



414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583  
C.A. 4180

## **PHASE ONE MILESTONE INSPECTION**

Name: **WATERMARK CONDOMINIUMS**

Address: **401 NORTH ATLANTIC AVENUE, NEW SMYRNA BEACH, FL 32169**

Assessment Date: **8/9/22**

Building Owner / Jurisdiction: **WATERMARK COA / CITY OF NEW SMYRNA BEACH**

Number of Levels (Including slab-on-grade as level #1): **6**

Garage Construction Type:

▪ Steel (exposed or coated steel framing, thin floor/deck slabs, metal decking)	YES	NO	N/A
▪ Concrete Framed Poured in place	YES	NO	N/A
▪ Pre-cast	YES	NO	N/A
▪ Post-tension	YES	NO	N/A
▪ Split-slab	YES	NO	N/A
▪ Other: Explain _____	YES	NO	N/A
▪ Non-Combustible Construction (masonry & steel framed partitions for shafts,			

Stairs, mech rooms etc. present? **YES** NO N/A

Free-standing or occupied space/building above? \_\_\_\_\_ **YES** **NO** N/A

## **VISUAL SUMMARY OF THE BUILDING**

**PARKING AT STREET LEVEL, BUILT 1980, VERY GOOD OVERALL CONDITION, WELL-MAINTAINED, NO**

**VISIBLE SIGNS OF FAILURE OR DEFICIENCIES.**

## STRUCTURAL OBSERVATIONS

▪ Thickness of concrete deck (if known)? <u>6" +/-</u>			
▪ Compression strength of concrete slab ( $f'c$ ) in psi (if known)? _____			
▪ Are there any visible deck cracks? Do they leak? _____	YES	NO	N/A
▪ Estimated visual crack widths (1/16"-1/4" or 1/2" and greater)? _____	YES	NO	N/A
▪ Are there signs of surface scaling (freeze-thaw damage)? _____	YES	NO	N/A
▪ Is there any concrete spalling? _____	YES	NO	N/A
▪ Is there any evidence of concrete deck delamination? _____	YES	NO	N/A
▪ Any mechanical surface damage or vehicle impact? _____	YES	NO	N/A
▪ Is any steel reinforcement exposed on the deck? _____	YES	NO	N/A
▪ Is there any evidence of corrosion of reinforcing steel? (exposed or subsurface) _____	YES	NO	N/A
▪ Is rust visible? _____	YES	NO	N/A
▪ Is it surface rust or is there significant loss of reinforcing steel? _____	YES	NO	N/A
▪ Is this a precast deck? Are the flange connection welds stressed, broken, or corroded? _____	YES	NO	N/A
▪ Are there any signs of water leakage? If so, describe conditions. _____	YES	NO	N/A
_____			
▪ Is there an existing traffic-bearing membrane installed? _____	YES	NO	N/A
▪ Does it have any tears, abrasions, delamination's, or other deterioration? _____	YES	NO	N/A
▪ Estimated Life of Existing Traffic Coating? _____			
▪ Are there low spots where ponding (bird baths) occurs? _____	YES	NO	N/A
▪ Are there water stains on the underside of the deck? _____	YES	NO	N/A
▪ Are drains functioning properly? When were they last cleaned? _____	YES	NO	N/A
▪ Are drains properly located? _____	YES	NO	N/A
▪ Has the concrete been tested for chloride-ion content? When was it last tested? _____	YES	NO	N/A
▪ Are records of previous inspections available? _____	YES	NO	N/A

## STRUCTURAL SYSTEM: BEAMS, BEARINGS, AND COLUMNS

▪ Are there any cracks? If so, what is the direction, width, and depth? _____	YES	NO	N/A
▪ Are there any signs of leakage? Describe conditions and note location. _____	YES	NO	N/A
▪ Is there any concrete spalling? _____	YES	NO	N/A
▪ Any damage or major cracks from vehicular impact, etc.? _____	YES	NO	N/A
▪ Is any steel reinforcement exposed? _____	YES	NO	N/A
▪ Is rust visible? _____	YES	NO	N/A
▪ Is it surface rust or is there significant loss of section? _____	YES	NO	N/A

▪ Are bearings in good condition? _____	YES	NO	N/A
▪ Are bearing plates rusted? _____	YES	NO	N/A
▪ If bearing pads have been used under beams, are the present and in good condition? _____	YES	NO	N/A
▪ Are bearing pads squashed, bulging, out of place or missing? _____	YES	NO	N/A
▪ Steel Framed concerns: Visible corrosion or section loss of steel? _____	YES	NO	N/A
▪ Steel Framed concerns: Fireproofing or protective coatings condition? _____	YES	NO	N/A
_____			
▪ Are there visible signs of beam, or double-tee deflection? _____	YES	NO	N/A
▪ Are shear cracks visible on any concrete columns, or beams? _____	YES	NO	N/A
▪ What is the condition of previous concrete patch repairs (if present)? _____			
GOOD CONDITION, PATCH QUALITY IS VERY GOOD			

### **BUILDING PROTECTION & WATERPROOFING**

▪ Is there an existing traffic-bearing membrane installed? _____	YES	NO	N/A
▪ Does the membrane show signs of wear including tears, deterioration, bubbling, or delamination? _____	YES	NO	N/A
▪ Is the waterproofing basecoat (membrane) intact around columns, walls & drains? _____	YES	NO	N/A
▪ Is the traffic bearing membrane detailed correctly? _____	YES	NO	N/A
▪ Is the membrane trapping moisture in the slab? _____	YES	NO	N/A
▪ Is the product chemistry known? If so, what is the chemistry? _____	YES	NO	N/A
▪ Date of last painting on building exterior? _____ LATE 2021 / EARLY 2022			
▪ Date of last waterproof coating on stairs, walkway & balcony slab _____			
LATE 2021 / EARLY 2022			

### **PARKING GARAGE**

▪ Efflorescence _____	YES	NO	N/A
▪ Visible ponding water or leaking areas? _____	YES	NO	N/A
▪ Dampness or visible water stains? _____	YES	NO	N/A
▪ Dripping from levels above through cracks, expansion joints, or deck, etc.? _____	YES	NO	N/A
▪ Freeze/thaw damage? _____	YES	NO	N/A
▪ Are there below grade walls with overburden on positive side? _____	YES	NO	N/A
▪ Are they waterproofed (positive or negative side)? _____	YES	NO	N/A
▪ Date of last waterproofing installation _____			