

# MATERIAL FINDINGS AND RECOMMENDATIONS: INSPECTOR SUMMARY OF MILESTONE PHASE 1 INSPECTION

Property Name: Second Bayshore Condominium Association, Inc. (15 buildings, A through O)

Address: 1800 Restful Dr., Bradenton FL 34207

Inspection Date(s): May 2, 3, 4, 16, 17, 18 2023

Summary Date: June 14 2023

## Inspection Findings:

- 1) No unsafe or dangerous conditions were observed. However, potential safety hazards exist as noted in our full report. These include deteriorated handrails on the front stairs which may break away from the walls (many locations), missing emergency exit sign outside Unit K-31, potential trip hazard on Building F stair landing in front of Unit 1856, and wide gap near stairwell at elevated walkway, Building A.
- 2) Substantial structural deterioration was noted on many of the steel tube columns located at the front elevation stairs as well as the rear elevation back porches (lanais). Structural deterioration due to long-term steel corrosion was also noted on several buildings, at the reinforced concrete beams and slabs on the front walkways.

## Inspection Recommendations:

**STEEL POSTS SHOULD BE REPAIRED WITHIN 12 MONTHS OF DATE OF THIS REPORT (JUNE 2024). REINFORCED CONCRETE SHOULD BE REPAIRED WITHIN 18 MONTHS (DECEMBER 2024)**

- 1) Hire a licensed contractor to perform 100% coatings removal on all steel posts both on the front and rear elevation (front stairs and rear lanais), for purposes of detailed inspection by Engineer, Architect, or Building Official. This will require opening of enclosed lanais on the underside.
- 2) Once coatings have been removed, repair or replacement recommendations for the posts can be provided. The posts can then be fully coated with primer and a premium coating system to help reduce the severity of future corrosion issues.
- 3) Detailed inspection of wood framing supporting rear lanais should also be performed at this time.
- 4) Hire a licensed contractor to pressure wash, sound and mark front elevation walkways slabs and beams in order to locate all deteriorated concrete. Once marked, Architect or Engineer can confirm recommended repair locations.
- 5) Consider complete replacement of handrails on front elevation stairs. In general they are reaching the end of their useful life.
- 6) Continue maintenance painting of the building on a 7-year paint cycle, and continue with stucco and concrete repairs as needed.
- 7) Due to the ongoing corrosion issues, we recommend the building be re-inspected by an architect or engineer within 5 years of the date of this report (June 2028).

*Andy Schrader*

**Andrew Schrader, PE**

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**Recon Response Engineering, LLC**