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

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Inspection Firm Name (if applicable): Ray Engineering Inc.

Inspection Engineer/Architect Name and License Number: Randall J. Arthurs, P.E.

Address: 5001 N. Nebraska Ave., Suite A, Tampa, Florida 33603

Telephone Number: 770-953-1122

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

Inspection Commenced Date: 08/08/2024 Inspection Completed Date: 08/08/2024

Additional Inspection Firm Name (if applicable): N/A

Additional Inspection Engineer/Architect Name: N/A

Address: N/A

Telephone Number: N/A

Assuming responsibility for: ( ) All ( ) Portion – If portion please list: N/A

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

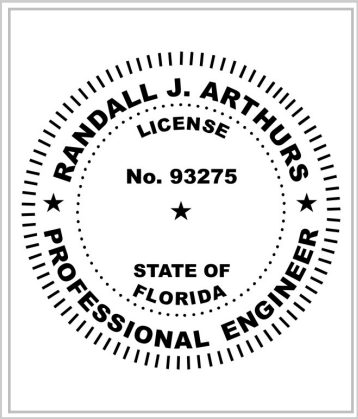
☐ Maintenance Needed but does not raise to the level of Substantial Deterioration or Dangerous. Phase 1 Inspection Passes

☑ Passed Phase 1 Inspections

Licensed Design Professional: ☑ Engineer ☐ Architect

Name: RANDALL J. ARTHURS,P.E.

License Number: 93275



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: Randall J Arthurs Digitally signed by Randall J Arthurs DN: CN=Randall J Arthurs, dnQualifier=A01410D0000018EA609D70200076127, O=Unaffiliated, C=US Date: 2025.02.11 14:37:19-05'00' Date 02/11/2025

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.
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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: Fareham Square Condominiums

b. Street Address: 301 2nd Street North, St. Petersburg, Florida 33701

c. Legal Description: FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.

d. Owner's Name: Fareham Square Condominium Association, Inc.

e. Owner's Mailing Address:
24701 US Highway 19 N, Suite 102, Clearwater, FL 33763

f. Email Address: jmyrthil@ameritechmail.com

Contact Number: 727-726-8000x273

g. Folio Number of Property on Which Building is Located: 19-31-17-27456-000-0001

h. Building Code Occupancy Classification: R-2

i. Present Use: Residential

j. General Description: 2 townhouse style condo buildings with 8 three-story units and 11 two-story

Type of Construction: Continuous concrete foundation with load bearing CMU shear wall separating units and a wood framed gable roof

k. Square Footage:

1. Total Building Area: 38000 and 22300

Number of Stories: 3

2. Building Footprint Area: 17200 and 9500

l. Name of the Condo or Coop Entity: Fareham Square Condominium Association, Inc.

m. Special Features:

There are 2 buildings on the property, a north building and south building. The north building has 7 units, 3 of which are three-story units and 4 two-story units. The south building has 12 units, 5 of which are three-story units and 7 two-story units.

n. Describe any Additions to Original Structure:
N/A

o. Approximate Distance to the Coast and Method Used to Determine Distance:

~0.5 miles west of Tampa Bay

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):

N/A

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

Some of the stucco shows signs of cracks.

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

minor cracks in the stucco

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

N/A

f. Note Previous Patching or Repairs:

N/A

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: 08/08/2024

b. Date(s) of Actual Inspection: 08/08/2024

c. Name and Qualifications of the Individual Preparing Report:

Randall J. Aurthurs, P.E.

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

N/A

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

○ Yes ◉ No

Explanation/Comments:

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:

Continuous concrete spread footing poured with concrete slab on grade

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

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:

N/A

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:

No, there are no signs of differential settlement.

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:

No significant issues observed at finishes

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

N/A

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

No spalling in beams observed.

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

- ☐ Flat
- ☑ Pitched

2) Roof Structural Framing

- ☑ Wood
- ☐ Steel
- ☐ Concrete
- ☐ Unknown
- ☐ Other

If Other, Describe:

3) Roof Structural Framing Condition:

◉ Good ○ Fair ○ Poor ○ Significant

4) Roof Deck Material

- ☐ Concrete
- ☑ Wood
- ☐ Structural concrete on steel deck
- ☐ Non-structural / insulating concrete on steel deck
- ☐ Bare steel deck
- ☐ Other

Describe:

5) Roof Cladding Type

- ☐ Tile
- ☑ Asphalt shingles
- ☐ Built-up roofing (BUR)
- ☐ Single ply (Membrane)
- ☐ Metal
- ☐ Other

Describe:

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: Good, Fair, Poor, Significant)

6) Roof Covering Condition

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

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

No equipment on the roof.

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

Gutters and downpipes appear to be okay and functional.

9) Describe Parapet Construction and Current Condition:

N/A

10) Describe Mansard Construction and Current Condition:

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

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ⓘ Good, Fair, Poor, Significant)

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

N/A

12) Note Any Expansion Joint and Condition:

◉ Good ○ Fair ○ Poor ○ Significant

b. Floor System(s):

1. Describe (Type of System Framing, Material, Spans, Condition, Balconies):

Condition:

◉ Good ○ Fair ○ Poor ○ Significant

2. Balcony Structural System

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

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

Appears to be supported by load bearing walls

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

- ○ Ocean facing
- ◉ Non-ocean facing

4. Balcony Construction

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

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)

Condition appears to be good. There was an isolated small area of concrete delamination at the underside on a 2nd level balcony at Unit 3.

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

No signs of structural distress.

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

No ramps observed on site

9. Guardrails – Indicate type, location, and material
(If no Guardrail, skip to "c. Inspection")

- [x] Wood
- [ ] Stainless Steel
- [ ] Glass
- [ ] None
- [ ] Metal
- [ ] Ungalvanized Steel
- [ ] CMU Kneewall
- [x] Aluminum
- [ ] Concrete Kneewall
- [ ] Other _____

Describe any details:

Aluminum railing facing the courtyard and apparent wood framed knee wall railing street facing. The knee wall railing was finished with vinyl sheeting on the exterior and wood sheathing on the interior.

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

(•) Good ( ) Fair ( ) Poor ( ) Significant, Describe:

No signs of structural distress.

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

No signs of structural distress.

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:

b. Cracking:

1. ○ Significant ◉ Not Significant

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

c. General Condition Description:

d. Rebar Corrosion – Check Appropriate Line:

1. ◉ Non-Visible
2. ○ Significant – Patching will suffice
3. ○ Significant – Structural repairs required

Describe:

[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:

No signs of structural distress.

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)):

N/A

(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):

Good condition

2. Anchorage Type and Condition of Fasteners and Latches

Typical anchorage, obvious deficient conditions not observed

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

Obvious severely deficient conditions not observed

4. Describe General Condition:

Good condition

5. Describe repairs needed:

N/A

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:

Per the construction documents, construction includes 2x12 lumber floor joist with apparent plywood sub-floor and 2x12 lumber roof purlins supported by masonry shear walls angled to match the roof slope. Interior walls are constructed with wood studs. Note that courtyard facing exterior walls between shear walls are mostly composed of sliding glass doors, glass windows, and glass glazing with wood framing around the perimeter. It is a similar condition at the upper levels of the south elevation. Additionally the upper level of the north elevation included a wood framed bay window style area at each unit.

b. Indicate Condition of the Following:

1. Walls:

No signs of structural distress

2. Floors:

No signs of structural distress

3. Roof Member, Roof Trusses:

No signs of structural distress

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

No signs of structural distress

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

No signs of structural distress

e. Drainage – Note accumulations of moisture:

No signs of drainage issues detected in the wooden framing of the floors and roof.

f. Ventilation – Note any concealed spaces not ventilated:

N/A

g. Note any concealed spaces opened for inspection:

N/A

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

No signs of structural distress

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.):

N/A

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

N/A

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):

N/A

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.):

N/A

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

N/A

14. DETERIORATION

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

No signs of structural distress.

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.

PHOTOGRAPHS

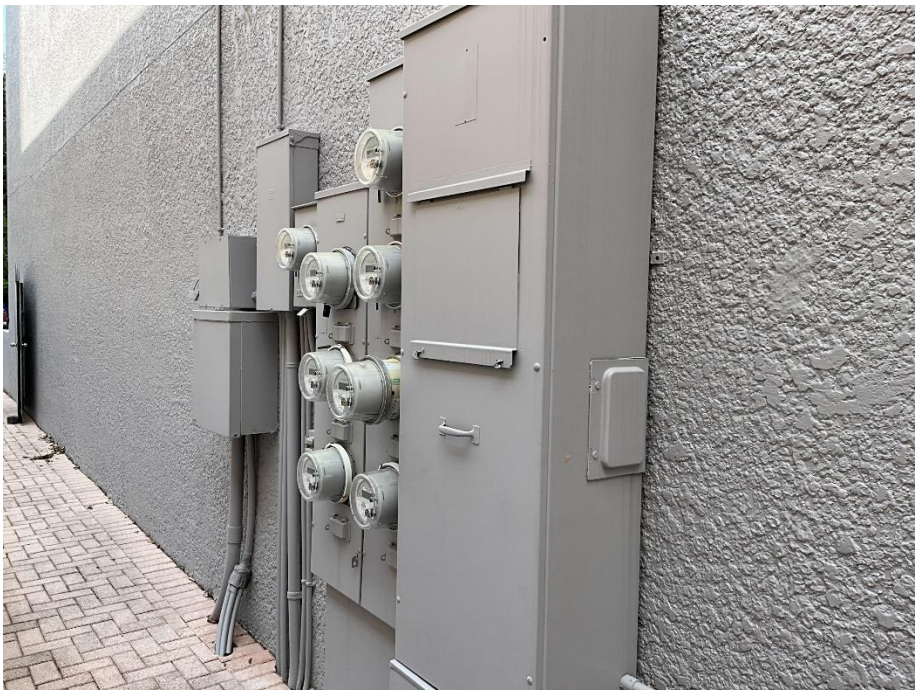
1. View of building complex (from google maps).

2. Front view of the subject complex (facing the pool).

3. View of the garage and siding of the building.

4. View of the stucco on the side of the building.

5. View of the garage and residential units.



6. View of the electrical panels.

7. View of the stucco on the side of the building.

8. View of the breezeway at a typical residential unit.

9. View of the community area in the front of the residential units.

10. View of the AC units along the side of the building.

11. View of minor-hairline cracks in the balcony slabs.

12. View of spalling in a garage popcorn ceiling.

13. View of habitable areas of the building.

14. View of the walkways in the habitable areas of the building.

15. View of the balcony of the habitable areas of the building.

16. View of the exterior of the building.

17. View of the exterior of the building.

18. Side view of the exterior of the building.

19. Exterior view of the garage doors.