

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

Property Name: Riviera Club Condominium

Address: 7500 Estero Blvd., Ft. Myers Beach, FL 33931

Inspection Date(s): 09/19/2024

Summary Date: 10/25/2024

Inspection Findings:

- 1) No unsafe or dangerous conditions were observed.
- 2) No substantial structural deterioration was observed. The building is in good structural condition. A Phase 2 inspection is not required.

Inspection Recommendations:

- 1) Corrosion-induced concrete deterioration was noted on multiple balcony slab edges. These areas should be repaired to prevent further deterioration of the concrete slabs. Normally we recommend a concrete repair and waterproofing project be performed in conjunction with the exterior maintenance repaint of the building.
 - 2) A potential concrete spall was noted on a walkway column adjacent to the 6th floor elevators. This area should be repaired to prevent further deterioration.
 - 3) Handrail was noted to be loose in the Ground floor area of North Stairwell (Floor G). This rail should be reattached or anchored to prevent movement and a potential trip hazard.
 - 4) Balcony waterproof coating is aging and approaching the end of its useful life. The Association should begin budgeting for a balcony slab waterproofing project to be performed within the next 2-3 years, ideally. This is not a requirement but it will help prevent future deterioration.
- 7) This is a summary. Review our full report for full details and recommendations.

Andy Schrader

Andrew Schrader, PE

Florida License #72231

Certificate of Authorization #31955

Recon Response Engineering LLC

ANDREW SCHRADER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 72231. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SCHRADER, PE ON 10/25/2024 USING AN SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



THIS MILESTONE PHASE 1
INSPECTION REPORT WAS
PRODUCED FOR [RIVIERA CLUB
ASSOCIATION, INC.](#), LOCATED AT
[7500 ESTERO BLVD., FORT
MYERS BEACH, FL 33931](#)

Riviera Club Association, Inc.

MILESTONE PHASE1 INSPECTION SURVEY

Recon Response Engineering LLC, Florida Engineering Certificate of Authorization #31955
Toll-Free Nationwide: (844)-44-RECON or via email at info@reconresponse.com



Terry Hilgenberg
Riviera Club Association, Inc.
2180 West SR 434
Suite 5000
Longwood, FL 32779

Re: Milestone Phase 1 Inspection: Riviera Club Association, Inc.
7500 Estero Blvd.
Fort Myers Beach, FL 33931

Dear Terry,

In accordance with your request, we tasked engineer Andrew Schrader with performing a Phase 1 structural inspection of the building, including an inspection of load-bearing walls, primary structural members and primary structural systems. Engineering Technician Hal Dearing visited the site under Andrew Schrader's direct supervision on 9/19/2024.

PROJECT BACKGROUND ON PHASE 1 INSPECTIONS

Recon Response Engineering LLC ("RRE") prepared this report to provide the Association with a Phase 1 Milestone Inspection in accordance with Florida Statute 553.899. The purpose is to attest to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determine the general structural condition of the building as it affects its safety. This includes a determination of any necessary maintenance, repair or replacement of any structural component of the building. This does not include making a determination if the condition of the building is in compliance with the Florida Building Code or the fire safety code.

This inspection requires a visual examination of habitable and non-habitable areas of the building, including its major structural components. It is a qualitative (non-quantitative) assessment of the building's structural condition, with a key goal to determine if substantial structural deterioration exists.



“Substantial structural deterioration” is defined in Florida Statute 553.899 as substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the inspector determines that such surface imperfections are a sign of substantial structural deterioration

As stated in Florida Statute 553.899, if we find no signs of substantial structural deterioration to the building components under visual examination, then a Phase 2 inspection is not required. If, however, any substantial deterioration is identified during the Phase 1 inspection, then a Phase 2 inspection must be performed.

PROJECT BACKGROUND ON PHASE 2 INSPECTIONS

The purpose of a Phase 2 inspection, if required, is to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use. Additionally, a Phase 2 inspection requires the inspector to recommend a program for fully assessing and repairing distressed and damaged portions of the building.

A Phase 2 inspection may involve destructive or non-destructive testing and may be as extensive or as limited as necessary to fully assess areas of structural distress. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure.

ONCE THE INSPECTION IS COMPLETED

Following both the Phase 1 and Phase 2 inspection, the inspector must submit a sealed copy of the inspection report with a separate summary of, at a minimum, its material findings and recommendations. This information must be furnished by the inspector to both the condominium association and to the building official of the local government which has jurisdiction. This signed and sealed inspection report must meet all of the following criteria:

- 1) Indicate the manner and type of inspection forming the basis for the inspection report.
- 2) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection.



- 3) Describe the extent of such deterioration and identify any recommended repairs for the observed deterioration.
- 4) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- 5) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- 6) Identify and describe any items requiring further inspection.

APPLICABLE DEFINITIONS FROM THE FLORIDA BUILDING CODE

“Unsafe” is defined in the 2020 Florida Building Code, 7th Edition, as follows:

Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of “Dangerous,” or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

“Dangerous” is defined in the 2020 Florida Building Code, 7th Edition, as follows:

Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

- 1) The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
- 2) There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

Note that the Florida Building Code has a specific definition for “substantial structural damage” which is separate and distinct from the definition of “substantial structural deterioration” as used in Florida Statute 553.899. Since this report is predicated on the specific requirements of Florida Statute 553.899, the criterion for substantial structural deterioration is used in this report as defined in Florida Statute 553.899.



WHAT THE ASSOCIATION MUST DO WITH THIS INFORMATION

- 1) The Association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in this report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to receive notice by electronic transmission.
- 2) The Association must post a copy of the inspector-prepared summary of the inspection report in a conspicuous place on the condominium or cooperative property.
- 3) The Association must publish the full report and inspector-prepared summary on the Association's website if the Association is required to have a website.

We also recommend consultation with the Association's legal counsel to determine what other actions (if any) should be taken.



DOCUMENTS REVIEWED

- 1) Lee County Property Appraiser Records
- 2) Lee County Permit Records

BUILDING INFORMATION

The structure located at 7500 Estero Blvd., Fort Myers Beach, FL 33931 consists of eighty-one (81) units.

The building is twelve (13) stories tall (12 living levels over garage floor parking), and the structural components consist of reinforced concrete beams, slabs, and columns with infill Concrete Masonry Unit (CMU) block walls.

The main roof appears to be composed of a low-slope ("flat") modified bitumen asphalt system.

The structure was built in 1979 according to Lee County Property Appraiser's website.

Photos showing the layout of the building are provided on the following pages.

RECON RESPONSE ENGINEERING

Photos taken during site visit by Hal Dearing



Plan View of Building - 10/14/2024



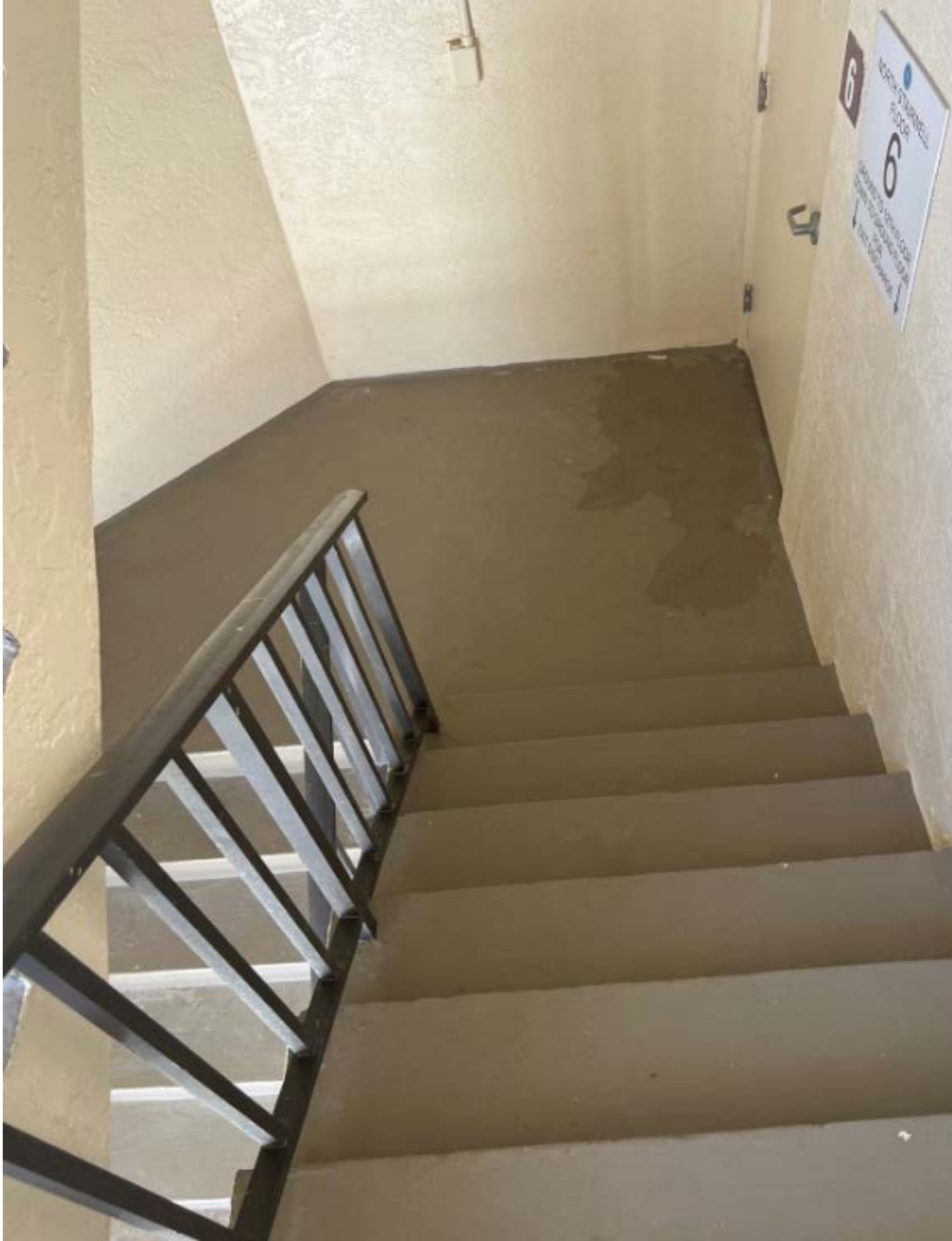
Observation Deck on Southeastern Corner-Main Roof Level



Typical Balcony – Unit 804



1st Floor Walkway (typical view)



View Downward to 6th Floor of North Stairwell (typical stairwell view)



Front Elevation - East



Side Elevation - South



Rear Elevation - West



Side Elevation - North



Front Elevation - East



INSPECTOR CREDENTIALS

Andrew Schrader is a Florida-licensed Professional Engineer (PE) and Certified General Contractor (CGC).

He is board-qualified as a Special Inspector of Threshold Buildings (SI) by the Florida Board of Professional Engineers and accredited as a Florida Board Recognized Structural Engineer (**FRSE**).

In addition, Mr. Schrader holds the following credentials:

International Code Council (ICC)

- Special Inspector, Soils
- Special Inspector, Structural Steel and Bolting
- Special Inspector, Structural Masonry
- Residential Mechanical Inspector, Residential Electrical Inspector
- Property Maintenance and Housing Inspector
- ADA Accessibility and Plans Review

American Concrete Institute (ACI):

- Special Inspector, Concrete Construction
- Concrete Field-Testing Technician - Grade I

Association for Materials Protection and Performance (AMPP) / National Association of Corrosion Engineers (NACE)

- Basic Coatings Inspector / CIP Level 1

State of Florida

- Licensed Asbestos Consultant
- Certified Continuing Education Instructor, Florida Department of Business and Professional Regulation (DBPR)
- Certified Continuing Education Instructor, Florida Division of State Fire Marshal

U.S. Army Corps of Engineers

- Urban Search and Rescue (US&R) Structures Specialist (StS-1)

U.S. Department of Transportation, Federal Aviation Administration (FAA)

- Commercial Pilot (Instrument-Rated)
- Remote Pilot (Small Unmanned Aircraft System)



MILESTONE PHASE 1 INSPECTION RESULTS: RIVIERA CLUB ASSOCIATION, INC.

Required Item 1 of 6: *Indicate the manner and type of inspection forming the basis for the inspection report.*

This Phase 1 milestone inspection was performed using visual observation of accessible locations. We walked the property on foot including the ground-floor perimeter, flat roofs, walkways, stairwells and approximately 25% of the unit interiors and balconies.

Required Item 2 of 6: *Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection.*

No substantial structural deterioration was observed. The building is in good structural condition. A Phase 2 inspection is not required.

Required Item 3 of 6: *Describe the extent of such deterioration and identify any recommended repairs for the observed deterioration.*

1) Not applicable. No substantial structural deterioration observed.

Required Item 4 of 6: *State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.*

1) No unsafe or dangerous conditions were observed.

Required Item 5 of 6: *Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.*

- 1) Corrosion-induced concrete deterioration was noted on multiple balcony slab edges. These areas should be repaired to prevent further deterioration of the concrete slabs. Normally we recommend a concrete repair and waterproofing project be performed in conjunction with the exterior maintenance repaint of the building.
- 2) A potential concrete spall was noted on a walkway column adjacent to the 6th floor elevators. This area should be repaired to prevent further deterioration.
- 3) Handrail was noted to be loose in the Ground floor area of North Stairwell (Floor G). This rail should be reattached or anchored to prevent movement and a potential trip hazard.
- 4) Balcony waterproof coating is aging and approaching the end of its useful life. The Association should begin budgeting for a balcony slab waterproofing project to be performed within the next 2-3 years, ideally. This is not a requirement but it will help prevent future deterioration.

Required Item 6 of 6: *Identify and describe any items requiring further inspection.*

- 1) Due to the age of the building and exposure to the harsh coastal environment, we would recommend re-inspection by an Engineer within five (5) years of the date of this report. This does not need to be a milestone inspection. A simple Visual Survey of Existing Conditions can be performed.

This section is a summary. Please see our Photo Appendix with comments for complete findings and recommendations.



SIGNATURE PAGE

Milestone Phase 1 Survey

Milestone Phase 1 Inspection: Riviera Club Association, Inc.
7500 Estero Blvd.
Fort Myers Beach, FL 33931

A handwritten signature in blue ink that reads "Andy Schrader".

Andrew Schrader, PE

Florida License #72231

Certificate of Authorization #31955

Recon Response Engineering, LLC

Toll-Free Nationwide: (844)-44-RECON

info@reconresponse.com

ANDREW SCHRADER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 72231. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SCHRADER, PE ON 10/25/2024 USING AN SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Limitations:

This report makes no warranties or guarantees, expressed or implied, in regards to building construction at the site. The property was not inspected for hidden conditions.

Our opinions noted within this report are based on the findings as well as our professional experience. We accept no responsibility for interpretations or actions based on this report made by others.

The findings, results, and conclusions listed herein are only representative of conditions at the time of our review and do not represent conditions at other times. This report is intended for use by you and your assigned representatives. Its data and content should not be used or relied upon by other parties without our prior written authorization. We reserve the right to update our opinions if and when new information becomes available.

Andy Schrader

Recon Response Engineering L.L.C.

10/25/2024 | 191 Photos



Photo Appendix--Riviera Club

Section 1

1



Front elevation (east).

Project: Riviera Club
Date: 9/19/2024, 10:45am
Creator: Field Tech #1

2



Side elevation (north).

Project: Riviera Club
Date: 9/19/2024, 10:48am
Creator: Field Tech #1

3



Rear elevation (west).

Project: Riviera Club
Date: 9/19/2024, 10:52am
Creator: Field Tech #1

4



Side elevation (south).

Project: Riviera Club
Date: 9/19/2024, 10:54am
Creator: Field Tech #1

5



South garage entrance located on front (west) elevation.

Project: Riviera Club
Date: 9/19/2024, 10:55am
Creator: Field Tech #1

6



Open electrical junction box in garage just outside of elevator entrance door. This needs to be repaired.

Project: Riviera Club
Date: 9/19/2024, 10:57am
Creator: Field Tech #1

7



Sep 19, 2024 at 10:58:40 AM
26.409192° N 81.899149° W

Open electrical box located just outside garage elevator door on adjacent column. This needs to be repaired.

Project: Riviera Club
Date: 9/19/2024, 10:58am
Creator: Field Tech #1

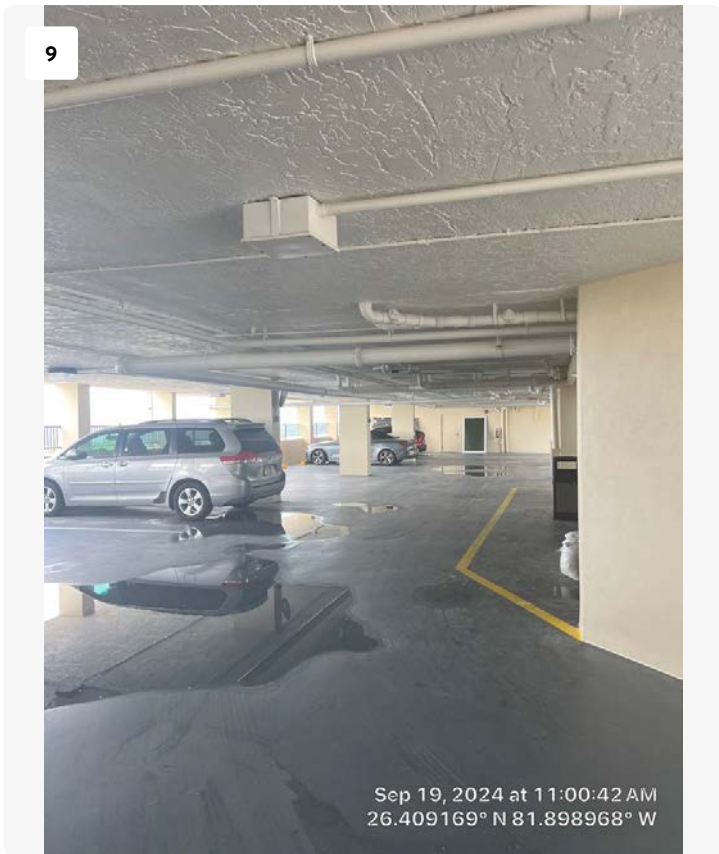
8



Sep 19, 2024 at 10:59:51 AM
26.409436° N 81.899241° W

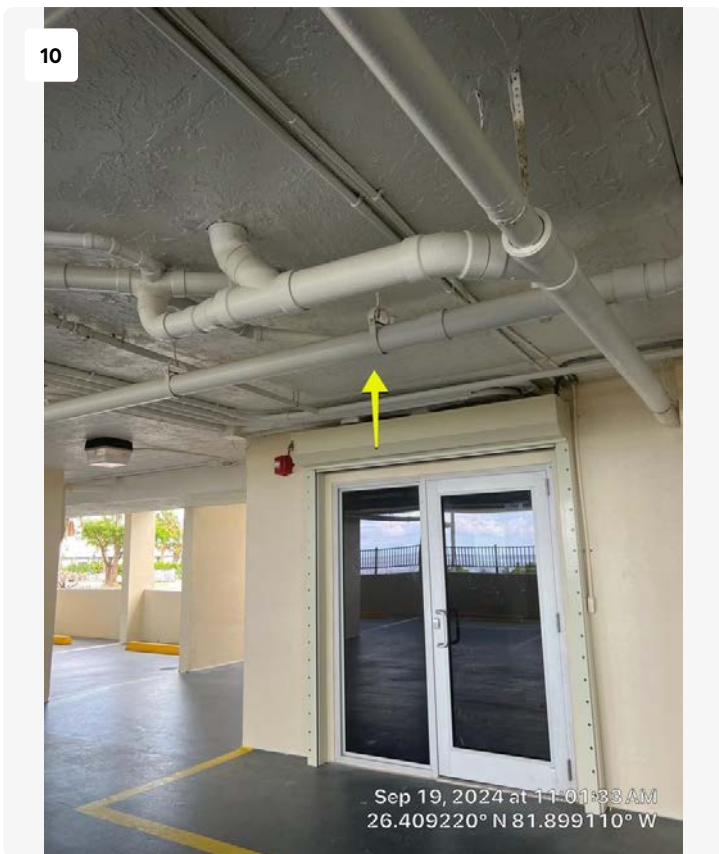
View to the southwest in garage.

Project: Riviera Club
Date: 9/19/2024, 10:59am
Creator: Field Tech #1



View to the north in garage. Structural condition is good.

Project: Riviera Club
Date: 9/19/2024, 11:00am
Creator: Field Tech #1



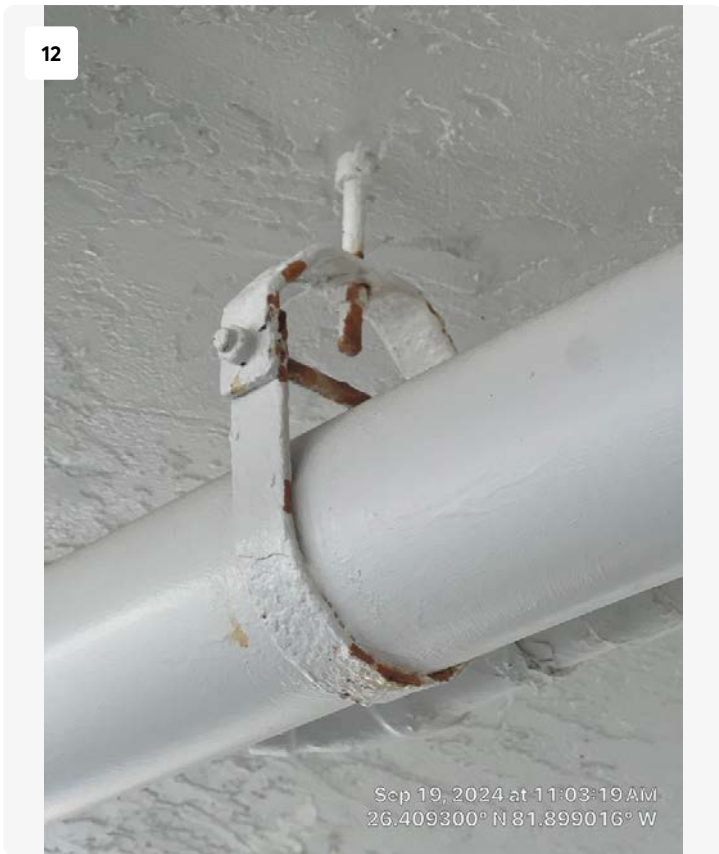
Minor corrosion observed on hangers located just outside garage entrance doors.

Project: Riviera Club
Date: 9/19/2024, 11:01am
Creator: Field Tech #1



Minor corrosion observed on hangers located just outside garage entrance doors. These areas should be cleaned and repainted, although they will continue to rust and will eventually require replacement.

Project: Riviera Club
Date: 9/19/2024, 11:03am
Creator: Field Tech #1



Close up of corrosion noted on garage hanger hardware.

Project: Riviera Club
Date: 9/19/2024, 11:03am
Creator: Field Tech #1



Northwest corner of garage. Corrosion noted on drain pipe.



Northwest corner of garage. Corrosion noted on drain pipe. It is unclear if this pipe has been abandoned previously. No immediate action appears to be required, although eventually the pipe will rust and then contribute to concrete spalling in the surrounding slab.

15



Detail photograph of corroded drain pipe located on northeastern corner of garage.

Project: Riviera Club
Date: 9/19/2024, 11:05am
Creator: Field Tech #1

16



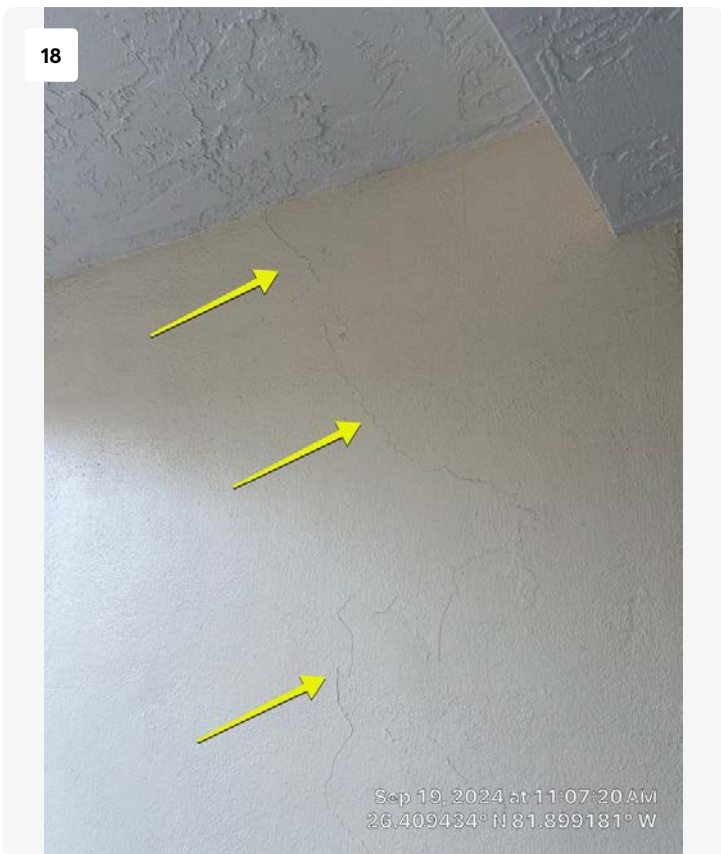
North garage entrance. Coating texture mismatch noted on wall.

Project: Riviera Club
Date: 9/19/2024, 11:06am
Creator: Field Tech #1



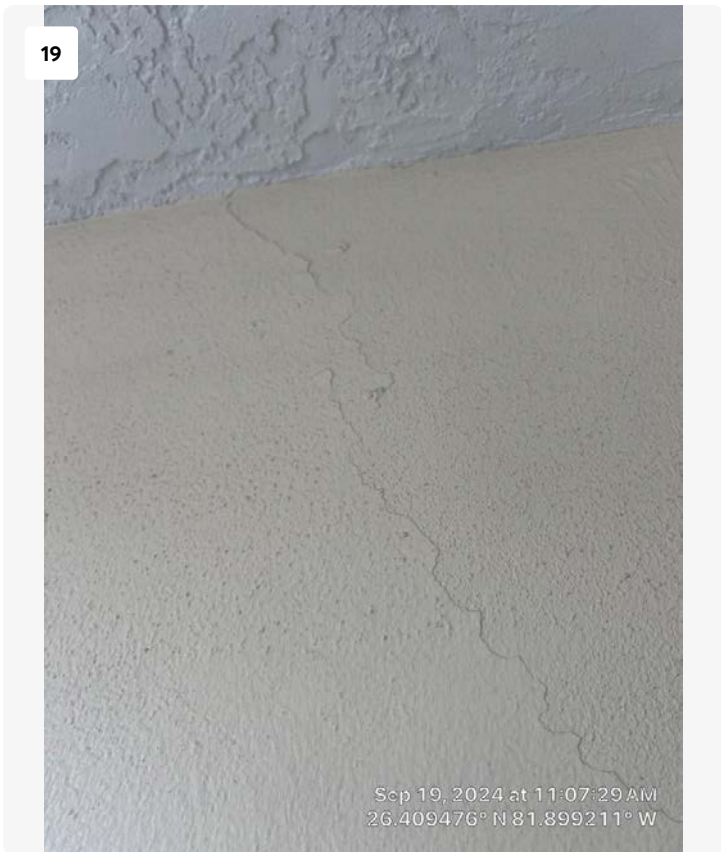
North garage entrance. A crack-like pattern was observed on the wall, although on closer inspection this appears to be a texture mismatch due to a previous repair or removal of paint coatings in the area. No action required.

Project: Riviera Club
Date: 9/19/2024, 11:07am
Creator: Field Tech #1



North garage entrance. Texture mismatch, aesthetic issue only. No action required.

Project: Riviera Club
Date: 9/19/2024, 11:07am
Creator: Field Tech #1



Close-up of texture mismatch observed on garage wall just inside northeastern entrance. Texture mismatch, aesthetic issue only. No action required.

Project: Riviera Club
Date: 9/19/2024, 11:07am
Creator: Field Tech #1



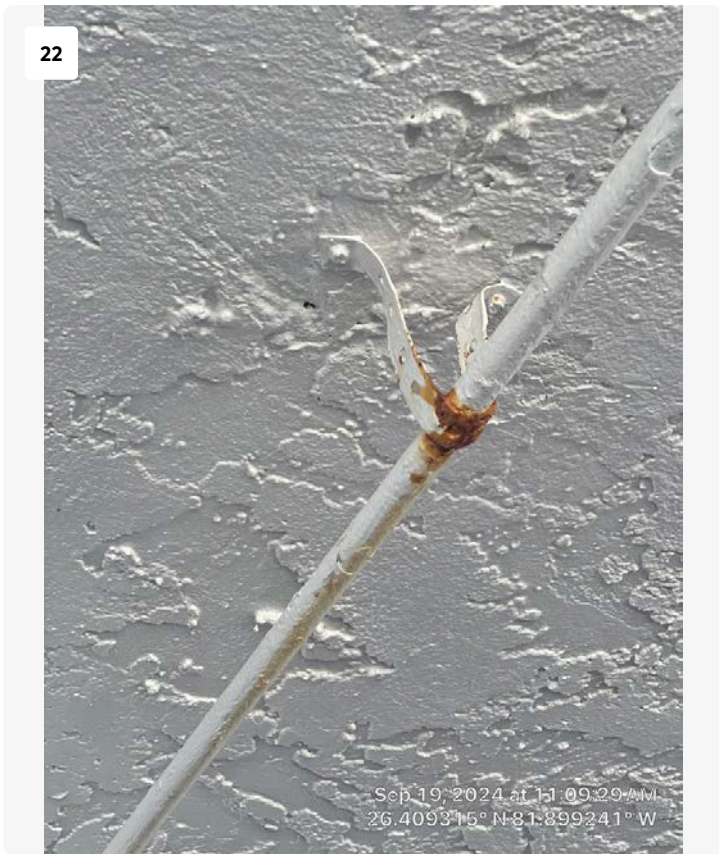
Looking east at north garage entrance. Corrosion noted on hangers. Typical of conditions throughout the garage. They should be cleaned and coated, and may require replacement on an as-needed basis.

Project: Riviera Club
Date: 9/19/2024, 11:08am
Creator: Field Tech #1



Looking east at north garage entrance. Corrosion noted on hangers. Typical of conditions throughout the garage.

Project: Riviera Club
Date: 9/19/2024, 11:09am
Creator: Field Tech #1



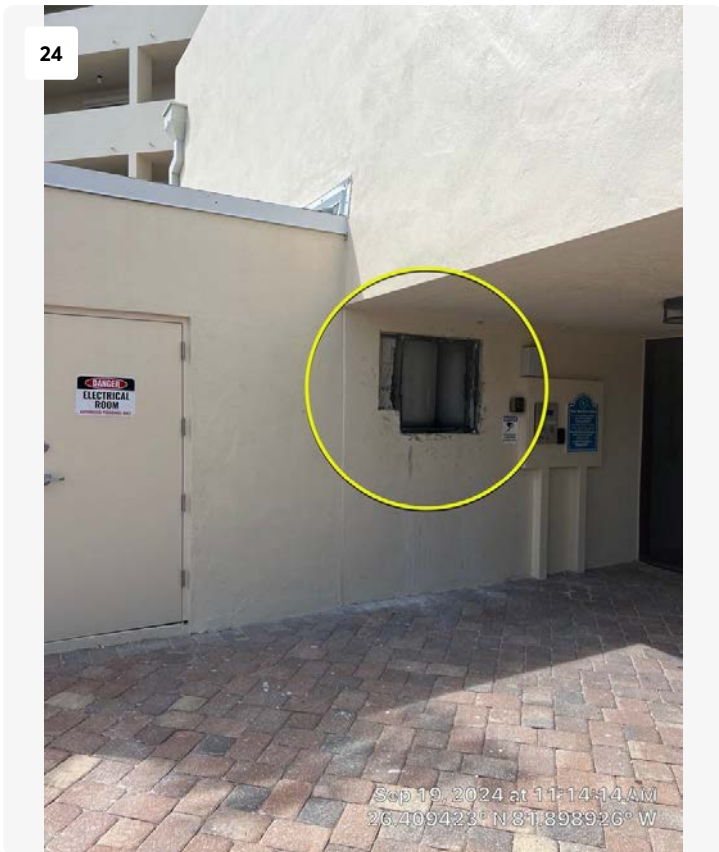
Close-up of corrosion on hanger hardware.

Project: Riviera Club
Date: 9/19/2024, 11:09am
Creator: Field Tech #1



Storage area outside of interior garage elevator doors. No adverse conditions noted.

Project: Riviera Club
Date: 9/19/2024, 11:11am
Creator: Field Tech #1



Front entrance. Concrete repair in progress

Project: Riviera Club
Date: 9/19/2024, 11:14am
Creator: Field Tech #1

25



Front entrance. Concrete repair in progress

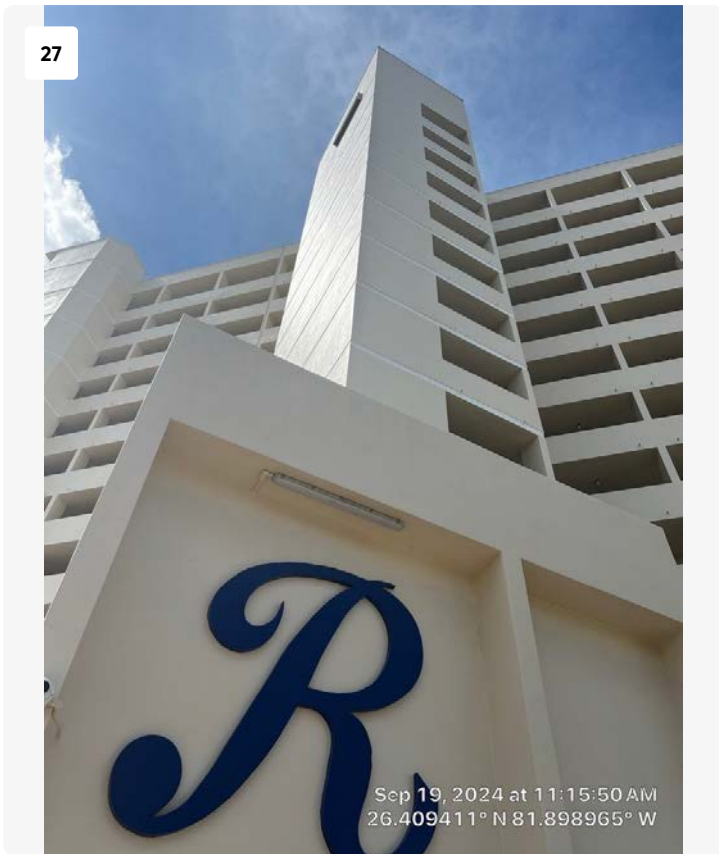
Project: Riviera Club
Date: 9/19/2024, 11:14am
Creator: Field Tech #1

26



Front entrance. Concrete repair in progress

Project: Riviera Club
Date: 9/19/2024, 11:14am
Creator: Field Tech #1



Front elevation. Typical conditions observed.

Project: Riviera Club
Date: 9/19/2024, 11:15am
Creator: Field Tech #1



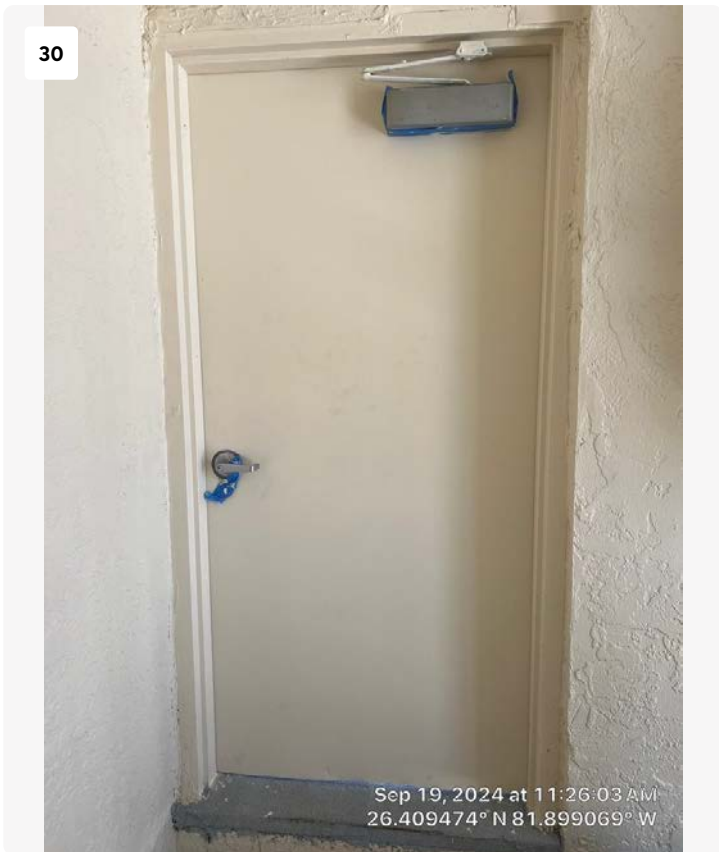
Northeastern corner of building.

Project: Riviera Club
Date: 9/19/2024, 11:18am
Creator: Field Tech #1



Northeast elevation, corner of building. Texture mismatch and discoloration suggests prior repairs being performed.

Project: Riviera Club
Date: 9/19/2024, 11:18am
Creator: Field Tech #1



Roof access 12th floor.

Project: Riviera Club
Date: 9/19/2024, 11:26am
Creator: Field Tech #1

31



Sep 19, 2024 at 11:26:33 AM
26.409469° N 81.899214° W

12th floor north stairwell. Deteriorating coatings on guardrails. There is a handrail re-coating project under way at this time to improve the condition of these railings.

Project: Riviera Club
Date: 9/19/2024, 11:26am
Creator: Field Tech #1

32



Sep 19, 2024 at 11:27:07 AM
26.409478° N 81.899225° W

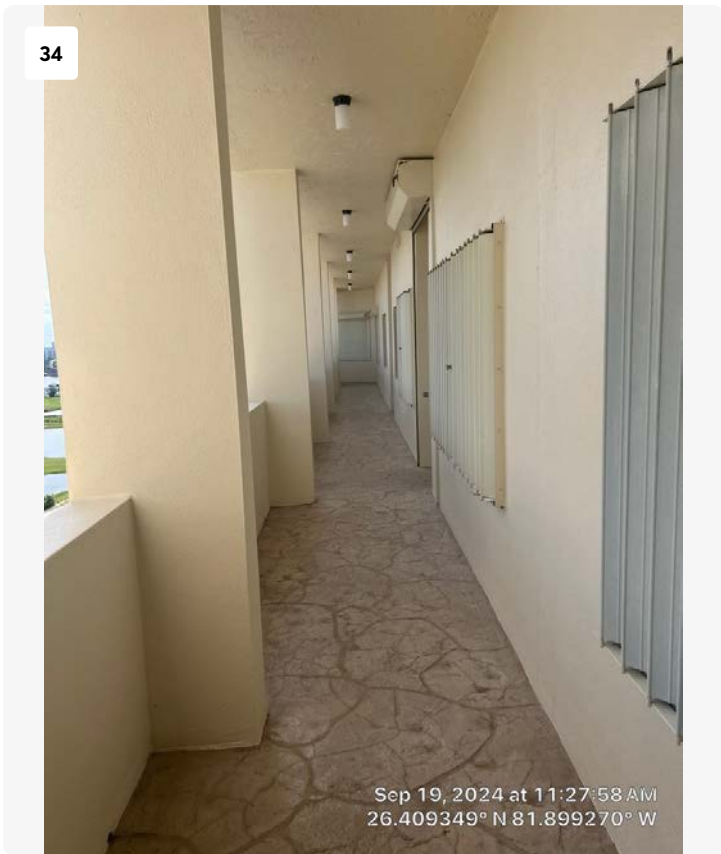
12th floor north stairwell. Deteriorating coatings on guardrails. There is a handrail re-coating project under way at this time to improve the condition of these railings.

Project: Riviera Club
Date: 9/19/2024, 11:27am
Creator: Field Tech #1



12th floor walkway.

Project: Riviera Club
Date: 9/19/2024, 11:27am
Creator: Field Tech #1



12th floor walkway. Conditions observed were generally very good. The paint and floor surfaces are well maintained.

Project: Riviera Club
Date: 9/19/2024, 11:27am
Creator: Field Tech #1

35



12th floor stairwell outside roof access door. Deteriorating coatings noted on guardrails. This is the top of the south stairwell.

Project: Riviera Club
Date: 9/19/2024, 11:30am
Creator: Field Tech #1

36



Handrails are being prepped for paint at this time.

Project: Riviera Club
Date: 9/19/2024, 11:30am
Creator: Field Tech #1

37



12th Floor south stairwell.

Project: Riviera Club
Date: 9/19/2024, 11:31am
Creator: Field Tech #1

38



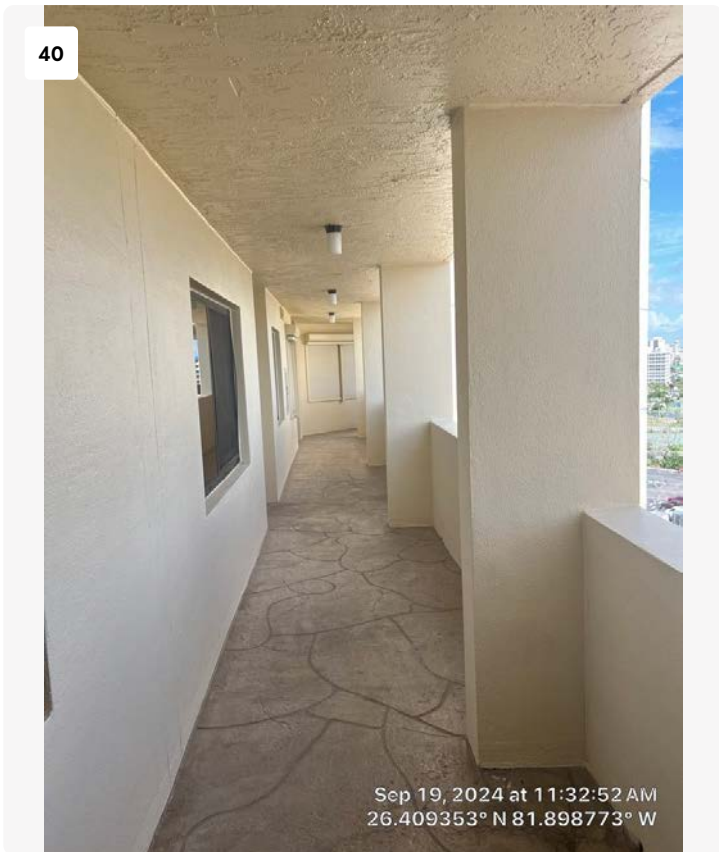
Chipping on stairwell edges, due to long-term wear and tear. Typical of entire stairwell. This is the riser from the 11th floor down to the 10th floor. No action required at this time, although the condition could eventually create a trip hazard and should be monitored periodically.

Project: Riviera Club
Date: 9/19/2024, 11:31am
Creator: Field Tech #1



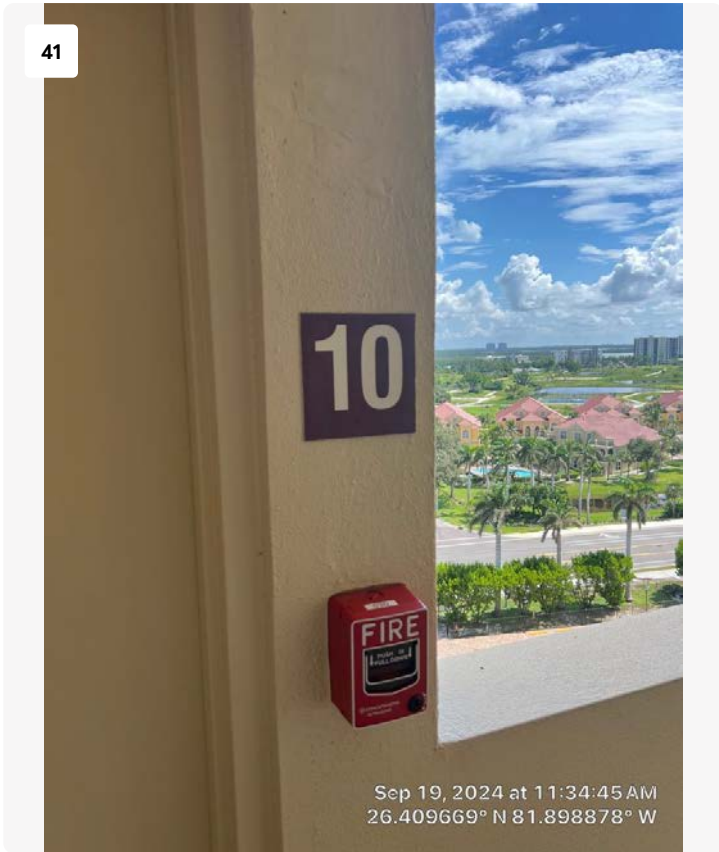
11th floor south stairwell landing.

Project: Riviera Club
Date: 9/19/2024, 11:32am
Creator: Field Tech #1

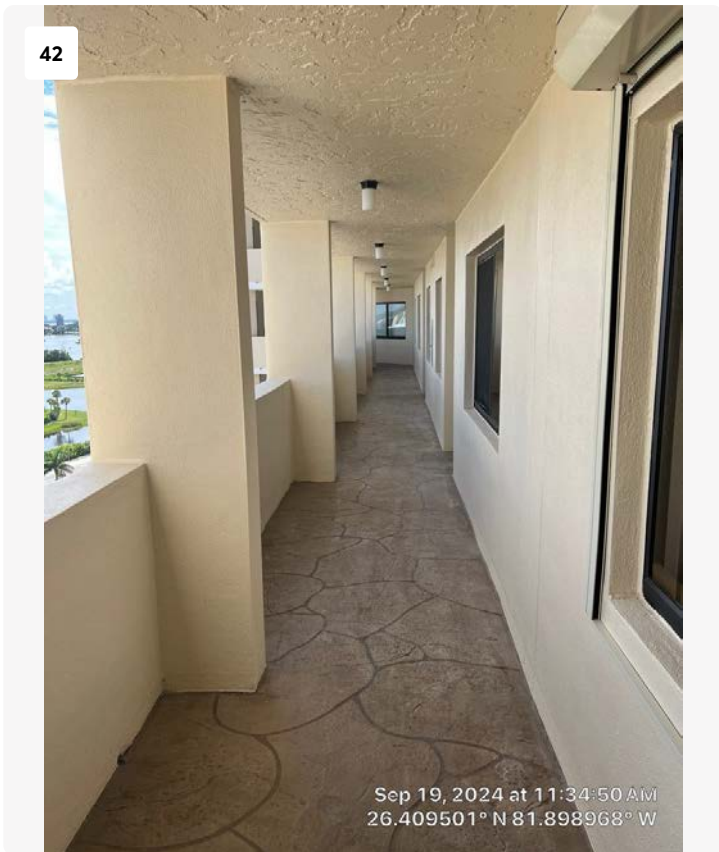


11th floor walkway.

Project: Riviera Club
Date: 9/19/2024, 11:32am
Creator: Field Tech #1



Project: Riviera Club
Date: 9/19/2024, 11:34am
Creator: Field Tech #1



10th floor walkway looking south.

Project: Riviera Club
Date: 9/19/2024, 11:34am
Creator: Field Tech #1



Location of damaged concrete observed on riser headed down to 9th floor.

Project: Riviera Club
Date: 9/19/2024, 11:36am
Creator: Field Tech #1



Location of damaged concrete observed on riser headed down to 9th floor. This appears to be related to original construction of the building, likely due to imperfect concrete consolidation. No action is required at this time.

Project: Riviera Club
Date: 9/19/2024, 11:37am
Creator: Field Tech #1



Location of damaged concrete observed on riser headed down to 9th floor. This appears to be related to original construction of the building, likely due to imperfect concrete consolidation. No action is required at this time.

Project: Riviera Club
Date: 9/19/2024, 11:37am
Creator: Field Tech #1

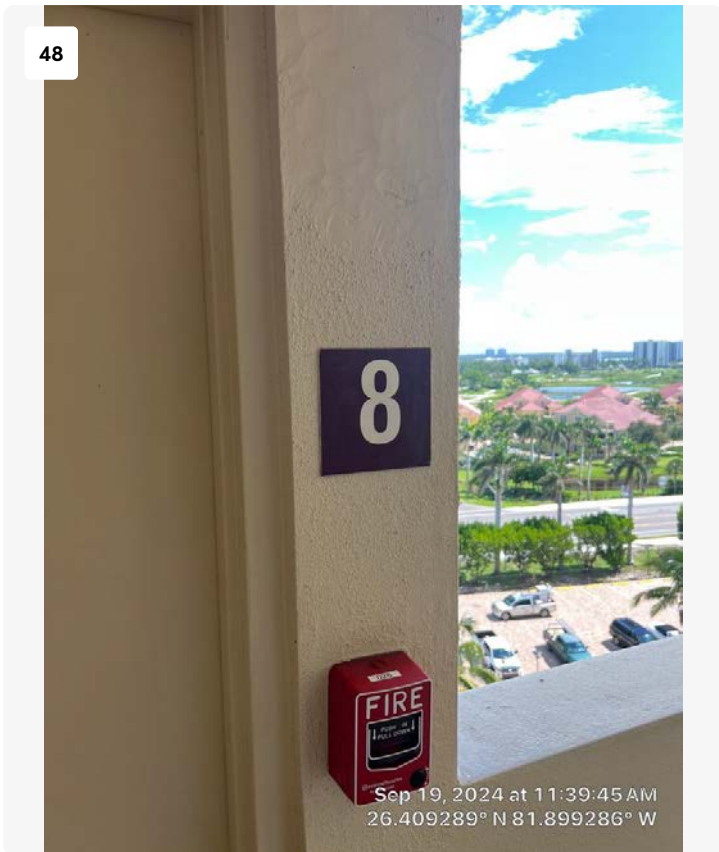


Project: Riviera Club
Date: 9/19/2024, 11:37am
Creator: Field Tech #1

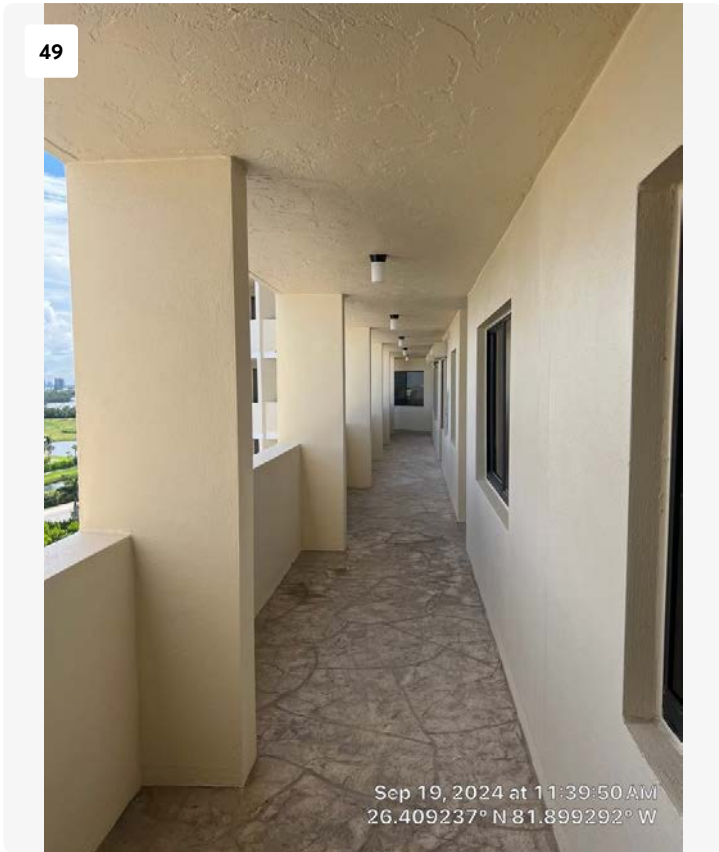


9th floor walkway.

Project: Riviera Club
Date: 9/19/2024, 11:37am
Creator: Field Tech #1

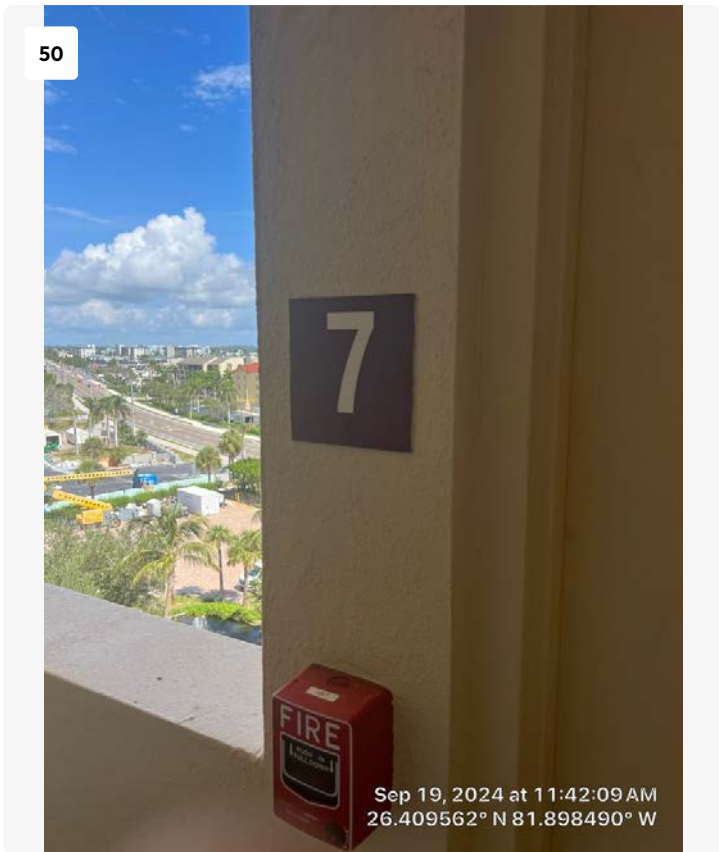


Project: Riviera Club
Date: 9/19/2024, 11:39am
Creator: Field Tech #1

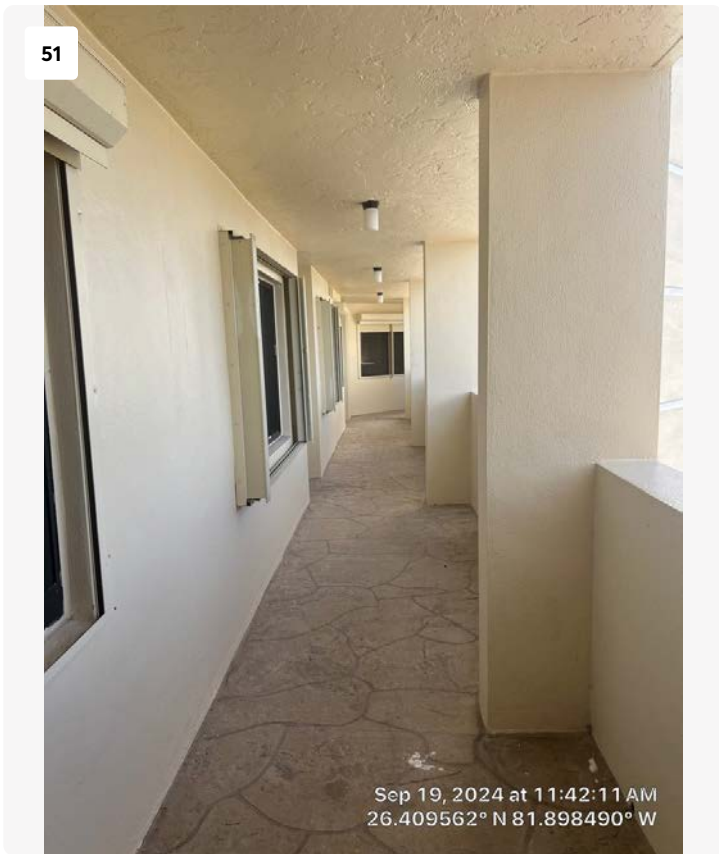


8th floor walkway.

Project: Riviera Club
Date: 9/19/2024, 11:39am
Creator: Field Tech #1

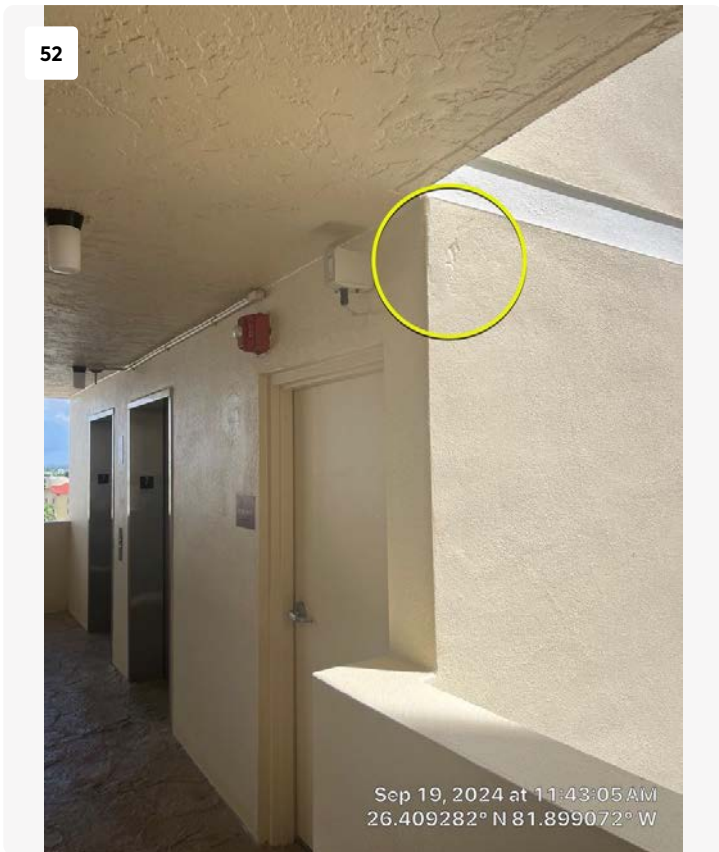


Project: Riviera Club
Date: 9/19/2024, 11:42am
Creator: Field Tech #1



7th floor walkway.

Project: Riviera Club
Date: 9/19/2024, 11:42am
Creator: Field Tech #1



Just to the south of the 7th floor elevators. Previous repair noted. No action required.

Project: Riviera Club
Date: 9/19/2024, 11:43am
Creator: Field Tech #1



Just to the south of the 7th floor elevators. Previous repair noted.

Project: Riviera Club
Date: 9/19/2024, 11:43am
Creator: Field Tech #1



Just to the south of the 7th floor elevators. Previous repair noted. No action required.

Project: Riviera Club
Date: 9/19/2024, 11:43am
Creator: Field Tech #1



7th floor refuse chute. Previous repair noted. No action required.

Project: Riviera Club
Date: 9/19/2024, 11:44am
Creator: Field Tech #1



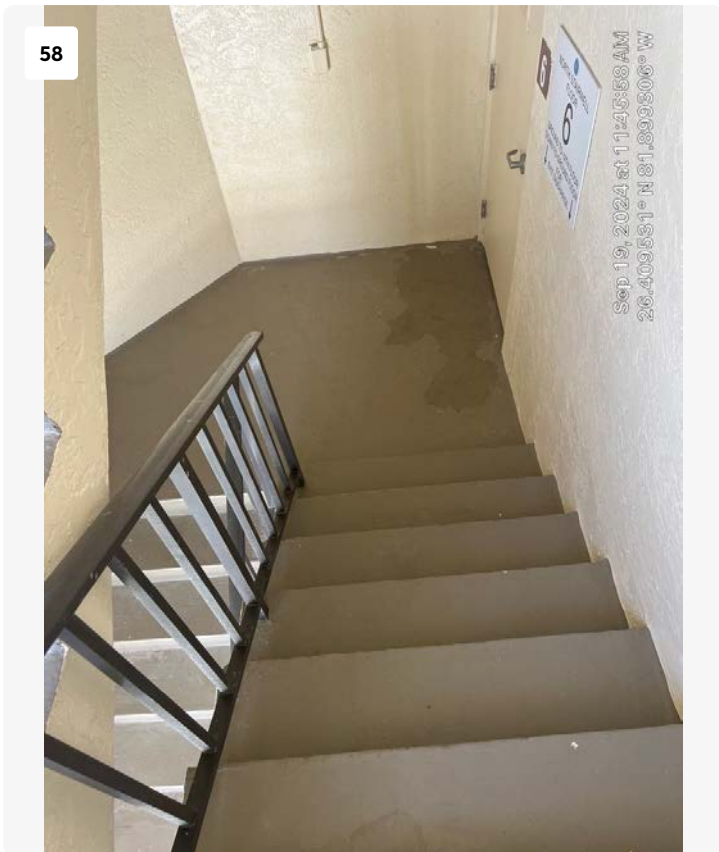
7th floor refuse chute. Previous repair noted.

Project: Riviera Club
Date: 9/19/2024, 11:44am
Creator: Field Tech #1



7th floor refuse chute. Previous repair noted.

Project: Riviera Club
Date: 9/19/2024, 11:44am
Creator: Field Tech #1



View down to 6 floor of north stairwell. Typical conditions observed throughout the stairwells.

Project: Riviera Club
Date: 9/19/2024, 11:45am
Creator: Field Tech #1

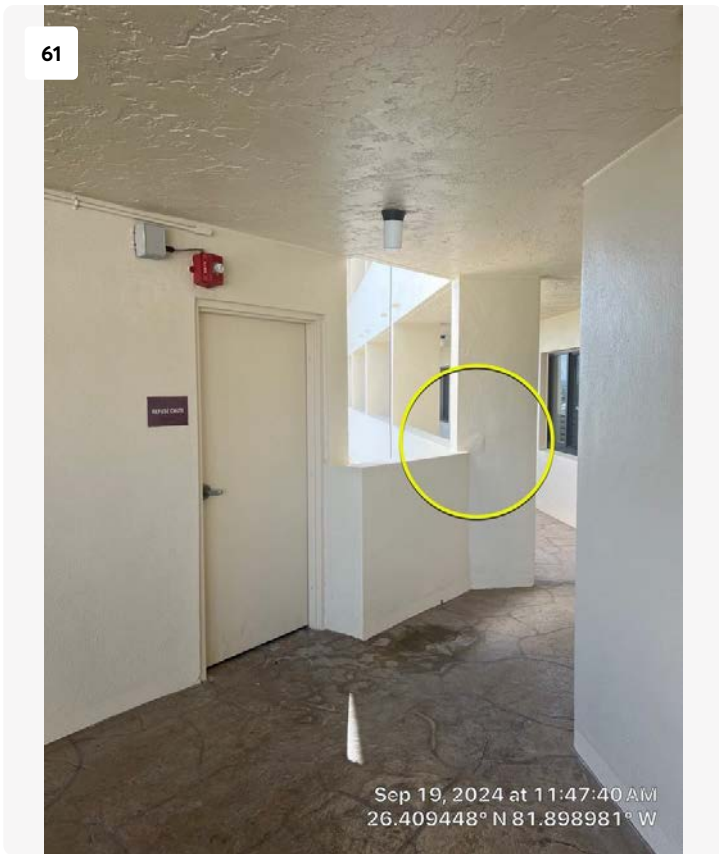


Project: Riviera Club
Date: 9/19/2024, 11:46am
Creator: Field Tech #1



6th floor walkway.

Project: Riviera Club
Date: 9/19/2024, 11:46am
Creator: Field Tech #1



Adjacent to 6th floor elevators. Stucco delamination noted on column--stucco repair is required, and a structural concrete repair may also be needed. Unable to determine until stucco is removed.

Project: Riviera Club
Date: 9/19/2024, 11:47am
Creator: Field Tech #1



Adjacent to 6th floor elevators. Stucco delamination noted on column--stucco repair is required, and a structural concrete repair may also be needed. Unable to determine until stucco is removed.

Project: Riviera Club
Date: 9/19/2024, 11:48am
Creator: Field Tech #1

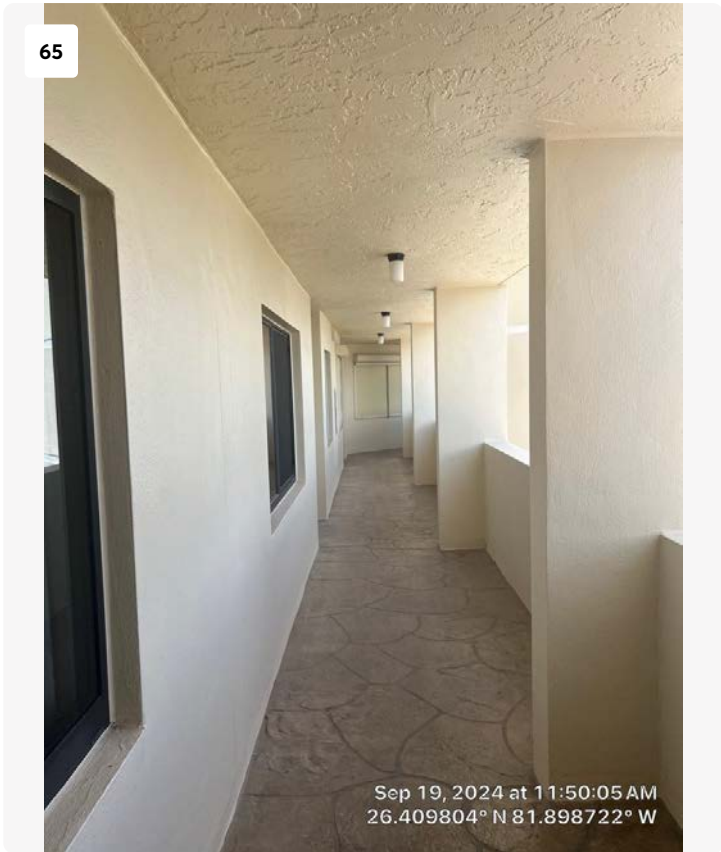


Adjacent to 6th floor elevators. Stucco delamination noted on column--stucco repair is required, and a structural concrete repair may also be needed. Unable to determine until stucco is removed.

Project: Riviera Club
Date: 9/19/2024, 11:48am
Creator: Field Tech #1



Project: Riviera Club
Date: 9/19/2024, 11:50am
Creator: Field Tech #1



65

5th floor walkway.

Sep 19, 2024 at 11:50:05 AM
26.409804° N 81.898722° W

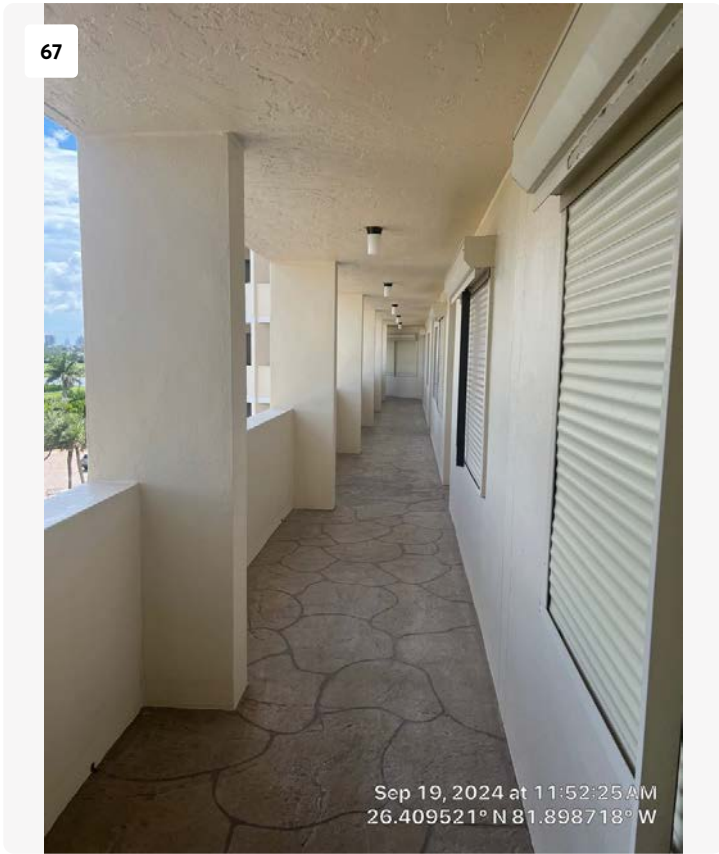
Project: Riviera Club
Date: 9/19/2024, 11:50am
Creator: Field Tech #1



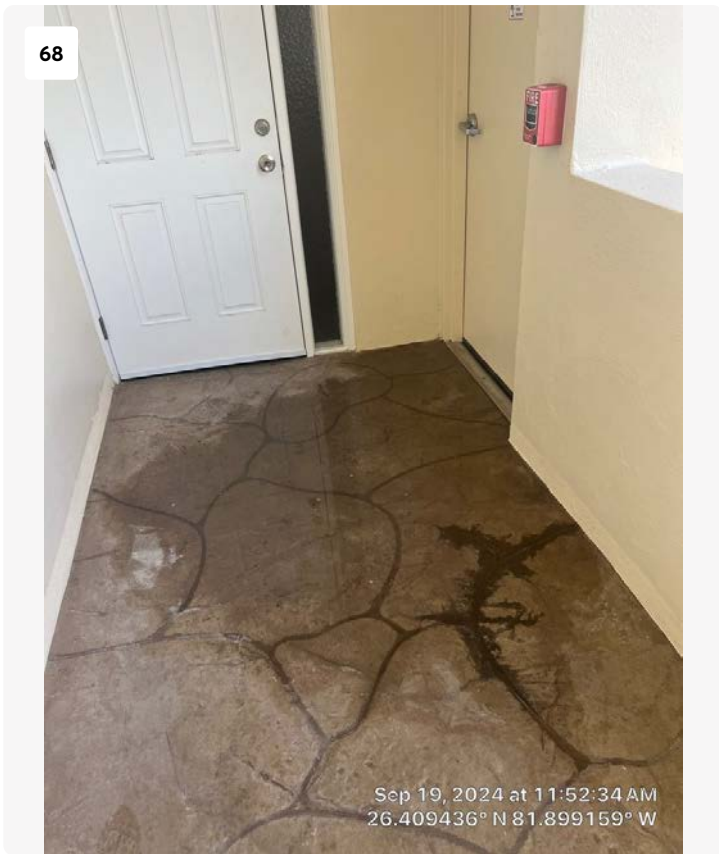
66

Sep 19, 2024 at 11:52:20 AM
26.409767° N 81.898703° W

Project: Riviera Club
Date: 9/19/2024, 11:52am
Creator: Field Tech #1



4th floor walkway.



Outside north stairwell at 4th floor. Excessive water ponding noted. Resloping of walkways may be needed, or potentially a floor drain installed in this area.



Project: Riviera Club
Date: 9/19/2024, 11:55am
Creator: Field Tech #1

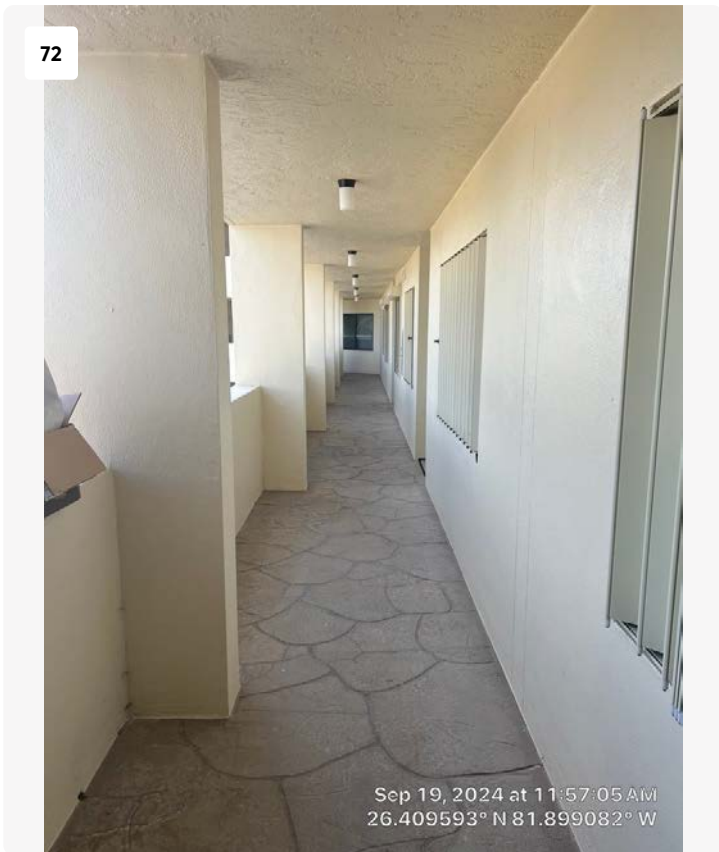


3rd floor walkway.

Project: Riviera Club
Date: 9/19/2024, 11:55am
Creator: Field Tech #1



Project: Riviera Club
Date: 9/19/2024, 11:57am
Creator: Field Tech #1



2nd floor walkway.

Project: Riviera Club
Date: 9/19/2024, 11:57am
Creator: Field Tech #1



1st floor walkway.

75



Location of open electrical junction box.

Project: Riviera Club
Date: 9/19/2024, 12:00pm
Creator: Field Tech #1

76



Location of open electrical junction box, 1st floor north stairwell. This box requires repair and a cover plate installed.

Project: Riviera Club
Date: 9/19/2024, 12:00pm
Creator: Field Tech #1

77



Location of loose handrail. All fasteners appear to be in good condition, but hand rail showed a fair amount of movement when tested. The hand rail needs to be anchored to prevent movement and potential trip hazard.

Project: Riviera Club
Date: 9/19/2024, 12:01pm
Creator: Field Tech #1

78



All fasteners look good but handrail is loose. The handrail should be anchored to prevent movement and potential trip hazard.

Project: Riviera Club
Date: 9/19/2024, 12:01pm
Creator: Field Tech #1



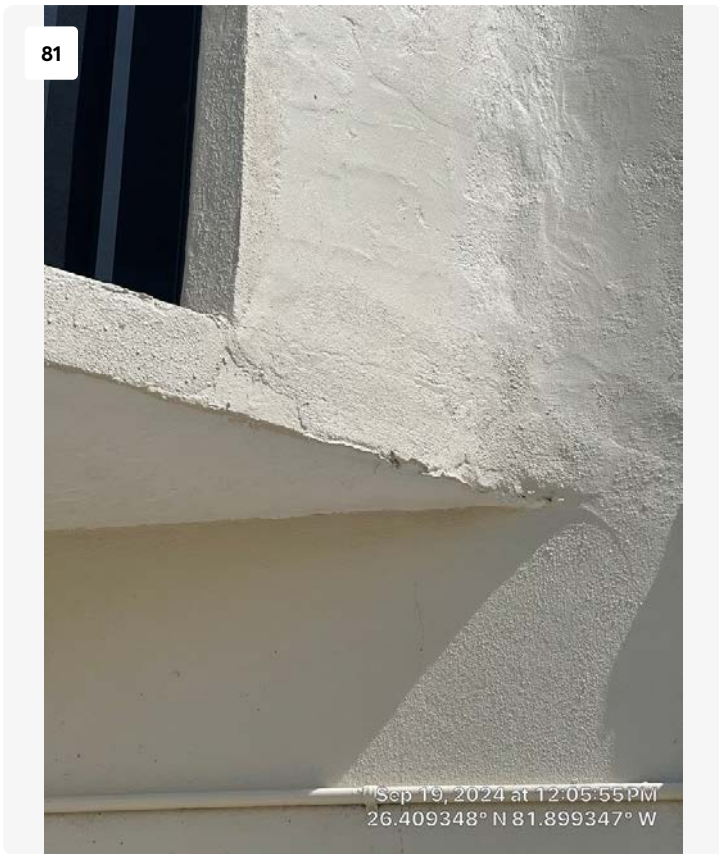
Northwest elevation, first floor balcony. Possible spall observed in balcony slab edge. It may also simply be a prior repair with texture mismatch. No action required at this time.

Project: Riviera Club
Date: 9/19/2024, 12:05pm
Creator: Field Tech #1



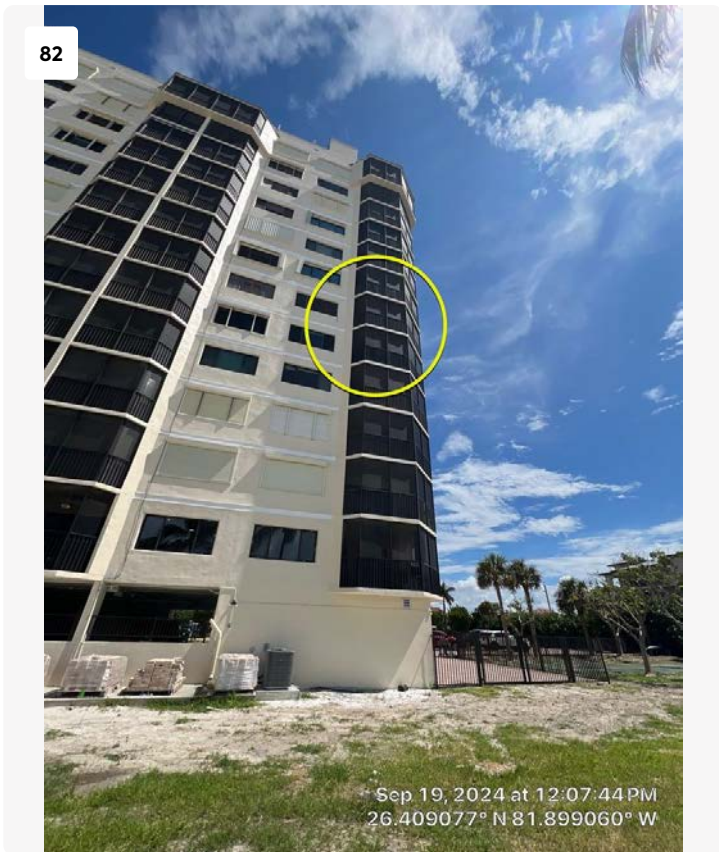
Northwest elevation, first floor balcony. Possible spall observed in balcony slab edge. It may also simply be a prior repair with texture mismatch. No action required at this time.

Project: Riviera Club
Date: 9/19/2024, 12:05pm
Creator: Field Tech #1



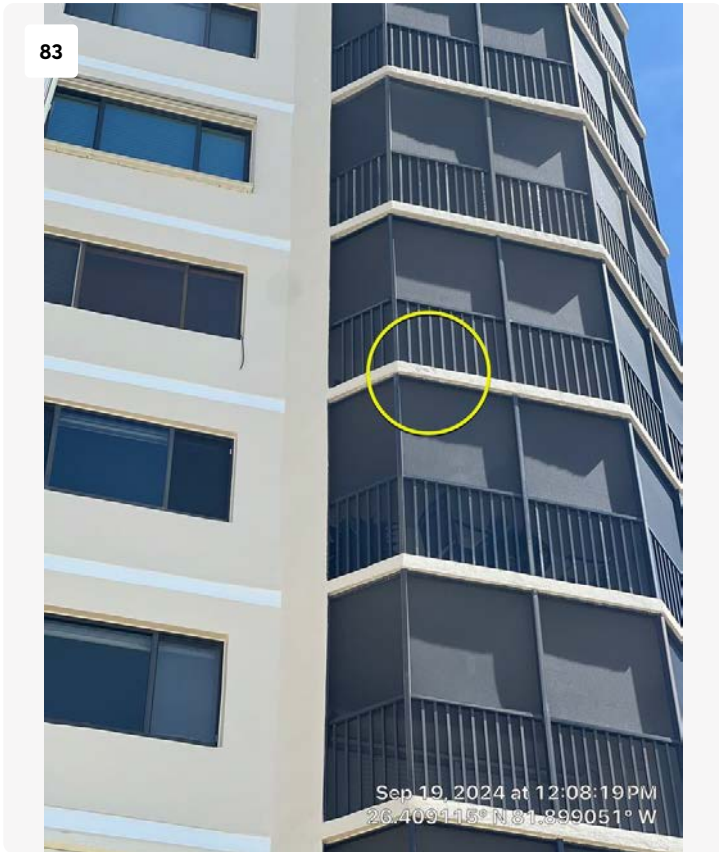
Northwest elevation, first floor balcony. Possible spall observed in balcony slab edge.

Project: Riviera Club
Date: 9/19/2024, 12:05pm
Creator: Field Tech #1



Southwest elevation 6th floor slab edge.

Project: Riviera Club
Date: 9/19/2024, 12:07pm
Creator: Field Tech #1



Possible spall observed on 6th floor balcony slab edge.

Project: Riviera Club
Date: 9/19/2024, 12:08pm
Creator: Field Tech #1



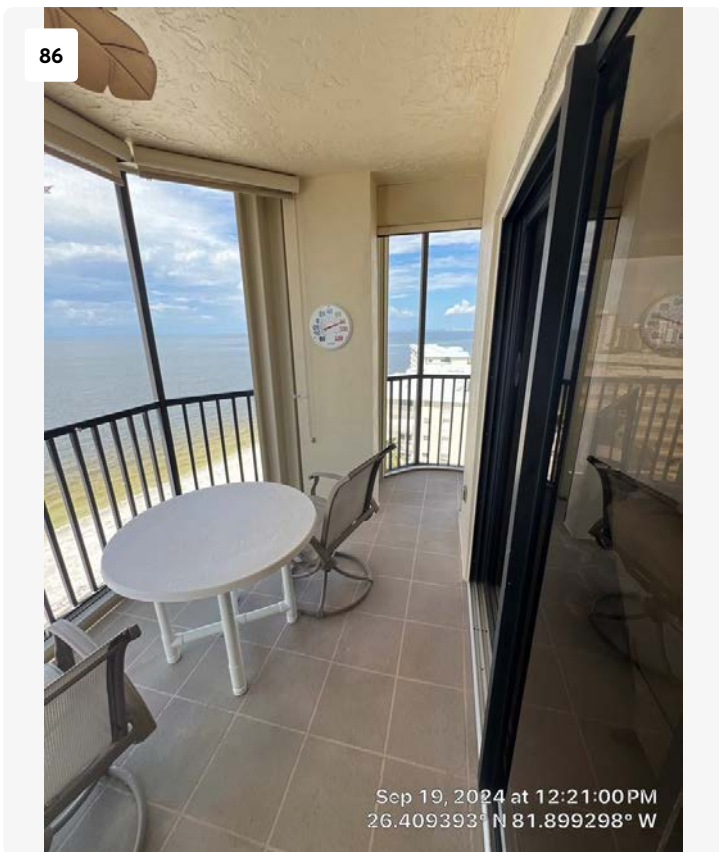
Unit 1001.

Project: Riviera Club
Date: 9/19/2024, 12:19pm
Creator: Field Tech #1



Mild deterioration of balcony coatings observed on balcony of Unit 1001.

Project: Riviera Club
Date: 9/19/2024, 12:20pm
Creator: Field Tech #1



Balcony of Unit 1001.

Project: Riviera Club
Date: 9/19/2024, 12:21pm
Creator: Field Tech #1

87



Alternate balcony view Unit 1001.

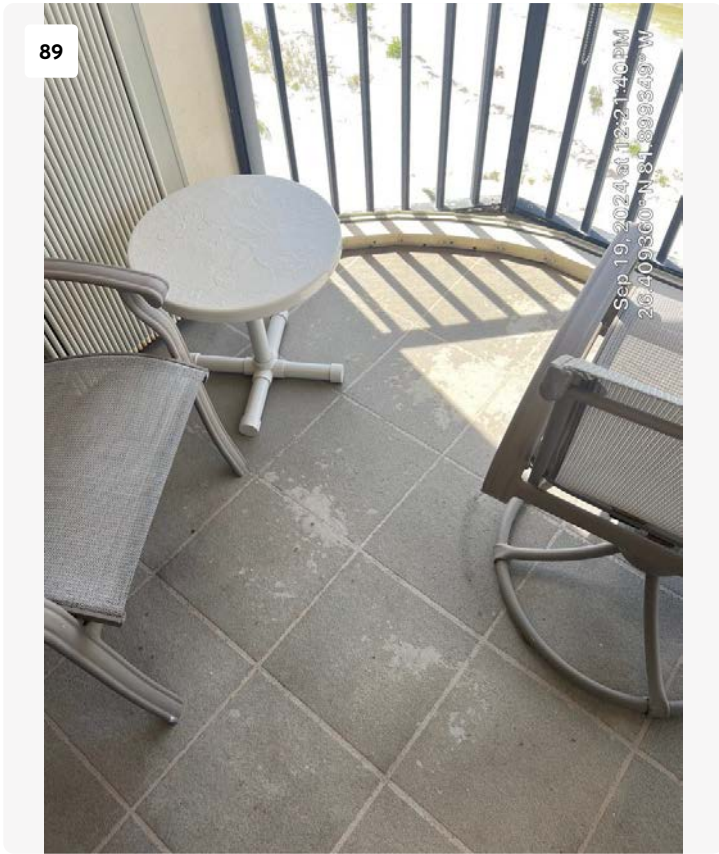
Project: Riviera Club
Date: 9/19/2024, 12:21pm
Creator: Field Tech #1

88



Small side balcony section of Unit 1001.

Project: Riviera Club
Date: 9/19/2024, 12:21pm
Creator: Field Tech #1



89

Deteriorating coatings noted on balcony of Unit 1001.

Project: Riviera Club
Date: 9/19/2024, 12:21pm
Creator: Field Tech #1



90

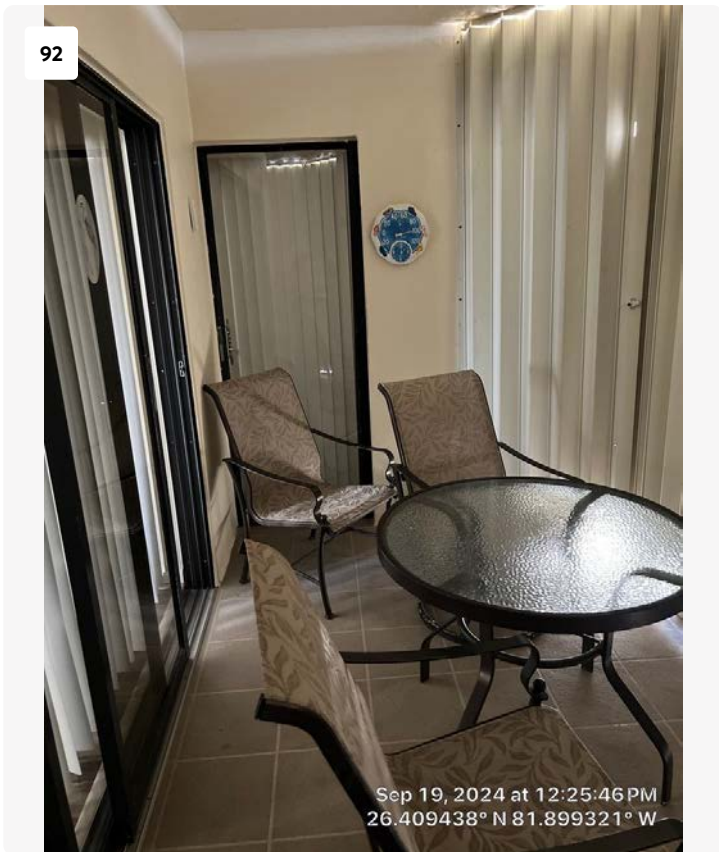
Unit 901.

Project: Riviera Club
Date: 9/19/2024, 12:24pm
Creator: Field Tech #1



Balcony of Unit 901. Limited access to balcony slab due to tile and storm shutters.

Project: Riviera Club
Date: 9/19/2024, 12:25pm
Creator: Field Tech #1



Alternate view of Unit 901 balcony.

Project: Riviera Club
Date: 9/19/2024, 12:25pm
Creator: Field Tech #1

93

Unit 905.

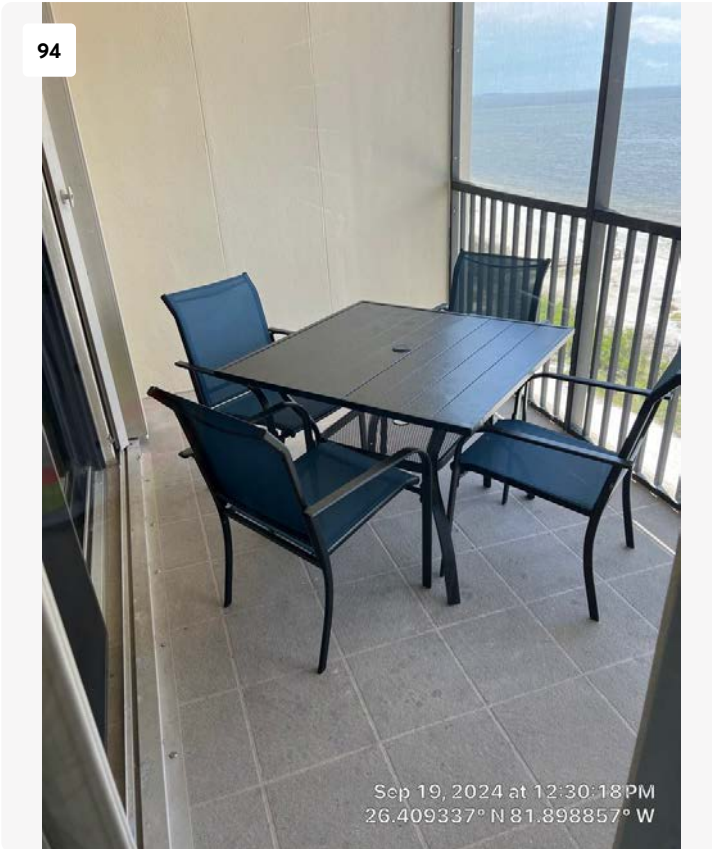


Sep 19, 2024 at 12:28:26 PM
26.409143° N 81.899121° W

Project: Riviera Club
Date: 9/19/2024, 12:28pm
Creator: Field Tech #1

94

Balcony of Unit 905.



Sep 19, 2024 at 12:30:18 PM
26.409337° N 81.898857° W

Project: Riviera Club
Date: 9/19/2024, 12:30pm
Creator: Field Tech #1

95

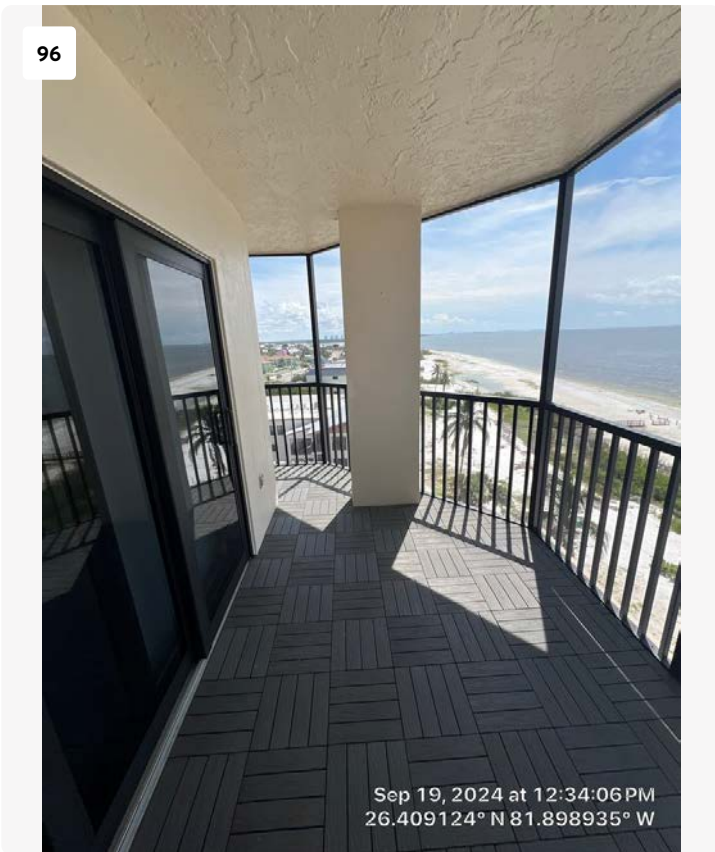
Unit 807.



Project: Riviera Club
Date: 9/19/2024, 12:32pm
Creator: Field Tech #1

96

Balcony of Unit 807.



Project: Riviera Club
Date: 9/19/2024, 12:34pm
Creator: Field Tech #1

97



Sep 19, 2024 at 12:34:14 PM
26.409121° N 81.898942° W

Alternate view of balcony Unit 807.

Project: Riviera Club
Date: 9/19/2024, 12:34pm
Creator: Field Tech #1

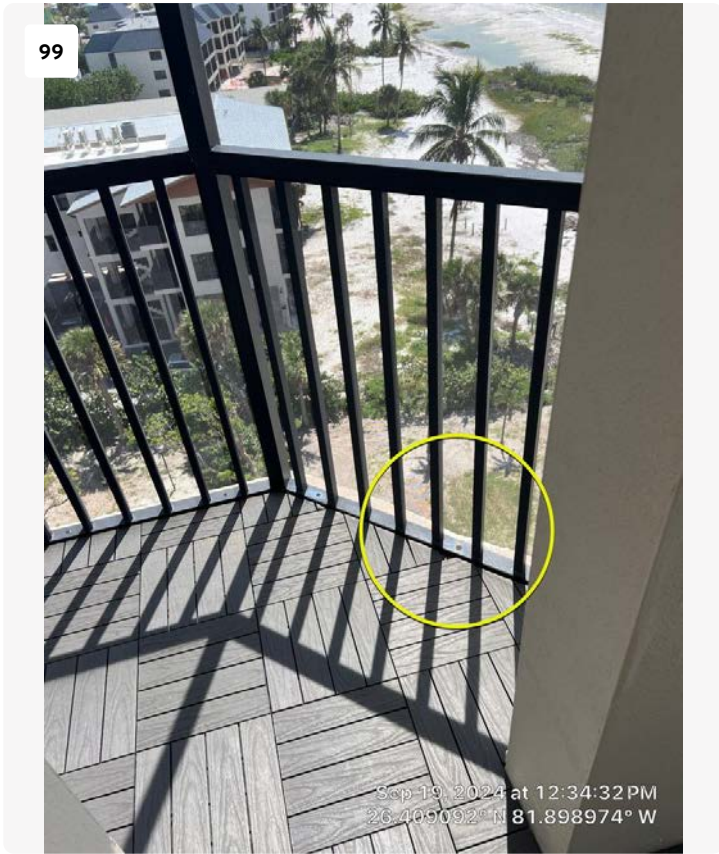
98



Sep 19, 2024 at 12:34:19 PM
26.409110° N 81.898946° W

Small side balcony Unit 807.

Project: Riviera Club
Date: 9/19/2024, 12:34pm
Creator: Field Tech #1



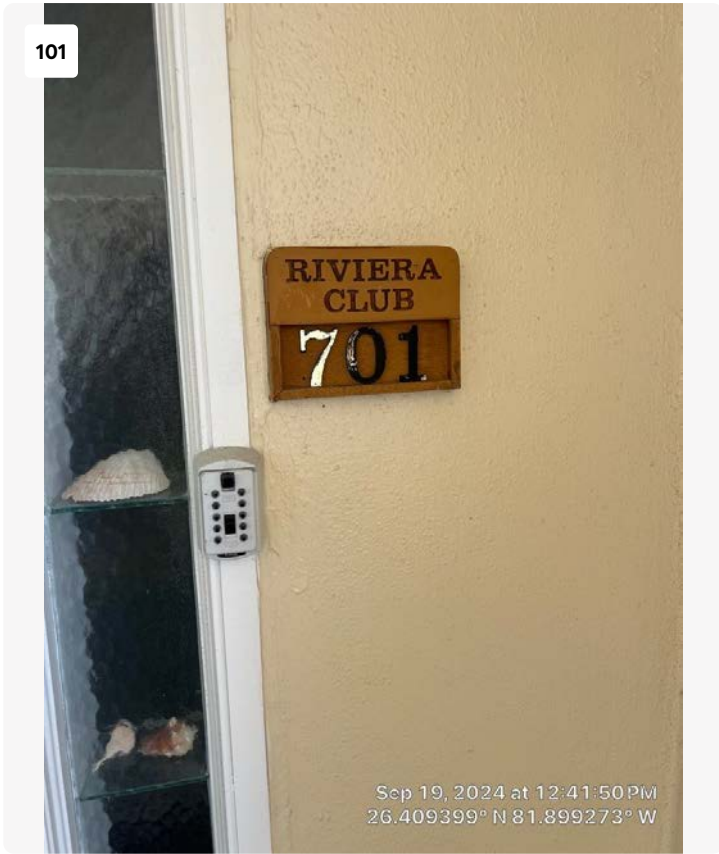
Northwest elevation, first floor balcony. Concrete spall observed at balcony slab edge. This area should be repaired to prevent additional structural deterioration.

Project: Riviera Club
Date: 9/19/2024, 12:34pm
Creator: Field Tech #1



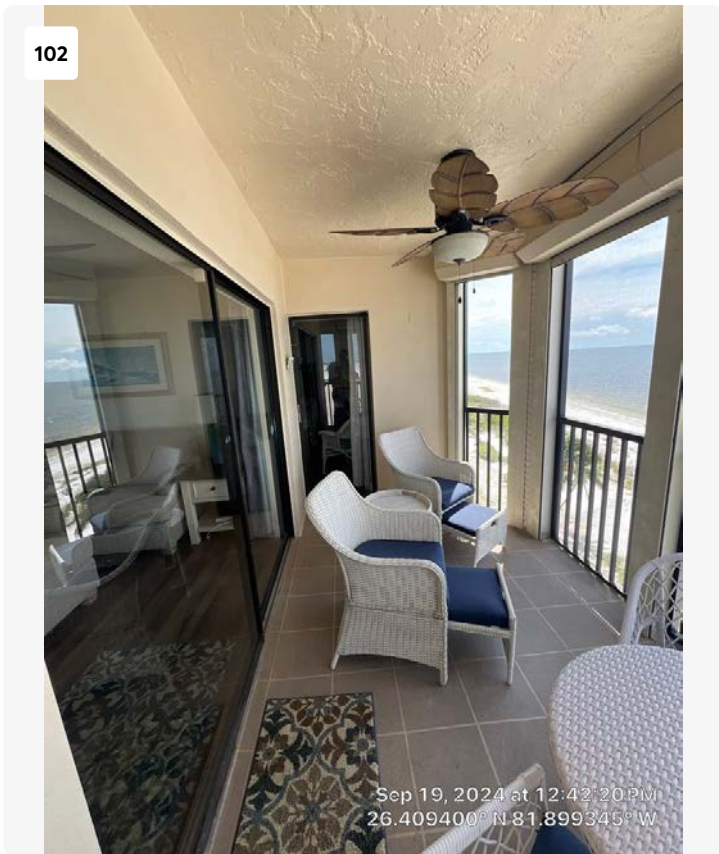
Northwest elevation, first floor balcony. Concrete spall observed at balcony slab edge. This area should be repaired to prevent additional structural deterioration.

Project: Riviera Club
Date: 9/19/2024, 12:34pm
Creator: Field Tech #1



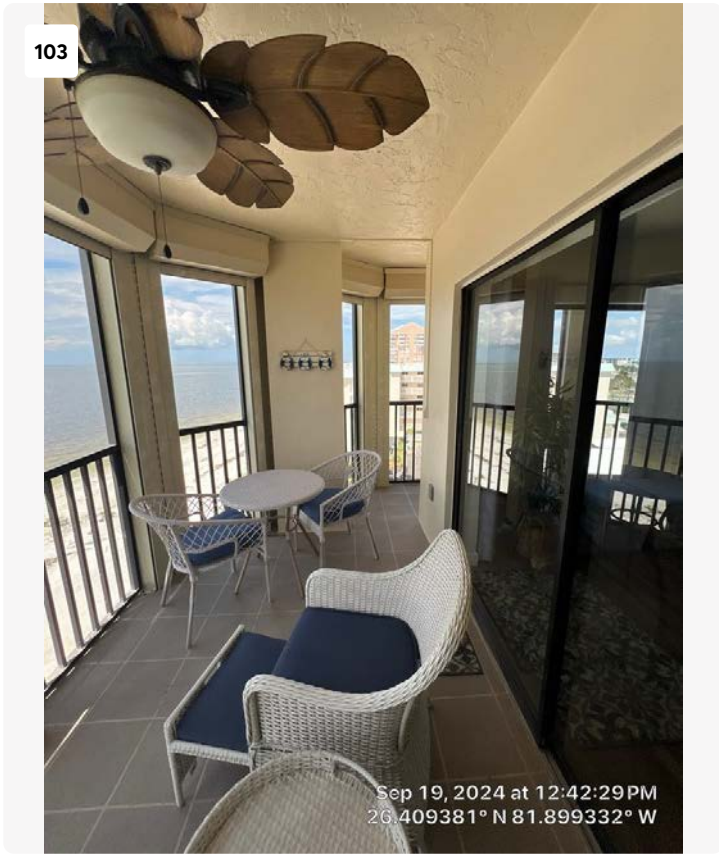
Unit 701.

Project: Riviera Club
Date: 9/19/2024, 12:41pm
Creator: Field Tech #1



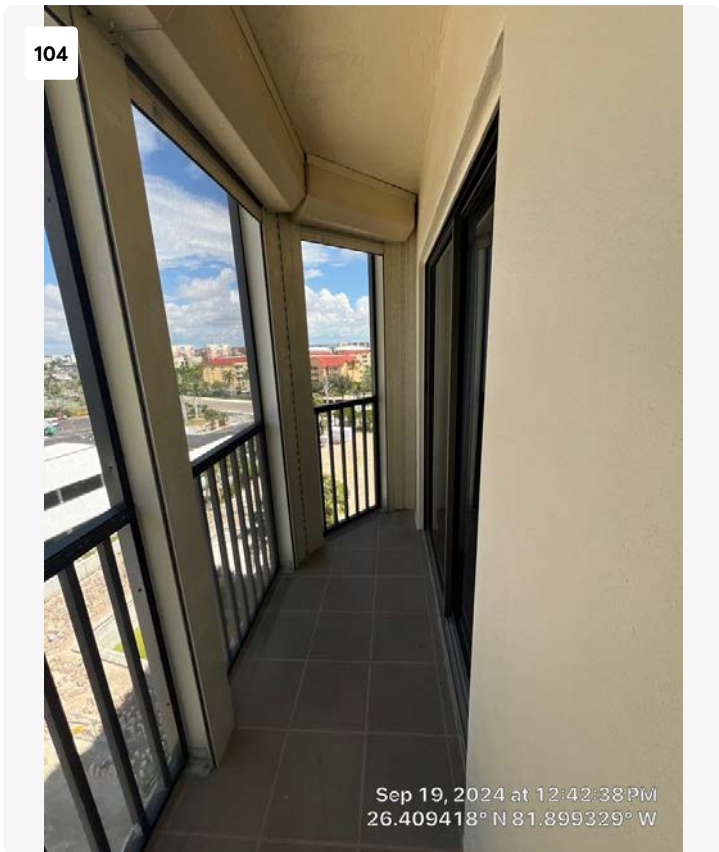
Balcony of Unit 701.

Project: Riviera Club
Date: 9/19/2024, 12:42pm
Creator: Field Tech #1



View to the north on balcony of Unit 701.

Project: Riviera Club
Date: 9/19/2024, 12:42pm
Creator: Field Tech #1



Small side balcony of Unit 701.

Project: Riviera Club
Date: 9/19/2024, 12:42pm
Creator: Field Tech #1



Minor corrosion noted on fasteners on small side balcony of Unit 701.

Project: Riviera Club
Date: 9/19/2024, 12:42pm
Creator: Field Tech #1



Minor corrosion noted on fasteners on small side balcony of Unit 701. Fasteners like this should be periodically inspected and can be replaced on an as-needed basis.

Project: Riviera Club
Date: 9/19/2024, 12:43pm
Creator: Field Tech #1

107



Unit 603.

Project: Riviera Club
Date: 9/19/2024, 12:46pm
Creator: Field Tech #1

108



Balcony of Unit 603.

Project: Riviera Club
Date: 9/19/2024, 12:48pm
Creator: Field Tech #1

109



Alternate view of balcony 603.

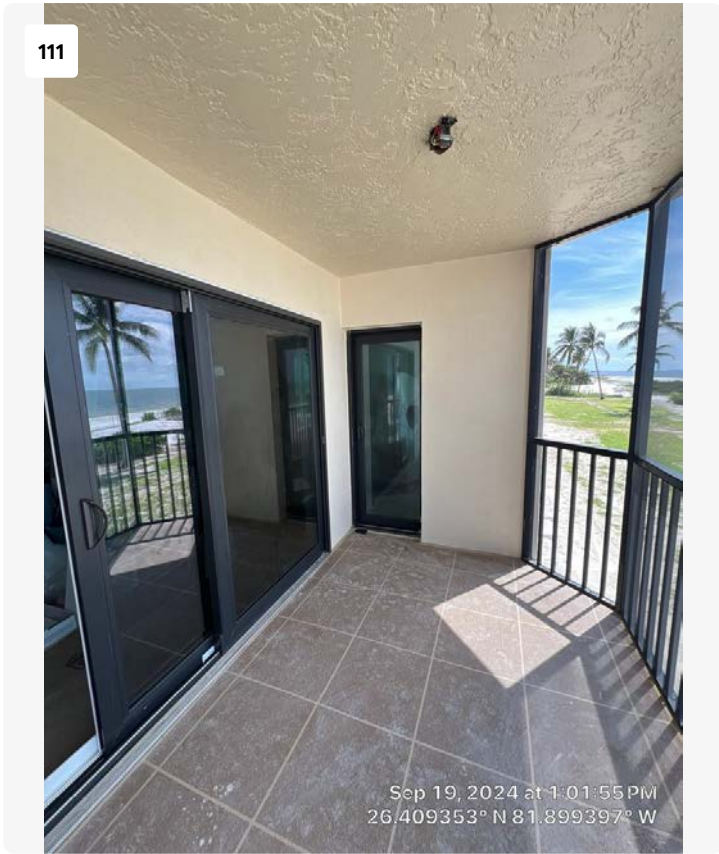
Project: Riviera Club
Date: 9/19/2024, 12:48pm
Creator: Field Tech #1

110



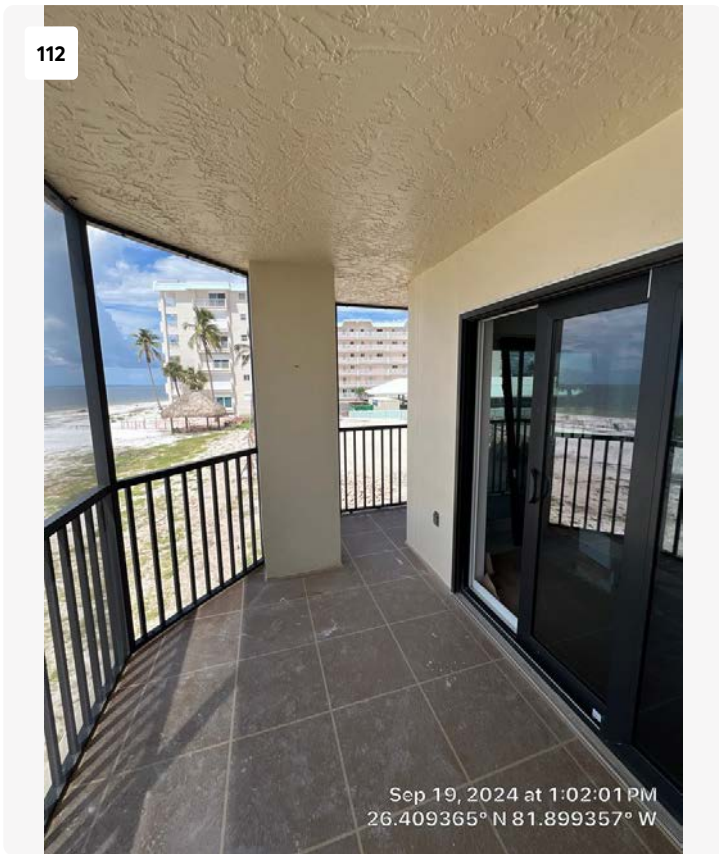
Unit 101.

Project: Riviera Club
Date: 9/19/2024, 1:00pm
Creator: Field Tech #1



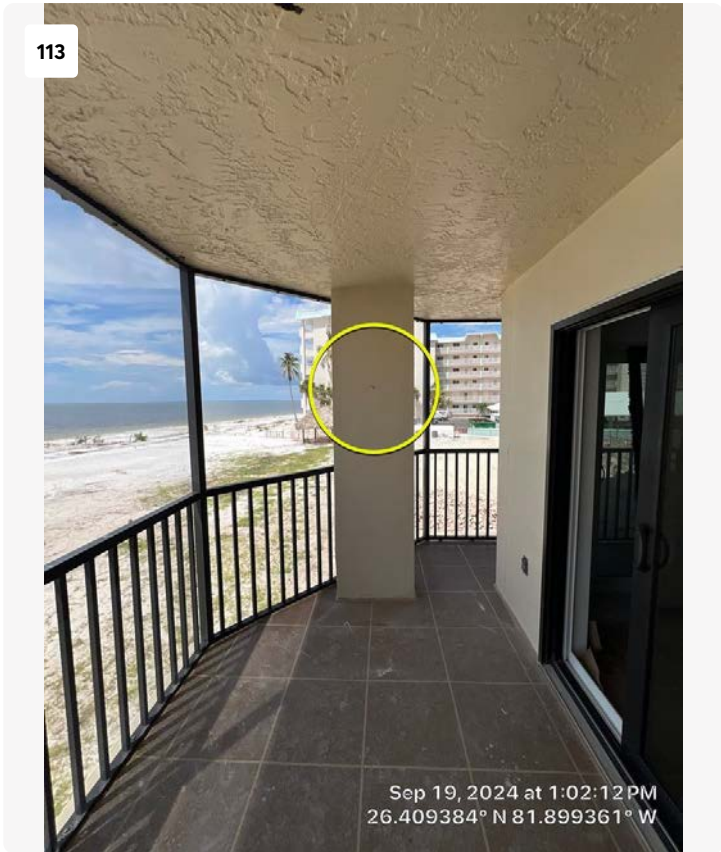
Balcony Unit 101.

Project: Riviera Club
Date: 9/19/2024, 1:01pm
Creator: Field Tech #1



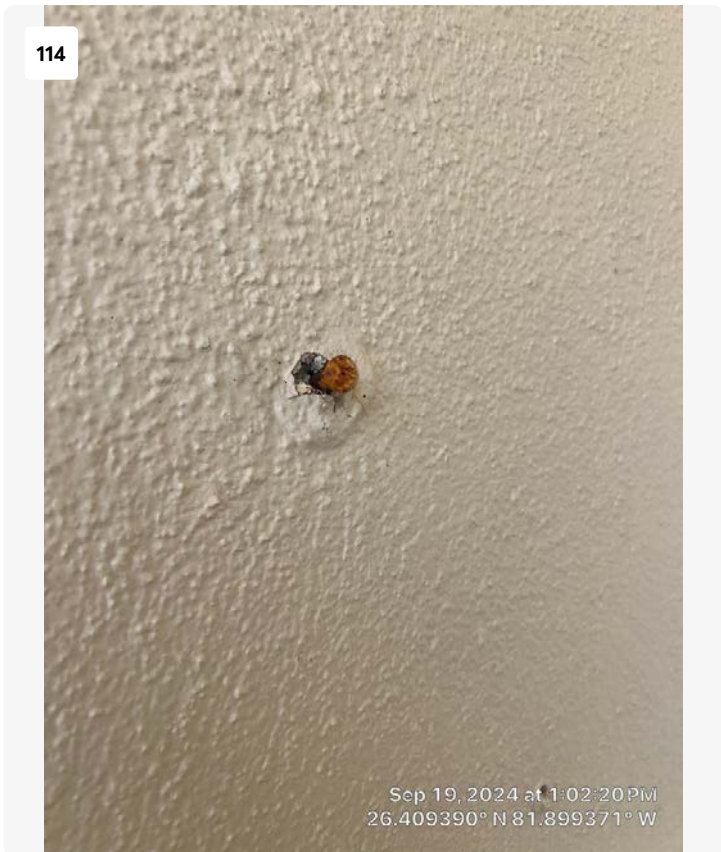
Alternate view of balcony Unit 101.

Project: Riviera Club
Date: 9/19/2024, 1:02pm
Creator: Field Tech #1



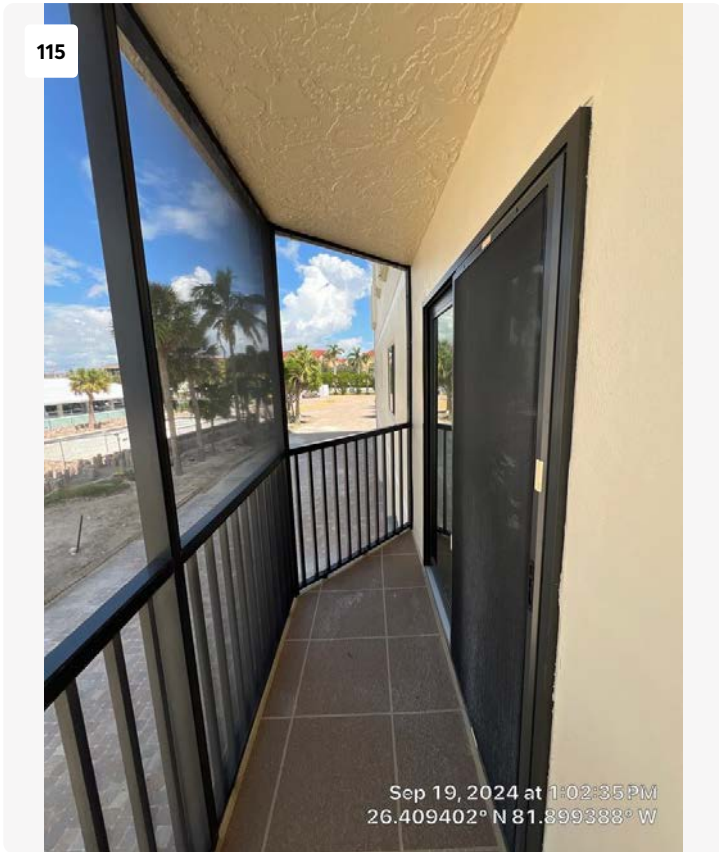
Location of corroded fastener on balcony of Unit 101.

Project: Riviera Club
Date: 9/19/2024, 1:02pm
Creator: Field Tech #1



Corroded fastener on balcony of Unit 101. This was likely installed by a unit owner to hold decorations or signage. The fastener should be removed and the concrete patched to prevent moisture intrusion into the concrete.

Project: Riviera Club
Date: 9/19/2024, 1:02pm
Creator: Field Tech #1



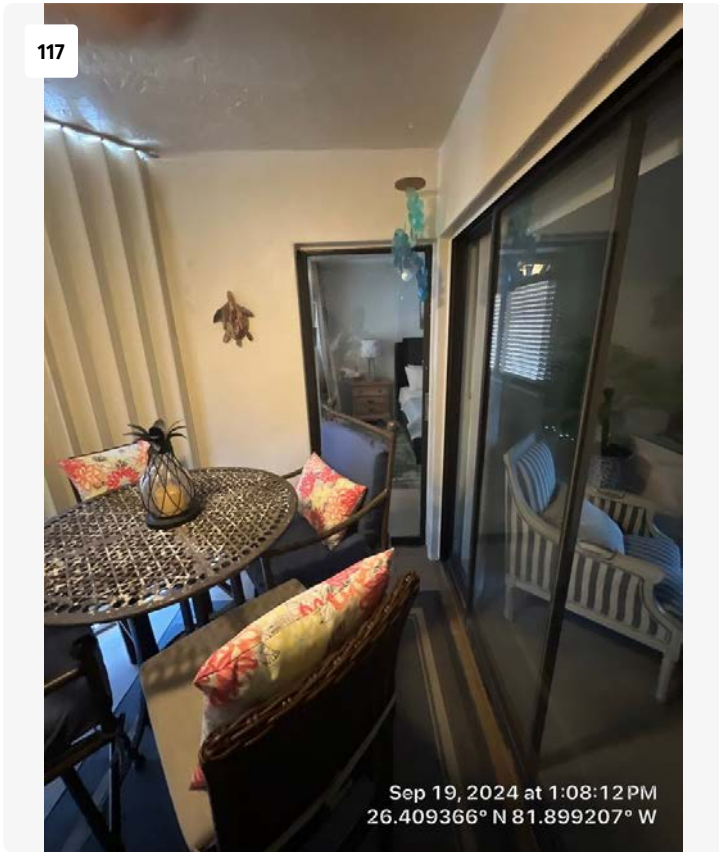
Small side balcony of Unit 101.

Project: Riviera Club
Date: 9/19/2024, 1:02pm
Creator: Field Tech #1



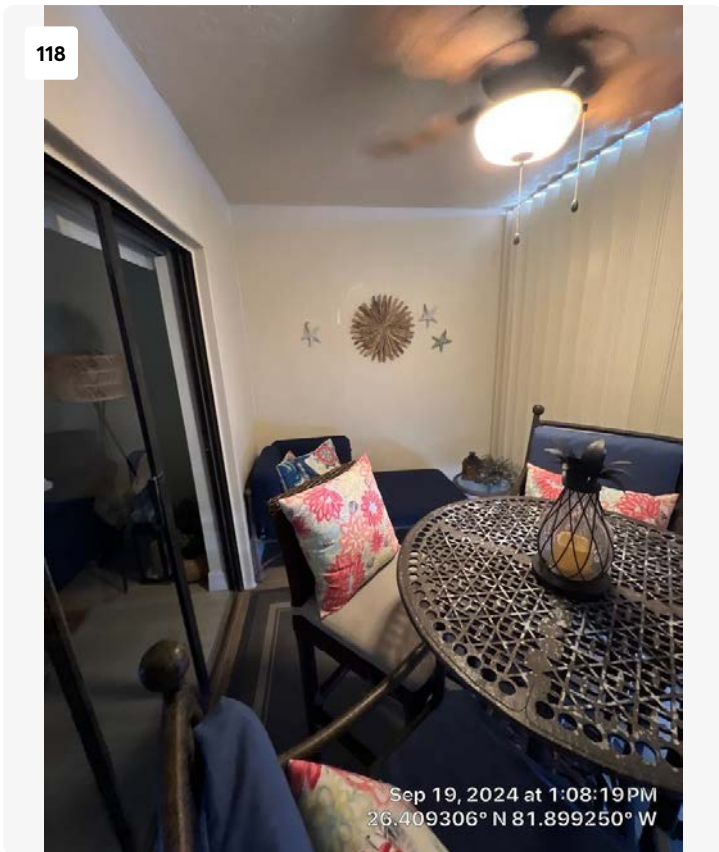
Unit 202.

Project: Riviera Club
Date: 9/19/2024, 1:06pm
Creator: Field Tech #1



Balcony Unit 202.

Project: Riviera Club
Date: 9/19/2024, 1:08pm
Creator: Field Tech #1



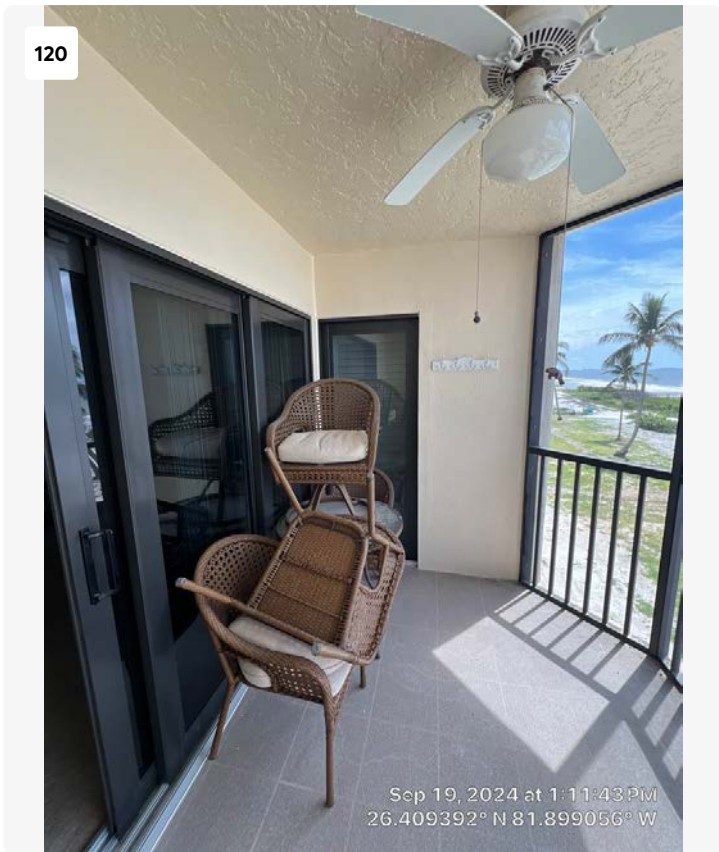
Alternate view of Unit 202.

Project: Riviera Club
Date: 9/19/2024, 1:08pm
Creator: Field Tech #1



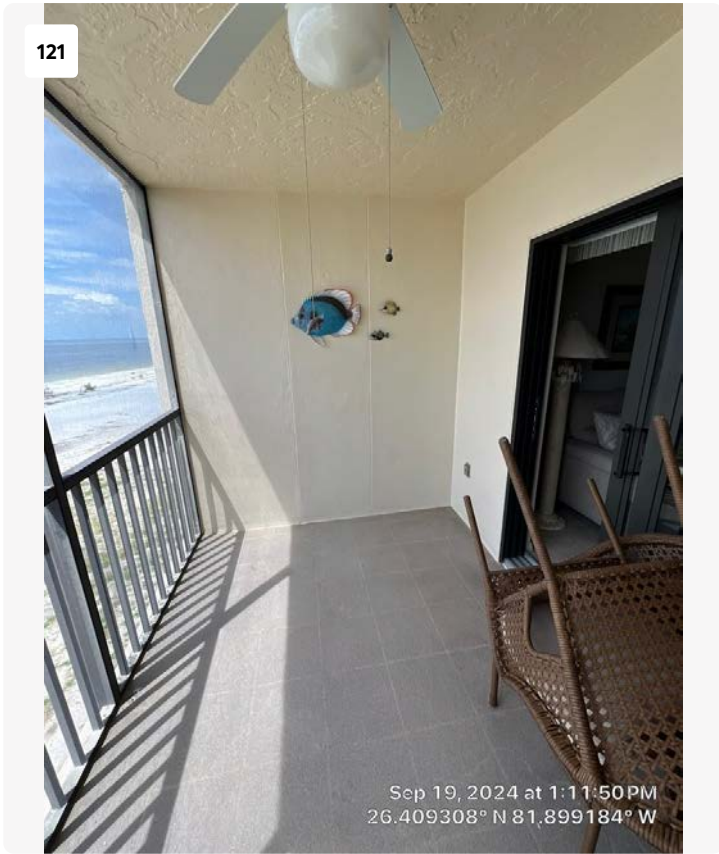
Unit 203.

Project: Riviera Club
Date: 9/19/2024, 1:09pm
Creator: Field Tech #1

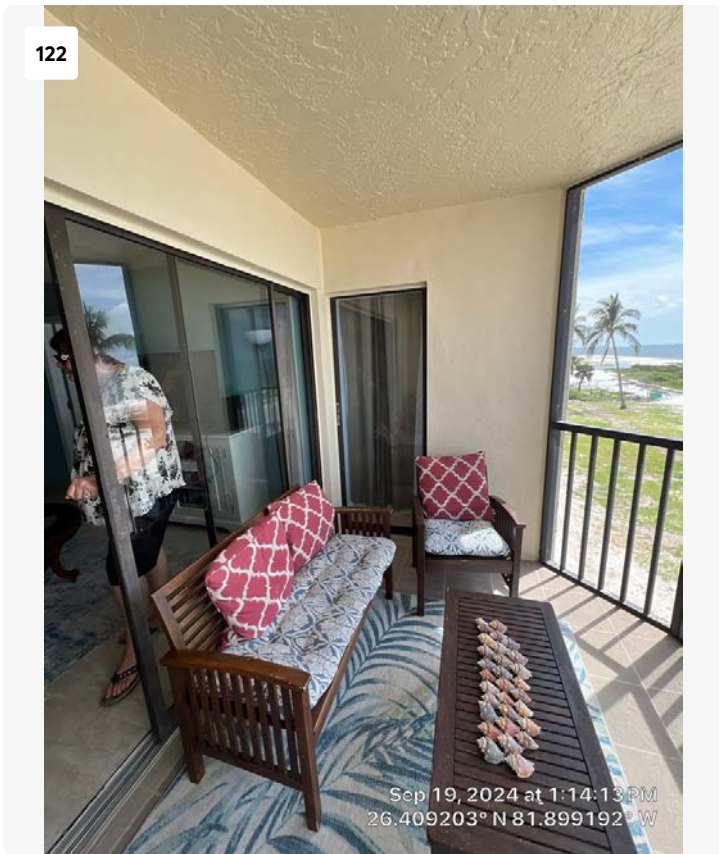


Balcony of Unit 203.

Project: Riviera Club
Date: 9/19/2024, 1:11pm
Creator: Field Tech #1



Alternate view of balcony Unit 203.



Unit 204 balcony view.

123



Alternate view of Unit 204 balcony.

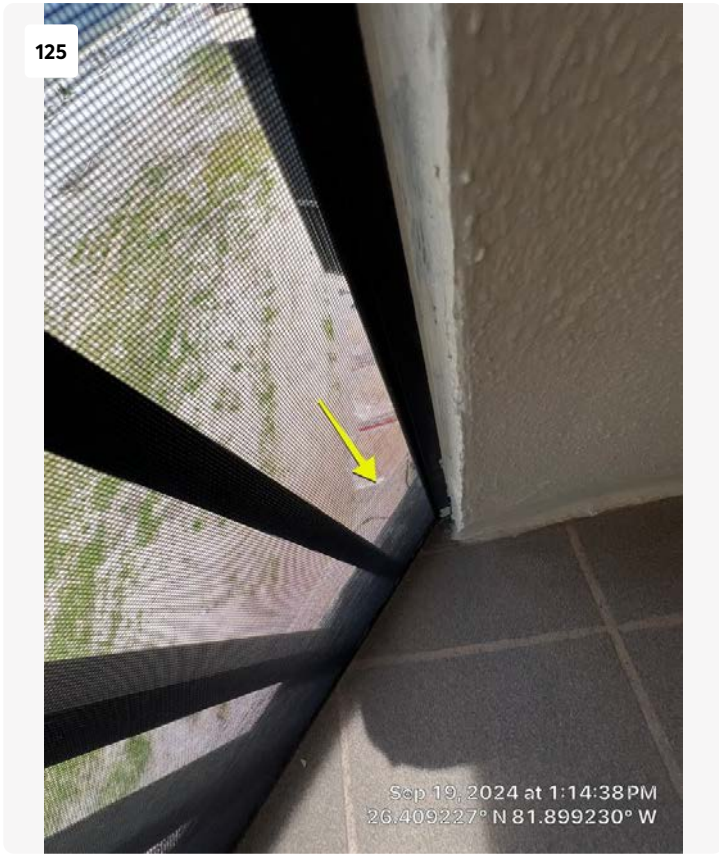
Project: Riviera Club
 Date: 9/19/2024, 1:14pm
 Creator: Field Tech #1

124



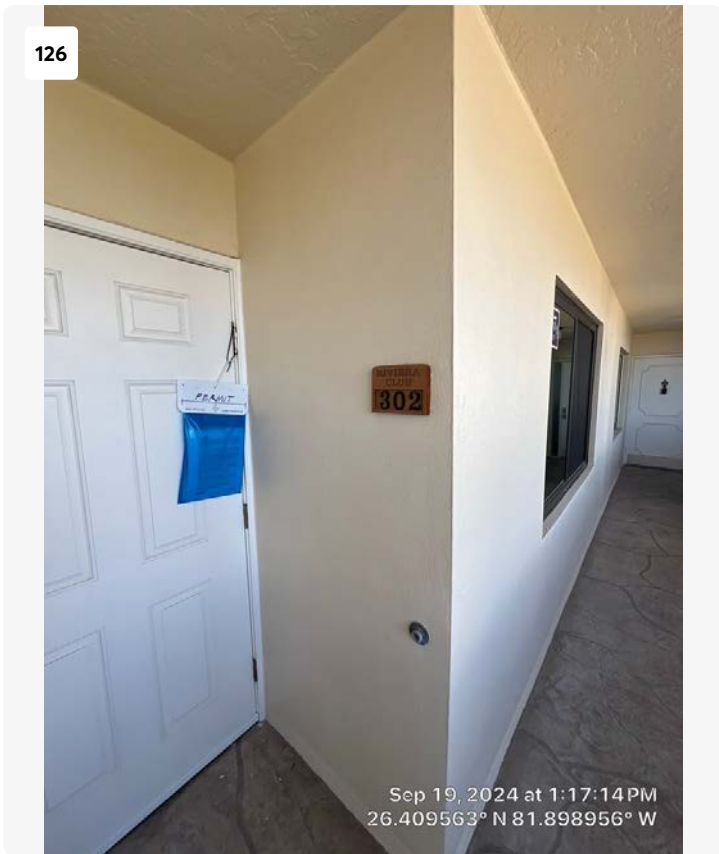
Small crack in slab edge on balcony of Unit 204. This is very likely a concrete spall which needs to be repaired to prevent moisture intrusion into the slab.

Project: Riviera Club
 Date: 9/19/2024, 1:14pm
 Creator: Field Tech #1



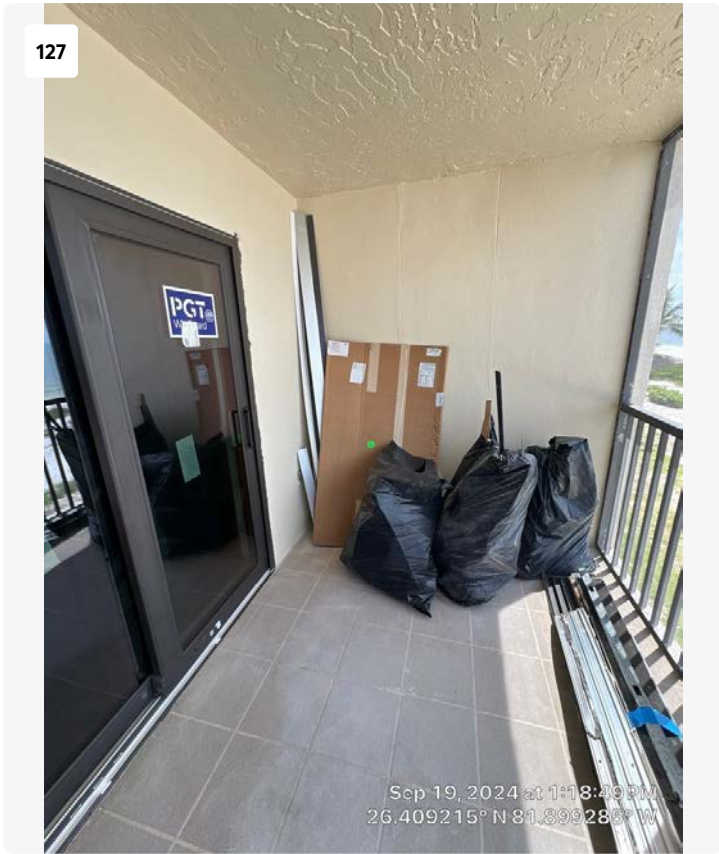
Small crack in slab edge on balcony of Unit 204. This is very likely a concrete spall which needs to be repaired to prevent moisture intrusion into the slab.

Project: Riviera Club
Date: 9/19/2024, 1:14pm
Creator: Field Tech #1



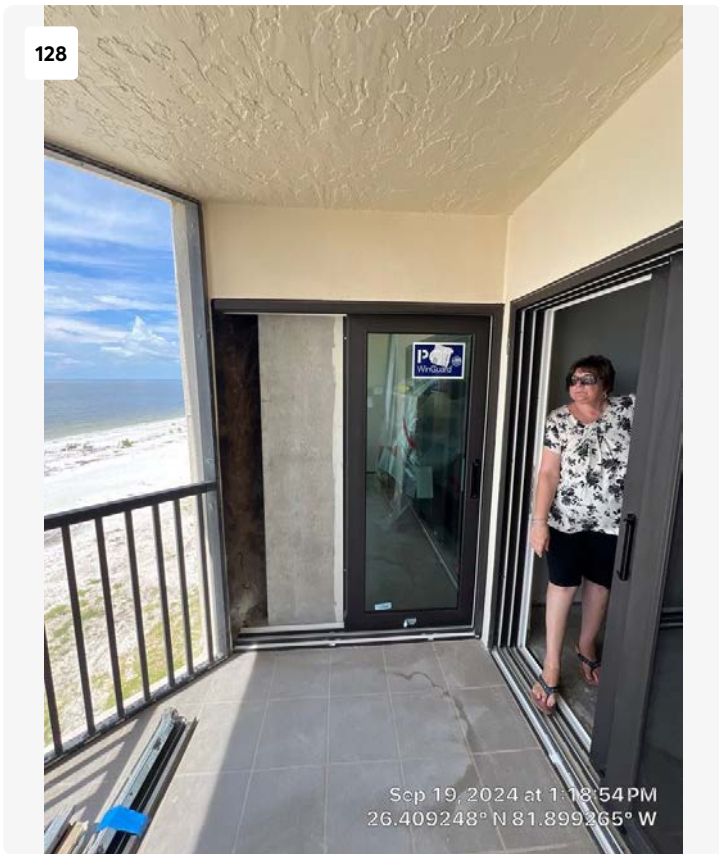
Unit 302.

Project: Riviera Club
Date: 9/19/2024, 1:17pm
Creator: Field Tech #1



Balcony of Unit 302.

Project: Riviera Club
Date: 9/19/2024, 1:18pm
Creator: Field Tech #1



Alternate view of Unit 302 balcony.

Project: Riviera Club
Date: 9/19/2024, 1:18pm
Creator: Field Tech #1

129



Sep 19, 2024 at 1:20:17 PM
26.409618° N 81.898970° W

Unit 303.

Project: Riviera Club
Date: 9/19/2024, 1:20pm
Creator: Field Tech #1

130



Sep 19, 2024 at 1:21:49 PM
26.409233° N 81.899306° W

Balcony view of Unit 303.

Project: Riviera Club
Date: 9/19/2024, 1:21pm
Creator: Field Tech #1

131



Alternate view of balcony of Unit 303.

Project: Riviera Club
Date: 9/19/2024, 1:22pm
Creator: Field Tech #1

132



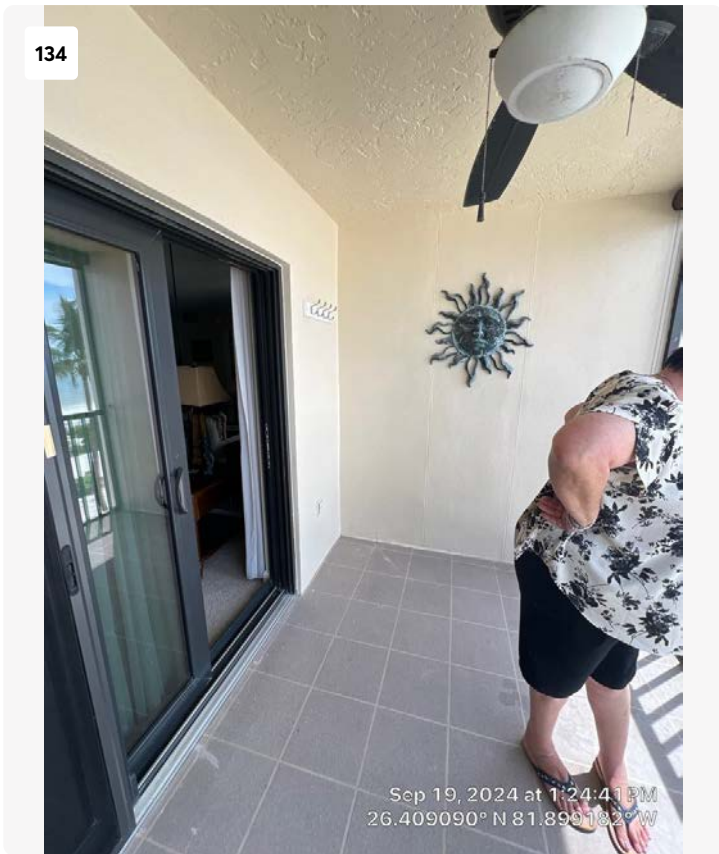
Concrete spall in slab edge of balcony 303. Requires repair.

Project: Riviera Club
Date: 9/19/2024, 1:22pm
Creator: Field Tech #1



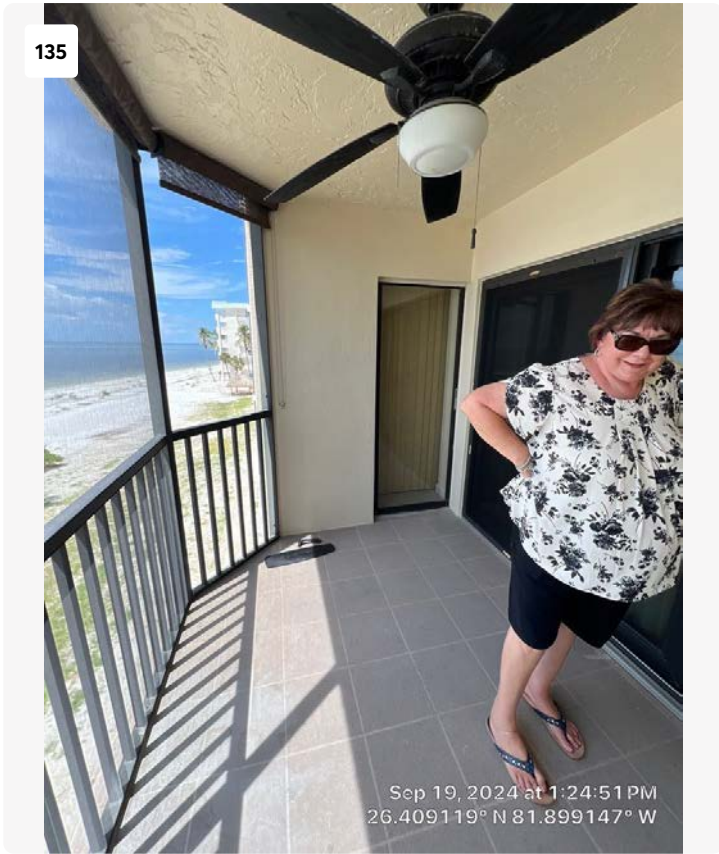
Concrete Spall requiring repair at slab edge of balcony 303.

Project: Riviera Club
Date: 9/19/2024, 1:22pm
Creator: Field Tech #1



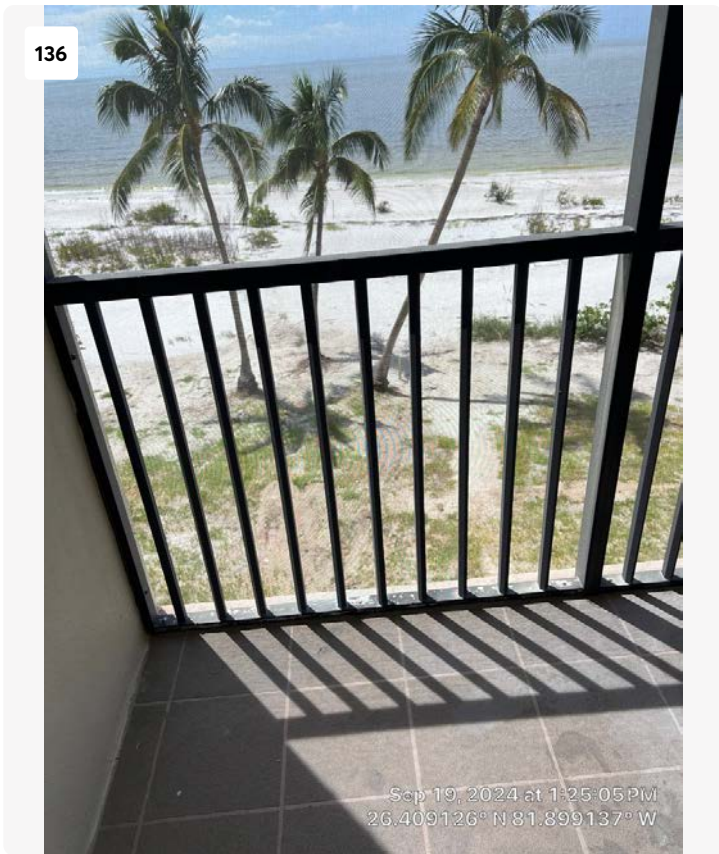
Balcony of Unit 305.

Project: Riviera Club
Date: 9/19/2024, 1:24pm
Creator: Field Tech #1



Alternate view of balcony 305.

Project: Riviera Club
Date: 9/19/2024, 1:24pm
Creator: Field Tech #1



Very minor corrosion observed on guardrail fasteners of balcony Unit 305.

Project: Riviera Club
Date: 9/19/2024, 1:25pm
Creator: Field Tech #1



Very minor corrosion observed on guardrail fasteners of balcony Unit 305.

Project: Riviera Club
Date: 9/19/2024, 1:25pm
Creator: Field Tech #1



Unit 401.

Project: Riviera Club
Date: 9/19/2024, 1:28pm
Creator: Field Tech #1

139



Water damage observed on ceiling just outside guest bathroom in Unit 401. Unable to determine if this is still an active leak.

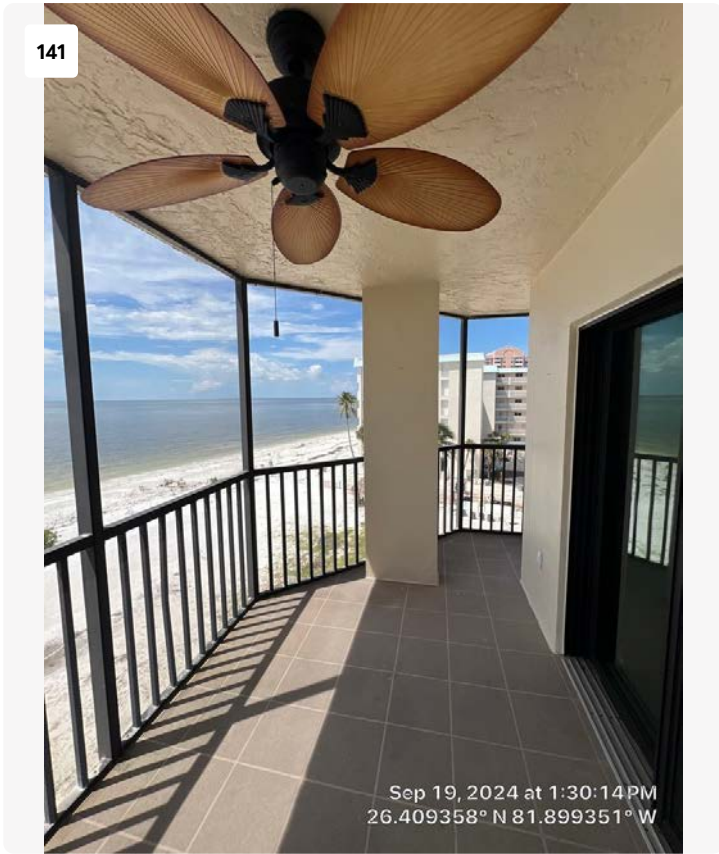
Project: Riviera Club
Date: 9/19/2024, 1:28pm
Creator: Field Tech #1

140



Balcony of Unit 401.

Project: Riviera Club
Date: 9/19/2024, 1:30pm
Creator: Field Tech #1



Alternate view (north) of balcony Unit 401.

Project: Riviera Club
Date: 9/19/2024, 1:30pm
Creator: Field Tech #1



Side balcony Unit 401.

Project: Riviera Club
Date: 9/19/2024, 1:30pm
Creator: Field Tech #1



Unrepaired railing attachment points on floor of balcony Unit 401.

Project: Riviera Club
Date: 9/19/2024, 1:31pm
Creator: Field Tech #1



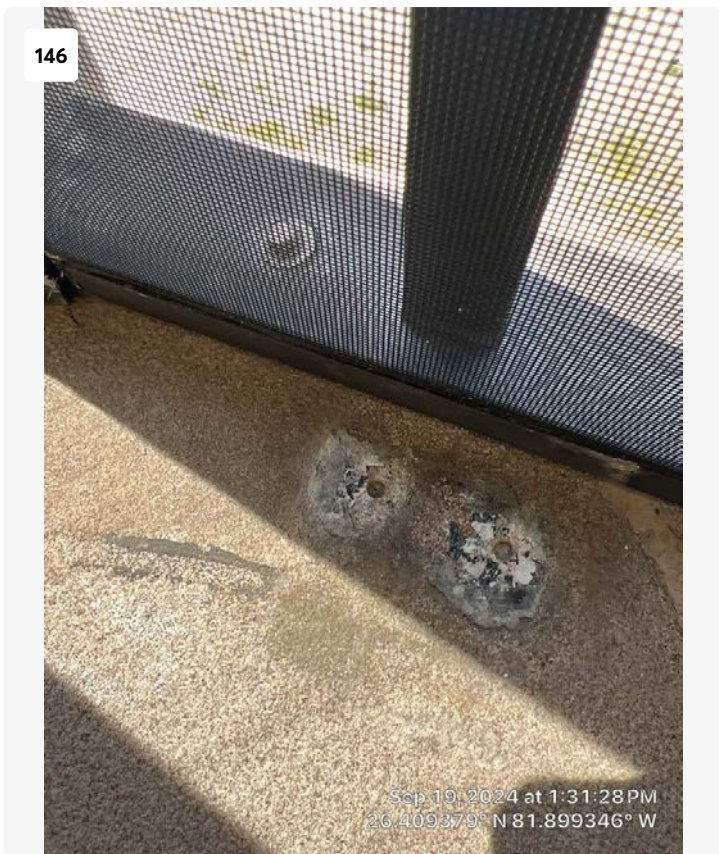
Unrepaired railing attachment points on floor of balcony Unit 401.

Project: Riviera Club
Date: 9/19/2024, 1:31pm
Creator: Field Tech #1



Unrepaired railing attachment points on floor of balcony Unit 401. These locations should be coated to help prevent moisture intrusion into the concrete slab.

Project: Riviera Club
Date: 9/19/2024, 1:31pm
Creator: Field Tech #1



Unrepaired railing attachment points on floor of balcony Unit 401. These locations should be coated to help prevent moisture intrusion into the concrete slab.

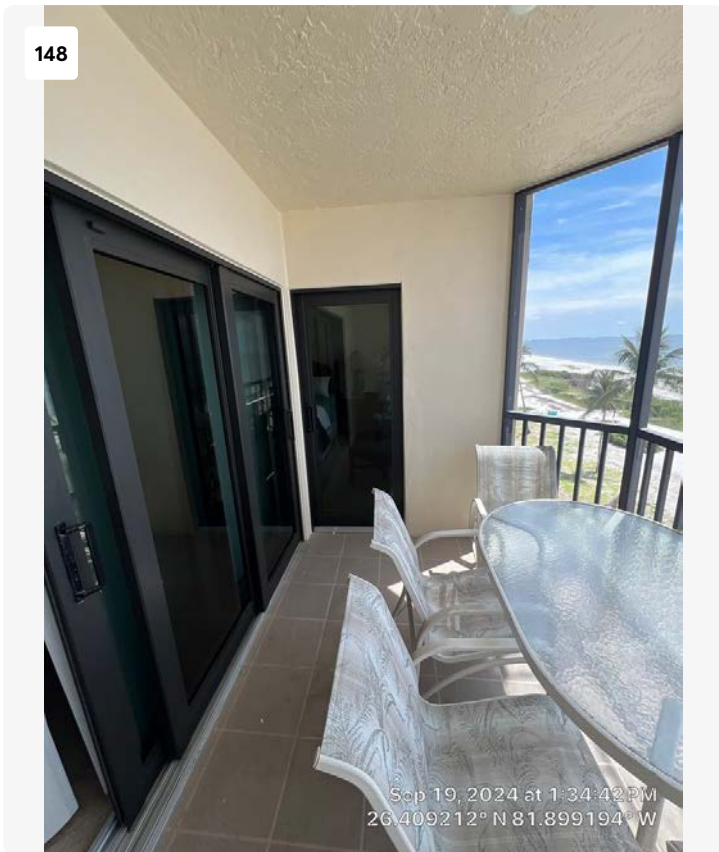
Project: Riviera Club
Date: 9/19/2024, 1:31pm
Creator: Field Tech #1



147

Unit 404.

Project: Riviera Club
Date: 9/19/2024, 1:32pm
Creator: Field Tech #1



148

Balcony of Unit 404.

Project: Riviera Club
Date: 9/19/2024, 1:34pm
Creator: Field Tech #1

149



Sep 19, 2024 at 1:34:50 PM
26.409213° N 81.899182° W

Alternate view of balcony 404.

Project: Riviera Club
Date: 9/19/2024, 1:34pm
Creator: Field Tech #1

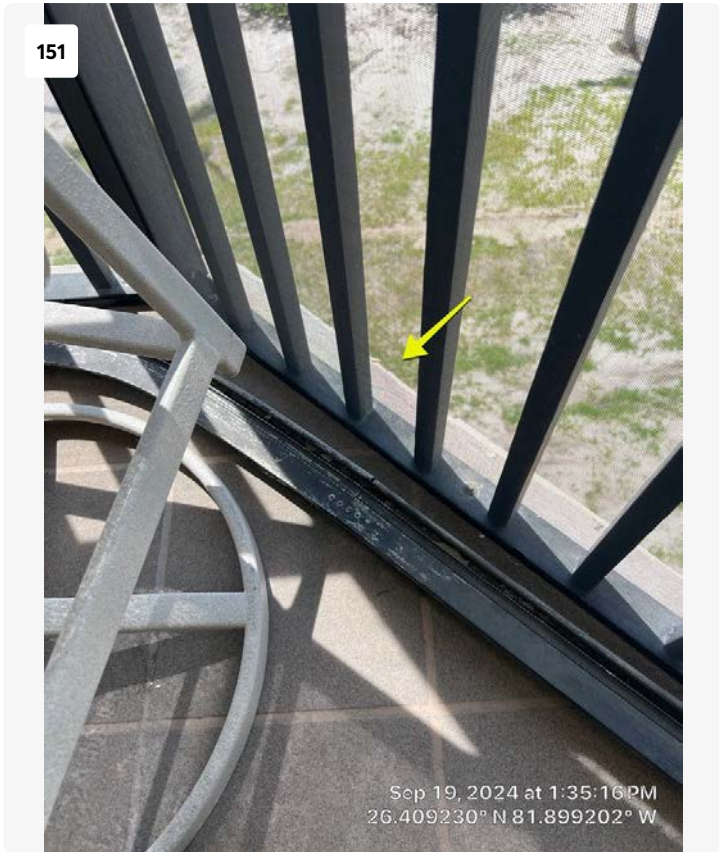
150



Sep 19, 2024 at 1:35:13 PM
26.409241° N 81.899204° W

Minor slab edge damage observed on balcony of Unit 404.

Project: Riviera Club
Date: 9/19/2024, 1:35pm
Creator: Field Tech #1



Minor slab edge damage observed on balcony of Unit 404. This is potentially a concrete slab edge spall.

Project: Riviera Club
Date: 9/19/2024, 1:35pm
Creator: Field Tech #1



Unit 406.

Project: Riviera Club
Date: 9/19/2024, 1:39pm
Creator: Field Tech #1

153



Balcony of Unit 406.

Project: Riviera Club
Date: 9/19/2024, 1:40pm
Creator: Field Tech #1

154



Alternate view of balcony of Unit 406.

Project: Riviera Club
Date: 9/19/2024, 1:40pm
Creator: Field Tech #1

155



Unit 502.

Project: Riviera Club
Date: 9/19/2024, 1:43pm
Creator: Field Tech #1

156



Balcony of Unit 502.

Project: Riviera Club
Date: 9/19/2024, 1:45pm
Creator: Field Tech #1

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Alternate view of balcony of Unit 502.

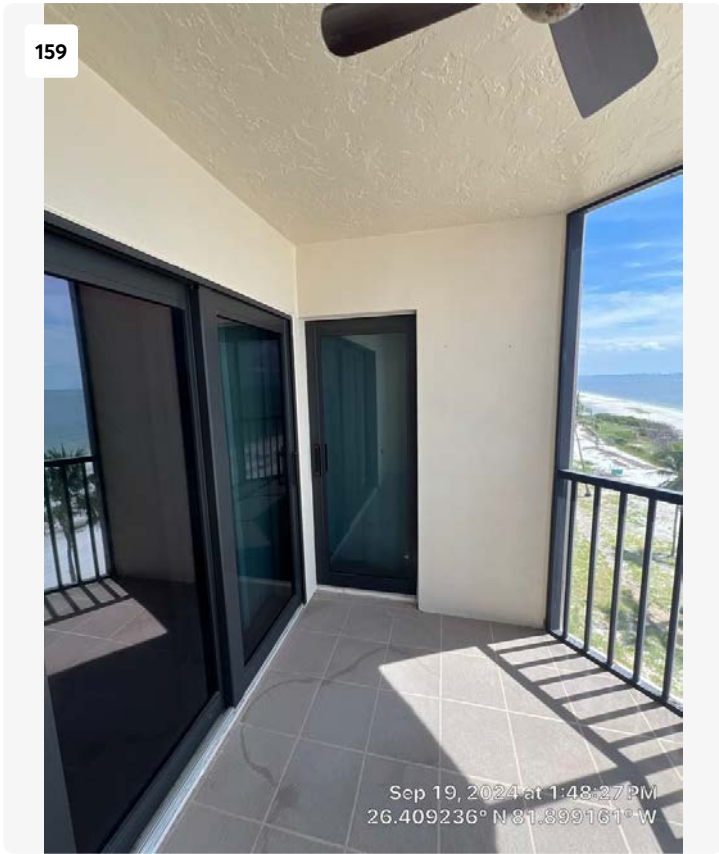
Project: Riviera Club
Date: 9/19/2024, 1:45pm
Creator: Field Tech #1

158



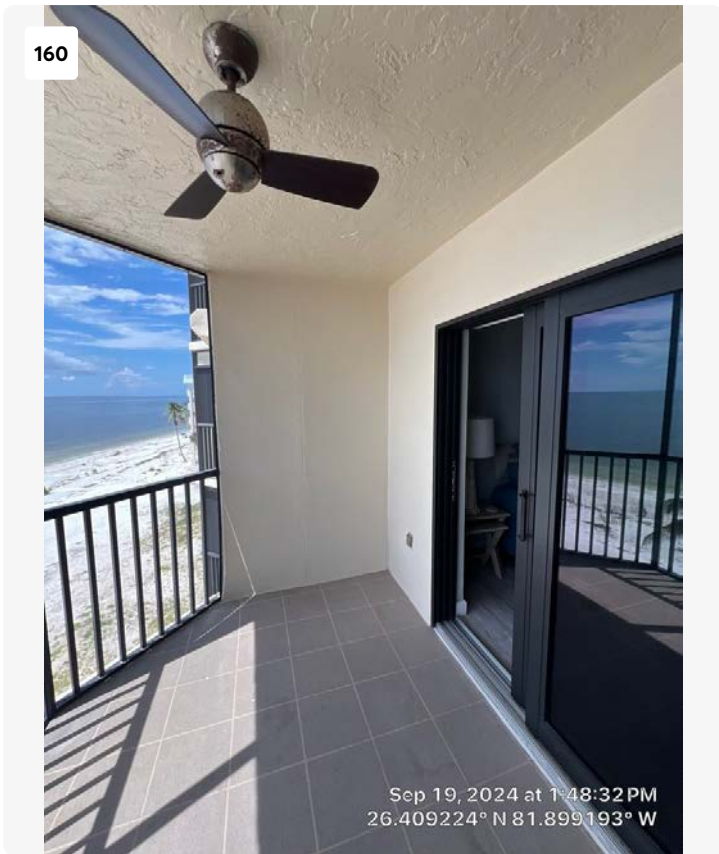
Unit 504.

Project: Riviera Club
Date: 9/19/2024, 1:46pm
Creator: Field Tech #1



Balcony Unit 504.

Project: Riviera Club
Date: 9/19/2024, 1:48pm
Creator: Field Tech #1



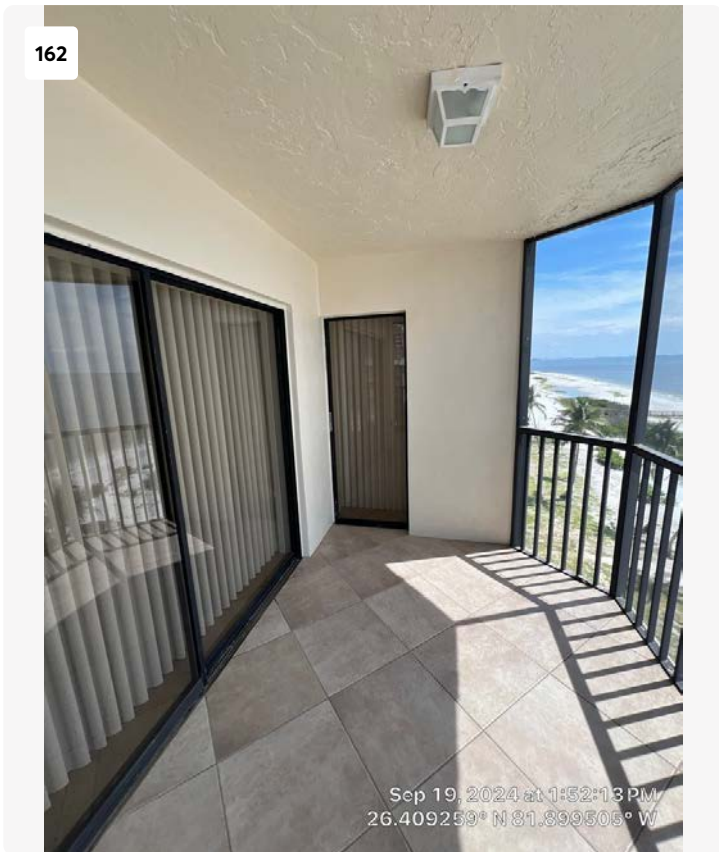
Alternate view of balcony Unit 504.

Project: Riviera Club
Date: 9/19/2024, 1:48pm
Creator: Field Tech #1



Unit 601.

Project: Riviera Club
Date: 9/19/2024, 1:51pm
Creator: Field Tech #1



Balcony of Unit 601.

Project: Riviera Club
Date: 9/19/2024, 1:52pm
Creator: Field Tech #1

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View to the north on balcony Unit 601.

Project: Riviera Club
Date: 9/19/2024, 1:52pm
Creator: Field Tech #1

164



Side balcony Unit 601.

Project: Riviera Club
Date: 9/19/2024, 1:52pm
Creator: Field Tech #1



Possible previous repair noted on balcony column Unit 601.

Project: Riviera Club
Date: 9/19/2024, 1:53pm
Creator: Field Tech #1



Possible previous repair noted on balcony column Unit 601. No action required at this time.

Project: Riviera Club
Date: 9/19/2024, 1:53pm
Creator: Field Tech #1

167



Unit 606.

Project: Riviera Club
Date: 9/19/2024, 1:54pm
Creator: Field Tech #1

168



Balcony Unit 606.

Project: Riviera Club
Date: 9/19/2024, 1:55pm
Creator: Field Tech #1

169



Alternate view of balcony Unit 606.

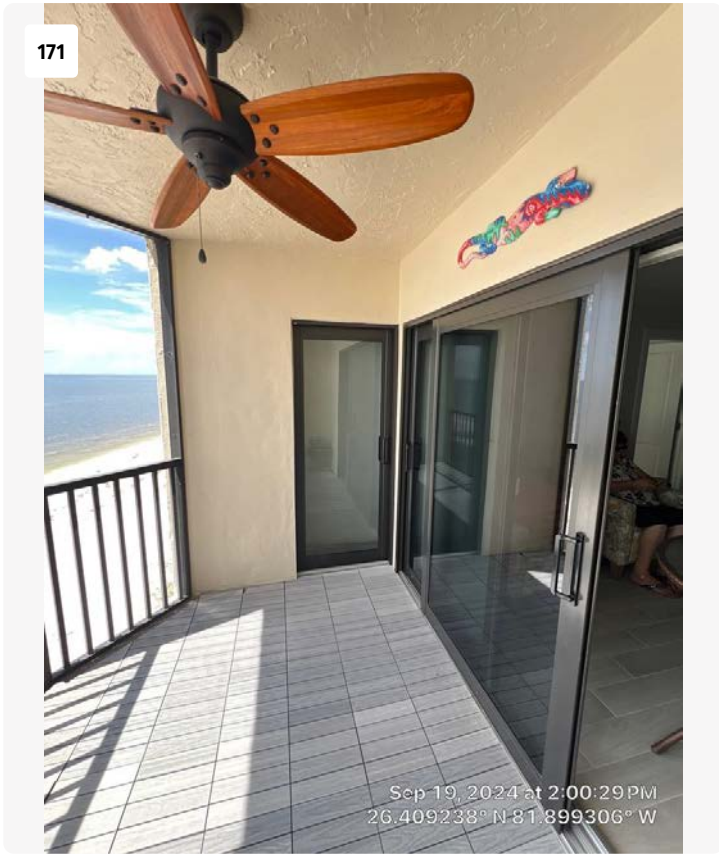
Project: Riviera Club
Date: 9/19/2024, 1:55pm
Creator: Field Tech #1

170



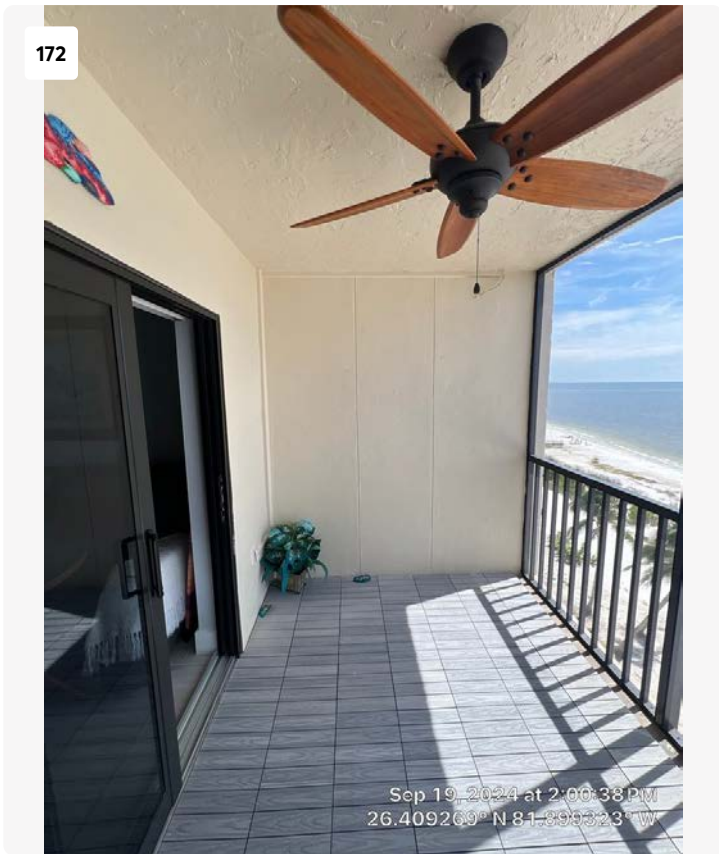
Unit 702.

Project: Riviera Club
Date: 9/19/2024, 1:59pm
Creator: Field Tech #1



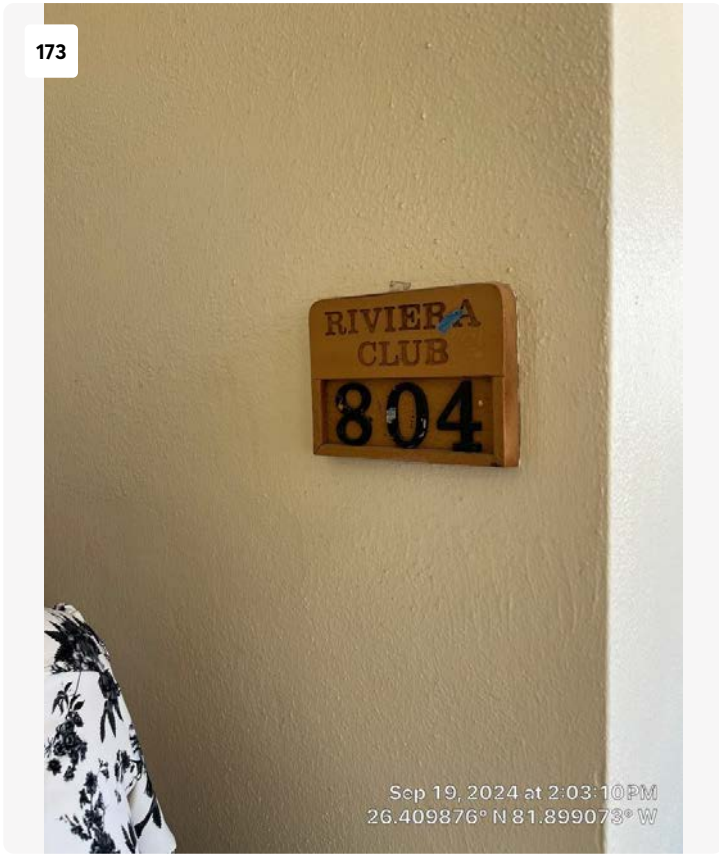
Balcony of Unit 702.

Project: Riviera Club
Date: 9/19/2024, 2:00pm
Creator: Field Tech #1



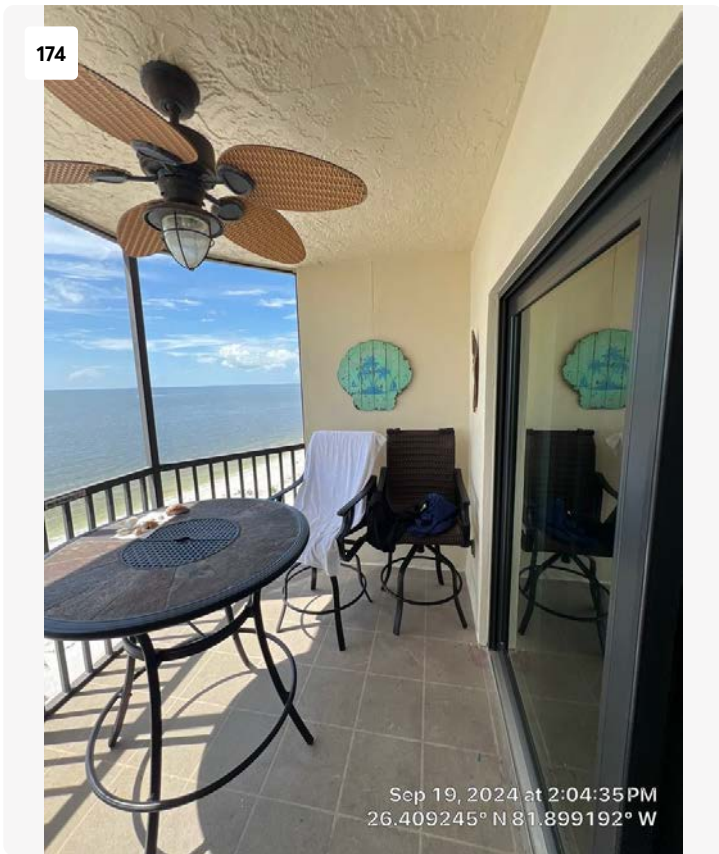
View looking south on balcony of Unit 702.

Project: Riviera Club
Date: 9/19/2024, 2:00pm
Creator: Field Tech #1



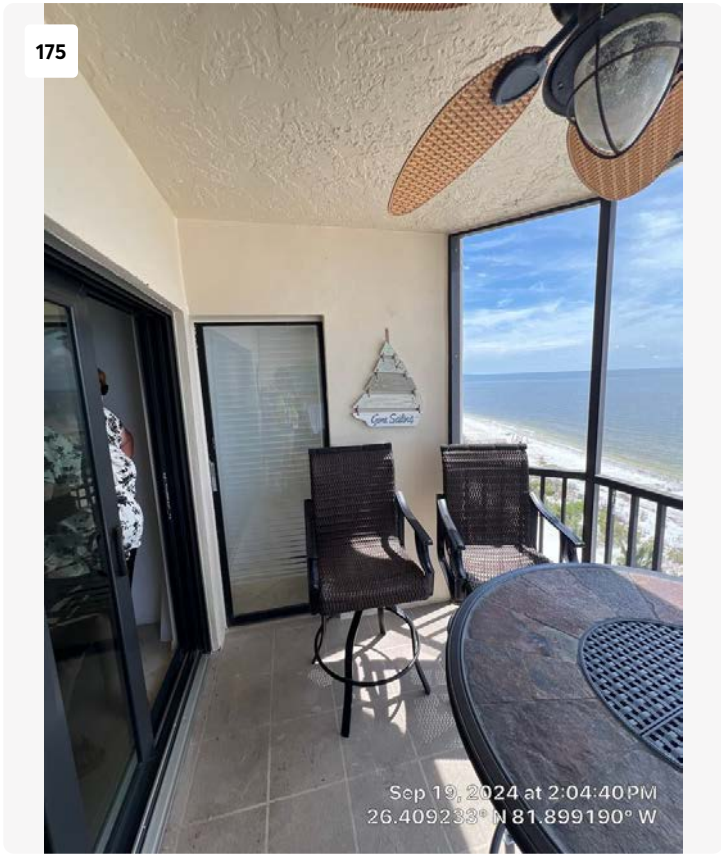
Unit 804.

Project: Riviera Club
Date: 9/19/2024, 2:03pm
Creator: Field Tech #1



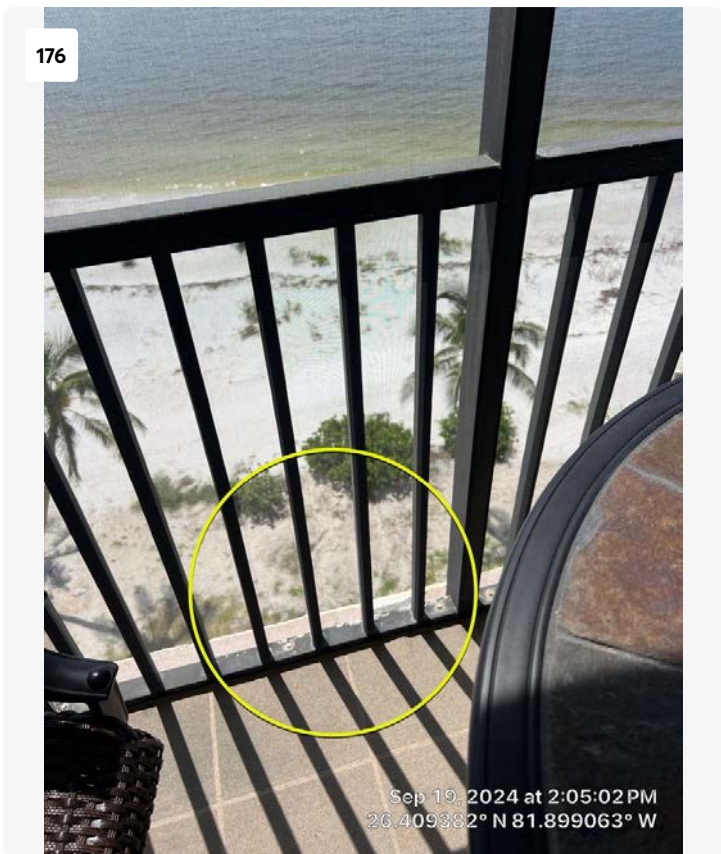
Balcony of Unit 804.

Project: Riviera Club
Date: 9/19/2024, 2:04pm
Creator: Field Tech #1



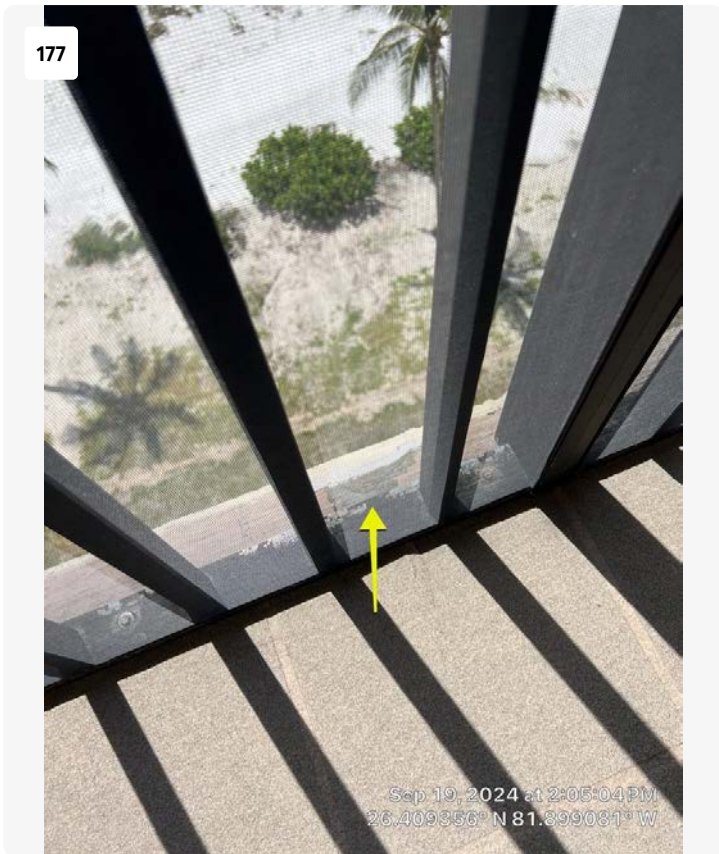
Alternate view of balcony Unit 804.

Project: Riviera Club
Date: 9/19/2024, 2:04pm
Creator: Field Tech #1



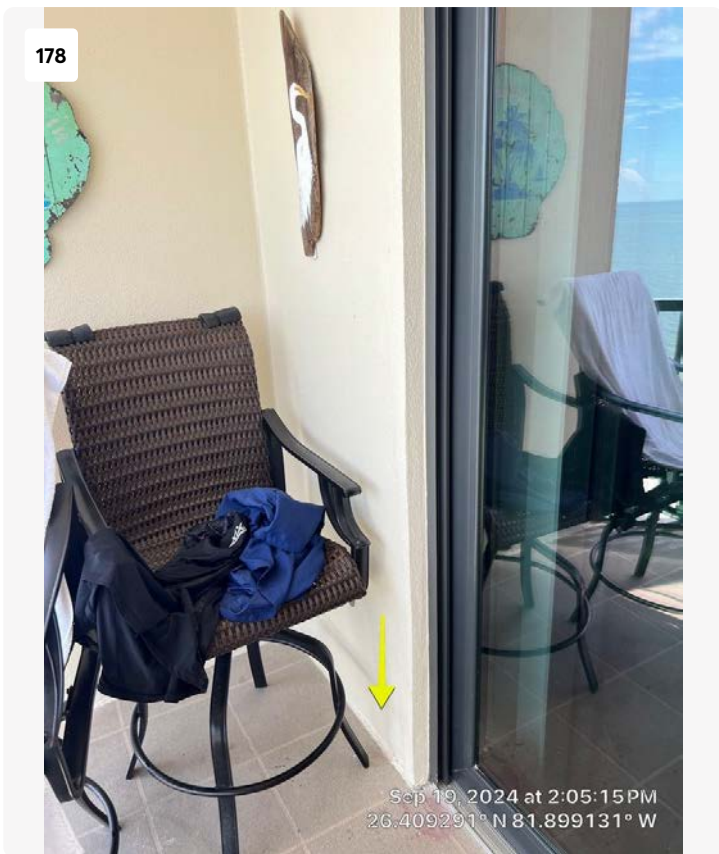
Minor damage to slab edge noted on balcony of Unit 804.

Project: Riviera Club
Date: 9/19/2024, 2:05pm
Creator: Field Tech #1



Minor damage to slab edge noted on balcony of Unit 804. This area should be coated to help prevent moisture intrusion.

Project: Riviera Club
Date: 9/19/2024, 2:05pm
Creator: Field Tech #1



Small crack noted just outside slider on balcony of Unit 804.

Project: Riviera Club
Date: 9/19/2024, 2:05pm
Creator: Field Tech #1



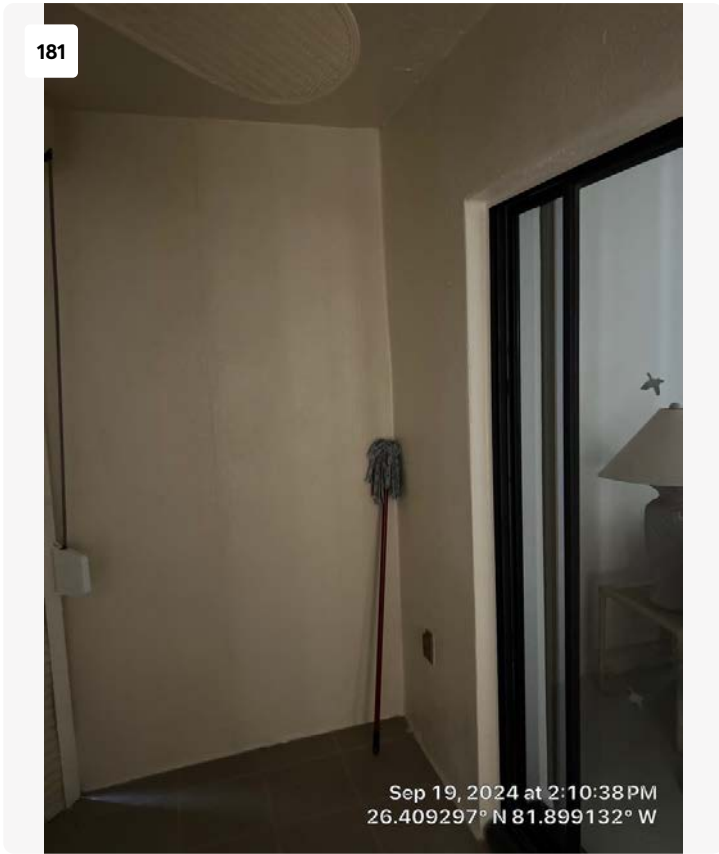
Small crack noted just outside slider on balcony of Unit 804. This area should be repaired to help prevent moisture intrusion into slab.

Project: Riviera Club
Date: 9/19/2024, 2:05pm
Creator: Field Tech #1



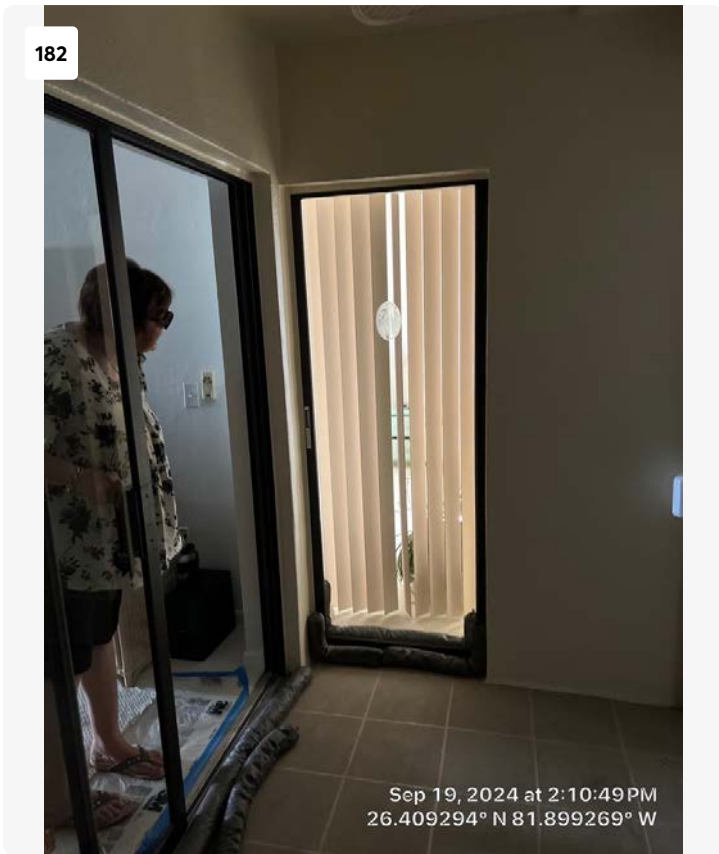
Unit 1104.

Project: Riviera Club
Date: 9/19/2024, 2:09pm
Creator: Field Tech #1



Balcony of Unit 1104.

Project: Riviera Club
Date: 9/19/2024, 2:10pm
Creator: Field Tech #1



Alternate view of balcony on Unit 1104.

Project: Riviera Club
Date: 9/19/2024, 2:10pm
Creator: Field Tech #1

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Looking north on roof at Riviera Club. Overall condition of roof appears to be very good.

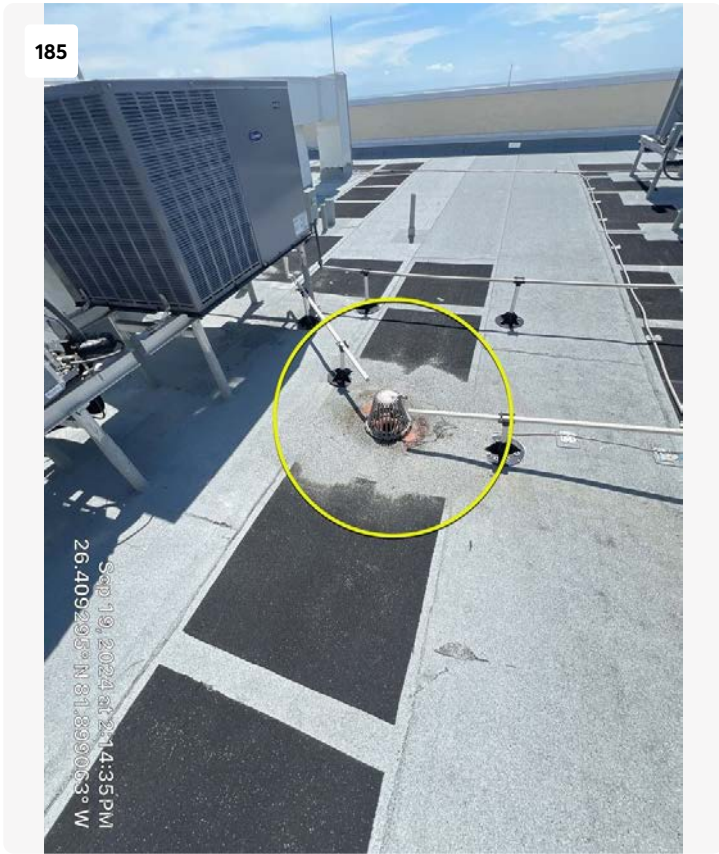
Project: Riviera Club
Date: 9/19/2024, 2:13pm
Creator: Field Tech #1

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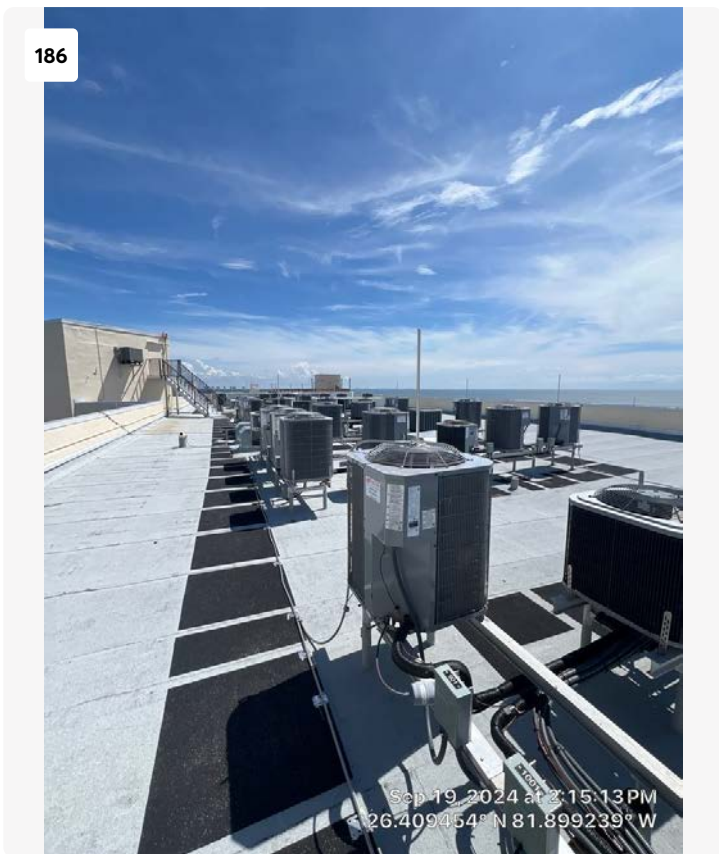
View looking east at AC clusters. All hurricane straps appear to be in like new condition.

Project: Riviera Club
Date: 9/19/2024, 2:14pm
Creator: Field Tech #1



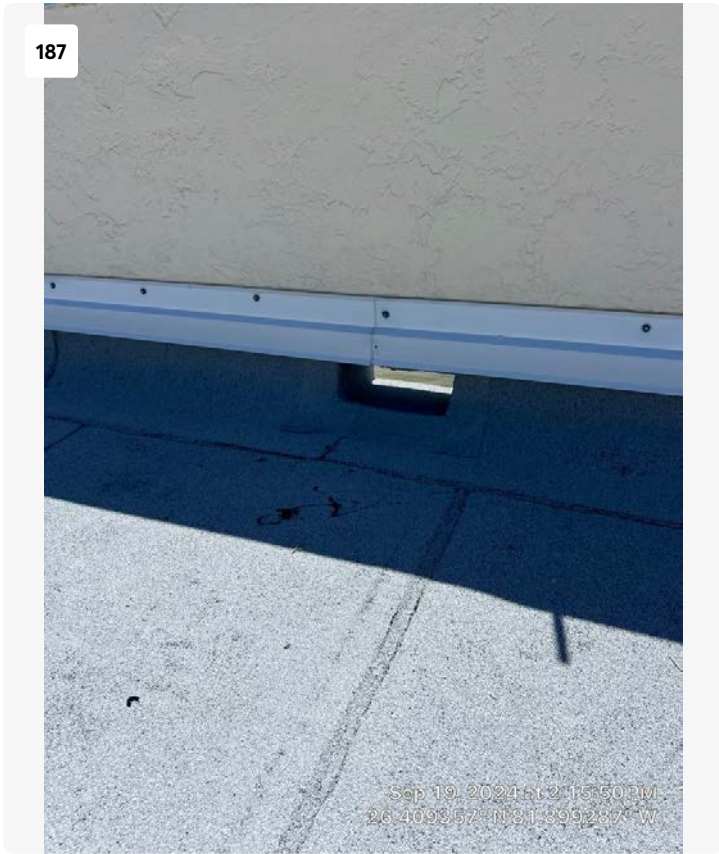
Roof drains are well maintained and free of debris.

Project: Riviera Club
Date: 9/19/2024, 2:14pm
Creator: Field Tech #1



Looking south on roof of the Riviera Club.

Project: Riviera Club
Date: 9/19/2024, 2:15pm
Creator: Field Tech #1



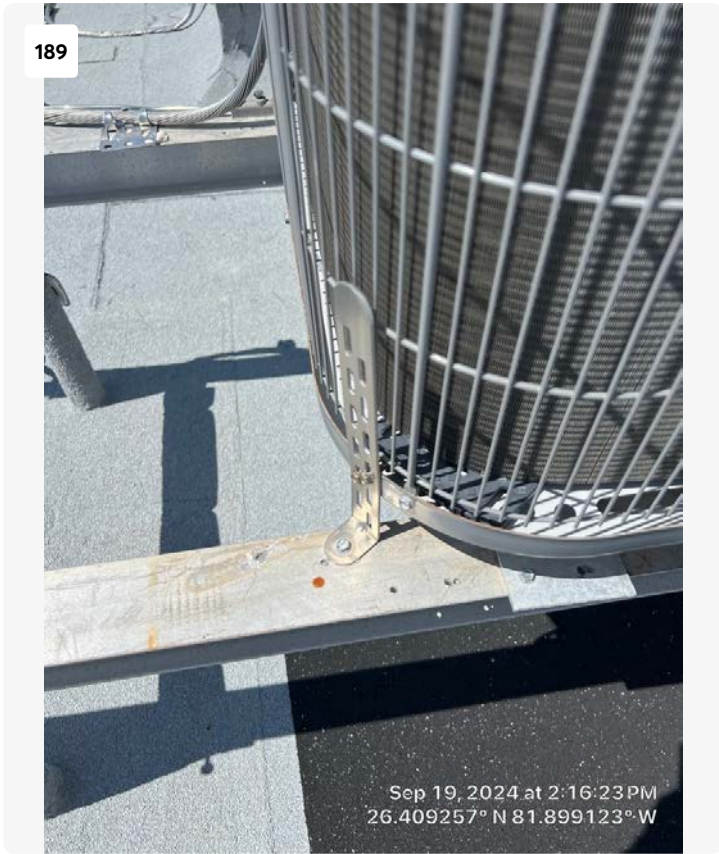
Scuppers are all well maintained and free of debris.

Project: Riviera Club
Date: 9/19/2024, 2:15pm
Creator: Field Tech #1



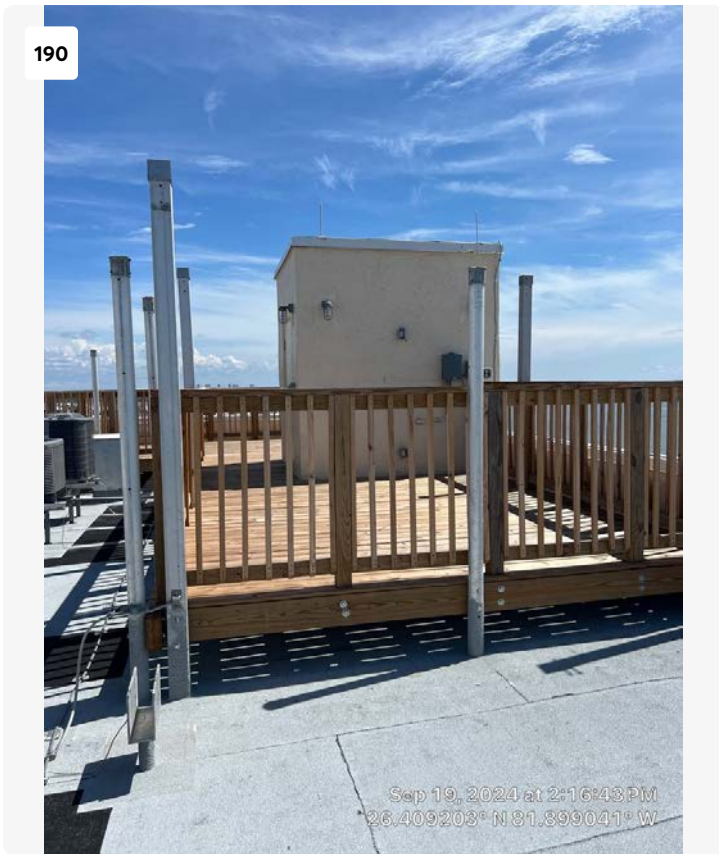
Typical of excellent conditions noted on roof of building.

Project: Riviera Club
Date: 9/19/2024, 2:16pm
Creator: Field Tech #1



All hurricane fasteners are present and in like new condition.

Project: Riviera Club
Date: 9/19/2024, 2:16pm
Creator: Field Tech #1



Observation deck on southeastern corner of roof.

Project: Riviera Club
Date: 9/19/2024, 2:16pm
Creator: Field Tech #1



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All vents appear to be well maintained and in excellent condition.

Project: Riviera Club
Date: 9/19/2024, 2:17pm
Creator: Field Tech #1