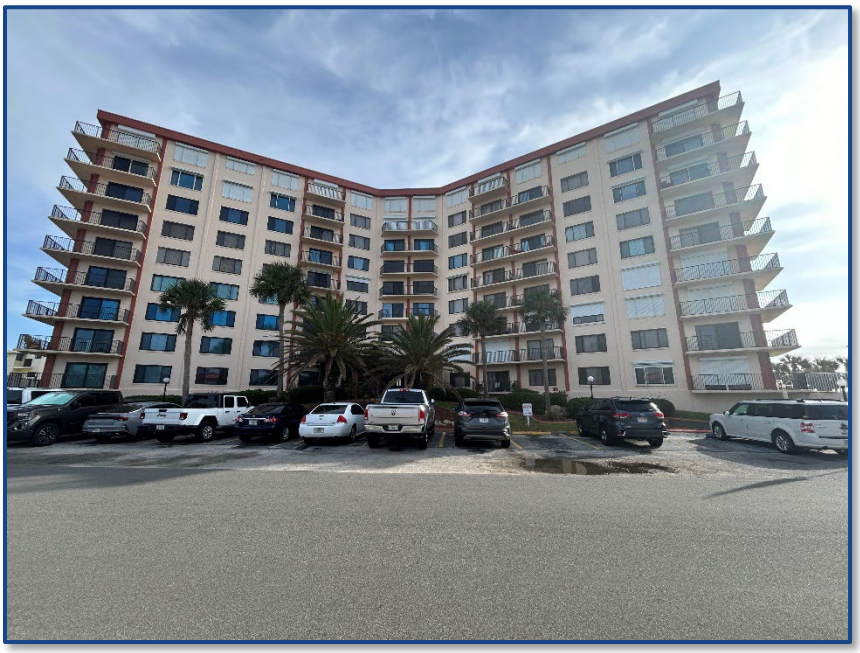
PHASE I MILESTONE INSPECTION

Ocean View Manor

3600 S Ocean View Manor

Flagler Beach, Florida



Prepared For:

Ocean View Manor, LLC
3600 S. Ocean Shore Blvd
Flagler Beach, FL 32136

Prepared By

UES Milestone Inspections, LLC
820 Brevard Ave
Rockledge, FL 32955

UES Project No: 0311.2400001.0024

Report Date **March 7**, 2025
Inspection Date(s) November 7, 2024

March 7, 2025

Ocean View Manor, LLC
3600 S. Ocean Shore Blvd.
Flagler Beach, FL 32136

Attention: Mr. Terry Baggett
Email: tbaggettnc@yahoo.com

Reference: **Phase I Milestone Structural Inspections**
Ocean View Manor
UES Project No: 0311.240001.0024

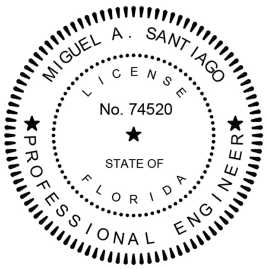
Building Department Reference Number:	N/A
Building/Property Identification/Address:	3600 Ocean Shore Blvd., Flagler Beach, FL 32136
License Number:	PR1S002243, MA00015904

Dear Mr. Baggett,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property. UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ)**.**

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to Ocean View Manor, LLC. Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



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Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520

Samuel Leighton

Samuel Leighton E.I.
Project Manager
Florida Engineering Intern No. 1100027545

This item has been digitally signed and sealed by Miguel A. Santiago, P.E., S.I. and digitally signed and sealed by Samuel Leighton, E.I. on the date indicated here.

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APPENDICES

1.0 INTRODUCTION

The purpose of the **PHASE 1** milestone inspection is to comply with the requirements set forth by FS 553.899 and local requirements of the AHJ, which requires, in part, the following:

- Mandates a statewide building milestone inspection requirement for condominiums and cooperative buildings that are **three stories or more in height,** 30 years after initial occupancy.
- If a milestone inspection is required and the building's certificate of occupancy was issued on or before **July 1, 1992**, the building's initial milestone inspection must be performed before **December 31, 2024**.
- Requires building officials to provide written notice to associations when buildings must be inspected. Inspections must be performed within 180 days of notification.
- Requires inspections every 10 years after a building's initial "phase 1" milestone inspection.
- Requires an additional, more intensive inspection, or a "phase 2 milestone inspection," if a building's phase 1 milestone inspection reveals substantial structural deterioration.

Description of Property

The property is approximately 2.1 acres total with a building footprint of about 21,000 square feet. The property is located along S Ocean Shore Blvd with condo buildings to the north and west, the beach to the east and houses to the south. Landscaping includes palm trees, shrubs, and grass.

Based on UES's understanding of the referenced property, the following building(s) currently are required to have a milestone inspection in accordance with FS 553.899:

Condominium or Cooperative Name: Ocean View Manor, LLC
Primary Address: 3600 S. Ocean Shore Blvd., Flagler Beach, FL, 32136
Local Authority Having Jurisdiction: Flagler County
License Number: PR1S002243, MA00015904
Number of Buildings three (3) stories or greater in height: 1

Ocean View Manor
Address: 3600 Ocean Shore Blvd, Flagler Beach, FL, 32136
No. of Stories: 10
No. of Units: 112
Total square footage: 210,000 +/- square feet
Date of Certificate of Occupancy: 1984
Within 3 miles of coast (yes or no): Yes
Initial Milestone Inspection or 10 year follow-up?: Initial Milestone Inspection

2.0 SCOPE OF SERVICES

For the **PHASE 1** milestone inspection report (the "report"), UES's licensed engineer(s) and/or architect(s) performed a visual examination of habitable and non-habitable areas of the building(s), including the major structural components, and herein provides a qualitative assessment of the structural conditions of the building.

The report documents observations made during the walk-through survey and identifies existing visible physical deficiencies within the structure. The evaluation focused on critical structural components of the structure and identified areas exhibiting any signs of "substantial structural deterioration".

*"**Substantial structural deterioration**" means substantial structural distress that negatively affects a building's general structural condition and integrity. 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 inspection determines that such surface imperfections are a sign of substantial structural deterioration.*

The visual examination was based on non-intrusive, non-destructive visual observations of the readily accessible areas of the building(s) and the information available at the time of our site visit. For areas that were not accessible by normal methods (e.g., parapets, balconies), UES performed aerial videography (drone footage). Therefore, UES's descriptions, conclusions and recommendations were based solely on our observations of the various visible structural components and experience with similar projects. UES makes no representations that this report is a Florida Building Code, fire safety, regulatory, environmental, or all-encompassing compliance inspection.

In general, this report includes the following:

- A separate summary of the material findings and recommendations (**APPENDIX C**).
- Seal and signature, or the electronic signature, of the licensed engineer(s) who performed the inspection.
- The manner and type of inspection forming the basis for the inspection report.
- Identification of any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, and description of the extent of such deterioration, and identification of any recommended repairs for such deterioration.
- A statement of whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- Recommendation of any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identification and description of any items requiring further inspection.

3.0 SCOPE EXCLUSIONS

The scope of services included visual observations of accessible areas only. UES gained access to the property from a representative of the condominium association. Our observations have been limited to the current characteristics of the building structure. Our visual examination has not included laboratory analysis, geotechnical investigations, engineering evaluations of structural design nor other systems, including invasive investigations of site, building, or concrete structural components. Additionally, this scope does not include an environmental assessment such as air quality (mold survey) or evaluation of asbestos.

This scope does not include a **PHASE 2** milestone inspection. If a **PHASE 2** milestone inspection is required, UES will propose these services under separate cover. Please note that additional testing, including but not limited to sampling and destructive surveys, may be required during a **PHASE 2** milestone inspection.

4.0 STANDARD OF CARE AND WARRANTIES

UES performed the **PHASE 1** milestone inspection using methods and procedures and practices conforming to Florida Statute (FS) 553.899 (effective May 26, 2022) and local requirements of the AHJ.

UES represents that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as education, knowledge, training and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies included reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, as such UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

5.0 REFERENCE DOCUMENTS

The following documents, reports and technical references were used for this project.

5.1 MUNICIPAL INFORMATION

1. Flagler County Property Appraiser's and Building Department Site Information.

5.2 DESIGN/CONSTRUCTION DOCUMENTS

1. Original construction drawings.

5.3 REPORTS BY OTHERS

1. None provided at the time of inspection.

5.4 TECHNICAL REFERENCES

1. On-Line R S Means - Construction Cost Data.

5.5 TECHNICAL PUBLICATIONS

1. Not applicable.

6.0 SUMMARY OF BUILDING STRUCTURAL SYSTEMS

The foundations are assumed to be driven piles with pile caps.

Building structural walls are concrete masonry units (CMU) with concrete tie beams and columns. Exterior walls are painted stucco for all floors.

The building floor systems are comprised of cast-in-place post-tension concrete floor slabs on the structural CMU walls and columns.

The building roof system has a flat roof. The built-up roof was recoated in November of 2024 with UNIFLEX 41-300 Premium White Elastomeric Roof Coating. The association replaces the coating on an annual basis. The roof has parapet walls and interior roof drains.

7.0 SUMMARY OF FINDINGS

Based on the PHASE 1 milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed that included surface imperfections such as peeling of finishes, surface cracking, and that, based upon the licensed engineer and/or architect performing the PHASE 1 milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

8.0 RECOMMENDATIONS

A **PHASE 2 MILESTONE INSPECTION IS:**

☐ **RECOMMENDED**
☒ **NOT RECOMMENDED**

UES recommends the following remedial and/or preventive repairs:

- Painting walls and balcony decks on a regular basis to prevent rebar corrosion.

9.0 RELIANCE

This report has been prepared for the referenced party and their representatives, and it is intended for their use only. This report was prepared pursuant to the contract between UES Milestone Inspections, LLC (UES) and Ocean View Manor, LLC (the "Client"). That contractual relationship included an exchange of information about the property that was unique and between UES and its client and serves as part of the basis upon which this report was prepared. Because of the importance of communication between UES and the Client, reliance on any use of this report by anyone other than the Client, is prohibited and therefore not foreseeable to UES.

APPENDIX A

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM PHASE 1

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MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM

PHASE 1 Milestone Inspection

(●) 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): Universal Milestone Inspections, LLC

Inspection Engineer/Architect Name and License Number: Miguel A Santiago, P.E. 74520

Address: 9802 Palm River Road, Tampa, FL 33619

Telephone Number: (813) 740-8506

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

Inspection Commenced Date: 11/07/2024 Inspection Completed Date: 11/07/2024

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

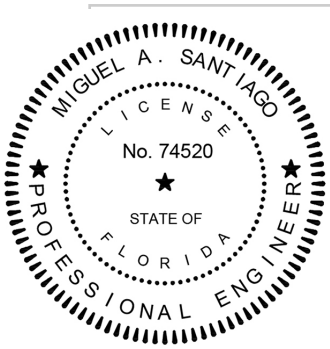
**A condition exists that the Milestone Inspector determines would need a Phase 2 Inspection or structural evaluation of the specific item identified or area in order to determine whether a dangerous condition exists.*

☐ Immediate Dangerous Condition Observed; Notify Building and Fire Official; Structural Evaluation May be required, possible Shoring and a Phase 2 inspection is required

☑ 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: ☑ Engineer ☐ Archit



Name: Miguel A. Santiago

License Number: 74520

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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.

Check Required Fields

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:

Add Attachments

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.

Check Required Fields

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

Signature: Date

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See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

1. DESCRIPTION OF STRUCTURE Add Attachments

a. Name on Title: Ocean View Manor, LLC

b. Street Address: 3600 S. Ocean Shore Blvd, Flagler Beach, FL 32136

c. Legal Description: OCEAN VIEW MANOR CONDO

d. Owner's Name: Ocean View Manor, LLC

e. Owner's Mailing Address:
3600 S. Ocean Shore Blvd, Flagler Beach, FL 32136

f. Email Address: tbaggettnc@yahoo.com
Contact Number: 386-225-5634

g. Folio Number of Property on Which Building is Located: 29-12-32-4990-00000-0114

h. Building Code Occupancy Classification: R-2

i. Present Use: Residential Condominiums

j. General Description: Ten story CMU (Concrete Masonry Unit) block walls with concrete slabs.
Type of Construction: CMU block walls with cast-in-place concrete slabs.

k. Square Footage:
1. Total Building Area: ±235,000
Number of Stories: 10

2. Building Footprint Area: ±23,500

l. Name of the Condo or Coop Entity: Ocean View Manor, LLC

m. Special Features:
Porte Cochere at the front of the building.

n. Describe any Additions to Original Structure:

o. Approximate Distance to the Coast and Method Used to Determine Distance:
0.1 miles. The condo is located across the road from the coast.

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 noted.

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

Surfaces are in good overall condition.

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 noted.

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

None noted.

f. Note Previous Patching or Repairs:

Continuous concrete patching completed as issues arise. All considered minor repairs.

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: 09/08/2024

b. Date(s) of Actual Inspection: 11/07/2024

c. Name and Qualifications of the Individual Preparing Report:

Miguel A. Santiago, P.E., S.I.

Samuel A. Leighton, E.I.

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

None required.

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

○ Yes ◉ No

Explanation/Comments:

Not available at the time of inspection.

4. SUPPORTING DATA ATTACHED Add Attachments

Check if attached:

a. Sheets of written data: ◉ Yes ○ No

b. Photographs: ◉ Yes ○ No

c. Drawings or sketches: ○ Yes ◉ No

d. Test reports: ○ Yes ◉ No

5. FOUNDATION

a. Describe Building Foundation:

Not observed at the time of inspection, assumed to be driven piles with pile caps.

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

No wood framing.

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 at the time of inspection.

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: ⓘ Good, 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:

Paint at the exterior walls has some areas of peeling. The association is planning to paint in 2025.

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

None observed at the time of inspection.

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

None observed at the time of inspection.

j. Rebar Corrosion – Check Appropriate Line:

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

7. FLOOR AND ROOF SYSTEM

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

a. Roof:

1) Roof Pitch

- [x] Flat
- [ ] Pitched

2) Roof Structural Framing

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

If Other, Describe:

3) Roof Structural Framing Condition:

(•) Good ( ) Fair ( ) Poor ( ) Significant

4) Roof Deck Material

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

Describe:

Cast-in-place concrete slab supported by CMU walls.

5) Roof Cladding Type

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

Describe:

The built-up roof was recoated in November of 2024 with UNIFLEX 41-300 Premium White Elastomeric Roof Coating. The association replaces the coating on an annual basis.

6) Roof Covering Condition

(●) Good ( ) Fair ( ) Poor ( ) Significant

The built-up roof was recoated in November of 2024 with UNIFLEX 41-300 Premium White Elastomeric Roof Coating. The association replaces the coating on an annual basis.

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

Air conditioning unit located at each roof section with metal supports in good overall condition.

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

Interior roof drains are located throughout the roof area.

9) Describe Parapet Construction and Current Condition:

Short parapet walls are made of CMU block and covered with the roof material on the inside face with a metal cap at the top section.

10) Describe Mansard Construction and Current Condition:

( ) Good ( ) Fair ( ) Poor ( ) Significant (●) N/A

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

None noted.

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

Concrete Masonry Unit (CMU) supporting cast-in-place post-tensioned concrete slabs. The floors are in good condition. Exterior balconies are in good condition.

2. Balcony Structural System

- ○ Edge and Building Face
- ◉ Supported Cantilever
- ○ No Balcony

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

All balconies cantilever.

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

- ◉ Ocean facing
- ○ Non-ocean facing

Both ocean facing and non-ocean facing balconies.

4. Balcony Construction

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

Balconies are cast-in-place concrete slabs.

5. Balcony Condition Rating

- (•) 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)

Balconies are in good overall condition. No signs of cracking or spalling observed at the time of inspection.

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

Metal stairs are located at the three ends of the building and are in good overall condition. Aluminum railings are at all floors of the stairs and are in good condition.

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

None noted.

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 are used in the stairwells and the unit balconies.

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

◉ Good ○ Fair ○ Poor ○ Significant, Describe:

Guard rails observed in stairwells and unit balconies were in good condition and sturdy at the time of inspection.

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

Many framing members were visible during the time of inspection throughout the building.

8. STEEL FRAMING SYSTEM

Add Attachments

Steel Framing System Exists: ◯ Yes ◉ 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: (●) Yes ( ) No (If no Concrete Framing System, skip to section 10)

a. Full Description of Structural System:

11-story concrete building has CMU walls with post-tensioned CIP concrete floors. The ground floor is a parking garage which has CMU walls at the center and perimeter and CIP concrete columns throughout.

b. Cracking:

1. ( ) Significant (●) Not Significant

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

No cracking was observed at the time of inspection.

c. General Condition Description:

The concrete structural members were in good overall condition at the time of inspection.

d. Rebar Corrosion – Check Appropriate Line:

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

Describe:

No corrosion was visible at the time of inspection.

[9. CONCRETE FRAMING SYSTEM CONTINUED]

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

1. (●) 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)):

No concrete members were observed with these conditions.

(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):

Common wood and metal doors for utility rooms unit entrances. Aluminum framed sliding glass doors for the lobby and unit balcony doors.

2. Anchorage Type and Condition of Fasteners and Latches

All doors appear to be in good condition with metal fasteners.

3. Sealant Type and Condition of Sealant:
◉ Good ○ Fair ○ Poor ○ Significant

Typical glass door and window sealant.

4. Describe General Condition:

Doors are in good overall condition.

5. Describe repairs needed:

None noted.

11. WOOD FRAMING

Add Attachments

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

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

b. Indicate Condition of the Following:

1. Walls:

2. Floors:

3. Roof Member, Roof Trusses:

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

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

[11. WOOD FRAMING CONTINUED]

e. Drainage – Note accumulations of moisture:

f. Ventilation – Note any concealed spaces not ventilated:

g. Note any concealed spaces opened for inspection:

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

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 exterior walls are painted stucco. Paint was peeling in some locations at the exterior walls but stucco was in good condition.

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

Stucco is adhered to the CMU exterior walls.

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):

Stucco is in good overall condition.

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.):

Porte-cochere is located at the front entrance of the building. It is supported by four columns with a 9-foot total clearance.

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

Porte-cochere is in good overall condition and is supported by four columns.

14. DETERIORATION

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

Only peeling of paint finishes was observed and is planned to be redone in 2025. No other deterioration noted.

15. UNSAFE CONDITIONS

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

✔ 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 ◉ No

Add Attachments

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:

Add Attachments

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:

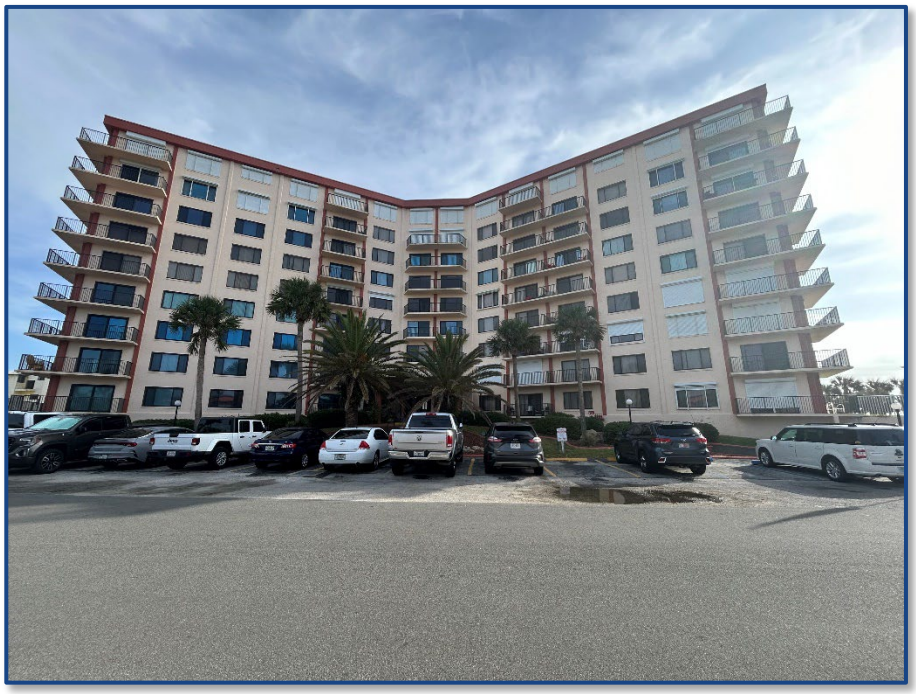
1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.

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.

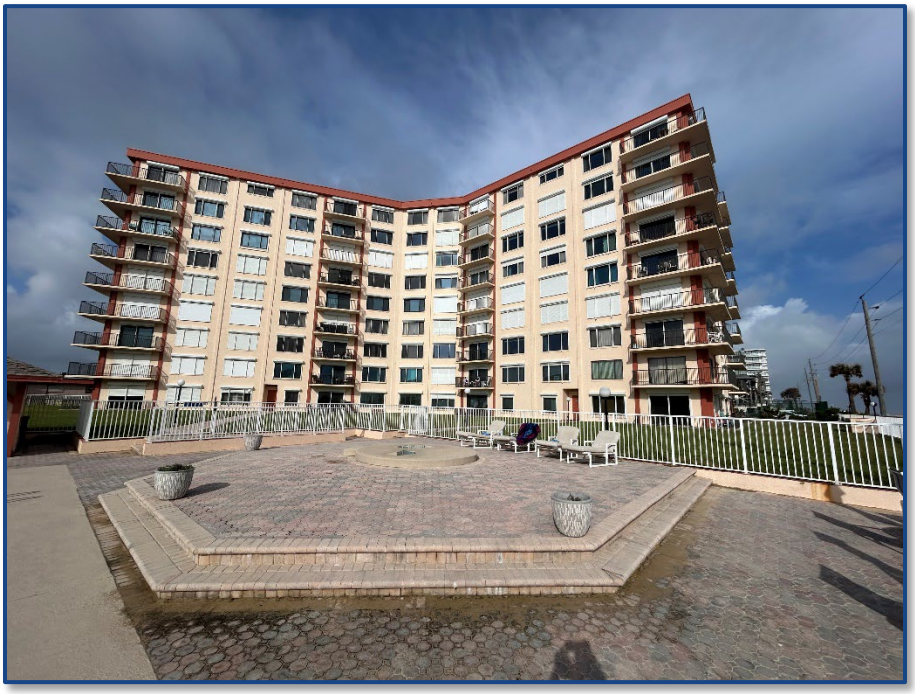
APPENDIX B

SITE PHOTOGRAPHS

Photograph No. 1: Porte Cochere and building entrance located at the west side of the building.



Photograph No. 2: Western elevation.



Photograph No. 3: Eastern elevation.

Photograph No. 4: Eastern elevation.

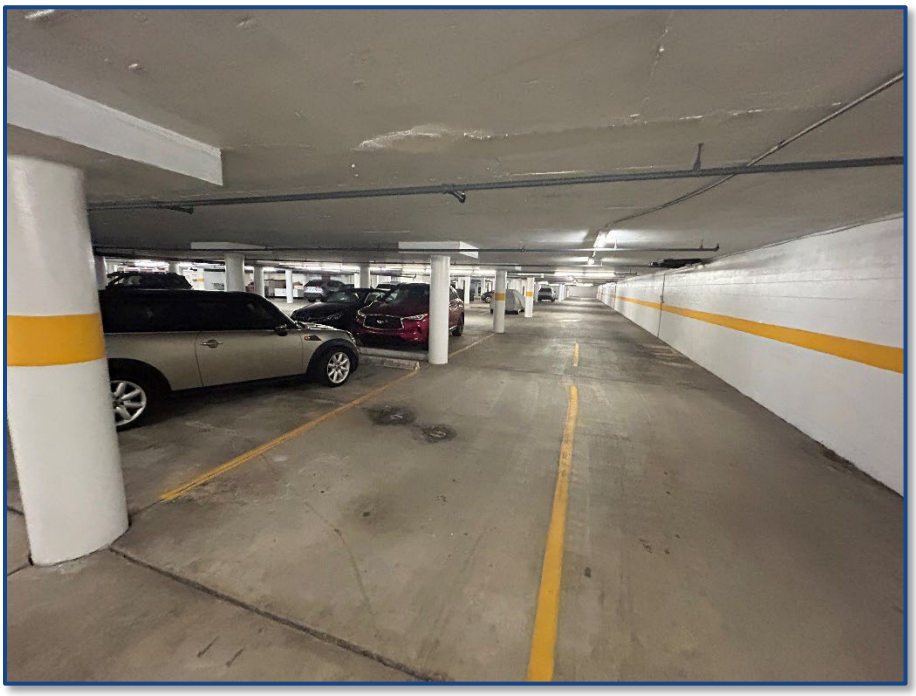
Photograph No. 5: Northwest elevation.

Photograph No. 6: Northeastern elevation.

Photograph No. 7: Northeastern elevation.

Photograph No. 8: Building entrance glass storefront.

Photograph No. 9: Overall ground floor lobby.



Photograph No. 10: Bottom floor parking garage overview.

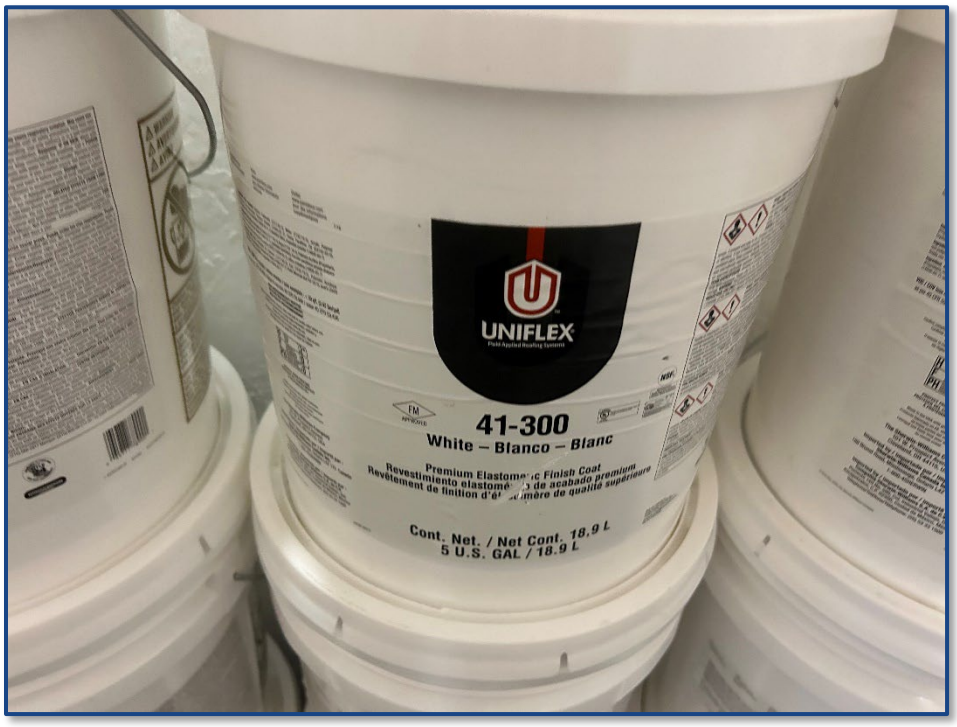
Photograph No. 11: Bottom floor garage door at entrance.

Photograph No. 12: Bottom floor parking garage overview.

Photograph No. 13: Overall roof of the east wing of the building.

Photograph No. 14: Overall roof at the east wing of the building.

Photograph No. 15: Overall roof area at the north wing of the building.

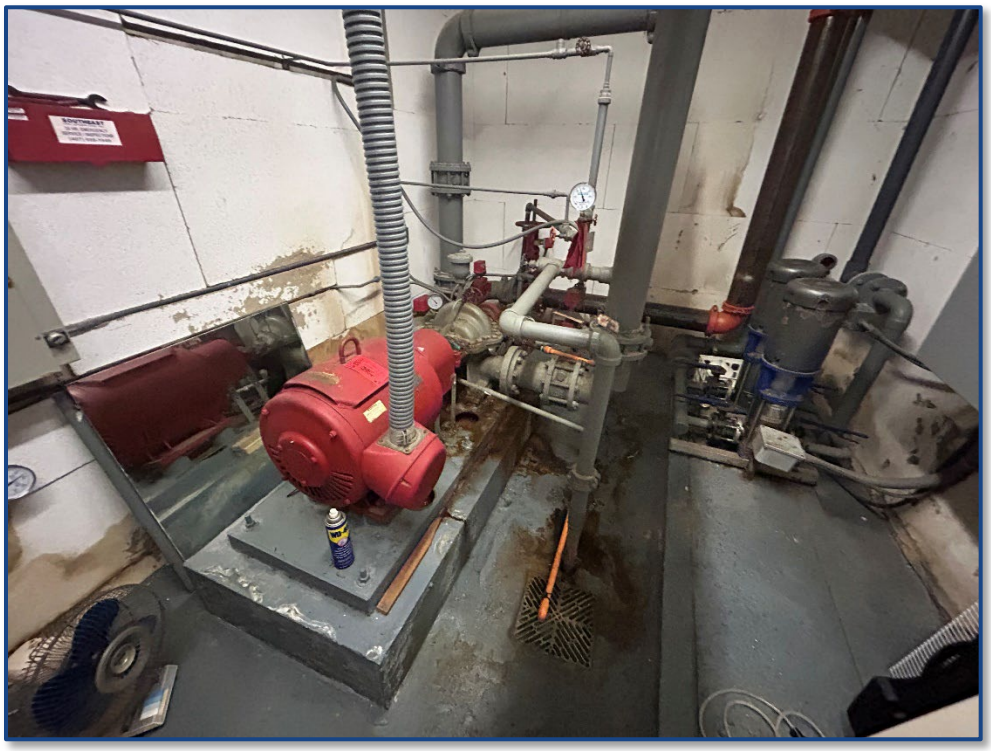


Photograph No. 16: White UNIFLEX coating being applied on the building roof.

Photograph No. 17: Typical interior roof drain and cover in good overall condition.

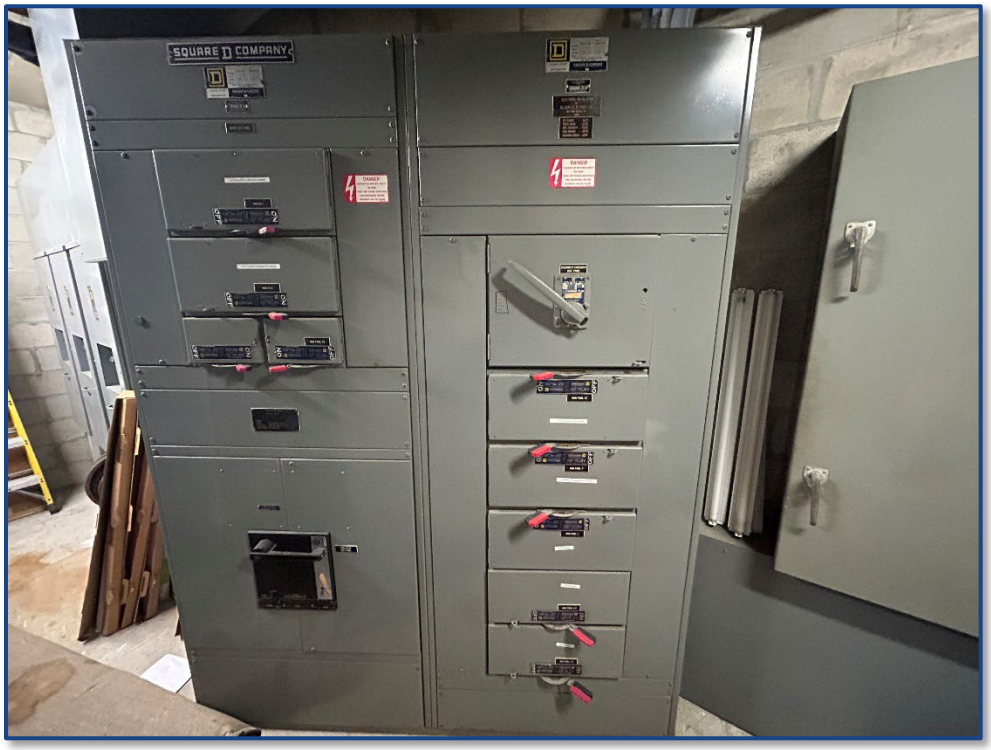
Photograph No. 18: Typical fire alarm control panel.

Photograph No. 19: Fire pump controller by Master Control Systems.



Photograph No. 20: Typical fire pump at the garage utility area.

Photograph No. 21: Typical electrical main service panels.



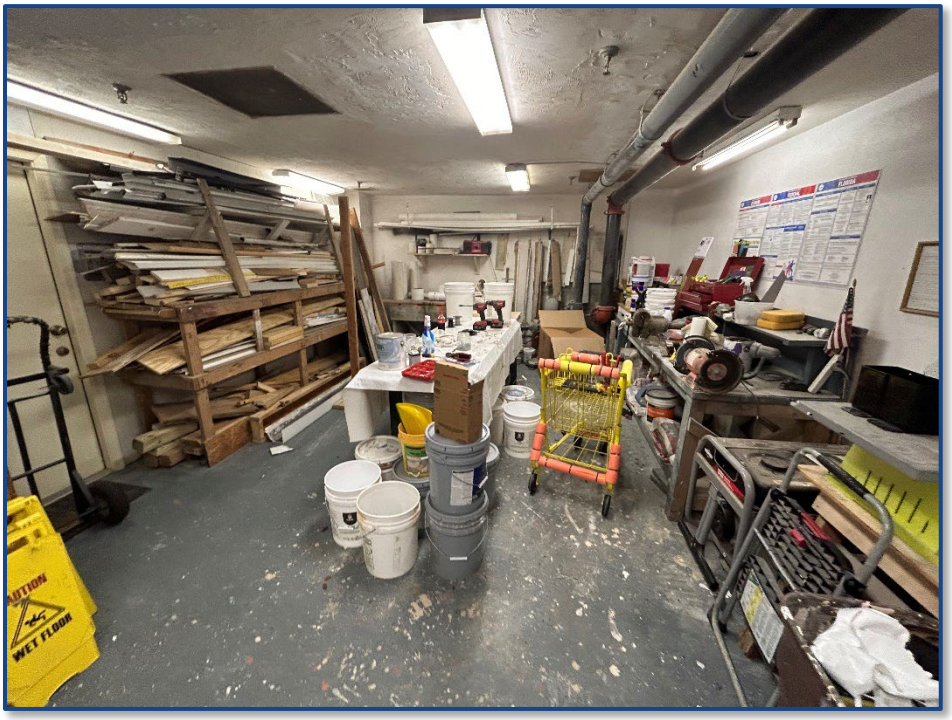
Photograph No. 22: Electrical power board with disconnect switches.

Photograph No. 23: AC industrial control panel.

Photograph No. 24: Typical Cummins generator at garage floor utility room.

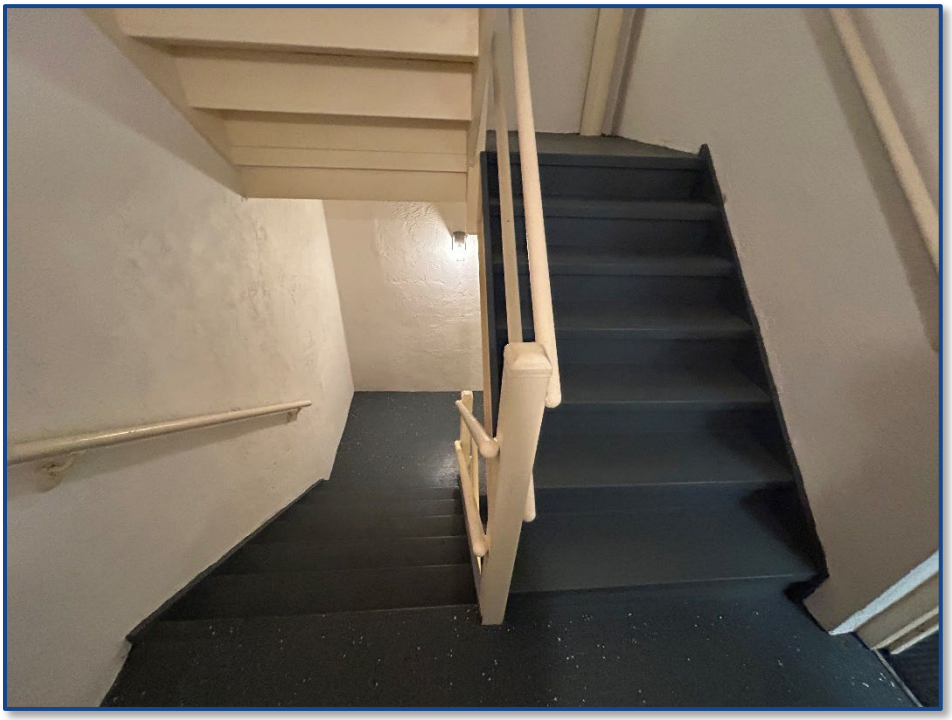
Photograph No. 25: Typical garage door located at the garage entrance.

Photograph No. 26: Overview of common gym area.

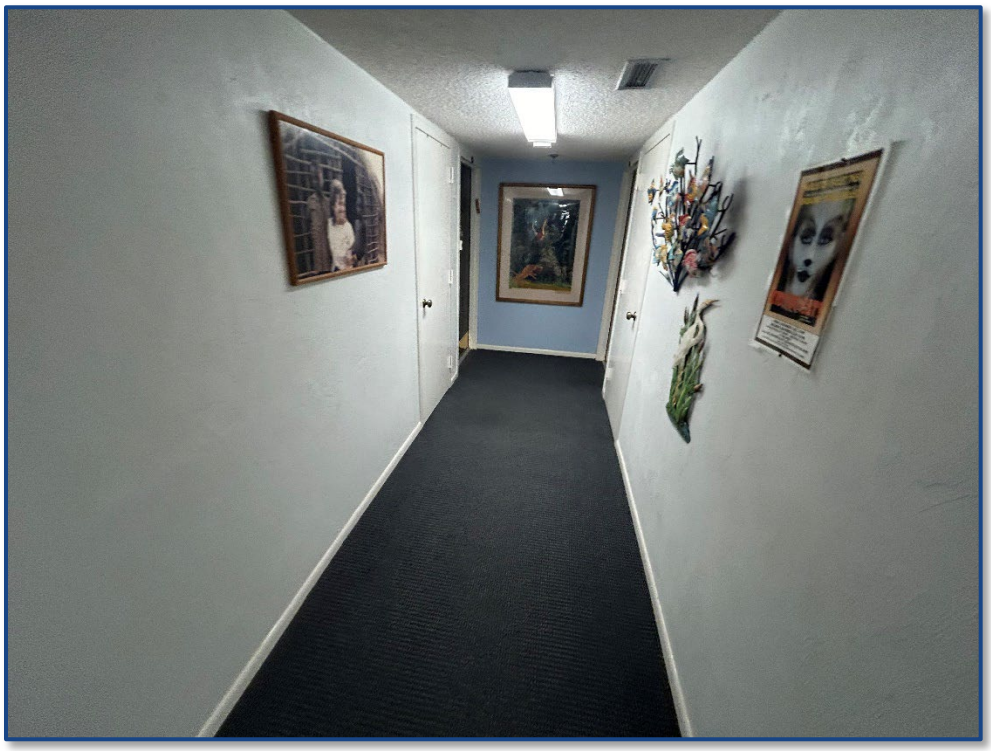


Photograph No. 27: Overall maintenance storage room.

Photograph No. 28: Typical elevator door opening.



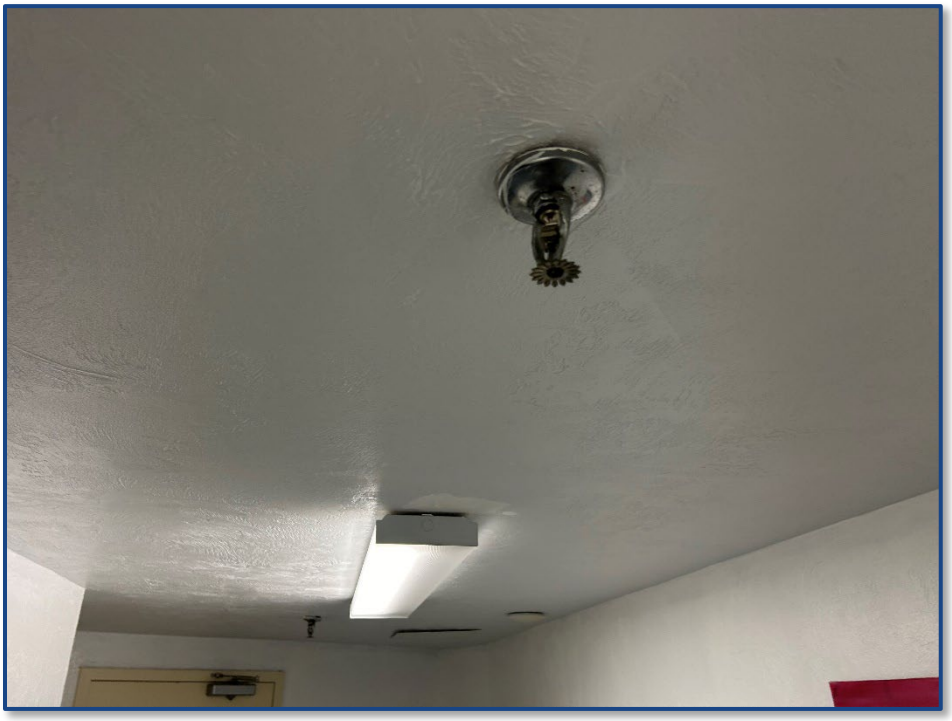
Photograph No. 29: Typical interior stairwell with metal stairs and aluminum railings.



Photograph No. 30: Typical interior hallway between units.

Photograph No. 31: Old fire hose access standpipe out of commission and fire extinguisher.

Photograph No. 32: Typical lighting and fire line in the interior stairwell.



Photograph No. 33: Typical sprinkler in common hallway areas.

Photograph No. 34: Typical fire alarm handle and annunciator in hallway.

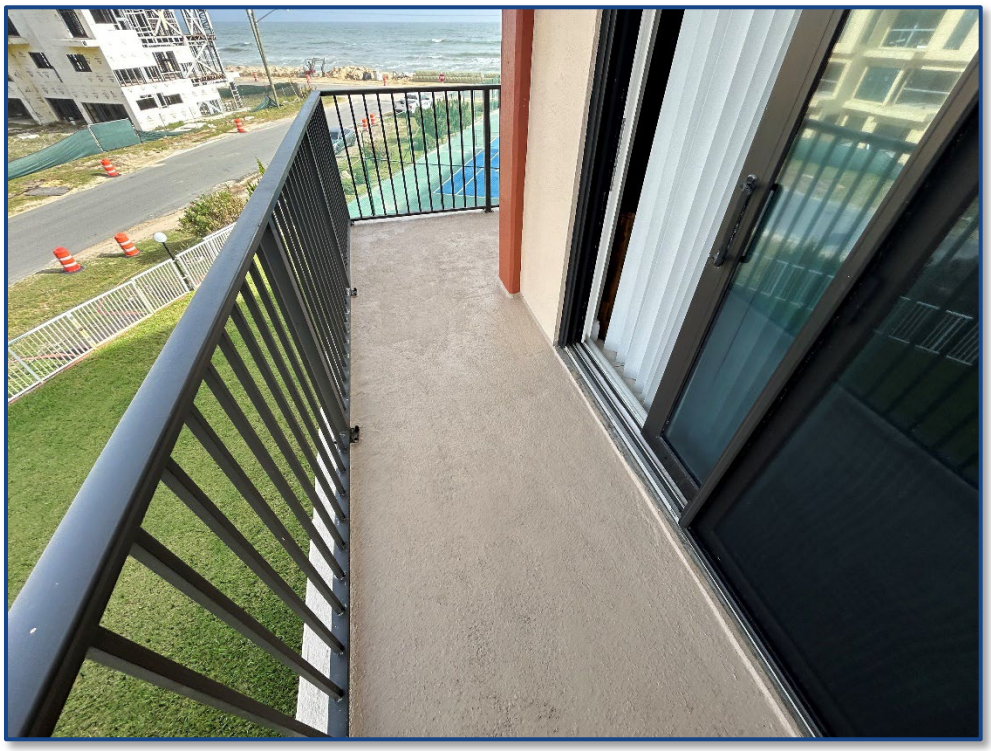
Photograph No. 35: Typical emergency exit sign in common hallway area.

Photograph No. 36: Typical pool and pavilion located at the southeast corner of the property.

Photograph No. 37: Porte cochere located at the building entrance

Photograph No. 38: Typical backflow at the west building perimeter.

Photograph No. 39: Room 111 living room area.

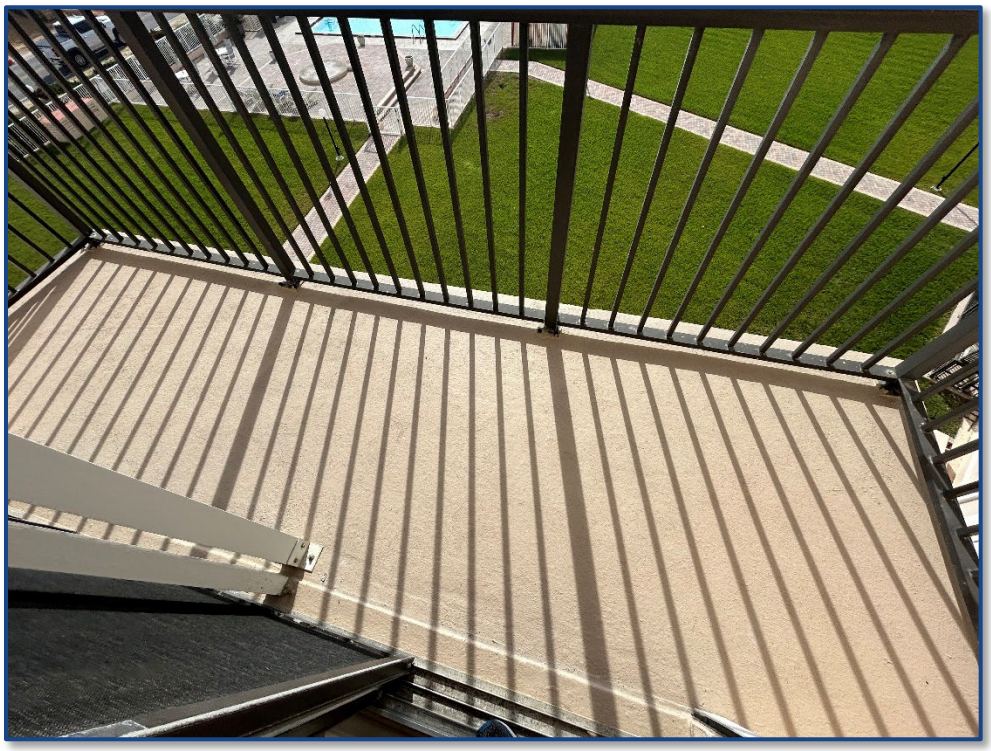


Photograph No. 40: Room 311 balcony area.

Photograph No. 41: Room 311 railings at the balcony.

Photograph No. 42: Room 311 living room sliding glass door.

Photograph No. 43: Room 421 living room.

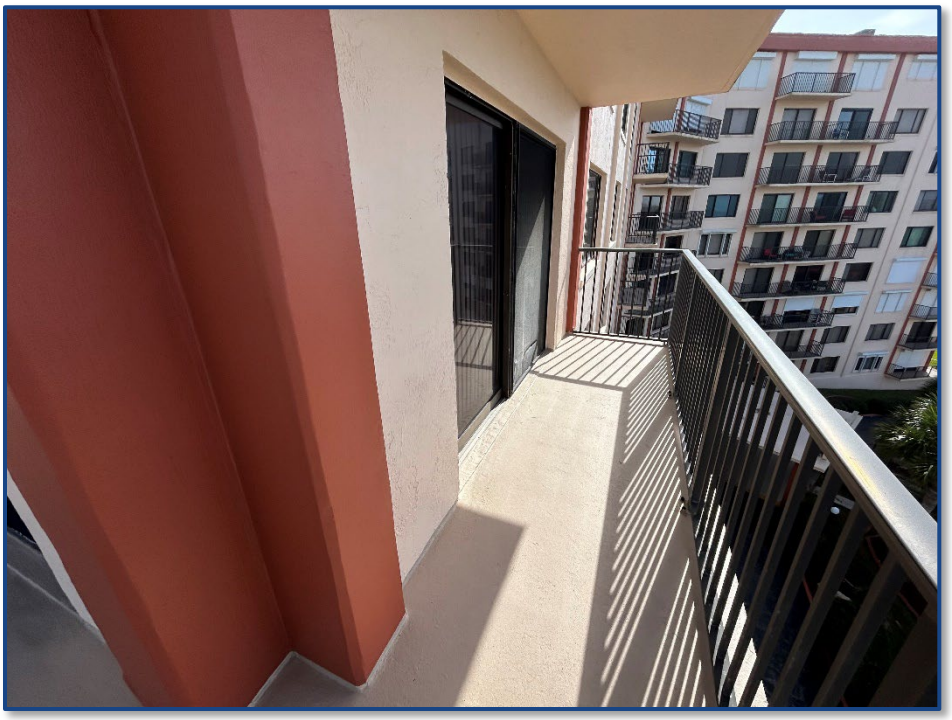


Photograph No. 44: Room 421 balcony with aluminum railings.

Photograph No. 45: Room 513 overall living room.

Photograph No. 46: Room 513 balcony with aluminum railings and some chipped paint.

Photograph No. 47: Room 724 overall living room.



Photograph No. 48: Room 724 typical balcony area in good condition.

Photograph No. 49: Room 912 overall living room area.

Photograph No. 50: Room 912 balcony area in good overall condition.

APPENDIX C

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

UES MILESTONE INSPECTIONS, LLC.

Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Intergrity Reserve Studies

February 18, 2025

Ocean View Manor, LLC
3600 S. Ocean Shore Blvd.
Flagler Beach, FL 32136

Attention: Mr. Terry Baggett
Email: tbaggettnc@yahoo.com

Reference: **Phase I Milestone Structural Inspections**
Ocean View Manor
UES Project No: 0311.2400001.0024
Flagler County Parcel ID: 29-12-32-4990-00000-0114
Building Department License Number: PR1S002243, MA00015904

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Mr. Baggett:

Universal Engineering Sciences (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property. UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ)**.** Following FS (Florida Statute) 553.899, UES provides herein a Summary of Material Findings and Recommendations:

SUMMARY OF FINDINGS

Based on the **PHASE 1** milestone inspection, no indications of substantial structural deterioration were seen that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed including surface imperfections such as cracks and peeling of finishes. Based upon the licensed engineer and/or architect performing the **PHASE 1** milestone inspection, these are NOT signs of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

RECOMMENDATIONS

A PHASE 2 INSPECTIONS IS: ☐ RECOMMENDED ☒ **NOT RECOMMENDED**

UES recommends the following remedial and/or preventive repairs:

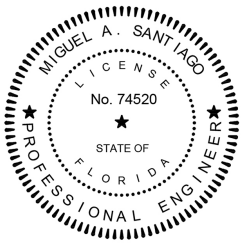
1. Painting walls and balcony decks on a regular basis to prevent rebar corrosion.

---oOo---

Nothing in this report should be construed directly or indirectly as a guarantee for any part of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present structural condition of the building based upon careful evaluation of observed conditions to the extent possible.

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to Ocean View Manor, LLC.

Respectfully Submitted,
Universal Engineering Sciences
Registry #4930



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410C0000018D7FEE914600089FC9, cn=Miguel A Santiago
Date: 2025.03.07 11:47:27 -05'00'

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520

Samuel Leighton

Samuel A. Leighton, E.I.
Director Milestone Program
Florida Engineering Intern No. 1100027545

This item has been digitally signed by Miguel A. Santiago, P.E., S.I. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

APPENDIX D

QUALIFICATIONS OF KEY PERSONNEL

MIGUEL SANTIAGO, P.E., S.I.

Professional Engineer / Special Inspector / Director Milestone Prog.

UES MILESTONE INSPECTIONS, LLC.

Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Intergrity Reserve Studies

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Director of UES Milestone Inspection Program and Vice President of UES Construction Services Division. He has experience in building inspections, structural evaluations, geotechnical investigations, and construction process evaluations. He has over 25 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/ reshoring and design/plan compliance.

YEARS WITH THE FIRM 3.5

YEARS WITH OTHER FIRMS 25

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES & CERTIFICATIONS

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.

UES™
Construction Services Department

SAMUEL LEIGHTON, E.I.

Special Projects Manager
Threshold Inspector Agent

TIN L23578198

Mr. Leighton is currently a Special Projects Manager for our Construction Services Division and a Threshold Projects Manager.

He has experience in Geotechnical Engineering, Construction Materials Testing and all aspects of large project management.

Mr. Leighton services the Brevard County area.

Years of Service

3

Office Location

820 Brevard Avenue
Rockledge, Florida 32955

Certifications

Nuclear Gauge Certified
Concrete Field Inspector Level 2
Concrete Field Technician Level 1
Earthwork Construction Inspection Level 1

Academic Background

FL Institute of Technology, B.S. Civil Engineering

Project Experience

All Aboard Florida (Brightline) Phase II, Zone 4, North-South Railroad: Mr. Leighton served as the Project Manager/Quality Control Lead Inspector providing quality control testing/inspections for railway improvements along 128 miles between Cocoa and West Palm Beach. He additionally coordinated technicians and ensured quality reporting.

Ascension Island Runway Repair: This project was located on the joint airfield of the RAF and USAF in Ascension Island, UK and consisted of the full depth replacement for the 10,000 Linear Feet Runway 13-31, widening of the runway shoulders, and replacing all runway lighting, pavement markings, and electrical vaults. Construction occured in two major phases with a displaced threshold in each phase to allow continuous airfield operations. In addition, the storm drainage system is planned to be upgraded and approximately five miles of island roadways used for the haul route will be repaired/reconstructed. Universal provided all necessary materials testing equipment to include an on-site laboratory (testing equipment, supplies, etc.) and three full time (on-site 60 hours / week) technicians that are all required to meet and maintain USACE requirements. Personnel completed AFRICOM and ISOPREP training to include a SERE and Anti-terrorism course of study.

CTQP Training History Report

Report for: Samuel Leighton
TIN: L23578198
Report Date: 10/25/2023

Valid Qualifications

Qualification Name	Certificate Number	Valid from	Expires on
Concrete Field Inspector - Level 2	3011323	04/06/2022	03/11/2027
Concrete Field Technician - Level 1	3011322	04/06/2022	12/03/2026
Earthwork Construction Inspection - Level 1	3005868	08/10/2021	08/10/2026