



May 17, 2023

St. Thomas Square Villas  
8730 Thomas Drive  
Panama City Beach, FL 32408

**DESTIN**

Attention: Ms. Brittany Mattson, CAM

Regarding: St. Thomas Square Villas – Phase I Milestone Inspection

Ms. Mattson,

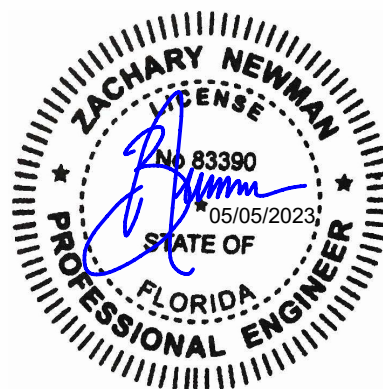
Pursuant to the request of St. Thomas Square Villas Owners Association, **BE-CI – Destin** has completed an on-site Phase I Milestone Inspection of the components at the St. Thomas Square Villas located in Panama City Beach, FL, in accordance with Florida Statute 533.889. Gordon Porter, FAA sUAS with BE-CI conducted the Phase I Milestone Inspection on March 15, 2023. This report consists of four (4) sections: an Executive Summary Section that gives the reader an overall understanding and results of our inspection, an Observations Section that provides a summary of the components observed while on-site, a Limitations of Report section, and a Conclusions and Recommendations Section that summarizes our findings, overall recommendations, and provides our recommended immediate next steps.

The purpose of this inspection was to verify the safety and adequacy of the structural components of the building, as required by Florida Statute 533.889. There are two possible phases of this Milestone Inspection, a Phase I Inspection and Phase II Inspection, respectively. If the building is deemed to pass Phase I by the Engineer or Architect performing the inspection, then a Phase II Inspection will not be required. If a building does not pass the first inspection phase, the building is required to undergo the second inspection phase, which will include selective destructive demolition, as deemed necessary by the Engineer or Architect. Based on visual observations performed at St. Thomas Square Villas, BE-CI is of the opinion that a Phase II Milestone Inspection is **not required at this time**. The following sections will document the results of our observations and recommendations regarding the typical conditions and anomalies we have noted.

Respectfully Submitted,

**BE-CI – DESTIN**

Gordon Porter, REWO, FAA sUAS  
Project Manager II



Zach Newman, PE  
Vice President of Design

Attachments:

Appendix A – Summary of Report (1 Pages),

Appendix B – Photo Exhibits (4 Pages).

**A SENSIBLE APPROACH TO BUILDING ENCLOSURE SOLUTIONS**

## 1.0 EXECUTIVE SUMMARY

The purpose of the Phase I Milestone Inspection was to visually observe the general and typical overt and existing conditions related to the building's structural components and components affecting the structural integrity of the building, as enumerated in Florida Statute 533.889, including but not limited to exterior walls, cladding systems, sheer walls, demising walls, private balconies, common walkway, stairs, windows, sliding glass doors, columns, and beams. Overall recommendations for the discussed anomalies have been provided in ***italic font*** throughout the report. We performed visual observations at all elevations of the building from the ground level, common walkways, private balconies, and aerial drone. Visual observations were performed at typical and overt conditions including common walkways, exterior walls, all five roofs, and approximately ten (10) individual units to observe the interior concrete surfaces, private balconies railings, observable exterior concrete surfaces and sliding glass door units.

## 2.0 CURRENT PROJECTS/REPORTED AND KNOWN ISSUES

At the time of the site visit, no known leaks or other issues of concern were reported by Management.

## 3.0 OBSERVATIONS:

### 3.1 SUMMARY OF CONSTRUCTION

Overall, St. Thomas Square Villas was observed to be in fair-to-good condition at the time of our visual observations. Isolated anomalies were observed at the exterior of the building at the common walkways and private balconies. These included, but are not limited to, isolated concrete spalling at common walkway and private balconies, isolated blistered coating, and stair landings. The building envelope throughout the building appeared to be in fair-to-good condition overall.

### 3.2 ANOMALIES OBSERVED:

While on site, BE-CI observed several anomalies that are in need of remediation, however they are not currently affecting the immediate structural safety and adequacy of the building. It should be noted that these items, if left unaddressed, will continue to deteriorate over time which could affect the safety and adequacy of the building's structural components in the future. Below are our recommendations to resolve these anomalies:

- 3.2.1 BE-CI observed deteriorated and detached deck boards to be typical at all stairwells at all buildings. This causes a safety hazard for pedestrians using the stairs to access the second level. BE-CI also observed that the existing deck joists at the stairwells had been toenailed and that no joist hangers had been installed, not in conformance with the 2020 Florida Building Code or standard industry practices. ***BE-CI recommends that wooden stair landings be repaired and that joist hangers be installed at all stairwells at all buildings within the next year by a licensed Florida contractor.*** (Reference Photo Exhibit Nos. 3 through 6)
- 3.2.2 BE-CI also observed oxidation and finish failure to be widespread at the aluminum framed sliding glass doors at all buildings. BE-CI also observed abandoned fastener holes at door sills. ***BE-CI recommends that sliding glass doors be replaced or repaired by a licensed Florida contractor within the next 2-3 years as a part of the next exterior restoration project.*** (Reference Photo Exhibit Nos. 7 through 12)
- 3.2.3 BE-CI observed isolated cracking and deck coating failure at slab edges on private balconies as well as common walkway areas at all buildings. ***BE-CI recommends that balcony slab edges be repaired and new deck coatings be installed within***

***the next 2 years by a licensed Florida contractor.*** This will help prevent further concrete deterioration. (Reference Photo Exhibit Nos. 13 through 18 & 24 through 27)

3.2.4 BE-CI also observed loose guardrails on private balconies. BE-CI also observed warped guardrails as a result of water damage. ***BE-CI recommends that balcony guardrails be repaired within the next year by a licensed Florida contractor.*** (Reference Photo Exhibit Nos. 19 through 23)

3.2.5 BE-CI observed isolated differential cracking at Building 5 on the common walkway. ***BE-CI recommends that the differential cracking be repaired within the next year by a licensed Florida contractor.*** (Reference Photo Exhibit Nos. 28 through 29)

#### 4.0 LIMITATIONS OF REPORT

4.1 Observations and data presented in this report were obtained from review of relevant documents, visual investigation of the as-built conditions and information (written and/or verbal) supplied by others.

4.2 This report is not intended to be a comprehensive investigation of each and every failure, deficiency and/or damaged component observed. It does represent our professional opinion regarding the conditions we have examined to date. We reserve the right to amend this report at any time if, in our opinion, amendments are warranted based on any additional information, physical data, or evidence that becomes available.

4.3 The information provided by BE-CI that is included in this report is not meant to be a guaranty or warranty of any kind. The opinions in this report are based primarily on a visual examination and testing of reasonably accessible building systems. Therefore, we assume no responsibility for items that were not examined. BE-CI is not responsible for any restoration work that may need to be performed after our testing.

4.4 We have prepared this report exclusively for our Client and local Building Official. Any use of this report by any other individual(s) without our written consent is prohibited. Should another individual rely on this report without our consent, they shall indemnify BE-CI from any damages, losses or expenses they may incur as a result of its use.

#### 5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Based upon our visual observations of St. Thomas Villas Condominium at the time of our site visit, we do not recommend a Phase II Milestone Inspection to be performed. BE-CI is of the opinion that the structural components of St. Thomas Villas Condominium are of safe and adequate performance.

5.2 BE-CI recommends that the anomalies enumerated above be remediated by a licensed Florida contractor as soon as possible to prevent degradation of the structural components over time.

5.3 Before a restoration effort is scheduled or implemented, a scope of work identifying proper methods of restoration and materials to be used should be prepared by a design professional. It is fair to assume that the deficiencies observed are resulting in an undetermined amount of damage or deterioration to the building and its underlying building components at this time. The restoration documents should account for these possible damages or deterioration. BE-CI would be glad to assist in the development of such restoration documents in the future if a restoration of the noted anomalies is to be completed.



DESTIN

## APPENDIX A – SUMMARY OF REPORT

**CLIENT NAME:** St. Thomas Square Villas

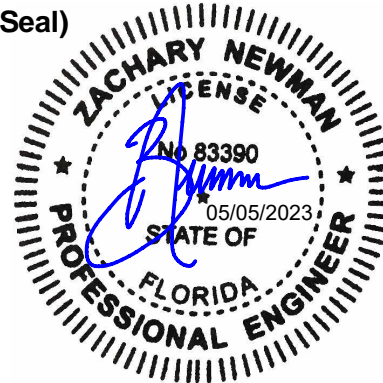
**INSPECTION DATE:** 03/15/23

**PROJECT ADDRESS:** 8730 Thomas Drive,  
Panama City Beach, FL 32408

**ENGINEER:** ZACH NEWMAN, P.E.

**INSPECTION BY:** BE-CI

(Sign/Seal)



**RECOMMENDED FOR PHASE 2? NO**

### 1.1 PURPOSE OF SCOPE

The purpose of this inspection was to verify the safety and adequacy of the structural components of the building, as required by Florida Statute 533.889. There are two possible phases of this Milestone Inspection, a Phase I Inspection and Phase II Inspection, respectively. If the building is deemed to pass Phase I by the Engineer or Architect performing the inspection, then a Phase II Inspection will not be required. If a building does not pass the first inspection phase, the building is required to undergo the second inspection phase, which will include selective destructive demolition, as deemed necessary by the Engineer or Architect.

### 1.2 EXECUTIVE SUMMARY

The purpose of the Phase I Milestone Inspection was to visually observe the general and typical overt and existing conditions related to the building's structural components and components affecting the structural integrity of the building, as enumerated in Florida Statute 533.889, including but not limited to exterior walls, cladding systems, sheer walls, demising walls, private balconies, common walkway, stairs, windows, sliding glass doors, columns, and beams. Overall recommendations for the discussed anomalies have been provided in italic font throughout the report. We performed visual observations at all elevations of the building from the ground level, common walkways, private balconies, and aerial drone. Visual observations were performed at typical and overt conditions including common walkways, exterior walls, all five roofs, and approximately ten (10) individual units to observe the interior concrete surfaces, private balconies railings, observable exterior concrete surfaces and sliding glass door units.

### 1.3 RECOMMENDED NEXT STEPS

BE-CI recommends that the anomalies enumerated in the Phase I Milestone Inspection report be remedied by a licensed Florida contractor within the next 2 years to prevent degradation of the structural components over time.

A SENSIBLE APPROACH TO BUILDING ENCLOSURE SOLUTIONS



**St. Thomas Square Villas**  
**Appendix B – Photo Log**  
**Site Visit Date: 03/15/23**



**Photo 1**  
 Base Of Wall – Ground level – Overall view of Stucco accessories at foundation.



**Photo 4**  
 Stairs – Between level 1 and 2 – Overall view of unstable boards.



**Photo 2**  
 Base Of Wall – Ground level – Overall view of Stucco accessories at foundation.



**Photo 5**  
 Stairs – Between level 1 and 2 – Overall view of unstable boards.



**Photo 3**  
 Stairs – Between level 1 and 2 – Overall view of unstable boards.



**Photo 6**  
 Stairs – Between level 1 and 2 – Overall view of unstable boards.

**St. Thomas Square Villas**  
**Appendix B – Photo Log**  
**Site Visit Date: 03/15/23**



**Photo 7**  
Private Balcony – 2<sup>nd</sup> Floor, – Overall view of base of sliding glass door.



**Photo 10**  
Private Balcony – 2<sup>nd</sup> Floor, – Overall view of oxidation on top of sliding glass door frame.



**Photo 8**  
Private Balcony – 2<sup>nd</sup> Floor, – Overall view of Oxidation on frame of sliding glass door.



**Photo 11**  
Private Balcony – 2<sup>nd</sup> Floor, – Overall view of Oxidation on frame of sliding glass door.



**Photo 9**  
Common Walkway – 2<sup>nd</sup> Floor, East End – Overall view of failed finish trim.



**Photo 12**  
Private Balcony – 2<sup>nd</sup> Floor, – Overall view of Oxidation on frame of sliding glass door.



**St. Thomas Square Villas**  
**Appendix B – Photo Log**  
**Site Visit Date: 03/15/23**



**Photo 13**  
 Private Balcony – 2<sup>nd</sup> Floor, – Overall view of isolated cracks on balcony.



**Photo 16**  
 Private Balcony – 2<sup>nd</sup> Floor, – Overall view of cracks on balcony.



**Photo 14**  
 Private Balcony – 2<sup>nd</sup> Floor, – Overall view of cracks and failed deck coating on balcony.



**Photo 17**  
 Private Balcony – 2<sup>nd</sup> Floor, – Overall view of cracks on balcony.



**Photo 15**  
 Private Balcony – 2<sup>nd</sup> Floor, – Overall view of cracks and spalling on balcony.



**Photo 18**  
 Private Balcony – 2<sup>nd</sup> Floor, – Overall view of failed deck coating.

**St. Thomas Square Villas**  
**Appendix B – Photo Log**  
**Site Visit Date: 03/15/23**



**Photo 19**  
 Private Balcony – 2<sup>nd</sup> Floor, – Overall view of cracked and oxidated guardrail.



**Photo 22**  
 Private Balcony – 2<sup>nd</sup> Floor, – Overall view of balcony guardrail sagging.



**Photo 20**  
 Private Balcony – 2<sup>nd</sup> Floor, – Overall view of balcony height below recommended 42 inches.



**Photo 23**  
 Private Balcony – 2<sup>nd</sup> Floor, – Overall view of balcony guardrail sagging.



**Photo 21**  
 Private Balcony – 2<sup>nd</sup> Floor, – Overall view of cracked and oxidated guardrail.



**Photo 24**  
 Common Walkway – 1<sup>st</sup> Floor, – Overall view of failed deck coating.



**St. Thomas Square Villas**  
**Appendix B – Photo Log**  
**Site Visit Date: 03/15/23**



**Photo 25**  
Common Walkway – 2<sup>nd</sup> Floor, – Overall view of failed deck coating.



**Photo 28**  
Common Walkway – 1<sup>st</sup> Floor, – Overall view of cracked and spalled concrete.



**Photo 26**  
Common Walkway – 2<sup>nd</sup> Floor, – Overall view of cracked and spalled concrete.



**Photo 29**  
Common Walkway – 2<sup>nd</sup> Floor, – Overall view of cracked and spalled concrete.



**Photo 27**  
Common Walkway – 2<sup>nd</sup> Floor, – Overall view of failed deck coating.