

MILESTONE INSPECTION – PHASE 1

STRUCTURAL INSPECTION REPORT

August 1, 2023

Portofino Condominium Apartments of Palm Beach, Inc.
c/o Allison Waldmen, Property Manager
2600 North Flagler Drive
West Palm Beach, FL 33407

For: Portofino Condominium Building
2600 North Flagler Drive
West Palm Beach, FL 33407

Dear Ms. Waldman:

Inspection date(s): 7/31/23

At the Association’s request, we performed a Phase I Milestone inspection at the above referenced condominium property. The inspection included visual inspections of habitable and non-habitable areas, including major structural components. We inspected balconies, interior areas, exterior areas, stairways, and miscellaneous rooms. In addition to the above date, we performed inspections from approximately May 2022 to July 2023 as part of a recent concrete repairs project.

The purpose of the inspections is to provide a qualitative assessment of the structural conditions of the building, identify if there is substantial structural damage, unsafe or dangerous conditions, locations needing repair, if remedial or preventive repairs are recommended, and to determine if additional Phase II inspections are needed. The purpose of the inspection is not to determine if the condition of the building is in compliance with the Florida Building Code or the fire safety code.

“Milestone Inspection” means structural inspections of load-bearing elements and the primary structural members and primary structural systems for the purposes of attesting to the adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building.

A Milestone Inspection consists of two phases. Phase I is visual inspections and a qualitative assessment of the structural conditions to determine if there are signs of structural deterioration. If there are no signs of structural deterioration, then Phase II inspections are not required. Phase II inspections are additional inspections needed to fully assess areas of deterioration in order to determine if the building is structurally sound and to recommend a program for repairing

damaged portions of the building. Phase II inspections may include destructive or non-destructive testing at the discretion of the inspector.

“Substantial structural deterioration” means substantial structural distress or substantial structural weakness that negatively affects a building’s general structural condition and integrity. This does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Material Findings:

1. No Substantial Structural Deterioration
2. No Dangerous or Unsafe Conditions
3. No remedial or preventive repairs recommended, except to continue regular maintenance, including regular painting and waterproofing and repairs projects in the future.
4. Concrete repairs were performed May 2022 through July 2023.
5. No items require further inspection. Phase II inspections are not needed.

Recommendations:

1. No repairs needed now.
2. Re-inspect every few years.
3. Perform regular maintenance, including regular painting and waterproofing projects and concrete repairs projects in the future.

If there are any questions please let us know.

Sincerely,


Terri Chalaire, PE, SI #65587
FL PE, SI #65587

