

**FOR: THE LONGWOOD CONDOMINIUM ASSOCIATION, INC.**

OCTOBER 30, 2024

c/o: Bert Wantland

11811 Avenue of the PGA, Palm Beach Gardens, FL 33418

**RE: LONGWOOD CONDOMINIUM: BLDG 6 - MILESTONE INSPECTION SUMMARY**

To whom it may concern,

THE LONGWOOD CONDOMINIUM ASSOCIATION, INC. ("Client,") retained Building MAVENS, Inc. ("Maven") to perform milestone inspection of the building located at **11811 Avenue of the PGA, Palm Beach Gardens, FL 33418** ("Property") per the Florida Statutes §553.899. Maven conducted our walk-through survey of the Property on 8/14/2024.

Maven limited the walk-through visual survey of the building's structural systems to readily accessible locations from the building perimeter at ground level, roof, common areas, staircases, corridors, and within a representative sample of residential units. In conjunction with our survey, Maven reviewed applicable building codes and technical standards, documents provided by the Client, and available permit information from the local municipality.

Based on our document review and walk-through survey, Maven summarizes the following:<sup>1 2 3</sup>

#### STRUCTURAL<sup>4</sup>

**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).

**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.

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<sup>1</sup> Maven's conclusions and opinions are based on a reasonable degree of engineering certainty, probability, and the information available for our review and analysis. Should any additional information be uncovered or available, we retain the right to revise or supplement the report accordingly.

<sup>2</sup> Maven can provide repair protocols, details, and bid specifications, as necessary, at the Client's request.

<sup>3</sup> Maven does not imply that we have observed or recorded all possible defects. Furthermore, this report is not a zoning or code compliance report. Maven offers no opinion on the accuracy of the building's design or Code conformance.

<sup>4</sup> All repairs shall be performed under the guidance of a Florida Licensed Engineer.

- 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.

As a routine matter, to avoid possible misunderstanding, nothing in this report should guarantee any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon a careful visual evaluation of observed conditions to the extent reasonably possible. It is understood by all parties, including the property owner, that Maven's recommendation for re-certification does not release or indemnify the property owner in any way or form from always properly maintaining the property for safe continued use and occupancy.

Thank you for choosing Building MAVENS for your inspection needs. If you have any questions or concerns, please do not hesitate to contact us.

**BUILDING MAVENS, INC.**<sup>5</sup>



Scott Harvey-Lewis, PE  
PE #70681

Scott@buildingmavens.com

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.

ENCLOSED: LONGWOOD CONDOMINIUM: BLDG 6 – MILESTONE INSPECTION REPORT

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<sup>5</sup> According to our project-specific assignment and observations made during specific site visits, this report was prepared exclusively for the Client. Therefore, this document is time-sensitive. Please note that on-site conditions are subject to change. As such, the reliance upon our noted observations should not exceed ninety (90) calendar days from our last site visit.