



721 US Highway # 1, Suite 212, North Palm Beach, FL 33408 (561)848-7055 Fax (561)848-7057
Email: chalaireassoc@comcast.net – Website: www.chalaireandassociates.com

MILESTONE INSPECTION - STRUCTURAL INSPECTION REPORT

PHASE I REPORT - SUMMARY

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

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

November 2, 2023

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

Inspection date(s): 10/19/23

Ref: Phase I Report, 11/2/23, Chalaire to Tropicana Gardens

Dear Ms. Napoli:

At the Association's request, we performed Phase I Milestone inspections at the above referenced condominium property. The purpose 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.

We issued a Phase I report, referenced above. This is a Summary of Material Findings and Recommendations.

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.

Terri Chalaire, PE, SI
FL Reg PE, SI # 65587

