



Milestone Phase One Inspection Report
 Beach Wood Villas Condominium Association

March 13, 2023

Association Contact Information

Association Manager Name:	Andrea Grossman
Association Management Company:	AG Impact Management
Address:	5440 First Coast Highway, Amelia Island, Florida 32034
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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:	Beach Wood Villas Condominium Association Inc.
Year Constructed:	1974
Building Street Address:	2005 Beach Wood Road, Amelia Island, Florida 32034
Legal Description:	01-6N-29-V160-0000-0000
Building Code Occupancy Classification:	R-2
General Description of Building:	High Rise
Number of Buildings:	3
Number of Stories:	4
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.)	Approx 40,000 SF

Roof System

Overall Condition of Roof System:	Fair
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	Yes
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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 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: Fair	
<input checked="" type="checkbox"/> Modified Bitumen	<input type="checkbox"/> TPO	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> EPDM	<input type="checkbox"/> Shingle	<input checked="" type="checkbox"/> Other: Liquid Roof Coating Installed	

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 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 checked="" 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:	No	Overall Condition:	Not Applicable
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Parapet Wall:	Yes	Overall Condition:	Fair
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Any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:			
None Observed.			

Additional Comments:

The low sloped roofs at Beach Wood are in fair condition. Numerous blisters were found in the roof systems as well as large areas of ponding. The roofs have atrium skylights that are not protected by guardrails. These skylight openings are in close proximity to the roof access hatches and mechanical equipment. These openings present a significant life-safety risk to anyone gaining access to the roof. Installation of fall protection guardrails is recommended.



Photograph 1.



Photograph 2.



Photograph 3.



Photograph 4.

Exterior Walls

Overall Condition of Exterior Walls:	Fair
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No
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Wall Construction (Select all that apply):			
<input checked="" type="checkbox"/> Metal Frame	<input type="checkbox"/> Wood Frame	<input 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 checked="" type="checkbox"/> Direct Applied Stucco	<input checked="" 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 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 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 type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Yes	Severity of Spalls:	Minor
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input checked="" type="checkbox"/> Wall	<input 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 checked="" type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	None Observed		

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Poor

Additional Comments:

The exterior walls at Beachwood are in fair condition. Isolated impact damage was found on EIFS trim bands. Select wall corners have concrete spalls. Evidence of large stucco repairs were found.



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 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:	Moderate
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:	Moderate		

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:	Unknown
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:	Surface	Type of Hardware:	Stainless Steel

Additional Comments:
The stair towers located at Beach Wood are open to the environment. The guardrails installed have spalls near the anchor points. Some anchors are missing the required washer and nut. Concrete spalls are present on the shoulder and underside of the stair towers. The waterproofing is in fair condition. Past repairs are present and are separating from the original

waterproofing system. The railings on the stairs have a large openings below the base of the rails adjacent to the corners of the stair treads. This is a potential risk for injury.



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 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 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:	Moderate
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:	Surface	Type of Hardware:	Stainless Steel

Additional Comments:
The balconies are cantilever balconies. Isolated concrete spalls were observed on the slabs.

Breezeways/Walkways

Overall Condition of Breezeways/Walkways:	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"/> Hollow Core	<input 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 type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Yes	Severity of Spalls:	Moderate
Location of Spalls (Select all that apply):			
<input checked="" type="checkbox"/> Column	<input checked="" type="checkbox"/> Wall	<input checked="" 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 type="checkbox"/> Wall	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	Moderate		

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:	Surface	Type of Hardware:	Stainless Steel

Additional Comments:
 The breezeways are open to the environment. Numerous spalls were found on the columns, beams, slab shoulder, and walls. Most spalls are minor. However, some are larger and require immediate repair. The waterproofing system is in fair condition. Previous repairs are separating from the original coating.



Photograph 13.



Photograph 14.



Photograph 15.



Photograph 16.

Unit Interiors

Overall Condition of Unit Interiors:	Fair
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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:	Yes
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Structural Elements Inspection:	<input 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:	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	
Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Additional Comments:
Evidence of water intrusion was noted in some utility room ceilings and on window sills.



Photograph 17.



Photograph 18.



Photograph 19.



Photograph 20.

Windows

Overall Condition of Windows:	Poor
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Type (Select all that apply):			
<input checked="" type="checkbox"/> Single Hung	<input type="checkbox"/> Double Hung	<input checked="" 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 checked="" type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Wood	<input type="checkbox"/> Steel

Anchor Inspection:			
Anchorage Type:	Ferrous Metal	Anchorage Condition:	Poor

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Poor

Found during inspection (Select all that apply):			
<input checked="" type="checkbox"/> Pitting	<input checked="" type="checkbox"/> Paint Peeling	<input type="checkbox"/> Broken Glass	<input type="checkbox"/> Corrosion
<input checked="" 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:
Windows range from original to new. Original windows have evidence of past leaks, causing microbial growth on select window sills. All original or aging windows are recommended to be replaced. All hardware used should be stainless steel. Newer windows have the EIFS trim bands tight to the frame, not allowing for a proper bead of sealant to be installed.



Photograph 21.



Photograph 22.



Photograph 23.



Photograph 24.

Doors

Overall Condition of Doors:	Poor
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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:			

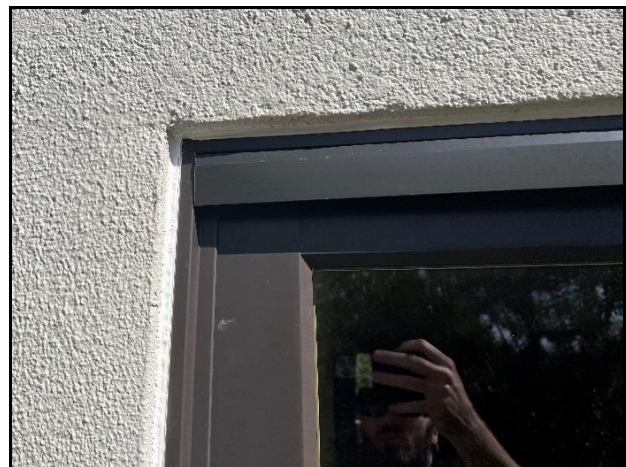
Material (Select all that apply):			
<input checked="" type="checkbox"/> Fiberglass	<input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Steel

Anchor Inspection:			
Anchorage Type:	Ferrous Metal	Anchorage Condition:	Poor

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Poor

Found during inspection (Select all that apply):			
<input checked="" type="checkbox"/> Pitting	<input checked="" type="checkbox"/> Paint Peeling	<input type="checkbox"/> Broken Glass	<input checked="" type="checkbox"/> Corrosion
<input checked="" 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:
Doors range from original to new. Original doors have evidence of past leaks. All original or aging doors are recommended to be replaced. All hardware used should be stainless steel. Newer doors have the EIFS trim bands tight to the frame, not allowing for a proper bead of sealant to be installed.



Photograph 25.

Photograph 26.



Photograph 27.



Photograph 28.

Foundation

Overall Condition of Foundation:	Good
Type of Foundation:	Footer
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:	None Observed.
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:	Not Applicable
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Evidence of Past Repairs:	Not Applicable	Evidence of Water Intrusion:	Not Applicable
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Type of Parking Structure (Select all that apply):			
<input type="checkbox"/> Closed	<input type="checkbox"/> Open		
<input type="checkbox"/> Detached	<input type="checkbox"/> Attached		
<input type="checkbox"/> Under Building	<input type="checkbox"/> Other:		

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		

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

Guardrail Inspection:		<input checked="" type="checkbox"/> Not Applicable	
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:

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
Beach Wood Villas is in overall good condition. The buildings require structural concrete repair to walls, columns, stairwells, and breezeways. Most spalls are minor with a few locations being more moderate. Building sealants on penetrations are in poor condition and require full replacement across all buildings. The low sloped roofs are in poor condition. Full replacements are recommended. There are potential life-safety hazards on the low sloped roofs that requires immediate attention. The atrium skylights do not have guardrails for fall protection.	

*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:	March 13, 2023	

JBSellers

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.