

# Milestone Inspection Report

**Project #22RS-1191**  
**May 24, 2023**  
**FINAL COPY**

**Client:**

*Estuaries II  
Condominium Association, Inc.*

**Project:**

*Estuaries II*

**Address:**

*2625 Terra Ceia Bay Boulevard,  
Palmetto, FL 34221*

David Karins

Digitally signed by David Karins  
DN: E=david@karins.com,  
CN=David Karins,  
OU=Engineering, O="Karins  
Engineering Group, Inc.",  
L=Sarasota, S=Florida, C=US  
Date: 2023.07.17  
17:32:36-04'00'

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& SEALED BY DAVID G. KARINS, PE ON  
THE DATE ADJACENT TO THE SEAL

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1626 Ringling Boulevard, Suite 400  
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Tel: (941) 927-8525  
NDunning@karins.com

May 24<sup>th</sup>, 2023

Ms. Stacia Searcy  
Estuaries II Condominium Association, Inc.  
2625 Terra Ceia Bay Boulevard, Palmetto, FL 34221  
[stacia@cam-ss.com](mailto:stacia@cam-ss.com)

*RE: Estuaries II Condominium Association, Inc.  
KE File # 22RS-1191  
Milestone Inspection Report*

Dear Ms. Searcy:

Karins Engineering (KE) has agreed to render professional engineering services in connection with a Milestone Inspection per F.S. 553.899 at **Estuaries II Condominium** (hereinafter called the “Project”), located at **2625 Terra Ceia Bay Boulevard, Palmetto, FL 34221**, for **Estuaries II Condominium Association, Inc.** (hereinafter called the “Client”), on October 4<sup>th</sup>, 2022. Per the signed Letter of Agreement by the Client dated December 1<sup>st</sup>, 2022, KE completed a limited condition observation and evaluation of the current conditions and construction.

This structural inspection is for the sole purpose of identifying *substantial structural deterioration* of any structural elements of the building or structure that pose an immediate threat to life, safety, or where failure of a critical component is imminent. The intent of our findings is to ascertain the general condition of these components and to make recommendations for appropriate repair and protection.

This structural inspection is limited by visual observation visible at the time of our observations and shall be for the purpose of determining the structural condition of the building or structure to the extent reasonably possible of any part, material, or assembly of a building or structure which affects the safety of such building or structure and / or which supports any dead or designed lived load.

Neither our observations nor this report is intended to address hidden defects, mechanical, electrical, architectural, code compliance, or other areas of the building not specifically mentioned herein. Our investigation was not intended to be exhaustive or to detect efficiencies except as specifically mentioned herein. Due to the limited scope of this investigation, we cannot attest to the structure’s compliance with applicable building codes and / or accepted construction techniques, excepted as noted herein. KE did not attempt to verify the adequacy of original design or supplant the responsibility of the Engineer of Record.

## **Executive Summary:**

The purpose of this report is to summarize our findings related to the investigation and assessment of the subject building as it relates to F. S. 553.899<sup>1</sup>, commonly known as, a **Milestone Inspection**. This inspection is defined as, “*a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural system...*”<sup>1</sup> Additionally, as is further defined, “*the purpose of such inspection is not to determine if the condition of an existing building is in compliance with Florida Building Code or the fire safety code.*”<sup>1</sup>

Furthermore, this report addresses **substantial structural deterioration**, this term is defined as, “*substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes...*”<sup>1</sup>

The Milestone Inspection consists of two phases (if applicable), Phase 1 and Phase 2:

The **Phase 1** inspection definition is summarized as, “*perform a visual examination... including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building.*”<sup>1</sup> Furthermore, if no signs of substantial structural deterioration are discovered, Phase 2 is not required.

The **Phase 2** inspection definition is summarized as, “*if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing... and may be as extensive or as limited as necessary... and to recommend a program for fully assessing and repairing distressed and damaged portions of the building.*”<sup>1</sup>

According to Manatee County Property Appraiser, the subject building is located within the limits of The City of Palmetto, with a land area of 70,567 square feet. The parcel is named The Estuaries II and contains the following elements, the subject building, asphalt parking lot, and various landscape elements. The parcel is accessible via Terra Cia Bay Boulevard and is approximately 800 feet from the coast line.

The building consists of 11 levels and contains approximately 48 living units. The primary structural system appears to consist of conventional concrete pile and cap foundation, reinforced concrete shearwalls, reinforced concrete columns, and post-tensioned concrete elevated slabs.

**Thus, through our investigation and assessment and as this report shall conclude, the subject building does not exhibit signs of substantial structural deterioration and passes the Phase 1 inspection, which means it does not require a Phase 2 inspection.**

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<sup>1</sup> Appendix B



## **Statute Summary:**

The new *F. S. 553.899 – Mandatory structural inspections for condominiums and cooperative buildings* creates a statewide inspection requirement for buildings that are, three (3) stories or higher in height and thirty (30) years after initial occupancy or twenty-five (25) years after initial occupancy for buildings located within three (3) miles of the coast.

An inspection every ten (10) years following this initial Milestone Inspection will be required.

The engineer is to provide this a summarize Milestone Inspection report to the local building official.

**The following is for informational purposes only. KE is in no position to provide legal advice:**

The Client is to “*distribute a copy of the inspector-prepared summary of the inspection report to each unit owner, regardless of the findings or recommendations in the report, ...; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium property; and must publish the full report and inspector-prepared summary on the association’s website*”<sup>1</sup>

Furthermore, the Client is to procure a Structural Integrity Reserve Study (SIRS) every ten (10) years per F. S. 718.112 (2) (g)... as related to the structural integrity and safety of the building, with reserve accounts for the following components:

- *Roof*
- *Load-bearing walls*
- *Floor*
- *Foundation*
- *Fireproofing and fire protection system*
- *Plumbing*
- *Electrical system*
- *Waterproofing*
- *Exterior painting*
- *Windows*
- *Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-i., as determined by the licensed engineer or architect performing the visual inspection portion of the structural integrity reserve study.*



## **Reference Documents**

In preparation of this report, KE reviewed the following documentation:

- Manatee County Property Appraiser property record
- Original building plans by Curtis Gains Hall, Architects Planners Inc. – Dated 9/1/1995

Unless noted otherwise, KE did not review every subsection of these documents, make attempts to acquire public records, and assess the full history of the building. Furthermore, historical or association documents may have been provided by the Client. However, KE reviewed all past internal documentation in relevance to this report and shall be noted as necessary. *Updates to this edition can be made if further information is provided.*

## **Reference Contacts**

In preparation of this report, KE procured correspondence with the following parties:

- Stacia Searcy – Property Manager
- Richard Reed – Vice President

## **Terminology:**

For the purposes of this report, the following terminology is defined as such:

- Delamination: separation from substrate; primarily in reference to architectural finishes; i.e., the stucco has delaminated from the concrete.
- Spalling: detachment and fragmentation of mass; primarily in reference to components and members; i.e., the concrete has spalled from the column.



## **General Information:**

KE visited the site on the following dates: 2/20/2023 and 2/21/2023. During our visit, KE observed the condition of the building components and areas as outlined below.

KE visit was observational only. No destructive testing was undertaken during the tenure of our visit. At no time did KE move or alter any unit configuration to view components or access items whether structural or non-structural.

KE conducted *qualitative* soundings at structural members to investigate for *extensive and / or systematic* delamination and spalling that may not be visually observable. Small areas were not documented, unless noted otherwise.

KE did not investigate the following components beyond obvious corrosion, deterioration, or operational issues:

- Major electrical components
- Major mechanical components
- Major plumbing components
- Doors and windows; other than condition of sealant
- Exterior finishes; beyond view from ground level and balconies
- Foundations including pile caps
- Major drainage system; beyond its influence on erosion



**Figure 1: Ariel View of Parcel and Building.**



## Scope of Observations:

The structural elements and related components are found at different areas amongst the building. For ease of reference and understanding these items have been broken down at each level, as follows:

- Elevator Equipment Room: Level 11
- Roof: Levels 10
  - HVAC Equipment
  - Cellular Equipment
- 4<sup>th</sup> – 8<sup>th</sup> Floors: Level 5-9
  - Tenant Storage Rooms
- 3<sup>rd</sup> Floor: Level 4
  - Tenant Storage Rooms
- 2<sup>nd</sup> Floor: Level 3
  - Tenant Storage Rooms
  - Common Storage Room
  - Electrical Room
- First Floor Level 2
  - Domestic Pump Room
  - Common Storage Room
- Ground: Level 1
  - Fire Control Room
  - Main Parking
  - Carports
- Sub-surface: Level 0
  - Foundations
  - Elevator pit

The following elements were observed at each level:

- Building Exterior
- Walkways
- Stairwells
- Operational Rooms

The following units were entered for access to balconies & terraces:

- Unit 101
- Unit 102
- Unit 104
- Unit 201
- Unit 202
- Unit 203
- Unit 302
- Unit 303
- Unit 305
- Unit 402
- Unit 404
- Unit 405
- Unit 503
- Unit 504
- Unit 505
- Unit 602
- Unit 604
- Unit 605
- Unit 702
- Unit 705
- Unit 706
- Unit 801
- Unit 802
- Unit 805



## **Observations & Commentary:**

The following section provides our observations as they relate to F. S. 553.899. Specifically, the **primary structural system**. Please see Appendix A for Supplementary Observations and Recommendations regarding deficiencies noted during our observations. Appendix A is for informational purposes only.

### **Primary Structural System: Roof**

Type: Post-tensioned concrete roof deck with non-load bearing parapet walls.

Limitations: The condition of the roofing system, mechanical and electrical components, and related items are out of the scope of this report.

Commentary: The primary purpose of a roof is to provide protection for the structure and its occupants from the elements. The design and construction of a structure can be structurally dependent or independent of a roof. This means, a roof can function directly as part of the primary structural system or the structure below simply supports the roof. In either case, damage to any structural roof elements can alter the intended load path to the foundations and can create detrimental and dangerous conditions for the structure and occupants below.

Observations: No significant observations to report.





**Primary Structural System: Columns**

Type: Conventionally reinforced concrete columns.

Limitations: Interior columns within the units covered with a finish were not visually observable.

Commentary: Fundamentally, the primary purpose of a column is to transfer loads from a beam to the foundation. However, walls and floors can transfer loads directly to the column. Generally, isolated exterior columns are easily identifiable, but this feature makes them more prone to deficiencies as they are directly exposed to the elements. Exterior and interior columns adjacent to walls are usually finished to blend-in seamlessly with the surrounding finishes and can be difficult to distinguish. Naturally, this feature is advantageous in the long-term as most columns are within the building envelope and have a greater degree of protection from the elements. Unfortunately, depending on the type of finish, it may not be possible to directly observe any sort of deterioration or deficiencies.

Observations: See Figures and notes as follows:



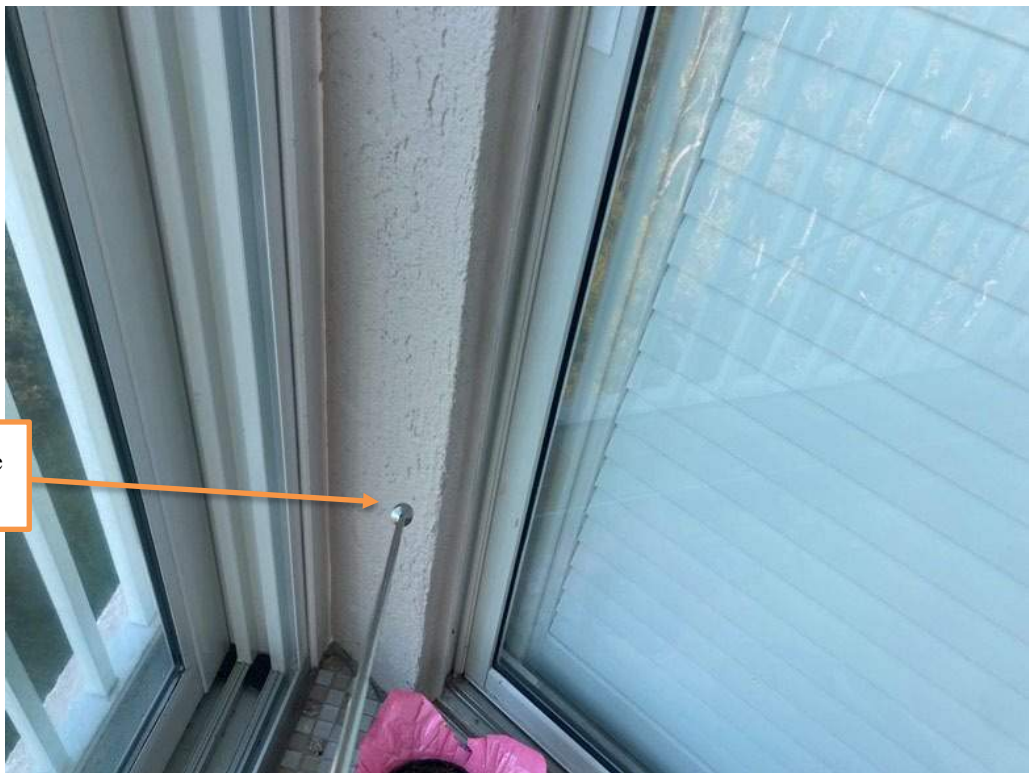
Figure 2: Unit 605 balcony.





Puckering of stucco  
near column

Figure 3: North side exterior, ground floor



Soundings indicate  
delamination

Figure 4: Unit 801 balcony.



**Primary Structural System: Beams**

Type: Conventionally reinforced concrete beams.

Limitations: Interior beams within the units covered with a finish were not visually observable.

Commentary: Fundamentally, the primary purpose of a beam is to transfer loads from a wall or floor. Generally, exterior beams spanning between columns or that are cantilevered are easily identifiable. But, interior beams are typically covered with a finishes and can be difficult to distinguish. Additionally, dependent on the type of finish, it may not be possible to directly observe any sort of deterioration or deficiencies. Of course, this is dependent on the type of design for the structure as some structures do not utilize beams in the conventional sense. Such is the case with post-tensioned construction, see Floors section.

Observations: No significant observations to report.



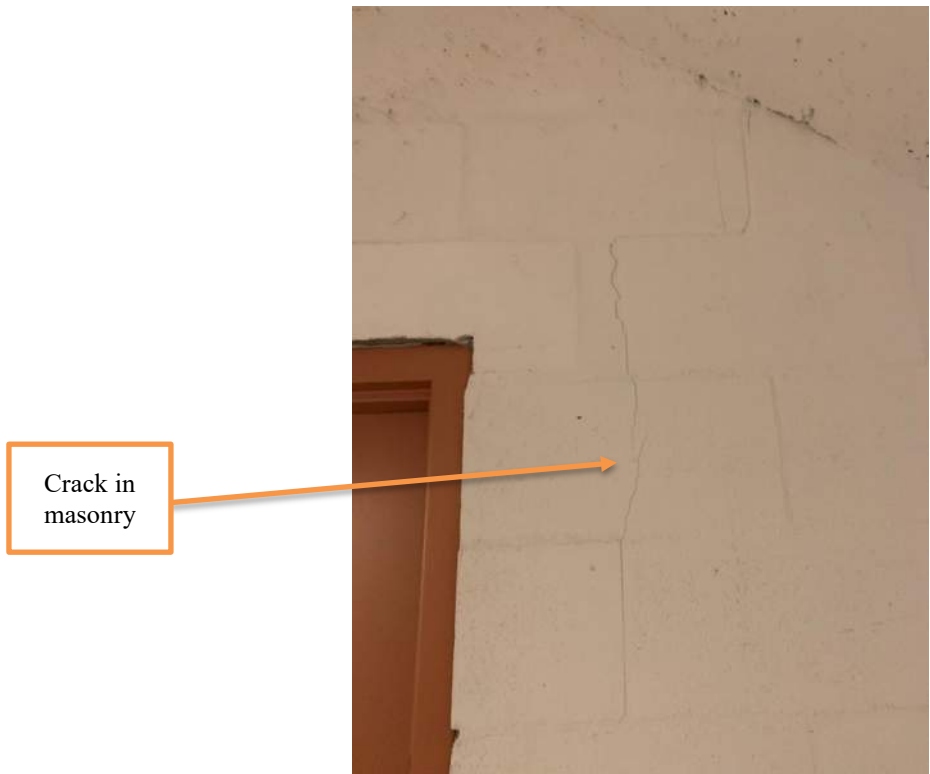
**Primary Structural System: Walls**

Type: Conventionally reinforced concrete shearwalls and non-load bearing masonry in-fill walls.

Limitations: Exterior envelope, stairwell interiors, and shearwalls at the ground floor were observed.

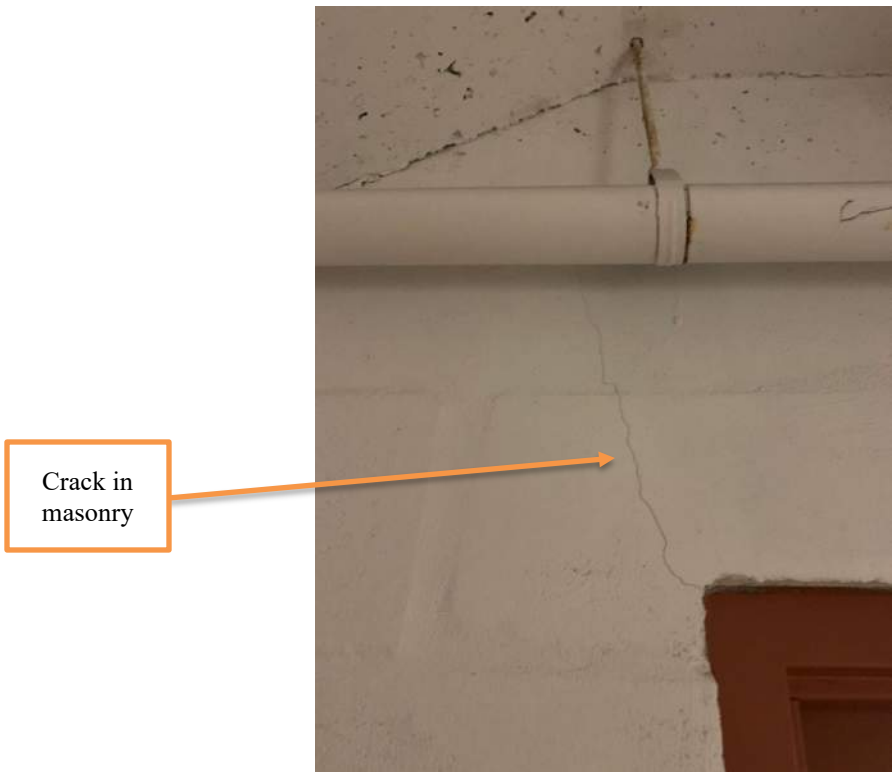
Commentary: Fundamentally, the purpose of a wall is to provide protection for the structure and its occupants from the elements. In conventional concrete design, walls are typically not load-bearing and are constructed of standard masonry units between the column and beam construction. However, due to deflections and construction practices, loads can be distributed to the masonry units. Generally, this load is minimal and not a cause for concern. Further, masonry units, mortar, and concrete differ in material composition and cracks tend to form between the interface of these dissimilar materials primarily due to temperature changes and water composition. However, sometimes it may be as simple as poor preparation of the masonry unit substrate. Large structures with numerous stories utilize shearwalls for lateral resistance. Essentially, these act as oversized cantilevered beams protruding from the foundations. Typically, shearwalls are significantly thicker and constructed of reinforced concrete.

Observations: See Figures and notes as follows:



**Figure 5: Ground floor south stairwell.**





**Figure 6: Ground floor south stairwell**



**Primary Structural System: Floors**

Type: Post-tensioned concrete slabs.

Limitations: Exterior unfinished walkways, balconies, and stairwells were observed. Interior floors and exterior balconies covered in finish were not visually observable.

Commentary: Fundamentally, the purpose of a floor is to distribute loading from occupants and material to the beams. Dependent on the type of design, the loading may be distributed to the walls and / or columns instead. Interior floors are typically covered with finishes and it may not be possible to directly observe any sort of deterioration or deficiencies.

Observations: See Figures and notes as follows:



**Figure 7: 2<sup>nd</sup> Floor Walkway.**





**Figure 8: 8<sup>th</sup> Floor Walkway**



**Primary Structural System: Foundations**

Type: Prestressed concrete piles w/ conventionally reinforced pile caps and grade beams.

Limitations: Foundations observations were not feasible at the time of this report.

Commentary: None.

Observations: None.





## **Recommendations:**

The following section provides our recommendations organized as an Eisenhower matrix:

- Important and Urgent
  - N/A
- Important and Not Urgent
  - Investigate and facilitate repair of delamination or spalling at columns.
- Not Important and Urgent
  - All floor cracks to be sealed to prevent water intrusion and corrosion of reinforcement.
- Not Important and Not Urgent
  - All cracks in masonry to be periodically monitored for changes.



## **Conclusion:**

**Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed any conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.**

The subject building passes Phase 1 of the Milestone Inspection.

The subject building is required to facilitate a Milestone Inspection in 10 years.

This report is prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering, Inc.

We trust this information is helpful. Should questions arise, please do not hesitate to contact us!

Sincerely,

### **Karins Engineering.**

David G Karins, PE  
President / CEO  
FL Reg. # 52677



Rene Jurtinus, EI  
Project Engineer  
[rjurtinus@karins.com](mailto:rjurtinus@karins.com)  
941-726-4697

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## **Appendices:**

- Appendix A: Supplementary Observations & Recommendations
- Appendix B: F.S. 553.899



**Supplementary Observations (informational):**

**Roof System & Rooftop Structures:**



**Figure 1: Main Roof**

**APPENDIX A**

Corroded fasteners and anchors



**Figure 2: Main Roof.**

Corrosion of staircase

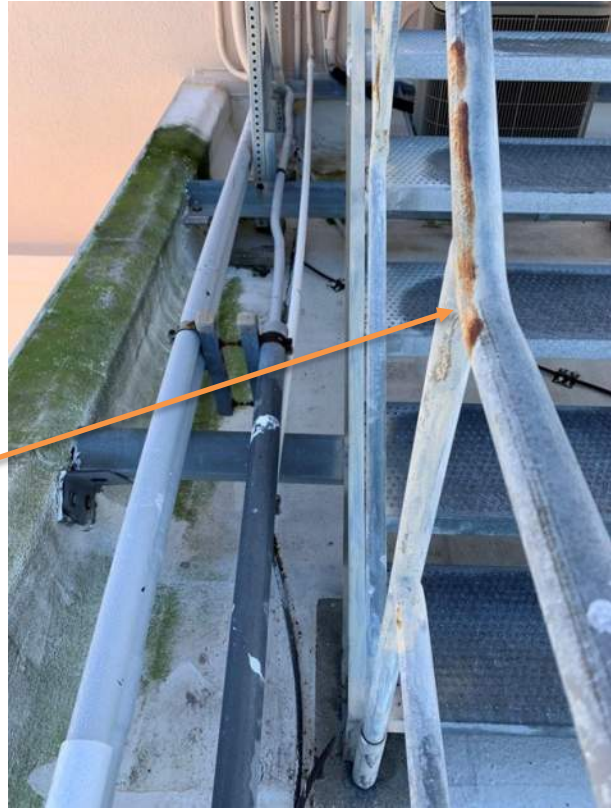


**Figure 3: Main Roof at Elevator Equipment Room.**



**APPENDIX A**

Further corrosion of staircase



**Figure 4: Main Roof at Elevator Equipment Room.**

Void at penetration



**Figure 5: Main Roof at Elevator Equipment Room.**





Sealant cracking at counter flashing

**Figure 6: 2<sup>nd</sup> Level Roof.**



Sealant cracking

**Figure 7: 2<sup>nd</sup> Level Roof, magnified.**



**APPENDIX A**



Debris and aggregate accumulation.

**Figure 8: 2<sup>nd</sup> Level Roof.**



Damaged fascia

**Figure 9: South end ground floor parking**



**Building Exterior, Cladding, & Features:**



Figure 10: View of exterior wall from Unit 802 balcony.



Figure 11: View of exterior wall from Unit 805 balcony.







**Figure 12: North side exterior, ground floor**



**Windows & Doors:**



Corrosion of push-bar at egress door

**Figure 13: North side stairwell, 3<sup>rd</sup> floor.**

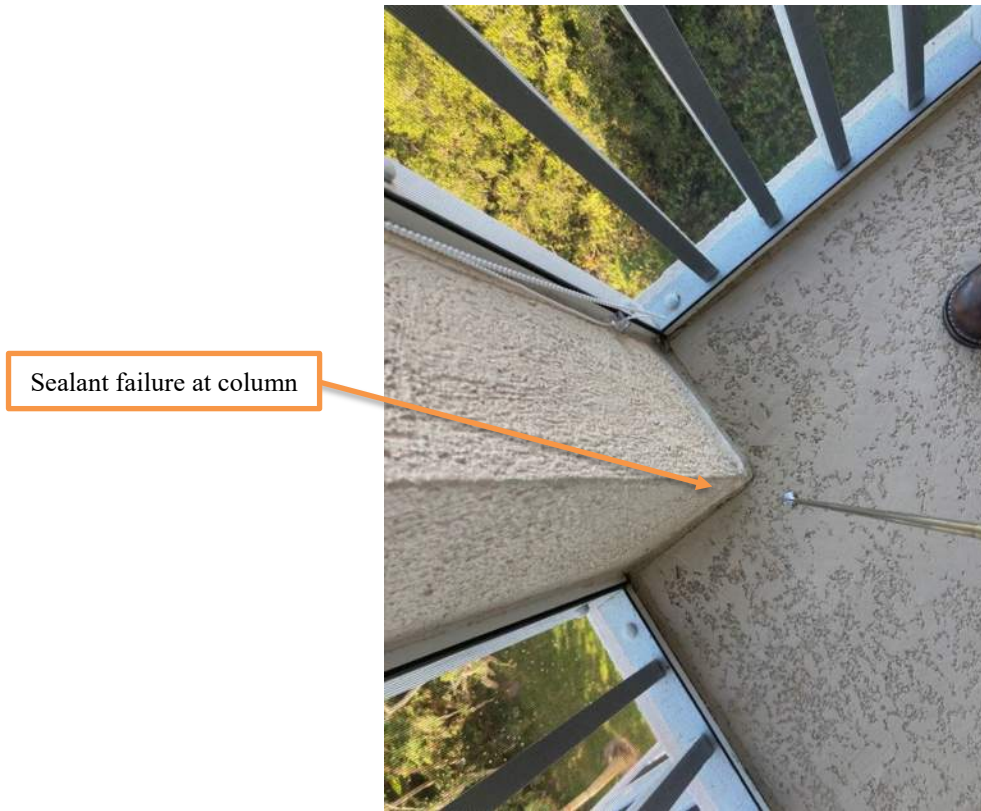
Corrosion at elevator door frame



**Figure 14: Elevator door frame, 8<sup>th</sup> floor.**



**Balconies, Terraces, & Walkways:**



**Figure 15: Unit 802 balcony.**



**APPENDIX A**

Fading/discoloration indicates past water intrusion



**Figure 16: Unit 805 balcony.**

Duct tape at threshold



**Figure 17: Unit 805 balcony.**



**APPENDIX A**

Void in grout  
at column



**Figure 18: Unit 706 balcony.**

Staining of grout  
indicates ponding



**Figure 19: Unit 706 balcony.**





Corrosion at threshold

**Figure 20: Unit 602 balcony.**



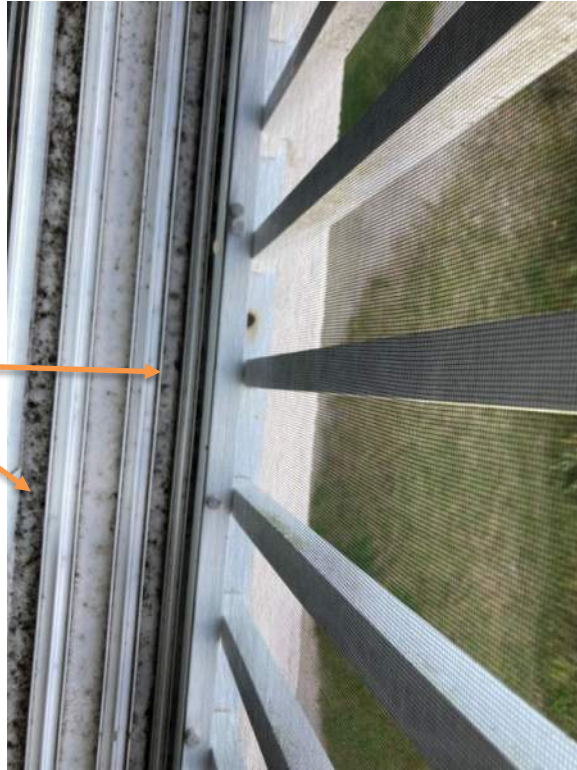
Staining of grout indicates ponding

**Figure 21: Unit 602 balcony.**



**APPENDIX A**

Mildew and debris indicates trapped water



**Figure 22: Unit 505 balcony.**

Corrosion of anchors at sill



**Figure 23: Unit 504 balcony.**



APPENDIX A

Corrosion of anchors at shutters



Figure 24: Unit 503 balcony.

Corrosion of flashing at threshold



Figure 25: Unit 402 balcony.





**APPENDIX A**

Corrosion of flashing  
at threshold



**Figure 26: Unit 305 balcony.**

Mildew at sealant  
indicates ponding



**Figure 27: Unit 104 balcony.**



**APPENDIX A**



**Figure 28: 2<sup>nd</sup> floor walkway.**



**Figure 29: 8<sup>th</sup> floor walkway.**

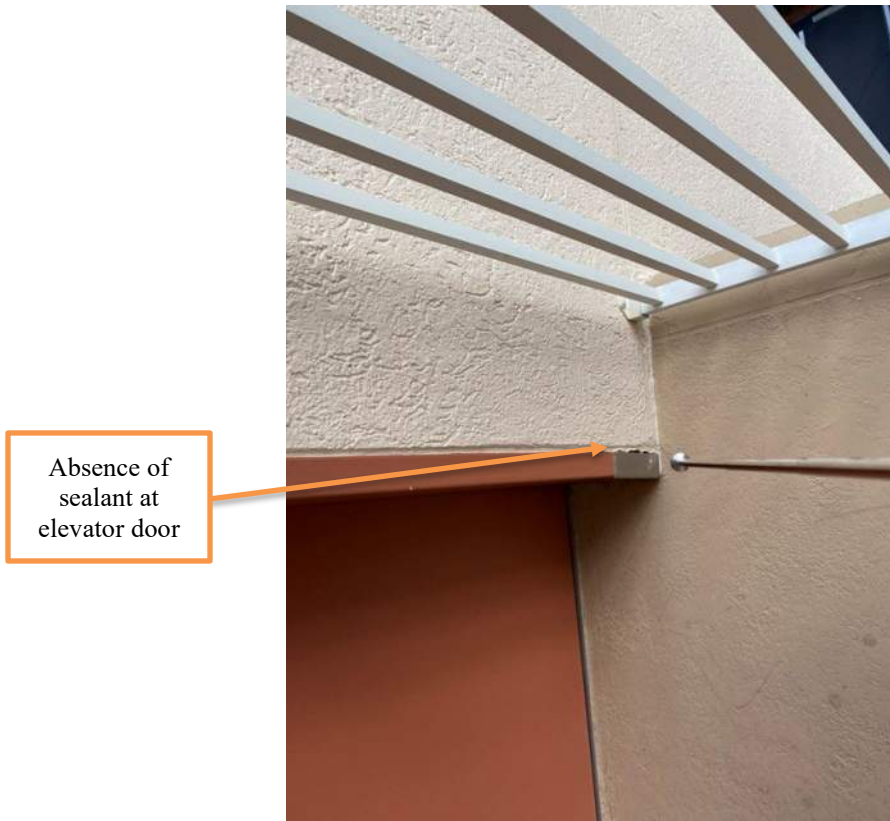


**APPENDIX A**



Slab waterproofing showing signs of wear

**Figure 30: 8<sup>th</sup> floor walkway.**



Absence of sealant at elevator door

**Figure 31: 7<sup>th</sup> floor elevator.**





Absence of sealant around outlet

Figure 32: 5<sup>th</sup> floor walkway.



Corrosion of anchors and paint deterioration at top rail connector

Figure 33: 4<sup>th</sup> floor walkway.



Chalking of paint

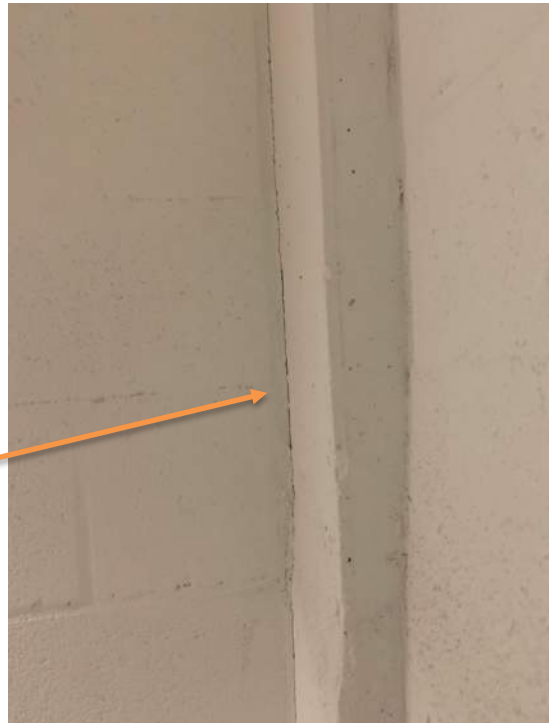


**Figure 34: 5<sup>th</sup> floor walkway.**



**Stairwells and Elevator Shafts:**

Crack between masonry wall and concrete column



**Figure 35: Ground floor south stairwell.**

Staining indicates water intrusion



**Figure 36: 8<sup>th</sup> floor south stairwell.**

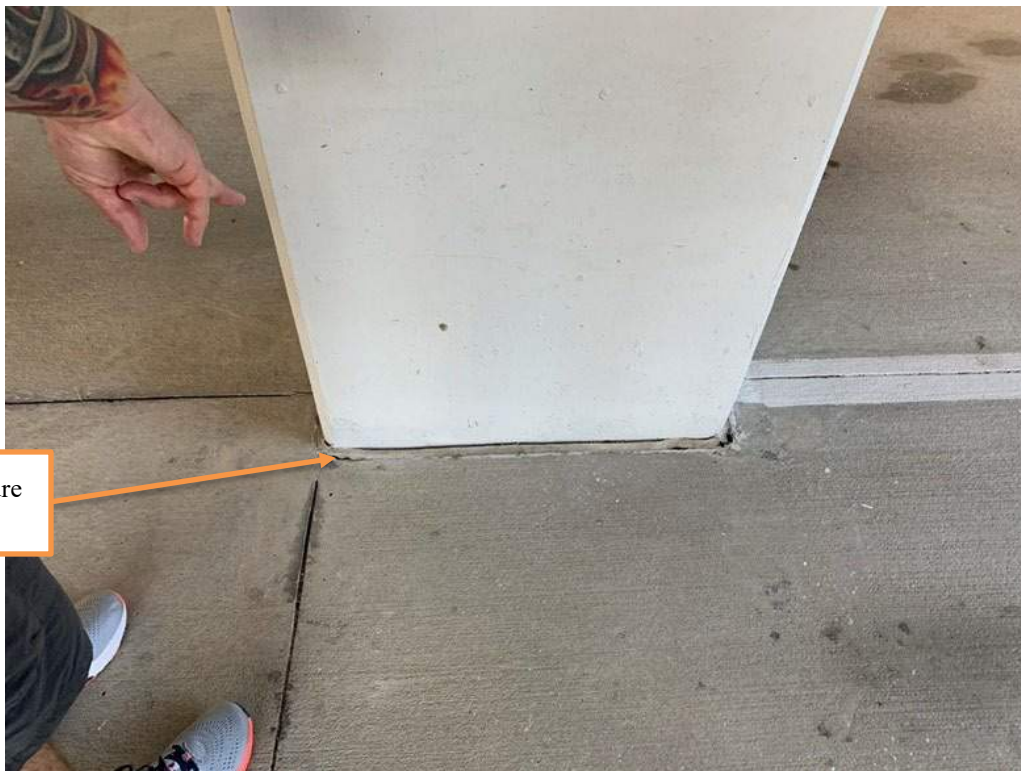


**Parking Garages:**



Crack at masonry wall cap

**Figure 37: Ground floor.**



Sealant failure at column

**Figure 38: Ground floor.**



Sealant failure  
at shearwall



**Figure 39: Ground floor.**





**Life Safety:**

Insufficient fireproofing



**Figure 40: Ground floor.**



**Operational Rooms:**



Ponding  
at slab

**Figure 41: Fire Control Room.**



**Grounds:**



Absence of  
seawall or  
retaining wall

**Figure 42: West side of parcel.**



## **Supplemental Recommendations (informational):**

The following section provides our recommendations organized as an Eisenhower matrix:

- Important and Urgent
  - Facilitate replacement of existing roofing system at Main Roof.
- Important and Not Urgent
  - Investigate delamination of finishes for spalling and seal all cracks.
  - At next painting project, consider installation of control joints in exterior stucco finish to address cracking at interface of structural members and elements.
  - Replace corroded anchors at sliding glass doors, shutters, and railings with stainless steel equivalent and utilize urethane-based sealant at holes prior to anchor installation.
  - Adequately prepare and paint corroded flashing at thresholds. Sufficiently seal gaps at flashing, threshold, and walls to prevent potential water intrusion.
  - Facilitate replacement of push-bar at egress doors with exterior grade equivalent.
- Not Important and Urgent
  - Facilitate replacement or supplement sealant at lower roof counterflashing.
  - Replace or supplement sealant at exterior balcony floors where failed.
  - Fill any voids at penetrations of building envelope. Install sealant around perimeter of all electrical housings to prevent water intrusion.
- Not Important and Not Urgent
  - Facilitate the installation of weep holes at sliding glass door frames located at the edge of balconies and maintain clearance of weep holes to allow for unobstructed drainage.
  - Monitor for development of cracks at exterior envelope of stairwells at the interface of structural members.
  - Facilitate replacement of sealant at structural members in Parking Garage.
  - Consider replacement or refurbishment project for railings.
  - Facilitate spot repair of corroded areas of stairwell to Elevator Equipment Room and Elevator door frames.
  - Periodically monitor lower roof drains for effective drainage and remove excessive debris.
  - Increase frequency of power-washing of exterior of building to minimize the degree of staining and mildew accumulation and extend the lifespan of paint finish.
  - Address any ponding if not naturally drained or evaporated within 24 hours.
  - Facilitate installation of sufficient fireproofing at slab penetrations.
  - Consider pursuing feasibility study from specialized professional to investigate benefit of installing seawall or retaining wall around parcel adjacent to mangroves and gulf.



## APPENDIX B

Select Year:

### The 2022 Florida Statutes (including 2022 Special Session A and 2023 Special Session B)

[Title XXXIII](#)

[Chapter 553](#)

[View Entire Chapter](#)

REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS BUILDING CONSTRUCTION STANDARDS

#### **553.899 Mandatory structural inspections for condominium and cooperative buildings.—**

- (1) The Legislature finds that maintaining the structural integrity of a building throughout its service life is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.
- (2) As used in this section, the terms:
- (a) “Milestone inspection” means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in s. [627.706](#), by a licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the firesafety code.
- (b) “Substantial structural deterioration” means substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.
- (3) A condominium association under chapter 718 and a cooperative association under chapter 719 must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If the building is located within 3 miles of a coastline as defined in s. [376.031](#), the condominium association or cooperative association must have a milestone inspection performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. The condominium association or cooperative association must arrange for the milestone inspection to be performed and is responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the inspection. This subsection does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.
- (4) If a milestone inspection is required under this section and the building’s certificate of occupancy was issued on or before July 1, 1992, the building’s initial milestone inspection must be performed before December 31, 2024. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building’s certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.
- (5) Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association by certified mail, return receipt requested.
- (6) Within 180 days after receiving the written notice under subsection (5), the condominium association or cooperative association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.
- (7) A milestone inspection consists of two phases:
- (a) For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph (b), is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).
- (b) A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector’s direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).
- (8) Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:
- (a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- (b) Indicate the manner and type of inspection forming the basis for the inspection report.
- (c) 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.

## APPENDIX A

- (d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- (e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- (f) Identify and describe any items requiring further inspection.
- (9) The association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative 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.
- (10) A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.
- (11) A board of county commissioners may adopt an ordinance requiring that a condominium or cooperative association schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.
- (12) The Florida Building Commission shall review the milestone inspection requirements under this section and make recommendations, if any, to the Legislature to ensure inspections are sufficient to determine the structural integrity of a building. The commission must provide a written report of any recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2022.
- (13) The Florida Building Commission shall consult with the State Fire Marshal to provide recommendations to the Legislature for the adoption of comprehensive structural and life safety standards for maintaining and inspecting all types of buildings and structures in this state that are three stories or more in height. The commission shall provide a written report of its recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2023.

*History.*—s. 3, ch. 2022-269.