

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM PHASE 2

TABLE OF CONTENTS - Click on the subject or page number to advance to each section

Licensed Engineer or Architect Responsible for	Page 1
Milestone Inspection Licensed Design Professional 1	Page 2
Certification Licensed Design Professional 2 Certification	Page 3
1. Description of Structure	Page 4
2. References Cited Under Phase 1 Report Follow-Up	Page 5
3. Identify the Damage and Describe the Extent of the Substantial Structural Deterioration	Page 5
4. Identify and Define Areas Requiring Added Inspection / Results of Testing	Page 5
5. Describe Manner and Type of Inspection Performed	Page 5
6. Provide Graded Urgency of Each Recommended Repair	Page 6
7. State Whether Unsafe Conditions Exist	Page 6
8. Any Items Requiring Additional Inspection	Page 6
9. Safe Occupancy Determination	Page 7
10. Summary of Findings	Page 7

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MILESTONE INSPECTION REPORT FORM

PHASE 2 Milestone Inspection



Note: All Required Fields Appear in Red

Licensed Engineer(s) or Architect(s) Responsible for the Milestone Inspection

Inspection Firm Name (if applicable): NV5

Inspection Engineer/Architect Name and License Number: Carter A. Nelson, 101130

Address: 12467 Telecom Drive, Tampa, FL 33637

Telephone Number: 8138674355

Assuming Responsibility for: All Portion - If Portion please list: _____

Inspection Commenced Date: 4/29/2025 Inspection Completed Date: 5/2/2025

Additional Inspection Firm Name (if applicable): _____

Additional Inspection Engineer/Architect Name: _____

Address: _____

Telephone Number: _____

Assuming responsibility for: All Portion – If portion please list: _____

Inspection Commenced Date: _____ Inspection Completed Date: _____

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Milestone Inspection or portions thereof.

Please check all that apply:

Summary of Phase 1 Findings

- Substantial Structural Deterioration Observed; Structural Evaluation is required.
- Inaccessible Condition of Major Structural Component; The Milestone Inspection was not able to conclude the Structural Condition of inaccessible areas.
- Potentially Dangerous Condition Observed; Structural Evaluation is required.
- Dangerous Condition Observed; Notify Building Official; Structural Evaluation is required.

See Section 10 Summary of Findings for Phase 2 Milestone Inspection

Licensed Design
Professional:

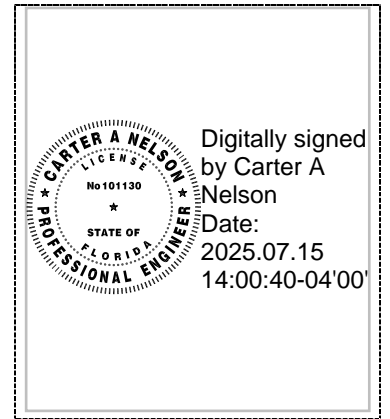
Engineer

Architect

Name: Carter A. Nelson

License

Number: 101130



Seal

Click the button below to check if all required fields are completed.

If they are not, you will be told which fields must be completed.

If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

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

Signature: Carter A Nelson Digitally signed by Carter A Nelson
Date: 2025.07.15 14:01:07-04'00' Date 7/15/2025

This report has been based upon the minimum milestone inspection requirements 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.

See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

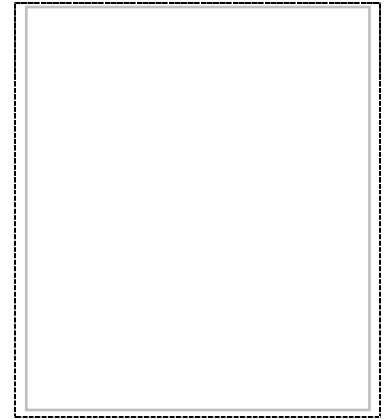
Licensed Design
Professional:

Engineer

Architect

Name: NA

License
Number: NA



Seal

Click the button below to check if all required fields are completed.

If they are not, you will be told which fields must be completed.

If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

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

Signature: Date

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See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

1. DESCRIPTION OF STRUCTURE

Add Attachments



a. Name on Title: The Village at Haile Condominiums

b. Street Address: 9116 SW 51st Rd, Gainesville, Florida 32608

c. Legal Description: The Village at Haile Condominium Association, Inc.

d. Owner's Name: The Village at Haile Condominium Association, Inc.

e. Owner's Mailing Address:

9116 SW 51st Rd, Gainesville, Florida 32608f. Email Address:
HaileVillage@HailemanagementcomContact Number:
352-561-3327

g. Folio Number of Property on Which Building is Located: 06860-000-000

h. Building Code Occupancy Classification: R2

i. Present Use: Residential

j. General Description:

Twelve (12), three (3) story buildings with a portion of the buildings containing commercial first floor units.

Type of Construction:

CMU Block walls, wood framed above the first floor, with pre engineered floor trusses and roof trusses

k. Square Footage:

1. Total Building Area: **163,286**Number of Stories: **3**2. Building Footprint Area: **54,462**

l. Name of the Condo or Coop Entity: The Village at Haile Condominium Association ,Inc.

m. Special Features:

Front elevation of buildings contain balconies. There are open breezeways on rear elevations. Commercial units are in the first floor of Buildings A through D.

n. Describe any Additions to Original Structure:

NA

o. Approximate Distance to the Coast and Method Used to Determine Distance:

Approximately 62 miles from coast, measured using Google maps

2. DESCRIBE REFERENCES CITED UNDER PHASE 1 REPORT FOR FOLLOW-UP:



The areas of concern for follow up in phase 1 are found in the following photographs from the Phase 1 report:

- Building A in photographs 19 & 20
- Building B in photograph 27
- Building D in photographs 52-54
- Building F in photographs 64-69
- Building G in photographs 71-77
- Building H in photographs 86-88
- Building J in photographs 105 & 106
- Building K in photograph 121

3. IDENTIFY THE DAMAGE AND DESCRIBE THE EXTENT OF THE SUBSTANTIAL STRUCTURAL DETERIORATION ALONG WITH NEED FOR MAINTENANCE, REPAIR, AND/OR REPLACEMENT RECOMMENDATIONS:

The areas referenced above were exposed, revealing the following findings:

Photographs 1 & 2- The wood beam supporting the breezeway wood joists above A102 and A 101 is severely compromised. Shoring was specified at the work site by NV5 to provide ongoing egress to the affected units, while the MSI process and repair design can be developed. Note, an additional location was added to Phase 2 above unit A102, exposing compromised studs, which will need to be replaced.

Photographs 3 & 4- This is a typical condition throughout each building that was exposed to determine the cause for large cracks and separations in the stucco. Upon exposing the framing, the cracks/separations were the result of poor construction joints and incorrect installation of the stucco system. The improperly large gaps between CMU and wood at framing transitions caused localized vibration and combined with thermal expansion/contraction of the building materials, resulted in the observed conditions. Structural repairs are not required here, however the stucco cladding and construction joints will need to be rectified in an engineer repair design to prevent future building envelope issues. This condition applied to the following issues in the phase 1 report: Photographs 20, 27, 66, 68, 69, 71, 75, 87, and 88.

Photograph 5- A section of the front elevation of Building D was exposed to reveal that the OSB sheathing was compromised, however the water infiltration had not impacted the structural wood framing studs, therefore this area does not require structural repairs. We do recommend an engineered design of the building envelope in this location along the nearby balcony to ensure water infiltration does not continue in the future.

Photograph 6- A single wood truss end on the exposed soffit of Building D was observed to have minor water damage. NV5 designed a truss plywood reinforcement repair for installation at the water damaged section of the truss. This repair is in NV5's letter that was submitted to the board, dated 05/20/2025.

Photographs 7-11 - These exposed areas showed similar conditions to photographs 3 and 4, which were the result of poor transitions at construction joints, between different materials. Combined with the incorrect stucco installation, these conditions caused the cracks observed in the Phase 1 inspection. Structural repairs are not required here, however the stucco cladding and construction joints will need to be rectified in an engineered repair design to prevent future building envelope issues.

Photograph 12 - Localized water damaged was observed at the edge of the sheathing at this location, however the main structural member has not been impacted, therefore only sheathing replacements and building envelope repairs will be required at this area.

Photograph 13- Based on the discovery of the compromised beam at Unit A101, the entire length of this area was exposed at J201, however, the beam has not been structurally impacted due to water damage, therefore no structural repairs are required at this location.

Photograph 14- An additional soffit area was exposed at Building L, not included in Phase 1, which had a similar condition as Building D's roof truss, therefore the same repair specified in NV5's letter previously referenced, should be performed.

4. IDENTIFY AND DESCRIBE AREAS REQUIRING ADDED INSPECTION AS WELL AS RESULTS OF ANY TESTING:

During the inspection we estimated between 10+ areas that will need to be exposed to determine the full extent of the building envelope and structural repairs in the Milestone restoration process. This is necessary to determine how many areas will need to be repaired to solicit complete bids.

5. DESCRIBE MANNER AND TYPE OF INSPECTION PERFORMED:

Select destructive testing was performed to exposed areas of the cladding and soffit to determine if cracking observed in cladding was due to issues in the substrate material, as well as extent of observable water damage. Once exposed, visual inspection was performed by a professional engineer on site.

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.

6. PROVIDE GRADED URGENCY OF EACH RECOMMENDED REPAIR:



1-5 (1 is highest)

- 1) Replacement and repair of the compromised beam above Units A101 and A102
- 2) Roof truss repairs at Building D and L (D has already been completed at the time of this report)
- 3) Exposure of the remaining areas with significant cracking (wider than 1/4") or cracking to determine full extent of issues
- 4) Repair of the building envelope components at areas already exposed/ will be exposed
- 5) Exterior repair and paint of the cladding, including rout and seal of joints, as well as waterproof the breezeways and balconies, including properly grading the slopes to prevent water infiltration.

7. STATE WHETHER UNSAFE OR DANGEROUS CONDITIONS EXIST, AS THESE TERMS ARE DEFINED IN THE FLORIDA BUILDING CODE, WHERE OBSERVED:

At this time, based on what was exposed, no unsafe condition or dangerous conditions were present. However this is subject to change after all areas with cracks/spalls are exposed. If at that time an unsafe or dangerous condition exists, defined in the Florida building code, NV5 will alert the necessary entities.

By checking this box, the undersigned states that the inspections detailed in this report were performed with the primary objective of identifying potential structural issues. Other conditions may render a building unsafe, including, but not limited to, the existence of unsanitary conditions, inadequate maintenance, illegal occupancy, inadequate means of egress, or inadequate lighting and ventilation. If potentially unsafe conditions were observed, they will be noted, but the inspections were not intended to be a comprehensive assessment of whether any such conditions exist in the subject building.

8. IDENTIFY AND DESCRIBE ANY ITEMS REQUIRING ADDITIONAL INSPECTIONS:

As stated above, an estimated 10-20 locations will be exposed to determine the full extent of these issues at all 12 of the buildings. Based on what has been exposed, these un-exposed areas are likely exhibit similar conditions, however this will be confirmed by the further destructive testing.

Add Attachments

9. SAFE OCCUPANCY DETERMINATION



- a. Based on the results of the inspection, does the building or any portion of the building need to be vacated, secured, or access limited? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated, secured, or access limited?

Yes No

At this time no, however this is subject to change based on further investigations.

10. SUMMARY OF FINDINGS

The below Condition(s) were noted within this Phase 2 Inspection.

- The Building has Substantial Structural Deterioration or is considered dangerous, Corrective Action is Required.
- A Need for Maintenance was Observed, but Does Not Meet the Standard of Substantial Structural Deterioration at This Time. The Building Passes the Milestone Inspection Program.
- There Are No Signs of Substantial Structural Deterioration. The Building Passes the Milestone Inspection Program.

If Corrective Action is required an Amended Milestone Inspection Report must be submitted upon completion of the work.

**Upon completion of the corrective action the Design Professional in charge of the Milestone Inspection must submit an amended Phase 1 Milestone Inspection Report per Chapter 18 of the Florida Building Code - Existing Buildings.*

Add Attachments