MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM PHASE 1

TABLE OF CONTENTS - Click on the subject or page number to advance to each section

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM

PHASE 1 Milestone Inspection

(X) Initial Phase 1 Inspection Report ( ) Amended Phase 1 Inspection Report as required after completion of any repairs.

Note: All Required Fields Appear in Red

Licensed Engineer(s) or Architect(s) Responsible for the Milestone Inspection

Inspection Firm Name (if applicable): Building Mavens, Inc.

Inspection Engineer/Architect Name and License Number: Scott Harvey-Lewis, PE, PE #70681

Address: 2000 PGA Blvd., Suite 4440, Palm Beach Gardens, FL 33408

Telephone Number: 561-421-3274

Assuming Responsibility for: (X) All ( ) Portion - If Portion please list: _____

Inspection Commenced Date: 8/14/2024 Inspection Completed Date: 8/14/2024

Additional Inspection Firm Name (if applicable): _____

Additional Inspection Engineer/Architect Name: _____

Address: _____

Telephone Number: _____

Assuming responsibility for: ( ) All ( ) Portion – If portion please list: _____

Inspection Commenced Date: _____ Inspection Completed Date: _____

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Milestone Inspection or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check all that apply:

- [ ] Substantial Structural Deterioration Observed; Phase 2 inspection is required
- [ ] Reason to Believe a Dangerous Inaccessible Condition of Major Structural Component; Phase 2 inspection is required to complete Milestone Inspection of Inaccessible Conditions
- [ ] Dangerous Condition Observed; Structural Evaluation is required; A Phase 2 Inspection is required

**A condition exists that the Milestone Inspector determines would need a Phase 2 Inspection or structural evaluation of the specific item identified or area in order to determine whether a dangerous condition exists.*

- [ ] Immediate Dangerous Condition Observed; Notify Building and Fire Official; Structural Evaluation May be required, possible Shoring and a Phase 2 inspection is required
- [X] Maintenance Needed but does not raise to the level of Substantial Deterioration or Dangerous. Phase 1 Inspection Passes
- [ ] Passed Phase 1 Inspections

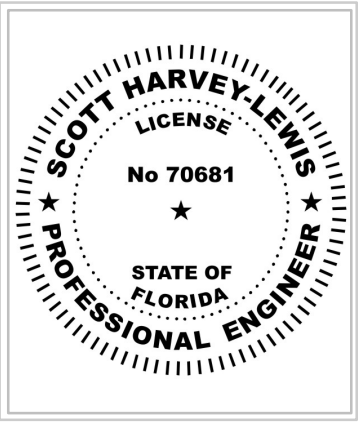
Licensed Design Professional: [X] Engineer [ ] Architect

This item has been digitally signed and sealed by Scott Harvey-Lewis, PE, on 10/30/2024.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Name: Scott Harvey-Lewis, PE

License Number: PE #70681



Seal

Click the button below to check if all required fields are completed.
If they are not, you will be told which fields must be completed.
If they are, the signature box below will unlock, allowing you to sign and lock the form.

I am qualified to practice in the discipline in which I am hereby signing,

Signature: _____ Date 10/30/2024

This report has been based upon the minimum milestone inspection requirements as listed in *Chapter 18 of the Florida Building Code, Existing Building*. To the best of my knowledge and ability, this report represents an accurate appraisal of the present
condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

See: General Considerations & Guideline

Supporting Data Attached:

Licensed Design Professional: ☐ Engineer ☐ Architect

Name: _____

License Number: _____

Seal

Click the button below to check if all required fields are completed.
If they are not, you will be told which fields must be completed.
If they are, the signature box below will unlock, allowing you to sign and lock the form.

I am qualified to practice in the discipline in which I am hereby signing,

Signature: _____ Date _____

This report has been based upon the minimum milestone inspection requirements as listed in *Chapter 18 of the Florida Building Code, Existing Building*. To the best of my knowledge and ability, this report represents an accurate appraisal of the present
condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

See: General Considerations & Guideline

Supporting Data Attached:

1. DESCRIPTION OF STRUCTURE Add Attachments

a. Name on Title: THE LONGWOOD CONDOMINIUM ASSOCIATION, INC.

b. Street Address: 11811 Avenue of the PGA, Palm Beach Gardens, FL 33418

c. Legal Description: LONGWOOD NO 2 COND BLDG 6

d. Owner's Name: THE LONGWOOD CONDOMINIUM ASSOCIATION, INC.

e. Owner's Mailing Address: 11811 Avenue of the PGA, Palm Beach Gardens, FL 33418

f. Email Address: wantland@bellsouth.net Contact Number: 561-881-1631

g. Folio Number of Property on Which Building is Located: 52-42-42-11-11-006-XXXX

h. Building Code Occupancy Classification: R-2

i. Present Use: Condominium

j. General Description: Residential Condominium

Type of Construction: CBS

k. Square Footage:

1. Total Building Area: ~37,500 Number of Stories: 3

2. Building Footprint Area: ~12,500

l. Name of the Condo or Coop Entity: THE LONGWOOD CONDOMINIUM ASSOCIATION, INC.

m. Special Features:

Ancillary detached covered parking

n. Describe any Additions to Original Structure:

None

o. Approximate Distance to the Coast and Method Used to Determine Distance:

~5 miles (straight line distance taken from google earth)

2. PRESENT CONDITION OF STRUCTURE

Add Attachments

a. General Alignment (Note: ⓘ Good, Fair, Poor, Significant - Explain if significant):

1. Bulging: ☒ Good ○ Fair ○ Poor ○ Significant

2. Settlement: ☒ Good ○ Fair ○ Poor ○ Significant

3. Deflections: ☒ Good ○ Fair ○ Poor ○ Significant

4. Expansion: ☒ Good ○ Fair ○ Poor ○ Significant

5. Contraction: ☒ Good ○ Fair ○ Poor ○ Significant

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

None observed

c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

The exterior is generally in good condition, with the following noted items:

- Isolated locations of wood rot along the fascia or overhang truss ends.
- Corrosion noted at select column bases and brackets.
- Areas of cracked, damaged, or unsound stucco finishes.
- Areas of damaged or deteriorated exterior sealants.

d. Cracks – Note location in significant members. Identify crack size as HAIRLINE if Barely Discernible; FINE if less than 1 mm in width; MEDIUM if Between 1mm and 2 mm in Width; WIDE if Over 2mm

Location: ○ Hairline ○ Fine ○ Medium ○ Wide

None observed

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

Localized surface related deterioration observed (see representative photos).

f. Note Previous Patching or Repairs:

Per building records, the building recently performed a concrete restoration project circa 2024 (BCOM-23-08-00678)

g. Nature of Present Loading Indicate Residential, Commercial, Other Estimate Magnitude:

Residential

h. Are there any other significant observations? ○ Yes ⊗ No

If Yes, Describe:

3. INSPECTIONS Add Attachments

a. Date of Notice of Required Inspection: 2/20/2024

b. Date(s) of Actual Inspection: 8/14/2024

c. Name and Qualifications of the Individual Preparing Report:

Scott Harvey-Lewis, PE

d. Description of Laboratory or Other Formal Testing, If Required, Rather than Manual or Visual Procedures:

N/A

e. Has the property record been researched for any current code violations or unsafe structure cases?

(X) Yes ( ) No

Explanation/Comments:

No issues found

4. SUPPORTING DATA ATTACHED Add Attachments

Check if attached:

a. Sheets of written data: ( ) Yes (X) No

b. Photographs: (X) Yes ( ) No

c. Drawings or sketches: ( ) Yes (X) No

d. Test reports: ( ) Yes (X) No

5. FOUNDATION

a. Describe Building Foundation:

Based on the drawings, the building foundation consists of a shallow foundation system with pad and continuous footings with slabs on grade over compacted fill.

b. Is Wood in Contact or Near Soil? ○ Yes ⊗ No ○ N/A, Explain Below

c. Signs of Differential Settlement? ○ Yes ⊗ No

If Yes, Explain:

d. Describe Any Cracks, Separation, or Other Signs in the Walls, Column or Beams that Signal Differential Settlement:

None observed.

e. Is water drained away from the foundation?

If No, Explain: ⊗ Yes ○ No

f. Is there additional Sub-Soil Investigation required? ○ Yes ⊗ No

If Yes, Describe:

6. MASONRY BEARING WALL – Indicate Good, Fair, Poor, or Significant on Appropriate Lines (Definitions for assessments can be found in section 19)

Does this building have Masonry Bearing Walls? If yes, continue on. If no, skip to Section 7.

(Note: ℹGood, Fair, Poor, Significant) ☒ Yes ○ No

a. Concrete Masonry Units:

☒ Good ○ Fair ○ Poor ○ Significant ○ N/A

b. Clay Tile or Cotta Units:

○ Good ○ Fair ○ Poor ○ Significant ☒ N/A

c. Reinforced concrete tie Columns:

☒ Good ○ Fair ○ Poor ○ Significant ○ N/A

d. Reinforced Concrete Tie Beams:

☒ Good ○ Fair ○ Poor ○ Significant ○ N/A

e. Lintel:

☒ Good ○ Fair ○ Poor ○ Significant ○ N/A

f. Other Type Bond Beams:

☒ Good ○ Fair ○ Poor ○ Significant ○ N/A

g. Masonry Finishes – **Exterior**:

1. Stucco:

☒ Good ○ Fair ○ Poor ○ Significant ○ N/A

2. Veneer:

☒ Good ○ Fair ○ Poor ○ Significant ○ N/A

3. Paint Only:

☒ Good ○ Fair ○ Poor ○ Significant ○ N/A

4. Other:

○ Good ○ Fair ○ Poor ○ Significant ☒ N/A

Explain:

The Association reported the building was last painted circa 2024 as part of the concrete restoration work.

h. Cracks – Note Beams, Columns, or Others, Including Locations (Description):

None observed.

i. Spalling – In Beams, Columns, or Others, Including Locations (Description):

None observed.

j. Rebar Corrosion – Check Appropriate Line:

1. (X) None Visible
2. ( ) Minor – Patching will suffice
3. ( ) Significant – Patching will suffice
4. ( ) Significant – Structural repairs required

Describe:

k. Were samples chipped out for examination in spalled areas?

1. (X) No
2. ( ) Yes – Describe color, texture, aggregate, general quality:

Describe:

7. FLOOR AND ROOF SYSTEM (Note: ⓘ Good, Fair, Poor, Significant) Add Attachments

a. Roof:

1) Roof Pitch

- [X] Flat
- [X] Pitched

2) Roof Structural Framing

- [X] Wood
- [ ] Steel
- [ ] Concrete
- [ ] Unknown
- [ ] Other

If Other, Describe:

3) Roof Structural Framing Condition:

- (X) Good
- ( ) Fair
- ( ) Poor
- ( ) Significant

4) Roof Deck Material

- [ ] Concrete
- [X] Wood
- [ ] Structural concrete on steel deck
- [ ] Non-structural / insulating concrete on steel deck
- [ ] Bare steel deck
- [ ] Other

Describe:

5) Roof Cladding Type

- [ ] Tile
- [X] Asphalt shingles
- [ ] Built-up roofing (BUR)
- [X] Single ply (Membrane)
- [ ] Metal
- [ ] Other

Describe:

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ⓘ Good, Fair, Poor, Significant)

6) Roof Covering Condition

☒ Good ○ Fair ○ Poor ○ Significant

Per building records, the main TPO roof and asphalt shingles were replaced circa 2024 (permit #BCOM-24-03-01347).

Mavens noted the following conditions:

- Standing water or membrane staining.
- Some exposed nail heads along the asphalt shingle areas.
- Poorly installed or sealed flashing details, especially along TPO to asphalt transitions.

No active roof leaks were reported at the time of inspection.

7) Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

Rooftop AC units are spread throughout the roof area with the support stands in generally good condition.

8) Note Types of Drains, Scuppers, and Condition:

1. Internal roof drains, perimeter scuppers, and downspouts are generally in good condition.
2. Roof, drain, scupper, and downspout cleaning is required as part of regular maintenance.
3. Maintain splash blocks and downspout extensions to prevent erosion.

9) Describe Parapet Construction and Current Condition:

The low concrete curb along the perimeter of the roof is generally in good condition.

10) Describe Mansard Construction and Current Condition:

○ Good ○ Fair ○ Poor ○ Significant ⊗ N/A

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ❶ Good, Fair, Poor, Significant)

11) Describe Any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

None observed.

12) Note Any Expansion Joint and Condition:

○ Good ○ Fair ○ Poor ○ Significant

N/A

b. Floor System(s):

1. Describe (Type of System Framing, Material, Spans, Condition, Balconies):
Condition:

⊗ Good ○ Fair ○ Poor ○ Significant

Based on the drawings, the floor systems consists of elevated concrete slabs with mild steel reinforcement and prestressed concrete beams.

2. Balcony Structural System

⊗ Edge and Building Face
○ Supported Cantilever
○ No Balcony

(If no balcony skip to number 7, Stairs and Elevators)

The building has concrete balconies that are building supported and stacked with corner column supports.

3. Balcony Exposure (if structure is on the coast)

○ Ocean facing
⊗ Non-ocean facing

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ❶ Good, Fair, Poor, Significant)

4. Balcony Construction

- [X] Concrete
- [ ] Steel framing with concrete topping
- [ ] Wood
- [ ] Other (define in narrative)

The building has concrete balconies that are building supported and stacked with corner column supports.

5. Balcony Condition Rating

- (X) Good
- ( ) Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
- ( ) Poor (e.g., significant cracking, rebar corrosion requiring repairs)
- ( ) Significant

6. Balcony Condition Description (e.g., Spalling, Cracking, Rebar Corrosion)

Some locations of corrosion at column bases/brackets observed. (see representative photos)

7. Stairs and Elevators – Indicate location, framing system, material, and condition:

The building has one central elevator and two staircases, comprised of concrete and reinforced masonry. The elevator and stair structures exhibited no obvious signs of distress.

8. Ramps – Indicate location, framing system, material, and condition:

A low-slope concrete entrance ramp noted in generally good condition.

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ❶ Good, Fair, Poor, Significant)

9. Guardrails – Indicate type, location, and material

(If no Guardrail, skip to "c. Inspection")

☐ Wood	☐ Stainless Steel	☐ Glass	☐ None
☐ Metal	☐ Ungalvanized Steel	☐ CMU Kneewall	
☒ Aluminum	☐ Concrete Kneewall	☐ Other	

Describe any details:

Aluminum railings located along balconies, catwalks, and staircases.

10. Guard Condition (define ratings depending on guard system)

◉ Good ○ Fair ○ Poor ○ Significant, Describe:

Missing railing post grout and a loose railing-to-wall connection noted along 3rd floor catwalk near unit 3B.

c. Inspection – Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

Approximately 20% of unit interiors and balconies, the roof, the building exterior perimeter, staircases, catwalks, common areas and rooms (i.e. storage, trash, elevator, and electrical) were inspected. Roof framing access via the access hatch.

8. STEEL FRAMING SYSTEM Add Attachments

Steel Framing System Exists: ◯ Yes (X) No (If no Steel Framing System, skip to section 9)

a. Full Description of System:

b. Exposed Steel – Describe condition of paint and degree of corrosion:

c. Steel Connections – Describe type and condition:

d. Concrete or Other Fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection:

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

9. CONCRETE FRAMING SYSTEM Add Attachments

Concrete Framing System Exists: (X) Yes ( ) No (If no Concrete Framing System, skip to section 10)

a. Full Description of Structural System:

Based on the drawings, the building consists of mild steel-reinforced elevated slabs and prestressed concrete beams supported by concrete columns with masonry infill walls.

b. Cracking:

1. ( ) Significant (X) Not Significant

2. Description of members affected location and type of cracking:

None observed.

c. General Condition Description:

The concrete framing is in generally good condition and appears to be consistent with its age.

d. Rebar Corrosion – Check Appropriate Line:

1. (X) Non-Visible
2. ( ) Significant – Patching will suffice
3. ( ) Significant – Structural repairs required

Describe:

[9. CONCRETE FRAMING SYSTEM CONTINUED]

e. Were samples chipped out for examination in spalled areas?

1. (X) No
2. ( ) Yes – Describe color, texture, aggregate, general quality:

f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):

None observed.

(Note: ⓘ Good, Fair, Poor, Significant)

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Structural Glazing on the exterior envelope of threshold building: ◯ Yes ⊗ No

1. Previous Inspection Date:	

2. Description of Curtainwall Structural Glazing and adhesive sealant:

3. Describe Condition of System:

b. Exterior Doors:

1. Type: ◯ Wood ⊗ Steel ◯ Aluminum ◯ Sliding Glass Door ◯ Other

(If Other, Describe):

Exterior doors consist of wood and metal frames and doors. Aluminum framed sliding glass doors exist throughout the units.

2. Anchorage Type and Condition of Fasteners and Latches

Doors anchored into framing and blocking. Anchors and latches appear to be in good condition, consistent with the age of the building.

3. Sealant Type and Condition of Sealant:

⊗ Good ◯ Fair ◯ Poor ◯ Significant

Urethane sealant appears to be installed. Sealant was generally in good condition.

4. Describe General Condition:

1. The assemblies are generally in good condition, consistent with the age of the building.

5. Describe repairs needed:

Monitor and repair any areas of corrosion or replace the assemblies as needed as part of routine building maintenance.

11. WOOD FRAMING Add Attachments

Wood Framing System Exists: (X) Yes ( ) No (If no Wood Framing System, skip to section 12)

a. Type – Fully describe if mill construction, light construction, major spans, trusses:

Light construction. Wood roof trusses and locations of wood support columns.

b. Indicate Condition of the Following:

1. Walls:

N/A

2. Floors:

N/A

3. Roof Member, Roof Trusses:

Generally in good condition with no obvious signs of distress.

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

Mending plates and straps observed, generally in good condition.

d. Joints – Note if well fitted and still closed:

No issues observed.

[11. WOOD FRAMING CONTINUED]

e. Drainage – Note accumulations of moisture:

No issues observed.

f. Ventilation – Note any concealed spaces not ventilated:

No issues observed.

g. Note any concealed spaces opened for inspection:

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

Isolated areas of wood truss end or fascia rot along overhangs.

12. BUILDING FACADE INSPECTION

Add Attachments

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

The building exterior is masonry clad with stucco.

b. Identify attachment type of each appurtenance type (mechanically attached or adhered):

N/A

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

N/A

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

N/A

b. Indicate condition of special feature, its supports and connections:

N/A

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration.

No substantial structural deterioration observed. The building's condition is generally consistent with its age and requires no life-safety repairs, corrections, or alterations and is safe for continued use and occupancy.

15. UNSAFE CONDITIONS

a. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed. ◯ Yes (X) No

[X] By checking this box, the undersigned states that the inspections detailed in this report were performed with the primary objective of identifying potential structural issues. Other conditions may render a building unsafe, including, but not limited to, the existence of unsanitary conditions, inadequate maintenance, illegal occupancy, inadequate means of egress, or inadequate lighting and ventilation. If potentially unsafe conditions were observed, they will be noted, but the inspections were not intended to be a comprehensive assessment of whether any such conditions exist in the subject building.

16. SAFE OCCUPANCY DETERMINATION

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated, secured, or access limited? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated, secured, or access limited? ◯ Yes (X) No

17. SUMMARY OF FINDINGS

The below Condition(s) were noted within this Phase 1 Inspection.	Phase 2 Inspection Required:	
☐ Indication of Dangerous Condition Observed	○ Yes	⊗ No
☐ Actual Dangerous Condition Observed	○ Yes	⊗ No
☐ Indication of Substantial Structural Deterioration Observed	○ Yes	⊗ No
☐ Actual Substantial Structural Deterioration Observed	○ Yes	⊗ No
☒ Indication of Need for Maintenance	○ Yes	⊗ No
☒ Indication of Need for Repair	○ Yes	⊗ No
☐ Indication of Need for Replacement	○ Yes	⊗ No
☐ Inaccessible Condition of Structural Component	○ Yes	⊗ No

18. REVIEW OF EXISTING DOCUMENTS AND PERMIT RECORDS

It appears that unpermitted structural work has been performed as follows, and the Building Official has been notified:

○ Yes ⊗ No

If yes, describe unpermitted work:

19. DEFINITIONS OF TERMS

Good: No Substantial Structural Deterioration and No Dangerous Condition Observed.

Fair: Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Poor: Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Significant: Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition.

Major Structural Component. Means a building's load-bearing elements, primary structural members, and primary structural systems.

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. 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.

Unsafe conditions. 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. Unsafe buildings shall be taken down and removed or made safe as the code official deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed unsafe. If an owner of the building 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 milestone inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

Dangerous. Any building, structure or portion thereof that meets any of the conditions described below shall be

deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.

2. 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.

20. SUMMARY OF REPAIRS

1. Immediate Repairs:

   We noted no substantial structural deterioration. The building's condition is generally consistent with its age and requires no life-safety repairs, corrections, or alterations. However, Maven identified issues needing repair. The building can remain occupied during the following non-substantial immediate structural repairs to be completed and re-inspected by a licensed engineer:

   - Repair any loose railing connections and install post grout where missing (typical e.g. catwalk railing near unit 3B).

2. Preventative Repairs:

   Maven recommends the following general repairs to be completed during routine building maintenance before the next inspection notice:

   - Quantify and repair areas of unsound, cracked, or damaged stucco around the building exterior.

   - Repair any exposed asphalt shingle nail heads and poorly installed or sealed roof flashing.

   - Repair areas with truss and fascia rot.

   - Clean and maintain the roof system, drains, scuppers, and downspouts per the manufacturer's warranty and as part of the routine maintenance program. Ensure all downspouts are equipped with splash blocks and drain away from the foundation to prevent erosion. Install any missing roof drain domes.

   - Repair any damaged or deteriorated sealants per the manufacturer's installation instructions (i.e. surface prep, cure time, and application thickness). Repair any adjacent areas of wood rot, moisture intrusion, efflorescence, and corrosion as necessary.

   - As part of the concrete restoration punch-out, clean/remove any column base corrosion and apply a corrosion-inhibiting paint.

LONGWOOD CONDO - BLDG 6 - REPRESENTATIVE PHOTOS

PHOTO-01 Building Exterior

PHOTO-02 Building Exterior

PHOTO-03 Building Exterior

PHOTO-04 Building Exterior

PHOTO-05 Roof

PHOTO-06 Roof

LONGWOOD CONDO - BLDG 6 - REPRESENTATIVE PHOTOS

PHOTO-07 Roof Structure

PHOTO-08 Roof Structure

PHOTO-09 Typical Roof Staining

PHOTO-10 Poor Flashing and Exposed Nails

PHOTO-11 Poor Flashing and Exposed Nails

PHOTO-12 Poor Roof Flashing

LONGWOOD CONDO - BLDG 6 - REPRESENTATIVE PHOTOS

PHOTO-13 Poor Flashing and Damaged Shingle

PHOTO-14 Exposed Roof Nails

PHOTO-15 Poor Flashing and Exposed Nails

PHOTO-16 Poor Flashing Sealant

PHOTO-17 Typical Truss Fascia Rot

PHOTO-18 Typical Catwalk

LONGWOOD CONDO - BLDG 6 - REPRESENTATIVE PHOTOS

PHOTO-19 Typical Catwalk Guardrails

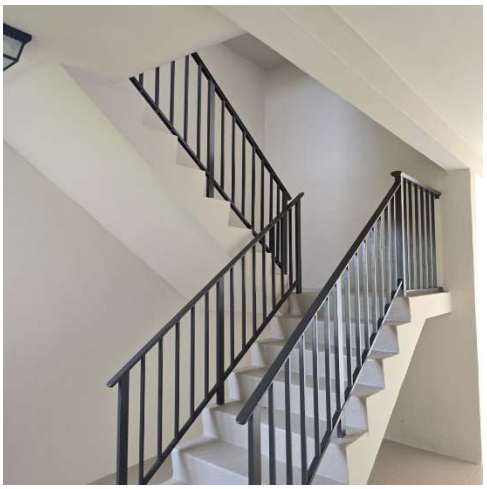


PHOTO-20 Typical Staircase

PHOTO-21 Typical Unit Balcony

PHOTO-22 Entry Ramp

PHOTO-23 Typical Unit Sliding Glass Doors

PHOTO-24 Typical Exterior Doors

LONGWOOD CONDO - BLDG 6 - REPRESENTATIVE PHOTOS

PHOTO-25 Typical Unsound Stucco and Efflorescence near 2D

PHOTO-26 Typical Unsound Stucco near 1A

PHOTO-27 Railing Post Pocket Missing Grout near 3B

PHOTO-28 Loose Handrail to Wall Connection near 3B

PHOTO-29 Typical Corroded Column 2F

PHOTO-30 Typical Corroded Column Base near 1A

Permit Number: BCOM-23-08-00678

Permit Details | Tab Elements | Main Menu

Type:	Exterior Modifications (Commercial)	**Status:**	Inspections	**Project Name:**	LONGWOOD CONDOMINIUMS
Applied Date:	08/03/2023	**Issue Date:**	08/17/2023		
District:	PALM BEACH GARDENS	**Expire Date:**	11/02/2024		
		Valuation:	$82,747.72	**Finalized Date:**	
Description:	Concrete Restoration				

Summary | Locations | Fees | Reviews | Inspections | Attachments | Contacts | Sub-Records | Holds | Meetings | More Info

Locations | Next Tab | Permit Details | Main Menu

Locations

Sort Main

Type: Location

US
11811 AVENUE OF THE
PGA BUILDING 6 , PBG, FL,.

Main Address ☑

Parcel Number

5242421111

Main Parcel ☑

Permit Number: BCOM-24-03-01347

Type:	Roof (Commercial)	**Status:**	Complete	**Project Name:**	LONGWOOD CONDOMINIUMS
Applied Date:	03/06/2024	**Issue Date:**	03/20/2024		
District:	PALM BEACH GARDENS	**Expire Date:**	10/14/2024		
		Valuation:	$129,800.00	**Finalized Date:**	04/17/2024
Description:	***EXPEDITE*** ***expedite***Re-Roof: Remove existing roof and replace with new roof				

Locations

Sort Main

Parcel Number

5242421100000304O

Main Parcel ☑