

MILESTONE INSPECTION REPORT FORM

PHASE 1 - Milestone Inspection

Inspection Firm or Individual

Name: Florida Engineering LLCAddress: 4161 Tamiami Trail #101, Port Charlotte, Florida 33953Telephone
Number: 941-391-5980Inspection Commenced
Date: 5/29/2024Inspection Completed
Date: 5/29/2024No 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 BoumitriLicense
Number: PE#40578 - SI#0763

Seal

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

Signature: A. BoumitriDate: 06/15/2024

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

- Name on Title: Island Manor Condominium Association, Inc.
- Street Address: 87 North Collier Boulevard, Marco Island, Florida 34145 (Building N)
- Legal Description: ISL MANOR APTS MARCO ISL, THE (CONDO) HOUSE
- Owner's Name: Island Manor Condominium Association, Inc.

e. Owner's Mailing Address:	
Resort Group Inc., 815 Bald Eagle Drive, Suite 201, Marco Island, Florida 34145	
f. Email Address:	Contact Number:
rick.yacono@resortgroupinc.com	239-642-5466
g. Folio Number of Property on which building is located:	
59-1508704	
h. Building Code Occupancy Classification:	
Residential / R-2	
i. Present Use:	
4- Condominium	
j. General Description:	Type of Construction:
Residential Condominium	Masonry, V - A
k. Square Footage:	
1. Total building area: 10,200sf	Number of Stories: 3
2. Building footprint area: 3,800sf	
l. Name of the Condo or Coop entity:	
Island Manor Condominium Association, Inc. (Building N)	
m. Special Features: _____	
N/A	

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

o. Distance to the coast: _____	
This property is located less then ONE mile from the coast.	

2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fair, 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):

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):

None observed

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

None observed

- 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: _____
None observed

- e. General extent of deterioration – Cracking or spalling concrete or masonry, oxidation of metals; rot or borer attack in wood: _____
See Addendum-A

- f. Note previous patching or repairs: _____
All previous patches or repairs were observed and noted to be in good condition.

- 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: May 29th, 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)
N/A

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 the Building management.

4. SUPPORTING DATA ATTACHED

a. Sheets of written data: See Addendum-A

b. Photographs: Color Photos, See Attached

c. Drawings or sketches: N/A

d. Test reports: N/A

5. FOUNDATION

a. Describe building foundation:

Concrete foundation below grade. No signs of settlement or any other issues to suggest problems were observed. No further investigation is required.

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: N/A



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: N/A



Good



Fair



Poor

3. Paint Only:



Good



Fair



Poor

4. Other: N/A



Good



Fair



Poor

4a. Explain:

N/A

h. Cracks – Note beams, columns, or others, including locations (description):

None observed

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

Pitched

2x4 wood truss system.

2) Roof structural framing

☒
☐
☐

Wood

Steel

Concrete

3) Structural framing
condition

☒

Good

☐

Fair

☐

Poor

Observed to be in good condition.

4) Roof deck material

☐
☒
☐

Concrete

Deck Wood

Structural concrete on steel deck

☐
☐

Non-structural / insulating concrete on steel

Bare steel deck

5) Roof cladding type

☐
☐
☐

Tile

Asphalt shingles

Built-up roofing (BUR)

☒
☒
☐

Single ply (Membrane)

Metal

Other

Mansards - Metal Shingles

Flat Roof - Thermoplastic Polyolefin (TPO)

6) Roof covering condition

Condition

☒

Good

☐

Fair

☐

Poor

The roof coverings were observed to be in good condition.

Per the buildings representative the roof coverings were replaced in 2019.

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

N/A

- 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

2x4 wood truss system, covered with plywood and metal shingles.

- 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

Observed to be in good condition.

b. Floor System(s):

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

Condition



Good



Fair



Poor

The floor systems are concrete slabs throughout.

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.

Observed to be in good condition.

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



Ocean facing

Non-ocean facing

4. Balcony construction



Concrete

Steel framing with concrete

Wood with topping

Other (define in narrative)

N/A

5. Balcony condition rating

☒
☐
☐
☐

Good

Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)

Poor (e.g., significant cracking, rebar corrosion requiring repairs)

N/A

The balconies were observed to be in good condition.

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

N/A

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

There are (2) sets of concrete stairs with aluminum handrails, located on the building.

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

Metal

Aluminum

☐
☐
☐

Stainless steel

Ungalvanized Steel

Concrete Kneewall

☐
☐
☐

Glass

CMU Kneewall

Other _____

The handrails are located on the stairways, elevated walkways and the balconies.

Aluminum Handrails

Observed to be in good condition.

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

☒	Good
☐	Fair
☐	Poor

All guard railing was 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:

N/A

9. CONCRETE FRAMING SYSTEM

- a. Full description of structural system:

Concrete foundation, slabs, columns, beams, and stairs.

- b. Cracking:

1.

☐

Significant

☒

Not
Significant

2.

Description of members affected, location and type
of cracking:

N/A

- c. General condition:

All concrete framing was observed to be in 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):

N/A

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

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

N/A

- 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)):
- None observed.

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:
- The windows are a mix of aluminum (original) and impact rated (new).
- The windows are the individual unit owners responsibility to maintain and replace.
- Per the building representative ALL windows are to be replaced by 2025.
- Observed to be in good condition.

b. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other): _____
The doors are residential grade Fiberglass doors set in a wood frame.
The doors are the associations responsibility to maintain and replace.
Per the building representative the doors were replaced in 2021.
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 unit 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:
2x4 wood truss system and interior walls.
All wood framing observed to be in good condition.

- b. Indicate condition of the following:
 1. Walls: _____
Observed to be in good condition.

2. Floors: _____
N/A

3. Roof member, roof trusses: _____
Observed to be in good condition.
See Addendum-A

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:
Observed to be in good condition.

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

f. Ventilation – Note any concealed spaces not ventilated: _____
Vented aluminum soffits.
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 good condition.

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 no substantial structural deterioration observed in this building per FSS 553.899.

As such the building is safe for continued occupancy per Florida Statute Section FSS 553.899.

Milestone Inspection Phase 2 is NOT required.

PHASE 2 Milestone Inspection is NOT REQUIRED

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

ADDENDUM-A

General Maintenance Items

The following items are considered to be minor and not of significant structural concern. Therefore, they are considered to be general maintenance items, and not to be considered a mandatory structural repair.

1. Fascia rot observed above the North stairway.

General Exterior



A.1



Maintenance Item



A.1