correction to extend the life of the structure. As explained in Section 4.3, minor concrete repairs will be required on the next restoration cycle.

3.5 Previous Patching or Repairs

Evidence of previous repairs were observed throughout the building. The observed repairs appear to be in good condition.

3.6 Nature of Present Loading

The building is a residential condominium accommodating thirty-one units each with their own private balcony and twelve townhouses.

4.0 Concrete Framing System

4.1 Description of Structural System

The structure is reinforced concrete beam, columns, and reinforced concrete floors with CMU blocks between the beams and columns. The stairwells and elevator towers are also reinforced concrete.

4.2 Cracks

All cracks bigger than 1/4" have been repaired as part of a past restoration project. No hairline cracks were observed during our walkthrough of the building.

4.3 General Condition

In addition to no severe cracks, no severe concrete spalls were observed throughout the building. Concrete spalls throughout the whole building had been repaired by others. Minor concrete spalls were found at different locations. Spalls shall be corrected in the next restoration cycle, if left untreated a spall will continue to grow and could cause structural damage.

4.4 Rebar Corrosion

Concrete spall typically occurs when the embedded reinforcement corrodes and breaks the surrounding concrete. As steel corrodes, it increases in volume, and this expansion stresses the surrounding concrete, causing it to crack and break. Minor concrete spalls were found at different locations; however, they are not causing distress for structural elements. The spalls shall be corrected in the next restoration cycle.



5.0 Roof Evaluation

Island Cove Condominium has a tile hip roof with valley and a flat roof section at the entrance of the building. The roof does not show any kind of deterioration and no leaks have been reported. According to the information provided the roof was replaced in December 2022.

6.0 Others

Additional observations were made to the exterior road and garage. These areas are not part of the new legislation. From our observations no major issues were found. The concrete deck is a slab on grade and shows signs of cracks which are typical for the location and type of construction.



7.0 Closing

These observations, and resulting opinions, are based upon construction standards and methods that are considered normal and customary as of the time of this report. The observations that were made were visual in nature and therefore were non-destructive unless otherwise described. KEG did not provide direction for removal of floor coverings, walls, ceilings or other interior or exterior cladding components so that hidden, covered, or concealed conditions could be observed as a portion of the initial survey.

KEG has performed these services and prepared this report in accordance with generally accepted construction and engineering consulting practices, and makes no warranties, either expressed or implied as to the character and nature of such services. This report is not to be construed as a guarantee or warranty of future building conditions. KEG used its best engineering judgment and ability to observe and report the items presented herein, but KEG cannot guarantee that all past, present, or potential deficiencies or defective conditions have been found during this assessment.

In accordance with the legislation 553.899 Mandatory Structural Inspections for Condominiums and Cooperative Buildings, Karins Engineering performed a Phase 1 evaluation and found no reason to perform a Phase 2 evaluation. No significant damage was observed, the building has performed regular maintenance at various areas to extend the life of the building.

This report does not include a representation of active or past termite infestation and/or treatments. Additionally, this report does not indicate nor include any investigation of environmental conditions at the subject property structures and grounds. This report does not make any representation as to the property being free of hazardous or toxic materials.

This report has been prepared for the Island Cove Condominium Association, in conformance with KEG's agreement. Personal responsibilities of KEG, or any individual or company working on behalf of KEG, do not extend to a third party, other than as defined above, under any circumstances. An original copy of this report remains on file at the office of KEG, and no changes may be made to this report without the prior written permission of KEG. KEG reserves the right to modify this report upon discovery of additional information and charge an additional copying fee for release of this report to an additional party if requested.

If there are any questions or more information is required, please do not hesitate to contact our Professional Engineer, Hector Velazquez, at hv@karins.com or by phone at (386) 871-0783.





8.0 Photograph Log



Photo 1: Tile on Balcony.



Photo 3: Screen enclosure at balcony



Photo 5: Acrylic Paint on balcony floor



Photo 2: Carpet on Balcony.



Photo 4: Section of exposed concrete



Photo 6: View of flat roof.



Island Cove Condominium Milestone Inspection Report



Photo 7: View of tyle roof



Photo 9: View of Staircase, Typical.



Photo 11: Rusted fasteners at walkway guardrails.



Photo 8: View of Walkway, Typical



Photo 10: View of guardrail at walkways



Photo 12: Typical Garage



Island Cove Condominium Milestone Inspection Report



Photo 13: Typical Crack on concrete slab



Photo 14: Crack on stamp concrete