

PHASE 1 - Milestone Inspection

Inspection Firm or Individual Name: Hiller Engineering Services

Address: P.O. Box 290855, Port Orange, FL, 32129

Telephone Number: 386-248-1700

Inspection Commenced Date: July 5, 2023 Inspection Completed Date: July 5, 2023

No Repairs Required

Repairs are required as outlined herein.

Phase 2 inspection is required

Phase 2 inspection is required, and the need is of such a critical nature that it is time sensitive

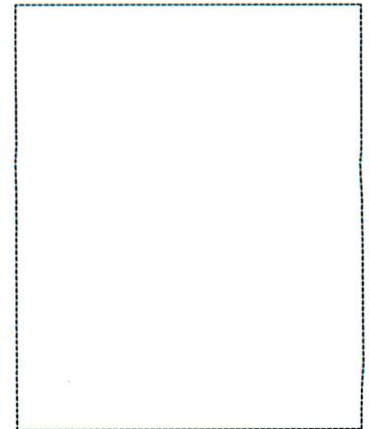
Licensed Design Professional:

Engineer

Architect

Name: Joseph D. Hiller

License Number: FL License #74583



Seal

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

Signature: *Joseph D. Hiller* Date: 6/5/2024

This report has been based upon the minimum inspection guidelines for building safety inspection 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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	Admiralty Club Condominium
b. Street Address:	3606 South Peninsula Dr., Port Orange, FL 32127
c. Legal Description:	Condominium Complex
d. Owner's Name:	

e. Owner's Mailing Address:	
f. Email Address: admiraltyclub@gmail.com	Contact Number: 386-767-3882
g. Folio Number of Property on which building is located:	
h. Building Code Occupancy Classification: Residential, R-2	
i. Present Use: Residential	
j. General Description: Riverfront Condominium, w/i 3 miles of coastline	Type of Construction: Concrete/Block/Stucco
k. Square Footage: 1. Total building area:	Number of Stories: 8
2. Building footprint area:	
l. Name of the Condo or Coop entity: Admiralty Club Condo Assoc Inc	
m. Special Features: _____ _____ _____ _____ _____	
n. Describe any additions to original structure: _____ _____ _____ _____ _____	
o. Distance to the coast: _____ _____ within 3 miles of coastline _____	

2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fair, Poor, Explain if significant):

1. Bulging:

Good

Fair

Poor

Significant
(Explain):

No signs of bulging

2. Settlement:

Good

Fair

Poor

Significant
(Explain):

No signs of settlement

3. Deflections:

Good

Fair

Poor

Significant
(Explain):

No signs of deflection

4. Expansion:

Good

Fair

Poor

Significant
(Explain):

No signs of expansion

5. Contraction:

Good

Fair

Poor

Significant
(Explain):

No signs of contraction

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

No signs of stress were observed

c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

Paint bubbles were observed in some various areas of the building's exterior, no moisture

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 1mm and 2mm in width; WIDE if over 2mm: _____

No cracks were observed in significant members

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

Cracks were observed in concrete balcony railings, which are currently undergoing repair/replacement

f. Note previous patching or repairs: _____

Evidence of previous repairs and patching were observed in masonry walls on balconies, 4 units 2nd floor, 1 unit 4th floor, 1 unit 7th floor

g. Nature of present loading indicate residential, commercial, other estimate magnitude: _____

Typical residential

3. INSPECTIONS

a. Date of notice of required inspection: _____

b. Date(s) of actual inspection: _____

c. Name and qualifications of the individual preparing report: _____

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: _____

e. Structural Repairs – note appropriate line:

- 1. None required x
- 2. Required (describe and indicate acceptance)

 N/A

f. Has the property record been researched for any current code violations or unsafe structure cases?

Yes

No

Explanation/Comments:

4. SUPPORTING DATA ATTACHED

- a. Sheets of written data: _____
- b. Photographs: x _____
- c. Drawings or sketches: _____
- d. Test reports: _____

5. FOUNDATION

a. Describe building foundation:

 Foundation is in good condition; Lot drainage was good; Driveways and walkways in good condition

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, column or beams that signal differential settlement:

 N/A None observed

e. Is there additional sub-soil investigation required?

Yes

No

1. If yes, explain:

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

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

1. Describe: _____

6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines

a. Concrete masonry units:

Good

Fair

Poor

b. Clay tile or cotta units:

Good

Fair

Poor

c. Reinforced concrete tie columns:

Good

Fair

Poor

d. Reinforced concrete tie beams:

Good

Fair

Poor

e. Lintel:

Good

Fair

Poor

f. Other type bond beams:

Good

Fair

Poor

g. Masonry Finishes – Exterior:

1. Stucco:

Good

Fair

Poor

2. Veneer:

Good

Fair

Poor

3. Paint Only:

Good

Fair

Poor

4. Other:

Good

Fair

Poor

4a. Explain: _____

h. Cracks – Note beams, columns, or others, including locations (description):

No cracks were observed

i. Spalling – In beams, columns, or others, including locations (description):

Minor spalling observed in some overhead beams in walkways;

j. Rebar corrosion – Check appropriate line:

- 1. None Visible
- 2. Minor – Patching will suffice
- 3. Significant – Patching will suffice
- 4. Significant – Structural repairs required

4a. Describe:

k. Were samples chipped out for examination in spalled areas?

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

7. FLOOR AND ROOF SYSTEM

a. Roof:

1) Roof pitch

Flat
Pitched

2) Roof structural framing

Wood
Steel
Concrete

3) Structural framing condition

Good

Fair

Poor

4) Roof deck material

Concrete
Wood
Structural concrete on steel deck

Non-structural / insulating concrete on steel deck
Bare steel deck

5) Roof cladding type

Tile
Asphalt shingles
Built-up roofing (BUR)

Single ply (Membrane)
Metal
Other

Thermoplastic Polyolefin, installed in the last 10 years

6) Roof covering condition

Condition

Good

Fair

Poor

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

Some corroded A/C anchors (individual units), should be replaced before failure occurs

8) Note types of drains, scuppers, and condition:

Stainless steel scuppers, good condition

9) Describe parapet construction and current condition:

Concrete masonry, approx 2.5' high, good condition

10) Describe mansard construction and current condition:

Condition

Good

Fair

Poor

N/A

11) Describe any roofing framing member with obvious overloading, overstress, deterioration, or excessive deflection:

N/A

12) Note any expansion joint and condition:

Condition

Good

Fair

Poor

b. Floor System(s):

1. Describe (Type of system framing, material, spans, condition, balconies):

Condition

Good

Fair

Poor

Balconies in good condition, some minor patches in coating require repair

2. Balcony structural system

Edge and building face supported

Cantilever

3. Balcony exposure (if structure is on the coast)

Ocean facing

Non-ocean facing

4. Balcony construction

Concrete

Steel framing with concrete topping

Wood

Other (define in narrative)

5. Balcony condition rating

Good

Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)

Poor (e.g., significant cracking, rebar corrosion requiring repairs)

N/A

~~Minor cracking and minor rebar corrosion observed in concrete railings only~~

6. Balcony condition description (e.g., spalling, cracking, rebar corrosion)

Balcony in good condition

7. Stairs and escalators – Indicate location, framing system, material, and condition:

~~stairs located at north and south ends of structure, concrete, good condition~~

8. Ramps – Indicate location, framing system, material, and condition:

9. Guardrails – Indicate type, location, material, and condition:

Guard system

Wood

Metal

Aluminum

Stainless steel

Ungalvanized Steel

Concrete Kneewall

Glass

CMU Kneewall

Other

~~Casted concrete~~

Decorative casted concrete guardrails; on balconies and walkways; mostly fair, some poor condition

10. Guard condition (define ratings depending on guard system)

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Good

Fair

Poor

c. Inspection – Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

No destructive investigation was performed; unfinished ceiling in electrical room for observation

8. STEEL FRAMING SYSTEM

a. Full description of system:

b. Exposed Steel – Describe condition of paint and degree of corrosion:

c. Steel Connections – Describe type and condition:

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

No cracking or spalling was observed

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

None identified

f. Elevator sheave beams, connections, and machine floor beams – Note column:

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

b. Cracking:

1. Significant Not Significant

2. Description of members affected, location and type of cracking:

c. General condition:

Good condition

d. Rebar Corrosion – Check appropriate line:

1.	<input checked="" type="checkbox"/>	None Visible
2.	<input type="checkbox"/>	Location and description of members affected and type cracking
3.	<input type="checkbox"/>	Significant – Patching will suffice
4.	<input type="checkbox"/>	Significant – Structural repairs required (Describe):

e. Were samples chipped out for examination in spalled areas?

1. No
2. Yes – Describe color, texture, aggregate, general quality:

No destructive investigation was performed

f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):

None were observed

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Structural Glazing on the exterior envelope of threshold building:

Yes No

1. Previous Inspection Date:

2. Description of Curtainwall Structural Glazing and adhesive sealant: _____

3. Describe condition of system: _____

b. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other): _____

Vinyl sliding glass doors. Wood entry doors

2. Anchorage type and condition of fasteners and latches: _____

Sufficient; good condition

3. Sealant type and condition of sealant: _____

Silicone caulking doors, good condition; silicone-latex caulking windows, fair condition

4. General Condition:

Door and window sealants are in generally good condition

5. Describe repairs needed:

11. WOOD FRAMING

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

b. Indicate condition of the following:

1. Walls: _____

2. Floors: _____

3. Roof member, roof trusses: _____

c. Note metal fitting (i.e., angles, plates, bolts, splint pintles, other and note condition): _____

d. Joints – Note if well fitted and still closed:

e. Drainage – Note accumulations of moisture: _____

f. Ventilation – Note any concealed spaces not ventilated: _____

g. Note any concealed spaces opened for inspection: _____

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection: _____

12. BUILDING FAÇADE INSPECTION

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.): _____

b. Identify attachment type of each appurtenance type (mechanically attached or adhered): _____

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.): _____

Seawall on riverside, good condition;

b. Indicate condition of special feature, its supports and connections: _____

Seawall panels & concrete cap, good condition, Wooden dock, recently repaired, good condition

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration. _____

No structural deterioration was observed. Guardrails in deterioration are in the process of being repaired/replaced where called for.