
STRUCTURAL INSPECTION REPORT
FOR
SUMMERWIND CONDOMINIUMS
CENTER BUILDING



Submitted By:

Dome Engineering Group

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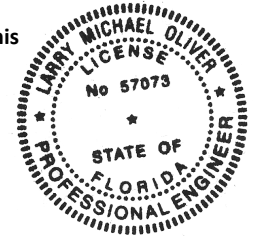
BUILDING STRUCTURAL EVALUATION

INSPECTION COMPLETED BY: JORDAN AUBREY & LARRY OLIVER

TITLE(S): ENGINEER

This item has been electronically signed and sealed by Larry Oliver, PE dated November 27, 2023, using a Digital Signature. Printed copy of this document is not considered signed and sealed and the signature must be verified on any electronic copy.

SIGNATURE:



DATE COMMENCED: November 6, 2023

DATE COMPLETED: November 7, 2023

1. DESCRIPTION OF STRUCTURE

A. OWNER'S NAME: SUMMERWIND CONDOMINIUM ASSOCIATION
B. OWNER'S ADDRESS: 8577 GULF BLVD OFC, NAVARRE, FLORIDA 32566
C. BUILDING ADDRESS: 8577 GULF BLVD OFC, NAVARRE, FLORIDA 32566
D. LEGAL DESCRIPTION:
E. NUMBER OF BUILDINGS ON PROPERTY AND DESCRIPTION: 1
F. NUMBER OF STORIES IN EACH BUILDING: 16
G. SIZE (SQUARE FOOTAGE): ~ 128,000
H. BUILDING DESCRIPTION OF OPERATION: RESIDENTIAL
I. BUILDING CODE OCCUPANCY CLASSIFICATION: RESIDENTIAL
J. BUILDING TYPE OF CONSTRUCTION: CONCRETE, MASONRY, METAL STUDS, WOOD
K. YEAR BUILDING BUILT: 2005
L. ROOF AGE: REPLACED IN 2021
M. ROOF COVERING: SINGLE PLY AND METAL
N. ROOF GEOMETRY: RECTANGULAR
O. WINDOW AND SLIDING DOOR AGE: VARIES (OWNER'S RESPONSIBILITY)
P. BUILDING EXTERIOR FAÇADE SYSTEM: STUCCO
Q. BUILDING COATING AGE: RE-COATED IN 2023
R. EXISTING BUILDING PLANS AVAILABLE: YES
S. BUILDING MAINTENANCE RECORDS AVAILABLE: YES
T. ANY KNOWN BUILDING DEFICIENCIES: YES
U. ADDITIONAL COMMENTS:

2. STRUCTURAL SYSTEM OF THE BUILDING

A. DESCRIPTION OF STRUCTURAL FORMS, SYSTEMS AND MATERIALS:

Building:

Concrete columns and shear walls are continuous full height of building to support concrete slabs at each level. Floor slabs are constructed using an 8" thick post-tensioned concrete slab. Masonry walls are 8" thick. Metal stud walls span from slab floor to ceiling with 5/8" type "X" Densgold exterior gypsum sheathing.

Structural drawings not included in construction plans provided to Dome Engineering Group

B. DESCRIPTION OF SOIL CONDITION AND FOUNDATION SYSTEM:

Building:

Structural drawings were not included in the construction plans provided to Dome Engineering Group. It is assumed that the foundation system consists of deep foundation elements such as concrete pile supporting a concrete pile cap.

C. IDENTIFICATION CRITICAL STRUCTURES AND STRUCTURES WITHOUT REDUNDANCIES:

Critical Structures for this Building are:

- Foundation System
- Concrete Columns and Walls
- Concrete Slabs

3. DIARY AND SCOPE OF THE VISUAL INSPECTION

A. DATES OF INSPECTION FOR DIFFERENT PARTS OF THE BUILDINGS:

<u>Date</u>	<u>Location</u>
11-6-2023	Roof – 7 th Floors
11-7-2023	6 th – 1 st Floors

B. DESCRIPTION OF ANY AREAS NOT COVERED BY THE VISUAL INSPECTION, THE REASONS AND AN ASSESSMENT OF WHETHER SUCH AREAS ARE CRITICAL TO OVERALL STRUCTURAL INTEGRITY OF BUILDING:

Critical structural members of the building not included in the visual inspection:

- Foundation System below existing grade
- Concrete Columns Below Grade
- Structural components hidden within the owner’s units or communal areas

Results from the visual structural inspection were that no significant structural defects were found to warrant concerns of the building’s structural integrity in the critical areas mentioned above.

4. SURVEY OF LOADING ON THE BUILDING STRUCTURE

A. EXISTING USAGE AND LOADING CONDITION COMPATIBLE WITH INTENDED PURPOSE OF THE STRUCTURE:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
COMMENTS:		
B. ANY MISUSE, ABUSE OR DEVIATION FROM INTENDED USE HAS GIVEN RISE TO EXCESSIVE LOADING WHICH CAN ADVERSELY AFFECT THE BUILDING STRUCTURE:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS:		
C. NEED FOR FURTHER DESIGN CHECK ON STRUCTURAL ADEQUACY AND DISPLAY OF ALLOWABLE IMPOSED LOADING SIGNAGE:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS:		

D. RECOMMENDATIONS ON ANY REMEDIAL ACTIONS TO BE TAKE BY THE OWNERS (E.G., RESTRICTING THE USAGE, RELOCATING HEAVY MACHINERIES, FURTHER INVESTIGATION ON THE ADEQUACY OF THE STRUCTURE):

- No remedial actions required at this time

5. SURVEY OF ADDITION OR ALTERATION WORKS TO BUILDING STRUCTURE

A. RECORDS OF COMMENTS ON THE FINDINGS OF ANY ADDITION AND ALTERATION WORKS TO THE BUILDING STRUCTURE:

- No addition or alteration work observed during inspection

B. ANY ADDITION AND ALTERATION WORKS GIVEN RISE TO EXCESSIVE LOADING OR OTHER ADVERSE EFFECTS ON BUILDING STRUCTURE:

___ YES

✓ NO

COMMENTS:

C. RECOMMENDATIONS ON ANY REMEDIAL ACTIONS TO BE TAKEN BY OWNERS:

- No remedial actions required at this time

6. SURVEY OF SIGNS OF STRUCTURAL DEFECTS, DAMAGES, DISTRESS, DEFORMATION OR DETERIORATION

	NO DEFECTS	DEFECTS OF NO STRUCTURAL SIGNIFICANCE	DEFECTS REQUIRING REMEDIAL ACTION AND /OR MONITORING	SUSPECTED DEFECTS REQUIRING FULL INVESTIGATION AND IMMEDIATE ACTION
A. EXCESSIVE DEFLECTION	✓			
COMMENTS: None observed during visual inspection				

	NO DEFECTS	DEFECTS OF NO STRUCTURAL SIGNIFICANCE	DEFECTS REQUIRING REMEDIAL ACTION AND /OR MONITORING	SUSPECTED DEFECTS REQUIRING FULL INVESTIGATION AND IMMEDIATE ACTION
B. CONNECTION FAILURE	✓			
COMMENTS: None observed during visual inspection				
C. INSTABILITY	✓			
COMMENTS: None observed during visual inspection				
D. FLOOR SETTLEMENT	✓			
COMMENTS: None observed during visual inspection				
E. FOUNDATION SETTLEMENT	✓			
COMMENTS: None observed during visual inspection				
F. TILT	✓			
COMMENTS: None observed during visual inspection				
G. SPALLING CONCRETE	✓			
COMMENTS: None observed during visual inspection				
H. CORROSION OF STEEL	✓			
COMMENTS: None observed during visual inspection				
I. POST TENSION	✓			
COMMENTS: None observed during visual inspection				

<u>CRACKS & LOCATION</u>	<u>NUMBER OF CRACKS</u>	<u>MODERATE LESS THAN 0.6 MM IN WIDTH</u>	<u>MAJOR 0.6 MM OR GREATER WIDTH</u>
First Floor	0	0	0
Second Floor	0	0	0
Third Floor	0	0	0
Fourth Floor	0	0	0
Fifth Floor	0	0	0
Sixth Floor	0	0	0
Seventh Floor	0	0	0
Eight Floor	0	0	0
Ninth Floor	0	0	0
Tenth Floor	0	0	0
Eleventh Floor	0	0	0
Twelfth Floor	0	0	0
Thirteenth Floor	0	0	0
Fourteenth Floor	0	0	0
Fifteenth Floor	0	0	0
Sixteenth Floor	0	0	0
Roof	0	0	0

COMMENTS

None observed during visual inspection

HISTORICAL INFORMATION

Buildings of this nature tend to experience escalated number of cracks on the private balconies and communal areas due to a deterioration/lack of protective coating system. Often the coating system fails faster than the manufacturer’s estimated lifespan. Failure to install proper waterproofing can result in significant cracks and spalling throughout the concrete structure. Future monitoring of the waterproofing systems should take place to ensure the concrete structure is properly protected.

RECOMMENDATIONS:

All cracks identified in the future should be repaired according to the American Concrete Institute (ACI 350) and International Concrete Repair Institute concrete repair guidelines and specifications.

7. SURVEY OF EXPOSURE TO AGGRESSIVE ENVIRONMENT

A. PRESENCE OF COLUMN(S) IMMERSSED IN WATER:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS: None observed during visual inspection		
B. PRESENCE OF AGGRESSIVE CHEMICALS:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS: None observed during visual inspection		

8. SURVEY OF RETAINING WALLS AND SLOPE PROTECTION STRUCTURES

LOCATION & COMMENTS:

Retaining walls around perimeter of property not reviewed during inspection.

9. SURVEY OF HANDRAILS

A. CORROSION:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> YES	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> NO
COMMENTS: None observed during visual inspection		
B. EXCESSIVE DEFLECTION:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> YES	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> NO
COMMENTS: None observed during visual inspection		
c. SPALLING:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> YES	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> NO
COMMENTS: None observed during visual inspection		
D. CRACKS:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> YES	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> NO
COMMENTS: None observed during visual inspection		
E. OTHER:	<ul style="list-style-type: none">All balcony and walkway handrails were recently replaced and are in overall excellent condition	

10. OTHER SURVEYS OR CHECKS CARRIED OUT

COMMENTS:

- Strength of handrails were verified by engineers during inspection
- No defects in the main roof system were observed.

11. CONCLUSIONS

COMMENTS:

The center building for Summerwind Condominiums recently underwent an exterior restoration project which included coatings, concrete repairs, and handrail replacements. The North walkways are currently being coated with a waterproof traffic coating. During the inspection, no structural defects were identified. It is recommended that the items mentioned above be closely monitored in the future to ensure the concrete structure is properly sealed and protected from the harsh coastal environment.