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MILESTONE INSPECTION

PHASE I SUMMARY REPORT

STRUCTURAL INSPECTION REPORT

DATE: 2/11/2025

FOR: Bouchelle Island IV Condominium Association, Inc.

ADDRESS: 444 Bouchelle Drive, New Smyrna Beach, Florida 32169
PARCEL ID/FOLIO #: 741715511010

INSPECTION DATE: 1/28/2025

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.

FINDINGS FOR BUILDING # (444)

Florida Engineering LLC (FE) Consultants performed a Milestone Inspection (Phase I) at the Bouchelle IV Condominium Association, Inc., located at 444 Bouchelle Drive, New Smyrna Beach, Florida, on January 28, 2025.

The building was observed to be in fair condition with significant structural deficiencies noted.
-Deflections observed in several balcony locations likely due to rotten wood behind the stucco.
-At time of inspection deflection on previously repaired stucco, at the balcony beams and edges, was also observed. This needs to be explored/addressed and repaired as part of the Phase II Milestone Inspection.
-The stucco corner bead in multiple locations was observed to be deteriorating.
- Bulging/Cracking/Deflections were observed to the wood beams supporting the balconies at the rear of the structure. This needs to be explored/addressed as part of the Phase II Milestone Inspection.

Required Next Steps:
There is structural deterioration observed in this building per FSS 553.899. However, the areas of structural deterioration do not pose an immediate risk to safety of the residents of the building or the general public. The building can be safely occupied while the extent of the deterioration is investigated and repaired.
The building is safe for continued occupancy per Florida Statue Section FSS 553.899.

Milestone Inspection Phase 2 is REQUIRED.

DISCUSSION:
Built in 1990, Bouchelle Island IV Condominium Association, Inc., consists of 1 building 3 stories tall, accommodating 15 units. The buildings have CMU masonry walls finished with painted stucco, supporting a pitched wood roof finished with standing seam metal sheeting. The building is equipped with multiple sets of concrete stairs with aluminum handrails providing access to all levels of the building.

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PROFESSIONAL ENGINEER

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