



**Milestone Inspection Report – Phase I
for
Orchid Springs Village, No. 100, Inc.
100 El Camino Drive
Winter Haven, FL 33881**

Project: #22-016

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Andreas M. Sager, PE 300 S Ramona Ave Lake Alfred, FL 33850 Phone: 863-398-3847 Email: andreas.sager@gmail.com	Andreas M. Sager, State of Florida, Professional Engineer, License No. 54568. This item has been digitally signed and sealed by Andreas M. Sager on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.	Signature:
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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 may 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 must be performed if any substantial structural deterioration is identified during phase one. Phase two inspections may involve destructive or nondestructive testing and evaluation.

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.

Inspection Process

On October 30, 2023, the engineer conducted a detailed inspection of the building known as Orchid Springs Village 100 (a.k.a. Granda). During the inspection, the engineer inspected common areas of the buildings' interior and exterior to the maximum extent without the use of manlifts. Only visual non-destructive inspection procedures were utilized. Items of interest were recorded on Milestone Inspection forms and were used to develop this report. Additionally, items of interest were photographed and are included in Appendix A of this report.

On January 12, 2024, the engineer reviewed a video of the interior of the stormwater pipe, a written report with photographs of the interior of the report, and a proposal from a contractor to replace a section of the pipe and to install a Curd-In-Place Pipe (CIPP).

Findings and Recommendations

The engineer conducted a non-destructive visual inspection, and 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:

Stormwater Pipe: The engineer observed a corrugated metal stormwater pipe with significant deterioration and about 62 linear feet of the corrugated metal pipe is located under the building. The pipe has a diameter of 18 inches and a length of about 110 linear feet. The stormwater pipe conveys stormwater from a stormwater inlet in the parking lot to the wetland area located on the other side of the building. Inspections indicate about 30 percent of the pipe at the discharge point has corroded and is missing. Additionally, a detailed video of the entire pipe indicates sections of the metal pipe has cracks, holes, and an “inverse bulge.” This failing pipe is very concerning because openings (i.e. cracks, holes, and bulges) in the pipe allow soil to move into the pipe which creates voids around the exterior of the pipe. Such voids will adversely impact the foundation of the building, sidewalks, and parking area that are located above the pipe.

Concrete: Exterior concrete walls, breezeway floors, and breezeway ceilings have extensive cracks, missing concrete due to spalling, and exposed/corroding rebar which can weaken the structural integrity of the building. If proper maintenance is not completed, substantial structural deficiencies may develop,

the building may be condemned, and/or the building may experience a structural failure. It is understood that the building was painted after the inspection.

Recommended Remedial or Preventive Repair:

Stormwater Pipe: It is recommended that the stormwater pipe that is located between the building and the wetland be replaced with a new pipe. It is also recommended that the remaining section of pipe be lined with CIPP product to close undesired pipe openings and eliminate the movement of soil around the pipe. All remedial and preventive repairs should be completed before 2027. Failing to complete this work as recommended may create a foundation with substantial structural deterioration.

Concrete: All exposed rebar should be thoroughly cleaned with chemicals and/or mechanical devices and then properly coated. All cracks in concrete walls, breezeway floors, and breezeway ceilings should be properly filled and coated. All areas of concrete which have cracked and delaminated from the substrate should be properly filled and coated. It is understood the building was painted after the inspection.

Items Requiring Further Inspection:

No further inspection is required at this time.

Next Steps

The following summarizes the next step regarding findings and recommendations.

- Per Florida Statute 553.899, within 45 days of receiving a report the Association should distribute a copy of the “executive 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 City of Winter Haven, the local entity having jurisdiction.

Appendix A – Photographs

