Beach Place of Indian Shores

Condominium Association, Inc.

Indian Shores, Florida

Milestone Phase 1 Inspection Report

September 10th, 2024

Project Consultant:

MILESTONE
Structural Consultants

License #37529

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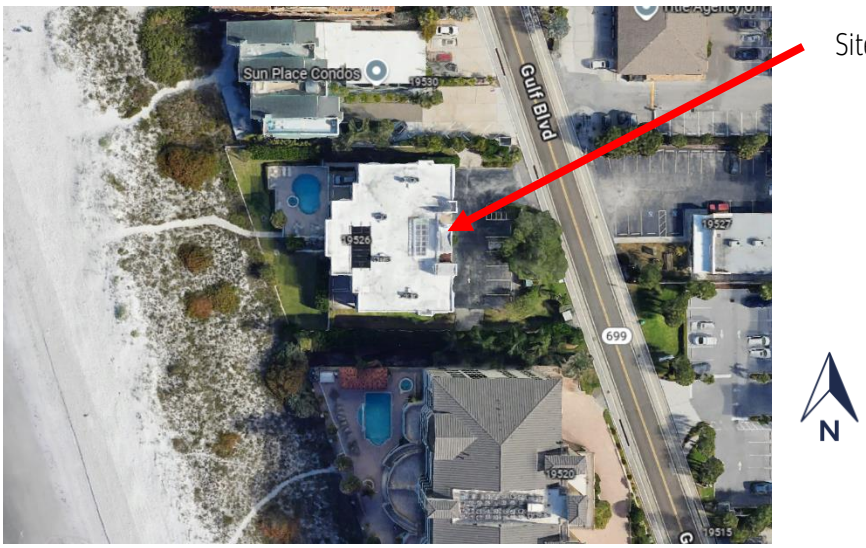
Client:	Beach Place of Indian Shores Condominium Association, Inc.		
Site Address:	19526 Gulf Blvd, Indian Shores, FL 33785	Parcel ID:	24-30-14-05924-000-0024
Attention:	Edward Gerecke, Vice President	Contact:	Eboiler1978@aol.com

1. INTRODUCTION

Milestone Structural Consultants, LLC (MSC), performed a Milestone Phase 1 Inspection, required by the Florida Condo Safety Act (SB154) pursuant to Florida State Statute 553.899, at Beach Place of Indian Shores Condominium, On September 10th, 2024, as outlined in the proposal dated September 1st, 2024, approved by Edward Gerecke, Vice President, September 3rd, 2024.

Beach Place of Indian Shores Condominium a condominium situated in the town of Indian Shores in Pinellas County, Florida. The property is located to the west side of Gulf Boulevard, North of Park Boulevard and South of Tiki Gardens.

1.1 Site Map



Site Location: 19526 Gulf Blvd, Indian Shores, FL 33785

1.2 Community Overview

The condominium association property consists of a single four-story residential building constructed in 1995, as recorded by the Pinellas County Property Appraiser. The building includes a total of eleven private residential units, situated on each of the three elevated levels, with under-building parking located at the on-grade level. Along with a pool and paver patio located to the rear of the building, with direct access to the Gulf of Mexico.

Limited original information and building plans were provided to MSC before the inspection. However, the building appears to be constructed from a combination of conventional and post-tensioned reinforced concrete structural

slabs, columns, and beams. The exterior walls, seemingly made of concrete masonry units (CMU), are clad in a directly applied textured and painted stucco.

Each level features a common exterior walkway, serviced by two stair towers located at the north and south sides of the walkway, respectively. These stair towers also provide access to the roof, along with an elevator located on the east side of the building near the middle.

The unit configuration on the first and second elevated levels comprises four residential units, each featuring a single exterior balcony facing west, overlooking the Gulf of Mexico. Level four, the third elevated level contains three residential units. The middle unit on the north side is split between the neighboring units on either side, providing each with additional living area and balcony space. The south unit configuration on level four mirrors that of the lower levels.

Walkways and balconies are coated with a solid cold fluid-applied urethane membrane and have a combination of base plate and core-mounted aluminum railings with standard pickets. The roof of the building is a modified bitumen roofing system. The elevator equipment room is also located on the roof level at the center of the east side of the building. A separate atrium roof is present, constructed from apparent steel framing with transparent roof panels.

1.3 Milestone Phase 1 Inspection Purpose

The purpose of the milestone phase 1 inspection is to attest to the life safety and adequacy of the building's structural components and, to the extent reasonably possible, determine the general structural condition of the building in relation to its safety. If substantial structural deterioration is observed during the inspection, a phase 2 milestone inspection report is required.

The milestone phase 1 inspection is a visual examination of habitable and non-habitable areas of building(s) three-stories in height or higher, performing observations of accessible load-bearing elements, primary structural members, and primary structural systems as defined in s. 627.706. The inspection is to be performed by 12/31 of the year the building reaches 30 years of age, or 25 years of age as determined by the local AHJ. The report must identify any necessary maintenance, repairs, or replacement of any structural component of the building which are visible during the inspection.

1.4 Milestone Phase 1 Inspection Scope

The Milestone Phase 1 Inspection included observations of the roof, walkways, stairs, and +/-55% of the private residential units and related balconies, focusing on the structural integrity and safety of the building. MSC conducted interviews with site personnel, reviewed available documentation, and performed a non-invasive visual inspection of the exterior building envelope.

1.5 Available Records

No original construction plans were made available to MSC, and limited records were provided prior to the inspection. However, per discussion with the board, multiple maintenance and restoration projects have been performed over the years to maintain the building.

Recent Projects;

- 2015 Exterior Building Painting Project
- 2019 Balcony Waterproofing and Related Work Project with Consultant C.B. Goldsmith and Associates, Inc
- 2023 Roof Replacement Project with Consultant C.B. Goldsmith and Associates, Inc
- 2023 Fire Alarm System Modernization
- 2024 Limited Concrete Restoration at Select Balconies with Consultant Pennoni Associates Inc.

Annual Maintenance:

- Fire Alarm and Fire Protection System Testing

Documentation Provided:

- Roof replacement drawings and specifications from C.B. Goldsmith and Associates, Inc, signed and sealed 04/24/2023.
- Structural concrete balcony repair and related work drawings and specifications from Pennoni Associates Inc, signed and sealed, 05/06/2024.

2. MANDATORY MILESTONE PHASE 1 REPORTING REQUIREMENTS

The Milestone Phase 1 Inspection Report, required by the Florida Condo Safety Act (SB154) based on the requirements set forth in Florida State Statute 553.899 and as detailed in Chapter 18 of the 8th Edition (2023) Florida Building Code – Existing Building, regarding the mandatory reporting and inspection requirements of aging condominiums and cooperatives that are three or more stories in height:

- To perform a milestone inspection by December 31 of the year in which the building reaches 30 years of age and every 10 years thereafter, or
- The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, and every 10 years thereafter.
- A Milestone Inspections must be performed by an architect licensed under chapter 481 or engineer licensed under chapter 471 authorized to practice in the State of Florida.

The milestone inspection is a visual examination of habitable and non-habitable areas of a building, performing observations of accessible load-bearing elements, primary structural members, and primary structural systems as defined in s. 627.706. The purpose of the inspection is to attest to the life safety and adequacy of the building's structural components and, to the extent reasonably possible, determining the general structural condition of the building in relation to its safety.

Additionally, the report must identify any necessary maintenance, repairs, or replacement of any structural component of the building which are visible during the inspection. If no signs of substantial structural deterioration to any building components under visual examination are found, phase two of the inspection is not required. The inspection does not aim to verify compliance with all sections of the current Florida Building Code or the fire safety code, nor does it seek to uncover hidden defects that are not reasonably detectable through a visual survey.

MSC 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, to any other owner of any portion of the building which is not subject to the condominium form of ownership, and to the building official of the local government which has jurisdiction. The milestone inspection report must, at a minimum, meet all the following criteria:

1. Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
2. Indicate the manner and type of inspection forming the basis for the inspection report.

3. 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.
4. State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
5. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
6. Identify and describe any items requiring further inspection.

3. DEFINITIONS

Condominium - Means that form of ownership of real property created pursuant to chapter 718 FS, which is comprised entirely of units that may be owned by one or more persons, and in which there is, appurtenant to each unit, an undivided share in common elements.

Condominium Property - means the lands, leaseholds, and improvements, any personal property, and all easements and rights appurtenant thereto, regardless of whether contiguous, which are subjected to condominium ownership.

Assessment – Systematic collection and analysis of data, evaluation, and recommendations regarding an existing building or portion thereof.

Visual Inspection or Observation – Means the visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.

Useful Life - Means the anticipated total time in years that a Reserve Component is expected to serve its intended function in its present application or installation before needing replacement or major repair.

Remaining Useful Life - Means the estimated time a Reserve Component will continue to function, considering its age, current condition, and upkeep before needing replacement or major repair.

Structural Integrity Reserve Study – Means a study of the reserve funds required for future major repairs and replacement of the condominium property performed as required under FS 718.112(2)(g).

Condition, Good – No Substantial Structural Deterioration and No Dangerous Condition Observed

Condition, Fair – Indication of Structural Deterioration Observed and No Dangerous Condition Observed.

Condition, Poor – Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed

Condition, Significant – Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition

Substantial Structural Deterioration – Means a condition that negatively affects a building's structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous.

Unsafe Condition – Buildings that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.

Dangerous – Any building, structure, or portion thereof that meets any of the conditions described below shall be deemed dangerous:

- The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
- There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, or other environmental loads when such loads are imminent.

4. CONDITIONS AND LIMITATIONS OF INSPECTION & ASSESSMENT

This report has been prepared exclusively for Beach Place of Indian Shores Condominium Association, Inc., its authorized representatives, and other parties as described in Florida State Statute 553.899.

Standard of Care: The standard of care and skill for the services provided by MSC is consistent with the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. MSC makes no warranties, express or implied, in connection with any services provided by MSC.

Scope of Assessment: This assessment is limited to the building exterior and structural elements that were readily accessible and visible at the time of our site visit. Any areas of the facility that were concealed, inaccessible, or not readily visible at the time of the site visit are not included. A structural assessment cannot eliminate the uncertainty regarding the presence of physical deficiencies in the structural elements, and nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. Unless explicitly stated in this report, extrapolations should not be made from the observations or opinions provided.

Exclusions: Structural analysis, investigation (destructive or otherwise), and testing were not performed and are beyond this scope of service.

Basis of Opinions and Recommendations: The opinions and recommendations offered in this report are based in part upon information gathered from the documents reviewed and interviews conducted. While reasonable efforts were made to verify the existing conditions as reported, verifying the veracity of this information is beyond this scope of service. MSC should be allowed to review any additional information that is discovered after the issuance of this report and determine if the original opinions and recommendations should be revised.

Limitations: This report is not a guarantee against structural failure during unusual or extreme loading conditions experienced during events such as hurricanes, floods, vehicular impacts, or similar. No attempt to determine whether the original design of the building meets the current code or the code requirements at the time of construction was performed. Additionally, it is not the intent of MSC to supersede any responsibility of the Engineer of Record.

The Report or any part of the report is not to be used as a design specification, engineering document, or appraisal, and its distribution is limited to parties within your organization and those legally entitled to review it, such as government entities and other parties as required by law.

5. OBSERVATIONS AND RECOMMENDATIONS

The visual inspection and assessment of the condition of the accessible load-bearing elements, primary structural members, and primary structural systems, as defined in s. 627.706, along with other building envelope components related to the safety of the building, were performed by MSC on September 10th, 2024, and are described below.

5.1 Structural Members and Systems

Component Description: Based upon available records and discussions with the board, as well as discussions with engineering consultants who performed previous repair projects on the building, it is MSC's understanding that the building is constructed utilizing conventional and post-tensioned reinforced concrete structural slabs, columns, and beams. The exterior walls are made of concrete masonry units (CMU) and clad in textured, painted stucco. The building contains two stair towers and a single elevator tower that service each elevated walkway level of the building. The building houses eleven private residential units, all with west facing balconies overlooking the Gulf of Mexico. All horizontal reinforced concrete surfaces are coating with an apparent urethane waterproofing membrane and utilize base plate and core mounted aluminum guardrails as fall protection.

Observations: MSC performed visual observation from the ground and the roof as well as at all elevated walkways and stair towers of the building. Additionally, observations from 55% of unit interiors and the associated exterior balconies were performed at units 1A, 1B, 2C, 2D, 3E, 3F. MSC noted the buildings accessible structural components and systems to generally to be in a good condition, consistent with the boards description and available records of prior maintenance and restorations projects, and no dangerous of unsafe conditions were noted. MSC noted a hairline crack with efflorescence staining at unit 3E balcony ceiling, along with cracking concrete in the drip edge along the slab edge, apparently an isolated concrete spall.

Recommendations: MSC recommends the damage observed at unit 3E be repaired as soon as reasonably practicable, noting that damage did not constitute substantial structural deterioration, however if repairs are not performed in a timely manner damage to structural concrete and the underlying steel reinforcement will continue to worsen and may present future unsafe and/or dangerous conditions. MSC also recommends the building perform routine maintenance, coating, sealant and waterproofing projects on intervals recommended in the Structural Integrity Reserve study by others.

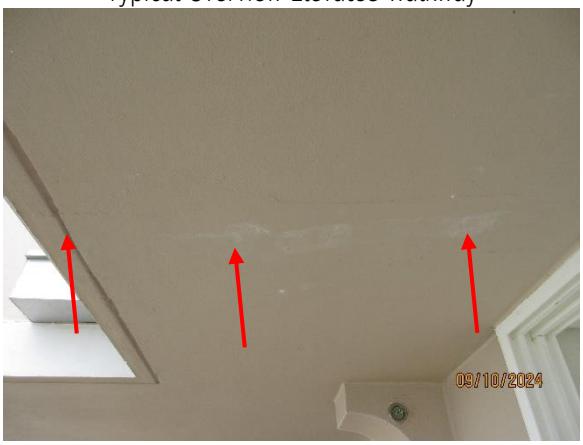
Representative Photos:

Column @ Balcony Stack at SW Corner of Building

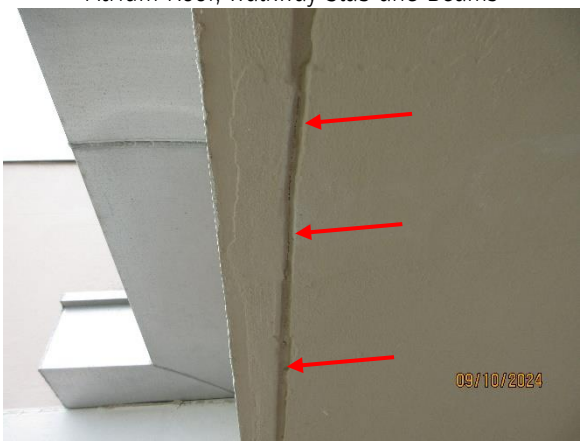
Column @ Balcony Stack at NW Corner of Building

Typical Overview Elevated Walkway

Atrium Roof, Walkway Slab and Beams



Unit E Balcony Ceiling Efflorescence and Hairline Crack



Close-Up Crack at Slab Edge/Drip Edge

5.2 Building Veneer, Exterior Painting and Waterproofing

Component Description: The building is clad with a textured stucco veneer painted with an apparent acrylic exterior paint. Based on records and discussion with the board, the building was painted in 2015, then the west elevation was painted in 2019 during a balcony waterproofing project. The walkways and balconies are coated with an apparent urethane membrane, records indicate a BASF urethane pedestrian traffic coating was installed at balcony locations in 2019. The first elevated floor balconies received a new coating application in 2024 during a concrete restoration project performed at that level. No records were provided for the walkway waterproofing coating interval.

Observations: MSC observed exterior paint coating to be in fair condition, consistent with the age of the coating. Isolated areas of bubbling paint and other isolated areas with water intrusion indicators were present. West elevation paint was observed to be in a similar condition. Walkway and stair waterproofing was observed to be in a fair condition, nearing the end of its useful service life with indicators of areas of delamination and failed coatings and previous repairs. Balcony waterproofing at the first elevated floor was observed to be in good condition consistent with MSC understanding of recent work performed. Waterproofing at other balconies was observed to be in fair condition consistent with the age of the components.

Recommendations: Existing stucco veneer, paint coatings, and sealants were observed to be nearing the end of their intended useful life and should be replaced in accordance with the recommendations in the Structural Integrity Reserve Study by others. Paints exposed to corrosive coastal environments should be replaced every 7 years and sealant applications every 7-10 years, along with stucco repairs performed as needed.

The waterproofing at walkways, balconies, and stair towers is currently in fair condition but is nearing the end of its intended useful life. For a urethane pedestrian traffic system, this is typically 5-10 years depending on the system. MSC recommends that the board prioritize replacing the walkway waterproofing due to its age and condition. This waterproofing is essential for protecting the underlying structural concrete and should be replaced at standard intervals as recommended in the Structural Integrity Reserve Study (by others). Doing so will help prolong the useful life and structural integrity of the building and its components.

Representative Photos:

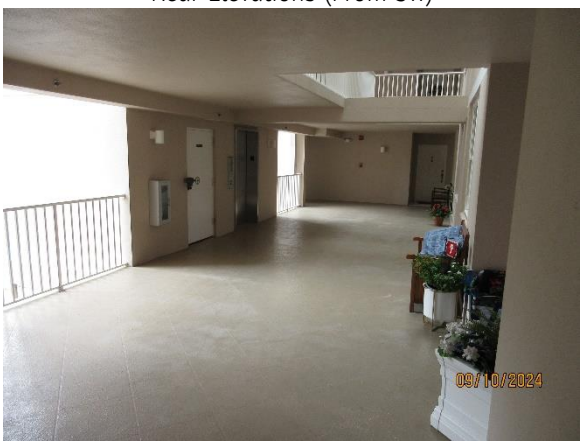
Front (East) Elevation of Building

Close-Up Paint Bubble NE Garage Entrance

Rear Elevations (From NW)

Rear Elevations (From SW)

Paint Bubbles at Elevator Tower Band



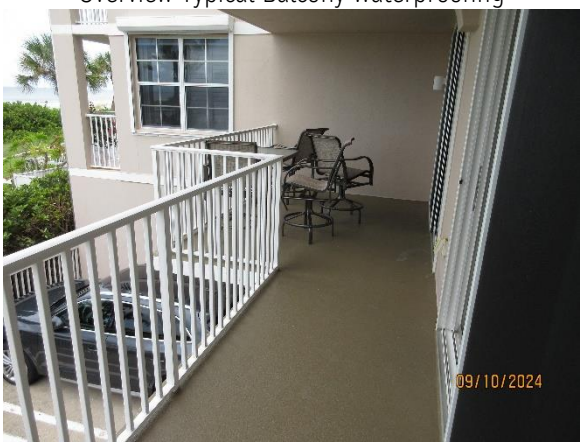
Overview 1st Elevated Walkway

Overview 2nd Elevated Walkway

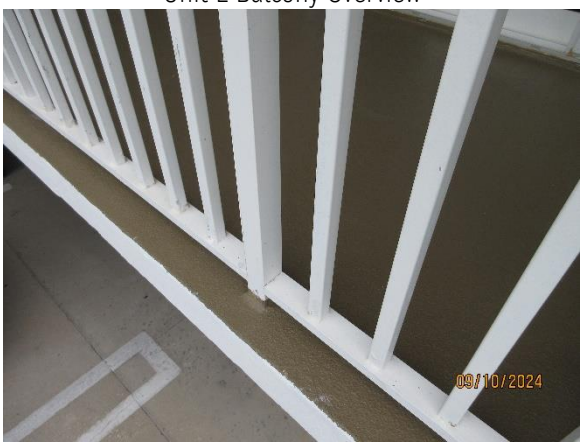
Damage to Waterproofing at Unit Entrance

Overview Typical Balcony Waterproofing

Unit E Balcony Overview



Overview 2nd Floor Balcony (New Waterproofing)



Close-Up New Waterproofing at Railing Post Pocket

5.3 Roof

Component Description: The main roofing system at the building consists of a low-sloped Modified Bitumen Roof System. Based upon available records provided to MSC the roof manufacturer is GAF and the system is FL# 5680.1, which was replaced in 2023. Additionally, a metal framed skylight with glazed panels serves as an architectural atrium roof over the exterior walkways.

Observations: MSC performed visual observation on top of the roof accessed by the south stair tower. The roof was observed to be in good condition, as expected with the age of the elements. MSC noted an area of corrosion and missing fasteners at the artium roof at the edge of one of the panels. No dangerous of unsafe conditions were noted.

Recommendations: The property is in the hurricane-prone and wind-borne debris region. Loose materials and debris on the roof and property will become wind-borne during a high wind event and can cause impact damage to the property or its neighbors. Inspections of the roof should be performed regularly, twice a year and after storm events at a minimum. Periodically clean the roof of accumulated dirt and algae growth with methods acceptable to the manufacturer. The atrium roof member should be replaced like in kind with same sized stainless-steel fasteners. Roof inspections and repairs should be performed by licensed professional service providers familiar with commercial roofing systems.

Representative Photos:

Roof Overview (SE to NW)

Roof Overview (SW to NE)

Atrium Roof Overview

Corrosion and Damage to Steel Angle at Panel Edge

5.4 Windows and Exterior Doors

Component Description: Standard hollow steel doors are present at all utility and storage rooms at each level. All windows and sliding glass doors at the building are the responsibility of the owner and not association property. Windows and sliding glass doors were observed to be varying in age and materials (aluminum and vinyl), as individual owners have replaced components throughout the years.

Observations: Steel utility and storage room doors were observed to be in fair condition in general, with varying degrees of corrosion present. The door at the south stair tower roof access frame and elevator equipment room doors were observed to be in serviceable but weathered condition, as expected due to the age and direct exposure to the coastal environment. Unit windows and sliding glass doors were observed to be in varying condition based on age of the components, multiple locations have newer style doors and windows in good condition and other units have components in a fair and operable condition. No dangerous of unsafe conditions were noted.

Recommendations: Community owned doors were in operable condition and should be replaced in accordance with their remaining useful life as described in the Structural Integrity Reserve Study (by others). MSC recommends the doors at the roof level be replaced with priority due to the advance corrosion present and the direct exposure to corrosive environment.

It is recommended that the owner windows and doors that do not meet current code compliance be brought up to code as any existing window or door original to the building's construction would be nearing or at its intended useful life.

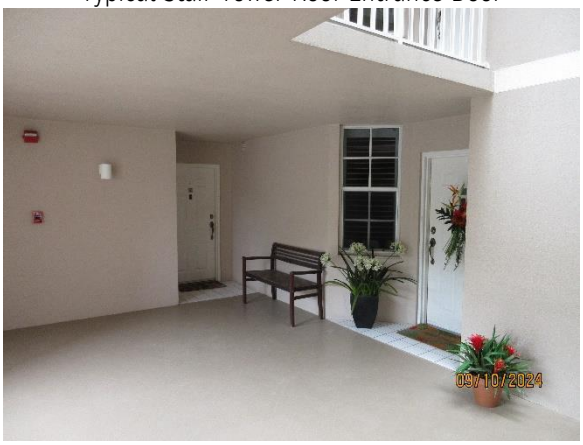
Representative Photos:

Trash / Fire Pump Utility Room Door

Typical Utility Room Door

Typical Stair Tower Roof Entrance Door

Elevator Equipment Room Door



Typical Unit Entry Doors

Typical Balcony Access Sliding Glass Doors

Typical Private Unit Window

Storm Shutter at Window

5.5 Railings and Guardrails

Component Description: A combination of base plate and core mounted +/- 42" aluminum guard rails with standard pickets are present at all walkway and balcony locations. At stair locations, +/- 36" aluminum handrails are present with a grab rail fastened above the top rail of the railings.

Observations: Guardrails were observed to be in a good to fair condition considering the age of the components. No dangerous of unsafe conditions were noted. The railing coatings did show signs of wear and at select locations missing and peeling coatings were observed. At upper balcony locations, corroded fasteners and rust staining was observed at select locations. MSC also noted railing at the stairs at ground floor have multiple damaged pickets and do not meet current FBC requirements.

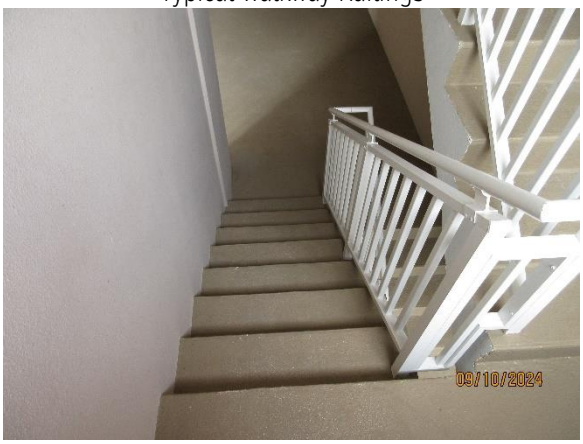
Recommendations: MSC noted multiple areas where railing pickets require repairs due to damage and degradation of the aluminum and failed coatings. Additionally, the railing coatings in general were beyond their useful service life and it is recommended that a new coating be applied to aid the components achieve their full useful service life until their scheduled replacement per the Structural Integrity Reserve Study (by others). Aluminum railings, especially in coastal environments, have a typical service life of 30 – 40 years depending on coatings, materials and maintenance. MSC also recommends all corroded fasteners be replaced with like sized stainless-steel fasteners set in sealant.

Representative Photos:

Typical Walkway Railings

Typical Walkway Railings

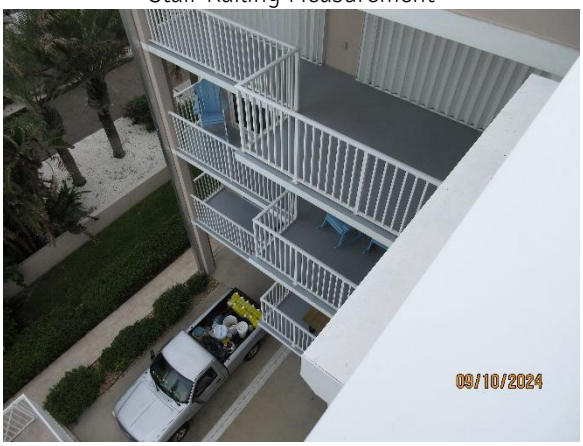
Walkway Railing Measurement



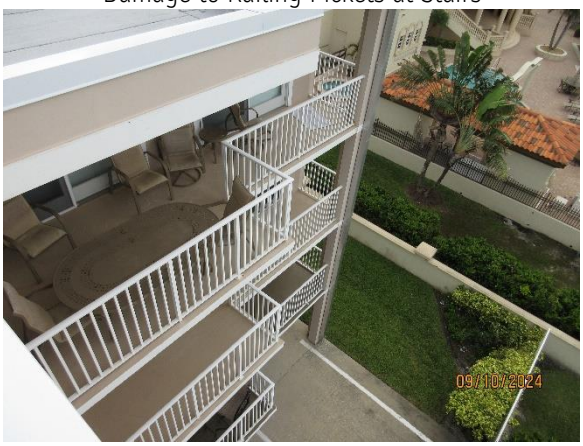
Typical Stair Railings

Stair Railing Measurement

Damage to Railing Pickets at Stairs



Typical Balcony Railings (North)



Typical Balcony Railings (South)

Corroded Fastener at Balcony Railing

Railing Coating in Poor Condition at Base Plate

5.6 MEPF

Component Description: Per discussion with the board, the fire alarm system was modernized in 2023 and the fire sprinkler system located throughout the building recently passed annual testing. Fire extinguishers, pull stations, flashers and sounders were all present at each floor with tags. The residential electrical meter bank and common electric is located on the ground floor on the south side of the building. The elevator equipment room is located on the roof, and newer hydraulic elevator control and power unit installed.

Observations: MSC observed all accessible MEPF components to be in visually working order. MSC noted the electrical bank to be in fair condition with moderate corrosion present. MSC also noted conduits in the garage and through deck plumbing components to have moderate corrosion. Similar corrosion was noted at the roof level fire sprinkler piping outside of the elevator equipment room.

Recommendations: MSC recommends continued annual service performed by a licensed fire protection service company to maintain the fire alarm and protection systems. MSC also recommends that a licensed electrician performs a survey of the electrical meter bank to verify the corrosion does not present issues to the system. Due to the age of the electrical system components, along with the exposure to the coastal environment, replacement/modernization of components should be considered especially after Hurricane Helene and Milton in 2024. MSC also recommends the association look into feasibility of moving electrical to the second elevated floor due to the hurricane prone region and storm surge possibilities.

Representative Photos:

Overview Residential Meter Bank

Close-Up - Moderate Corrosion Present

Overview Common Electrical

Overview Exposed Plumbing in Garage

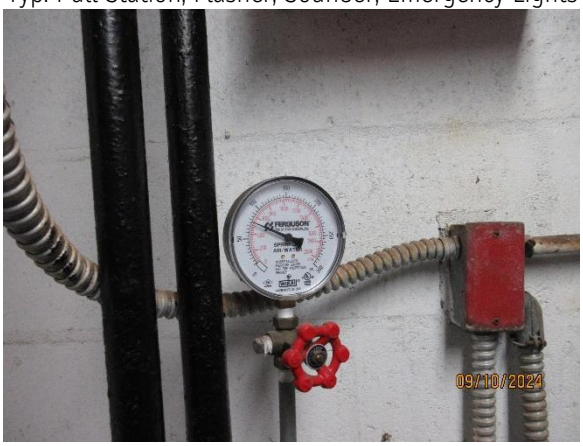
Close-Up Corrosion at Plumbing Penetration

Corrosion at Conduit Garage

Fire Alarm System Control Panel

Typ. Pull Station, Flasher, Sounder, Emergency Lights

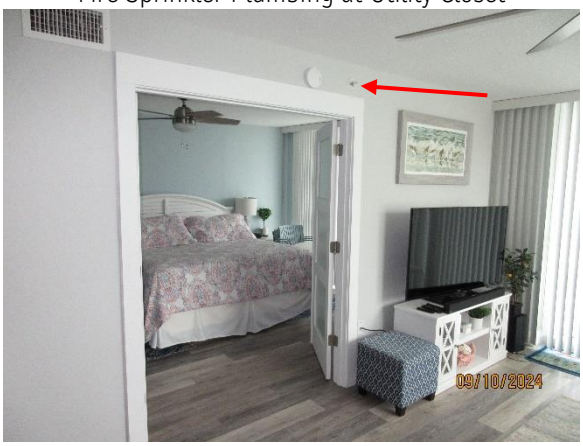
Fire Sprinkler Pipe



Pressure Gauge at Sprinklers

Fire Sprinkler Plumbing at Utility Closet

Corrosion at Fire Sprinkler Pipe Roof



Residential Fire Alarm and Sprinkler

Overview Elevator at Typ Floor

Hydraulic Elevator Power Unit

Hydraulic Elevator Control

6. OPINIONS AND CONCLUSIONS

MSC's performed a visual inspection and assessment to attest to the structural integrity and safety, based on the scope of the Milestone Inspection pursuant to Florida Statute 553.899, of Beach Place of Indian Shores Condominium on September 10th, 2024.

It is MSC's opinion that the building is safe for continued use under their current occupancy. MSC found no substantial structural deterioration, unsafe or dangerous conditions during the survey, and does not recommend a Milestone Phase 2 Inspection. MSC did however note isolated damage to select components outlined above and does recommend repairs be performed as soon as reasonably practicable to prevent worsening damage in the future.

Based on our observations and opinions above, MSC has created a bulleted list of recommendations in order of priority:

1. Due to the life safety components of the elements, MSC recommends repairs to railing systems and replacement of corroded fasteners.
2. Repair atrium roof framing member missing and replace fasteners.
3. Repair cracking and spalling concrete at unit 4E balcony ceiling.
4. Address corrosion at MEPF system components and consider modernization of electrical meter bank.
5. Waterproofing membrane and related work performed at walkways and stairs.
6. Painting building and replacing sealants due to age and condition of existing coatings.
7. Replace metal utility and storage room doors especially roof and elevator equipment room doors.
8. Replace stair railings with code compliant guard rail system.
9. Update any non-code complaint doors and windows.

Please note that it is not the intention of this report to provide instructions to a general contractor or to serve as a repair specification. MSC recommends that the association, if they wish to proceed with the repairs described in this document, engage a professional engineering firm such as MSC to develop the scope, prepare construction documents, procure bids from qualified contractors, and provide construction administration services as an owner's rep for the association during construction.

7. CLOSING

To the best of our knowledge and ability, this report represents an accurate assessment of the present condition of the building based on the evaluation of the observed conditions, as reasonably possible pursuant to the requirements of the Milestone Phase 1 Inspection, as described in Florida State Statute 553.899, at the time the inspection was performed. Due to the intent and limited scope of the inspection, no attempt was made to determine whether the original design of the building meets current code or the code requirements at the time of construction. Additionally, it is not the intent of MSC to supersede any responsibility of the Engineer of Record.

Milestone Structural Consultants, LLC (MSC) operates as an independent contractor, adhering to professional standards, with compensation unrelated to study outcomes. Our inspection methodology is grounded in visual assessments and noninvasive techniques, ensuring a focus on the observable condition of the property without encroaching on statutory, regulatory, or code compliance issues.

MSC's responsibility extends to the conditions observed at the time of inspection. We do not undertake invasive testing of mechanical systems or speculate on components that are not readily accessible. Our role does not encompass the investigation of hazardous materials or geological studies, nor do we assume responsibility for any latent or hidden defects that may exist. MSC is committed to transparency and clarity, disclaiming all warranties, whether express or implied, regarding the services and the reports we provide.

The Report is not to be used as a design specification, engineering document, or appraisal, and its distribution is limited to parties within your organization and those legally entitled to review it, such as government entities and other parties as required by law.

For any inquiries or clarifications regarding the Milestone Phase 1 Inspection Report, please contact us.

Respectfully Submitted,

Milestone Structural Consultants

Alan W. Siscoe, P.E.
Florida Registration # 88536

Digitally signed by Alan W Siscoe
Date: 2024.10.28 21:37:01 -04'00'