

60 VINING COURT CONDOMINIUM

60 Vining Court
Ormond Beach, Florida 32176

MILESTONE INSPECTION REPORT

PROJECT NO. 23-1326



Prepared By:

UNITED ENGINEERING CONSULTANTS, INC

4240 South Ridgewood Avenue, Suite 4
Port Orange, Florida 32127

Timothy J. Snook, P.E., S.I. Limited
FL License No. 83208

TJ@unitedengineeringconsultants.com
www.unitedengineeringconsultants.com

August 24, 2023



UNITED ENGINEERING CONSULTANTS, INC.

- Building Condition Surveys
- Contract Administration
- Corrosion Control Design
- Structural Inspection & Design
- Project Planning & Management

August 24, 2023
Project No: 23-1326

Condominium Association at 60 Vining Court
60 Vining Court
Ormond Beach, Florida 32176

Subject: **25 Year - Phase 1 Milestone Structural Inspection Report
60 Vining Court Condominium, Ormond Beach**

To Whom it May Concern,

United Engineering Consultants, Inc. (UEC) is pleased to submit this report following our structural inspection of 60 Vining Court Condominium located in Ormond Beach, Florida. This study was performed in accordance with the state mandated Phase 1 Milestone Inspection (FS 553.899 - Mandatory structural inspections for condominium and cooperative buildings). This report includes our findings and recommendations.

I. EXECUTIVE SUMMARY

The building is in excellent structural condition. Two small concrete spalls (damage) were detected in Unit 4; however, they are not considered substantial structural deterioration at this time. Preventative repairs are recommended to address the damaged areas noted.

II. BUILDING DESCRIPTION

The 60 Vining Court Condominium is a 3-story structure constructed in the early 1970's. Building plans were not available for review. The first floor units are single story and the second floor units are two story. There is a total of 16 units with 8 units per floor. All unit entries are accessible by an open-aired walkway. There are two exterior stairwells.

Based on visual observations, the building appears to be constructed of precast hollow core panels. The walkway slab thickness at the slab edge is 6". The precast panels are supported by cast in-place beams and load bearing concrete masonry units (CMU) walls. The exterior walls are CMU and have a stucco façade. A framed mansard is constructed at the 3rd floor of the front elevation.

III. INVESTIGATION METHODOLOGY

Representatives from United Engineering Consultants performed the field inspection on August 8, 2023. The survey was performed by Timothy J. Snook, P.E., a State of Florida registered Professional Engineer. The Phase 1 Milestone Inspection process included comprehensive visual observations of all accessible habitable and non-habitable areas, including the major structural components. The inspection at 60 Vining Court Condominium included all walkways, unit interiors, stairwells and other common areas.

The inspection focused on determining the general condition of the structure and identifying significant structural deterioration, which is defined as the following per the state statute:

"Significant structural deterioration" means substantial structural distress or substantial structural weakness 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 or phase two inspection determines that surface imperfections are a sign of substantial structural deterioration.

Destructive testing was not performed. This evaluation was not performed to evaluate the (original) structural design or code compliancy of the structure, but rather evaluate the condition of the existing elements.

IV. SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

The building structure is in great condition with no substantial structural deterioration. The limited amount of concrete damage detected appears to be from the corrosion of embedded reinforcing steel. Two concrete spalls were identified on the walls in Unit 4. One was on the top of the West bedroom wall and the other was on the top of the West living room wall. See Appendix A, photographs #2 and #3, of the damage. Both areas of damage were small in size and are not considered substantial structural deterioration.

V. CONCLUSIONS

We did not identify any evidence of substantial structural deterioration to any of the building components. Based on our findings, we are in the professional engineering opinion that the building is structurally sound, and Phase II of the milestone inspection is not required.

VI. REPORT LIMITATIONS

The proposed study is limited to accessible areas. Hidden defects may exist that were not in accessible areas or were covered by stucco or other finishes. The Association understands and agrees that UEC is specifically not liable for the discovery of hidden defects. UEC also reserves the right to change our opinion should new information be brought to our attention.

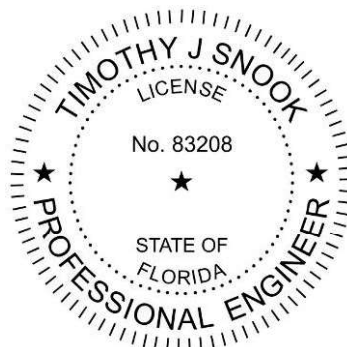
This report is property of United Engineering Consultants and was prepared for the exclusive use of the Condominium Board of Directors as an instrument reflecting the services provided as detailed in our proposal. No other warranty is expressed or implied. The unauthorized use of this report for any purpose or by any third party is at the user's own risk.

Respectfully Submitted,
UNITED ENGINEERING CONSULTANTS, INC.



Timothy J. Snook, P.E.
Project Engineer
Florida State License No. 83208

Attachments
Appendix A: Photographs



Timothy J. Snook, P.E. 83208	Digitally signed by Timothy J. Snook, P.E. 83208 Date: 2023.08.24 14:11:01 -04'00'
---------------------------------	---

This item has been electronically signed and sealed by Timothy J. Snook using a digital signature and date. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

APPENDIX A

Photographs



Photograph #1: Front elevation of building



Photograph #2: Bedroom concrete spall in Unit 4



Photograph #3: Living room concrete spall in Unit 4