SliderEnggroup

Building Envelope Remediation & Related Work

The Gables Condominiums Indian Rocks Beach

PN 122033

October 14, 2022

Preliminary Summary Report

For
J. Bolt Construction, Inc
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Tampa, FL 33635

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The GABLES

1108 Gulf Boulevard
Indian Rocks Beach, Florida

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Project No. 122033

Prepared
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12010 Peony Court
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1.0 INTRODUCTION

1.1 Background

The observations and preliminary current conditions summary were authorized by David Warren of J. Bolt Construction, Inc, General Contractors on behalf of J. Bolt Construction, for The GABLES on Indian Rocks Beach Homeowners Association. The effort was conducted by Stephen M. Mrozinski, a Building Envelope Specialist of Slider Engineer Group, Inc. (SEG). The inspections began on June 14th and subsequent follow and access for residential units walk-thru on August 5th and 11th, 2022.

1.2 Project Description

The property is identified as a residential condominium within Pinellas County built in 1992 and consists of a 4-story reinforced concrete structure with CMU and metal framing infill exterior walls. The roof is comprised of ten (10) gable ends and eight (8) dormers with asphalt shingles and aluminum trims installed. The building includes ground-level covered

parking and upper three floors of twenty-one (21) residential units with adjoining fireplaces within the living rooms/master bedrooms. Access to exterior balconies is through the living room and master bedrooms sliding glass doors. The original fenestration consists of aluminum frame windows and sliding glass doors. The exterior consists of painted stucco cladding and vinyl shiplap siding and trims. The property includes common areas swimming pool, sun deck, and pool/bath house that borders the Gulf of Mexico.

1.3 Summary

A total of sixteen (16) residential units' interiors and balconies were inspected along with the common walkways/breezeways, two stair towers, and a portion of the elevator shaft and parking garage. The inspected residential units included the following:

101, 102, 105, 106, 107, 201, 202, 203, 206, 207, 301, 302, 303, 305, 306 and 307.

The inspections revealed spalling concrete due to water migration to the reinforcing steel resulting in corrosion. Cracks in the stucco cladding allowing water infiltration to the building sheathing and metal framing with evidence of degradation of the building components. Inspections of the interiors revealed past water staining related to the roof and current staining believed related to the interface of the wall to roof in some areas. Ponding water along the common walkways and heaving/broken tile was noted.

No exploratory or destructive testing of concealed conditions was conducted during this time.

Included below are typical representative photos and observations as a result of the visual inspection effort. All project photos are available to the client upon request.

Overview

2.0 OBSERVATIONS

2.1 Slab Edges Concrete spalling is occurring along the balcony edges on all elevations at various stages, see photos 1, 2, 3 and 4

Photo 1 061422sm 018

Photo 2 061422sm 014

Photo 3 061422sm 085

Photo 4 061422sm 010

Section loss of the steel reinforcing rebar is evident in all areas observed, see photo 5.

Photo 5 061422sm 089

Corrosion of the steel reinforcing rebar extends within the structural columns. Cracking of the stucco cladding is indicative of concealed corrosion, see photo 6.

Photo 6 061422sm 092

2.2 Parking Garage

Temporary shoring has been installed within the parking garage as a precaution in two areas due to the ongoing steel rebar reinforcement corrosion resulting in spalling of the concrete, see photos 7, and 8.

Photo 7 081122sm 508

Photo 8 081122sm 503

Stucco cladding was observed spelling and removed, revealing corrosion of the column reinforcing rebar. Temporary shoring was installed, see photos 9, and 10.

Photo 9 080522sm 007

Photo 10 080522sm 008

Multiple areas of concrete spalling within the parking garage ceiling were observed. Some of the areas coincide with the balconies and are related to the sliding glass doors above, see photos 11, 12, 13, and 14.

Photo 11 081122sm 489

Photo 12 081122sm 490

Photo 13 081122sm 491

Photo 14 080522sm 006

2.2.1 Past Repairs

Inspection of the parking garage ceiling revealed multiple areas of past repaired concrete patches. Evidence of current water migration within the repairs was noted and spalling beginning, see photos 15, 16, 17, and 18.

Photo 15 061422sm 049

Photo 16 061422sm 060

Photo 17 061422sm 104

Photo 18 061422sm 066

2.3 Building Envelope

Evidence of water migration was observed migrating from under the vinyl siding vertical trims. Staining was noted from the floor slab edges and running down the building indicating that the metal framing and sheathing are possibly compromised due to water intrusion, see photos 19, 20, 21, and 22.

Photo 19 061422sm 029

Photo 20 061422sm 030

Photo 21 061422sm 121

Photo 22 061422sm 004

2.3.1 Evidence of water migration was observed migrating from under the stucco cladding on the walls and columns indicating that the metal framing and sheathing under the cladding is possibly compromised due to water intrusion, see photos 23, 24, 25, and 26.

Photo 23 061422sm 033

Photo 24 061422sm 064

Photo 25 061422sm 098

Photo 26 061422sm 118

Water staining and corrosion along the stucco and vinyl siding and trim, see photo 27.

Photo 27 081122sm 460

Water staining and corrosion along the stucco and vinyl siding trim and slab edge concrete spalling, see photo 28.

Photo 28 081122sm 530

Water staining, corrosion, and spalling along the stucco column base, see photo 29.

Photo 29 081122sm 552

2.4 Walkways

Inspection of the walkways revealed standing water and some broken tiles and heaving due to a lack of adhesion to the substrate on all floors along the east and north elevations, see photos 30, 31, 32, and 33.

Photo 30 081122sm 007

Photo 31 081122sm 082

Photo 32 081122sm 195

Photo 33 081122sm 226

Voids within tile grout and missing grout along with void in the stucco are allowing for water migration under the tile, see photo 34.

Photo 34 081122sm 225

Past repair patch spalling due to water migration at the ceiling to column interface, see photo 35.

Photo 35 081122sm 229

2.5 Balconies

Inspection of the residential balconies revealed extensive damage section loss to the slab reinforcing rebar under the floor tile, see photos 36, and 37.

Photo 36 081122sm 234

Photo 37 081122sm 236

Separation of the waterproofing along the sliding glass door track due to moisture was noted, see photo 38.

Photo 38 081122sm 289

Spalling of the concrete stucco finish on the balcony ceiling was noted indicating moisture within the substrate, see photo 39.

Photo 39 081122sm 312

Typical to all existing storm shutter housings installed have an overhang that allows for water to migrate between the housing and ceilings, see photo 40.

Photo 40 081122sm 322

Typical to all past balcony ceiling edge repairs, the stucco covers the drip-edge riglet allowing for water migration under the stucco, see photo 41.

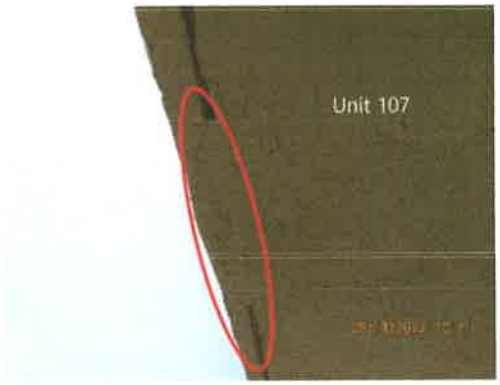

Photo 41 081122sm 324

Spalling of the balcony ceiling stucco finish revealed water migration under the stucco, see photo 42.

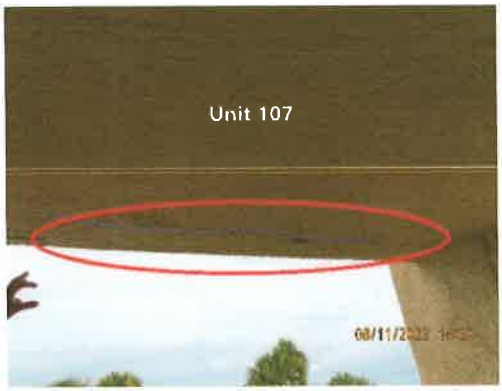

Photo 42 081122sm 344

Cracks within the stucco cladding along the balcony walls and voids in the sliding glass door sealant permitter were found in multiple areas allowing for water migration within the wall cavities, see photos 43, 44, 45, and 46.

Photo 43 081122sm 178

Photo 44 081122sm 152

Photo 45 081122sm 234

Photo 46 081122sm 317

Horizontal cracks within the stucco and water migration through the cracks was observed at the sliding glass door header, see photo 47.

Photo 47 081122sm 013

Water damage was noted within some of the residential units migrating from around the sliding glass doors and wall cavities. Staining revealed the metal framing is compromised due to water infiltration, see photos 48 and 49.

Photo 48 081122sm 094

Photo 49 081122sm 255

Observations of mostly the original sliding glass door tracks revealed corroded and/or missing track anchors and the lack of waterproofing sealant which allows for water migration into the concrete slab, see photo 50.

Photo 50 081122sm 142

Damage due to water infiltration was found along the 3rd-floor balcony soffits, column corbels, and roof fascia, see photos 51, 52, 53, and 54.

Photo 51 081122sm 056

Photo 52 081122sm 060

Photo 53 081122sm 103

Photo 54 081122sm 110

2.5.1 Balcony Railings

Inspection of the balcony railings revealed loose attachments, exposed concrete, holes in the structure, and corroded anchors, see photos 55, 56, 57, and 58.

Photo 55 081122sm 158

Photo 56 081122sm 320

Photo 57 081122sm 334

Photo 58 081122sm 193

2.6 Elevator

Inspection of the elevator shaft spandrel along the 2nd and 3rd levels revealed cracks within the beams and spalling of the concrete, see photos 59 and 60.

Photo 59 081122sm 347

Photo 60 081122sm 348

2.7 Stair Towers

Inspections of both the north and east stair towers revealed extensive damage due to water infiltration at and around the fixed storefront windows, see photos 61 thru 65.

Photo 61 081122sm 423

Photo 62 081122sm 418

Photo 63 081122sm 434

Photo 64 081122sm 360

Photo 65 081122sm 374

The north stair tower ground-level fire door panel, hinges, and frame is heavily corroded, see photo 66.

Photo 66 081122sm 400

3.0 Conclusions

The preliminary summary report addresses the most obvious visual water infiltration/migration issues related to the building structure and its related components and is a compilation to the Project Manual for permitting specifications, drawings, and repair details. All listed observations will require exploratory and destructive testing to fully assess the extent of repairs and remediations.

4.0 Compliance Statement

Slider Engineering Group, Inc. is the author of this preliminary summary observation report. Slider Engineering Group, Inc. reserves the right to amend and supplement this preliminary summary report as additional information becomes available.