



The Falcon Group

ENGINEERING • ARCHITECTURE • ENERGY CONSULTANTS • FORENSICS • DRONE SERVICES

HEADQUARTERS

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July 27, 2021

Harbour Mansion Condominium Association
c/o Ms. Lisa Williams
675 Ocean Ave.
West End, NJ 07740

VIA EMAIL (lisaw@mpm-nj.com) ONLY

Re: Harbour Mansion Condominium Association
Limited Structural Review
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Dear Ms. Williams:

In accordance with your request The Falcon Group (i.e., Falcon) performed a limited structural review of the ten-story residential building at the Harbour Mansion Condominium building located at 675 Ocean Ave., Long Branch, NJ. This report has been prepared to document our findings and recommendations.

The subject building was constructed around the Year 1966 and consists of a reinforced concrete frame and floor slabs. The exterior walls of the subject building are enclosed with brick and block masonry. The building in plan measures approximately 100ft.x 320ft. and is oriented with the long axis generally East to West. The building's West Elevation fronts Ocean Ave. Original building drawings were not available for our review. The main gravity support system is believed to be constructed of concrete floor slabs, concrete columns, concrete grade beams and deep foundations.

On July 16, 2021 Falcon performed a visual review of exposed building columns within the Ground Level parking garage located at the western half of the building and columns located at the Boiler Room at the eastern end of the building. There are no cellar levels at the subject building. A portion of the Boiler Room is located approximately ½ story below the Ground Level. The visual review revealed the structural concrete building columns to be in generally sound condition with no visible cracking or displacement. The ground level slab at both the parking garage and Boiler Room were observed in fair condition with limited cracking and no significant displacement. A visual review of the exterior walls at the Ground Level around the subject building revealed no cracking of the coated face brick or evidence of settlement. Minor step cracking (0.080in crack width) of the concrete block at the northwest corner of the parking garage was noted and should be monitored during subsequent building inspections. Evidence of minor water seepage was observed along the northern western and southern edges of the Ground Level parking garage. The Ground Level slab at the western end of the residential building is located 1-2ft. below the adjacent outside grade.

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A one-story extension at the northeast corner of the building which houses refuse containers was noted with cracking at the ground level concrete slab and localized slab displacement. The refuse room is located outside the footprint of the residential tower. The ground supported slab at the refuse room should be monitored and repaired if displacement continues.

Periodic structural inspections are recommended not less than once every five years and after any major weather event including but not limited to hurricane, superstorm, coastal flooding, or earthquake.

If there are any questions regarding this report or the recommendation provided within, please contact Falcon at 908-595-0050.

Sincerely,

Anthony Volpe (pf)

Anthony Volpe, P.E.
Principal

AV/pf



Figure 1. South Elevation of Subject Residential Tower



Figure 2. View of Ground Level Parking Garage at Western Half of Residential Tower



Figure 3. Typical Flat Concrete Slab and Concrete Column



Figure 4. Typical Concrete Column at Ground Level Grade Supported Slab



Figure 5. Minor Step Cracking at Masonry Block Exterior Wall at Northwest Building Corner



Figure 6. Crack at Ground Supported Concrete Slab at Parking Garage (Note No Vertical Displacement)



Figure 7. Minor Seepage at Base of West Facing Exterior Wall at Parking Garage



Figure 8. Cracking and Minor Vertical Displacement of Ground Supported Slab at One Story Refuse Room at Northeast Corner of Residential Tower