



**Milestone Inspection Report – Phase I
for
Orchid Springs Village, No. 200, Inc.
200 El Camino Drive
Winter Haven, FL 33884**

Project: #22-017

March 12, 2024

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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 January 29, 2024, the engineer conducted a detailed inspection of the building known as Orchid Springs Village 200 (a.k.a. Seville). 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.



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:

The engineer did not observe any damaged structures.

Recommended Remedial or Preventive Repair:

No repairs are recommended.

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

 Minor crack by handrail post.	 Minor cracks by corner block.
 Minor cracks by handrail.	 Exposed rebar in breezeway ceiling.
 Cracks in windowsill.	 Water pipes without sealant.