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September 16, 2024

Seagrape Condominium Association, Inc.
c/o: Ms. Marilyn Manzon
Property Manager// Tailored Community Management
5160 Las Verdes Circle
Delray Beach, FL 33484

VIA EMAIL (marilynmanzone@att.net) ONLY

RE: Seagrape Condominium Association, Inc
Seagrape Condominium Milestone Inspection Executive Summary Report
Y:\Clients\Falcon2024\24-0013\001_MSI-SIRS\03_Working\MSI\240916 Executive summary SCA_City Report .docx

Dear Ms. Manzone:

On June 25, 2024, The Falcon Group was on-site to conduct a Milestone Inspections in collaboration with The Seagrape Condominium Association. The intent of the visual inspections is to render an opinion on the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building.

Observation

The inspection revealed that the building shows no signs of major deterioration. Falcon noted some concrete cracks, primarily at catwalks. Concrete voids, deteriorated slab edges and improper repairs were also observed. Additionally, signs of water ponding were found in areas on the rooftop that were not properly sloped and poor waterproofing installation as well. Rusting signs were observed due to embedded metals or corroded rebar. Some deteriorated railing post pockets, biological growth and loose elements were found at catwalks railings.

Based on Falcon's investigation and the information provided within this report, the building is in good condition with normal signs of wear and tear, and the deficiencies found in the structural members are **minor in nature and are considered "Less than Substantial"**. However, the findings necessitate that the Association undertake recommended maintenance measures to ensure the structural soundness and water-tight integrity of the building.

Regards,

DRAFT

Sinisa Kolar, P.E
Principal

