



FLORIDA ENGINEERING LLC

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RESIDENTIAL REPORT

Kelly Greens Terrace Condominium VII Association, Inc.

12170 Kelly Sands Way
Fort Myers, Florida 33908

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

Kelly Greens Terrace Condominium VII Association, Inc.

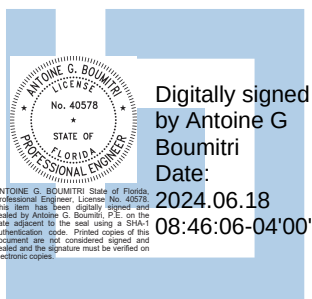
12170 Kelly Sands Way
Fort Myers, Florida 33908

Prepared by:

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

Date:

3/18/2024





Inspection Start Date: 2/22/2024 Inspected By: Antoine Boumitri
Inspection End Date: 2/22/2024 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: Kelly Greens Terrace Condominium VII Association, Inc.

b. Street Address: 12170 Kelly Sands Way, Fort Myers, Florida 33908

c. Legal Description: Not available

d. Owner's Name: Kelly Greens Terrace Condominium VII Association, Inc.

e. Owner's Mailing Address: 12170 Kelly Sands Way, Fort Myers, Florida 33908

f. Folio Number of Property on which Building is Located: 65-0141202

g. Building Code Occupancy Classification: R-2 Residential/Condo

h. Present Use: Residential

i. General Description:

Built in 1989, Kelly Greens Terrace Condominium VII Association, Inc. consists of 1 building, 3 stories tall, accommodating 30 units. The building is a concrete structure with CMU walls, concrete slabs, and precast slabs with aluminum handrails. The building has 1 hydraulic elevator with a load capacity of 2,100lbs. and provides access to all floors. The roof is a wood truss system covered in concrete barrel tiles. There are fire extinguishers located throughout the building and a local fire alarm. There are 3 concrete staircases with aluminum handrails within the building; one on either end and one in the center of the building.

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 – February 22, 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:

1. Exposed rebar near Units 724-726
2. Spalling on the face and underside of the majority of the balconies, Unit 729 has the most significant damage

p. Recommended General maintenance/repair items:

1. Soffits are open and have exposed lumber
2. Minor spalling on top of slab in front of Units 711 and 714
3. Minor cracking and possible spalling on decking in multiple locations
4. Exposed rebar on top of slab near Units 730 & 729
5. Minor cracking in column near Unit 721 & 727
6. Minor cracking in top of slab through the column near Units 725, 724, and 711
7. Exposed wire lathe in beams near Units 705 and 701
8. Various spots of missing sections of downspouts
9. Minor cracking in dividing wall above roof
10. Minor spalling on edge of slab in front of Units 726-729, 722, 721, 716, 717, and 719

q. Required (describe and indicate acceptance)

Once immediate repair items are complete, a formal letter with photos indicating that the repairs are complete is sufficient without a formal inspection, unless required by the county.

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 #7a.

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 observed to be peeling and cracking in multiple locations. The overall condition of the surface is fair.

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 as HAIRLINE to MEDIUM 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

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

j. Spalling

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

2. Description

See repair items

k. Rebar corrosion-check appropriate line
1. None visible
X 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
X 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 further investigation is required at this time.

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:

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

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 sloped with concrete barrel tiles covering a wood decking system.

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

N/A

3. Note types of drains and scuppers and condition:

Gutters with downspouts in poor condition.

2E. SOFFITS

a. Description

Soffits were observed in poor condition.

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

The soffits are a vented aluminum material installed over a wood support system.

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

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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

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

Observed in good condition.

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NOTES:

N/A

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2G. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Concrete foundation, CMU walls, slabs, beams, and columns.

b. Cracking

X 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

X 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:

X 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)

Mixture of new and original, impact and non-impact. Windows are the responsibility of the individual owners.

b. Anchorage- type and condition of fasteners and latches

Mechanically fastened. Good condition.

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

Silicone caulking. Good condition.

d. Interiors seals – type and condition at operable vents

Silicone caulking. Good condition.

e. General condition:

Good condition.

No unsafe conditions observed in any of the above features.

2K. DOORS

a. Type

The doors were observed as metal with wood frames. The doors are the responsibility of the individual 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:

Wood truss framing system for the roof and 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	
The A/C condenser units are located on the ground level sitting on top of a concrete surface and strapped down.	
3B. Plumbing System	
<p>"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.</p> <p>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.</p>	
3C. Electrical System	
<p>Electrical service enters the building from utility-owned transformers, providing 120/208-Volt, 1-phase, 3-wire service. Units were noted to be individually metered (125-Amps minimum per unit). The distribution wiring was noted to be copper. GFCI outlets were noted in kitchens, bathrooms, and wet areas.</p> <p>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.</p>	
3D. Swimming Pool	
N/A	
Final Milestone Inspection Phase 1 Note: No Milestone Inspection Phase 2 is required at this time.	

General Exterior



General Electric



Life & Safety



Immediate Repair Items



1.o.1



1.o.1



1.o.2



1.o.2

Recommended Repair Items



1.p.1



1.p.2



1.p.3



1.p.4



1.p.5



1.p.6

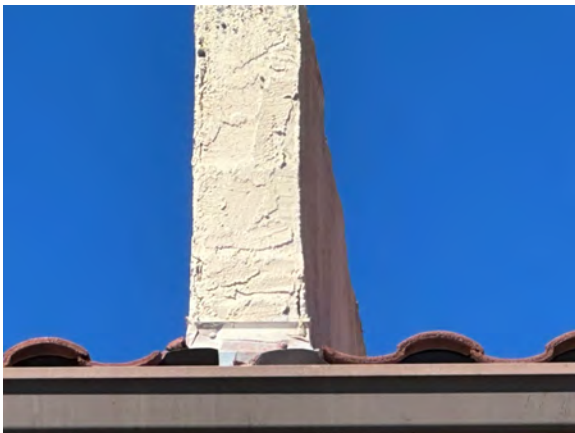
Recommended Repair Items



1.p.7



1.p.8



1.p.9



1.p.10