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# **Riverside Terrace Condominium**

## **40 Year Structural Recertification**



**Project No. 21FTL323**

**September 10, 2021**

I. **PHOTO SECTION**

**Photo 1.**  
**Location: Exterior Elevation**  
**Comments:**  
Observed hairline crack in stucco finish.



**Photo 2.**  
**Location: Exterior Elevation**  
**Comments:**  
Observed stucco finish deterioration at elevator machine room on roof.



**Photo 3.**

**Location: Stair**

**Comments:**

Observed blister in paint underneath at garage column near FPL vault.



**Photo 4.**

**Location: Exterior Elevation**

**Comments:**

Observed overhead stucco cracking and delamination.



**Photo 5.**

**Location: Exterior Elevation**

**Comments:**

Observed crack and sign of water intrusion in horizontal caulking joint.



**Photo 6.**

**Location: Exterior Elevation**

**Comments:**

Observed overhead stucco delamination.



**Photo 7.**

**Location: Exterior Elevation**

**Comments:**

Observed overhead crack in stucco finish and delamination in south stairwell at the 2<sup>nd</sup> floor.






**Photo 8.**

**Location: Planter**

**Comments:**

Observed concrete spalling/cracking with exposed rebar at the underside of the 7<sup>th</sup> level slab.



<p><b>Photo 9.</b></p> <p><b>Location: Planter</b></p> <p><b>Comments:</b></p> <p>Observed concrete spalling at south corner of the 2<sup>nd</sup> floor exterior walkway.</p>	
<p><b>Photo 10.</b></p> <p><b>Location: Walkway Slab</b></p> <p><b>Comments:</b></p> <p>Observed some concrete spall at the edge of the exterior walkway slab.</p>	
<p><b>Photo 11.</b></p> <p><b>Location: Walkway Slab</b></p> <p><b>Comments:</b></p> <p>Observed vertical cracks in exterior walkway slab edges.</p>	

**Photo 12.**

**Location: Roof**

**Comments:**

Observed flat TPO roofing system in fair condition.



**Photo 13.**

**Location: Roof**

**Comments:**

Observed lower modified bitumen roof over pool restrooms.



**Photo 14.**

**Location: Roof Skylight**

**Comments:**

Observed concrete spalling at stair tower skylights near roof access.

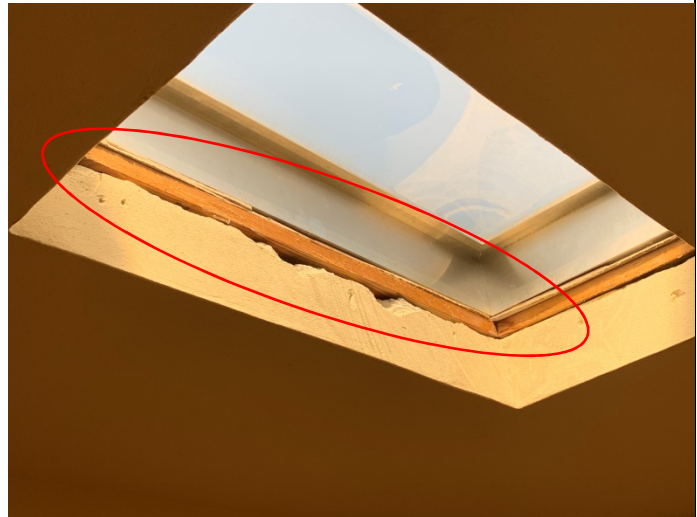




**Photo 15.**

**Location: Roof Skylight**

**Comments:**

Observed concrete spalling at stair tower skylights near roof access.



<p><b>Photo 16.</b></p> <p><b>Location: Windows</b></p> <p><b>Comments:</b></p> <p>Observed double hung windows and sliding glass doors in good condition.</p>	 A photograph showing the exterior of a multi-story residential or commercial building. The building has a light-colored facade and features a grid of balconies with glass railings. The windows are double-hung, and some ground-floor units have sliding glass doors. The sky is clear and blue.
<p><b>Photo 17.</b></p> <p><b>Location: Elevator Machine Room</b></p> <p><b>Comments:</b></p> <p>Observed concrete honeycombing in elevator machine room column.</p>	 A close-up photograph of a concrete column in an elevator machine room. The concrete surface shows significant honeycombing, which is a form of concrete defect characterized by irregular, interconnected voids. A red oval is drawn around the affected area to highlight the damage. The surrounding area appears to be a utility or maintenance space with some pipes and debris.

**Photo 18.**

**Location: Elevator Machine Room**

**Comments:**

Observed concrete honeycombing in elevator machine room tie beam.





**Photo 19.**



**Location: Elevator Machine Room**



**Comments:**

Observed concrete honeycombing in elevator machine room tie beam.



<p><b>Photo 20.</b></p> <p><b>Location: Elevator Machine Room</b></p> <p><b>Comments:</b></p> <p>Observed concrete honeycombing in elevator machine room with exposed rebar.</p>	
<p><b>Photo 21.</b></p> <p><b>Location: Pump Room</b></p> <p><b>Comments:</b></p> <p>Observed concrete spalling with exposed rebar in the pump room.</p>	

<p><b>Photo 22.</b></p> <p><b>Location: Pump Room</b></p> <p><b>Comments:</b></p> <p>Observed concrete spalling with exposed rebar in the pump room.</p>	 A photograph showing a section of a concrete ceiling in a pump room. There is a significant area of concrete spalling, with a red arrow pointing to the exposed rebar. Black pipes are visible in the foreground, and a white pipe runs vertically in the background.
<p><b>Photo 23.</b></p> <p><b>Location: Pump Room</b></p> <p><b>Comments:</b></p> <p>Observed concrete spalling with exposed rebar in the pump room.</p>	 A photograph showing a corner of a concrete wall in a pump room. There are two distinct areas of concrete spalling, each highlighted with a red arrow, revealing exposed rebar. A white pipe runs horizontally across the wall, and a grey pipe is visible in the foreground.

<p><b>Photo 24.</b></p> <p><b>Location: Fire Pump Room</b></p> <p><b>Comments:</b></p> <p>Observed concrete spalling with exposed rebar in the pump room.</p>	 A photograph showing red fire pump pipes and valves against a wall. The wall has significant concrete spalling, with exposed rebar. A red arrow points to the damaged area.
<p><b>Photo 25.</b></p> <p><b>Location: Fire Pump Room</b></p> <p><b>Comments:</b></p> <p>Observed concrete spalling with exposed rebar in the pump room.</p>	 A close-up photograph of red fire pump pipes. The wall shows concrete spalling and exposed rebar. Two red arrows point to the damaged areas.

End of photo section.

## II. GENERAL LIMITATIONS

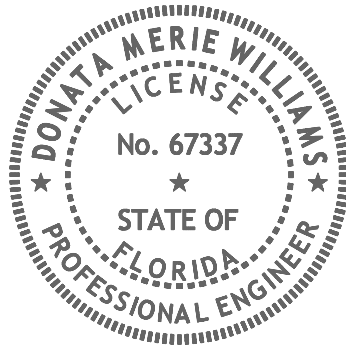
TRC's scope of work was limited to inspection and investigative services necessary to provide opinions described herein regarding the electrical condition of the subject property.

TRC's visit to the site and observations was limited to gathering information that would augment its condition report. TRC's visit to the site involved a walk-through of the exterior perimeter of the structure, roof, electrical rooms, and interior of the structure, to visually observe, without aid of magnification instruments, areas readily accessible and visible at the time of our inspection. TRC's scope of work did include photographic documentation.

This report is intended to communicate a summary of findings in order to provide the Owner with information to make their decision as to proceeding with restoration or repairs. As a result, this report is not a final engineering document and should be considered as preliminary in the fact that additional structural analysis and design may be required to provide construction drawings necessary for review. This report was prepared for the sole benefit of the Owner. Unauthorized use or distribution without TRC's permission shall result in no liability or legal exposure to TRC Worldwide Engineering, Restoration & Inspection, LLC.

This report was based upon a scope of work that was limited by time and cost and not intended to be exhaustive or cover all possible issues. Should additional site visits or additional relevant documents or information become available, TRC reserves the right to amend and supplement this report and modify any conclusions or opinion based upon the review and interpretation of the new information or documents.

Warmest Regards,



Submitted By:

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