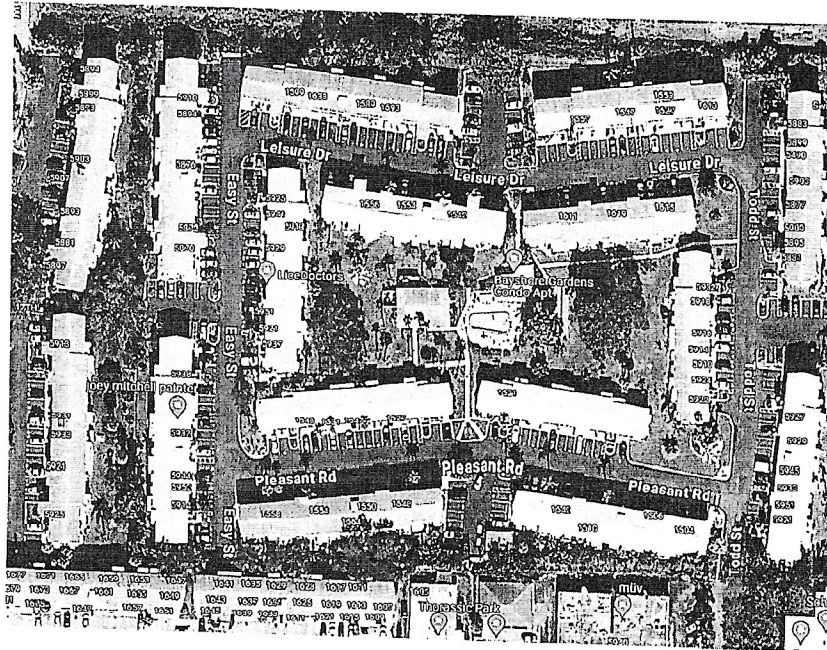


FLORIDA ENGINEERING LLC

9413915980

inspections@fleng.com



## RESIDENTIAL REPORT

Bayshore Gardens Condominium Apartments  
Association, Inc.

1600 Leisure Drive  
Bradenton, Florida 34207

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.

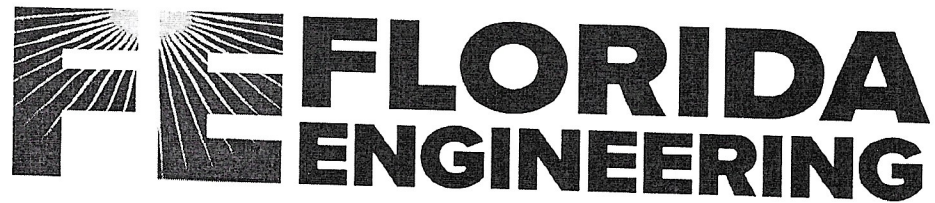
Type of Building : Condominium/Multifamily

Exterior Construction Type: Concrete/Masonry



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## PHASE ONE MILESTONE INSPECTION

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Property Name

Bayshore Gardens Condominium Apartments Association, Inc.

1600 Leisure Drive

Bradenton, FL 34207

Prepared by:

Antoine Boumitri, PE, SI

Florida PE # 40578 & SI # 0763

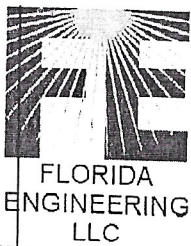


ANTOINE G. BOUMITRI State of Florida,  
Professional Engineer License No. 40578.  
This seal has been digitally signed and  
sealed by Antoine G. Boumitri, P.E., of the  
one adjacent to the seal using a digital  
authentication code. Printed copies of this  
document are not considered signed and  
sealed and the signature must be verified on  
electron copies.

Digitally signed by  
Antoine G Boumitri  
Date: 2023.11.21  
11:00:46 -05'00'

Date:

11/20/2023



Inspection Start Date: 10/26/23

Inspected By: Antoine Boumitri

Inspection End Date: 10/26/23

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: Bayshore Gardens Condominium Apartments Association, Inc.

b. Street Address: 1600 Leisure Drive Bradenton, FL 34207

c. Legal Description: Not Available

d. Owner's Name: Bayshore Gardens Condominium Apartments Association, Inc.

e. Owner's Mailing Address: 1600 Leisure Drive Bradenton, FL 34207

f. Folio Number of Property on which Building is Located: 59-1096968

g. Building Code Occupancy Classification: Residential/Condo

h. Present Use: Residential

i. General Description:

Built in 1960, Bayshore Gardens Condominium Association, Inc. contains 14 condo/apartment buildings. 10 Buildings D,E,F,G,I,J,K,L,M,N are 3 story buildings. The remaining 4 buildings are 2 story buildings and are not mentioned in this report, as they are not part of the milestone inspection. All 3 story buildings are concrete construction with wood framed sloped roofs. There are 2 sets of concrete stairs with aluminum rails located on each end of the buildings. Each 3 story building contains 1 hydraulic elevator located at the center of the building. All buildings are equipped with a local fire alarm with pull stations on all levels. Amenities for this property include a clubhouse, swimming pool and shuffleboard court. Windows, doors and HVAC condensing units are the responsibility of the individual condo owners.

j. Additions to original structure: N/A

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

k. Date of notice of required inspection – Not Available

l. Date(s) of actual inspection

I. PHASE 1 – 10/26/2023

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:

**0. Items common to all buildings:**

- 0.1 Paint chipping and peeling.
- 0.2 Minor to moderate rust on brackets supporting balconies.
- 0.3 Minor cracking in stucco finish.
- 0.4 Minor cracking in elevated walkway concrete slab.
- 0.5 Minor rust on aluminum hand rails.
- 0.6 Minor cracking in concrete sidewalks.
- 0.7 Cracked window sills should be repaired, sealed and painted.
- 0.8 Soffit areas need to be caulked, sealed and painted.
- 0.9 Minor cracking in Exterior CMU walls.
- 0.10 Brick Façade deterioration. Façade should be repaired and sealed.
- 0.11 Cracks and minor rotting in fascia boards.

**1. Building D 5911-5951:**

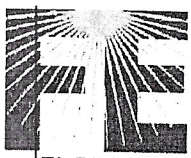
- 1.1 Medium cracking in frame of window on second level.
- 1.2 Exit light not functioning properly near unit 5939.

**2. Building E 5869-5909:**

- 2.1 Spalling in beam above right staircase on second level.
- 2.2 Cracking in beam above stairs. First level, left side in front of unit 5869.
- 2.3 Cracking at column, beam, and control joint in front of elevator on first floor.
- 2.4 Cracked control joints on 2<sup>nd</sup> and 3<sup>rd</sup> level of elevated walkways.
- 2.5 Exit lights not functioning properly near units 5897, 5909, 5895, 5883.

**3. Building F 1527-1567:**

- 3.1 Minor spalling at bottom of stairs.
- 3.2 Minor cracking above window first floor.
- 3.3 Minor cracking and separation between ceiling and fascia.
- 3.4 Minor rust/deterioration to support post on staircase.
- 3.5 Cracking in concrete landing of stairs at support post.



**4. Building G 1504-1544 :**

- 4.1 Cracking at top of CMU column on 3<sup>rd</sup> floor with fire pull station (attached).
- 4.2 Cracked window sill at rear of building with exposed rebar.
- 4.3 Cracking in support beam on second floor near left staircase.

**5. Building I 5911-5951:**

- 5.1 Exit signs on right side of building not functioning properly.
- 5.2 Holes in wood ceiling near exit sign.
- 5.3 Cracks in bottom of support beam near brick façade.
- 5.4 Cracks at lintel on top of door to electrical room.
- 5.5 Minor to medium cracking in concrete support beams of elevated walkways.

**6. Building J 1546-1586:**

- 6.1 Spalling exposed rebar under stairs on right side of building.
- 6.2 Spalling at ceiling of left staircase.
- 6.3 Exit signs not functioning properly on both stairways.
- 6.4 Cover plate at expansion joint of beam in front of elevator, is not secured properly.
- 6.5 Cracking in bottom of concrete beam at 2<sup>nd</sup> floor near left staircase.
- 6.6 Minor cracking in CMU columns.

**7. Building K TBV:**

- 7.1 Exposed rebar at top of right side staircase.
- 7.2 Expansion joint needs to be sealed.
- 7.3 Exit lights on left and right side of third floor not functioning properly.
- 7.4 Cracking in concrete beams in front of elevator.
- 7.5 Peeling in stucco coating at bottom of left stairs.

**8. Building L 5870-5910:**

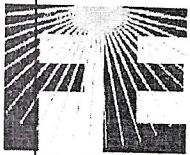
- 8.1 Minor cracking in top of concrete stairs on right side staircase.
- 8.2 Exit lights not functioning properly near units 5898 and 5884.
- 8.3 Minor cracking in column front right corner.
- 8.4 Cracking above windows on first and second levels at front left corner.
- 8.5 Spalling in bottom of beam near unit 5884.
- 8.6 Cracking in CMU wall at front center on all 3 outside faces (Both sides).
- 8.7 Exposed rebar/Spalling in beam at edge of 3<sup>rd</sup> level walkway (Near unit 5890).

**9. Building M 1569-1633:**

- 9.1 Deterioration at metal column base on stairwells.
- 9.2 Exit signs not functioning properly near units 1597, 1595, 1583.
- 9.3 Cracking in beam at 2<sup>nd</sup> level in front of elevator.
- 9.4 Cracking in CMU wall at front center on all 3 outside faces (Both sides).
- 9.5 Significant spalling under 2<sup>nd</sup> level walkway from 1573-1577.
- 9.6 Cracking in lintel over all 2<sup>nd</sup> level windows and 3 first level windows.

**10. Building N 1530-1558:**

- 10.1 Cracking in concrete beam in front of left hand staircase.
- 10.2 Spalling at side of stairs. West side of building.
- 10.3 Crack at beam in front of units 1548 and 1530.
- 10.4 Cracks in CMU wall near unit 1539.
- 10.5 Cracks in lintel in rear of building.



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p. Required (describe and indicate acceptance)

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

g. 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

1. Bulging – None observed
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)

Beams supporting elevated walkways, exterior CMU walls, concrete slabs of elevated walkways, lintels, window sills and areas around windows, expansion and control joints.

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

Cracking and peeling of exterior paint. Cracking in CMU exterior walls, beams supporting elevated walkways, window sills, window frames and lintels.

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.

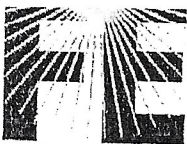
Most cracks observed are considered FINE. Some medium cracks observed in exterior CMU walls and beams supporting elevated walkways.

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

Areas of spalling include staircases, beams supporting elevated walkways, and ceilings of elevated walkways.

f. Previous patching or repairs – Previous patches and repairs were observed to be in good condition.

<b>2B. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:</b>	
a. Concrete masonry units – Good/Fair	
b. Clay tile or terra cotta units – N/A	
c. Reinforced concrete tie columns – Good/Fair	
d. Reinforced concrete tie beams – Good/Fair	
e. Lintel – Good/Fair	
f. Other type bond beams – Good/Fair	
g. Masonry finishes -exterior	
X 1. Stucco	
2. Veneer	
3. Paint only	
4. Other (describe)	
N/A	
h. Masonry finishes – interior	
1. Vapor barrier –	
X 2. Furring and plaster / Dry wall	
3. Paneling –	
4. Paint only –	
5. Other (describe)	
i. Cracks	
X 1. Location – note beams, columns, other - Cracks/spalling in masonry columns (See above)	
2. Description	
Beams supporting elevated walkways, exterior CMU walls, concrete slabs of elevated walkways, lintels, window sills and areas around windows, expansion and control joints.	
j. Spalling	
X 1. Location – note beams, columns, other – Cracks/spalling in masonry columns: (See above)	
2. Description	
Areas of spalling include staircases, beams supporting elevated walkways, and ceilings of elevated walkways.	



k. Rebar corrosion-check appropriate line

1. None visible

2. Minor-patching will suffice

X 3. Significant-but patching will suffice

4. Significant-structural repairs required

l. Samples chipped out for examination in spall areas

X 1. No

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

NOTES: N/A

**2C. FOUNDATION**

a. Describe the building foundation:

Concrete foundation with concrete slabs..

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:

No signs of differential settlement.

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

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

1. Describe:

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)

Wood framed, sloped roofs with asphalt shingles. Roofs were observed to be in good to fair condition.

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

No equipment on roofs.

3. Note types of drains and scuppers and condition:

Metal gutters with downspouts. Good condition.

**2E. SOFFITS**

a. Description

Vented plywood soffits.

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

Soffits need to be caulked, sealed and painted.

Fair Condition.

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

All areas required for inspection were visible. It was not necessary to open ceilings.

**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

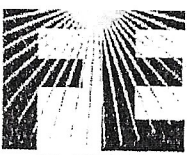
N/A

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

Good condition.

**NOTES:**

N/A



## 2G. CONCRETE FRAMING SYSTEM

### a. Full description of structural system

Concrete foundation, Concrete framing (Columns, beams, slabs) with CMU walls.

### b. Cracking

X 1. Not significant

2. Location and description of members affected and type

See repair items.

### c. General condition

Fair Condition

### d. Rebar corrosion – check appropriate line

1. None visible

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

X 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

<b>2H. EXTERIOR WALLS</b>	
a. Description	
CMU walls with stucco painted finish on all levels.	
No unsafe conditions observed.	
<b>2J. WINDOWS</b>	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
Mixture of hurricane rated windows along with aluminum framed original windows. These are the responsibility of the individual condo owners. Windows were observed to be in good condition.	
b. Anchorage- type and condition of fasteners and latches	
Tapcon Fastener/Screws and 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.	

**2H. EXTERIOR WALLS**

a. Description

CMU walls with stucco painted finish on all levels.

No unsafe conditions observed.

**2J. WINDOWS**

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

Mixture of hurricane rated windows along with aluminum framed original windows. These are the responsibility of the individual condo owners. Windows were observed to be in good condition.

b. Anchorage- type and condition of fasteners and latches

Tapcon Fastener/Screws and in good condition.

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

Good condition.

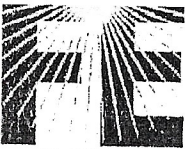
d. Interiors seals – type and condition at operable vents

Good condition.

e. General condition:

Good condition.

No unsafe conditions observed in any of the above features.



**2K. DOORS**

a. Type

Wood doors with steel frame. These are the responsibility of the individual condo owners. Doors were observed to be in good condition.

e. General condition:

Good condition.

No unsafe conditions observed in the doors' features.