



**STRUCTURAL ENGINEERING PROFESSIONALS, INC.**

CA 8539

*Structural, Mechanical & Civil Engineering Consultants*

# **PHASE 1 MILESTONE REPORT**

## **SENATE CONDOMINIUM**



**3000 PRESIDENTIAL WAY**

**West Palm Beach, FL 33401**

**December 18, 2023**

# ***THE SENATE CONDOMINIUM ASSOCIATION***

**3000 PRESIDENTIAL WAY  
WEST PLAM BEACH, FL. 33401**

## **MILESTONE INSPECTION REPORT**

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December 18, 2023

## **THE SENATE CONDOMINIUM ASSOCIATION**

**3000 PRESIDENTIAL WAY**

**WEST PLAM BEACH, FL 33401**

### **MILESTONE REPORT**

#### **HISTORY AND SURVEY SUMMARY**

The building was constructed in 1974 and consists of thirty-five units located within a five-story structure. The structure consisting of reinforced concrete columns, walls and slabs is supported on spread footings as shown on the original building drawings (ref. **EXHIBIT NO. 1**) of this report. Two stairs, one at each end of the building and an elevator provide access to walkways at each floor level (ref. **Exhibit no. 2**). The only means of access to the roof is provided by a ladder from the top floor through a hatch leading to the roof. Each unit has a cantilever balcony, which was inspected as part of this report. Aside from a visual inspection, each balcony inspected was acoustically sounded to reveal any areas of potential structural concerns. The inspection balcony templates provided within this report indicate all areas of concern and needed repair.

Each balcony from the second floor has a screened enclosure and hand rails located on the outside of the screening. Due to the location of the railings, the railings could not be inspected. The ground floor units only have screen enclosures. All sliding and fixed windows leading to the balconies appear to be the original fixtures installed in 1974. All caulking should be inspected and replaced around the perimeter of all frames as needed to avoid water intrusion into the units. As the original windows are not high impact designed, several units have installed storm shutter for additional protection as shown on the balcony templates.

All exposed surfaces of the building are coated with a stucco finish and painted. Aside from some minor wall and column cracks, the stucco appears to be in good condition without any major deterioration noted. Of all the balconies inspected, most were tiled. And few were painted or covered with carpet. In most cases, many of the tiled balconies revealed areas of hollow tiles. It was also noted that most of the hollow sounded tiles were prevalent along the sliding glass doors of the unit. In most cases where the balconies were painted, little or no signs of major floor cracks were noticed, carpet areas could not be inspected.

In many cases the hollow sounded tiles are caused by the bottom screws securing the window tracks from not being sealed or are rusted, thus causing water intrusion under the tiles. This is one of the major causes of delamination of the tile adhesive between the tiles and the concrete. Another cause of the hollow sounding is the result of concrete spilling under the tiles which also causes a void between the bottom of the tile and the concrete surface. In most cases where hollow tiles are noted in sporadic areas, we overlook them not recommend the removal of the tiles but do recommend periodically inspecting the areas of concern by a professional engineer.

**Note 'A':** In areas where all or most of the tiles are hollow sounded, we recommend that all the tiles be removed, the balcony be ground down to bare concrete, inspected, repaired as needed, and waterproofed.

**ASSOCIATION ACTION TO BE TAKEN:**

At this time, the Association should be concerned with the balconies shown on the survey drawings that exhibit the following items of repair:

1. Cracks in the balcony slabs as noted.
2. Wall cracks as noted.
3. Edge repairs as noted.
4. Any balcony that has a carpet covering. The Association should require the removal of the carpeting and have the balcony inspected for cracks and spalls. Repairs should be made and the balcony waterproofed.
5. Spalls be repaired as noted.
6. Any balcony showing major cracked tiles should have all tiles removed and the balcony inspected.
7. As a preventive maintenance item, the Association should schedule a Professional engineer to reinspect the balconies every three or four years to ensure the integrity of the tiles and any future problems.

The following summary of the existing balcony conditions is provided to the Association to outline the needed repair items and future inspections where there are existing hollow tiles.

**BUILDING 3000 / BALCONIES**

35 Units, 7 Units could not be inspected.

Unit 204: Carpet must be removed, balcony inspected, and waterproofed.

Unit 206: Wall repairs.

Unit 207: Hairline floor cracks and edge repairs.

Unit 501: Hollow tiles all over balcony. All tiles need to be removed (Ref. "Note 'A'"), Repair column.

Unit 502. Wall repairs.

Unit 503: Floor cracks, standing water at base of screen.

Unit 506: Major tile cracks. All tiles need to be removed. (Ref. Note 'A')

**WALKWAYS:**

The first-floor slab on grade along with the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> floor walkways appear to have minor floor cracks. Also noted was the need to repair many of the top stair treads at both locations. All hairline crack should be repaired before any water intrusion reaches the reinforced concrete walkway and causes major spalls within the structure. Reference the walkway survey drawings for each walkway.

### **WINDOWS AND SLIDING GLASS DOORS:**

All balcony windows and sliding glass doors were inspected in those units that were accessible. It appears that the windows and slides are the original units installed in 1974. All sliders, while working, do require some maintenance. The outside caulking around the fixed windows appears to be in good condition but should be replaced with the next building painting.

### **ROOF INSPECTION:**

The existing roof system appears to be constructed using multiple plies of coal tar pitch applied to built-up membranes and a base sheet. The surfaces of these membranes were covered with an application of mineral aggregate, also adhered using coal tar pitch. The roof system was assumed to be installed over an unidentified insulation material. The perimeter of the roof system terminates against a combination of stucco covered concrete parapet walls and the modified bitumen flashed wood interior mansard walls. The roof system was designed with marginal slopes, attempting to direct collected surface water towards a series of interior roof drains. There are also a series of emergency sump drains around the perimeter of the roof.

The current management could not indicate when the existing roof was installed. Going to Google Earth historical satellite imagery suggests that the current roof system was installed between 2006 and 2007, approximately seventeen years ago. Typically, a coal tar pitch built-up low slope roof system, in south Florida, will be effective for thirty-five years if preventive maintenance procedures are taken during this span.

Visually the roof system appears to be in a well-maintained condition. There is abundant evidence of an effective preventative program which has targeted the penetrations, base & curbs flashings, interior drain details, and surrounding concrete parapet walls. Based on our inspection, only the interior drains modified strike sheet should have a UV reflective coating applied during the next maintenance cycle.

During the last week of November 2023, a Moisture test was performed by ROOF SURVERY, INC. to obtain the overall moisture integrity, and as a leak source detection for this report. It is essential that the reinforced concrete roof be maintained dry and prevent any moisture from reaching the reinforced concrete deck and cause major spalls that could result in affecting the structural intensity of the roof system.

### **CONCLUSIONS:**

Overall, the building appears to be in reasonably good condition. There are, however, several balconies that require some exploratory investigation and probable repair due to indications of possible edge damage or probably rebar corrosion under tile that is cracked, hollow or buckled. For those situations listed above, a Phase II report will need to be prepared once the investigations and/or repairs are complete.

Although more work is needed, we do not consider the current condition of the building indicative of an imminent structural failure. **Therefore, for the scope of this inspection and the areas that were able to be assessed, within a reasonable degree of engineering certainty our assessment did not reveal any structural damage that would compromise the safety of the building for the intended use or occupancy.**

Respectfully,

David T. Colston, P.E. SI

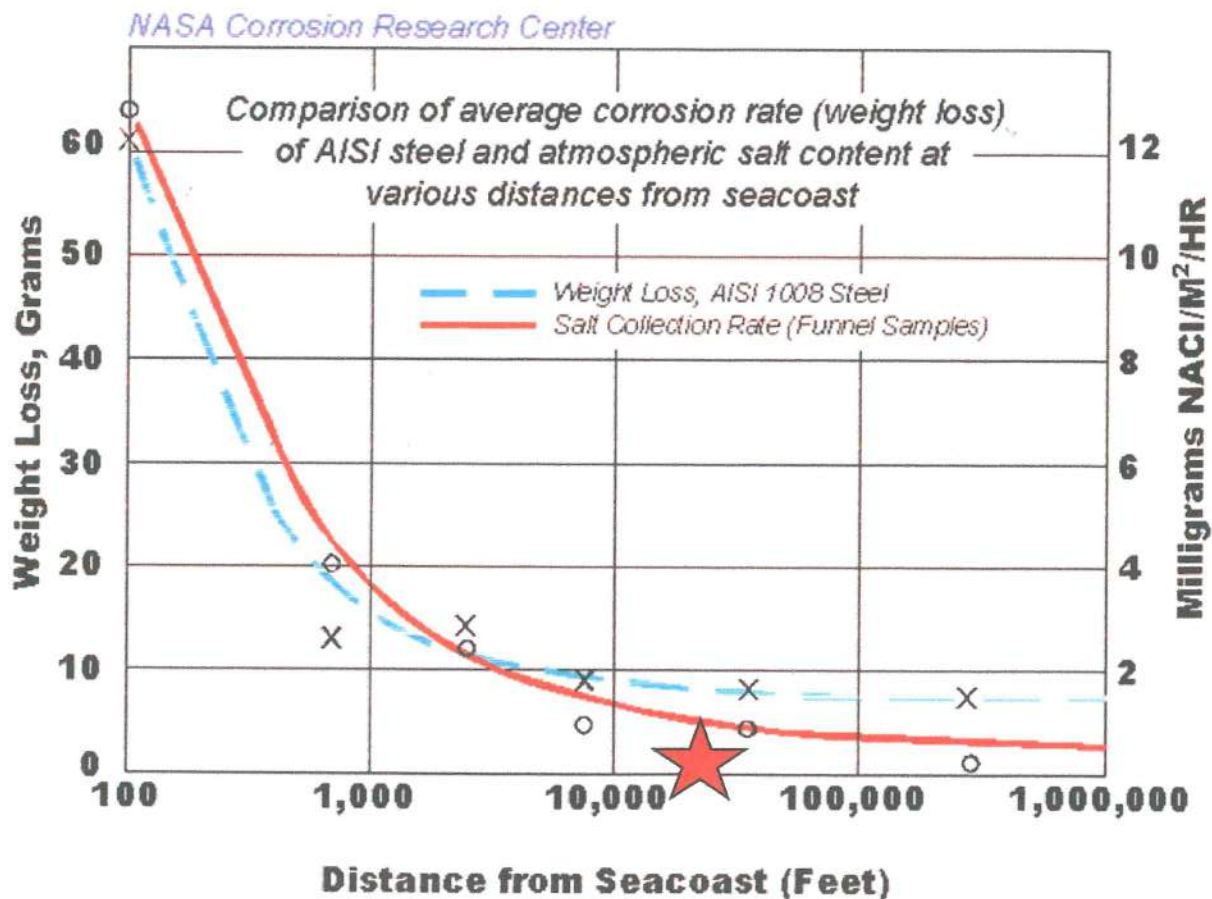
(Ltd) FL Reg 55501



## ADDITIONAL INSIGHTS

Over the last 24 years and 1700 clients, our firm has looked at thousands of balconies in Palm Beach, Broward, Dade, Martin, and St Lucie Counties. We've served as the Engineers of Record for over 400 restoration projects for similar buildings. Here are some general observations regarding damage found that probably apply to these buildings:

**Chloride Damage vs Distance from Ocean:** Below is a graph created by NASA several years ago based on data obtained from testing done at their research center here in Florida. The key take away here is that corrosion rates due the coastal salt environment drop exponentially as you move inward, but the effects can still be significant 10 miles inland. These buildings are about 17,500 feet inland (3.3 Miles), giving you a salt collection rate of about 1.2 milligrams square / Hr. This is substantially less than a building right on the ocean, but salts are still present. The lower rate just means the salts accumulate much slower on the flat decks, delaying the start of corrosion damage until the building are older. We've seen edge damage associated with screened edges as far West as Wellington on similar buildings.



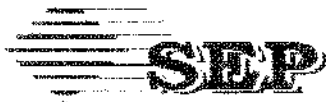
**Screen / Shutter Fasteners:** Typically, the screen enclosure and / or shutters along the edge cause edge problems eventually. The fasteners are typically Tapcons made from hardened steel that may or may not have had a sacrificial coating. Even though the fasteners may have been sealed with caulk when the screen was new, that sealant usually breaks down after 5 to 8 years. As the water starts to seep down past the fastener, the fastener will typically start to rust. As the rust happens, the fastener will first expand because rust is seven times the volume of steel. It will then lose volume and the salt water due to rain will seep down into the hole and out into the edge concrete, eventually causing the horizontal rebar along the edge to corrode. We did not observe much edge damage at this point, but you can expect to find some as time goes on.





### **Exposed Glass Sliders:**

Sliding glass doors will collect salt deposits over time even this far from the ocean. If the balcony is open and the door is exposed to blown rain, such as happens in South Florida on many summer afternoons, the salts that have collected on the doors are washed down into the door track. As with the sealants used on the screen systems, the sealant around the fasteners in the bottom track of the slider will also break down after a few years. And, just as above, the salt laden water will run down into the concrete directly under the door track. Usually, on a cantilevered balcony, you have rebar under the track perpendicular to the door, just  $\frac{3}{4}$  to 1" down and spaced about 12" to 18" apart. That rebar will start to corrode after about 12 to 15 years, eventually becoming a problem under the track as the rebars expand, then start to reduce in size. They will eventually corrode completely in two. The corrosion starts under the track but moves outward as much as 2 feet from the door. (It also typically moves inward only about 6 to 8" under the air-conditioned space). This is why we hear hollow sounds and see cracked tile or buckled tile just in front of glass sliders. We also see doors where the track has risen upward due to the corroded steel and the door is now seized up or hard to open.



## STRUCTURAL SAFETY INSPECTION REPORT FORM

12/18/2023

Name of Inspector: David Colston, P.E.Telephone Number: 561/844-4060Inspection Start Date: 11/1/2023 Inspection Completed Date: 11/28/2023☐ No Repairs Required ☒ Repairs Required outlined in attached inspection sheets☐ Immediate Repairs Needed, Restricted Use☒ Building Safe☐ Building Unsafe

Licensed Professional

☒ Engineer / ☐ Architect Name: David Colston

Seal

License Number: FL No. 55501

I am qualified to practice in the discipline in which I am hereby signing.

I affirm that I do not have an affiliation or other financial interest in the subject building(s).

Signature: \_\_\_\_\_ Date: 12/12/2023

This report has been based upon the minimum inspection guidelines for building safety inspection for the

County of West Palm Beach Building Department. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent possible.**1. DESCRIPTION OF STRUCTURE**a. Name on Title: The Senate Condominium Associationb. Street Address: 3000 Presidential Way, West Palm Beach, FL 33401c. Legal Description: Five story structured. Owner's Name: The Senate Condominium Associatione. Owner's Mailing Address:  
3000 Presidential Way, West Palm Beach, Florida 33401f. Building Parcel ID: 74-43-43-07-02-031g. Building Code Occupancy Classification:  
R-3h. Present Use:  
Residential



i. Gen. Description, Type of Construction:
<b>Building 3000 was constructed in 1974. It consists of 5 story Structure housing 35 residential units.</b>
j. Special Features:
<b>The building is constructed using reinforced concrete columns and floors. On the outside perimeter of the buildings, a CMU infill system encloses the building. All outside walls have a coat of stucco and are painted. The foundation for the Structure is supported on shallow spread footings. Each unit has a cantilever balcony and screened enclosure with a handrailing located between the outside of the screen and the outside edge of the balcony.</b>
k. Additional Comments:
<b>The two elevators located at the center of the building provide access to all floors of the building. Access to the roof is provided by a ladder from the top floor to a hatch on the roof. Means of egress is provided through two stairs, one located at the north side and the other at the south side of the building. Walkways at each floor provides entrance to each unit on the floor.</b>
l. Additions to Original Structure:
<b>NONE.</b>

## **2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: good, fair, poor; explain if significant):
1. Bulging: <b>Good</b>
2. Settlement: <b>Good</b>
3. Deflections: <b>Good</b>
4. Expansion: <b>Good</b>
5. Contraction: <b>Good</b>
b. Portion Showing Distress (Note: beams, columns, structural walls, floor, roofs, other):
<b>Aside from some minor balcony cracks and hollow tiles, units 205, 206 &amp; 502 have wall cracks, unit 207 need edge repairs and unit 501 requires column repair. The remaining building appear to be structurally sound.</b>
c. Surface Conditions (General conditions of finishes- noting cracking, spalling, peeling, signs of moisture penetration and stains):
<b>Of the thirty-five units in the building, twenty-eight were able to be inspected. The summary report at the front of this document reflects the conditions found while inspecting the units.</b>
d. Cracks (Note location in significant members. ID crack size as 'HAIRLINE' if barely discernable; 'FINE' if less than 1 mm in width; 'WIDE' if over 2 mm:
<b>Based on a visual inspection, several balconies and the walkways exhibit signs of hairline cracking.</b>



e. General extent of deterioration (cracking or spalling of concrete masonry, oxidation of metals, rotor borer attack in wood, etc.):

**Aside from some wall cracks, edge and column repairs, there was no concrete spalls or reinforcement that required attention.**

f. Previous Repairs or Patching:

**Walkway patches were noted on several walkways. The original roof was replaced around 2006-2007 as seen on Google Earth Historical satellite imagery.**

g. Nature of present loading indicate residential, commercial, other estimate magnitude:

**RESIDENTIAL**

h. Protection from undermining:

**None noted**

### 3. INSPECTIONS

a. Date of Notice of Required Inspection: **8/9/2023**

b. Date(s) of actual inspection: **11/1/2023**

c. Name and qualifications of individual submitting report: **Mickey Westman, P.E., Florida License # 72085**

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

**None**

e. Structural repair (*Note either item 1. OR 2. below*)

1. None Required: ☒

2. Required (Describe and indicate acceptance):

**Not Required**

### 4. SUPPORTING DATA





- a. ☒ sheet written data:

**ROOF MOISTURE SURVEY FOR THE STRUCTURE**

- b. ☒ photographs  
c. ☒ drawings or sketches

**5. MASONRY BEARING WALL** (note good, fair, poor on appropriate lines)

- a. Concrete Masonry Units (CMU): **GOOD**

- b. Clay tile or Terracotta units: **GOOD**

- c. Reinforced concrete tie columns: **GOOD**

- d. Reinforced concrete tie beams: **GOOD**

- e. Lintel: **GOOD**

- f. Other type bond beams: **N/A**

- g. Masonry finishes – **EXTERIOR**

1. Stucco: **NO DELAMINATED STUCCO WAS NOTICED.**

2. Veneer: **N/A**

3. Paint Only: **The building was painted within the past few years and shows no signs of wear or deterioration at this time.**

4. Other (Describe): **NONE**

- h. Masonry finishes – **INTERIOR**

1. Vapor barrier: **N/A**

2. Furring and plaster: **N/A**

3. Paneling: **N/A**

4. Paint Only: **N/A**

5. Other (Describe): **N/A**

- i. Cracks

1. Location (Note beams, columns, other):

**None noted except for some minor cracks in a few balconies and walkways.**

2. Description:

- j. Spalling

1. Location (Note beams, columns, other): **NONE NOTED**

2. Description:

- k. Rebar corrosion (Note appropriate line):

1. Nonvisible: ☒

2. Minor, patching will suffice: ☐



3. Significant, but patching will suffice: <input type="checkbox"/>
4. Significant, structural repairs required: <input type="checkbox"/>
5. Description:
I. Samples chipped out for examination in spall areas
1. None: <input checked="" type="checkbox"/>
2. Yes (describe color, texture, aggregate, overall quality):

**6. ROOF AND FLOOR SYSTEM AND WATERPROOFING****a. Roof:****1. Description (flat, slope, type roofing/deck, condition):**

The existing roof was installed in either 2006 or 2007 according to Google Earth historical satellite imagery. The roof system appears to be constructed using multiple plies of coal tar pitch, applied built-up membranes and a base sheet. The surface of these membranes is covered with an application of mineral aggregate, also adhered using coal tar pitch. It also appears that the roof system was installed over an unidentified insulation material.

**2. All AC units are supported on metal/pipe frames above the roof surface. Each support member is fully waterproofed to prevent moisture from entering the structural deck below.****3. Types of drains, scuppers, and conditions:**

Over the roof, a series of roof drains are located in the low areas of the roof. In addition, a series of emergency scuppers are located through the parapet walls. Along the perimeter of the roof a CMU parapet wall is constructed between the mansard enclosures. The base flashing membranes are covered with an anchored metal counter flashing detail. Typically, a coal tar pitch built-up roof in south Florida will be effective for thirty-five years if properly maintained. At this time, the roof system appears to be in good condition, well-maintained. As shown on the graphic interpretation sheet in the Moisture Testing Report, there was small-isolated areas of subsurface water detected within the roof system materials.

**b. Floor System(s)****1. Description (type of system framing, materials, spans, condition):**

Each floor and the roof are constructed using reinforced concrete. Perimeter and interior beams support the reinforced concrete floors and roofs in the building.

**c. Inspection (Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: **NONE**)****d. Waterproofing:**



1. Have finishes been added after construction? ☐ YES ☒ NO

**7. STEEL FRAMING SYSTEM**

a. Description: N/A

b. Exposed Steel (Describe condition of paint and degree of corrosion): N/A

c. Concrete or other fireproofing (Note any cracking or spalling and note where any covering was removed for inspection): N/A

d. Elevator sheave beams and connections, and machine floor beams (Note condition): N/A

**8. CONCRETE FRAMING SYSTEM**

a. Full Description of Structural System:

**The building is constructed using reinforced concrete beams and columns. All columns and walls are supported on shallow spread footings. There were no visible signs of any floor, beam, or column deterioration in the structure.**

b. General Condition:

**All areas viewed appear to be structurally sound.**

c. Cracking (Check appropriate line and describe if present):

1. Nonvisible: ☒

2. Minor, patching will suffice: ☐

3. Significant, but patching will suffice: ☐

4. Significant, structural repairs required: ☐

5. Location and Description of members affected and type of cracking:

d. Rebar Corrosion (Check appropriate line and describe if present):

1. Nonvisible: ☒

2. Minor, patching will suffice: ☐

3. Significant, but patching will suffice: ☐

4. Significant, structural repairs required: ☐



5. Location and Description of members affected and type of corrosion:  
**NONE NOTED.**

e. Samples chipped out in spall areas:

1. None: ☒

2. Yes (Describe color, texture, aggregate, overall quality):

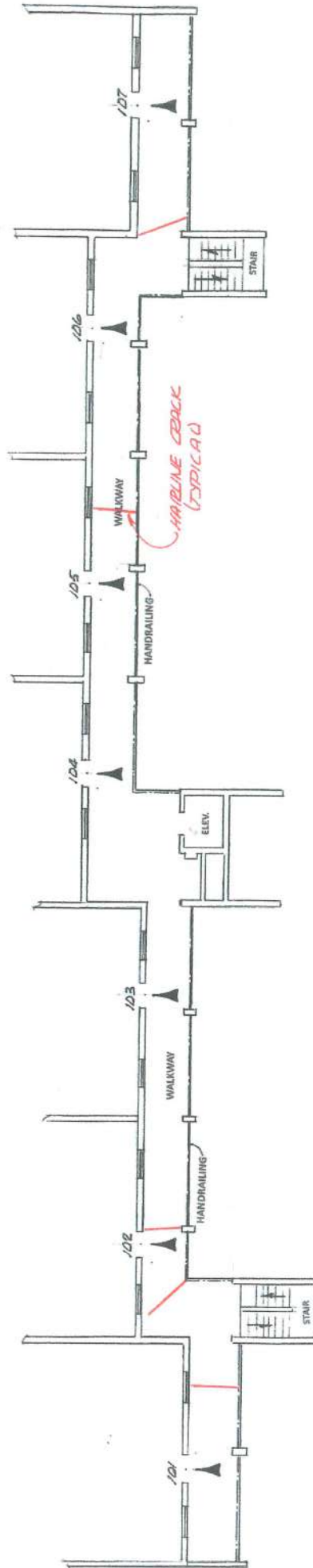
### 9. WINDOWS

- a. Type (Wood, steel, aluminum, jalousie, single/double hung, casement, awning, pivoted, fixed, other):  
**All windows and sliding glass doors appear to be the original doors and windows installed when the building was erected in 1974. Some of the owners elected to install storm shutters either against the screen enclosures or at the sliding glass doors and windows.**
- b. Anchorage (Type and condition of fasteners and latches): **N/A**
- c. Sealant (Type and condition of perimeter sealant and at mullions):  
**Continuous caulking around all frames and masonry units and balcony floors. The existing caulking appears to be in good condition but should be inspected at the next building painting and replaced as needed.**
- d. Interior seals (Type and condition at operable vents): **N/A**
- e. General Condition: **N/A**

### 10. WOOD FRAMING

- a. Type (fully describe if mill/light construction, major spans, trusses): **N/A**
- b. Note metal fittings and condition (angles, plates, bolts, pintles, other): **N/A**
- c. Joists (note if well fitted and still closed): **N/A**
- d. Drainage (Note accumulations of moisture): **N/A**
- e. Ventilation (Note any concealed spaces not ventilated): **N/A**
- f. Note any concealed places opened for inspection: **NONE**
- g. Areas of Other Concerns: **NONE**





# **BUILDING 3000: FIRST FLOOR WALKWAY**

Structural Engineering Professionals, Inc.			
PROJECT:	THE SENATE CONDOMINIUMS		
TITLE:	DAMAGE SURVEY		
COVER:	TILE	SPRAY DECK	OTHER:
DATE:	10/14/83	20/23	10/14/83

5'-0"

LIVING & DINING ROOM

20'-4"

5'-0"

SCREEN ENCLOSURE

13'-10"

BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

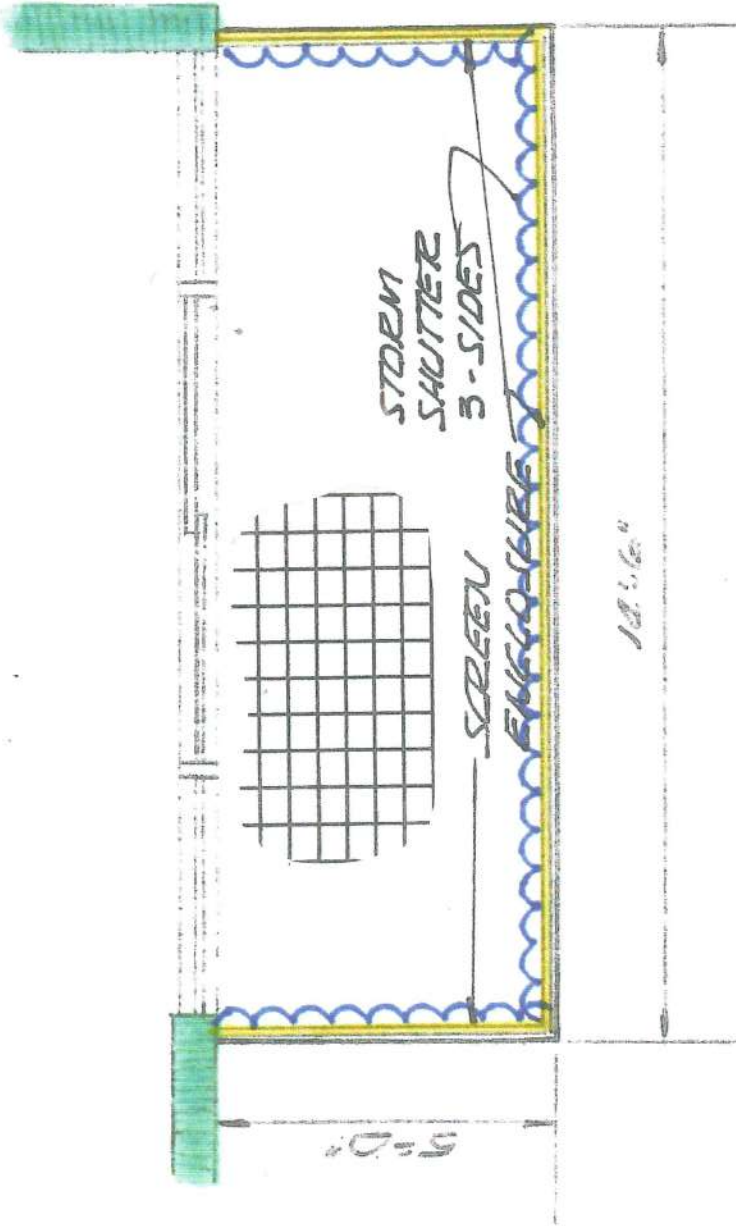
COVER: TILE

SPRAY DECK OTHER:

UNIT No: 101 DATE: NOV. 18, 2023 DWG. NO.

LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SM - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



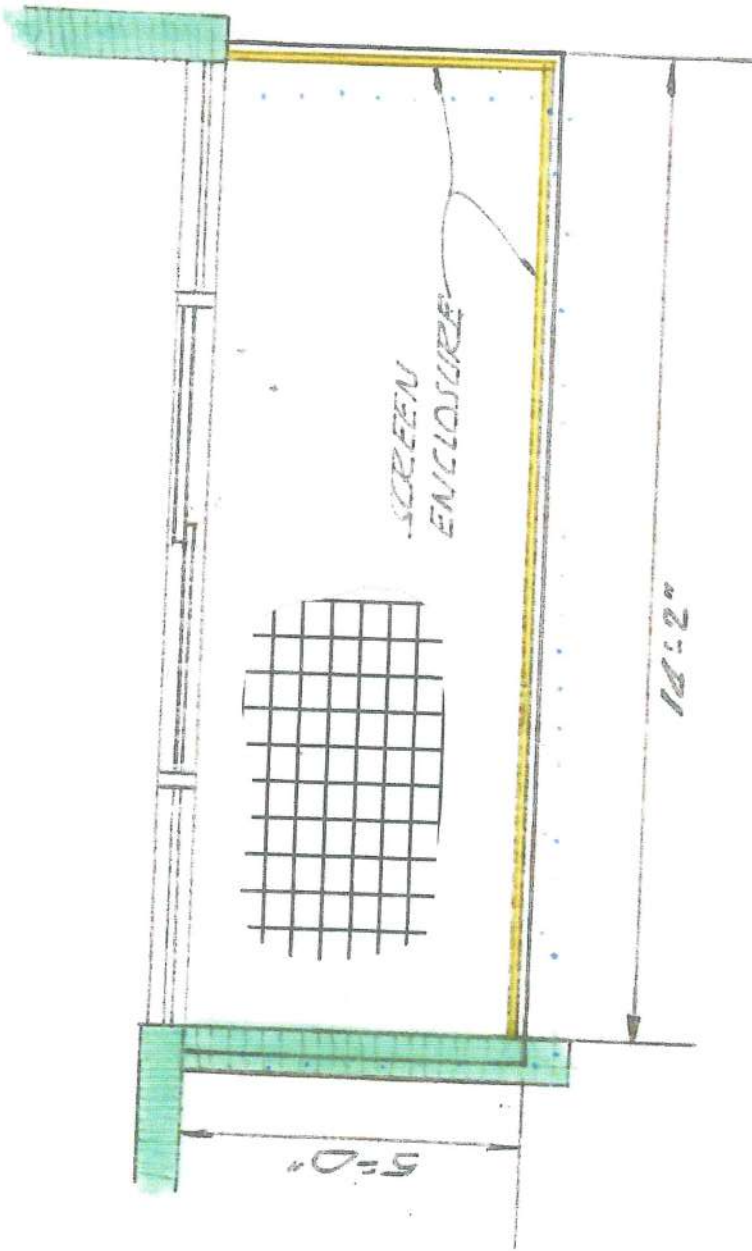
BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS	
TITLE: DAMAGE SURVEY	
COVER: <b>TILE</b>	SPRAY DECK OTHER:
UNIT No: 102	DATE: Nov. 18, 2023
	DWG. NO.

LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY  
COVER: TILE

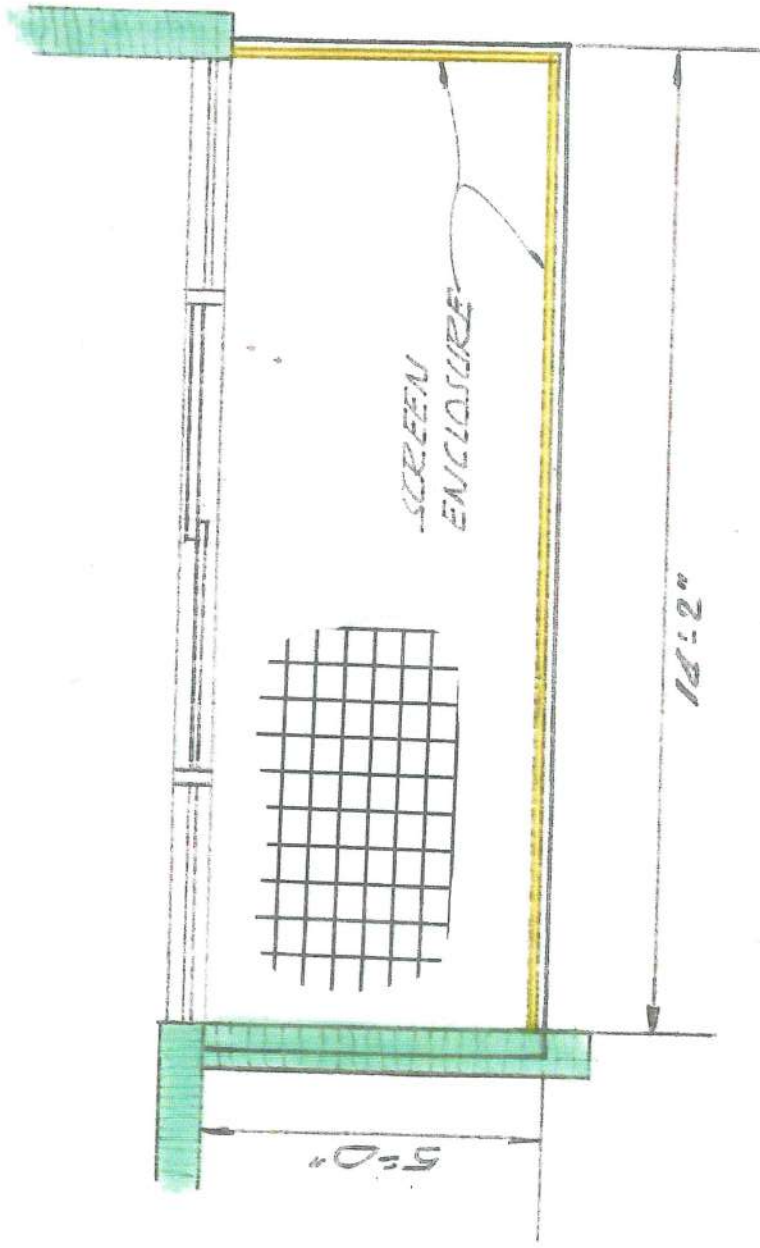
UNIT No: 103  
SPRAY DECK  
OTHER: NO

DATE: NOV. 18, 2023  
DWG. NO.

LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	CH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION





BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

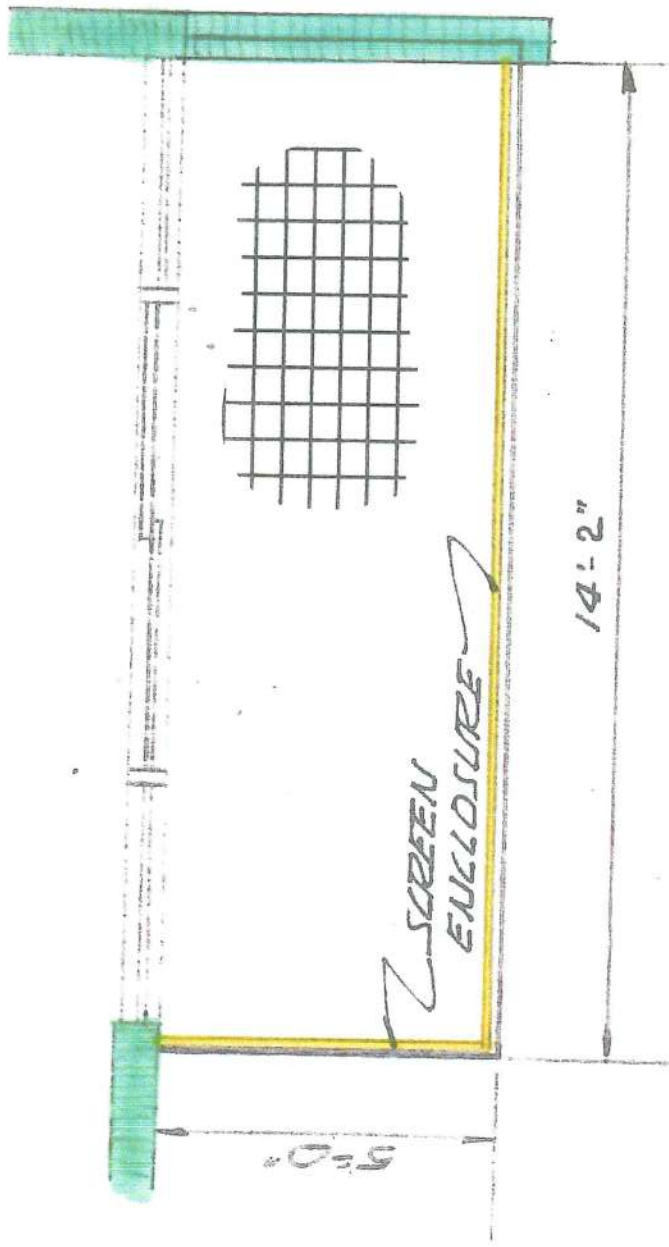
PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

COVER: **TILE** SPRAY DECK OTHER:

UNIT No: 104 DATE: NOV. 13. 2023 DWG. NO

LEGEND

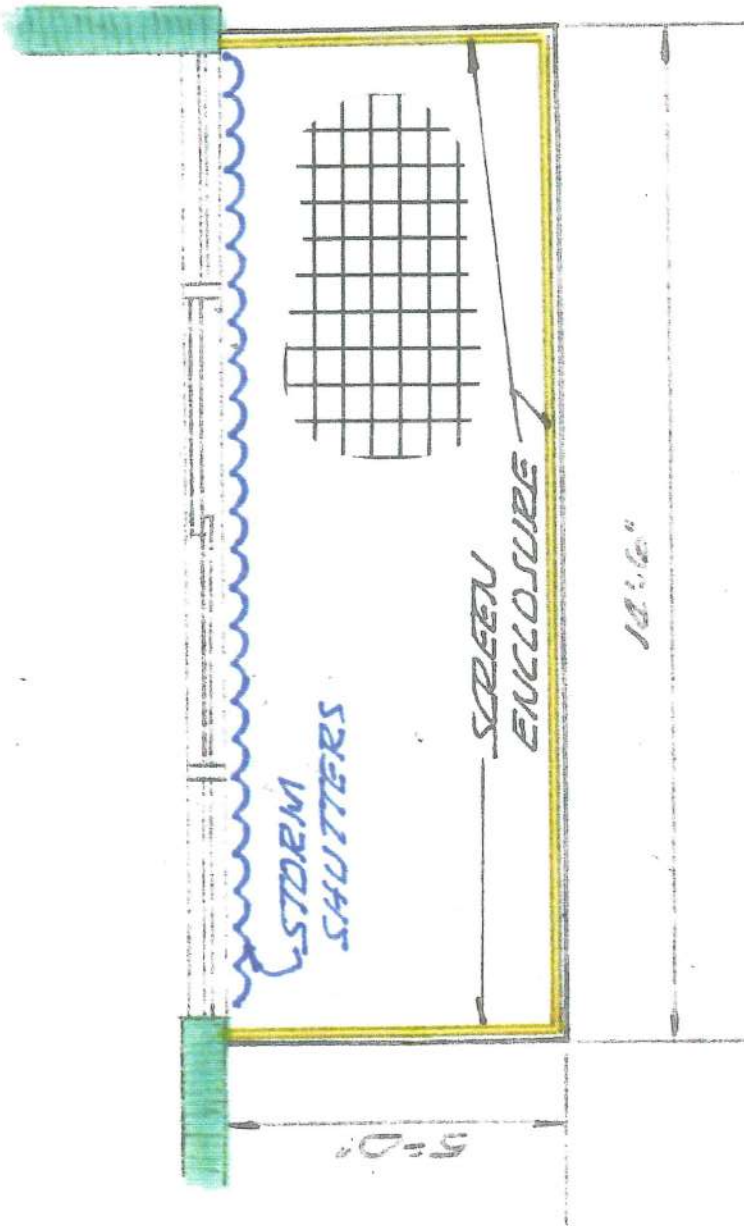
CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



**BUILDING NUMBER 3000**

Structural Engineering Professionals, Inc.			
PROJECT:	THE SENATE CONDOMINIUMS		
TITLE:	DAMAGE SURVEY		
COVER:	TILE	SPRAY DECK	OTHER:
UNIT No:	105	DATE	NOV. 18, 2023
			DWG. NO.

LEGEND	
CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

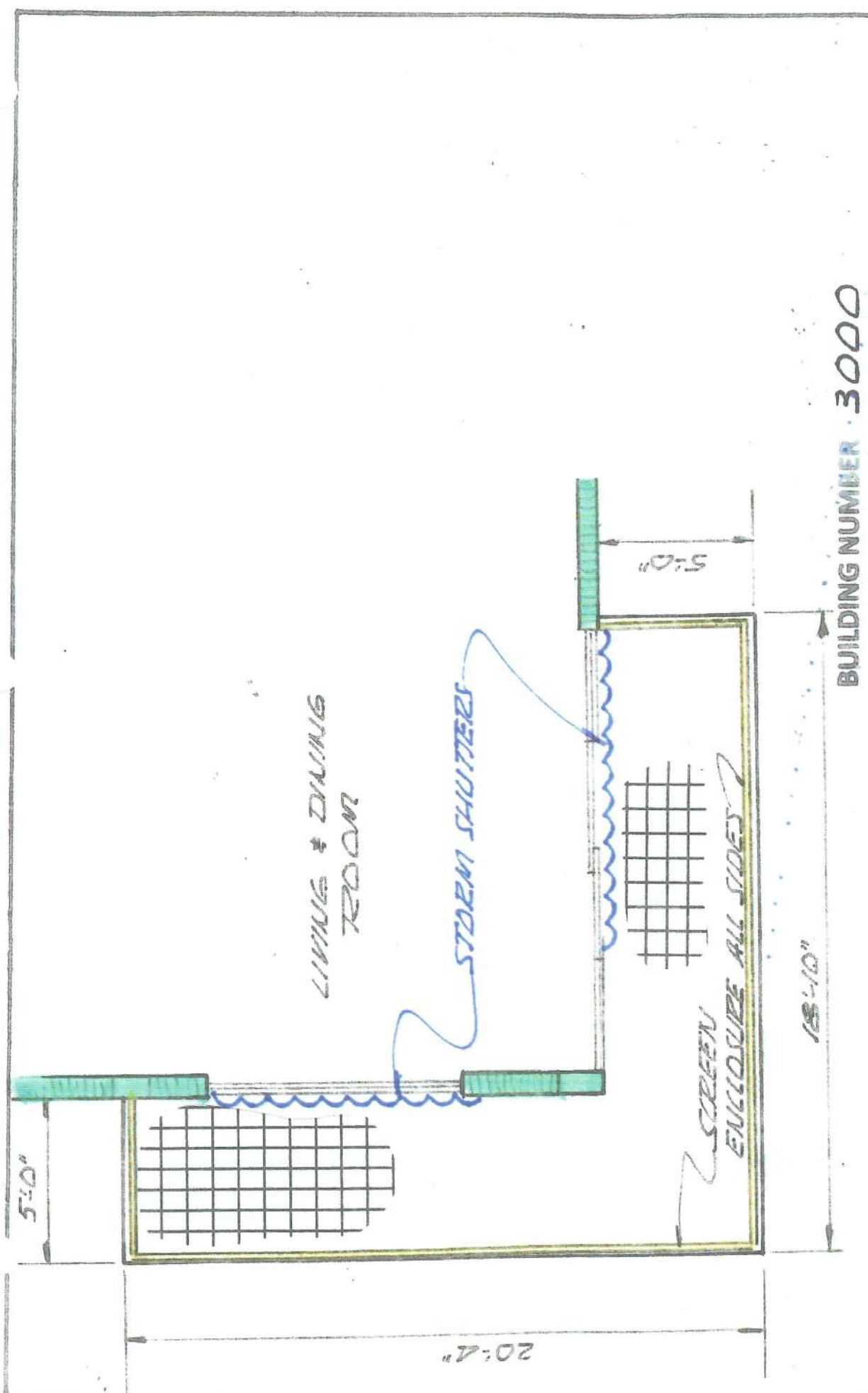
PROJECT: THE SENATE CONDOMINIUMS  
 TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER:

UNIT No: 106 DATE: DWG. NO.

LEGEND	
CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION





BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS

TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER:

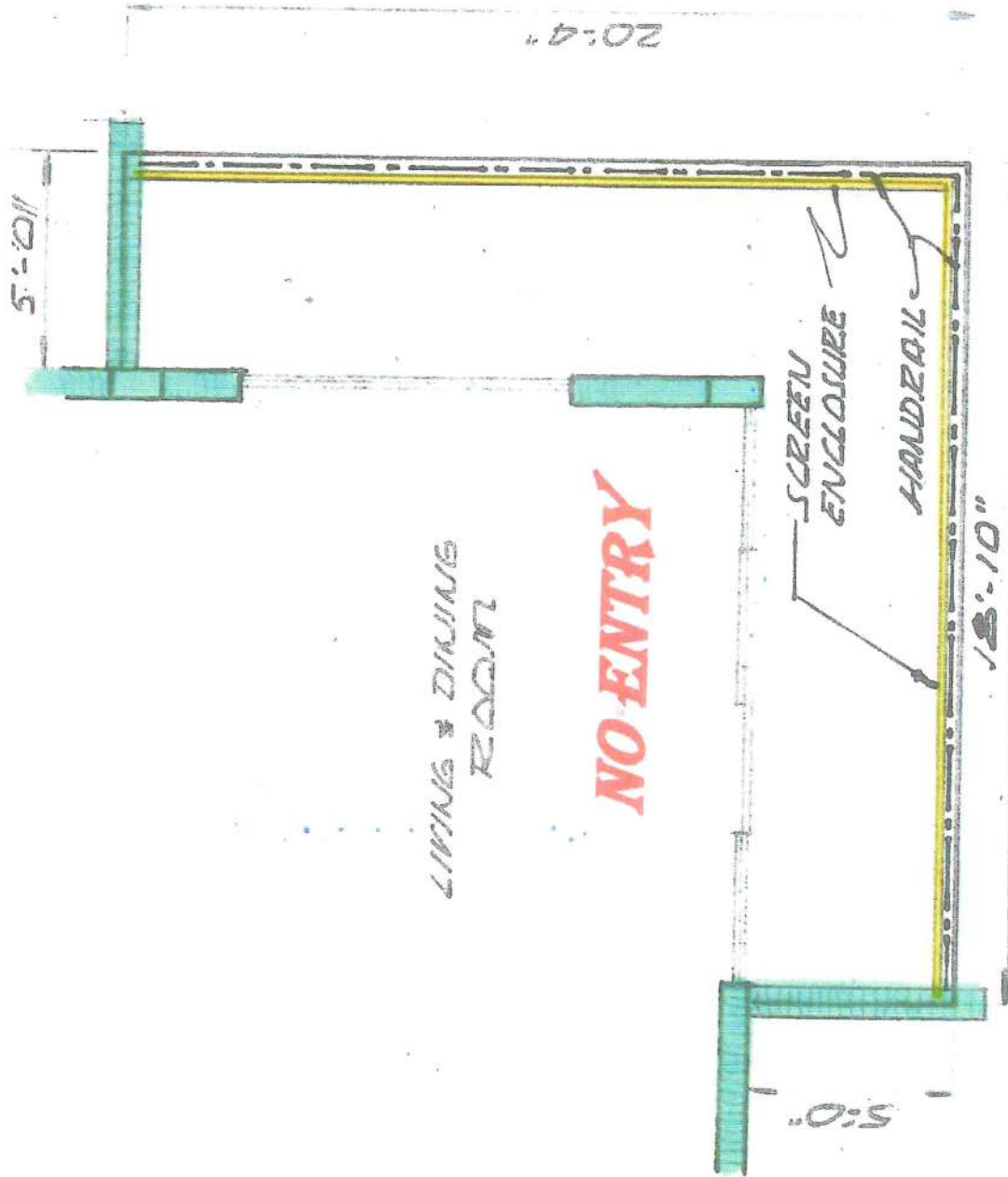
UNIT No: 107 DATE: NOV. 18, 2023 DWG. NO.

LEGEND	
CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION





Structural Engineering Professionals, Inc.	
<b>PROJECT: THE SENATE CONDOMINIUMS</b>	
title:	DAMAGE SURVEY
COVER:	
TITLE	SPRAY DECK OTHER:
	DATE: 12.13.2023

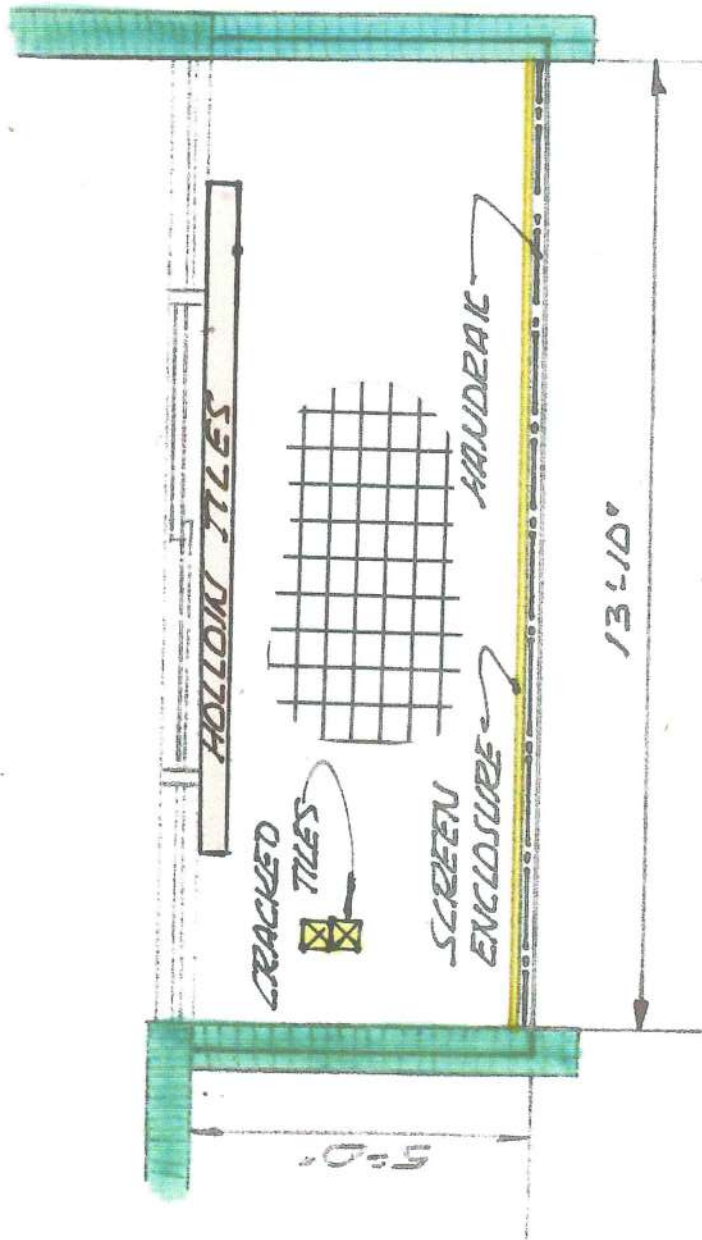


BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.	
PROJECT:	THE SENATE CONDOMINIUMS
TITLE:	DAMAGE SURVEY
COVER:	TILE SPRAY DECK OTHER:
UNIT NO:	201
DATE:	NOV. 18. 2023
DWG. NO.	

LEGEND

CRK-- CRACK	SGD-- SLIDING GLASS DOOR
COL-- COLUMN REPAIR	SH-- SHUTTER REMOVAL
E-- EDGE REPAIR	OH-- OVERHEAD REPAIR
FD-- FULL DEPTH REPAIR	OS-- OVERHEAD SPALLS
PD-- PARTIAL DEPTH REPAIR	OE-- OVERHEAD EDGE REPAIR
RL-- RAILING REMOVAL	DT-- DELAMINATED TILE
ST-- STUCCO DAMAGE	PI-- POSSIBLE INTRUSION



BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

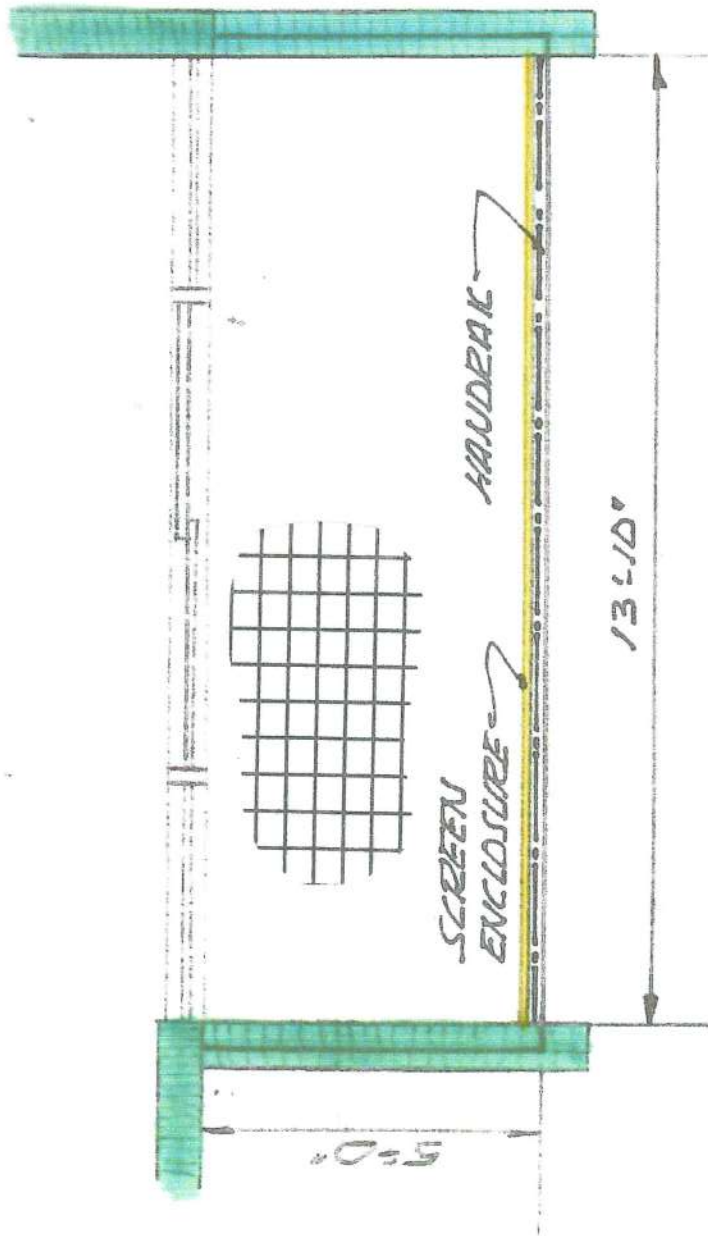
COVER: TILE SPRAY DECK OTHER:

UNIT No: 202 DATE: Nov. 18, 2023 DRG. NO.

# LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION





BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

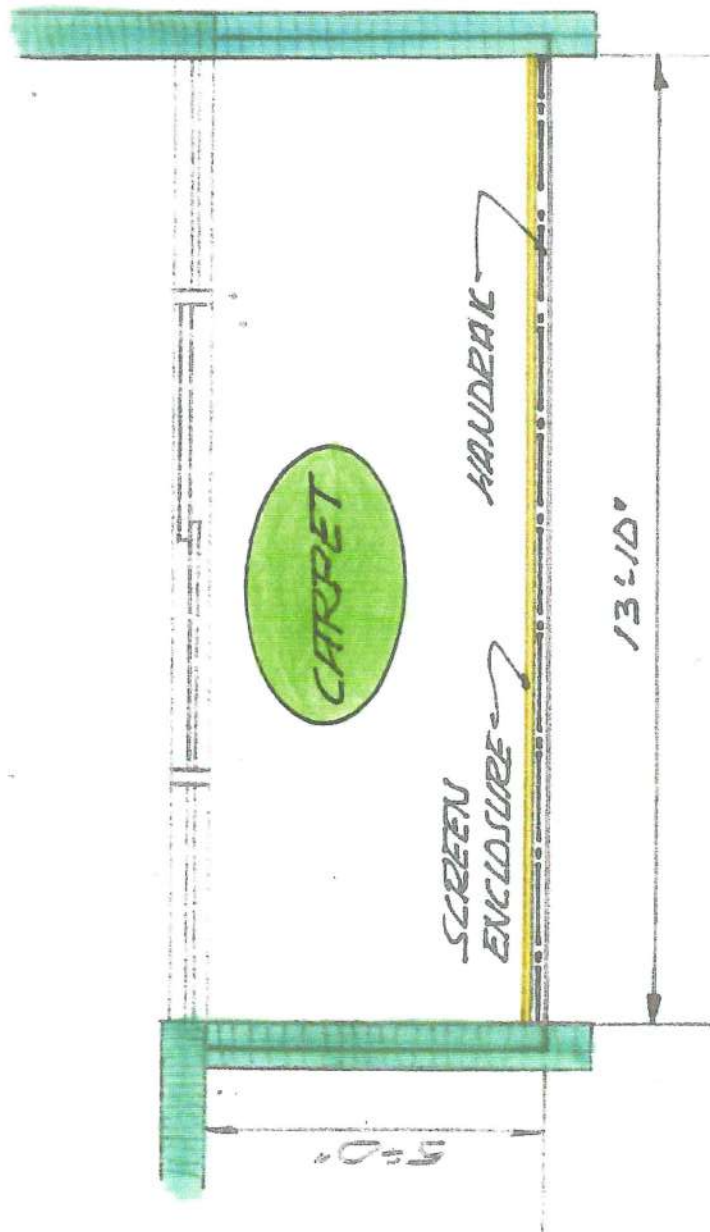
PROJECT: THE SENATE CONDOMINIUMS  
TYPE: DAMAGE SURVEY

COVER: TILE  
SPRAY DECK  
OTHER:

UNIT NO: 203  
DATE: Nov. 18. 2023  
DWG. NO.

### LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



NOTE: ALL CARPET TO BE  
REMOVED & BALCONY  
INSPECTED

BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

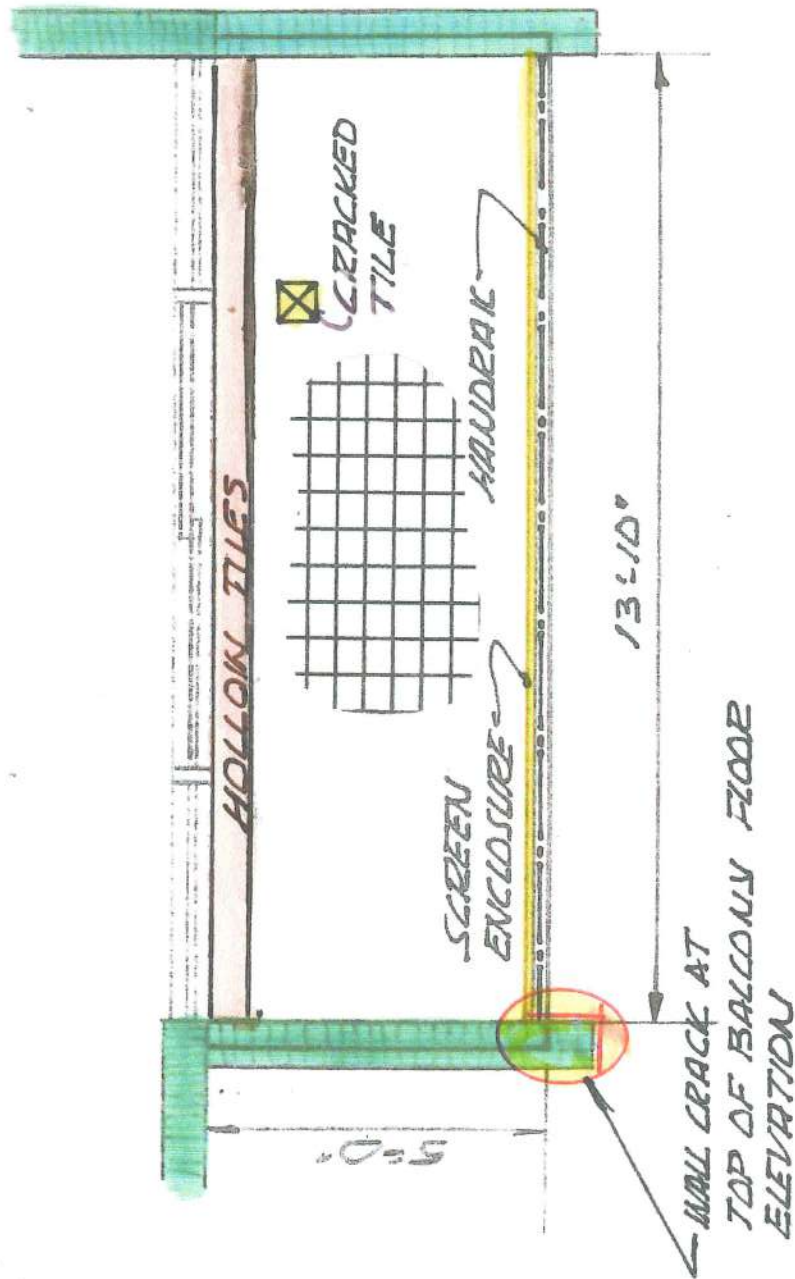
PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER: **CARPET**

UNIT No: 204 DATE: Nov. 18, 2023 DWG. NO.

LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER:

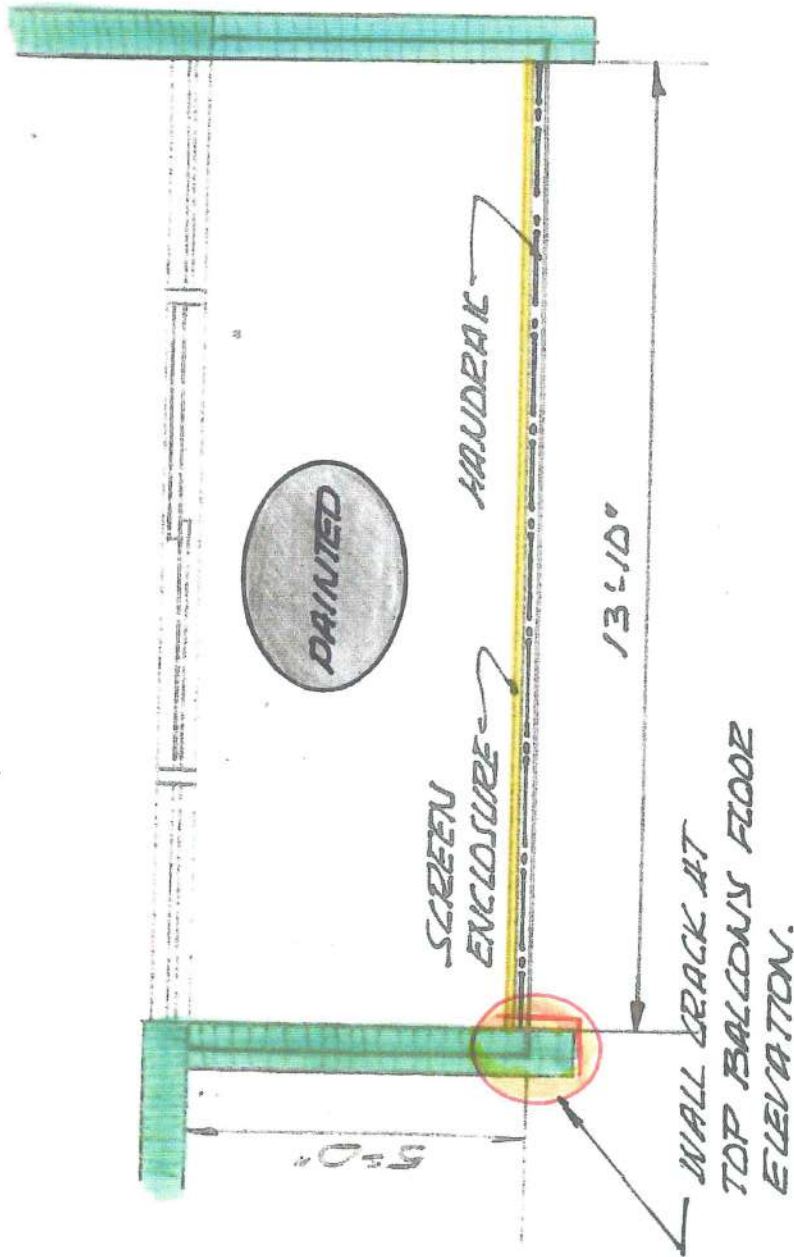
UNIT No: 205 DWG. NO.

NOV. 18, 2023

# LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STIFFCO DAMAGE	PI - POSSIBLE INTRUSION





BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

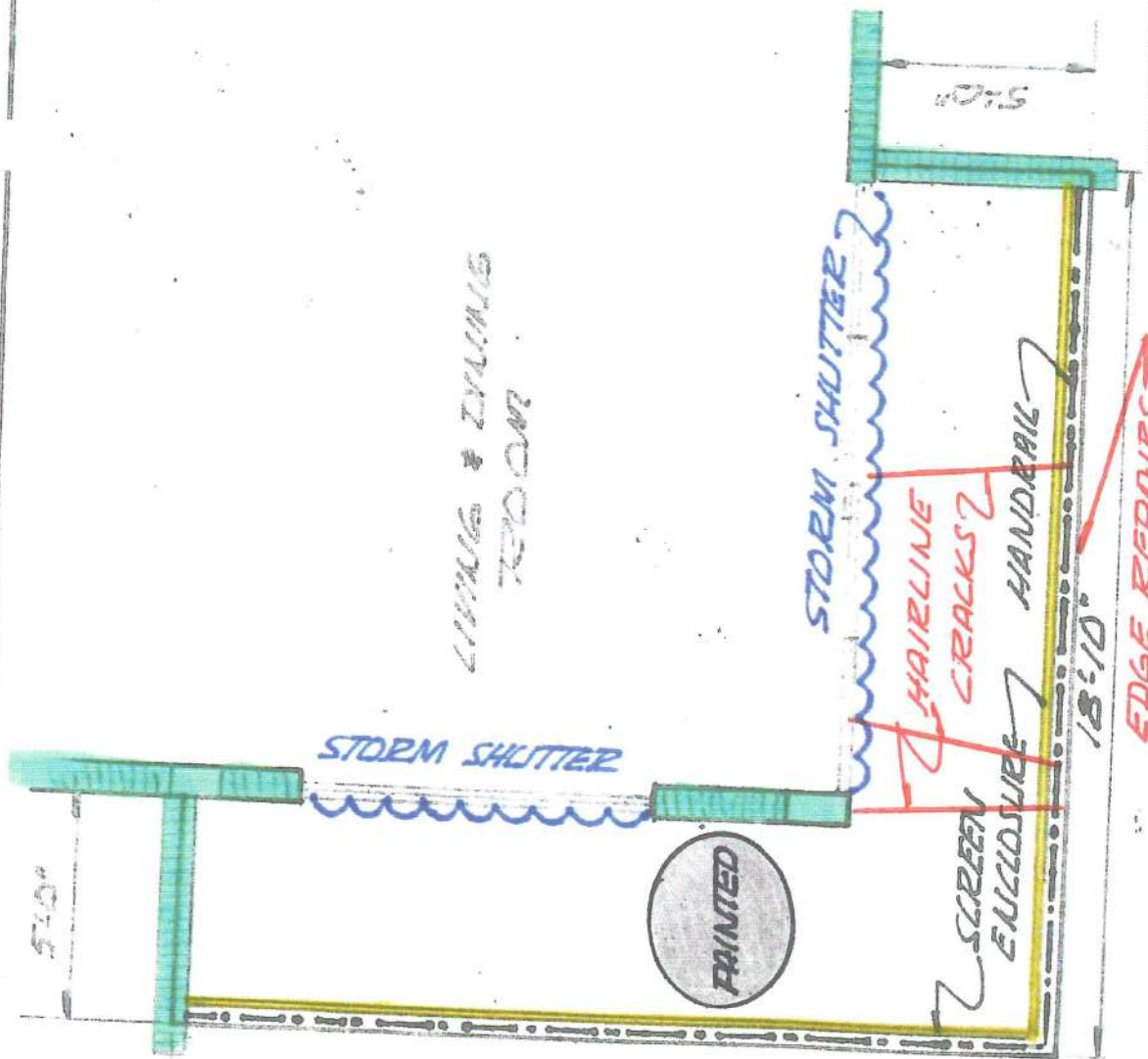
COVER: TILE SPRAY DECK OTHER: **PAINTED**

UNIT No: 206 DATE: Nov. 18, 2023 DWG. NO.

# LEGEND

CRK-- CRACK	SGD-- SLIDING GLASS DOOR
COL-- COLUMN REPAIR	SH -- SHUTTER REMOVAL
E -- EDGE REPAIR	OH -- OVERHEAD REPAIR
FD -- FULL DEPTH REPAIR	OS -- OVERHEAD SPALLS
PD -- PARTIAL DEPTH REPAIR	OE -- OVERHEAD EDGE REPAIR
RL -- RAILING REMOVAL	DT -- DELAMINATED TILE
ST -- STUCCO DAMAGE	PI -- POSSIBLE INTRUSION





BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

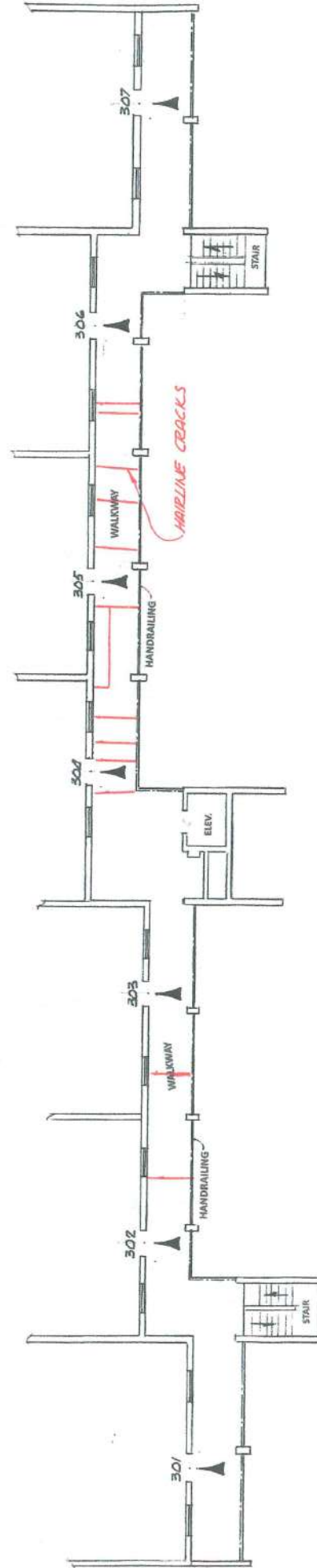
PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER: **PAINTED**

UNIT No: 207 DATE: NOV. 15, 2023 DWG. NO.

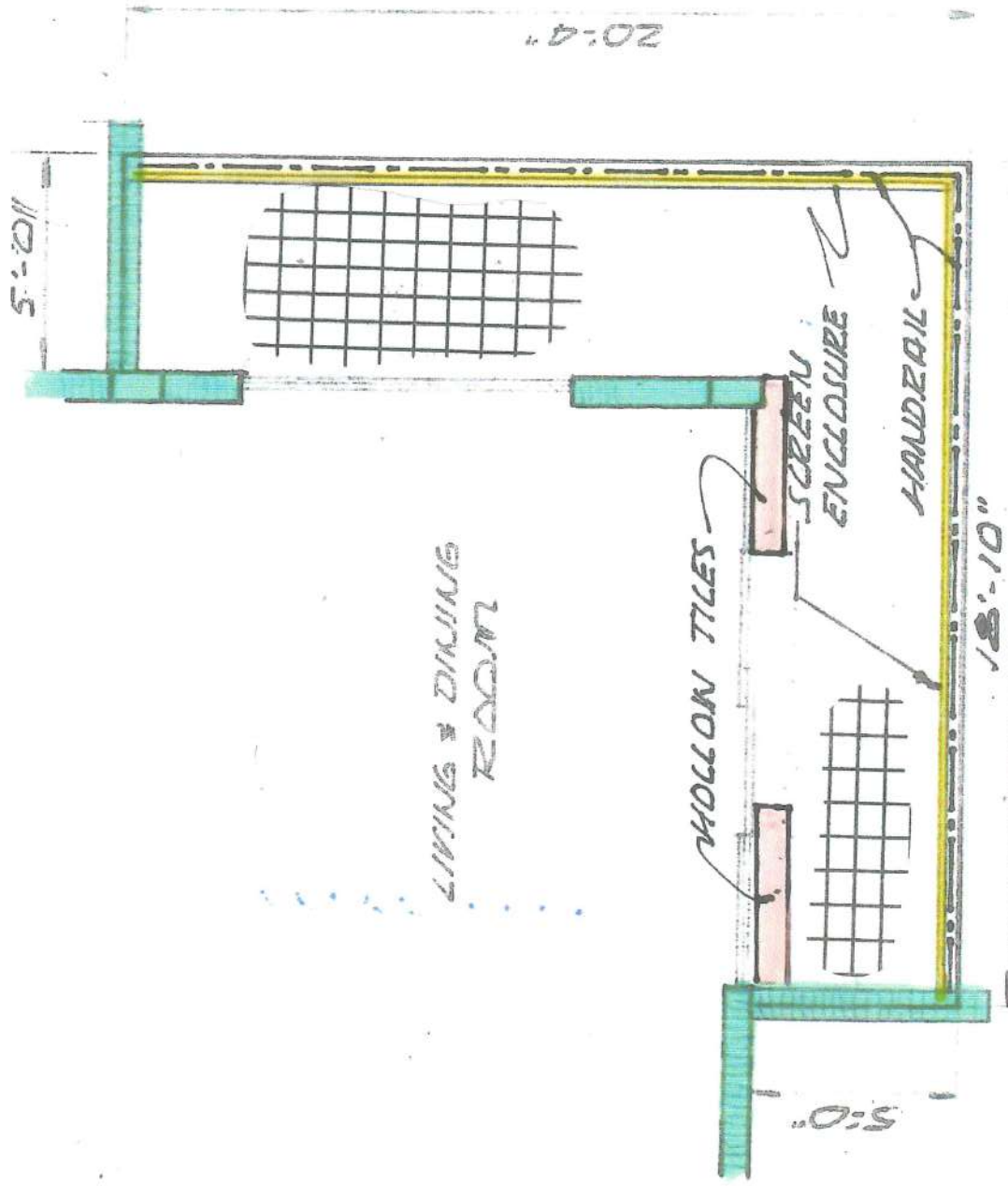
# LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



# BUILDING 3000: 3<sup>RD</sup> FLOOR WALKWAY

Structural Engineering Professionals, Inc.	
PROJECT:	THE SENATE CONDOMINIUMS
TITLE:	DAMAGE SURVEY
COVER:	TILE [ ] SPRAY DECK [ ] OTHER: [ ]
DATE:	10/11/13
DRAWN BY:	10/11/13



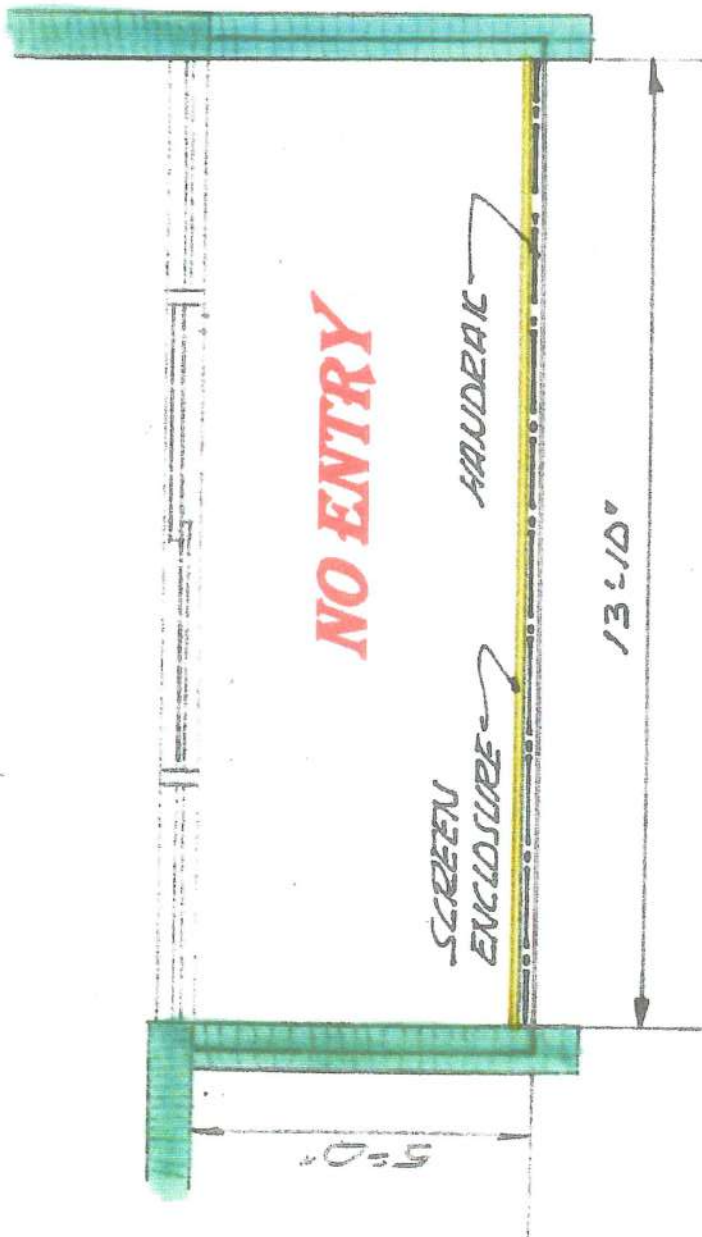
BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.			
PROJECT:	THE SENATE CONDOMINIUMS		
TITLE:	DAMAGE SURVEY		
COVER:	TILE	SPRAY DECK	OTHER:
UNIT NO:	301	DATE:	NOV. 18, 2023
		DWG. NO.	

LEGEND

CRK -- CRACK	SGD -- SLIDING GLASS DOOR
COL -- COLUMN REPAIR	SH -- SHUTTER REMOVAL
E -- EDGE REPAIR	CH -- OVERHEAD REPAIR
FD -- FULL DEPTH REPAIR	OS -- OVERHEAD SPALLS
PO -- PARTIAL DEPTH REPAIR	OE -- OVERHEAD EDGE REPAIR
RL -- RAILING REMOVAL	DT -- DELAMINATED TILE
ST -- STUCCO DAMAGE	PI -- POSSIBLE INTRUSION



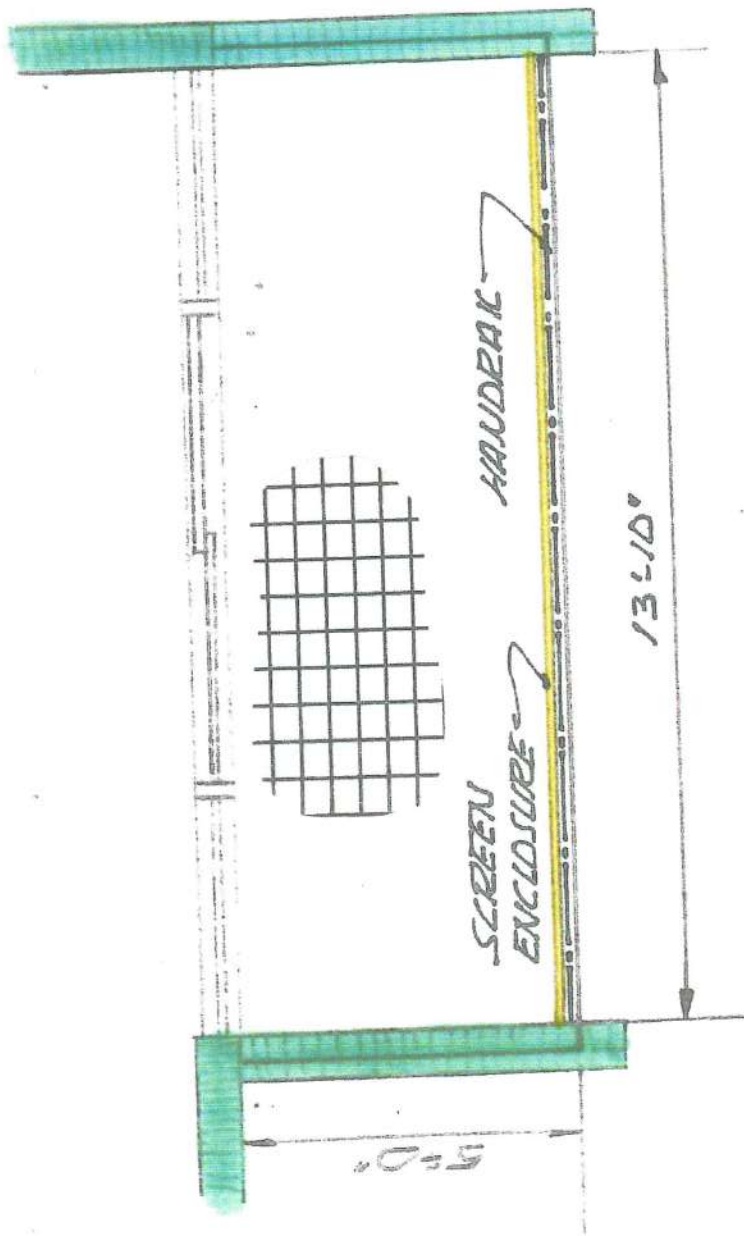


BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.			
PROJECT: THE SENATE CONDOMINIUMS			
TITLE: DAMAGE SURVEY			
COVER: TILE	SPRAY DECK	OTHER:	
UNIT NO: 302	DATE: Nov. 13, 2023	DWG. NO.	

LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

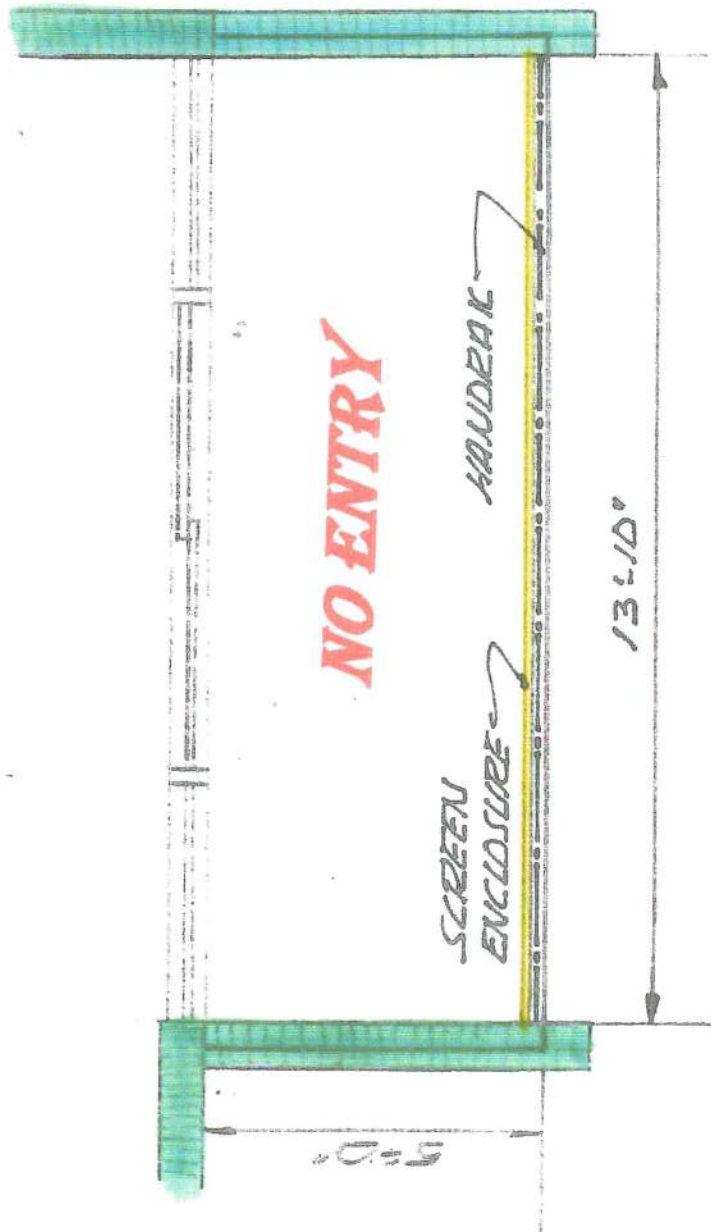
PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

COVER: **TILE** SPRAY DECK OTHER:

UNIT No: 303 DATE: Nov. 18, 2023 DWG. NO.

LEGEND

- |                           |                           |
|---------------------------|---------------------------|
| CRK - CRACK               | SGD - SLIDING GLASS DOOR  |
| COL - COLUMN REPAIR       | SH - SHUTTER REMOVAL      |
| E - EDGE REPAIR           | OH - OVERHEAD REPAIR      |
| FD - FULL DEPTH REPAIR    | OS - OVERHEAD SPALLS      |
| PD - PARTIAL DEPTH REPAIR | OE - OVERHEAD EDGE REPAIR |
| RL - RAILING REMOVAL      | DT - DELAMINATED TILE     |
| ST - STUCCO DAMAGE        | PI - POSSIBLE INTRUSION   |



BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

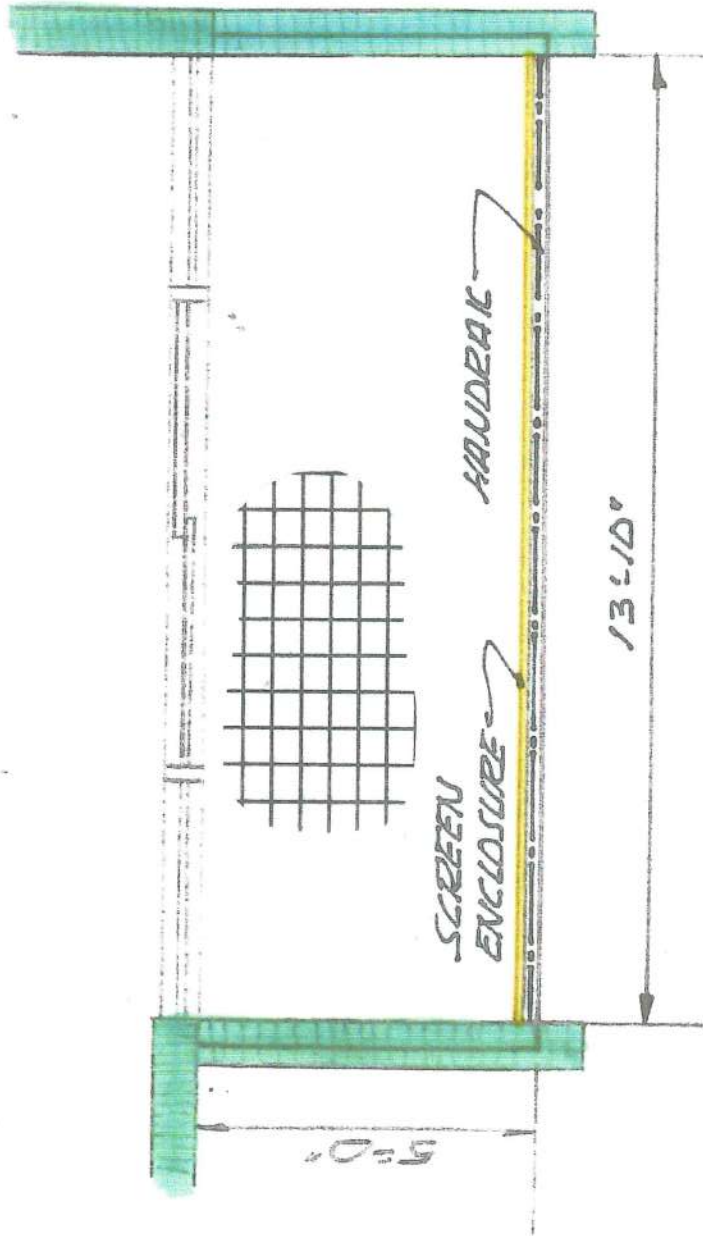
COVER: TILE SPRAY DECK OTHER:

UNIT No: 304 DATE: NOV. 18, 2023 DWG. NO.

# LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SW - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION





BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

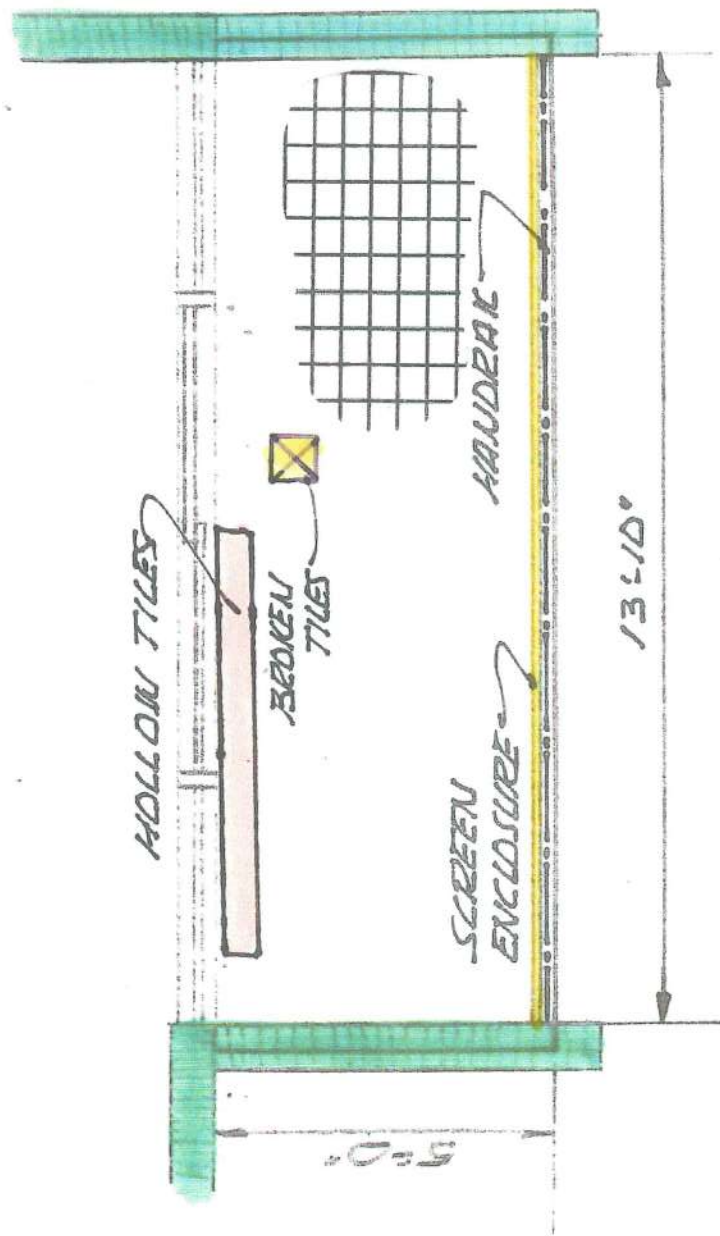
COVER: TILE SPRAY DECK OTHER:

UNIT No: 305 DATE: Nov. 18. 2023 DWG. NO.

LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	CH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION





BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

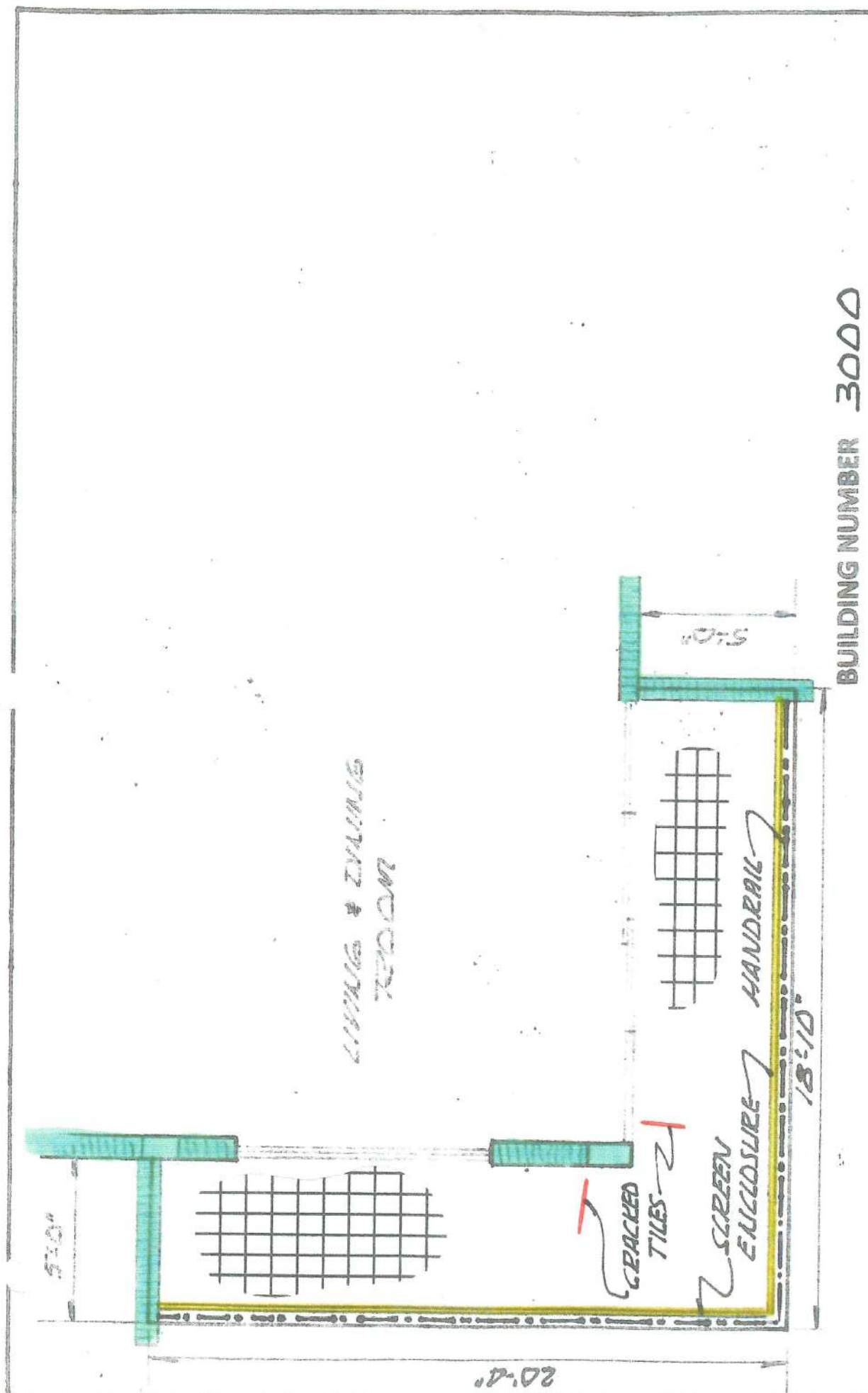
PROJECT: THE SENATE CONDOMINIUMS  
 TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER:

UNIT No: 306 DWG. NO. Nov. 18, 2023

LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS

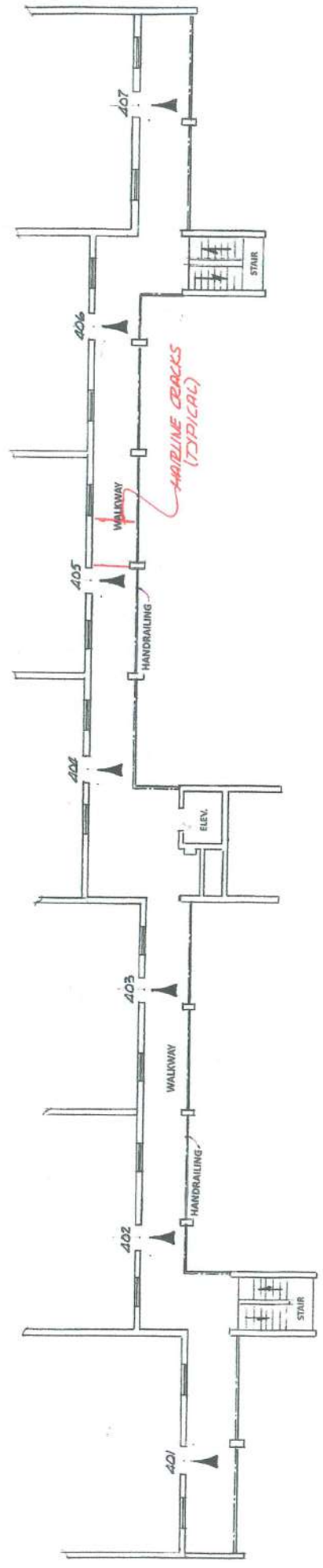
TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER:

UNIT No.: 307 DATE: Nov. 18, 2023 DWG. NO.

LEGEND

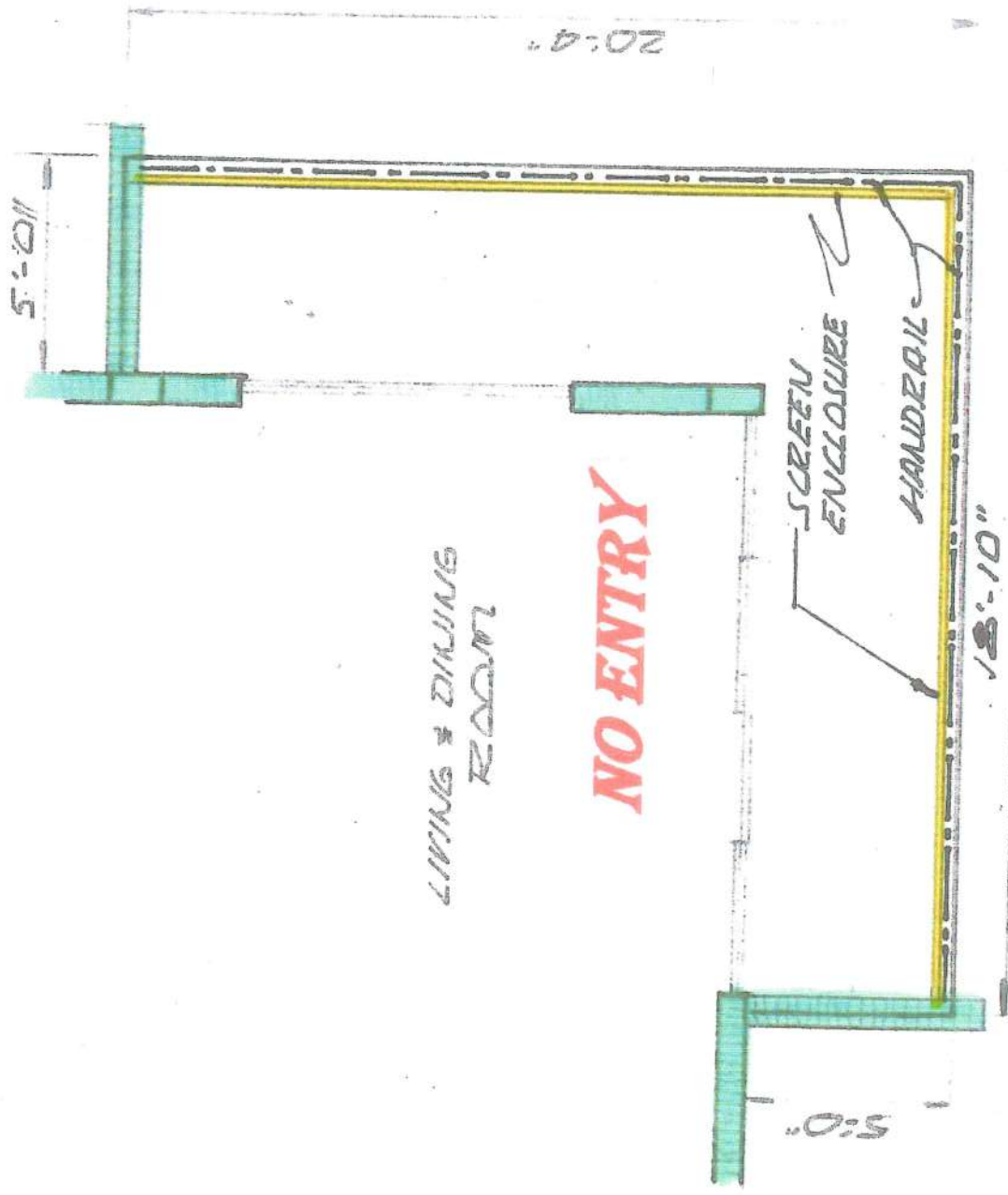
CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SW - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



**BUILDING 3000: 4<sup>TH</sup> FLOOR WALKWAY**

Structural Engineering Professionals, Inc.			
PROJECT: THE SENATE CONDOMINIUMS			
TITLE: DAMAGE SURVEY			
COVER: TILE	SPRAY DECK	OTHER:	DATE: 10/18/2023
			DWG. NO.





BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS

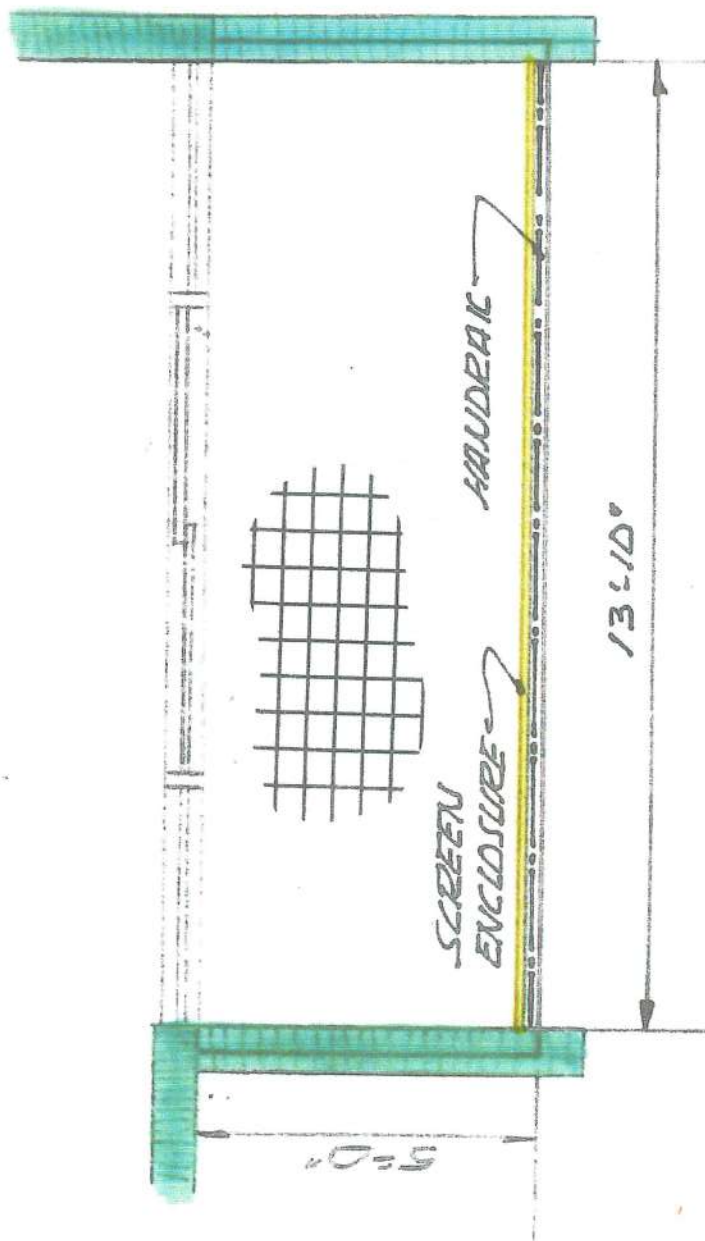
TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER:

UNIT No: 401 DATE: NOV. 15, 2023 DWG. NO.

LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



NOTE: FRONT DOOR FRAME  
HAS DRY ROT. MUST  
BE REPLACED.

BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

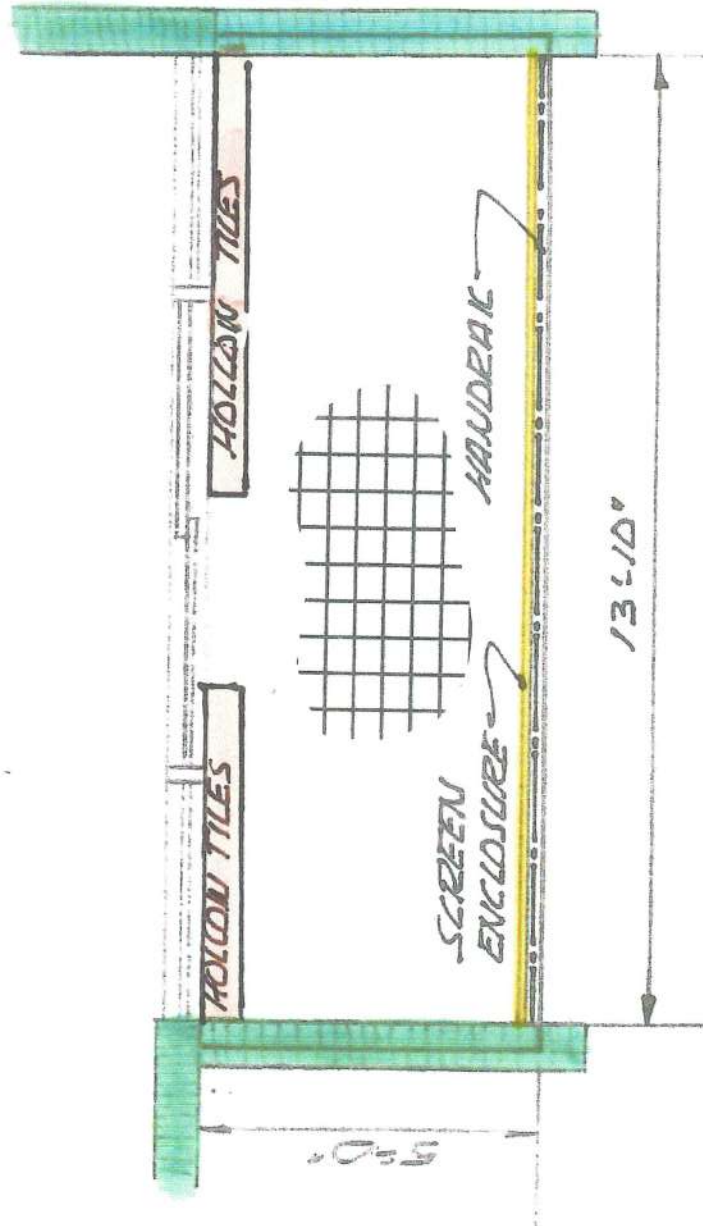
PROJECT: THE SENATE CONDOMINIUMS  
 TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER:

UNIT No: 402 DATE: NOV. 18. 2023 DWG. NO.

# LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



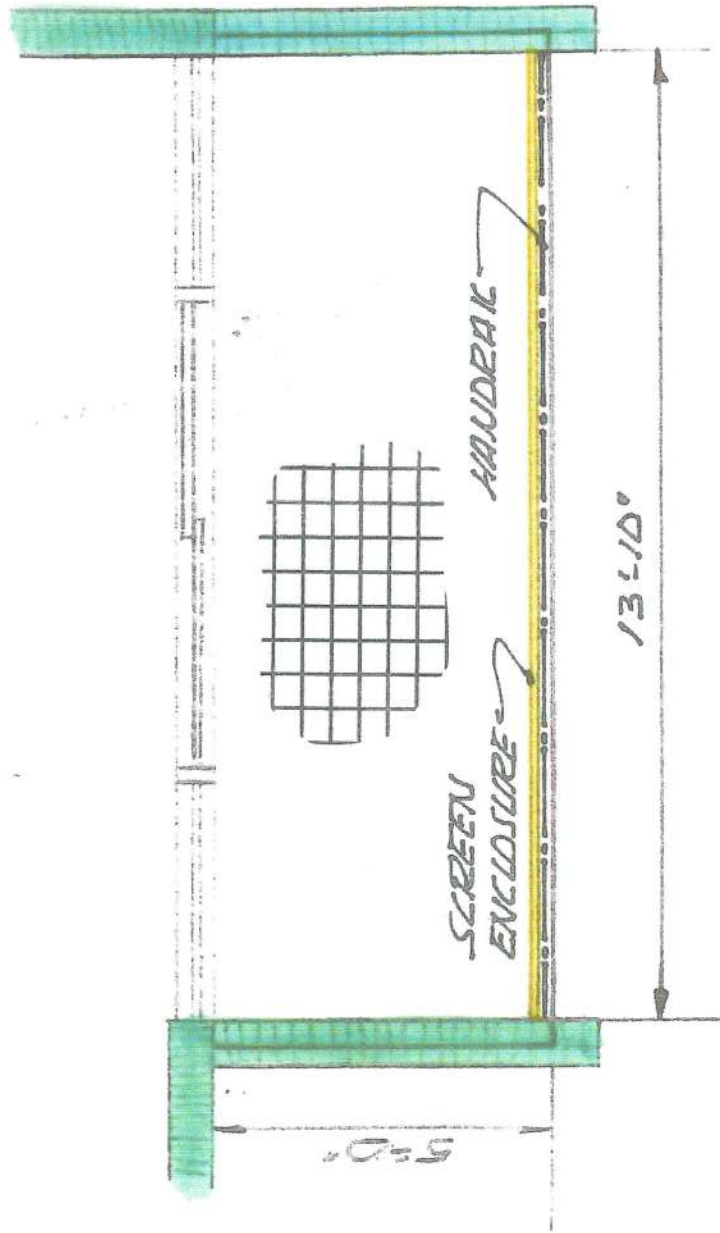
BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.			
PROJECT:	THE SENATE CONDOMINIUMS		
TITLE:	DAMAGE SURVEY		
COVER:	TILE	SPRAY DECK	OTHER:
UNIT No:	403	DATE	NOV. 18, 2023
		DWG. NO.	

LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION





BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

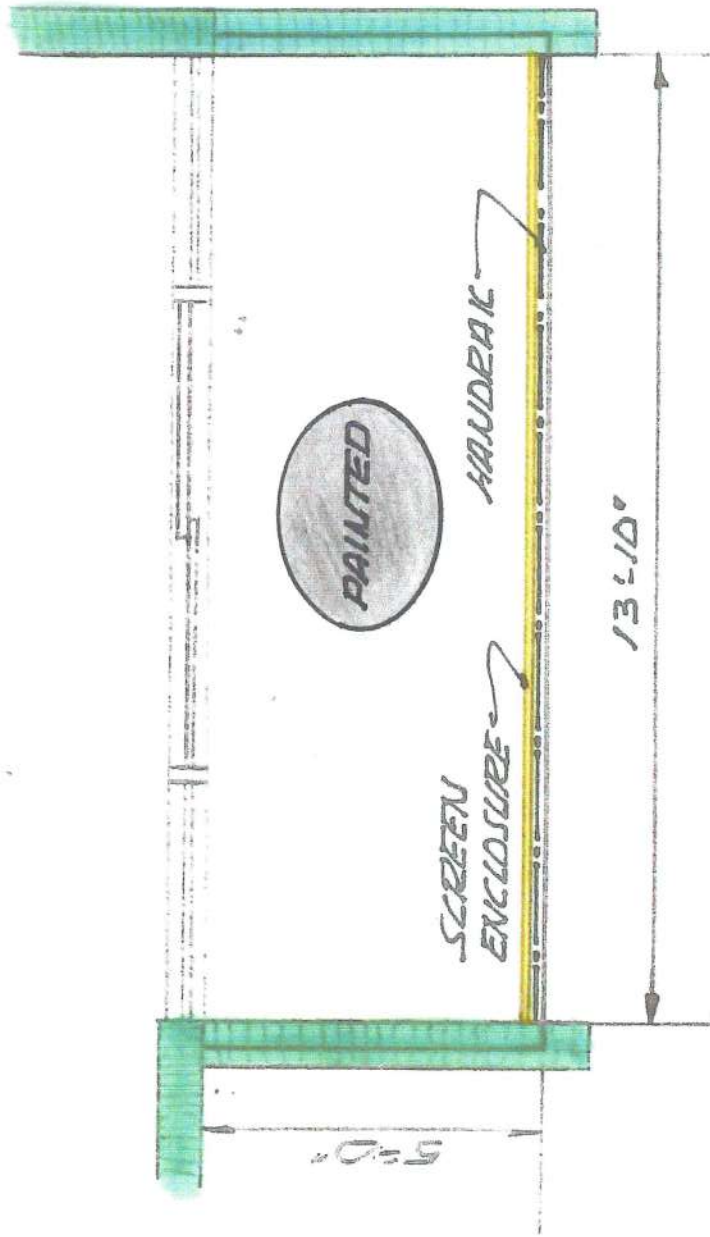
PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

COVER: **TILE** SPRAY DECK OTHER:

UNIT No: 404 DATE Nov. 18, 2023 DWG. NO.

# LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS

TITLE: DAMAGE SURVEY

COVER: TILE

SPRAY DECK

OTHER: **PAINTED**

UNIT No:

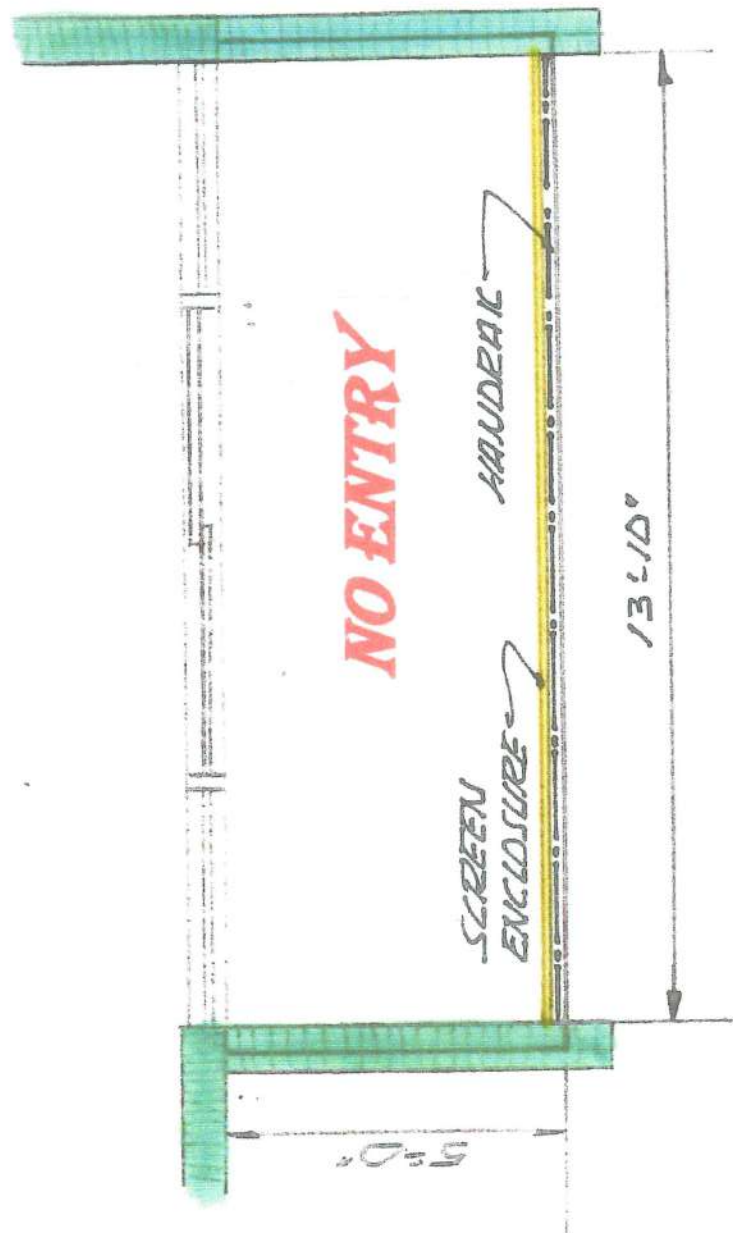
4.05

DWG. NO.

REV. 12, 2023

# LEGEND

CRK - CRACK	SSD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS

TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER:

UNIT No: 406 DATE: NOV. 13, 2023 DWG. NO.

# LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



LIVING & DINING  
TERRACE

NO ENTRY

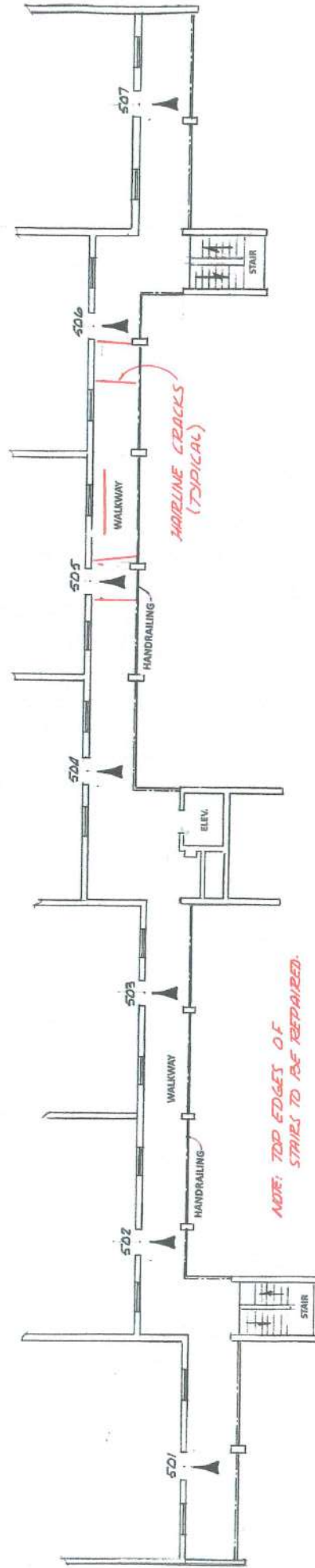
SCREEN ENCLOSURE HANDRAIL 18" x 10"

BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.			
PROJECT:	THE SENATE CONDOMINIUMS		
TITLE:	DAMAGE SURVEY		
COVER:	TILE	SPRAY DECK	OTHER:
UNIT No:	407	DATE: 12.18.2023	
		DWG. NO.	

LEGEND

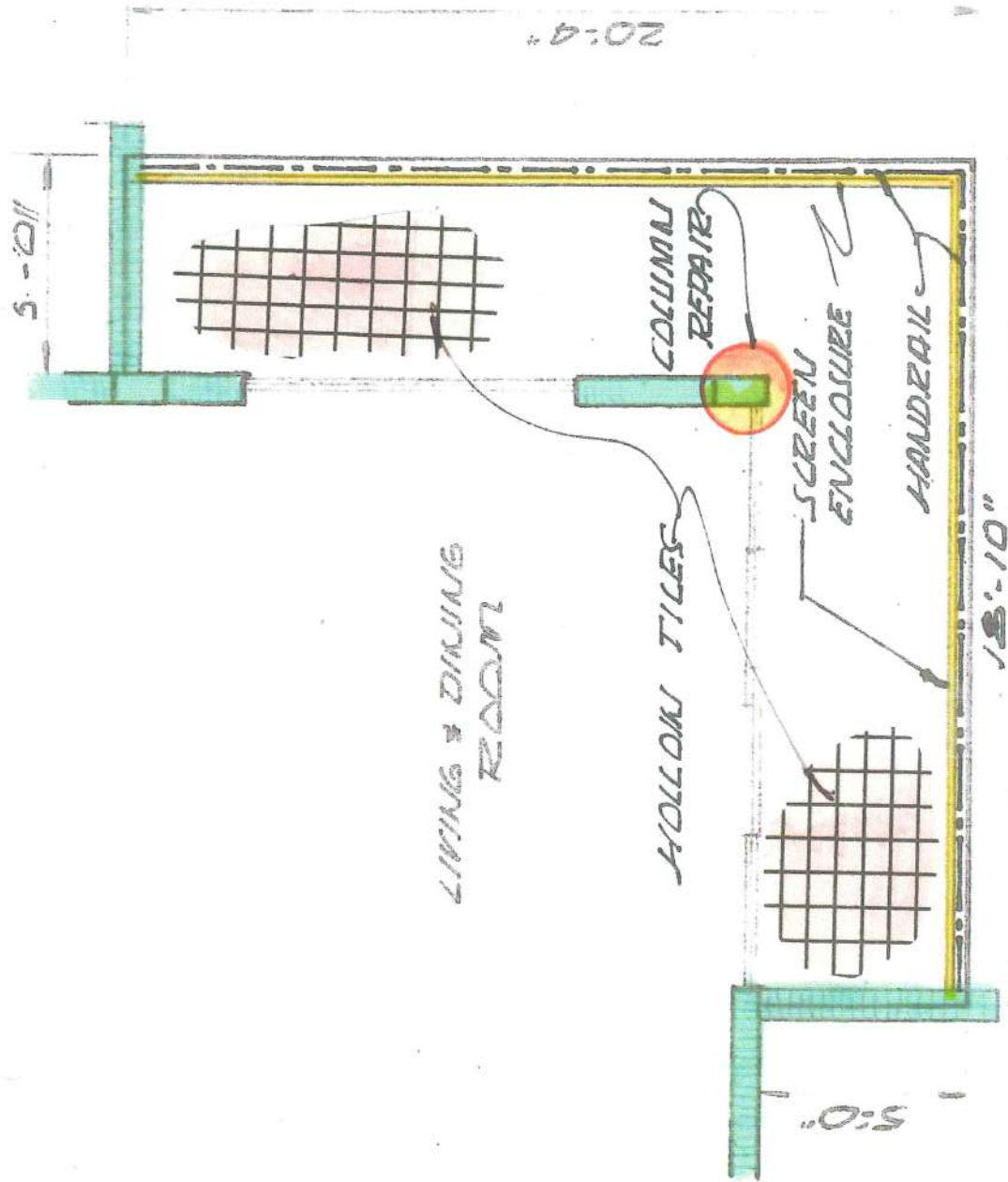
CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



# BUILDING 3000: 5TH FLOOR WALKWAY

Structural Engineering Professionals, Inc.	
PROJECT:	THE SENATE CONDOMINIUMS
TITLE:	DAMAGE SURVEY
CSSR:	TILE <input type="checkbox"/> SPRAY DECK <input type="checkbox"/> OTHER: <input type="checkbox"/>
DATE:	10/11/13, 2013





BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

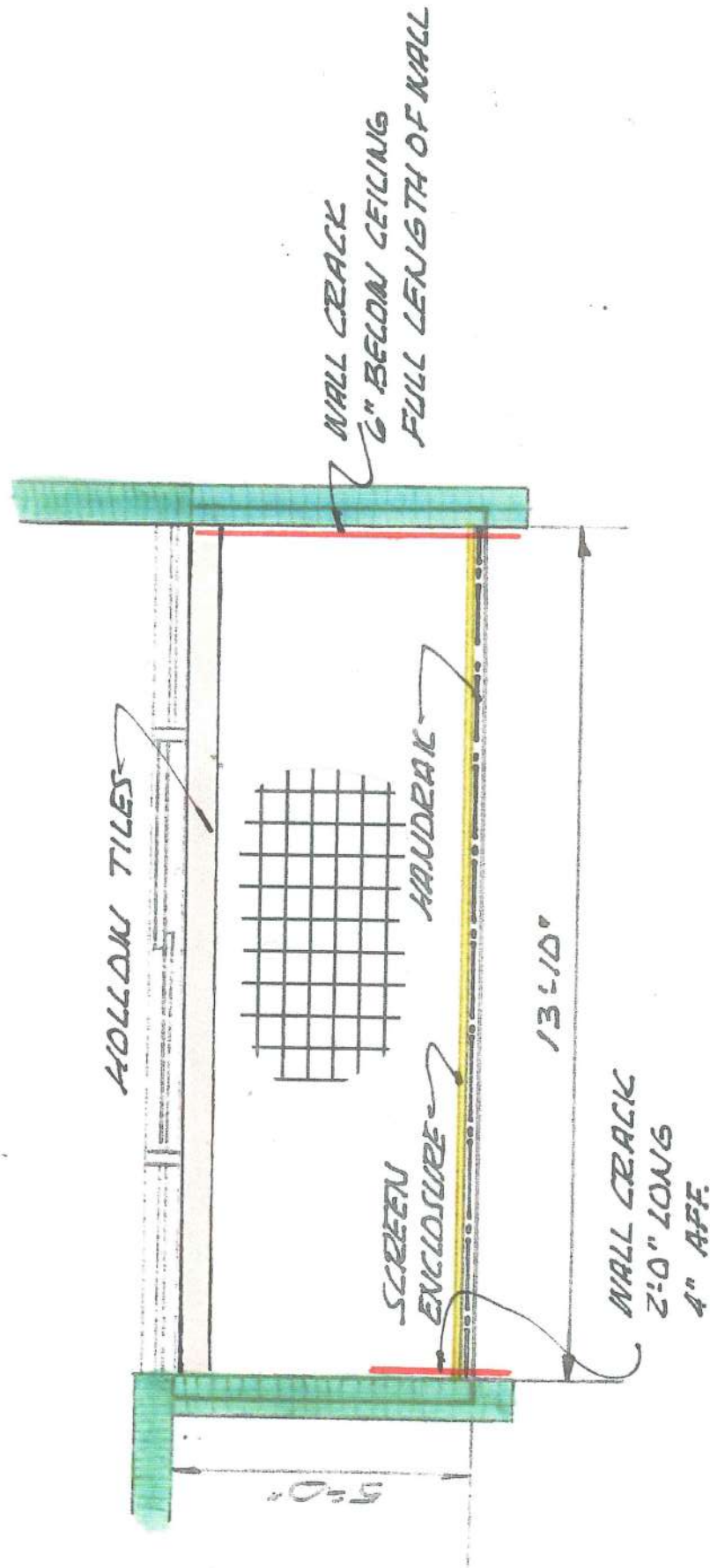
PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER:

UNIT No: 501 DATE: Nov. 18, 2023 DWG. NO.

LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS

TITLE: DAMAGE SURVEY

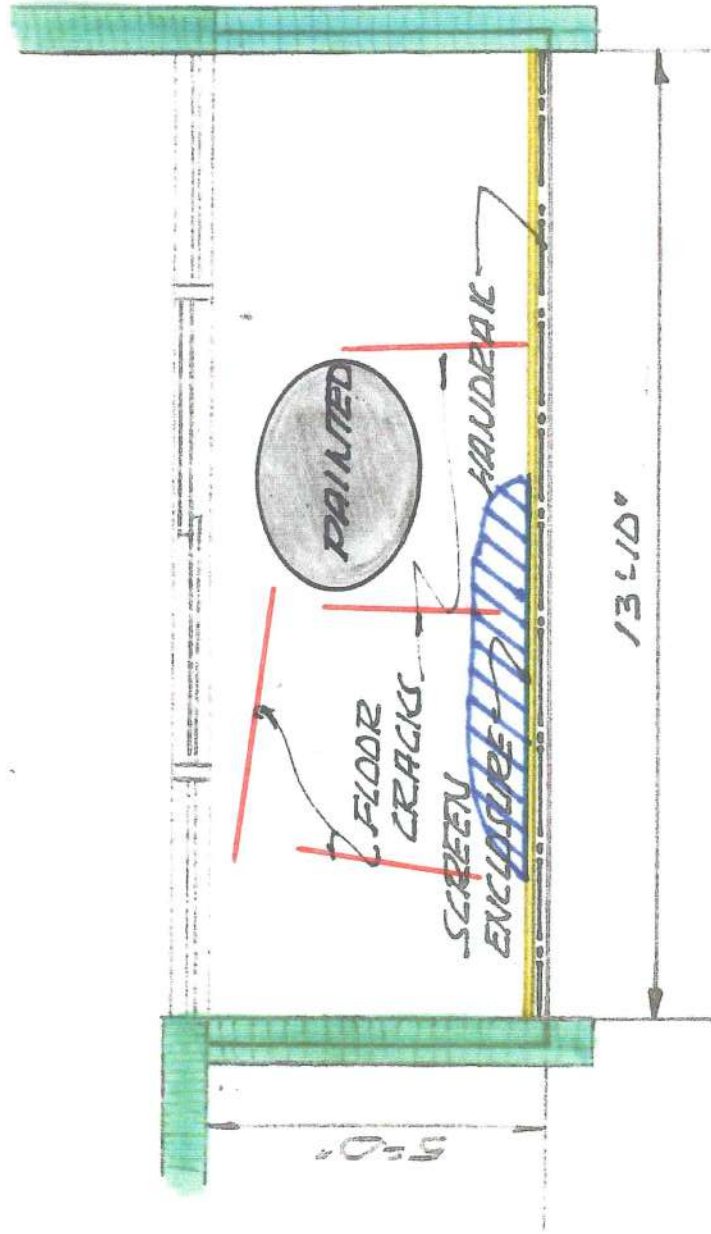
COVER: TILE SPRAY DECK OTHER:

UNIT No: 502 DATE: NOV. 18, 2023 DWG. NO.

# LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION





NOTE: STANDING WATER AT  
SCREEN TRACK -  
NO KEEP HOLES IN TRACK

BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

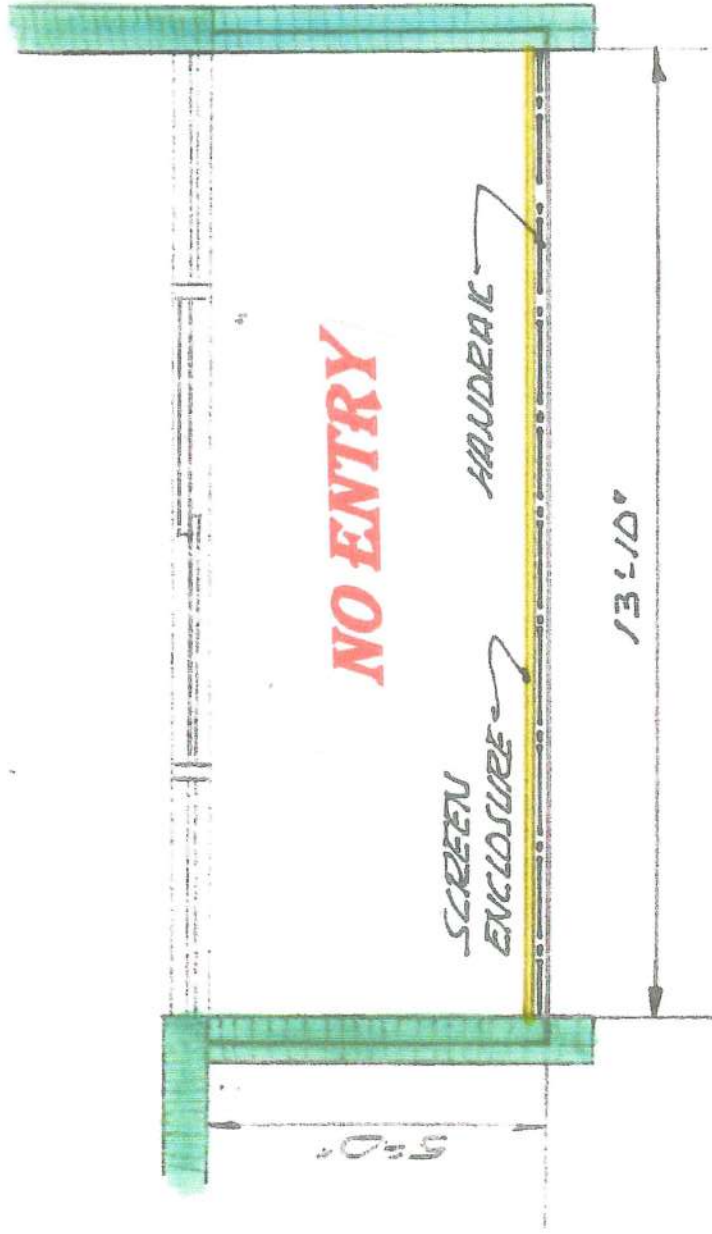
PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER: **PAINTED**

UNIT No: 503 DATE: Nov. 18, 2023 DWG. NO.

# LEGEND

CRK - CRACK	SSD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER:

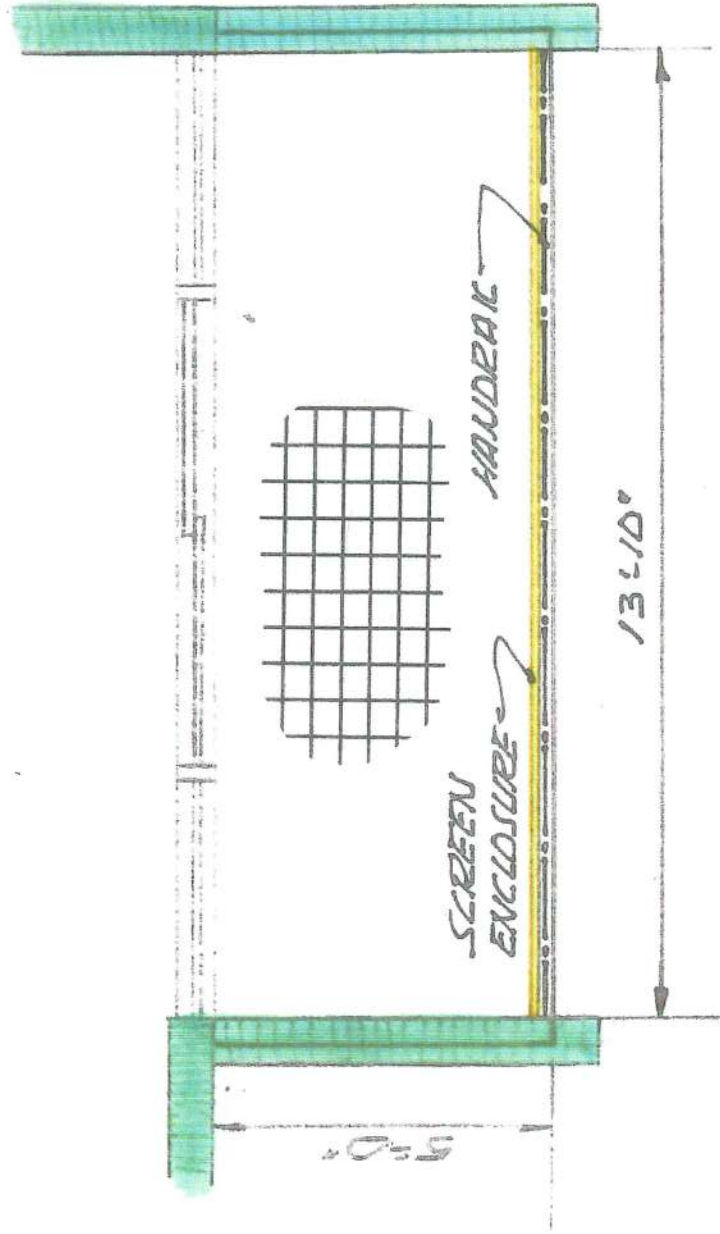
UNIT No: 504 DWG. NO.

# LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION

DATE: Nov. 18, 2023





BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS

TITLE: DAMAGE SURVEY

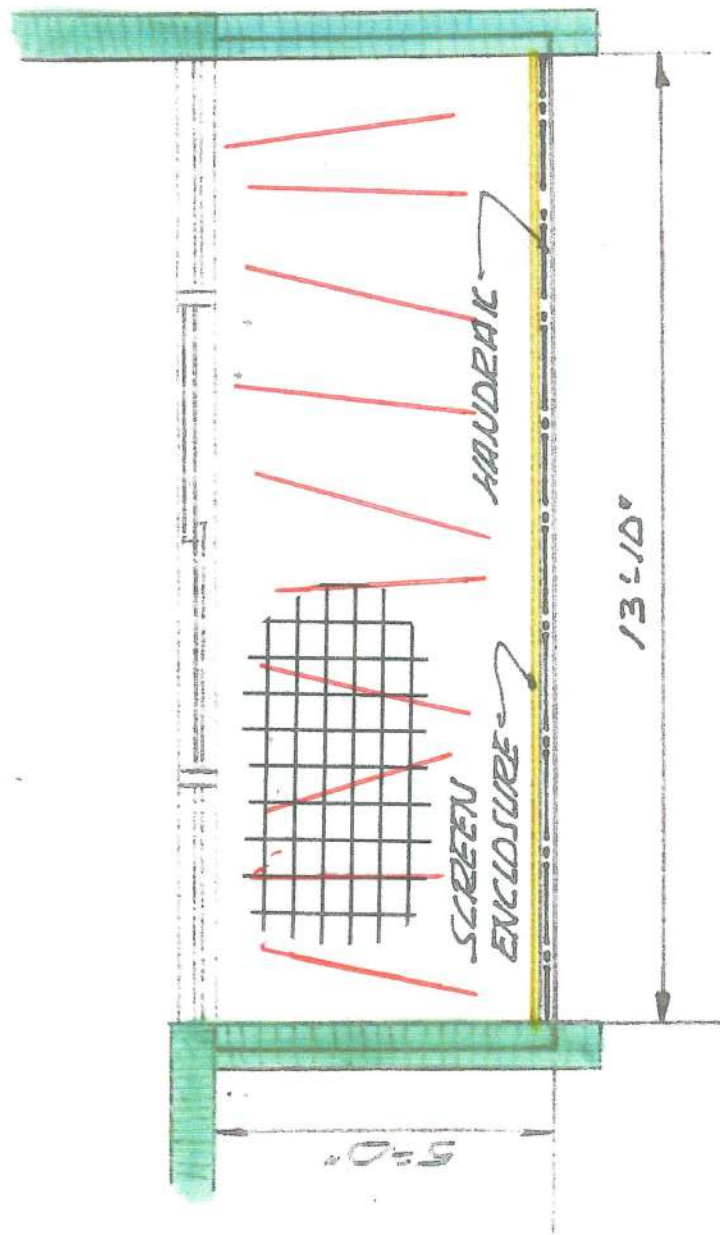
COVER: TILE SPRAY DECK OTHER:

UNIT No: 505 DWG. NO.

Nov 15, 2023

# LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SW - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



NOTE: CRACKS OVER ENTIRE BALCONY. POTENTIAL SPALLS UNDER TILES. ALL TILES TO BE REMOVED, & BALCONY INSPECTED.

BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

COVER: **TILE** SPRAY DECK OTHER:

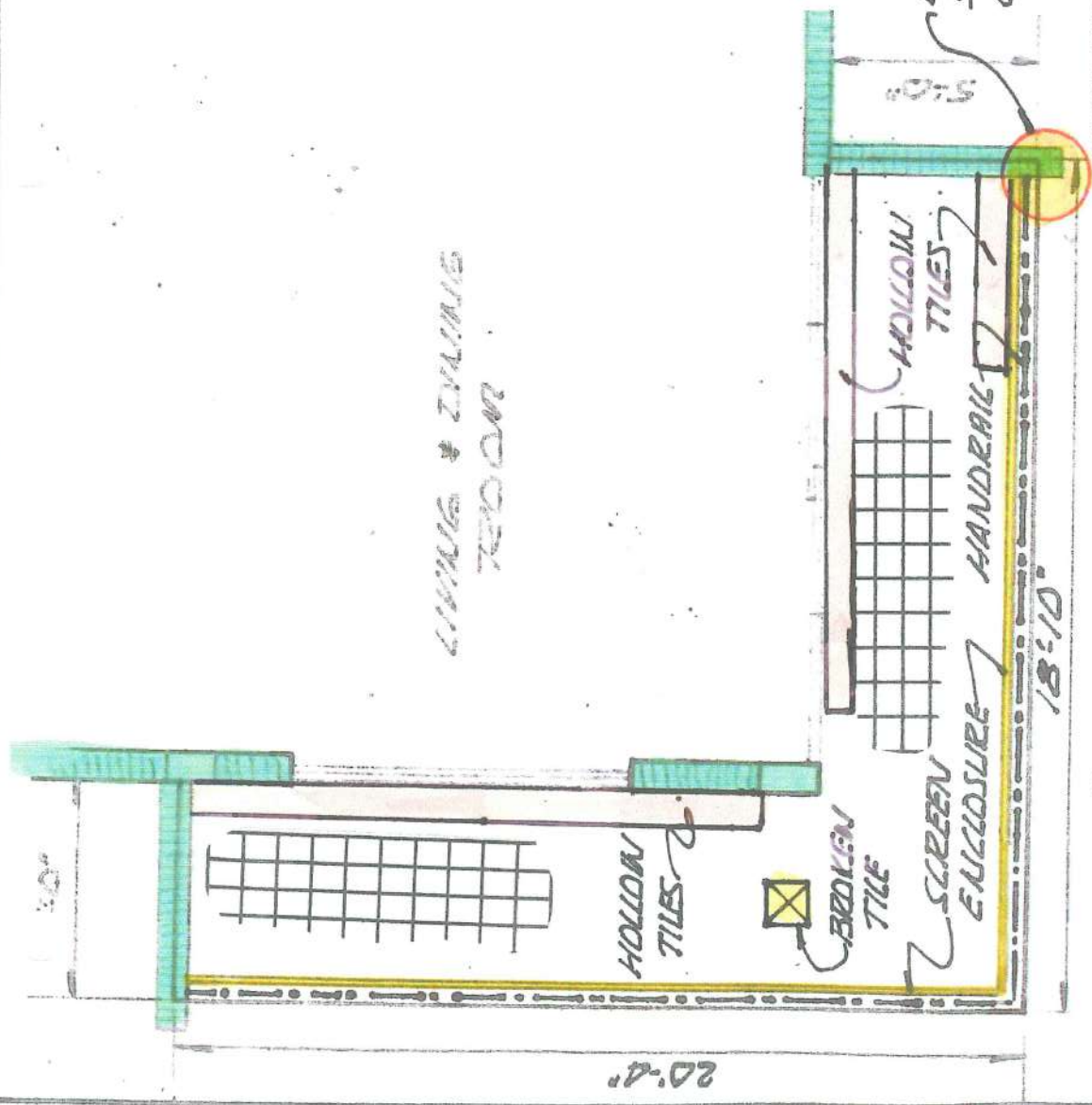
UNIT No: 506 DWG. NO. NOV. 18, 2023

LEGEND

CRK - CRACK	SGD - SLIDING GLASS DOOR
COL - COLUMN REPAIR	SH - SHUTTER REMOVAL
E - EDGE REPAIR	OH - OVERHEAD REPAIR
FD - FULL DEPTH REPAIR	OS - OVERHEAD SPALLS
PD - PARTIAL DEPTH REPAIR	OE - OVERHEAD EDGE REPAIR
RL - RAILING REMOVAL	DT - DELAMINATED TILE
ST - STUCCO DAMAGE	PI - POSSIBLE INTRUSION



LIVING & DINING  
7200002



OUTSIDE WALL CRACK,  
9" BELOW CEILING,  
OUTSIDE SCREEN AREA

BUILDING NUMBER 3000

Structural Engineering Professionals, Inc.

PROJECT: THE SENATE CONDOMINIUMS  
TITLE: DAMAGE SURVEY

COVER: TILE SPRAY DECK OTHER:

UNIT No: 507 DATE NOV. 18, 2023 DWG. NO.

LEGEND

CRK -- CRACK	SGD -- SLIDING GLASS DOOR
COL -- COLUMN REPAIR	SH -- SHUTTER REMOVAL
E -- EDGE REPAIR	OH -- OVERHEAD REPAIR
FD -- FULL DEPTH REPAIR	OS -- OVERHEAD SPALLS
PD -- PARTIAL DEPTH REPAIR	OE -- OVERHEAD EDGE REPAIR
RL -- RAILING REMOVAL	DT -- DELAMINATED TILE
ST -- STUCCO DAMAGE	PI -- POSSIBLE INTRUSION



Roof Surveys, Inc.  
P.O. Box 5610  
Lighthouse Point, Florida 33074

## Roof Moisture Scan & Condition Analysis Report December 6, 2023

Structural Engineering Professionals, Inc.

**Lands of the President**  
3000 Presidential Way  
West Palm Beach, Florida

**(Four Buildings—all accessible low slope roof areas)**





David A. Smith  
Director

Tel: 954, 545-9320  
Cell: 954, 806-6141



P.O. Box 5610  
Lighthouse Point, Florida 33074

*Lands of the President Condo – 3000 Presidential Way, West Palm Beach, Fl.*





**Lands of the President Condo — 3000 Presidential Way, West Palm Beach, Fl.**





P.O. Box 5610 - Lighthouse Point, Florida 33074  
Off. (954) 545-9320 - [Roofsurveys@bellsouth.net](mailto:Roofsurveys@bellsouth.net)

**DATE** - December 7, 2023

**REPORT TO** - Mickey Westman  
Structural Engineering Professionals, Inc.  
751 Northlake Boulevard  
North Palm Beach, Florida 33408

**REPORT OF** - Nondestructive radioisotopic moisture survey and condition analysis report.  
Core sample description is also enclosed.

**LOCATION** - **Lands of the President Condominium** – 3000 Presidential Way, West Palm Beach, Florida (*All accessible low slope roof areas*)

As requested by Structural Engineering Professionals, Inc., Roof Surveys Inc. visited the above property location during the day of November 29<sup>th</sup>, 2023. The purpose of this site investigation was to perform a roof condition analysis and moisture survey. Roof Surveys, Inc. achieves this through the use of a nondestructive radioisotopic moisture survey. This moisture survey can then be used as a tool to interpret the roof's overall moisture integrity, and as a leak source detection.

#### **TEST PROCEDURE** -

The investigation procedure employs a staggered 5' X 10' grid monitoring system to record relative moisture concentration using a nondestructive radioisotopic moisture gauge. These moisture readings are recorded and displayed on the Graphic Interpretation Sheet(s) enclosed. The roof systems are physically marked with bright orange paint on a five-foot increment, both horizontally and vertically. These moisture readings represent the amount of subsurface hydrogen (**moisture**) present at the exact location of the reading. Additional readings were obtained in areas where subsurface moisture was detected.

The test procedure involves the utilization of a radioisotopic (*Troxler Moisture Gauge*) which emits high-energy ("fast") neutrons aimed at the target area. From their collisions with the atoms in the insulating material, some neutrons are reflected to the vicinity of the gauge. Neutrons that hit hydrogen atoms are slowed and counted by the instrument. The number of returning ("slow") neutrons indicates the amount of hydrogen atoms in the tested material. The number of hydrogen atoms, which constitute two-thirds of the atoms in water, becomes the index of the areas of moisture in the tested roofing system.

The results of the moisture test are confirmed utilizing alternative technologies. These include the use of a nondestructive Tramex gauge, which works on the principle of induction of an electrical current. Our destructive testing process includes the use of a Delmhorst capacitance meter. This device also works on the principles of induction. Combined with the core sample, we are capable of having a visual verification of the moisture conditions.

This detected subsurface moisture is shown as the blue shaded or crosshatched areas on the Graphic Interpretation Sheet contained within this report. All deficiencies identified during the inspection process are either photographed, or physically circled with bright orange paint, or both.

#### **GRAPHIC INTERPRETATION SHEET(S) -**

The Graphic Interpretation Sheet(s) identifies the exact dimension of the roof system, and also documents the approximate location of any roof penetrations (*soil vents, interior drains, ventilator curbs, A/C sleepers*). For this particular project the building's roof system is depicted on one "Graphic Sheet". This individual graphic sheet contains all of the roof system detail, along with the location of any entrapped moisture. The separate roof areas and levels are identified and labeled on the sheets. The site plan combines the sections with their location within the complex (*if applicable*).

The legend on the right-hand side indicates the hydrogen value as related to subsurface moisture at that exact location within the roof system. The legend indicates that all hydrogen levels exceeding twenty-five (**25**) represent light subsurface moisture within the roof system. All hydrogen levels exceeding thirty-four (**34**) represent increased subsurface moisture within the roof system. As the hydrogen value continues to increase so does the percentage amount of moisture that it represents.

#### **PHOTOGRAPHIC ANALYSIS -**

A total of fourteen photographs were taken during the investigation of the roof systems. The location of the photographs is denoted by the purple-colored numerals on the graphic sheets. These numerals correspond to the enclosed photographs and their respective descriptions. These photographs provide overviews of all roof areas, storm related damages, preventative maintenance details, and areas of concern. Please thoroughly review these along with their locations.

#### **ROOF SYSTEM DETAIL -**

The roof system appears to be constructed using multiple plies of coal tar pitch applied built-up membranes and base sheet. The surfaces of these membranes were covered with an application of mineral aggregate, also adhered using coal tar pitch. The roof system was installed over an unidentified insulation material. The entire roof system and all of the mechanical equipment are supported by a concrete deck.



The perimeters of the roof system terminate against a combination of stucco covered concrete parapet walls and modified bitumen flashed wood interior mansard walls. The base flashing membranes are covered with an anchored metal counter flashing detail. The roof system was designed with marginal slope, attempting to direct collected surface water towards a series of interior drains. The building's design also includes a series of through wall emergency scupper drains (*see core photos & sheets*).

*\*\* This roof system information is for internal report purposes and should not be used for any repair specifications or guidelines. Due to potential warranty constraints physical core sample procedures were not conducted. The descriptions and corresponding legends are based upon visual identification and professional interpretation.*

### **OBSERVATIONS -**

According to Palm Beach County Property Appraisers web site the buildings construction was completed in 1975. Building management did not indicate when the current roof systems were installed. Google Earth historical satellite imagery suggests that the current roof systems were installed between 2006 and 2007, approximately seventeen years ago. Typically, a coal tar pitch built-up low slope roof system, in South Florida, will be effective for thirty to thirty-five years. This estimate varies based upon quality of materials, workmanship, slope for drainage, and preventative maintenance procedures during this span.

As shown on our graphic interpretation sheet there were no areas of subsurface water detected within the roof system materials. Subsurface water will typically affect the membranes (inner ply) or underlying insulation materials. Entrapped subsurface water can travel following a path of least resistance and may eventually enter into the interiors of the buildings. Our moisture survey process detected only normal hydrogen values consistent with dry roof materials.

Visually the roof systems appear to be in a well-maintained condition. There is abundant evidence of an effective preventative maintenance program which has targeted the penetrations, base & curbs flashing, interior drain details, and surrounding concrete parapet walls. It appears that all of the exposed flashing details have also been recently covered with a silver reflective ultra-violet coating. Our visual inspection only found that the interior drains modified strike sheet should have a UV reflective coating applied during the next maintenance cycle (*see photos No. 10 & 12*).

### **CONCLUSIONS -**

As previously stated, Coal Tar Pitch roof systems are considered the industry standard. Properly maintained the roof system can remain effective for thirty to thirty-five years of age. It is important to conduct timely maintenance and repairs on all of the associated penetration, drain, curb, and flashing details. It is our estimation that the current roof system will remain effective for at least an additional ten to twelve years.

It should be understood that the data and sample collected, along with this written report prepared by Roof Surveys, Inc. is representative of the present roof condition. Roof Surveys, Inc. wishes to thank building management for the opportunity to assist with their roofing needs. If Roof Surveys, Inc. can be of any further assistance please kindly advise.

Respectfully submitted,

Roof Surveys, Inc.

*David A. Smith*

---

David A. Smith  
Director

# Lands of the President Condo - 3000 Presidential Way, WPB, Florida

Nov. 29, 2023



Graphic Sheet

3000 Bldg.



## Moisture Legend

(0 - 25)

Dry Subsurface

(26 - 34)

Damp Subsurface

(35 -UP)

Wet Subsurface

## Penetrations

AC Chase

Interior Drain

Vent Curb

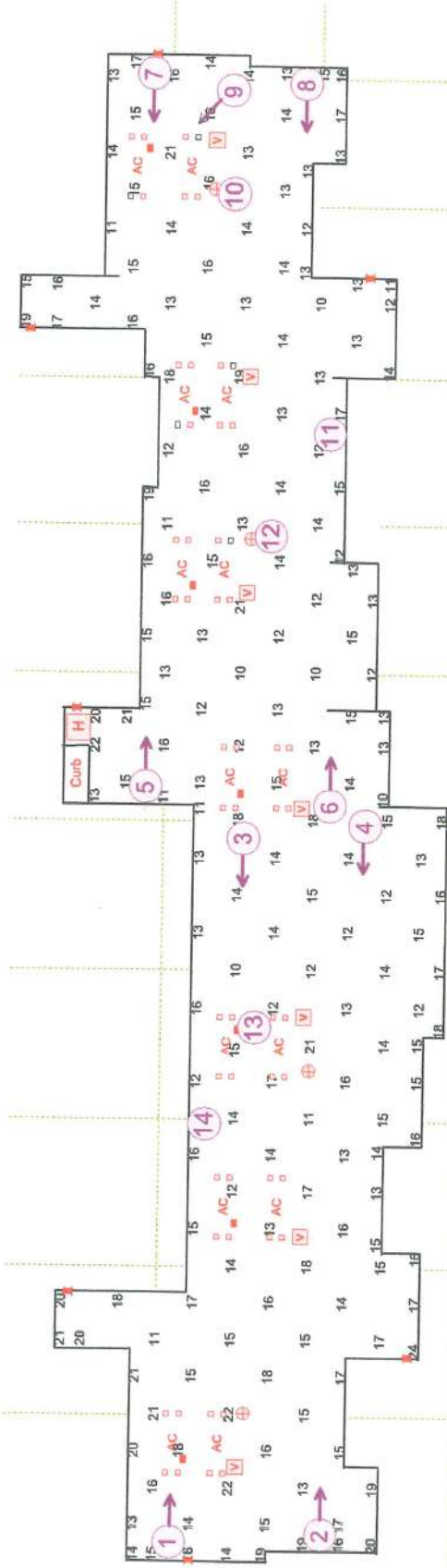
Capped Curb

Scupper Drain

Photo Location



Roof Surveys, Inc.  
P.O. Box 9610  
Lighthouse Point, Florida 3307  
(954) 545-9320







1. Overview of roof (3000 Bldg) looking S. from NE. corner



2. Overview of roof (3000 Bldg) looking S. from NW. corner



3. Overview of roof (3000 Bldg) looking N. from E. center



4. Overview of roof (3000 Bldg) looking N. from W. center





5. Overview of roof (3000 Bldg) looking S. from E. center



6. Overview of roof (3000 Bldg) looking S. from W. center



7. Overview of roof (3000 Bldg) looking N. from SE. corner



8. Overview of roof (3000 Bldg) looking N. from SW. corner





9. View of typical AC stand/vent details, well maintained



10. View of typical interior drain detail, boarder needs coating



11. View of typical flashed parapet wall detail, well maintained



12. View of typical interior drain detail, boarder needs coating





**13** Typical penetration pitch pan detail, properly filled, coated



**14** View of typical termination base detail, well maintained



AIA

PEACOCK & LEWIS  
ARCHITECTS INCORPORATED  
PALM BEACH, FLORIDA

FLORIDA

THE SENATE  
PRESIDENT COUNTRY CLUB

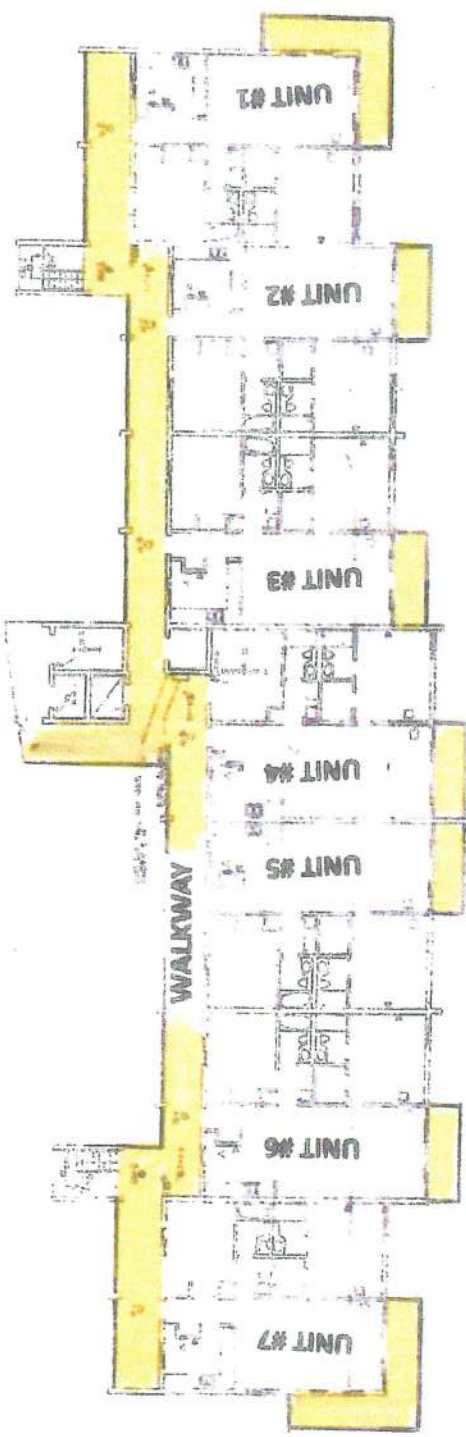
WEST PALM BEACH



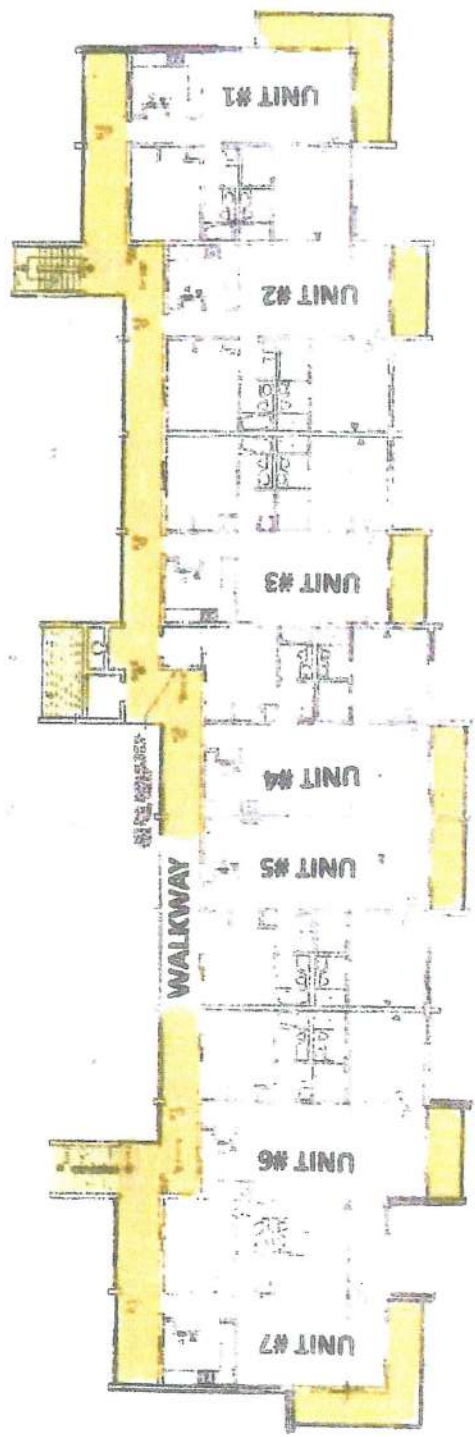
DATE: 8-2-75  
UNIT: 101  
12-75  
101-101

EXHIBIT NO. 2

FIRST FLOOR PLAN



TYPICAL FLOOR PLAN



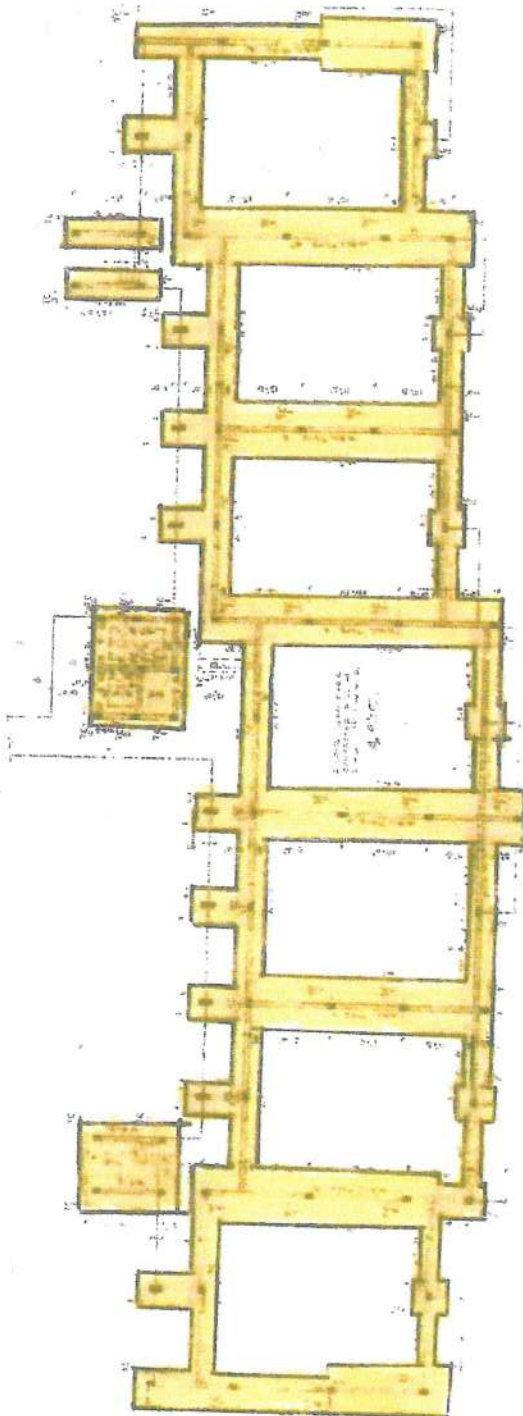
[illegible]

RECEIVED  
JUN 10 1964  
COMM. CONF.

[illegible]

WALKER, JAMES W.

1. The first part of the report is a general statement of the purpose of the study.



**FOUNDATION PLAN ( 4 STORY BUILDING AS SHOWN )**

FOUNDATION PLAN ( 5 STORY BUILDING SIMILAR)

Year	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

EXHIBIT NO. 1





**STRUCTURAL ENGINEERING PROFESSIONALS, INC.**  
CA 8539 *Structural, Mechanical & Civil Engineering Consultants*

## **BUILDING 3000**



**STACK #1 EAST ELEVATION**



**STACK #2 EAST ELEVATION**



**STACK #3 EAST ELEVATION**



**STACK #4 & 5 EAST ELEVATION**

STACK #3

1880 82<sup>nd</sup> Ave, Suite 202F ♦ Vero Beach, Florida, 32966  
Office (561) 844-4060 ♦ [www.struc-engineers.com](http://www.struc-engineers.com)





**STRUCTURAL ENGINEERING PROFESSIONALS, INC.**  
CA 8539 *Structural, Mechanical & Civil Engineering Consultants*

## **BUILDING 3000**



**STACK #6 EAST ELEVATION**



**STACK #7 EAST ELEVATION**



**FIRST FLOOR WALKWAY**



**WALKWAYS - FLOORS 2 TO 5**

STACK #3

1880 82<sup>nd</sup> Ave, Suite 202F ♦ Vero Beach, Florida, 32966  
Office (561) 844-4060 ♦ [www.struc-engineers.com](http://www.struc-engineers.com)



**STRUCTURAL ENGINEERING PROFESSIONALS, INC.**

CA 8539

*Structural, Mechanical & Civil Engineering Consultants*

**BUILDING 3000**



***TYPICAL STAIR ELEVATION***



**TYPICAL WALKWAY HAND RAILINGS**



**ROOF VENTS & A/C UNITS ON BUILT-UP GRAVEL ROOF**

STACK #3

1880 82<sup>nd</sup> Ave, Suite 202F ♦ Vero Beach, Florida, 32966  
Office (561) 844-4060 ♦ [www.struc-engineers.com](http://www.struc-engineers.com)



**BUILDING 3000**



**NORTH ROOF VIEW**

**A/C UNITS, MANSARD ROOF ENCLOSURES AND  
TYPICAL PARAPET WALLS**



**TYPICAL PARAPET WALLS BETWEEN  
MANSARD ENCLOSURES**



**TYPICAL ROOF DRAIN**





**STRUCTURAL ENGINEERING PROFESSIONALS, INC.**  
CA 8539 *Structural, Mechanical & Civil Engineering Consultants*  
**BUILDING 3000**



**TYPICAL PLATFORM ELEVATED AIR CONDITIONING  
UNITS AND ROOF VENT**



**TYPICAL MANSARD TERRACOTTA /CLAY ROOFS**