

Milestone Inspection Report – Phase I

Regarding

The Arlington House Building

The Berkeley House Building

The Claridge House Building

for

The Winter Haven Harbour Apartments, Inc.

1700 6th Street NW

Winter Haven, Florida

Project: #22-004

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Date: 6/30/2024

Table of Contents

- Background

- Report Requirements

- Arlington House
 - Inspection
 - Findings and Recommendations
 - Summary
 - Photographs

- Berkley House
 - Inspection
 - Findings and Recommendations
 - Summary
 - Photographs

- Claridge House
 - Inspection
 - Findings and Recommendations
 - Summary
 - Photographs

- Distribution of the Report

Background

In 2022, the Governor signed Florida Senate Bill SB-4D into law. The bill incorporated new requirements in Florida Statute 553 (Building Construction Standards) as well as Florida Statute 718 (Condominiums) and 719 (Cooperatives). The new laws pertain to all condominiums and cooperatives three-stories or higher. They require mandatory building inspections, structural reserve studies, and spell out how reserve budgets are to be calculated and funded.

Florida Statute 553.899 delineates when a milestone inspection is required and delineates specific information the milestone inspection reports are required to address.

The statute states a milestone inspection is an inspection of a building's primary structural members and the primary structural systems. Primary structural members and primary structural systems are defined in Florida Statute 627.706, Florida Statute 553.899 requires the engineer to identify specific items.

The milestone inspections consist of one or two phases. During phase one, an engineer shall conduct a visual inspection of habitable and non-habitable areas of a building. Phase two of a milestone inspection may be performed if any substantial structural deterioration is identified during phase one. Phase two inspections usually involve destructive or nondestructive testing and evaluations.

The condominium complex has three three-story buildings. The Winter Haven Harbour Apartment Association, Inc. (Association) is responsible for the three buildings.

Report Requirements

The Florida Statutes state the milestone inspection report must, at a minimum, meet the following requirements:

- Bear the seal and signature or the electronic signature of the licensed engineer or architect who performed the inspection.
- Indicate the manner and type of inspection forming the basis for the inspection report.
- Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- State whether unsafe or dangerous conditions were observed, as defined in the Florida Building Code.
- Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identify and describe any items requiring further inspection.

Arlington House

Inspection

On June 24, 2024, the engineer conducted an inspection of the three-story building known as the Arlington House. During the inspection, the engineer inspected common areas of the buildings' interior and exterior to the maximum extent without the use of manlifts and ladders. Only visual non-destructive inspection procedures were utilized. Items of interest were recorded on Milestone Inspection forms and were used to develop this report. Photographs were obtained and are included in this report.

Findings and Recommendations

The engineer conducted a non-destructive visual inspection, and concluded the building is in very good condition. The following are findings and recommendations.

Substantial Structural Deterioration Items:

The engineer did not observe substantial structural deterioration of the building.

Unsafe or Dangerous Conditions:

The engineer did not observe an unsafe or dangerous condition.

Damaged Items:

A very small area of the cinder block wall (approximately 6 inches by 6 inches) adjacent to an air conditioning unit on the first floor, north side of the building was failing. Specifically, it appears the small section of concrete was separating from the wall.

Recommended Remedial or Preventive Repair:

It is recommended the small area noted above be "tapped" with a hamper to remove loose concrete; rust be removed from any visible rebar; visible rebar be primed/painted; the area be filled with concrete/mortar, and the finished surface be painted.

Items Requiring Further Inspection:

No further inspection is required at this time.

Arlington House

Milestone Inspection Report – Phase I

Summary

(June 30, 2024)

On June 24, 2024, Andreas Sager, a professional engineer licensed in the state of Florida, conducted a milestone inspection (phase one) of the Arlington House in accordance with Florida Statute Chapter 553.899 (Mandatory Structural Inspections for Condominium and Cooperative Buildings). The statute states a milestone inspection is a structural inspection of a building's primary structural members and primary structural systems. The following is a summary of findings and recommendations.

Substantial Structural Deterioration Items:

The engineer did not observe substantial structural deterioration of the building.

Unsafe or Dangerous Conditions:

The engineer did not observe an unsafe or dangerous condition.

Damaged Items:

The engineer noted one small area (about 6 inches by 6 inches) of the exterior wall on the first floor, north side of the building, which was failing.

Recommended Remedial or Preventive Repair:

It is recommended that any loose concrete be removed, any visible rebar be clean/painted, and the area be properly covered with concrete/mortar and be painted.

Items Requiring Further Inspection:

No further inspection is required at this time.

Photographs





Berkeley House

Inspection

On June 24, 2024, the engineer conducted an inspection of the three-story building known as the Berkeley House. During the inspection, the engineer inspected common areas of the buildings' interior and exterior to the maximum extent without the use of manlifts and ladders. Only visual non-destructive inspection procedures were utilized. Items of interest were recorded on Milestone Inspection forms and were used to develop this report. Photographs were obtained and are included in this report.

Findings and Recommendations

The engineer conducted a non-destructive visual inspection, and concluded the building is in very good condition. The following are findings and recommendations.

Substantial Structural Deterioration Items:

The engineer did not observe substantial structural deterioration of the building.

Unsafe or Dangerous Conditions:

The engineer did not observe an unsafe or dangerous condition.

Damaged Items:

The engineer did not observe any damaged items.

Recommended Remedial or Preventive Repair:

The building does not require repair.

Items Requiring Further Inspection:

No further inspection is required at this time.

Berkely House

Milestone Inspection Report – Phase I

Summary

(June 30, 2024)

On June 24, 2024, Andreas Sager, a professional engineer licensed in the state of Florida, conducted a milestone inspection (phase one) of the Berkely House in accordance with Florida Statute Chapter 553.899 (Mandatory Structural Inspections for Condominium and Cooperative Buildings). The statute states a milestone inspection is a structural inspection of a building's primary structural members and primary structural systems. The following is a summary of findings and recommendations.

Substantial Structural Deterioration Items:

The engineer did not observe substantial structural deterioration of the building.

Unsafe or Dangerous Conditions:

The engineer did not observe an unsafe or dangerous condition.

Damaged Items:

The engineer did not observe any damaged items.

Recommended Remedial or Preventive Repair:

The engineer did not recommend any repairs.

Items Requiring Further Inspection:

No further inspection is required at this time.

Photographs





Claridge House

Inspection

On June 24, 2024, the engineer conducted an inspection of the three-story building known as the Claridge House. During the inspection, the engineer inspected common areas of the buildings' interior and exterior to the maximum extent without the use of manlifts and ladders. Only visual non-destructive inspection procedures were utilized. Items of interest were recorded on Milestone Inspection forms and were used to develop this report. Photographs were obtained and are included in this report.

Findings and Recommendations

The engineer conducted a non-destructive visual inspection, and concluded the building was in very good condition. The following are findings and recommendations.

Substantial Structural Deterioration Items:

The engineer did not observe substantial structural deterioration of the building.

Unsafe or Dangerous Conditions:

The engineer did not observe an unsafe or dangerous condition.

Damaged Items:

About three inches of rebar located a few inches above the ground on the south side of the building was visible.

Recommended Remedial or Preventive Repair:

It is recommended that all rust be removed from the visible rebar; the rebar be properly coated; the area be filled with concrete/mortar; and the area be properly painted.

Items Requiring Further Inspection:

No further inspection is required at this time.

Claridge House

Milestone Inspection Report – Phase I

Summary

(June 30, 2024)

On June 24, 2024, Andreas Sager, a professional engineer licensed in the state of Florida, conducted a milestone inspection (phase one) of the Claridge House in accordance with Florida Statute Chapter 553.899 (Mandatory Structural Inspections for Condominium and Cooperative Buildings). The statute states a milestone inspection is a structural inspection of a building's primary structural members and primary structural systems. The following is a summary of findings and recommendations.

Substantial Structural Deterioration Items:

The engineer did not observe substantial structural deterioration of the building.

Unsafe or Dangerous Conditions:

The engineer did not observe an unsafe or dangerous condition.

Damaged Items:

The engineer observed about three inches of rebar located a few inches above the ground on the south side of the building.

Recommended Remedial or Preventive Repair:

It is recommended that the rebar be cleaned, painted, and properly covered with mortar.

Items Requiring Further Inspection:

No further inspection is required at this time.

Photographs





Distribution of the Report:

The following summarizes the distribution requirements of this document.

- Per Florida Statute 553.899, within 45 days of receiving a report the Association should distribute a copy of the “summary” of this report to each condominium unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to receive notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector-prepared summary on the association’s website, if the association is required to have a website per Florida Statute 543.899(9).
- Per Florida Statute 553.899, the engineer will forward a copy of this report to the Building Department of the City of Winter Haven.