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RESIDENTIAL REPORT
The Fairways of Brevard Association #1, Inc.
725 Port Malabar Blvd NE
Palm Bay, Florida 32905

Phase One Milestone Inspection

Purpose:

The purpose of this report is to document the Structural Milestone Inspection - Phase 1, on the subject property. The scope of this Milestone Phase-1 Inspection is limited to the visual inspection only and is documented as such.

The Phase One Milestone Inspection part of this report was performed under the terms of the contract with the client and in accordance with Florida Statute 553.899 to attest to the life safety and adequacy of the structural components of the building and to determine, to the extent reasonably possible, the general structural condition of the building and whether there is a substantial structural deterioration negatively affecting the building's general structural condition and integrity.

The Phase One Milestone Inspection part of this Report was not undertaken to make any determination on whether any part of the building is in compliance with the current Florida Building Code. Thus Florida Engineering is not expressing any opinion with respect to whether this building complies or not with the Florida Building Code or fire safety code.

The opinion expressed the Phase One Milestone Inspection part of this report by Florida Engineering as to whether there is any substantial structural deterioration or not are made within a reasonable professional probability based on the scope of the inspection outlined in this report.

Furthermore, this entire report is not intended to and does not address the presence or absence of hazardous material or petroleum substances, asbestos, lead, PCBs or toxic soils on this property.

Type of Building : Condominium/Multifamily

Exterior Construction Type: Concrete/Masonry



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PHASE ONE MILESTONE INSPECTION

Property Name

The Fairways of Brevard Association #1, Inc.

725 Port Malabar Blvd NE

Palm Bay, FL, 32905

Prepared by:

Antoine Boumitri, PE, SI

Florida PE # 40578 & SI # 0763

Date:

11/30/2023

Inspection Start Date: 11/27/23

Inspected By: Antoine Boumitri

Inspection End Date: 11/27/23

Title: Engineering Project Manager

Florida PE#40578 & SI#0763

Signature: A. Boumitri

1. BUILDING MILESTONE INSPECTION PHASE 1 - Summary of Findings & Recommendations

a. Name on Title: The Fairways of Brevard Association #1, Inc.

b. Street Address: 725 Port Malabar Blvd NE, Palm Bay 32905

c. Legal Description: Not Available

d. Owner's Name: Jarvi, Bradley

e. Owner's Mailing Address: 1608 Sunny Brook Ln. NE Apt # E-107 Palm Bay, FL 32905

f. Folio Number of Property on which Building is Located: 59-1892971

g. Building Code Occupancy Classification: Residential

h. Present Use: Residential/Condominium

i. General Description:

Built between 1973-1974, The Fairways of Brevard Association #1, Inc is one concrete building with 3 stories and 36 condo units. There are 3 sets of concrete stairs with aluminum handrails. The building has one hydraulic elevator located at the center of the building. Amenities include a laundry room and one concrete swimming pool. The building is constructed with pre-cast concrete slabs and poured concrete. The building is equipped with a local fire alarm with pull stations on all levels.

j. Additions to original structure: N/A

1. Building Milestone Inspection Phase 1 Summary (Cont'd)

k. Date of notice of required inspection – N/A
I. Date(s) of actual inspection
I. PHASE 1 – 11/27/2023
II. PHASE 2 – Not Required
m. Name and qualifications of individual submitting report: Antoine Boumitri, PE, SI with over 35 years of experience as a Professional Structural Engineer and Threshold Building Inspector
n. Description of laboratory or other formal testing, if required, rather than manual or visual procedures
N/A
o. Structural repair-note appropriate line:
1. Handrail near pool equipment is loose and needs to be secured. 2. Handrail at balcony corner near Unit 200 is loose at the bottom and needs to be secured. 3. Handrails on 3 rd level near Units 301,308, and 309 needs to be sealed at bottom connecting point to concrete slab. 4. Minor cracking in stucco. Edge of concrete slab on 3 rd level elevated walkways. 5. Minor spalling at the edge of concrete slab. 3 rd level elevated walkway between Units 305-306. 6. Minor spalling at the edge of concrete slab. 2 nd level elevated walkway between Units 206-208. 7. Minor spalling in concrete slab near the bottom of the handrail near Unit 210. 8. Spalling on top of concrete slab of 2 nd level elevated walkway near Unit 201. 9. Minor cracking in concrete around door frame of Unit 205. 10. Minor spalling in concrete beam supporting first landing of stairs near Unit 100. 11. Minor spalling at bottom of stair riser near Unit 100. 12. Minor cracking in concrete and stucco. Bottom of exterior wall of garbage collection room. 13. Cracking in concrete and stucco of exterior wall of patio. Rear of Unit 109. 14. Holes in wood fascia at front and back right corners.
p. Required (describe and indicate acceptance)
Once repair is done, a formal letter with photos indicating that the repairs are complete is sufficient without formal inspection, unless required by the county.
q. Final Milestone Inspection Phase 1 - Summary Note: No Further Milestone Inspection Phase 2 is required.

2. Phase One Milestone Inspection & Reserve Study

2A. FOUNDATION & STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant), Based on Visual Inspection

1. Bulging – None observed
2. Settlement – None observed
3. Deflections – None observed
4. Expansion – None observed
5. Contraction – None observed

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)

N/A

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

Minor cracking and spalling observed in elevated slabs/walkways, stairways, and exterior walls. Minor paint chipping and peeling. See repair items 1.o.4.- 1.o.13. In general, these items are minor and overall conditions were good.

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 1 and 2 mm width; WIDE if over 2 mm.

Cracks observed are considered HAIRLINE to FINE.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.

Minor spalling observed in elevated walkways and stairways. Holes in wood fascia were caused by woodpeckers and are not due to rotting wood.

f. Previous patching or repairs – Minor spalling observed in previously patched areas of elevated walkways.

2B. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units – Good
- b. Clay tile or terra cotta units – N/A
- c. Reinforced concrete tie columns – Good
- d. Reinforced concrete tie beams – Good
- e. Lintel – No issues observed
- f. Other type bond beams – No issues observed
- g. Masonry finishes - Good

- X 1. Stucco
- 2. Veneer
- 3. Paint only - Partial
- 4. Other (describe)

N/A

- h. Masonry finishes – interior
 - 1. Vapor barrier –
 - X 2. Furring and plaster- Drywall
 - 3. Paneling –
 - 4. Paint only –
 - 5. Other (describe)

- i. Cracks
 - 1. Location – note beams, columns, other - Cracks/spalling in masonry columns
 - 2. Description

See repair items 1.o.4, 1.o.9, 1.o.12, 1.o.13.

- j. Spalling
 - 1. Location – note beams, columns, other – Cracks/spalling in masonry columns:
 - 2. Description

See repair items 1.o.5-1.o.11.

k. Rebar corrosion-check appropriate line

- 1. None visible
- 2. Minor-patching will suffice
- 3. Significant-but patching will suffice
- 4. Significant-structural repairs required

l. Samples chipped out for examination in spall areas

- 1. No
- 2. Yes – describe color, texture, aggregate, general quality

NOTES: N/A

2C. FOUNDATION

a. Describe the building foundation:

Concrete foundation below grade. No signs of settlement, therefore there was no need for further investigation.

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, columns, or beams that signal differential settlement:

No signs of differential settlement.

e. Is water drained away from the foundation? (Yes/No): Yes

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe:

No additional investigations are warranted at this time.

2D. FLOOR AND ROOF SYSTEM

a. Roof

1. Describe (flat, slope, type roofing, type roof deck, condition)

Low sloped roof with TPO covering. Concrete roof deck. Asphalt shingle mansards. Scuppers with gutters and downspouts.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

A/C condensing units are located on the rooftop. Supports and units were observed to be in good condition.

3. Note types of drains and scuppers and condition:

Scuppers on rooftop. Gutters with downspouts on mansards. Good condition.

2E. SOFFITS

a. Description

N/A

1. Describe (type of system framing, material, spans, condition)

N/A

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 ceilings.

2F. STEEL FRAMING SYSTEM

a. Description

N/A

b. Exposed Steel- describe condition of paint and degree of corrosion

N/A

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection

N/A

d. Elevator sheave beams and connections, and machine floor beams – note condition:

Good condition.

NOTES:

N/A

2G. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Precast concrete slabs and poured concrete.

b. Cracking

- X 1. Not significant
- 2. Location and description of members affected and type

c. General condition

Good condition

d. Rebar corrosion – check appropriate line

- 1. None visible
- 2. Location and description of members affected and type and cracking
- X 3. Significant but patching will suffice
- 4. Significant – structural repairs required (describe)

e. Samples chipped out in spall areas:

- X 1. No
- 2. Yes, describe color, texture, aggregate, general quality:

NOTES: N/A

2H. EXTERIOR WALLS

a. Description

Poured concrete and precast slabs. Exterior walls were observed to be in good condition.

No unsafe conditions observed.

2J. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

Windows are a mix of hurricane rated windows and aluminum framed originals. These are the responsibility of the individual condo owners. Windows were observed to be in good condition.

b. Anchorage- type and condition of fasteners and latches

Mechanically fastened. Good condition.

c. Sealant – type of condition of perimeter sealant and at mullions:

Good condition.

d. Interiors seals – type and condition at operable vents

Good condition.

e. General condition:

Good condition.

No unsafe conditions observed in any of the above features.

2K. DOORS

a. Type

Wood doors with wood frames. These are the responsibility of the individual condo owners. Doors were observed to be in good condition.

e. General condition:

Good condition.

No unsafe conditions observed in the doors' features.

2L. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

Possible interior partition walls.

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

No framing issues. Good condition.

c. Joints – note if well fitted and still closed:

Good condition.

d. Drainage – note accumulations of moisture

No accumulations of moisture observed.

e. Ventilation – note any concealed spaces not ventilated:

No issues with ventilation

f. Note any concealed spaces opened for inspection:

N/A

NOTES:

No unsafe conditions observed in above wood features.

3. ADDITIONAL INSPECTION FINDINGS AND NOTES

3A. HVAC

A/C condensing units are located on the roof top. These are the responsibility of the individual condo owners. No issues observed with HVAC systems.

3B. Plumbing System

"As-built" plans of the Property were unavailable for review to determine the below ground components; thus, we were unable to physically identify all types of piping used throughout the Property. However, according to available information and observations, supply piping appears to be copper, and waste and vent piping appears to be PVC.

The plumbing systems appeared to be in generally good condition. The water pressure and drainage were reported to be adequate. No abnormal plumbing problems were reported by the Property representative.

3C. Electrical System

Electrical service enters the building from utility-owned transformers, providing 120/240-Volt, single-phase, - wire service. Units were noted to be individually metered (100-Amp minimum per unit). The distribution wiring was noted to be copper. GFCI outlets were noted in kitchens, bathrooms, and wet areas.

In general, the electrical systems for the Property, including main switchboards, transformers, distribution circuit breaker panels, contactor, lighting, and wiring system appear in good condition and adequately sized for the intended use of the facilities.

3D. Swimming Pool

One concrete swimming pool. No issues observed with the swimming pool.

The swimming pool and equipment were noted to be in generally good condition.

No immediate unsafe conditions were observed in all the above categories.

Final Milestone Inspection Phase 1 Note: No Milestone Inspection Phase 2 is required at this time.

General Exterior



General Rooftop



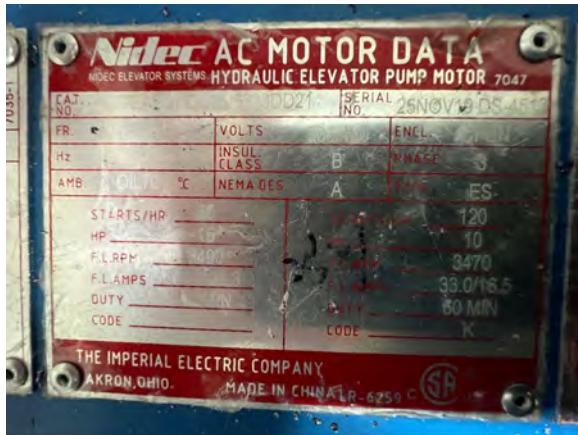
General Electric



Life & Safety



General Elevator



Repair Items



1.o.1



1.o.2



1.o.3



1.o.3



1.o.3



1.o.4

Repair Items



1.0.5



1.0.5



1.0.7



1.0.8



1.0.9



1.0.9

Repair Items



1.o.10



1.o.10



1.o.11



1.o.11



1.o.12



1.o.12

Repair Items



1.o.13



1.o.13



1.o.13



1.o.14



1.o.14



1.o.14