



FLORIDA ENGINEERING LLC

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RESIDENTIAL REPORT

Ocean Tree Condominium

3400 N Ocean Drive

Singer Island, Florida 33404

Phase One Milestone Inspection



Purpose:

The purpose of this report is to document the Structural Milestone Inspection - Phase 1, on the subject property. The scope of this Milestone Phase-1 Inspection is limited to the visual inspection only and is documented as such.

The Phase One Milestone Inspection part of this report was performed under the terms of the contract with the client and in accordance with Florida Statute 553.899 to attest to the life safety and adequacy of the structural components of the building and to determine, to the extent reasonably possible, the general structural condition of the building and whether there is a substantial structural deterioration negatively affecting the building's general structural condition and integrity.

The Phase One Milestone Inspection part of this Report was not undertaken to make any determination on whether any part of the building is in compliance with the current Florida Building Code. Thus Florida Engineering is not expressing any opinion with respect to whether this building complies or not with the Florida Building Code or fire safety code.

The opinion expressed the Phase One Milestone Inspection part of this report by Florida Engineering as to whether there is any substantial structural deterioration or not are made within a reasonable professional probability based on the scope of the inspection outlined in this report.

Furthermore, this entire report is not intended to and does not address the presence or absence of hazardous material or petroleum substances, asbestos, lead, PCBs or toxic soils on this property.

Type of Building : Condominium/Multifamily

Exterior Construction Type: Concrete/Masonry



TABLE OF CONTENT

1: Building Milestone Inspection Phase 1 - Summary	1- 6
2: Building Milestone Inspection Phase 1.....	7-16
3: Additional Inspections Findings and Notes	17
4: Inspection Photos	18-30



PHASE ONE MILESTONE INSPECTION AND RESERVE STUDY

Property Name

Ocean Tree Condominium

3400 N Ocean Drive

Singer Island, FL 33404

Prepared by:

Antoine Boumitri, PE, SI

Florida PE # 40578 & SI # 063

Date:

09/29/2023



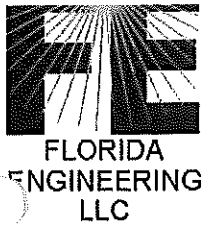
ANTOINE G. BOUMITRI, State of Florida,
Professional Engineer, License No. 40578,
this seal has been digitally signed and
sealed by Antoine G. Boumitri, P.E. on the
date indicated in the text using a SHA-1
authentication code. Printed copies of this
document are not considered signed and
sealed and the signature must be verified on
electronic copies.

Digitally signed by

Antoine G Boumitri

Date: 2023.09.29

14:22:31 -04'00'



Inspection Start Date: 08/01/2023

Inspected By: Antoine Boumitri

Inspection End Date: 08/01/2023

Title: Engineering Project Manager

Florida PE#40578 & SI#0763

Signature: A. Boumitri

1. BUILDING MILESTONE INSPECTION PHASE 1 - Summary of Findings & Recommendations

a. Name on Title: Singer Island - Ocean Tree Condominium Association Inc.

b. Street Address: 3400 N Ocean Drive, Singer Island, Florida 33404

c. Legal Description: Not Available

d. Owner's Name: Ocean Tree Condominium

e. Owner's Mailing Address: 3400 N Ocean Drive, Singer Island, Florida 33404

f. Folio Number of Property on which Building is Located: Not Available

g. Building Code Occupancy Classification: R1/R2

h. Present Use: Residential

i. General Description: One (1) Building, 147 Units

Built in 1977, there are eighteen (18) elevated stories in addition to the grade level (Level 13 was omitted). The structure is made up of concrete beams, concrete columns/walls and poured concrete slabs/decks along with exterior CMU walls. The interior walls are metal studs. There are three (3) elevators with new motor, ropes, shives and upgraded electronics etc... in addition to one (1) hydraulic elevator in the garage. There are 3 common areas: Clubhouse, Library, Gym in addition to the Common Entrance.

The parking garage with Tennis court on top of the roof concrete slab. There are two (2) swimming pools with hot tub, all original with the tiles regouted 5 years ago. The pool pumps were replaced within the last 2 years. The pool heater are 4 years old operated on electric or gas. A 500 gallon diesel tank for the new diesel generator (2018) operated/tested every Friday that services the elevator and hallways.

The cooling tower was installed in 2002 along with circulation pumps.

The hallways of the entire floors are being redone, replacing the wall papers, the ceiling tiles and carpet.

The built-up roof with 3 drain inlets in middle of roof and 3 overflow scuppers on west edge of roof approximately 2" above roof. The roof was replaced in 2021. The stucco finish was re-painted 2 years ago.

There are a total of 37 outdoor parking spaces approximately, including four (4) handicapped parkings. The inside of the following units were inspected: 20th level, Unit Ph-5 and Unit PH-7; Unit 1905; Unit 1808; Unit 1802; Unit 1708; Unit 1607; Unit 1007; Unit 902; Unit 501; Unit 507; Unit 201; Unit 205;

j. Additions to original structure: N/A

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

k. Date of notice of required inspection – N/A

l. Date(s) of actual inspection

I. PHASE 1 –August 1, 2023

II. PHASE 2 – Not Required

m. Name and qualifications of individual submitting report: Antoine Boumitri, PE, SI with over 35 years of experience as a Professional Structural Engineer and Threshold Building Inspector

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

N/A

o. Structural repair-note appropriate line:

1. Cracks on several balconies edge slab at S/E, N/E at several levels.

2. Cracks at the corner of balconies west edge /wall interface on the 5th, 6th and 7th floors.

3. Cracks at ceramic tiles at the edge of 2nd balcony slab, from west, on the North side of floors 6, 7, 10, 11 Also cracks on the 12th floor balcony with dents and separation from ceramic tiles toward East end at N/W.

4. Stucco cracks at the 11 and 14 floor S/W balcony North corner.

5. Crack at the control joint on the 17th floor west window S/W corner.

6. Cracks at top step on access to emergency generator, south side of building.

7. Light rebar corrosion/minor cracks around windows resulting in leaks and are being repaired. No issues.

8. Concrete spalling and rebar exposed in ceiling at the S/W corner in Unit 1708 is being repaired. In addition to a minor crack at the edge of slab in S/W corner of balcony (1708).

9. Few tiles are being replaced in Unit 1808 and minor water damage at wall is also being repaired. In addition, the west edges of balcony exhibit minor cracks at corner of slab.

10. Minor separation between tiles and slab on the S/E corner of Unit 1607. Other minor patches in slab.

11. Minor cracks in balconies slab of Units 1007, Unit 902 and Unit 501.

12. Minor diagonal crack in CMU wall in equipment room at grade level.

13. Missing ground on electrical outlet in hallway near Unit PH-5.

p. Required (describe and indicate acceptance)

Once repair is done, a formal letter with photos indicating that the repairs are complete is sufficient without formal inspection, unless required by the County.

q. 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 : Good

1. Bulging – Minor, No issues
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)

Minor diagonal crack in CMU wall in equipment room at grade level.

See also Items in 1.o (Above)

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

Minor cracks in asphalt parking/driveway. No structural issues.

See also Items in 1.o (Above)

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.

See also Items in 1.o (Above)

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

See also Items in 1.o (Above)

f. Previous patching or repairs - Minor cracks already patched in balcony slab N/W and N/E of Unit 1607.

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 – No issues observed.

d. Reinforced concrete tie beams – No issues observed.

e. Lintel – No issues observed

f. Other type bond beams – No issues observed

g. Masonry finishes -exterior

X 1. Stucco

2. Veneer

3. Paint only - Partial

4. Other (describe)

Minor patches exist on west wall. No issues.

h. Masonry finishes – interior

1. Vapor barrier –

2. Furring and plaster/dry wall

3. Paneling –

4. Paint only –

X 5. Other (describe) No issues observed.

i. Cracks

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

2. Description

Minor cracks in CMU walls (See above Items)

j. Spalling

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

2. Description

N/A



NOTES: N/A

2C. FOUNDATION

a. Describe the building foundation:

Not visible, however no settlement or any other issues to indicate problems.

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:

N/A

e. Is water drained away from the foundation? (Yes/No): Yes

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe: N/A

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)

Concrete flat roof with modified Bitumen cover and 3 interior drains and 3 overflow scuppers.

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

Large Marley cooling tower on the roof. Mounting is acceptable.

3. Note types of drains and scuppers and condition:

3 interior drains and 3 overflow scuppers, approximately 2 inches above the roof and are in good condition.

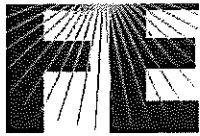
2E. SOFFITS

a. Description

N/A

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

N/A



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

There was no need to open the ceiling as it is concrete above.

2F. STEEL FRAMING SYSTEM

a. Description

N/A

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

N/A

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

N/A

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

N/A

NOTES:

N/A

2G. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Concrete framing (foundation, columns, beams, poured slabs and shear walls along with CMU walls.

b. Cracking

X 1. Not significant

2. Location and description of members affected and type

c. General condition

Good

d. Rebar corrosion – check appropriate line

X 1. None visible (Minor rebar corrosion existed around windows and are being repaired.) No issues.

2. Location and description of members affected and type and cracking

3. Significant but patching will suffice

4. Significant – structural repairs required (describe)

e. Samples chipped out in spall areas:

X 1. No

2. Yes, describe color, texture, aggregate, general quality:

NOTES: N/A

2H. EXTERIOR WALLS

a. Description

Masonry walls with stucco painted finish.

No unsafe conditions observed.

2J. WINDOWS

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

Hurricane rated windows.

b. Anchorage- type and condition of fasteners and latches

Fasteners in good condition.

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

Good condition.

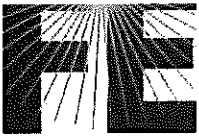
d. Interiors seals – type and condition at operable vents

Good condition.

e. General condition:

Good condition.

No unsafe conditions observed in any of the above features.



2K. DOORS

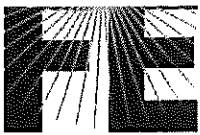
a. Type

Solid wood entry door and frames.

e. General condition:

Good condition

No unsafe conditions observed in the doors' features.



2L. WOOD FRAMING

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

N/A

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

N/A

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

N/A

d. Drainage – note accumulations of moisture

No moisture observed.

e. Ventilation – note any concealed spaces not ventilated:

No issues with ventilation

f. Note any concealed spaces opened for inspection:

N/A

NOTES:

No unsafe conditions observed in above features.

3. ADDITIONAL INSPECTION FINDINGS AND NOTES

3A. HVAC

Cooling is via Marley cooling tower on the roof with additional HVAC handling units at each Unit.

5 Ton A/C unit for common areas is located on the 19th floor.

3B. Plumbing System

"As-built" plans of the Property were unavailable for review to determine the below ground components; thus, we were unable to physically identify all types of piping used throughout the Property. However, according to available information and observations, supply piping appears to be copper, and waste and vent piping appears to be cast iron (original).

The plumbing systems appeared to be in generally good condition. The water pressure and drainage were reported to be adequate. No abnormal plumbing problems were reported by the Property representative.

3C. Electrical System

Electrical service enters the building from utility-owned transformers, providing 120-208 Volt, 3-phase, wire service. Units were noted to be individually metered (200-Amp minimum per unit). The distribution wiring was noted to be copper. GFCI outlets were noted in kitchens, bathrooms, and wet areas.

In general, the electrical systems for the Property, including main switchboards, transformers, distribution circuit breaker panels, contactor, lighting, and wiring system appear in good condition and adequately sized for the intended use of the facilities.

3D. Swimming Pool

Two (2) heated swimming pools with hot tubs.

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

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

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

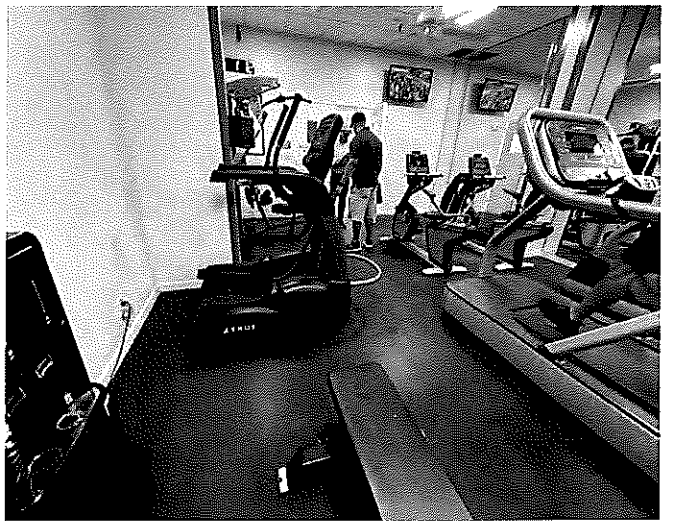
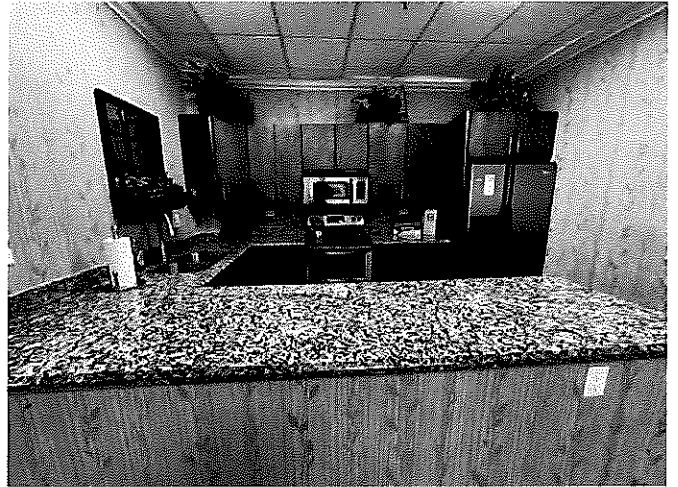
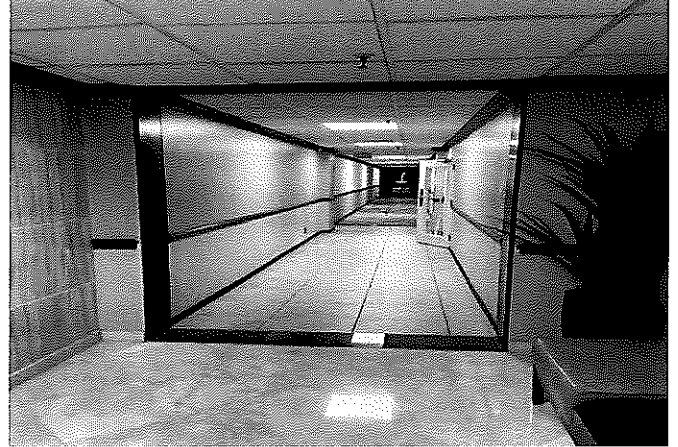
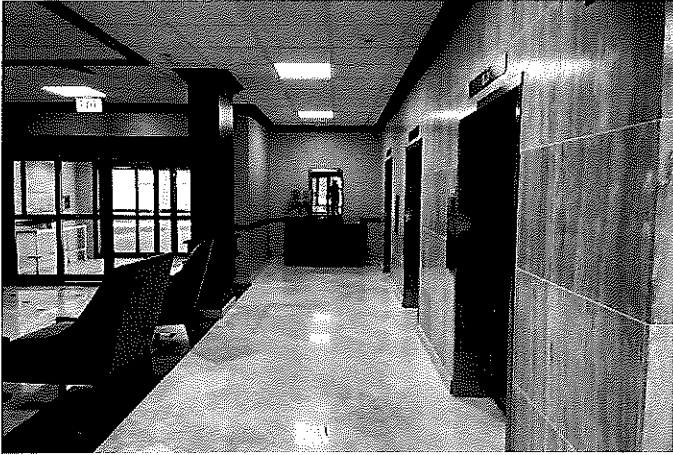
GENERAL EXTERIOR



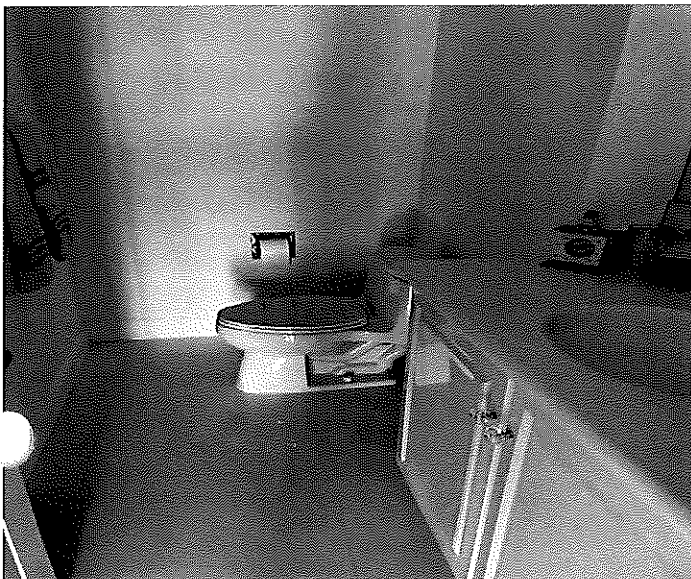
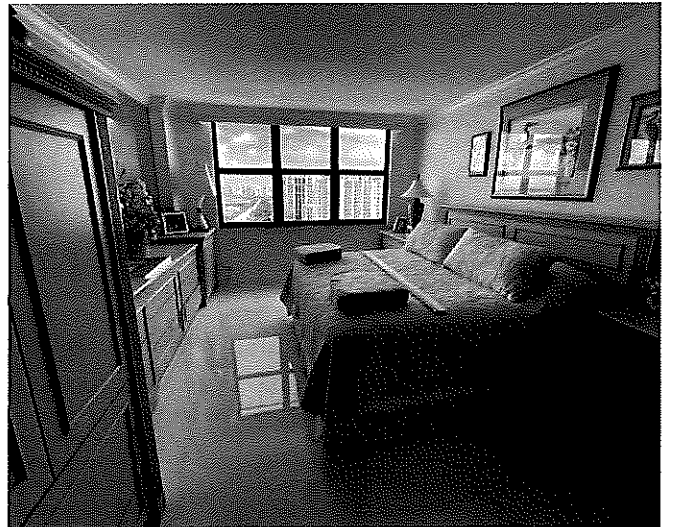
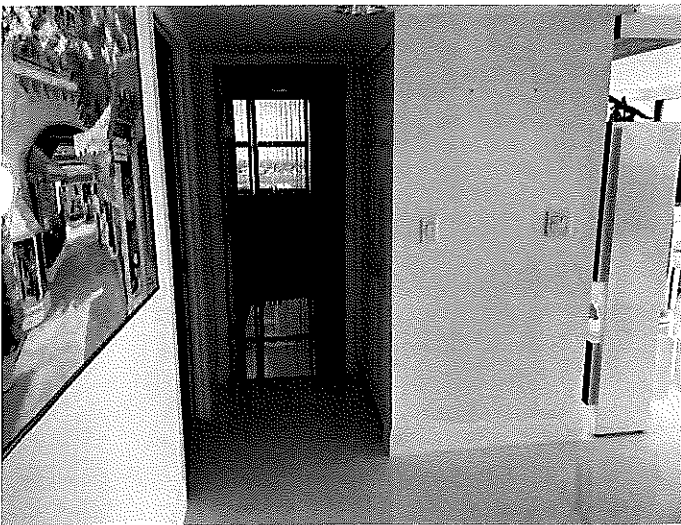
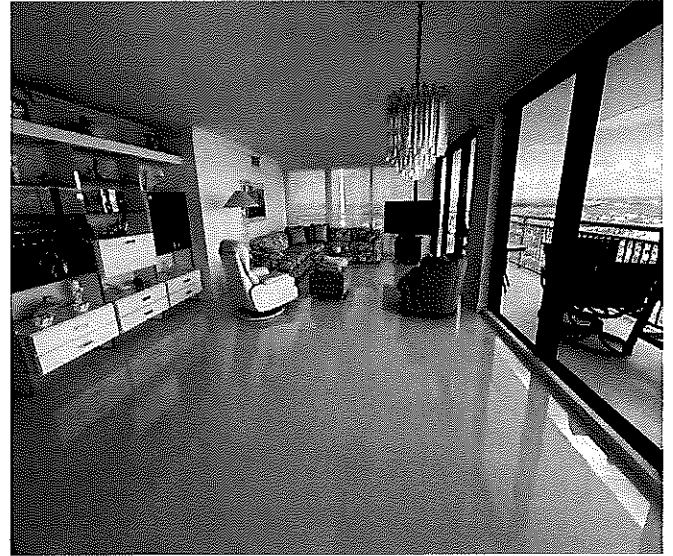
GENERAL EXTERIOR



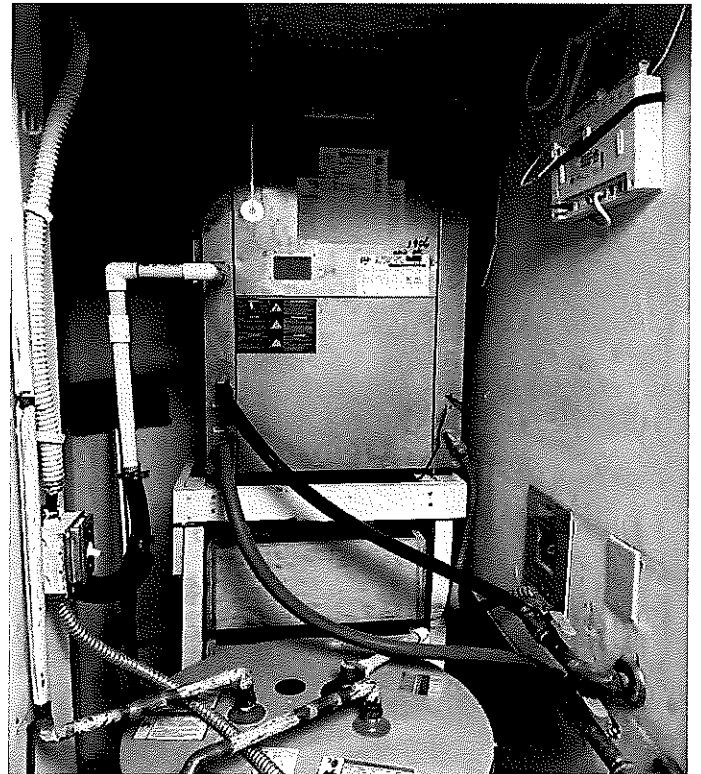
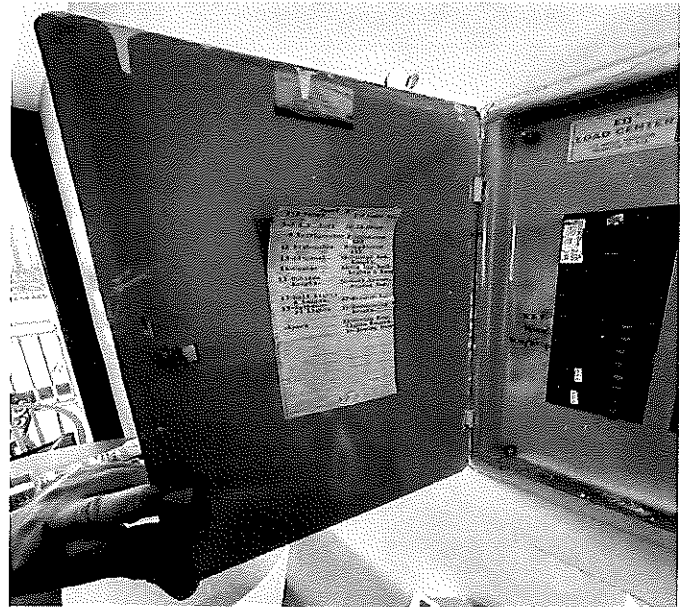
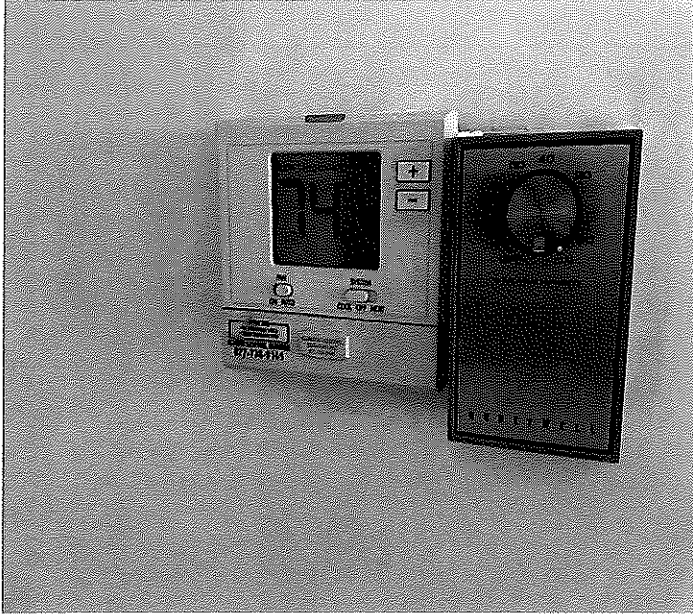
GENERAL INTERIOR



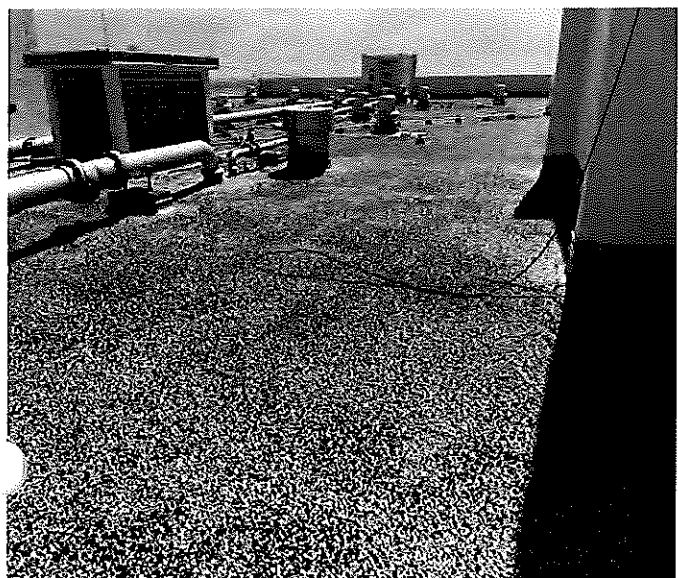
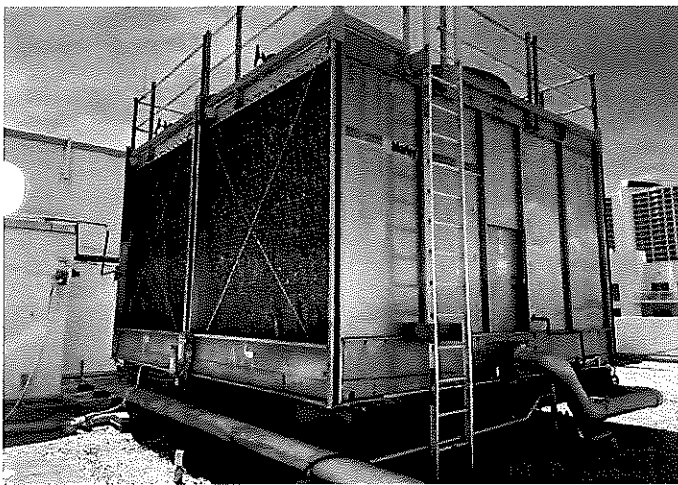
GENERAL INTERIOR



GENERAL INTERIOR



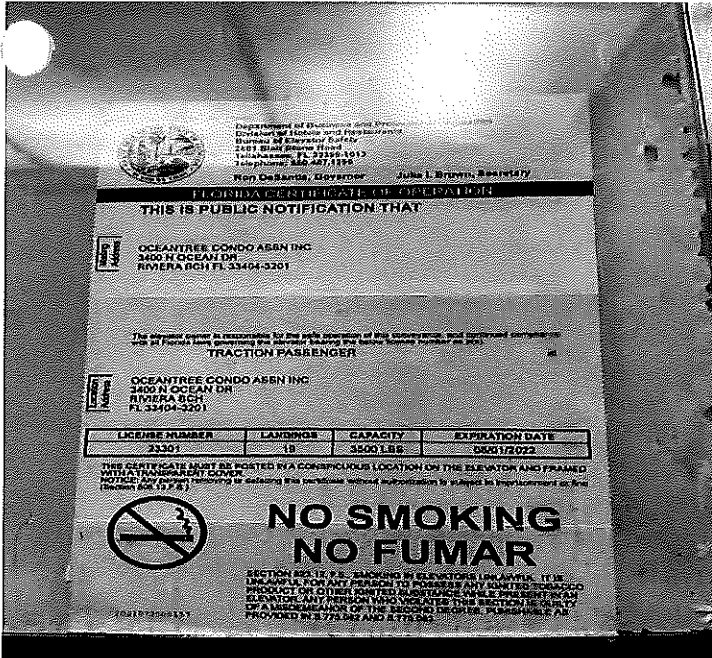
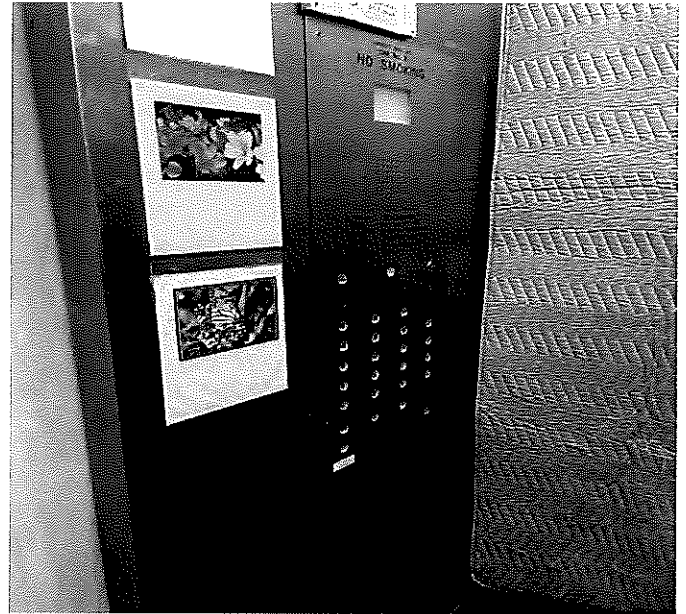
GENERAL ROOFTOP

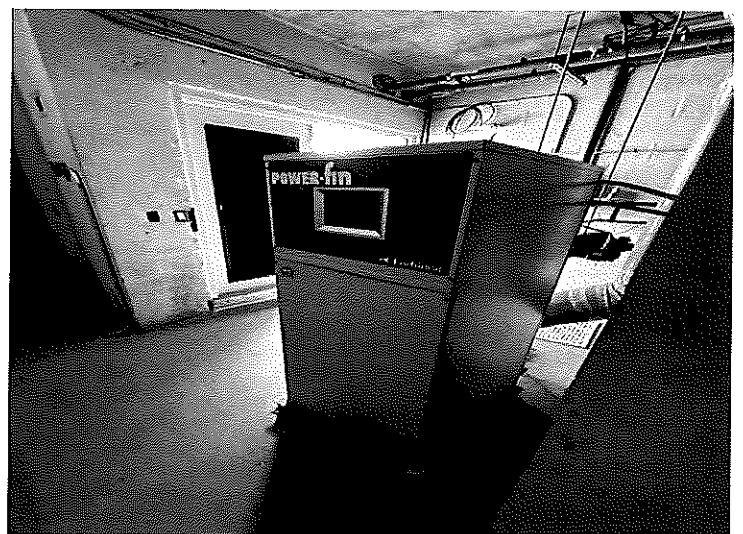
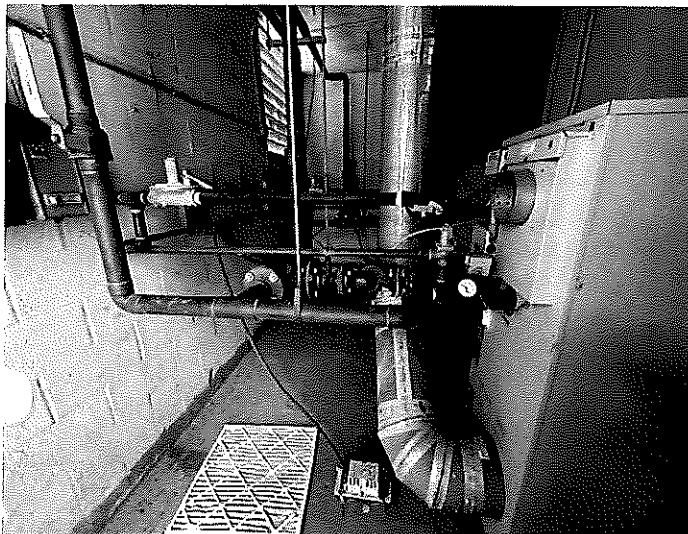
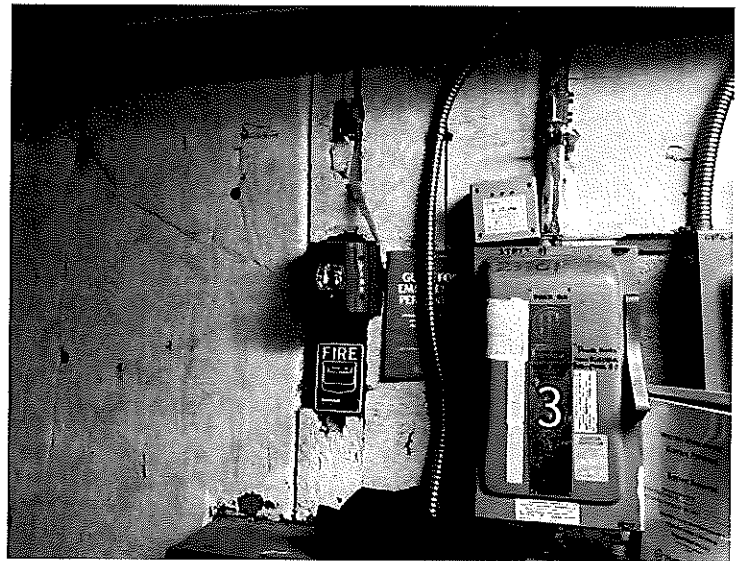
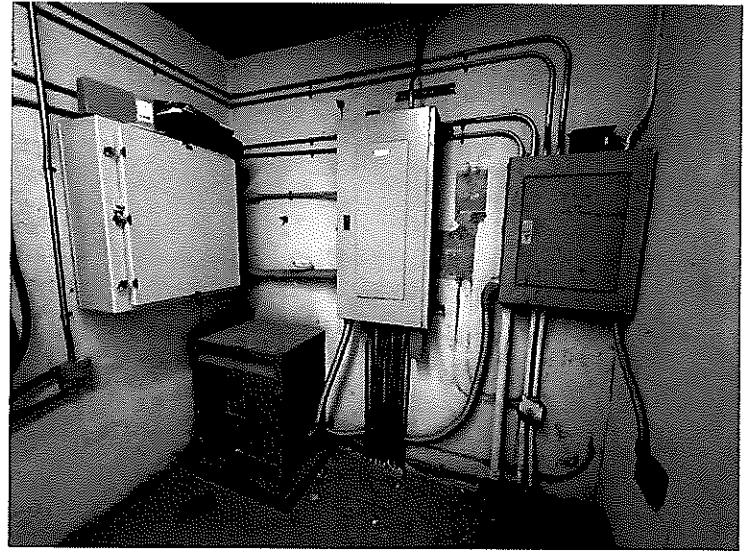


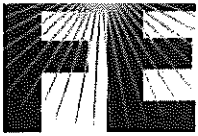
GENERAL ROOFTOP



ELEVATOR

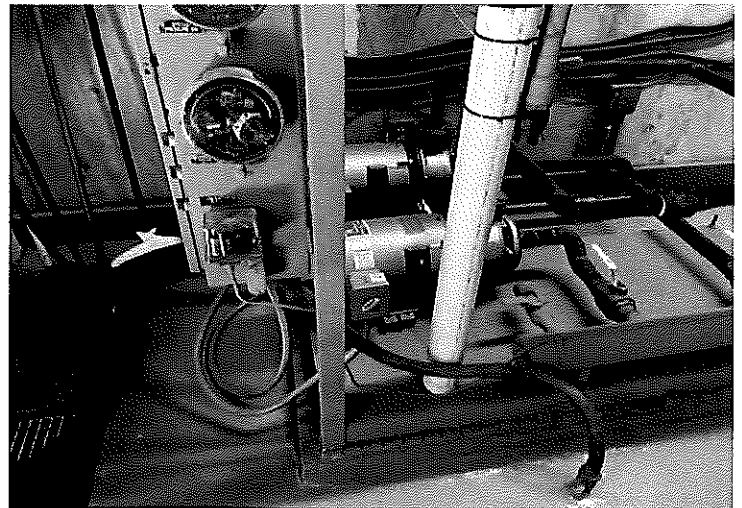
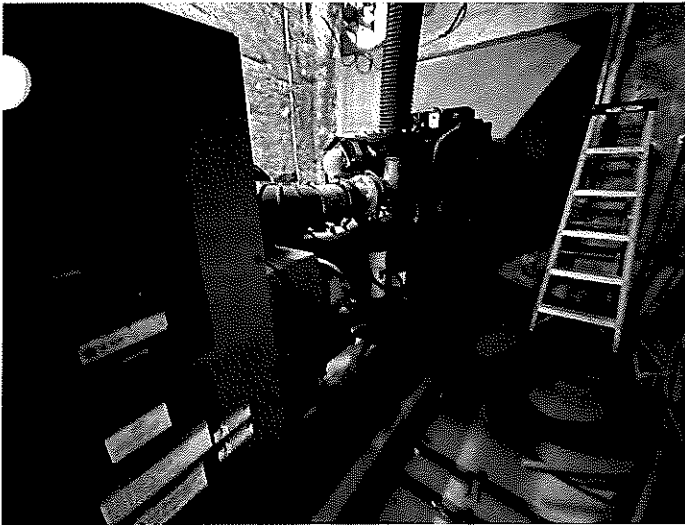
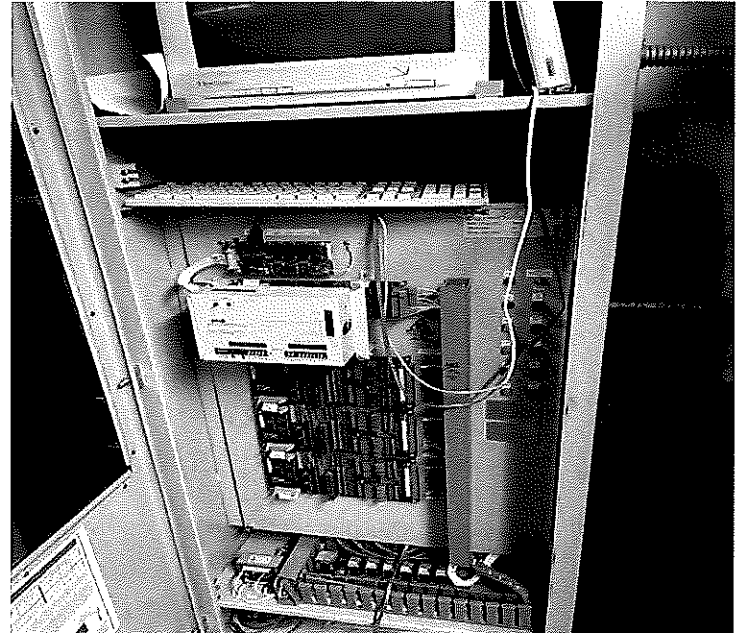
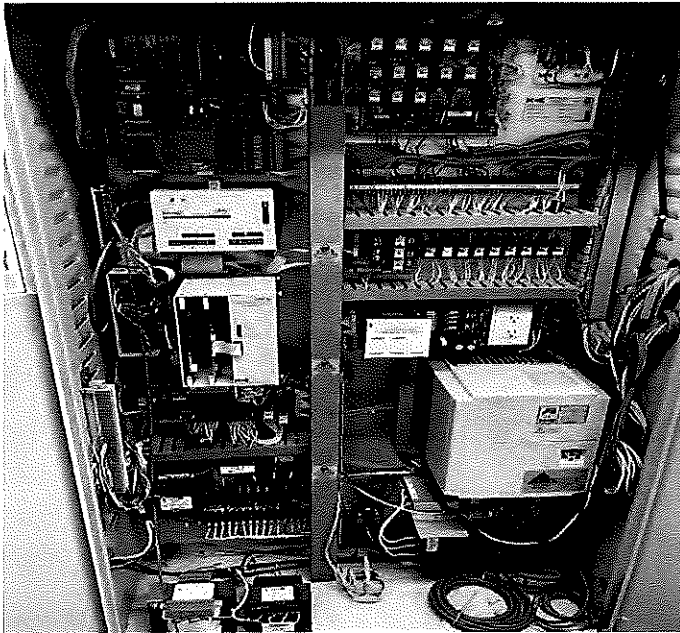


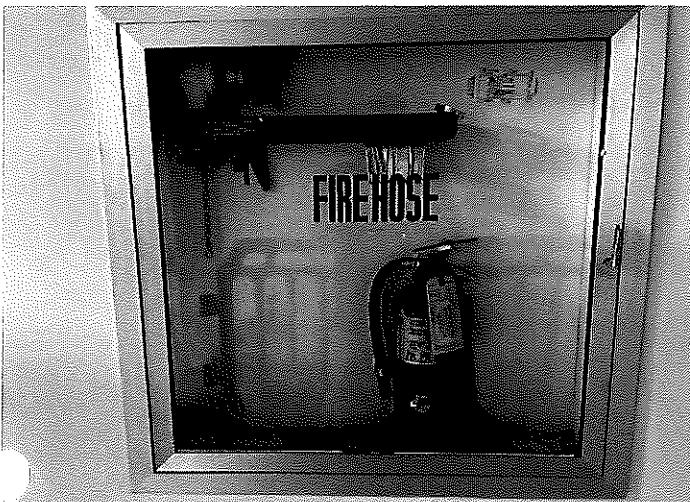
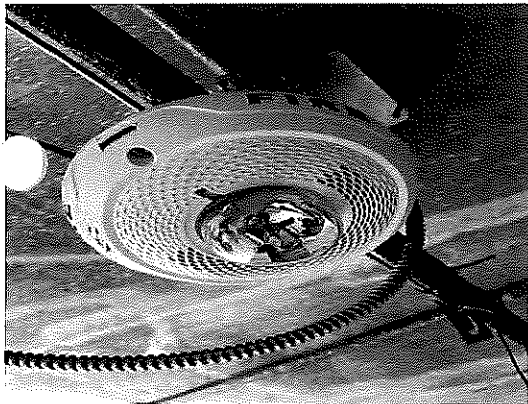


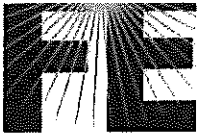


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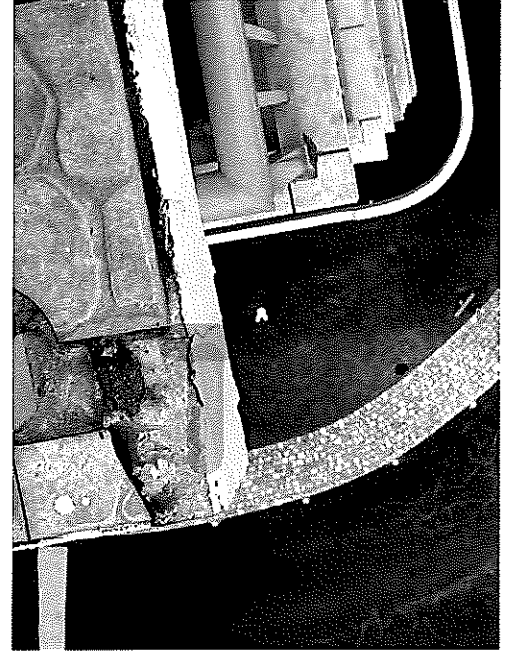
REPAIRS REQUIRED



Item 1.o.1



Item 1.o.12



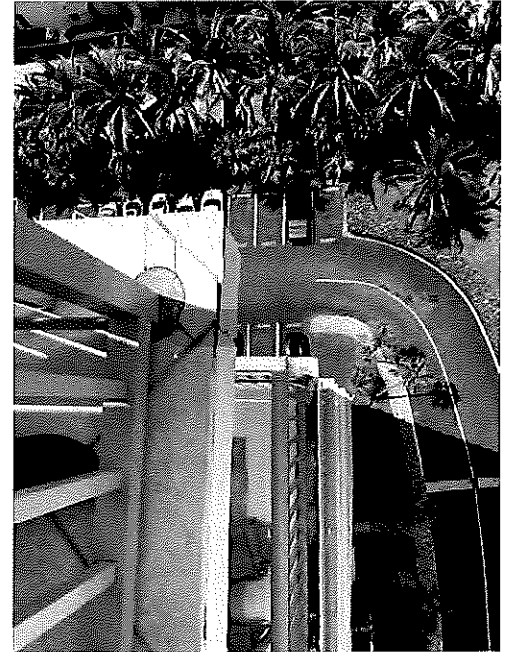
Item 1.o.12



Item 1.o.4



Item 1.o.4



Item 1.o.12

REPAIRS REQUIRED



Item 1.o.9



Item 1.o (several)