



FLORIDA ENGINEERING LLC  
9413915980  
inspections@fleng.com



## RESIDENTIAL REPORT

Plover Place Condominium Association, Inc.  
19824 Gulf Blvd  
Indian Shores, Florida 33785

### 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: Wood Framed/Hardy Plank Siding



## **TABLE OF CONTENT**

1: Building Milestone Inspection Phase 1 - Summary .....	5
2: Building Milestone Inspection Phase 1 .....	7
3: Additional Inspections Findings and Notes .....	17
4: Inspection Photos.....	P1-P5



---

## PHASE ONE MILESTONE INSPECTION

---

Property Name

Plover Place Condominium Association, Inc.

19824 Gulf Blvd

Indian Shores, Florida 33785

Prepared by:

Antoine Boumitri, PE, SI

Florida PE # 40578 & SI # 0763



ANTOINE G. BOUMITRI, State of Florida,  
Professional Engineer License No. 40578.  
This seal and the digital signature are  
issued by Antoine G. Boumitri, P.E. to the  
document and the seal using a P.E.'s  
authorization. Printed copies of this  
document may not be considered signed and  
sealed and the seal must be verified on  
electronic copies.

Digitally signed by  
Antoine G Boumitri  
Date: 2024.02.28  
13:49:04 -05'00'

Date:  
2/28/2024



Inspection Start Date: 2/12/24

Inspected By: Antoine Boumitri

Inspection End Date: 2/12/24

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: Plover Place Condominium Association, Inc.

b. Street Address: 19824 Gulf Blvd. Indian Shores, FL 33785

c. Legal Description: PLOVER PLACE CONDO UNIT 1, UNIT 2, UNIT 3, UNIT 4.  
24-30-14-72266-000-010 / 020 / 030 / 040

d. Owner's Name: Rest A Shored Properties LLC

e. Owner's Mailing Address: 19824 Gulf Blvd. Indian Shores, FL 33785

f. Folio Number of Property on which Building is Located: 59-2359986

g. Building Code Occupancy Classification: Residential-R2

h. Present Use: Condominium

i. General Description:

Built in 1983, Plover Place Condominium Association, Inc., is a wood framed building that is three stories and contains a total of 4 condominium units. The property is equipped with a fire sprinkler system and a fire alarm system with pull stations on all levels. The building is wood framed on wood piles with a 2x4 wood truss system supporting the pitched roof that is finished with metal roof coverings that were last replaced in 2022. The property has undergone a full building refresh including a new fire sprinkler installation, hardwired smoke detector equipment as well as sealing and painting of the exterior walls as of October 2023.

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 12, 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:

N/A

p. Recommended General maintenance/repair items:

1. Moderate rust/corrosion to bracket supporting mini-split unit on the left side of the building.
2. Minor cracking in concrete slab of the garage parking area.
3. Minor corrosion to electrical meters.
4. Minor deterioration to ceiling above pool equipment.

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 substantial structural deterioration observed in this building per FSS 553.899.  
As such the building is safe for continued occupancy per Florida Statue Section FSS 553.899.

## 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)

No portions of the building are showing signs of distress.

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

Good condition. No significant deficiencies were noted.

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 HAIRLINE to FINE.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.

None observed.

f. Previous patching or repairs – All previous patches or repairs were noted to be in good condition.

**2B. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:**

a. Concrete masonry units – Good

b. Clay tile or terra cotta units – N/A

c. Reinforced concrete tie columns – Good

d. Reinforced concrete tie beams – Good

e. Lintel – No issues observed

f. Other type bond beams – No issues observed

g. Masonry finishes -exterior

1. Stucco

2. Veneer

X 3. Paint only - Partial

4. Other (describe)

N/A

h. Masonry finishes – interior

1. Vapor barrier –

2. Furring and plaster - Drywall

3. Paneling –

4. Paint only –

5. Other (describe)

N/A

i. Cracks

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

2. Description

N/A

j. Spalling

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

2. Description

N/A





k. Rebar corrosion-check appropriate line: N/A

X 1. None visible

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:

Wood piles in good condition..

b. Is wood in contact or near soil? (Yes/No): Yes

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): Yes

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)**

Sloped roof supported by a wood truss system that is finished with metal roof coverings. The roof was replaced in 2022 and was observed to be in good condition.

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

No heavy equipment on the roof.

#### **3. Note types of drains and scuppers and condition:**

Metal gutters with downspouts. The gutter systems were observed to be in good condition.

## **2E. SOFFITS**

### **a. Description**

Vented aluminum soffits.

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

In general the vented aluminum soffits were observed to be in good condition with the exception of minor corrosion to the hardware used to secure the aluminum vents.



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

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

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

N/A

### NOTES:

N/A

## 2G. CONCRETE FRAMING SYSTEM

### a. Full description of structural system

Only one area in the lower level of the structure has a CMU wall. The building is wood framed on wood piles.

### b. Cracking

X 1. Not significant

2. Location and description of members affected and type

### c. General condition

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

Wood framed exterior walls with Hardy Plank siding. There is one CMU section in the garage area finished with exterior paint.

No unsafe conditions observed.

## 2J. WINDOWS

### a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

Window are hurricane rated windows. The windows were observed to be in good condition.

### b. Anchorage- type and condition of fasteners and latches

Mechanically fastened. Good condition.

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

Good condition.

### d. Interiors seals – type and condition at operable vents

Good condition.

### e. General condition:

Good condition.

No unsafe conditions observed in any of the above features.



<b>2K. DOORS</b>
a. Type
Solid doors in wood frames. No significant deficiencies were observed with the doors.
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 piles, wood framed exterior walls, interior partition walls, wood truss system.

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

A/C condensing units are mounted on elevated concrete platforms and are located on the side of the building. There is one mini-split that is mounted to the side of the building. No significant deficiencies were noted with the HVAC.

#### 3B. Plumbing System

"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.

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.

#### 3C. Electrical System

Electrical service enters the building from utility-owned transformers, providing 120/240-Volt, single-phase, three-wire service. Units were noted to be individually metered (100-Amps minimum per unit). The distribution wiring was noted to be copper. GFCI outlets were noted in kitchens, bathrooms, and wet areas.

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.

#### 3D. Swimming Pool

There is one concrete swimming pool located to the rear of the property.

The swimming pool and equipment were noted to be in generally good condition.

No immediate unsafe conditions were observed in all the above categories.

**Final Milestone Inspection Phase 1 Note: No Milestone Inspection Phase 2 is required at this time.**

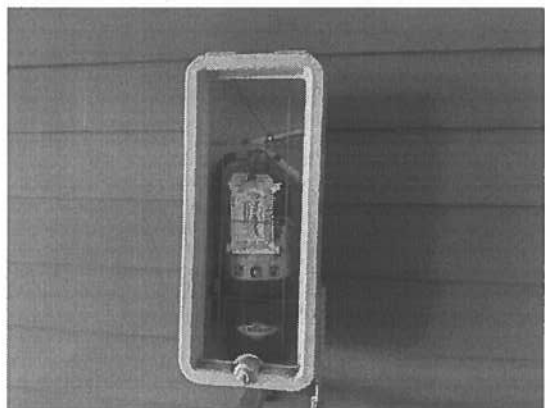
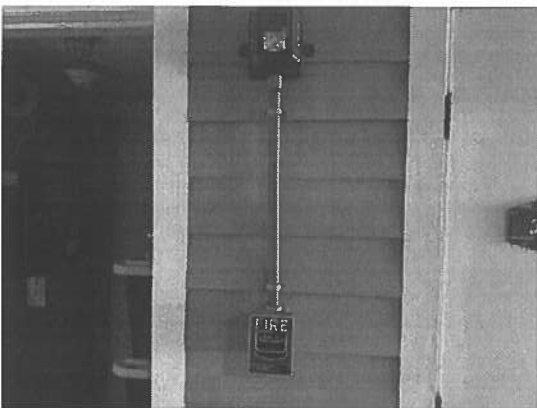
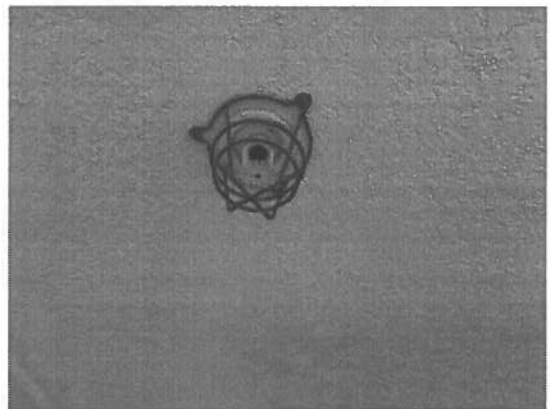
General Exterior



## General Electric



Life & Safety



Repair Items



1.p.1



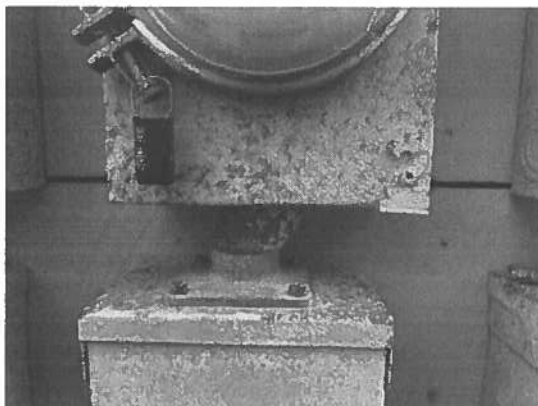
1.p.1



1.p.2



1.p.2



1.p.3

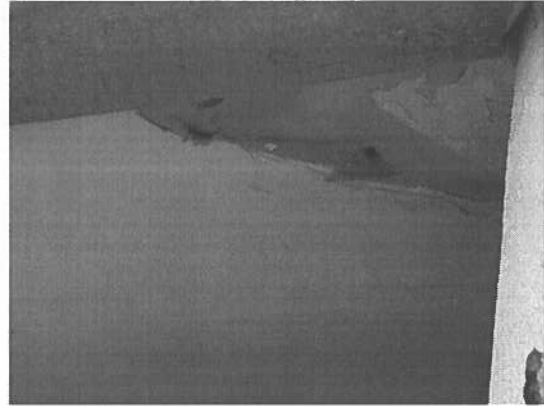


1.p.3

## Repair Items



1.p.4



1.p.4