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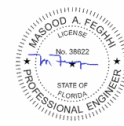
9/21/2023

## RESIDENTIAL REPORT

Middle River Homes Condo

2904,2907,2908,2910,2911,  
2912,2914,2915,2916,2918,  
2920,2945,2965

NE 8th Terrace  
Oakland Park, FL 33334



9/21/2023

Phase One Milestone Inspection



## **Purpose:**

The purpose of this report is to document the Structural Milestone Inspection - Phase 1, followed by the Structural Reserve Study 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.

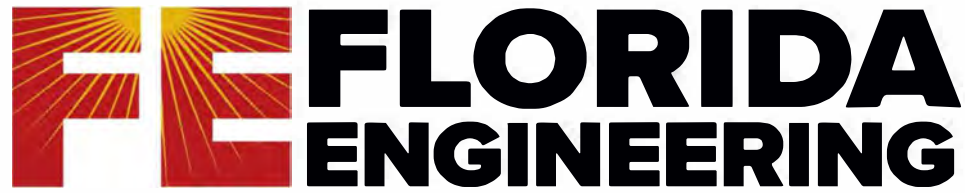
Type of Building: Condominium/Multifamily

Exterior Construction Type: CMU Walls with structural columns and beams



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## PHASE ONE MILESTONE INSPECTION

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Property Name

Middle River Homes Condominiums

Address:

2904,2907,2908,2910,2911,2912,  
2914,2915,2916,2918,2920,2945,  
2965 NE 8th Terrace  
Oakland Park, FL 33334

Prepared by:

Masood Fegghi, PE, SI  
Florida PE # 38622 & SI # 813

Date:

9/20/2023







**1. Building Milestone Inspection Phase 1 Summary (Cont'd)**

k. Date of notice of required inspection –

l. Date(s) of actual inspection

- I. PHASE 1 – 9/7, 2023
- II. PHASE 2 – Not Required

m. Name and qualifications of individual submitting report:

Masood Feghhi, PE, SI

n. Description of laboratory or other formal testing, if required, rather than manual or visual procedures

N/A

o. Structural repair-note appropriate line:

NA

2. Required (describe and indicate acceptance)

NA

p. Inside of – 0 - units out of total of 112 units were accessed and visually inspected.

g. Final Milestone Inspection Phase 1 - Summary Note: No Further Milestone Inspection Phase 2 is required.



## 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 –NA
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)

NA

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

GOOD

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.

NA

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

NA

f. Previous patching or repairs -NA


**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 –

e. Lintel – No issues observed

f. Other type bond beams – No issues observed

g. Masonry finishes -exterior

1. Stucco- GOOD

2. Veneer

3. Paint only - Good

4. Other (describe)

N/A

h. Masonry finishes – interior

1. Vapor barrier –

2. Furring and plaster- GOOD

3. Paneling –

4. Paint only –

5. Other (describe)

i. Cracks

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

2. Description

NA

j. Spalling - NA

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

2. Description





k. Rebar corrosion-check appropriate line

- x1. Nonvisible
- 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

- x1. No
- 2. Yes – describe color, texture, aggregate, general quality

**NOTES: N/A**



<b>2C. FOUNDATION</b>
a. Describe the building foundation:
Concealed, not accessible for visual inspection.
b. Is wood in contact or near soil? (Yes/No):NO
c. Signs of differential settlement? (Yes/No):NO
d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:
NA
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)

Slope, plywood decking and shingles.

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

NA

3. Note types of drains and scuppers and condition:

Good

**2E. SOFFITS**

a. Description

Typical screen vented

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

Concrete slabs +/-15', good



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

NA

**2F. STEEL FRAMING SYSTEM**

a. Description

NA

b. Exposed Steel- describe condition of paint and degree of corrosion

NA

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection

NA

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

There are no elevators in the buildings.

**NOTES:**

N/A



<b>2G. CONCRETE FRAMING SYSTEM</b>
a. Full description of structural system
Concrete masonry walls with structural columns and beams, concrete floor slabs, roof trusses- GOOD
b. Cracking
x1. Not significant
2. Location and description of members affected and type
c. General condition
GOOD
d. Rebar corrosion – check appropriate line
x1. 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:
x1. No
2. Yes, describe color, texture, aggregate, general quality:
<b>NOTES: N/A</b>



**2H. EXTERIOR WALLS**

a. Description

CMU walls with tie columns and tie beams

No unsafe conditions observed.

**2J. WINDOWS**

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

Aluminum, single hung

b. Anchorage- type and condition of fasteners and latches

Tapcons - Good

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

GOOD

d. Interiors seals – type and condition at operable vents

NA

e. General condition:

Good

No unsafe conditions observed in any of the above features.



**2K. DOORS**

a. Type

Metal

e. General condition:

Good

No unsafe conditions observed in the doors' features.



**2L. WOOD FRAMING**

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

Roof trusses, None visible

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

NA

c. Joints – note if well fitted and still closed:

Yes

d. Drainage – note accumulations of moisture

NA

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**

NA

**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.

**3C. Electrical System**

**3D. Swimming Pool**

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.



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GENERAL EXTERIOR





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## GENERAL EXTERIOR





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**GENERAL ELECTRICAL**





LIFE & SAFETY

