FORM EB 18-2024
MILESTONE INSPECTION REPORT FORM

PHASE 1 - Milestone Inspection

Inspection Firm or Individual Name: Florida Engineering LLC

Address: 4161 Tamiami Trail #101, Port Charlotte, Florida 33953

Telephone Number: 941-391-5980

Inspection Commenced Date: 4/29/2024

Inspection Completed Date: 8/2/2024

☐ 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: Antonie Boumitri

License Number: PE #40578 - SI #0763

ANTOINE G. BOUMITRI LICENSE No. 40578 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Antoine G Boumitri
Date: 2024.12.27 14:59:20 -05'00'

Seal

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

Signature: A. Boumitri Date: 12/27/2024

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: Bouchelle Island XVII Condominium Association, Inc.
b.	Street Address: 451 Bouchelle Drive, New Smyrna Beach, Florida 32169
c.	Legal Description: 16-17-34 COMMON AREA BLDG 136 BOUCHELLE ISLAND XVII CONDOMINUM PER OR 4062 PG 1544
d.	Owner's Name: Bouchelle Island XVII Condominium Association, Inc.

e. Owner's Mailing Address:

1100 Ocean Shore Blvd. #7, Ormond Beach, Florida 32176

f. Email Address: debbiekreinest@gmail.com

Contact Number: 386-295-8630

g. Folio Number of Property on which building is located: (741715361010) - (741715363050)

h. Building Code Occupancy Classification: Residential / R-2

i. Present Use: 0400-Condominium

j. General Description: Residential Condominium

Type of Construction: Concrete V-A

k. Square Footage:

1. Total building area: ~ 30,600sqft

Number of Stories: Three

2. Building footprint area: ~ 10,200sqtf

l. Name of the Condo or Coop entity:

Bouchelle Island IX Condominium Association, Inc.

m. Special Features: Built in 1995, Bouchelle Island XVII Condominium Association, Inc., consists of 1 building 3 stories tall, accommodating 15 units.

n. Describe any additions to original structure: N/A

o. Distance to the coast: This property is located on the Indian River, approximately 2 miles from the coast.

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):

Deflections observed in several balcony locations likely due to rotten wood behind the stucco. These areas need to be uncovered as part of the on going Building repair or Phase 2 inspection.

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):

See Item # 2.a.3 (above)

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

Stucco cracking observed on the elevated walkway slabs along with multiple locations around the exterior of the building.

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:
FINE to MEDIUM - See Items 2.c. and 2.e

e. General extent of deterioration – Cracking or spalling concrete or masonry, oxidation of metals; rot or borer attack in wood:
The stucco corner bead in multiple locations was observed to be deteriorating.
We observed and verified with the building representative, that the repairs are in progress.

f. Note previous patching or repairs:
All previous patches or repairs were observed and noted to be in fair/poor condition.
Per the buildings representative, there were exterior stucco repairs in 2023, however at the time of this inspection, the cracking and repair areas were observed to be in poor condition.
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.

g. Nature of present loading indicate residential, commercial, other estimate magnitude:
Residential - 40 psf

3. INSPECTIONS

a. Date of notice of required inspection: N/A

b. Date(s) of actual inspection: April 29th, 2024 & August 2nd, 2024

c. Name and qualifications of the individual preparing report:
Antoine Boumitri, PE, SI with over 35 years of experience as a Professional Structural Engineer and Threshold Building Inspector.

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
N/A

e. Structural Repairs – note appropriate line:
   1. None required ☐ _____
   2. Required (describe and indicate acceptance)
      Structural repairs required to walkways and balconies as deemed required.
      Phase 2 is required to determine extend of structural repairs needed.

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

Explanation/Comments:
No violations exist in accordance with Building management or unsafe structure cases observed at the time of this inspection.

4. SUPPORTING DATA ATTACHED

a. Sheets of written data: N/A

b. Photographs: Color Photos, See Attached

c. Drawings or sketches: N/A

d. Test reports: N/A

5. FOUNDATION

a. Describe building foundation:
The concrete foundation is below grade. No signs of settlement or other issues to suggest problems were observed. No further investigation is required at this time.

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:
No signs of differential settlement were observed.

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

1. If yes, explain:
N/A

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

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

1. Describe: N/A

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

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

g. Masonry Finishes – **Exterior**:

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

4a. Explain:
N/A

h. Cracks – Note beams, columns, or others, including locations (description):
See above 2.c. / 2.f.

i. Spalling – In beams, columns, or others, including locations (description):
None observed

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:
N/A

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

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

N/A

7. FLOOR AND ROOF SYSTEM

a. Roof:

1) Roof pitch

- [ ] Flat
- [x] Pitched

2) Roof structural framing

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

Wood framed truss system.

3) Structural framing condition

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

Evidence of structural deterioration/deflection of walkway ledger boards and balcony beams. Walkway ledger boards have already been opened up and shoring has been installed where repairs are being made. Balconies have not been started as of date of inspection.

4) Roof deck material

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

5) Roof cladding type

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

6) Roof covering condition

Condition

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

Per the building representative, the roof was replaced in 2017.

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

There is no heavy equipment mounted on the roof.

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

Aluminum gutters and downspouts.

Observed to be in good condition.

9) Describe parapet construction and current condition:

N/A

10) Describe mansard construction and current condition:

Condition ☐ Good ☐ Fair ☐ Poor

N/A

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

None observed

12) Note any expansion joint and condition:

Condition ☐ Good ☑ Fair ☐ Poor

See above 2.f.

b. Floor System(s):

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

Condition ☑ Good ☐ Fair ☐ Poor

The floor systems are concrete and wood floor trusses with plywood sub straight.
Exterior portions of the floor systems have a concrete topping.
Observed to be in good condition.

2. Balcony structural system

☑ Edge and building face supported
☐ Cantilever

The balconies are supported by the structural systems of the building.
Deflection observed in some of the balconies.

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

☐ Ocean facing
☑ Non-ocean facing

The building is located on the Indian River (inter-coastal).

4. Balcony construction

☐ Concrete
☐ Steel framing with concrete
☑ Wood with topping
☑ Other (define in narrative)

The exterior walkways are concrete topping over a sub straight & framing.
The balconies are wood framed covered with plywood and concrete topping.

5. Balcony condition rating

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

The balconies were observed to be in poor condition. Potential rotten wood exist and need to be explored part of Milestone Phase 2.

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

Poor - See above 2.a.3 / 2.c / 2.d / 2.e / 2.f. Possible wood deterioration exist and need to be explored part of Milestone Phase 2.

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

There are two sets of concrete stairs on the property,
Observed to be in good condition.

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

N/A

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

Guard system

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

The metal guardrails are located on the balconies, elevated walkways, and stairways.
The CMU kneewalls are located on the elevated walkways and the stairway landings.
Observed to be in good condition.

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

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

All guardrails were observed in good condition.

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

All areas required for inspection were visible, it was not necessary to open any ceilings.

8. STEEL FRAMING SYSTEM

a. Full description of system:

N/A

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

N/A

c. Steel Connections – Describe type and condition:

N/A

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

N/A

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

N/A

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

Elevator components are in good condition.

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

Concrete foundations, slabs, and stairs.

b. Cracking:

1. ☐ Significant ☑ Not Significant

2. Description of members affected, location and type of cracking:

See above 2.c. / 2.e.

c. General condition:

Good condition.

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):

See above repair items in section #2.

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)):
Balconies and sections of the elevated walkways, see above items in section 2.

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

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

1. Previous Inspection Date:	N/A

2. Description of Curtainwall Structural Glazing and adhesive sealant:
N/A

3. Describe condition of system:
N/A

b. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):
The doors are hollow metal doors with a metal frame.
The doors are the individual unit owners to maintain and replace.
Observed to be in good condition.

2. Anchorage type and condition of fasteners and latches:
Mechanically fastened.
Observed to be in good condition.

3. Sealant type and condition of sealant:
Silicon caulking or similar.
Observed to be in good condition.

4. General Condition:
All Units and Building common doors were observed to be in good condition.

5. Describe repairs needed:
N/A

11. WOOD FRAMING

a. Type – Fully describe if mill construction, light construction, major spans, trusses:
Exterior walls, floor trusses, sloped roof truss system, and interior walls.
See structural comments above.

b. Indicate condition of the following:

1. Walls:
See structural comments above.

2. Floors:
Observed to be in good condition.

3. Roof member, roof trusses:
Observed to be in good condition.

c. Note metal fitting (i.e., angles, plates, bolts, splint pintles, other and note condition):
Observed to be in good condition.

d. Joints – Note if well fitted and still closed:
Joints are well fitted and still losed, remain in good condition.

e. Drainage – Note accumulations of moisture:
There was no accumulation of moisture observed.

f. Ventilation – Note any concealed spaces not ventilated:
There were no issues with ventilation observed.

g. Note any concealed spaces opened for inspection:
N/A

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

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.):
Painted Stucco.
Observed to be in fiar condition.
Reported to be in progress: 05/2024.

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):
Observed in good condition.

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.):
N/A

b. Indicate condition of special feature, its supports and connections:
N/A

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration.
There is evidence of possible structural deterioration observed in this building per FSS 553.899. The building can be considered safe for continued occupancy per Florida Statue Section FSS 553.899, provided that the balconies are shored pending the investigation results, based on the required Milestone Inspection Phase 2, indicated above.

PHASE 2 Milestone Inspection

1. DESCRIPTION OF STRUCTURE
a. Name on Title:
b. Street Address:
c. Legal Description:
d. Owner's Name:

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

Name:

Address:

Telephone Number:

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

Inspection Firm or Individual Name:

Address:

Telephone Number:

Inspection Commenced Date: Inspection Completed Date:

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

Licensed Design Professional: ☐ Engineer ☐ Architect

Name:

License Number:

Seal

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

Signature: Date:

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

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

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

4. Describe manner and type of inspections performed:

***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

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

7. Identify and describe any items requiring additional inspections

Florida Engineering LLC
4161 Tamiami Trail, Suite 101, Port Charlotte, FL 33952-9204
www.flengineeringllc.com | Phone: (941) 391-5980
License Number #30782, #60102

General Exterior

Florida Engineering LLC
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www.flengineeringllc.com | Phone: (941) 391-5980
License Number #30782, #60102

Repair items

2.f

2.d / 2.e

2.c / 2.d / 2.e

2.d / 2.e

2.a.3 / 2.d / 2.f

2.d / 2.f

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Repair items

2.d. / 2.e/

2.f.

2.f

2.d. 2.e

2.d / 2.e

2.d / 2.e

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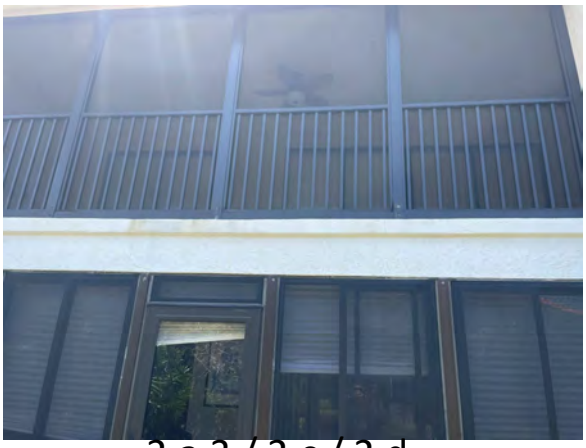
Repair items

2.c / 2.d /2.e

2.a.3



2.a.3 / 2.c / 2.d

2.a.3

2.c / 2.d / 2.e

2.a.3

Stay on top of sales! Recent sales data now available for viewing on our website.

The Volusia County Property Appraiser's Office will close at noon on Tuesday, December 24th in observance of Christmas and will reopen Monday, December 30th.

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

Select Language

Summary | Tax Estimate | Permits | Map | Pictometry | Print

Alternate Key: 5595421
Parcel ID: 741715363050
Township-Range-Section: 17 - 34 - 17
Subdivision-Block-Lot: 15 - 36 - 3050
Physical Address: 305-451 BOUCHELLE DR, NEW SMYRNA BEACH 32169

Owner(s): DARGENTO SAVINO - TE - Tenancy in the Entirety - 100%
DARGENTO LAURA - TE - Tenancy in the Entirety - 100%

Mailing Address On File: 451 BOUCHELLE DR #305
NEW SMYRNA BEACH FL 32169
Update Mailing Address

Building Count: 1
Neighborhood: 0387 - BOUCHELLE ISLAND CONDO 7417-15
Neighborhood Sales
Subdivision Name: BOUCHELLE ISLAND CONDO XVII BLDG 136
Property Use: 0400 - CONDOMINIUM
Tax District: 601-NEW SMYRNA BEACH
2024 Final Millage Rate: 16.7933
Homestead Property: No - *Apply for Homestead Online*
Agriculture Classification: No - *Additional Information*
Short Description: UNIT 305 BLDG 136 BOUCHELLE ISLAND CONDOMINIUM INCLUDING GAR
AGE SPACE #1 PER OR 4062 PG 1544 PER OR 4551 PG 2415 PER OR
6933 PGS 4422-4423 PER OR 7480 PGS 1281-1283 INC

Values & Exemptions | Land & Buildings | Sales | Legal | Property Tax Bill

Property Values

Tax Year:	2025 Working	2024 Final	2023 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	$300,425	$300,425	$266,600
Land Value:	$0	$0	$0
Just/Market Value:	$300,425	$300,425	$266,600

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Working Tax Roll Values by Taxing Authority

Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

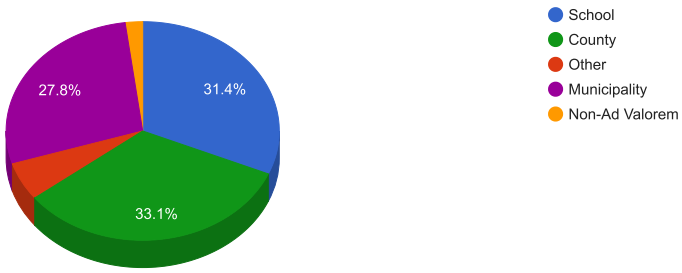
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$300,425	$300,425	$0	$300,425	1.5000	$450.64
0012	DISCRETIONARY	$300,425	$300,425	$0	$300,425	0.7480	$224.72
0011	REQ LOCAL EFFORT	$300,425	$300,425	$0	$300,425	3.0370	$912.39
0050	GENERAL FUND	$300,425	$297,195	$3,230	$297,195	3.2007	$951.23
0053	LAW ENFORCEMENT FUND	$300,425	$297,195	$3,230	$297,195	1.5994	$475.33
0055	LIBRARY	$300,425	$297,195	$3,230	$297,195	0.3891	$115.64
0520	MOSQUITO CONTROL	$300,425	$297,195	$3,230	$297,195	0.1647	$48.95
0530	PONCE INLET PORT AUTHORITY	$300,425	$297,195	$3,230	$297,195	0.0692	$20.57
0058	VOLUSIA ECHO	$300,425	$297,195	$3,230	$297,195	0.2000	$59.44
0057	VOLUSIA FOREVER	$300,425	$297,195	$3,230	$297,195	0.2000	$59.44
0065	FLORIDA INLAND NAVIGATION DISTRICT	$300,425	$297,195	$3,230	$297,195	0.0288	$8.56
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$300,425	$297,195	$3,230	$297,195	0.7506	$223.07
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$300,425	$297,195	$3,230	$297,195	0.1793	$53.29
0271	NEW SMYRNA BCH I&S 2005	$300,425	$297,195	$3,230	$297,195	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$300,425	$297,195	$3,230	$297,195	0.0895	$26.60
0270	NEW SMYRNA BEACH	$300,425	$297,195	$3,230	$297,195	4.6370	$1,378.09
						16.7933	$5,007.96

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
6012-NSB STORMWATER	1.00	$104.00	$104.00

Estimated Ad Valorem Tax:	$5,007.96
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$5,111.96**
Estimated Tax Amount without SOH/10CAP ⓘ	$5,149.13

Where your tax dollars are going:



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Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	$0	$300,425	$300,425	$270,178	$0	$270,178	$0
2023	$0	$266,600	$266,600	$245,616	$0	$245,616	$0
2022	$0	$257,580	$257,580	$223,287	$0	$223,287	$0
2021	$0	$202,988	$202,988	$202,988	$0	$202,988	$0
2020	$0	$187,618	$187,618	$187,618	$0	$187,618	$0
2019	$0	$178,812	$178,812	$178,812	$0	$178,812	$0
2018	$1	$168,405	$168,406	$168,406	$0	$168,406	$0
2017	$1	$116,709	$152,846	$114,719	$50,500	$64,219	$38,127
2016	$32,851	$106,854	$139,705	$112,359	$50,500	$61,859	$27,346

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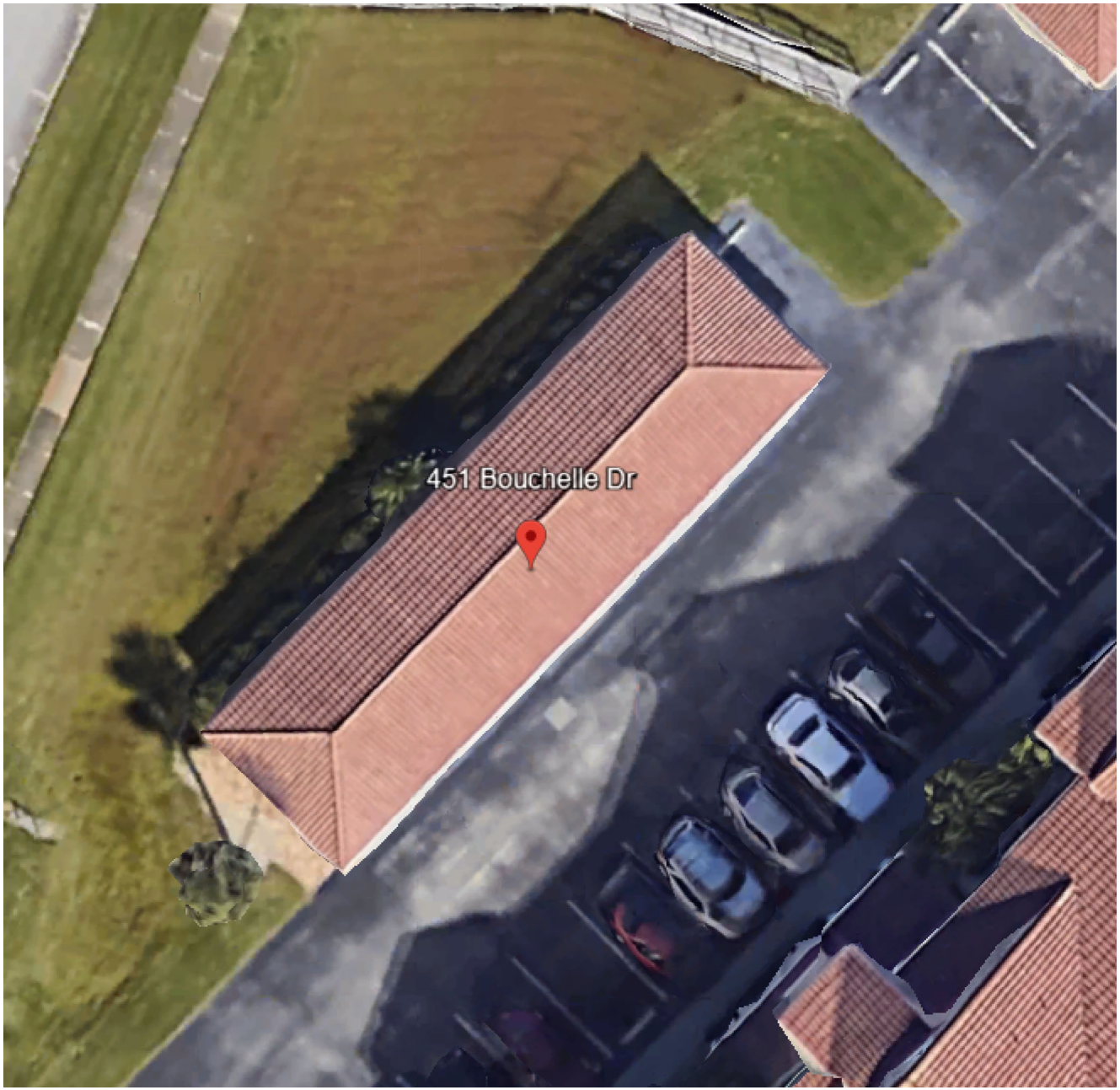
Volusia County Property Appraiser
Larry Bartlett, JD, CFA
We Value Volusia

123 W. Indiana Ave. Room 102
DeLand, FL 32720
(386) 736-5901

from 7:30 a.m. to 5:00 p.m
Monday through Friday


451 Bouchelle Dr