ECM a complete engineering & construction management company
154 Business Centre Drive • Miramar Beach, Florida 32550 • Phone: 850.837.7454 • ECM-engr.com

September 30, 2024

Majestic Beach Resort Towers I & II HOA
10901 Front Beach Road
Panama City Beach, FL 32407

ATTN: **Mr. Paul Shamblin, CAM**
Association Manager

Re: **Milestone Inspections Certifications**
Majestic Beach Resort Towers I & II
Amenities Building and Parking Garage Structure
Panama City Beach; Bay County, FL

Dear Mr. Shamblin:

As requested, ***ECM*** performed the required Milestones Phase I visual inspections to observe, document, and assess the existing condition of the condominiums buildings referenced above. The focus of the Milestone Phase I report is to observe the existing conditions related to structural components of the building and assess the level of safeness. The intent of the study, as outlined in Florida Statute 553.899, is to provide a condition assessment focusing on critical structural elements related to load bearing and/or load transfer capabilities to building structure. This Milestone inspection is to identify substantial structural deterioration only, not to address building code, fire code, environmental or regulatory compliance issues. This Phase I report is based on deficiencies found during our walk through inspection of the exterior and common habitable areas. The visual inspection is of readily accessible areas as well as information provided by the association. A Phase I Milestone does not include any destructive investigation. Please refer to attached Phase I report.

ECM also performed the required inspections during the construction activities associated with the recommended repairs outlined in the Milestone Phase I report. The purpose of a Phase II Milestone Inspection in Florida is to confirm the structural integrity of a building and recommended repairs to any damaged areas noted in the Condition Survey Assessment Report were properly completed and the building's Structural Integrities have been restored and safe for use.

The attached Milestone Inspections Phase I and Phase II forms were filled out and certified as required. Please accept this letter to further confirm that after reviewing the property, it is our professional engineering and construction opinions that all deficiency items listed in Milestone Phase I Inspection Report were addressed and properly repaired/restored. Therefore, **Majestic Beach Resort Association has PASSED the Milestone Inspections Phase II**.

Thank you for the opportunity to be of service to the Majestic Beach Resort Condominiums Owners Association.

Sincerely,

ECM
(FBPR CA8419)

John H. Elamad

JOHN H. ELAMAD LICENSE No. 68840 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by John H. Elamad
Date: 2024.10.02 14:37:21 -05'00'

John H. Elamad, MS, PE, SI, CGC
President

Florida Registration #68840
Special Inspector # 6984312
Florida Certified Gen. Contractor #1505051
Int'l Code Congress Building Inspector #5133268

cc: Mr. Mark McWaters
Panama City Beach Building Official

Senior Member

NATIONAL ACADEMY OF FORENSIC ENGINEERS

FORM EB 18-2024
MILESTONE INSPECTION REPORT FORM

PHASE 1 - Milestone Inspection

Inspection Firm or Individual Name:	E C M, John H. Elamad, PE
Address:	154 Business Centre Dr., Miramar Beach, FL 32550
Telephone Number:	850-837-7454
Inspection Commenced Date:	10/29/2021
Inspection Completed Date:	11/28/2022

☐ No Repairs Required

☑ Repairs are required as outlined herein.

☑ Phase 2 inspection is required

☐ Phase 2 inspection is required, and the need is of such a critical nature that it is time sensitive

Licensed Design Professional: ☒ Engineer ☐ Architect

Name: John H. Elamad, MS, PE, SI, CGC, DFE

License Number: 68840

JOHN H. ELAMAD LICENSE No. 68840 STATE OF FLORIDA PROFESSIONAL ENGINEER

Seal

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

Signature: John H. Elamad Date: 9/12/2024

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in *Chapter 18 of the Florida Building Code, Existing Building*. 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 reasonably possible.

1. DESCRIPTION OF STRUCTURE

a. Name on Title:	Majestic Beach Tower I and II, Amenity Building, and Parking Structure
b. Street Address:	10901 and 10811 Front Beach Rd., Panama City Beach, FL 32407
c. Legal Description:	Tower I, Amenity, and Parking - 34881-575-000; Tower II - 34881-577-000
d. Owner's Name:	Majestic Beach Resort Community Association, Inc.

e. Owner's Mailing Address:

495 Richard Jackson Blvd., Panama City Beach, FL 3240

f. Email Address: pshamblin@rcamflorida.com

Contact Number: 850-563-1015

g. Folio Number of Property on which building is located:

h. Building Code Occupancy Classification:
Multi Family Dwelliing/Condominium

i. Present Use:
Multi Family Dwelling/Condominium

j. General Description:
2 - 23 Story Condominiums

Type of Construction:
Concrete Rigid Frame

k. Square Footage:

1. Total building area: 828,288

Number of Stories: Building 1 & 2 - 23 Stories
Parking-6 Stories; Amenities:2 Story

2. Building footprint area: 97,902

l. Name of the Condo or Coop entity:

m. Special Features:
Majestic Beach Tower I Condominium; Majestic Beach Tower II, Condominium; and Pedestrian Bridge Connecting Parking Structure to Condominiums Buildings

n. Describe any additions to original structure:
Not Applicable

o. Distance to the coast:
Directly on the Beach Front

2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fire, Poor, Explain if significant):

1. Bulging: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

2. Settlement: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

3. Deflections: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

4. Expansion: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

5. Contraction: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

Refer to Engineering Report dated 4/28/2022

c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

Refer to Engineering Report

d. Cracks – Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1mm and 2mm in width; WIDE if over 2mm: _____
Refer to Engineering Report

e. General extent of deterioration – Cracking or spalling concrete or masonry, oxidation of metals; rot or borer attack in wood: _____
Refer to Engineering Report

f. Note previous patching or repairs: _____
Not Applicable

g. Nature of present loading indicate residential, commercial, other estimate magnitude: _____
Multi Family Resident Dwelling and Hotel

3. INSPECTIONS

a. Date of notice of required inspection: **7/9/2021**

b. Date(s) of actual inspection: **10/29/2021 thru 11/28/2021 and 3/29/2024 (Bridge)**

c. Name and qualifications of the individual preparing report: _____
Professional Engineer, Special Inspector, Certified General Contractor and Building Inspector

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
Not Applicable

e. Structural Repairs – note appropriate line:
   1. None required _____
   2. Required (describe and indicate acceptance)
      Refer to Engineering Report

f. Has the property record been researched for any current code violations or unsafe structure cases? ☐ Yes ☑ No

Explanation/Comments:

4. SUPPORTING DATA ATTACHED

a. Sheets of written data: **Report 4/28/2022 and Bridge Report 4/28/2022**

b. Photographs: **Refer to Report**

c. Drawings or sketches: **Not Applicable**

d. Test reports: **Not Applicable**

5. FOUNDATION

a. Describe building foundation:
   Deep Piles and Concrete Pile Caps Foundation

b. Is wood in contact or near soil? (Yes/No): **NO**

c. Signs of differential settlement? (Yes/No) **NO**

d. Describe any cracks or separation in the walls, column or beams that signal differential settlement:
   Not Applicable

e. Is there additional sub-soil investigation required? ☐ Yes ☑ No

1. If yes, explain: _____

f. Is water drained away from foundation? (Yes/No): Yes

g. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe: _____

6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines

	Good	Fair	Poor
a. Concrete masonry units:	☑	☐	☐
b. Clay tile or cotta units:	☑	☐	☐
c. Reinforced concrete tie columns:	☑	☐	☐
d. Reinforced concrete tie beams:	☑	☐	☐
e. Lintel:	☑	☐	☐
f. Other type bond beams:	☑	☐	☐

g. Masonry Finishes – **Exterior**:

	Good	Fair	Poor
1. Stucco:	☑	☐	☐
2. Veneer:	☐	☐	☐
3. Paint Only:	☐	☐	☐
4. Other:	☐	☐	☐

4a. Explain: _____

h. Cracks – Note beams, columns, or others, including locations (description):

Not applicable

i. Spalling – In beams, columns, or others, including locations (description):

Refer to Engineering Report

j. Rebar corrosion – Check appropriate line:

1. ☐ None Visible
2. ☑ Minor – Patching will suffice
3. ☐ Significant – Patching will suffice
4. ☐ Significant – Structural repairs required

4a. Describe:

k. Were samples chipped out for examination in spalled areas?

1. ☑ No
2. ☐ Yes – Describe color, texture, aggregate, general quality:

7. FLOOR AND ROOF SYSTEM

a. Roof:

1) Roof pitch

- [x] Flat
- [ ] Pitched

2) Roof structural framing

- [ ] Wood
- [ ] Steel
- [x] Concrete

3) Structural framing condition

- [x] Good
- [ ] Fair
- [ ] Poor

4) Roof deck material

- [x] Concrete
- [ ] Wood
- [ ] Structural concrete on steel deck
- [ ] Non-structural / insulating concrete on steel deck
- [ ] Bare steel deck

5) Roof cladding type

- [ ] Tile
- [ ] Asphalt shingles
- [ ] Built-up roofing (BUR)
- [x] Single ply (Membrane)
- [ ] Metal
- [ ] Other

6) Roof covering condition

Condition

- [■] Good
- [ ] Fair
- [ ] Poor

7) Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

Not Applicable

8) Note types of drains, scuppers, and condition:

Not Applicable

9) Describe parapet construction and current condition:

Not Applicable

10) Describe mansard construction and current condition:

Condition ☐ Good ☐ Fair ☐ Poor

Not Applicable

11) Describe any roofing framing member with obvious overloading, overstress, deterioration, or excessive deflection:

Not Applicable

12) Note any expansion joint and condition:

Condition ■ Good ☐ Fair ☐ Poor

b. Floor System(s):

1. Describe (Type of system framing, material, spans, condition, balconies):

Condition ■ Good ☐ Fair ☐ Poor

Structural Post Tension Concrete slab at buildings. Pre-Cast Concrete Double Tees at Garage

2. Balcony structural system

☐ Edge and building face supported

☑ Cantilever

3. Balcony exposure (if structure is on the coast)

☑ Ocean facing

☐ Non-ocean facing

4. Balcony construction

☑ Concrete

☐ Steel framing with concrete topping

☐ Wood

☐ Other (define in narrative)

5. Balcony condition rating

- [x] Good
- [ ] Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
- [ ] Poor (e.g., significant cracking, rebar corrosion requiring repairs)
- [ ] N/A

6. Balcony condition description (e.g., spalling, cracking, rebar corrosion)

Minor Balcony edge spalling in very few balconies

7. Stairs and escalators – Indicate location, framing system, material, and condition:

Reinforced Cast in Place Concrete

8. Ramps – Indicate location, framing system, material, and condition:

Not Applicable

9. Guardrails – Indicate type, location, material, and condition:

Guard system

- [ ] Wood
- [ ] Metal
- [x] Aluminum
- [ ] Stainless steel
- [ ] Ungalvanized Steel
- [ ] Concrete Kneewall
- [ ] Glass
- [ ] CMU Kneewall
- [ ] Other_____

Good Condition

10. Guard condition (define ratings depending on guard system)

- [x] Good
- [ ] Fair
- [ ] Poor

c. **Inspection** – Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

Inspected all Buildings and Parking Garage structure exposed areas. This included floor structures, railing, stairs, elevator shafts, columns, beams and walls. Not necessary to perform any intrusive destructive measures of inspection. Please refer to the Engineering Report attached.

8. STEEL FRAMING SYSTEM

a. Full description of system:

Painted Structural Steel Pedestrian Bridge connecting 2nd Floor of Building to Parking Garage Structure. Please refer to Engineering Report

b. Exposed Steel – Describe condition of paint and degree of corrosion:

Some Corrosion was noted on exposed structural steel member

c. Steel Connections – Describe type and condition:

Some Corrosion was noted on exposed structural plates, bolts, and connections. Condition is Fair.

d. Concrete or other fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection:

Not Applicable

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

Not Applicable

f. Elevator sheave beams, connections, and machine floor beams – Note column:

Good Condition

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

Piles, Pile Caps, Reinforced Post Tension Slabs, Columns, Beams, and Shear Walls

b. Cracking:

1. ☐ Significant ☑ Not Significant
2. Description of members affected, location and type of cracking:

Not Applicable

c. General condition:

GOOD

d. Rebar Corrosion – Check appropriate line:

1.	☐	None Visible
2.	☑	Location and description of members affected and type cracking
3.	☐	Significant – Patching will suffice
4.	☐	Significant – Structural repairs required (Describe):

Few locations in Parking Garage Structure from Traffic wear and tear and missing bearing pad. In buildings, balcony slab edges spalling occurred exposing a few corroded rebars. Please Refer to Report

e. Were samples chipped out for examination in spalled areas?

1. ☑ No
2. ☐ Yes – Describe color, texture, aggregate, general quality:

f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):

NONE

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Structural Glazing on the exterior envelope of threshold building: ☑ Yes ☐ No

1. Previous Inspection Date:	**Unknown**

2. Description of Curtainwall Structural Glazing and adhesive sealant:

Good Condition

3. Describe condition of system:

GOOD

b. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):

Unknown

2. Anchorage type and condition of fasteners and latches:

Unknown

3. Sealant type and condition of sealant:

Unknown

4. General Condition:

Good

5. Describe repairs needed:

None

11. WOOD FRAMING

a. Type – Fully describe if mill construction, light construction, major spans, trusses:

Not Applicable

b. Indicate condition of the following:

1. Walls:

Not Applicable

2. Floors:
Not Applicable

3. Roof member, roof trusses:
Not Applicable

c. Note metal fitting (i.e., angles, plates, bolts, splint pintles, other and note condition):
GOOD

d. Joints – Note if well fitted and still closed:
Well Fitted and Closed

e. Drainage – Note accumulations of moisture:
None

f. Ventilation – Note any concealed spaces not ventilated:
Not Applicable

g. Note any concealed spaces opened for inspection: _____

None

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection: _____

None

12. BUILDING FAÇADE INSPECTION

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.): _____

Stucco

b. Identify attachment type of each appurtenance type (mechanically attached or adhered): _____

Adhered

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

Good. No Problems Noted.

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.): _____

None

b. Indicate condition of special feature, its supports and connections: _____

Not Applicable

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration. _____

Minor Corrosion of steel elements and connections. Minor Balcony slab edges spalling. Minor exposed rebars rusted.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	**Majestic Beach Tower I and II, Amenity Building, and Parking Structure**
b. Street Address:	**10901 Front Beach Road, Panama City Beach, FL 32407**
c. Legal Description:	34881-575-000 and 34881-577-000
d. Owner's Name:	**Majestic Beach Resort Community Association, Inc.**

- Name of the Condo or Coop entity along with contact information:

Name:	**Majestic Beach Resort Community Association, Inc.**
Address:	**495 Richard Jackson Blvd.; Panama City Beach, FL 32407**
Telephone Number:	**850-563-1015**

- Name and contact information of the licensed individual(s) conducting the inspection

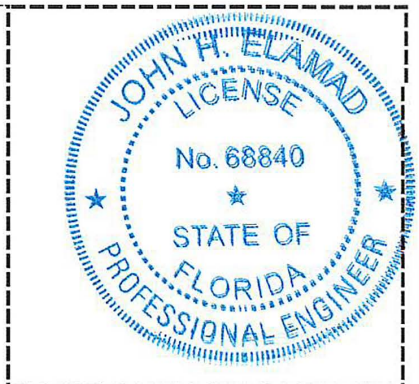
Inspection Firm or Individual Name:	**E C M, John H. Elamad, MS, PE, SI**
Address:	**154 Business Centre Dr., Miramar Beach, FL 32550**
Telephone Number:	**850-837-7454**
Inspection Commenced Date:	**04/04/2024**
Inspection Completed Date:	**08/29/2024**

- Provision for signature and seal of the licensed individual conducting the inspection

Licensed Design Professional: ☑ Engineer ☐ Architect

Name: **John H. Elamad**

License Number: **68840**



Seal

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

Signature: John H. Elamad Date: 9/12/2024

1. **Describe references cited under Phase 1 report for follow up:**

Please refer to Engineering Report of Buildings, Parking Garage Structure, and Pedestrian

2. **Identify the damage and describe the extent of the repairs needed along with repair recommendations:**

Please refer to the Engineering Report of Buildings, Parking Garage Structure and Pedestrian Bridge

3. **Identify and describe areas requiring added inspection as well as results of any testing:**

Required Re-Inspection of areas noted above and Engineering Reports

4. **Describe manner and type of inspections performed:**

Visual thorough inspection of each item listed in the Engineering Report

Note: *When testing and at the discretion of the design professional, scientific testing protocols must be used in addition to visual inspection techniques for determining the structural integrity of a building.*

5. **Provide graded urgency of each recommended repair**

Not Urgent but recommended Repairs to be completed by the end of 2024.

6. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, were observed.

NONE

7. Identify and describe any items requiring additional inspections

Same items identified in Engineer's Report and items in 1 and 2 above