



RESIDENTIAL REPORT

Harborside Terrace Owners Association, Inc.
4200 Belair Ln.
Naples, Florida 34103

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 with CMU walls and precast slabs



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PHASE ONE MILESTONE INSPECTION

Property Name

Harborside Terrace Owners Association, Inc.

4200 Belair Ln.
Naples, Florida 34103

Prepared by:

Antoine Boumitri, PE, SI
Florida PE # 40578 & SI # 0763

Date:

03/29/2024



Inspection Start Date: 2/2/2024 Inspected By: Antoine Boumitri
 Inspection End Date: 2/2/2024 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: Harborside Terrace Owners Association, Inc.
- b. Street Address: 4200 Belair Ln. Naples, Florida 34103
- c. Legal Description: Harborside Terrace Phase I A Condominium
- d. Owner's Name: Harborside Terrace Owners Association, Inc.
- e. Owner's Mailing Address: 4200 Belair Ln. Naples, Florida 34103
- f. Folio Number of Property on which Building is Located: 59-1562855
- g. Building Code Occupancy Classification: R-2 Residential
- h. Present Use: Residential
- i. General Description:

Built in 1975, Harborside Terrace Owners Association, Inc. consists of 1 building that is 3 stories tall, accommodating 50 units. The building is a concrete structure with CMU walls, concrete slabs, and precast slabs with aluminum handrails. The building is equipped with 3 sets of metal stairs with concrete filled treads and aluminum handrails. The building has 1 hydraulic elevator with a load capacity of 2000 lbs. that was fully updated in 2023 and provides access to all floors. The building was last painted in 2017. The roof is a flat concrete deck covered in thermoplastic polyolefin (TPO) extending up a low parapet wall capped with aluminum. There are 2x4 framed mansards covered in metal roofing material. There are deck drains located around the roof and a flat edge for overflow located between the parapet wall sections. The doors are metal with wood frames and the windows are all vinyl, impact rated. The doors and windows are the responsibility of the individual homeowner. The A/C condenser units are located on elevated platforms and are mounted to the rooftop. All plumbing within the building is copper supplies and PVC drains. The electrical meters are all digital and in good condition. There are fire extinguishers located throughout the building and a main fire alarm with pull stations. There are covered car ports lining the sides and back of the building that give access to 1 covered parking space per unit. Each parking space is also equipped with a storage locker. There is a community room located in the building where the mailboxes are all housed. There are 3 additional buildings located on the property. 2 of the buildings are 2 story, 2 unit condos, and the last building is a pool house with shared bathrooms, and 1 concrete pool. A total of 4 buildings and 54 condo units on property.

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

l. Date(s) of actual inspection

I. PHASE 1 – Feb. 2nd, 2024

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. Immediate Structural repair required by Florida Statue Section 553.889-note appropriate line:

N/A

p. Recommended General maintenance/repair items:

1. Cracking in CMU grout joints within the covered car ports
2. Cracking in CMU grout joints in the retaining walls in front of units 101 & 116
3. Paint peeling and cracking
4. Cracking on the stucco finish throughout the entire building
5. Cracking on the decking finish throughout the back side of the building
6. Hollow/loose finish on the decking in front of, and in between units 103 & 104 on the back of the building
7. Light bulb is out in the South electrical room
8. Rusted condensate piping exiting the front of the building in multiple locations

q. Required (describe and indicate acceptance)

Once the Recommended repair items are complete, a formal letter with photos indicating that the repairs are complete is not required.

r. Final Milestone Inspection Phase 1 - Summary Note: No Further Milestone Inspection Phase 2 is required.

s. There is no structural deterioration to this building.
As such the building is safe for continued occupancy per Florida Statue Section 553.899.

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.

There are multiple locations where cracking in the stucco finish, floor decking, and CMU walls was observed. The paint was noted to be peeling and cracking in multiple locations as well. Overall condition of surface is fair to 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.

All cracks observed were noted to be HAIRLINE to FINE in size.

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

N/A

f. Previous patching or repairs – All previous patches were observed to be in good condition.

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

a. Concrete masonry units – Good condition

b. Clay tile or terra cotta units – N/A

c. Reinforced concrete tie columns – Good condition

d. Reinforced concrete tie beams – Good condition

e. Lintel – No issues observed

f. Other type bond beams – No issues observed

g. Masonry finishes -exterior

1. Stucco

2. Veneer

3. Paint only - Partial

4. Other (describe)

N/A

h. Masonry finishes – interior

1. Vapor barrier –

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

j. Spalling

1. Location – note beams, columns, other – Cracks/spalling in masonry columns:

2. Description

N/A



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:

The concrete foundation is below grade therefore not visible during the inspection. No settlement was observed while on site. No further investigation was required.

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 were observed.

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)

The roof is a flat concrete deck covered in thermoplastic polyolefin (TPO) extending up a low parapet wall capped with aluminum. There are 2x4 framed mansards covered in metal roofing material. There are deck drains located around the roof and a flat edge for overflow located between the parapet wall sections. The roof was observed to be in good condition.

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

A/C condensers are located on the roof. Supports were noted to be in good condition.

3. Note types of drains and scuppers and condition:

Deck drains and spacing in between the parapet walls observed in good condition.

2E. SOFFITS

a. Description

Soffits were all observed to be in good condition.

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 any 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:
Observed in good condition.
NOTES:
N/A

2G. CONCRETE FRAMING SYSTEM
a. Full description of structural system
Concrete foundation, CMU walls, slabs, beams, and columns.
b. Cracking
<input checked="" type="checkbox"/> 1. Not significant
2. Location and description of members affected and type
c. General condition
Observed in good condition.
d. Rebar corrosion – check appropriate line
<input checked="" type="checkbox"/> 1. None visible
2. Location and description of members affected and type and cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe)
e. Samples chipped out in spall areas:
<input checked="" type="checkbox"/> 1. No
2. Yes, describe color, texture, aggregate, general quality:
NOTES: N/A

2H. EXTERIOR WALLS

a. Description

CMU walls with painted stucco finish.

No unsafe conditions observed.

2J. WINDOWS

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

All new vinyl, impact rated windows installed in 2023. Windows are the responsibility of the individual condo unit owners.

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

The doors are metal with wood frames and are the responsibility of the individual condo unit owners.

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:

N/A except possibly 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

All A/C condenser units are located on the roof on elevated platforms. They are all in good condition and are the responsibility of the individual Condo Units Owners.

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, 3 wire service. Units were noted to be individually metered (100-Amps minimum per unit). The distribution wiring was noted to be copper.

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

There is 1 concrete swimming pool on site.

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

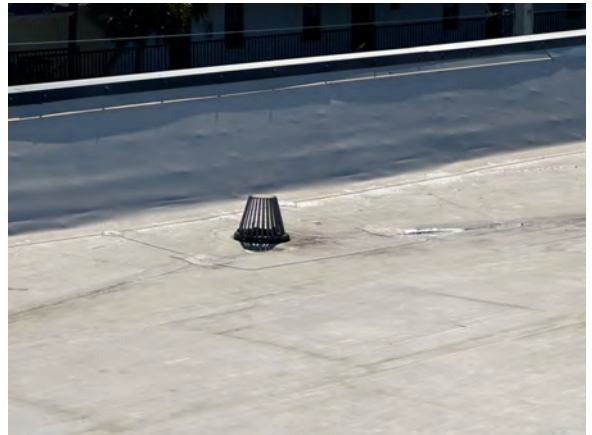
No immediate unsafe conditions were observed in all the above categories.

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

General Exterior



General Rooftop



General Electric



Life & Safety



Recommended Repair Items



1.P.1



1.P.1



1.P.1



1.P.2



1.P.2



1.P.2

Recommended Repair Items



1.P.3



1.P.3



1.P.4



1.P.4



1.P.5



1.P.5

Recommended Repair Items



1.P.6



1.P.7



1.P.8



1.P.8