

MILESTONE INSPECTION

PHASE I SUMMARY REPORT

STRUCTURAL INSPECTION REPORT

DATE: 2/20/2025

FOR: Sand Dunes Condo Association

ADDRESS: 2900 Ocean Shore Blvd, Ormond Beach, Florida 32176 (Building 3)

INSPECTION DATE: 1/27/2025

At the Association's request, Florida Engineering LLC (FE) performed Phase I Milestone inspections at the above referenced condominium property. The inspection included visual inspections of habitable and non-habitable areas, including major structural components. The purpose of the inspections is to provide a qualitative assessment of the structural conditions of the building, identify if there is substantial structural damage, unsafe or dangerous conditions, locations needing repair, if remedial or preventive repairs are recommended, and to determine if additional Phase II inspections are needed.

A Phase II Milestone inspection is not required and as such, it was not performed. "Milestone Inspection" means structural inspections of load-bearing walls and the primary structural members and primary structural systems for the purposes of attesting to the 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.

A Milestone Inspection Phase I is visual inspections and a qualitative assessment of the structural conditions to determine if there are signs of structural deterioration. If there are no signs of structural deterioration, then Phase II inspections are not required. Phase II inspections are additional inspections needed to fully assess areas of deterioration in order to determine if the building is structurally sound and to recommend a program for repairing damaged portions of the building. Phase II inspections may include destructive or non-destructive testing at the discretion of the inspector.

"Substantial structural deterioration" means substantial structural distress that negatively affects a building's general structural condition and integrity. This does not include "Not Structurally Significant Items" such as surface imperfections, minor cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

MILESTONE (PHASE 1) SUMMARY:

FINDINGS FOR BUILDING

2900 Ocean Shore Blvd, Ormond Beach, Florida 32176 (Building 3) was observed to be in good condition with no significant deficiencies noted. No signs of differential settlement, deflections, bulging, cracking, spalling signs of moisture penetration, or movement were noted. There are no structural repairs required at this time. Minor deterioration was observed to the wood balconies. Damage to the soffit areas was observed. The Property Management is aware of these issues and has begun obtaining bids to address the damaged soffits and the deterioration to the wood balconies.

Required Next Steps:

There is no substantial structural deterioration observed in this building per FSS 553.899. As such the building is safe for continued occupancy per Florida Statue Section FSS 553.899. Milestone Inspection Phase 2 is NOT required. There are no structural repairs required at the time of this inspection.

DISCUSSION:

Built in 1983, Sand Dunes Condo Assoc consists of six buildings that are three stories and accommodate a total of 18 condominium Units. Each building contains three Units. The structures consist of concrete lower levels and wood framed upper levels. The buildings are equipped with portable fire extinguishers and smoke detectors within the condo Units. The building was observed to be in good condition at the time of the inspection with no significant structural deterioration noted. The building is considered to be safe for continued occupancy.

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