Reeves House Condominium
401 East Robinson Street
Orlando, FL 32801
CC: The Board at Reeves House Condominium

December 20, 2024
LEI Job #: 22235

Date of Inspection: November 15, 2024
Municipality Jurisdiction: City of Orlando

PHASE I MILESTONE INSPECTION REPORT

REEVES HOUSE CONDOMINIUM

Prepared by: Level Engineering & Inspection
801 International Pkwy, Suite 500
Lake Mary, FL 32746

Purpose & Scope of Report:

Per Florida Statute, Title XXXIII, Chapter 553, Section 899, condominiums and cooperative buildings three stories and higher, are required by law to have a Milestone Inspection conducted in order to assess the structural integrity of the building throughout its service life. The purpose of this inspection is to ensure the building is structurally sound so as to not pose a threat to the public health, safety, or welfare.

A Milestone Inspection is a structural inspection of a building that includes load-bearing walls, primary structural members, and primary structural systems. For context, a primary structural member means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure. A primary structural system means an assemblage of primary structural members.

The Milestone Inspection consists of two phases:

1) Phase I – A visual examination of habitable and non-habitable areas of a building, including the major structural components of a building in order to provide a qualitative assessment of the structural conditions of the building. If the Florida licensed architect or engineer finds no significant sign of substantial structural deterioration to any building components under visual examination, Phase II is not required. An inspection report must still be completed and produced pursuant to the requirements listed by law.
2) Phase II – If substantial structural deterioration is identified during Phase I, a Phase II inspection is required. A Phase II inspection may involve destructive or nondestructive testing at the inspector's direction. Additionally, it may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use, and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. An inspection report must be included as well as a plan of repair pursuant to the requirements listed by law.

On November 15, 2024, Level Engineering and Inspection (LEI) conducted a Phase I Milestone Inspection in accordance with Florida Statue 553.899. This Phase I Inspection Report contains our observations and findings and meets all required criteria by law. Refer to the signed and approved contract between LEI and Reeves House Condominium (Client) for specific services LEI performed.

The scope of work in this written report is to provide our general findings in accordance with the requirements listed in section 8 of F.S. 553.899. A summary of the material findings and recommendations will also be included in a separate report so that it may be distributed to the condominium association and to the local building official.

This report is focused on specific areas of concern related to structural components only. The written observations within this report are a result of limited visual observations and are, therefore, limited in scope. Our findings here do not involve any other system or component of the property beyond structural components observed. To clarify, items such as HVAC, electrical, plumbing, etc., are not observed or included. Additionally, material sampling, testing, and analysis were not performed as part of the Phase I Milestone Inspection nor included in this written report. These types of services can be performed as an additional

service. This report is based on non-destructive observations we performed on November 15, 2024. It is important at LEI to uphold public safety and welfare on these types of issues, and it is the responsibility of the person who receives this report to act on the recommendations. LEI does not take responsibility for any lack of action that was recommended regarding our findings. It should also not be assumed that LEI will conduct further work unless we mutually agree to it by a written correspondence or contract in the future.

This report is based on a thorough visual assessment of the structural condition of the property at the time of the inspection. This report is offered as an opinion by a Professional Engineer licensed in the State of Florida. We strive to make these inspections of value to you and be conducted with a level of skill and care ordinarily used by engineers practicing in this area consistent with the fees charged.

Although reasonable effort is made, commensurate with the time of review to discover and correctly interpret evidence of previous or ongoing structural defects or issues that may be present; a limited visual assessment of the structural condition of the property provides only limited information and no guarantee is expressed nor implied nor responsibility assumed by the engineer or LEI for the actual condition of the structure or property reviewed.

Again, this document was prepared as a written report of visual findings at the time and date of the Phase I Milestone Inspection. The inspection report is offered as an opinion of the structural conditions observed on the day of the observation. It is not necessarily an all-inclusive forensic level report as additional testing or observation information/processes and analysis may be pending, recommended, or required beyond visual interpretation of the limited items observed.

Building Overview:

401 E. Robinson St. – Reeves House Condominium

General Building Information-

- Year Constructed: 1985 (39 Years Old)
- Elevation above Sea-Level: Approximately 90 feet
- Flood Zone: X
- Distance to Coastline: 43 miles (straight-line distance)
- Engineer of Record: Fugleberg Koch Associates Architects and Planners
- Number of Floors: 7
- Number of Units: 39
- Parking Garage: Yes, 59 spaces
- Pool Deck: Yes
- Approximate square footage of Property: 60,000 SF

Building Composition-

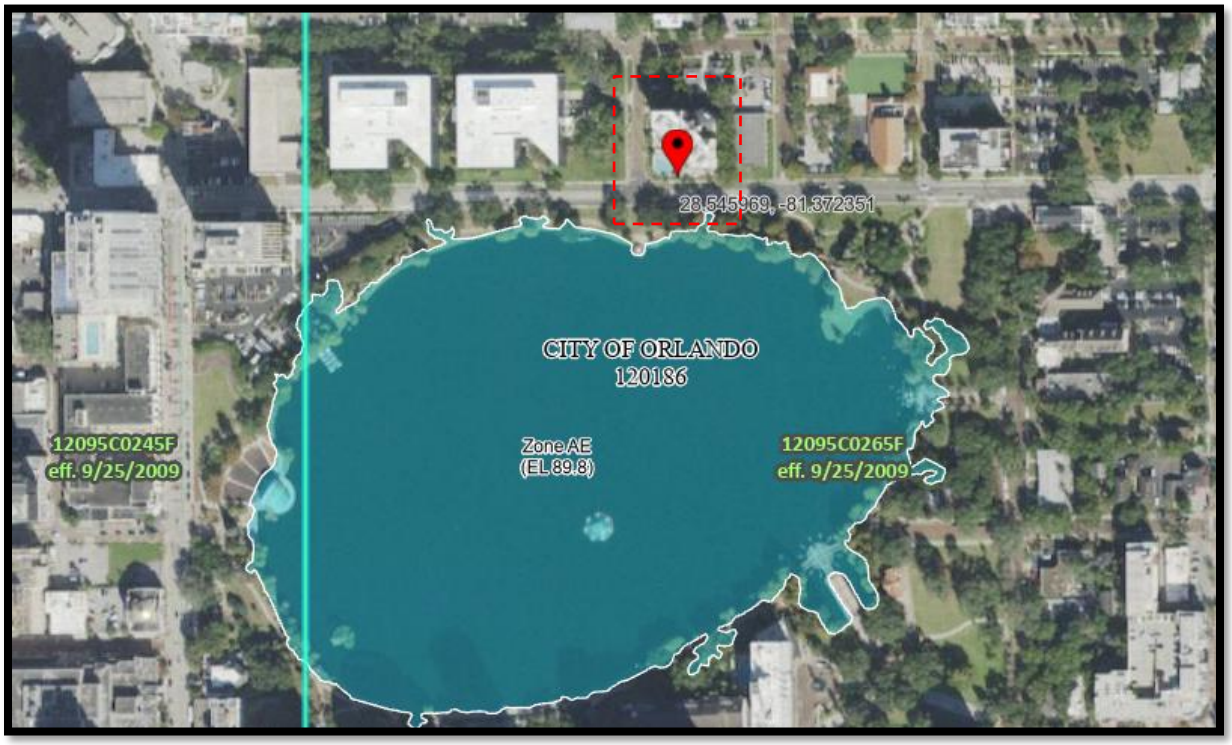
- Foundation Type: Slab-on-Grade with reinforced concrete footers
- Primary Framing Material: Concrete Masonry Units (CMU) block & reinforced concrete columns
- Primary Roof Type: Reinforced Concrete Slab (Flat)
- Roofing Material: Modified Bitumen
- Wall Siding Material: Stucco

Known Existing Damage or History of Flooding-

- No known history of major flooding

Florida Building Code 2023, 8th Edition-

- Exposure Category: B
- Risk Category: III



FEMA Flood Layer Map (NFHL)

FEMA Flood Map: The Reeves House Condominium is not located within a flood zone (Zone X) but is in close proximity to Lake Eola which is located within Special Flood Hazard Area (SFHA) Zone AE. Flood risks are high in this zone; this zone is known as the 100-year flood zone meaning it has a 1% chance of flooding per year.

This 7-story mid-rise community was one of the first luxury condo complexes to be built in downtown Orlando. Amenities and facilities include an underground parking garage, a pool, spa, fitness center, and sun deck overlooking Lake Eola. The 39 units range from 1,298 SF to 1,850 SF in size and all include a lake-facing balcony. The building is 79'-4" from the ground floor to the top of the parapet wall on the roof. We were able to review the original approved building plans for this project prior to our inspection.

Over the last year, the community has performed routine maintenance and upkeep to include minor stucco patchwork, painting the entirety of the structure, resurfacing the pool, as well as other minor work. Because the building was recently painted, our observations were limited when we examined several areas around the building, mainly the exterior walls.

Observations of Structure:

On November 15, 2024, Engineers from our office visited the site to perform the inspection. Two Florida licensed engineers were present as well as one Florida registered Engineer-in-training.

We began our inspection with building and site layout familiarization. We walked the perimeter of the structure noting locations of egress, openings, walkways, unit orientation, landscaping, proximity to water, and the general condition around and under the building. Our goal was to identify and understand potential environmental or societal impacts that could affect the overall structure. Although we did note that the building is located next to Lake Eola (Flood Zone AE), no known flooding has impacted the Reeves House Condominium. During heavy, sustained downpour and or hurricanes, it was communicated to us that streets surrounding Lake Eola may experience some level of localized flooding. This flooding has not surmounted to a level that has submerged the structure to include the underground parking garage. We also accessed and assessed the underground parking garage as well as the pool deck. Finally, we inspected the roof and roofing materials, common areas, as well as several units on various floors to assess performance and condition.

Throughout our inspection, we collected several images of different building components as well as the current condition of those components. We have included a limited number of images for reference in this report but can provide additional images as requested or required. Our observations, assessment, and opinions of the major structural members and structural systems around areas of the site are as follows:

Parking Garage –

The purpose of a foundation is to support every structural member above ground and safely transfer those loads into the soil. We noted that this foundation, comprised of a reinforced concrete slab-on-grade and reinforced concrete footers, supports the distributed loads of all vehicles in the parking garage as well as the point loads from the vertical reinforced concrete columns above that support each ensuing floor system. The reinforced concrete columns and reinforced concrete tie-beams were exposed and accessible in the parking garage. The columns and tie-beams are covered with sheetrock and or inaccessible on the second to the seventh floor where the units are located. The reinforced concrete tie-beams support the reinforced concrete slab (floor system) of each floor.

Observations & Assessment: We examined the concrete slab-on-grade as well as the column base connections where the reinforced concrete footers are located (below grade) and did not note any moderate to significant cracking or spalling that would potentially indicate signs of one-way or two-way localized shear failure. The surface condition of the slab is in relatively fair condition with minor surface imperfections. Surface sloping appeared adequate as we did not observe areas with signs of excessive moisture exposure or damage. We assessed and measured the deflections of multiple tie-beams throughout the parking garage with a commercial-grade, self-leveling laser and did not record any measurements outside an acceptable threshold. The tie-beams appeared sound and mainly in-tact showing very small signs of spalling. We observed several hairline fractures in various areas around the parking garage, but the age of the cracks could not be determined. There were some separation cracks around the perimeter at the CMU block to tie-beam transition potentially from minor settlement

over the years. It is also possible that some of these cracks were moisture induced as they were located near vented areas and or openings. Finally, we did note several areas where previous patchwork and or painting had occurred. We could not visually assess the substrate of these elements during the time of our inspection. Overall, the cracks we were able to observe did not indicate signs of significant movement, or substantial structural degradation.

Overview of structural components

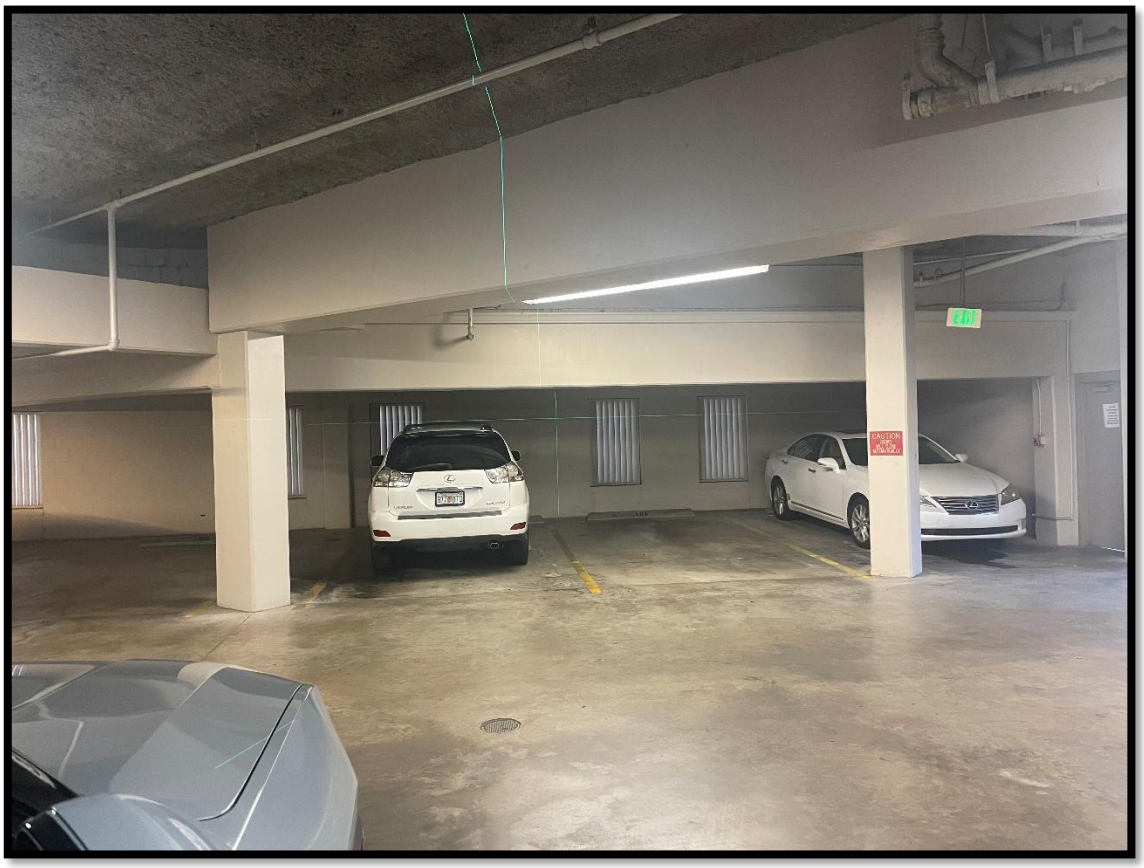
Overview of structural components

Minor spalling on concrete substrate

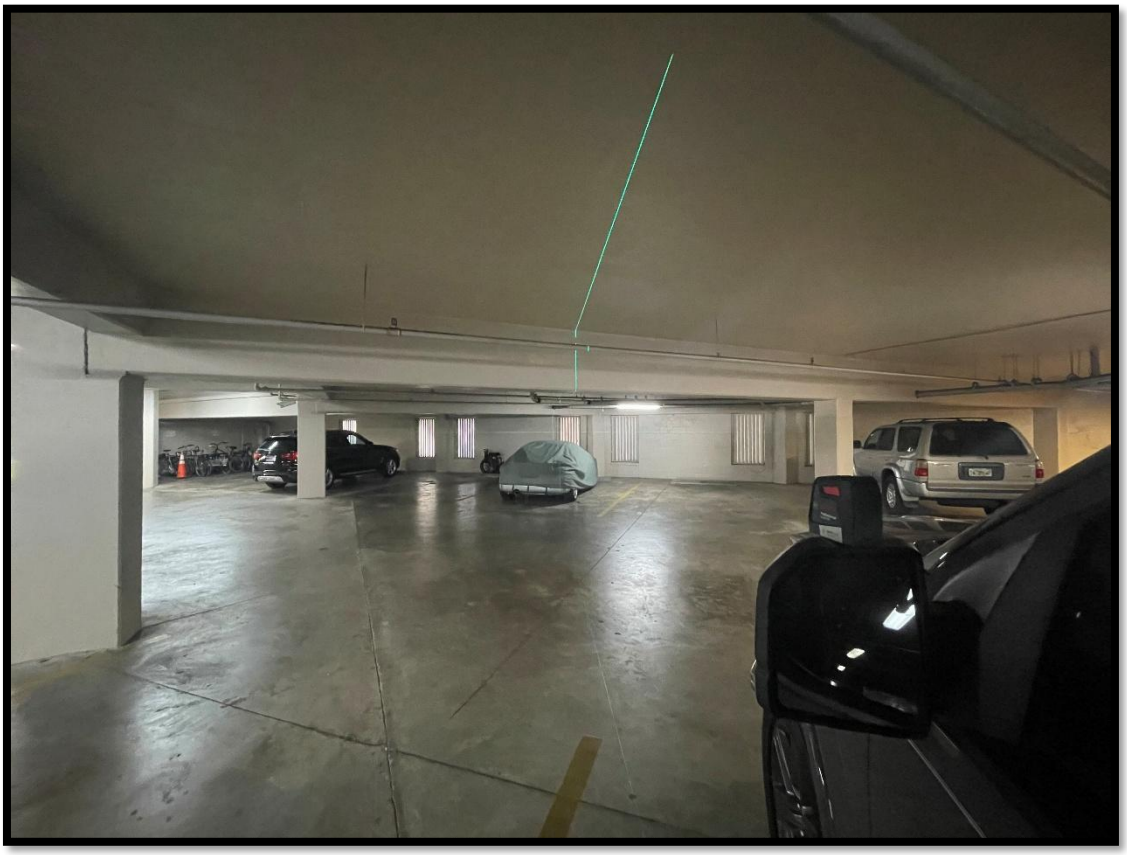
Separation crack @ perimeter wall

Recent touch-up on tie-beam

Minor spalling on tie-beam



Beam deflection (performance) assessment



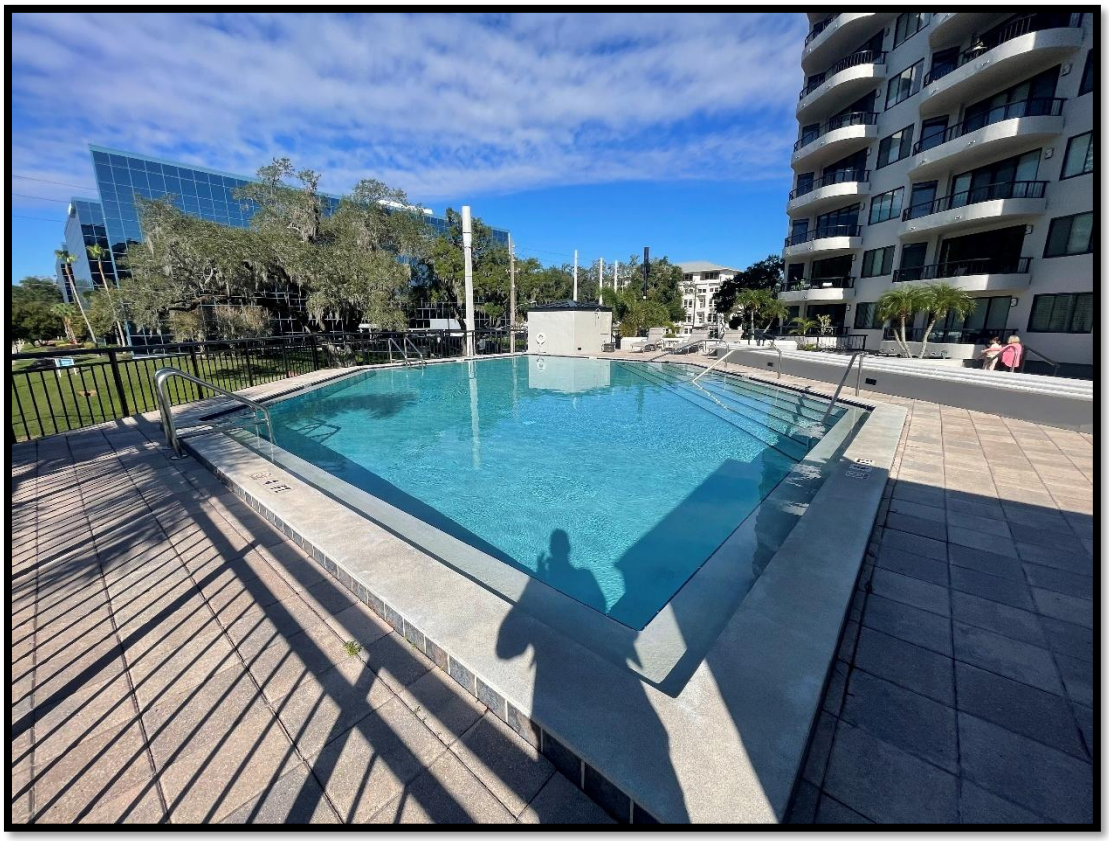
Beam deflection (performance) assessment

Opinion: Based on the existing structural conditions of the foundation, columns, and tie-beams that were accessible to us during our site visit, we believe that these primary structural members are currently performing to their intended design. Based on the age of the building, we would expect to see some minor cracking and spalling especially since these members are exposed to environmental impacts specifically moisture and changes in relative humidity. Although a small amount of spalling and hairline fractures are common, it's still important to note so that we can continue to establish a baseline of overall performance of the structure moving forward. This will allow us to better track the cracks which in turn will help us understand and assess changes to the structure in the future. At this time, we do not believe any repairs or invasive testing is warranted within the parking garage.

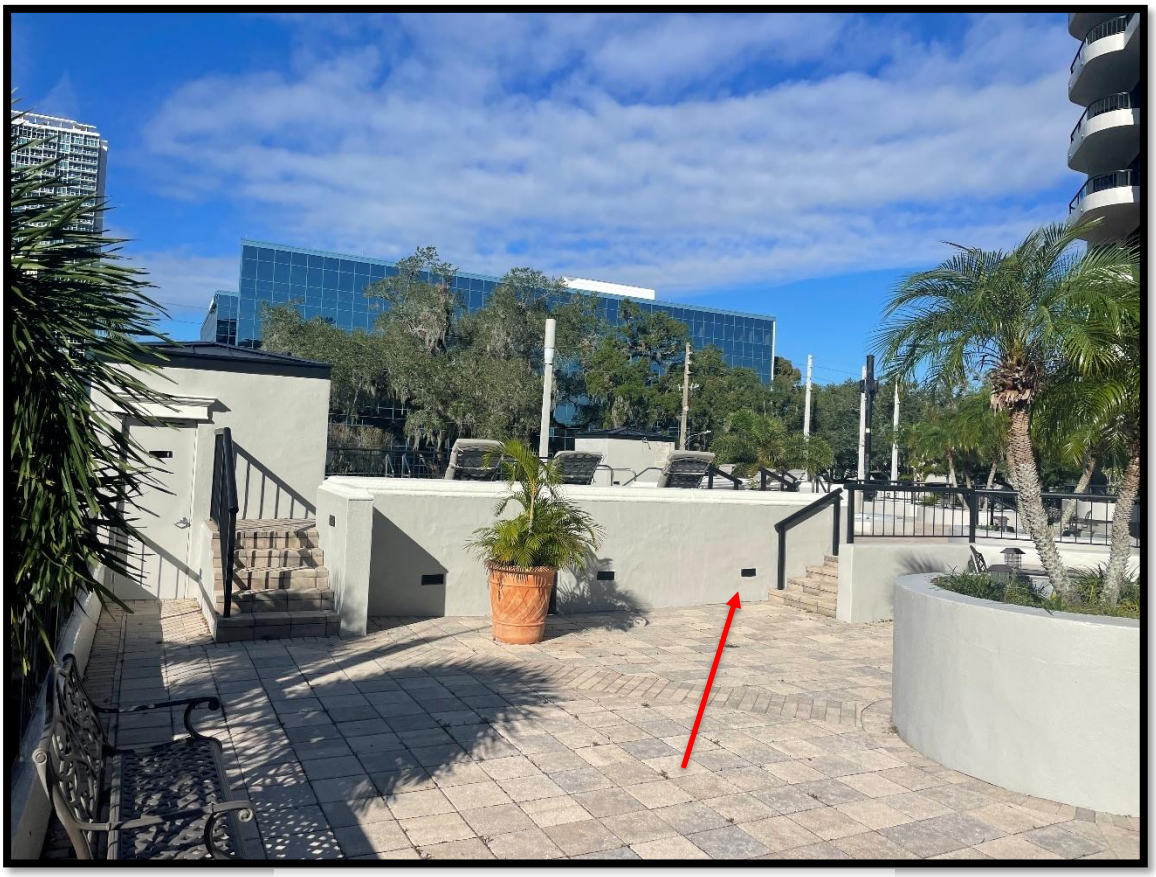
Sun Deck, Pool & Walkways –

The sun deck which includes the pool, spa, outdoor bathrooms, and walkways are oriented on the southwest side of the site overlooking Lake Eola. The sun deck and pool deck is structurally comprised of a reinforced concrete slab over a corrugated metal (galvanized) pan. Pavers cover the surface of the sun deck and pool area. As noted previously, the pool was recently resurfaced within the last 12 months. Access to the pool is primarily from the perimeter walkways on the north and south side of the building. This area roughly totals 6,500 SF and is on the second floor above the parking garage. The pool, spa, and pool deck are roughly 4' higher in elevation than the rest of the sun deck with bathrooms located at either end of the pool deck (same elevation as the sun deck).

Observations & Assessment: We examined the surfaces of the sun deck and pool deck as well as the guardrail and post pockets around the perimeter of this common space. Additionally, we entered the crawlspace directly below the pool deck to observe the condition of the structural components supporting the deck and pool. This crawlspace only allowed access to the elevated pool deck and not the sun deck which is at the same elevation as the rest of the second floor. Upon entering the crawlspace, we observed several corroded areas on the galvanized metal pan, presumably from previous leaks and or moisture intrusion. Some of the ribs on the pan had moderate to significant corrosion with minor breakage of the pan noticeable. The metal in these areas were very brittle to touch. The damage appeared localized and did not seem to impact the structural capacity of the metal pan itself. We did not measure or observe moderate to significant bowing or deflection of the pan. It could not be determined if any moisture intrusion was still present. The CMU block stem wall supporting the metal deck appeared mainly in-tact with little to no signs of degradation or moisture related damage. There were spare parts for the pool and other debris that had been stored in this space. We did verify ventilation within this space, but did note areas where ventilation is likely restricted due to the configuration of the CMU block stem walls. The guardrail systems around the perimeter of the pool are attached to the top of a CMU block pony wall. We did observe some minor cracking around several post pockets, but the guardrail system appeared mainly in-tact with little to no observable damage.



Overview of pool and pool deck



Overview of sun deck showing crawlspace ventilation

Corroded areas on metal pan and ribs

Corroded areas on metal pan and ribs

Metal pan bearing on CMU block stem wall

Minor cracks at post pocket

Repaired drywall crack in bathroom

Opinion: The sun deck, pool deck, pool, spa, and guardrails are currently performing; we did not observe signs of structural degradation or displacement. Although we did identify corroded areas of the corrugated metal deck that structurally support the concrete slab and pool deck, the damage was localized in areas where leaks had likely previously occurred. Over time, the pan will continue to degrade as the corrosion spreads which may require localized repairs in the future; however, we do not believe any immediate repairs are required based on the fact that the pan is both performing and mainly in-tact.

Exterior Walls & Stucco Façade–

The exterior walls are primarily comprised of reinforced and grouted CMU blocks clad in a stucco façade. The exterior walls are an essential component in the lateral force-resisting system and also play a crucial role in defining the building envelope. As noted previously, the entire exterior of the building had recently been painted within the last 12 months. Additionally, minor patchwork and repairs to the stucco façade were completed during this renovation project. Because of this, it is likely that not all existing cracks were able to be observed during our inspection due to the time it takes for cracks to telegraph through the new material.

Observations & Assessment: We examined the exterior walls from a number of different locations around the property to include the sun deck, access road, and walkways from all seven floors of the building. We observed signs of new paint as well as areas on the stucco façade that had been recently patched. We did note some minor hairline fractures in several areas, but those cracks appeared localized. There were several noticeable cracks underneath the built-in planters adjacent to the balconies, presumably caused by water intrusion over the years. Although our observations were limited due to the recently painted structure, we did not observe signs of moderate to significant structural distress, lateral deflection, or other significant cracking that would require further investigation.

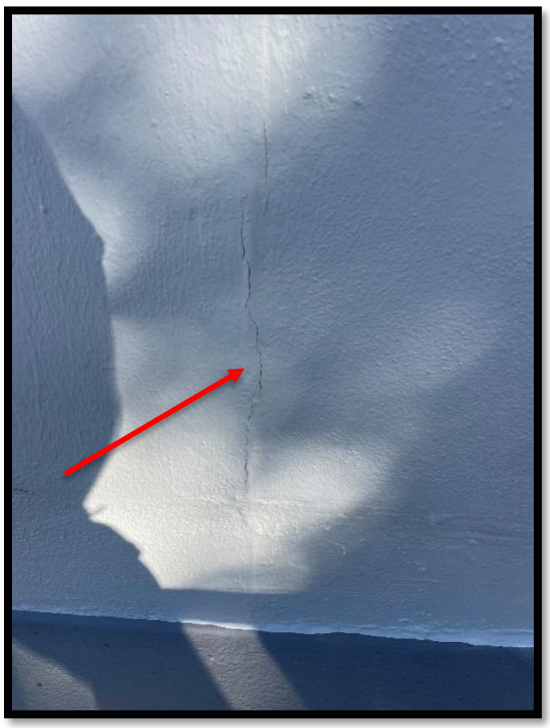
Northeast corner of the structure overview

South corner of the structure overview

West corner of the structure overview

East corner of the structure overview

Recent touch-up on the stucco façade



Hairline fracture in Stucco Façade

Small breach in Stucco Façade

Opinion: The exterior wall and lateral force-resisting system appear to be performing to their intended design; we do not have anything significant to report. Over the next several months and years, existing cracks may telegraph to the surface of the new paint which may appear as new cracks but previously existed and were just not visible during our inspection. This should be taken into consideration for any future inspections as we were not able to establish a baseline of performance for the exterior wall system based on the recent work completed. At this time, we do not believe any repairs or further testing is required in regard to the exterior wall system.

Roof & Elevator–

The roof is flat with a parapet wall and is comprised of a reinforced concrete slab. The roofing material is a modified bitumen roof. The roof supports the mechanical equipment for the building. There are two hydraulic elevators for this building with the machine drive and control center on the roof in an enclosed space. The entire roof was recently recoated with an elastomeric white reflective roof sealer within the last 12 months.

Observations & Assessment: The modified bitumen roof appeared original with evidence supporting that the roof had recently been coated with a sealant. We did note that the roof appeared aged, with several cracks and bubbling present within the roofing material in various areas. There were several water stains as well as signs of minor ponding primarily below the mechanical equipment on the roof. Although the pitch of the roof seemed adequate for drainage, we did observe areas where water was collecting on the surface and unable to drain through the roof drains and or scuppers in the parapet wall. It is also important to note that no

known leaks on the seventh floor below have been reported by any of the occupants. The housing structure for the machine drive and control center appeared to be of sound condition; we did not observe any concerning cracks or damage to the steel I-beam or surrounding structural components.

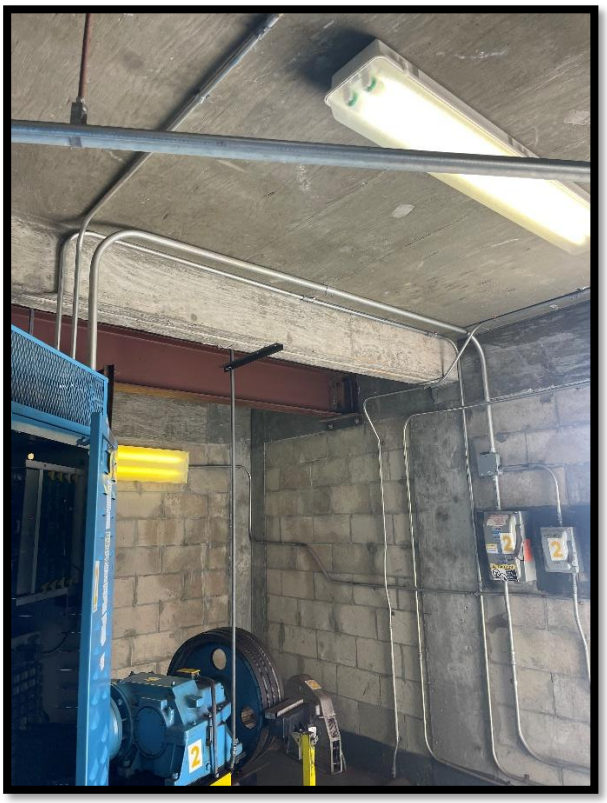
Overview of flat modified bitumen roof with parapet wall

Surface bubbling

Water stains

Areas with minor water ponding

Elevator housing structure



Elevator housing structure

Opinion: Although the age of the modified bitumen roof is likely close to its service life, the roof structure appeared mainly in-tact and did not show signs of structural distress or damage. The exact condition of the reinforced concrete slab could not be determined. It is important to record that there have been no evidence of leaks or water intrusion on the seventh floor, meaning the material has not likely been breached. We do not believe any structural repairs are warranted on the roof at this time. Furthermore, we did not identify or observe any structural damage or defects pertaining to the elevators at this time.

Report Findings & Recommendations:

Any substantial structural deterioration observed currently? NO

Any unsafe or dangerous conditions observed currently? NO

Any items requiring further inspection or invasive testing currently? NO

Any items requiring remedial or preventative repair that are damaged but not substantial structural deterioration? YES – minor cracking observed should be routinely monitored and patched to avoid moisture penetration. Additionally, the galvanized metal deck may require localized repairs in the near future if the corrosion continues to degrade the material impacting the performance.

Is the building safe to occupy currently? YES

Recommendation to move forward with Phase II Milestone Inspection at this time? NO

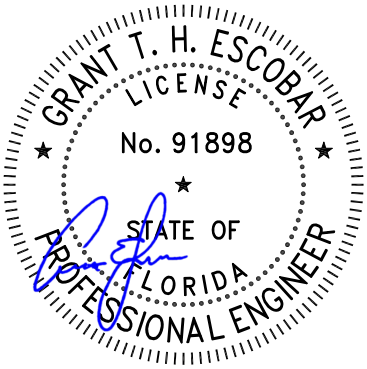
Based on the scope and limitations of this Phase I Milestone Inspection, we did not observe structural concerns that rise to the level of "substantial structural deterioration." Additionally, we did not observe or identify "unsafe" or "dangerous" conditions as defined by the Florida Building Code. As such, the requirements for the Phase I Milestone Inspection have been satisfied.

To reiterate, the scope of this inspection focused on the existing condition and performance of primary structural members and structural systems. Not every surface crack, blemish, blister, imperfection, or stain is of structural concern and included in this report. As the building continues to age, we recommend routing building maintenance especially for areas where minor cracking, corrosion, and staining is present. Latent or concealed damage, defects, or deficiencies are excluded from the scope of work for this inspection, particularly areas of the structure that have been recently painted and patched prior to our inspection. If the existing conditions change, or if any structural damage is identified in the future, we recommend a reinspection immediately by a licensed professional. Current structural integrity does not guarantee future structural integrity. Finally, it is important to note that this inspection report is intended to outline the current state of the structure as of the time of the Phase I Milestone Inspection and cannot be used to evaluate future conditions, damage, or defects that develop at a later time.

We provide our opinion based on the visual inspection we performed on November 15th, and it is the responsibility of the person(s) receiving this report to act and follow the recommendations as well as distribute this report to all necessary parties. To reiterate, LEI does not take responsibility for the findings nor does agree to do any additional work, unless we mutually agree through a written correspondence or contract in the future.

If you have any questions or concerns regarding our findings, please contact us.

Sincerely,



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EXCLUSIONS & LIMITATIONS:

Our field observations are valid for the day on which they were made, this is November 15, 2024. We recommend ongoing monitoring of structures to note changes in public safety systems to assure continued safe occupation. We encourage you to contact us to review our recommendations if questions arise and any resulting work needs to be performed by a qualified licensed contractor. Opinions stated in this report are subject to change if conditions, accessibility, or visibility from time of observation change or if additional information becomes available for consideration. Our opinion and recommendations are made based on the condition of the facility on the day of the field observation. If a significant change occurs in the condition of the facility, it is highly likely that a new opinion will be necessary. In such scenario, the recommendation provided in this document should be reviewed.

The use of this observation report shall constitute acceptance of and agreement to all Exclusions & Limitations and Terms and Conditions

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Terms & Conditions: Our observations and findings are limited to work conducted and statements contained herein by LEI. We have not made any determinations related to other issues or that may affect economic or life and safety concerns. Our findings are based on conditions observed at the time of our review. Elements hidden from view cannot be evaluated and therefore LEI does not predict or warrant future performance of any structures. LEI's total liabilities are mutually agreed by all parties informed by this document to be limited to the fees charged. All objections to the terms and findings within this document must be made in writing within five days of the date of this report and if any objection is made, this report shall be null and void without LEI's written approval for use.