



Consulting Engineers

December 4, 2024

Via E-Mail: cvictor@keystoneexperts.com

The Village at Haile Condominium Association, Inc.
C/O Keystone Experts & Engineers
18 S. Wilcox Street
Castle Rock, Colorado 80104

RE: Milestone Inspection Phase I Summary

The Village at Haile Condominium is a condominium complex located off SW 51 St Rd in Gainesville, Florida that was constructed in 1992. The complex consists of (12) buildings with (99) units that are a combination of residential condominium and commercial units (reference photographs 1-4). Ray Engineering, Inc. is performing this Milestone – Phase I Inspection to evaluate any structural deficiencies and determine if testing and an additional inspection is necessary for a Phase II Inspection per the State Statute.

The building's construction consists of CMU block walls supported by a shallow foundation. The roof system of the buildings are consistent with wood-framed mansard roofs with shingle roof cladding. The mansard roof drainage is controlled by gutters and downspouts along the perimeter of the building. The exteriors of the buildings are consistent with a combination of stucco, paint, and siding cladding. The buildings contain concrete-framed stairs on each end of the buildings to provide access to the upstairs units or have access via ground-level. Each upper-level residential unit has a rear balcony.

From our observation, the structural components of these buildings are in generally fair condition; however, the breezeway walls and columns of multiple buildings were observed with cracking that will require further testing and inspections to specify a scope of work for repairs of these issues, therefore a Milestone – Phase II is required along with multiple structural concerns that should be addressed to avoid structural impacts due to water damage.

Village at Haile Condominiums
Milestone Inspection Phase I Summary
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Respectfully submitted,

Sincerely,



Steven W. Ray, P.E.
President Emeritus
Florida License No. 54977

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