

MILESTONE INSPECTION – PHASE 1
STRUCTURAL INSPECTION REPORT

December 28, 2022

Palmsea Condominium Association, Inc.
c/o Kevin Hall, Property Manager
3520 S. Ocean Blvd
South Palm Beach, FL 33480

For: Palmsea Condominium Buildings
3520 S. Ocean Blvd
South Palm Beach, FL 33480

Dear Mr. Hall:

Inspection date(s): 12/14/22

At the Association's request, we performed a Phase I Milestone inspection at the above referenced condominium property. The inspection included visual inspections of habitable and non-habitable areas, including major structural components. We inspected balconies, interior areas, exterior areas, stairways, roof areas, and miscellaneous rooms.

The property has 4 residential buildings, Alegria, Feliz, Hermosa, and Linda. Each building has 30 residential units, except the Hermosa building, which has 31 units. The Alegria and Feliz buildings are 5 stories, with 5 residential floors. The Linda building is 6 stories, with miscellaneous rooms at the first floor and residential units at upper floors. The Hermosa building is 6 stories, with miscellaneous rooms and 1 residential unit at the 1st floor, and residential units at upper floors. The buildings are combination precast and cast in place concrete with flat roofing systems, on piles and grade beams. There is a pool at the east of the property and a pool house at the southeast corner of the property.

It was reported a building repairs project was performed about 2012 and again about a year ago, roofs replaced about 18 years ago (coal tar pitch), and about 85% of the sliding glass doors and windows are newer, impact resistant. Upcoming planned projects include re-waterproofing of balcony slabs. Balconies were not tiled, structural components adequately observable.

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.

“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 consists of two phases. 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 surface imperfections such as 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.

Material Findings:

1. The building structures are in good structural condition, with no apparent cracking or deflections, and no indications of structural problems.
2. No substantial structural deterioration
3. No dangerous or unsafe conditions
4. No remedial or preventive repairs recommended.
5. No items require further inspection.

Recommendations:

1. No repairs needed now.
2. Re-inspect approximately every 2 years.

If there are any questions please let us know.

Sincerely,

Terri Chalaire, PE SI
FL Reg #65587

