

MILESTONE INSPECTION – PHASE 1
STRUCTURAL INSPECTION REPORT

November 2, 2023

Tropicana Gardens, Inc.
c/o Vicki Napoli, BOD President
4001 S. Ocean Blvd
South Palm Beach, FL 33480

For: Tropicana Gardens Condominium
4001 S. Ocean Blvd
South Palm Beach, FL 33480

Dear Ms. Napoli:

Inspection date(s): 10/19/23

At the Association's request, we performed a Phase I Milestone inspection at the above referenced condominium property. The inspection included visual inspections of habitable and non-habitable areas, including major structural components. We inspected walkways, balconies, interior areas, exterior areas, stairways, miscellaneous rooms, and the roof. The property has combination precast and cast in place concrete, with masonry infill, flat roof, and aluminum railing system. The residential structure is 3 stories with a 4th story penthouse at the east end of the building. Storage and laundry structure is 2 stories towards the west end of the property. There is also a small pool equipment room. The Association reported a major repairs project was just completed, and offered project documents for review. The building is reported to be about 65 years old, built approximately 1958. The roof was reported to be about 20 years old, recently resealed in 2021.

The purpose of the inspections is to provide a qualitative assessment of the structural conditions of the building, identify if there is substantial structural damage, unsafe or dangerous conditions, locations needing repair, if remedial or preventive repairs are recommended, and to determine if additional Phase II inspections are needed.

“Milestone Inspection” means structural inspections of load-bearing walls and the primary structural members and primary structural systems for the purposes of attesting to the 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.

A Milestone Inspection consists of two phases. Phase I is visual inspections and a qualitative assessment of the structural conditions to determine if there are signs of structural deterioration. If there are no signs of structural deterioration, then Phase II inspections are not required. Phase II inspections are additional inspections needed to fully assess areas of deterioration in order to determine if the building is structurally sound and to recommend a program for repairing damaged

portions of the building. Phase II inspections may include destructive or non-destructive testing at the discretion of the inspector.

“Substantial structural deterioration” means substantial structural distress that negatively affects a building’s general structural condition and integrity. This does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Material Findings:

1. No Substantial Structural Deterioration. The structures are generally in good condition.
2. Observed previous repairs are sound.
3. No Dangerous or Unsafe Conditions
4. A few ceiling spalls were observed in the small 1 story pool room, repairs of which should be planned. The spalled concrete was removed to eliminate the safety concern of loose overhead concrete. There are no current safety concerns.
5. No remedial or preventive repairs recommended, except minor pool house slab spall repairs.
6. No items require further inspection.
7. Phase II inspections are not required.

Recommendations:

1. Re-inspect approximately every few years.
2. Plan for future repairs projects. We recommend repairs projects every few years, or at a minimum on the paint cycle, prior to each painting and waterproofing project.

If there are any questions please let us know.

Sincerely,


Terri Chalaire, PE
FL Reg #65587

