

# SAMPLE CLIENT

## PHASE I MILESTONE INSPECTION REPORT

2023

Report Prepared By:



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**Dynamic Engineering Design & Inspection**

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520 12th Street West, Suite 202

Bradenton, FL 34205



**Condominium Association, Inc.**

**123 Main St**

**Florida, FL 34205**

**Attention:** Property Manager

**Property:** Condominium  
23-XXXX  
123 Main St  
Florida, FL 34205

**Regarding:** Phase I Milestone Inspection



Dynamic Engineering Design & Inspection (Dynamic) recently performed a Phase I Milestone Inspection at Condominium for Condominium Association, Inc., These services were provided at the association's request to comply with the requirements of Florida Statutes 553.899. This report and attachments contain the results of our inspection.

We appreciate the opportunity to provide this inspection. Should you have any questions regarding this report, please do not hesitate to contact me.

Sincerely,

Matthew T. Mullins, PE  
RRC, RRO, CCS, CCCA  
President  
Dynamic Engineering Design & Inspection



# 1. Introduction

Dynamic performed a Phase I Milestone Inspection at Condominiums located at Florida, FL 34205 in 2023 at the Client's request.

## 1.1. Purpose

- 1.1.1. The purpose of our inspection was to assist the association in complying with the requirements of Florida Statute 553.899. Specifically, the purpose of the inspection was to:

Identify substantial structural deterioration within a reasonable professional probability based on the scope of the inspection;

Identify dangerous or unsafe conditions;

Recommend remedial or preventive repairs; and

Identify items requiring further inspection.

## 1.2. Scope

The scope of our services included a review of readily available documents, interviews with on-site personnel during the site visit, and visual examination of the major structural components in the buildings' habitable and non-habitable spaces that were accessed and visible during the site visit, in general accordance with the requirements of Florida Statute 553.899, and our proposal dated 2023. Buildings A & B were included in this inspection.

The following units were accessed during the site visit:

Building A	Building B
101, 102, [REDACTED] [REDACTED]	101, 102, [REDACTED] [REDACTED]

Units not listed above were not accessible at the time of the site visit.





This visual examination was performed by:

Matthew Mullins on [REDACTED]

## 2. Documents & Interviews

### 2.1. Documents Reviewed

Dynamic reviewed the following documents:

- 2.1.1. As-built Architectural & Structural drawings prepared by [REDACTED]  
[REDACTED]
- 2.1.2. Twelve (12) Concrete Restoration Drawings prepared by [REDACTED]  
[REDACTED]

### 2.2. Interviews Performed

During the site visit, additional information regarding the building and its history was provided to Dynamic by the following persons:

- 2.2.1. [REDACTED], Community Association Manager
- 2.2.2. [REDACTED], Property Maintenance
- 2.2.3. [REDACTED] Board President



## 3. Description & Background

### 3.1. Summary

Building Information	
Property Address	123 Main St, Florida, FL 34205
General Description	low-density community of low-rise condominium buildings with 176 condominium units in 21 buildings (A-U).
Year Constructed	1986 - According to the Collier County Property Appraiser
Number of Buildings Over 3 Stories	2 - Buildings A and B
Number of Units	36 total, with 18 units.

### 3.2. History

Condominium was designed by [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] Condominium was not built under the Florida Building Code, which was not adopted until March 1, 2002.

### 3.3. Design Loads

Design Loads were not provided on the as-built drawings.

### 3.4. Wind and Flood

Condominium is located in Flood Zone AE, which is a Special Flood Hazard Area that has a 1% chance of an annual flood, with a Base Flood Elevation of 9 feet.

The building is in the hurricane-prone region and the wind-borne debris region as defined in the Florida Building Code, 7th Edition. According to ASCE



7-16, the buildings are risk category II buildings in the 163-mph wind zone, exposure D, and are classified as partially enclosed.

### 3.5. Structural Frame

The structural frame consists of [REDACTED]  
[REDACTED]  
[REDACTED] the exterior walls and party walls consist of reinforced concrete masonry and the interior walls consist of wood framing at 16 inches on center. The floors are 6-inch-thick reinforced concrete slabs. The buildings [REDACTED]  
[REDACTED] and a 4-inch-thick slab on grade is provided at ground level.

### 3.6. Guards

Guards are provided along the elevated edges of walking surfaces. Reinforced and grouted concrete masonry walls that are 42 inches high are provided along the edges of the stairs and landings leading to the second and along the landings leading to the third floor unit entrances. Aluminum railings with embedded posts, top and bottom rails and intermediate pickets are provided along the edges of the stairs and along the edge of the third floor walkway, and aluminum screen enclosures with integral railings are provided along the edge of the private balconies.

## 4. Observations

- 4.1. Some of the rail-to-wall attachments, rail caps, and rail posts of the third floor walkway railings and stairs are loose.

See photograph(s) no. 78, 79, 80, 81, 82

<input type="checkbox"/>	Substantial structural damage	<input type="checkbox"/>	Dangerous/unsafe condition
<input type="checkbox"/>	Further inspection required	<input checked="" type="checkbox"/>	Damaged, requiring repair

- 4.2. The anchors securing the screen enclosures are corroded.

Units: [REDACTED]



See photograph(s) no. 35, 36, 38, 39, 40, 43, 44, 85, 86, 87, 88, 89, 90, 91, 92.

<input type="checkbox"/>	Substantial structural damage	<input type="checkbox"/>	Dangerous/unsafe condition
<input type="checkbox"/>	Further inspection required	<input checked="" type="checkbox"/>	Damaged, requiring repair

4.3. The wood beam supporting the roof trusses is damaged.

Units: [REDACTED]  
[REDACTED], which is indicative of damage.

See photograph(s) no. 37, 45, 93, 96, 97, 101.

<input type="checkbox"/>	Substantial structural damage	<input type="checkbox"/>	Dangerous/unsafe condition
<input type="checkbox"/>	Further inspection required	<input checked="" type="checkbox"/>	Damaged, requiring repair

4.4. The finishes over the beam between the windows in the master bathroom are cracked, indicative of hidden wood frame damage.

Units: [REDACTED]

See photograph(s) no. 41, 42, 94, 95, 98, 99.

<input type="checkbox"/>	Substantial structural damage	<input type="checkbox"/>	Dangerous/unsafe condition
<input checked="" type="checkbox"/>	Further inspection required	<input checked="" type="checkbox"/>	Damaged, requiring repair

4.5. Cracks and spalls are present in the reinforced concrete, indicative of hidden concrete deterioration.

Units: [REDACTED]  
[REDACTED] o





See photograph(s) no. 28, 29, 31, 34, 46, 83, 84, 102, 103.

<input type="checkbox"/>	Substantial structural damage	<input type="checkbox"/>	Dangerous/unsafe condition
<input type="checkbox"/>	Further inspection required	<input checked="" type="checkbox"/>	Damaged, requiring repair

## 5. Discussion

- 5.1. Guards provide fall protection for occupants along elevated walking surfaces. Loose connections, corroded anchors, and other structural deficiencies reduce the ability of the guardrail to resist loads and provide protection.
- 5.2. Strength losses during early stages of wood decay can be considerable. By the time weight losses resulting from decay have reached 10%, most strength losses may be expected to exceed 50%. At such weight losses (10% or less), decay is detectable only microscopically. It may be assumed that wood with visually discernible decay has been greatly reduced in all strength values<sup>1</sup>.
- 5.3. Concrete deterioration is caused by a variety of reasons, but the most common cause in coastal regions is corrosion of the reinforcing steel. [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] Concrete deterioration will compromise the structural integrity of the building and will become substantial structural deterioration over time, if not addressed<sup>2</sup>.

## 6. Conclusions & Recommendations

Based on the results of our visual examination and within a reasonable professional probability based on the scope of the inspection, Dynamic offers the following conclusions and recommendations:

<sup>1</sup> [Wood Handbook, Chapter 14: Biodeterioration of Wood \(fs.fed.us\)](https://fs.fed.us/)

<sup>2</sup> [Types and Causes of Concrete Deterioration](#)



## 6.1. Qualitative Assessment of the Structural Conditions of the Building(s):

The structural condition of the building is:

Good	Good to Fair	Fair	Fair to Poor	Poor
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 6.2. Substantial Structural Damage

<input type="checkbox"/>	Substantial Structural Damage <b>was</b> observed at the subject property.
<input checked="" type="checkbox"/>	Substantial Structural Damage <b>was not</b> observed at the subject property.

## 6.3. Dangerous or Unsafe Conditions

<input type="checkbox"/>	Dangerous or Unsafe Conditions <b>were</b> observed at the subject property.
<input checked="" type="checkbox"/>	Dangerous or Unsafe Conditions <b>were not</b> observed at the subject property.

## 6.4. Phase II Milestone Inspection

<input type="checkbox"/>	A Phase II Milestone Inspection <b>is</b> required.
<input checked="" type="checkbox"/>	A Phase II Milestone Inspection <b>is not</b> required.

## 6.5. Items Requiring Further Inspection

The following items require further inspection as part of the Phase I Milestone Inspection:

- 6.5.1. Remove the finishes and investigate the cause of cracking in the beams between the windows in the bathrooms. Based on our knowledge of previous similar repairs and the buildings' construction, these cracks are likely the result of damage to the structural wood beams.



## **6.6. Items that are Damaged but not Substantial Structural Deterioration**

The following items are damaged and must be repaired or replaced:

- 6.6.1. Resecure loose guardrails. This should include securing the loose rail-to-wall connections, loose top rails, and re-setting the railing posts in the grout pockets.
- 6.6.2. Secure screen enclosures that have corroded anchors. This should include replacing screen enclosures on private balconies with corroded anchors, or at a minimum, replacing the corroded anchors.
- 6.6.3. Replace damaged wood beams between the windows of the master bathrooms.
- 6.6.4. Replace the damaged wood beams on the balconies supporting the roof.
- 6.6.5. Repair the deteriorated concrete at isolated locations in accordance with ICRI standards and guidelines.

## **6.7. Additional Conclusions and Recommendations**

- 6.7.1. Dynamic can provide the Construction Documents for any rehabilitation work required to comply with the requirements of Section 107 Submittal Documents of the Florida Building Code, in Application for Permit. These Construction Documents can be used for establishing the scope of work, permitting, procurement of bids, and execution of the work. Dynamic can also provide Construction Contract Administration Services and Quality Assurance Observations during the Construction phase of this project.



## 7. Limitations

*This report has been prepared exclusively for Condominium Association, Inc. and its authorized representatives. No other person or entity may rely upon this report without written authorization from Dynamic.*

*The standard of care and skill for the services provided is consistent with the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Dynamic makes no warranties, express or implied, in connection with any services provided.*

*Dynamic provides other services to the association, including but not limited to engineering design, contract administration, and quality assurance for miscellaneous rehabilitation projects at Condominium, which may be perceived as a conflict of interest. Acceptance of this report or proposals for other services from Dynamic*

*This examination is limited to the building exterior and structural elements that were readily accessible and visible at the time of our site visit. Any areas of the facility that were concealed, inaccessible or not readily visible at the time of the site visit are not included. A structural assessment cannot eliminate the uncertainty regarding the presence of physical deficiencies in the structural elements and nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. Unless explicitly stated in this report, extrapolations should not be made from the observations or opinions provided in this report.*

*Structural analysis, investigation (destructive or otherwise), and testing were not performed and are beyond this scope of service.*

*Dynamic may rely on the information provided by the Client, and may rely on information furnished by others, including but not limited to, specialty contractors, manufacturer's suppliers, and publishers of technical standards.*

*The conclusions and recommendations offered in this report are based in part upon information gathered from the documents reviewed and interviews performed, and site observations. While reasonable efforts were*





*made to verify the existing conditions as reported, verifying the veracity of this information is beyond this scope of service. Dynamic should be allowed to review any additional information that is discovered after the issuance of this report and determine if the original opinions should be revised.*

*The conclusions and recommendations offered in this report are based on information gathered from the documents reviewed, interviews performed, and site observations. While reasonable efforts were made to verify the existing conditions as reported, verifying the veracity of this information is beyond this scope of service. Dynamic should be allowed to review any additional information that is discovered after the issuance of this report and determine if the original conclusions and recommendations should be revised.*

*The conclusions and recommendations offered in this report may be relied upon for a period of 3 months. This report is not a guarantee against structural failure during unusual or extreme loading conditions experienced during events such as hurricanes, floods, vehicular impacts, or similar.*



## 8. Closing

Relevant definitions are provided in Exhibit I.

Representative photographs taken during our site visit are included in Exhibit II.

To the best of our knowledge and ability, this report represents an accurate assessment of the present structural condition of the building based upon the examination of the observed conditions, to the extent reasonably possible. We appreciate the opportunity to provide these services and trust that this report will be informative. Should you have any questions regarding our report, please do not hesitate to contact us.

Matthew Mullins, PE  
RRC, RRO, CCS, CCCA  
President  
941-212-0398  
mtmullins@dyneng.online  
11/26/2023


This item has been digitally signed and sealed by Matthew T. Mullins, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

## List of Exhibits

Exhibit 1 - Definitions  
Exhibit 2 - Photographs






	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-00 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 1 of 53




	Picture 1: Overview
	Lat: 26.25283 Long: -81.81598 Bearing: N Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592 ,Drone


	Picture 2: Overview
	Lat: 26.25298 Long: -81.81576 Bearing: N Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592 ,Drone

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-06 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 2 of 53





	<p>Picture 3: Overview</p> <p>Lat: 26.25324</p> <p>Long: -81.81581</p> <p>Bearing: N</p> <p>Date Taken: 10/06/2023</p> <p>Weather: Sunny</p> <p>Taken By: Matthew Mullins</p> <p>Tags: N-592 ,Drone</p>
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	<p>Picture 4: Overview</p> <p>Lat: 26.25333</p> <p>Long: -81.81585</p> <p>Bearing: N</p> <p>Date Taken: 10/06/2023</p> <p>Weather: Sunny</p> <p>Taken By: Matthew Mullins</p> <p>Tags: N-592 ,Drone</p>
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	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-06 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 3 of 53


	Picture 5: Overview
	Lat: 26.25344 Long: -81.81589 Bearing: N Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592 ,Drone


	Picture 6: Overview
	Lat: 26.25374 Long: -81.81619 Bearing: N Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592 ,Drone


	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-00[REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 4 of 53





	Picture 7: Overview
	<p>Lat: 26.25362</p> <p>Long: -81.81638</p> <p>Bearing: N</p> <p>Date Taken: 10/06/2023</p> <p>Weather: Sunny</p> <p>Taken By: Matthew Mullins</p> <p>Tags: N-592 ,Drone</p>

	Picture 8: Overview
	<p>Lat: 26.25328</p> <p>Long: -81.81662</p> <p>Bearing: N</p> <p>Date Taken: 10/06/2023</p> <p>Weather: Sunny</p> <p>Taken By: Matthew Mullins</p> <p>Tags: N-592 ,Drone</p>


	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-00[REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 5 of 53

	Picture 9: Overview
	Lat: 26.25309 Long: -81.81656 Bearing: N Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592 ,Drone


	Picture 10: exterior overviews
	Lat: 26.25318 Long: -81.81594 Bearing: NW Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592


	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] Naples, FL 34108, USA	
	Client: N/A	Project Code: 23-0[REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 6 of 53




	Picture 11: exterior overviews
	Lat: 26.25328 Long: -81.81585 Bearing: NW Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592

	Picture 12: exterior overviews
	Lat: 26.25370 Long: -81.81601 Bearing: SW Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592


	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-00[REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 7 of 53

	Picture 13: exterior overviews
	Lat: 26.25368 Long: -81.81600 Bearing: W Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592


	Picture 14: exterior overviews
	Lat: 26.25362 Long: -81.81606 Bearing: S Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-0[REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 8 of 53




	Picture 15: exterior overviews
	Lat: 26.25366 Long: -81.81615 Bearing: SE Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592

	Picture 16: exterior overviews
	Lat: 26.25355 Long: -81.81618 Bearing: NE Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592


	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-0[REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 9 of 53

	Picture 17: exterior overviews
	Lat: 26.25351 Long: -81.81619 Bearing: E Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592


	Picture 18: exterior overviews
	Lat: 26.25320 Long: -81.81609 Bearing: NE Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-00 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 10 of 53




	Picture 19: exterior overviews
	Lat: 26.25321 Long: -81.81604 Bearing: E Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592

	Picture 20: exterior overviews
	Lat: 26.25322 Long: -81.81602 Bearing: SE Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-0[REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 11 of 53

	Picture 21: exterior overviews
	Lat: 26.25327 Long: -81.81608 Bearing: E Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592


	Picture 22: exterior overviews
	Lat: 26.25328 Long: -81.81611 Bearing: SE Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] Naples, FL 34108, USA	
	Client: N/A	Project Code: 23-00 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 12 of 53



	Picture 23: exterior overviews
	Lat: 26.25309 Long: -81.81594 Bearing: NE Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592

	Picture 24: exterior overviews
	Lat: 26.25309 Long: -81.81594 Bearing: NE Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] Naples, FL 34108, USA	
	Client: N/A	Project Code: 23-06 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 13 of 53





Picture 25: Typical stairs and landings to second floor units

Lat: 26.25335

Long: -81.81586

Bearing: W

Date Taken: 10/06/2023

Weather: Mist

Taken By: Matthew Mullins

Tags: N-592



Picture 26: Typical third floor walkway overview

Lat: 26.25343

Long: -81.81617

Bearing: W

Date Taken: 10/06/2023

Weather: Mist

Taken By: Matthew Mullins

Tags: N-592



Project Name: [REDACTED] Milestone

Project Location: [REDACTED] FL 34108, USA

Client: N/A

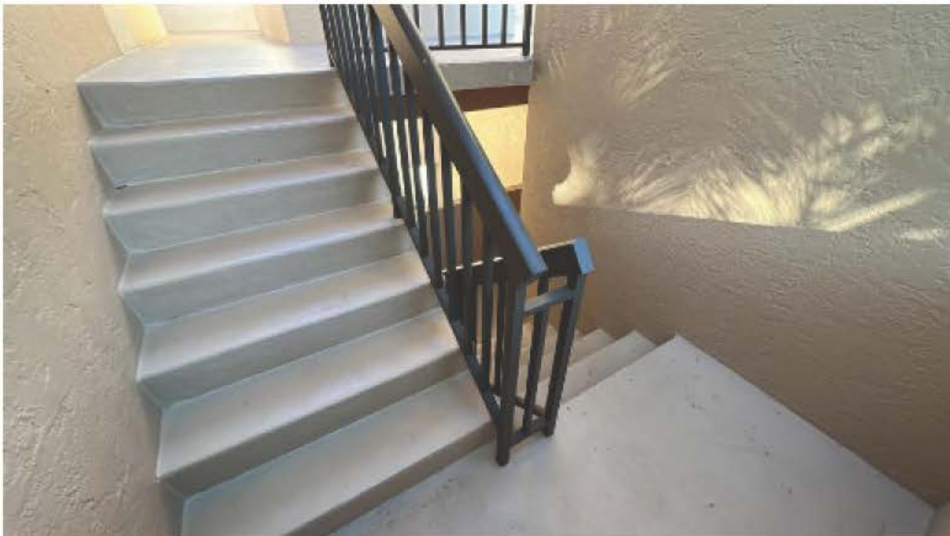
Project Code: 23-0 [REDACTED]

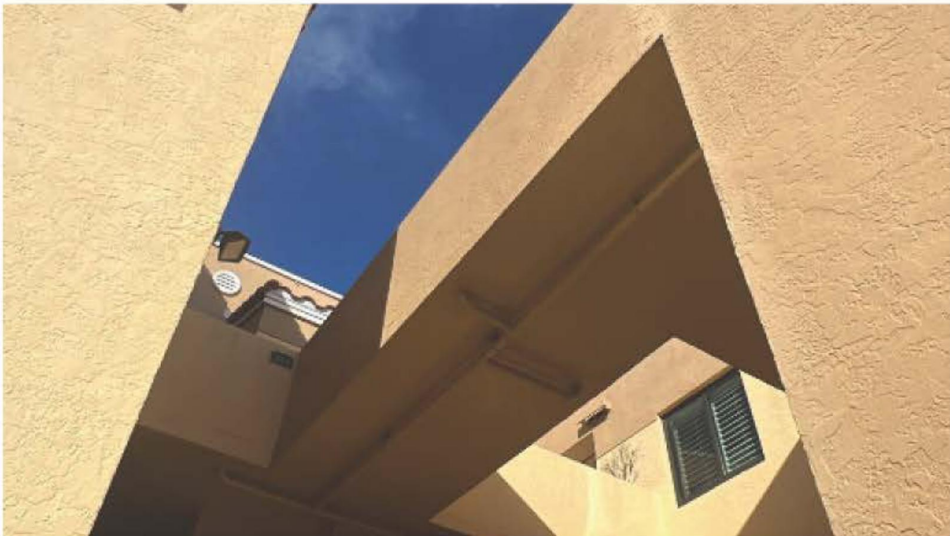
Preparer: MTM


Reviewer: MTM

Report Date: 11/26/2023


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	Picture 27: Typical stair, landing and railing
	Lat: 26.25341 Long: -81.81566 Bearing: W Date Taken: 10/06/2023 Weather: Mist Taken By: Matthew Mullins Tags: N-592


	Picture 28: minor cracking along slab edge of third floor walkway
	Lat: 26.25313 Long: -81.81593 Bearing: W Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-00[REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 15 of 53




	Picture 29: minor cracking along slab edge of third floor walkway
	Lat: 26.25314 Long: -81.81602 Bearing: SW Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592


	Picture 30: plant growing from header beam
	Lat: 26.25346 Long: -81.81638 Bearing: SE Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592 ,301

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-0 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 16 of 53




	Picture 31: Crack in slab edge
	Lat: 26.25334 Long: -81.81633 Bearing: NE Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592 ,202

	Picture 32: Window replaced. New Stucco
	Lat: 26.25324 Long: -81.81635 Bearing: SE Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592 ,103

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-0 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 17 of 53

	Picture 33: Window replaced. New Stucco
	Lat: 26.25309 Long: -81.81625 Bearing: E Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592 ,303

	Picture 34: crack in slab edge
	Lat: 26.25302 Long: -81.81614 Bearing: NE Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592 ,306

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] 34108, USA	
	Client: N/A	Project Code: 23-00 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 18 of 53





Picture 35: Screen enclosure anchors are corroded

Lat: 26.25328

Long: -81.81642

Bearing: SW

Date Taken: 10/06/2023

Weather: Sunny

Taken By: Matthew Mullins

Tags: 202 ,N-592



Picture 36: Screen enclosure anchors are corroded

Lat: 26.25327

Long: -81.81637

Bearing: W

Date Taken: 10/06/2023

Weather: Sunny

Taken By: Matthew Mullins

Tags: 202 ,N-592



Project Name: [REDACTED] Milestone

Project Location: [REDACTED] FL 34108, USA

Client: N/A

Project Code: 23-00 [REDACTED]

Preparer: MTM


Reviewer: MTM


Report Date: 11/26/2023

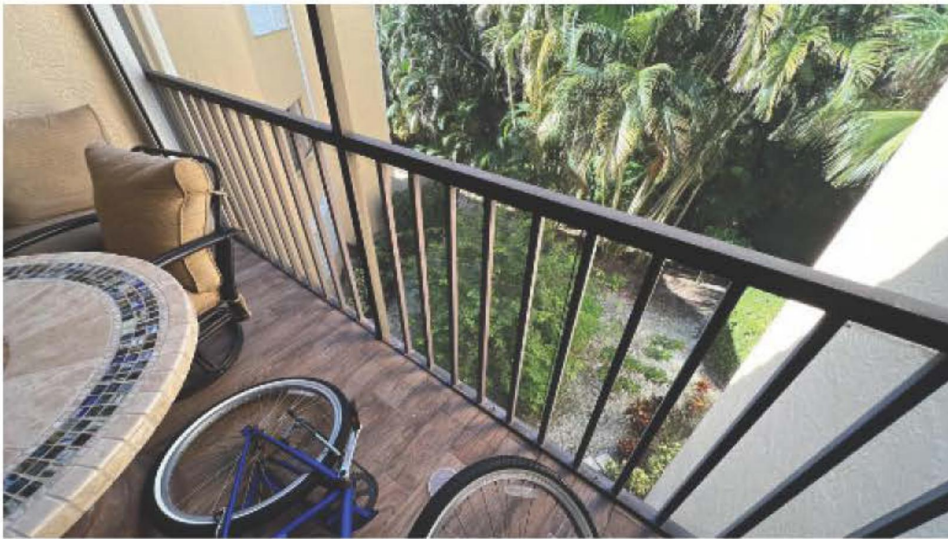
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	<p>Picture 37: Wood beam is damaged</p>
	<p>Lat: 26.25322</p> <p>Long: -81.81615</p> <p>Bearing: W</p> <p>Date Taken: 10/06/2023</p> <p>Weather: Sunny</p> <p>Taken By: Matthew Mullins</p> <p>Tags: 304 , N-592</p>

	<p>Picture 38: Screen enclosure anchors are corroded</p>
	<p>Lat: 26.25318</p> <p>Long: -81.81618</p> <p>Bearing: W</p> <p>Date Taken: 10/06/2023</p> <p>Weather: Sunny</p> <p>Taken By: Matthew Mullins</p> <p>Tags: 304 , N-592</p>


	<p>Project Name: [REDACTED] Milestone</p>	
	<p>Project Location: [REDACTED] FL 34108, USA</p>	
	<p>Client: N/A</p>	<p>Project Code: 23-00 [REDACTED]</p>
	<p>Preparer: MTM</p>	<p>Reviewer: MTM</p>
	<p>Report Date: 11/26/2023</p>	<p>Page Number: 20 of 53</p>


	<p>Picture 39: Screen enclosure anchors are corroded</p>
	<p>Lat: 26.25336</p> <p>Long: -81.81629</p> <p>Bearing: SW</p> <p>Date Taken: 10/06/2023</p> <p>Weather: Sunny</p> <p>Taken By: Matthew Mullins</p> <p>Tags: 302 ,N-592</p>


	<p>Picture 40: Screen enclosure anchors are corroded</p>
	<p>Lat: 26.25335</p> <p>Long: -81.81629</p> <p>Bearing: SW</p> <p>Date Taken: 10/06/2023</p> <p>Weather: Sunny</p> <p>Taken By: Matthew Mullins</p> <p>Tags: 302 ,N-592</p>

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-00 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 21 of 53



	Picture 41: Wood beam in bathroom appears to be damaged
	Lat: 26.25339 Long: -81.81635 Bearing: SW Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: 302 ,N-592

	Picture 42: Wood beam in bathroom appears to be damaged
	Lat: 26.25339 Long: -81.81634 Bearing: SW Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: 302 ,N-592

	Project Name: [REDACTED] Milestone	
	Project Location: 70 [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-00 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 22 of 53





Picture 43: screen enclosure fasteners are corroded.

Lat: 26.25346

Long: -81.81631

Bearing: W

Date Taken: 10/06/2023

Weather: Sunny

Taken By: Matthew Mullins

Tags: 301 ,N-592



Picture 44: screen enclosure fasteners are corroded.

Lat: 26.25346

Long: -81.81633

Bearing: NW

Date Taken: 10/06/2023

Weather: Sunny

Taken By: Matthew Mullins

Tags: 301 ,N-592



Project Name: [REDACTED] Milestone

Project Location: [REDACTED] FL 34108, USA

Client: N/A


Project Code: 23-00 [REDACTED]


Preparer: MTM


Reviewer: MTM

Report Date: 11/26/2023

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	Picture 45: Plant is growing out of beam. Indicates damage to the beam
	Lat: 26.25348 Long: -81.81637 Bearing: S Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: 301 ,N-592

	Picture 46: Concrete spall outside 205
	Lat: 26.25312 Long: -81.81608 Bearing: E Date Taken: 10/06/2023 Weather: Sunny Taken By: Matthew Mullins Tags: N-592 ,205

	Project Name: [REDACTED] Milestone	
	Project Location: [REDACTED] FL 34108, USA	
	Client: N/A	Project Code: 23-00 [REDACTED]
	Preparer: MTM	Reviewer: MTM
	Report Date: 11/26/2023	Page Number: 24 of 53