



FLORIDA ENGINEERING LLC

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RESIDENTIAL REPORT

Fairway O

4735 Lucerne Lakes

Lake Worth, Florida 33467

Phase One Milestone Inspection



Purpose:

The purpose of this report is to document the Structural Milestone Inspection - Phase 1 on the subject property is documented under a separate report. 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 AND STRUCTURAL INTEGRITY RESERVE STUDY

Property Name

Fairway O

Address

4735 Lucerne Lakes Blvd, Lake Worth, Florida 33467

Prepared by:

Antoine Boumitri, PE, SI Florida PE #
40578 & SI # 0763

Date:

12/14/2023



Inspection Start Date: 07/19/2023

Inspected By: Antoine Boumitri

Inspection End Date: 07/19/2023

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: Fairway O
b. Street Address: 4735 Lucerne Lakes Blvd, Lake Worth, Florida 33467
c. Legal Description: Not Available
d. Owner's Name: Fairway O
e. Owner's Mailing Address: 4735 Lucerne Lakes Blvd, Lake Worth, Florida 33467
f. Folio Number of Property on which Building is Located: (Palm Beach County Appraisal)
g. Building Code Occupancy Classification: Residential Group R1/R2
h. Present Use: Residential
i. General Description:
Built around 1993, the subject building consists of a four (4) stories concrete structure with concrete columns and beams frame and external CMU masonry walls. There are a total of 64 condo units and no common areas with one (1) elevator and three (3) staircases. No other common facilities except for associated electrical room, elevator room and garbage disposal room etc...
The concrete roof is of low pitch toward interior drains in the middle of the roof toward the front and toward scuppers with downspouts on the front and back of the building. The built-up in fair condition for being resurfaced in 2011. The roof is slated for renovation on or before 2035. There are minor water accumulation on low spots within the roof. In addition, there are emergency downspouts on both end (sides) of the roof.
The windows are mostly aluminum with shutters.
The elevator is being modernized in August 2023.
The owners/Association are not responsible for the pool or the parking lot.
The inside of units 208, 214, 312, 405 and 406 were accessed and there are no issues to report. The units are mostly modern and in good condition.
j. Additions to original structure: N/A

1. Building Milestone Inspection Phase 1 Summary (Cont'd)
k. Date of notice of required inspection – 2023
l. Date(s) of actual inspection
I. PHASE 1 –May 19, 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:
1. Minor cracks in the wall left of the window on the second floor.
2. Crack/ spalling on back top next to gutter downspout needs repaired.
3. Recommend to clean the roof drains in the middle of the roof toward the front and the scuppers all around the parapet walls, to maintain proper rain water flow.
4. Clean and repair/paint the bottom of the access stair at the roof access area.
5. Repair minor cracks at the bottom and at the top of the furring walls adjacent to concrete column near the elevator.
6. Repair/ seal crack at control joint on roof parapet wall.
7. Repair hand rail base connections to concrete in several areas.
p. Required (describe and indicate acceptance)
The visible cracks should be eliminated and review and acceptance by County inspector or professional engineer is not required.
q. All inside of all five (5) condo units that were visually inspected and there were no deficiencies found.
No structural or safety issues were found.
r. Final Milestone Inspection Phase 1 - Summary Note: No Further Milestone Inspection Phase 2 is required.

2. Phase One Milestone Inspection

2A. FOUNDATION & STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant), Based on Visual Inspection

1. Bulging – Minor
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)

N/A

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

Only minor cracks on left wall to the left of the window on 2nd floor.

Crack at the bottom of parapet wall in the back.

Minor cracks in slab at grade.

Minor cracks toward the bottom and toward the top of column near the elevator, in wall furrings.

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.

Fine to medium cracks in walls mostly in the stucco and slabs as noted above.

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

N/A

f. Previous patching or repairs - Minor - No issues.

2B. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units – Good	
b. Clay tile or terra cotta units – N/A	
c. Reinforced concrete tie columns – Good	
d. Reinforced concrete tie beams – Good	
e. Lintel – No issues observed	
f. Other type bond beams – No issues observed	
g. Masonry finishes -exterior	
X 1. Stucco	
2. Veneer	
3. Paint only	
4. Other (describe)	
N/A	
h. Masonry finishes – interior	
1. Vapor barrier – N/A	
X 2. Furring and plaster/dry Wall	
3. Paneling – N/A	
4. Paint only – N/A	
5. Other (describe)	
N/A	
i. Cracks	
1. Location – note beams, columns, other - Cracks/spalling in masonry columns (none observed)	
2. Description	
N/A	
j. Spalling	
1. Location – note beams, columns, other – Cracks/spalling in masonry columns (none observed)	
2. Description	
N/A	

k. Rebar corrosion-check appropriate line
X 1. None visible
2. Minor-patching will suffice
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/in good condition - No unsafe conditions observed.

b. Is wood in contact or near soil? (Yes/No): No.

N/A

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

N/A

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

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

1. Describe: N/A

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)
The roof is classified as low-slope (flat) system with concrete decking. Roof covering consists primarily of modified bitumen system. The main roof top cover was replaced in 2011.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
Roof mounted A/C condensing units.
3. Note types of drains and scuppers and condition:
Water runoff via interior drains toward the front and via several scuppers around the roof with downspouts to grade. There are also overflow scuppers mostly at both ends of the roof.
2E. SOFFITS
a. Description
N/A
1. Describe (type of system framing, material, spans, condition)
N/A

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

There was no need to open the ceilings being concrete slabs.

No reason to anticipate unsafe conditions.

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:

All in good condition.

NOTES:

N/A

2G. CONCRETE FRAMING SYSTEM
a. Full description of structural system
The entire building is a concrete structure with concrete columns, concrete beams, concrete slabs etc...
as the main structural features, along with masonry walls.
b. Cracking
<input checked="" type="checkbox"/> 1. Not significant
2. Location and description of members affected and type
c. General condition
Good Condition
d. Rebar corrosion – check appropriate line
<input checked="" type="checkbox"/> 1. None visible
2. Location and description of members affected and type and cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe)
e. Samples chipped out in spall areas:
<input checked="" type="checkbox"/> 1. No
2. Yes, describe color, texture, aggregate, general quality:
NOTES: N/A

2H. EXTERIOR WALLS

a. Description

The exterior walls consist of CMU finished with painted stucco.
Only minor cracks observed with no significant structural concerns except where noted above.

No unsafe conditions observed.

2J. WINDOWS

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

The windows consist of aluminum-frames.
The windows appeared to be in generally good condition with no significant deficiencies noted, requiring only routine maintenance over the evaluation period.
Of note, the windows are the responsibility of the individual condominium owners to maintain and replace.

b. Anchorage- type and condition of fasteners and latches

Fastened to framing with nails/screws

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

Tight sealant everywhere seems adequate

d. Interiors seals – type and condition at operable vents

N/A

e. General condition:

Good condition.

No unsafe conditions observed in any of the above features.

2K. DOORS

a. Type

Entrance doors to the individual apartments consist of metal doors set in metal framing.
Mostly aluminum sliding door at the Lanai.

The doors appeared to be in generally good condition with no significant deficiencies noted,
requiring only routine maintenance over the evaluation period.

e. General condition:

Observed doors are in good condition.

No unsafe conditions observed in the doors' features.

2L. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

N/A

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

N/A

c. Joints – note if well fitted and still closed:

N/A

d. Drainage – note accumulations of moisture

The drain system seems to be in good condition.

e. Ventilation – note any concealed spaces not ventilated:

No issues with ventilation

f. Note any concealed spaces opened for inspection:

N/A

NOTES:

No unsafe conditions observed in above wood features.

3. ADDITIONAL INSPECTION FINDINGS AND NOTES
3A. HVAC
HVAC for the Property is provided by forced-air furnaces with split-system condensing units located on the roof. They are of various capacities and they vary in age and appeared to be in generally good operating condition. HVAC equipment for the condominium units is the responsibility of the individual condo owners.
3B. Plumbing System
“As-built” plans of the Property were unavailable for review to determine the below ground components; thus, we were unable to physically identify all types of piping used throughout the Property. However, according to available information and observations, supply piping appears to be copper, and waste and vent piping appears to be PVC. The plumbing systems appeared to be in generally good condition. The water pressure and drainage were reported to be adequate. No abnormal plumbing problems were reported by the Property representative.
3C. Electrical System
Electrical service enters the building from utility-owned transformers, providing 120/240-Volt, single-phase, three-wire service. Units were noted to be individually metered (100-Amp minimum per unit). The distribution wiring was noted to be copper. GFCI outlets were noted in kitchens, bathrooms, and wet areas. In general, the electrical systems for the Property, including main switchboards, transformers, distribution circuit breaker panels, contactor, lighting, and wiring system appear in good condition and adequately sized for its use.
3D. Fire / Life Safety
The building is equipped with a fire sprinkler suppression system in the stair areas. Fire extinguishers and emergency and exit lights were noted in common areas, where required. Smoke detectors are present in common areas and condo units observed.
3E. Elevator / Stairs
One elevator and three (3) access stairs are in good condition.

GENERAL EXTERIOR





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GENERAL INTERIOR



GENERAL ROOFTOP





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LIFE & SAFETY



REPAIRS REQUIRED



Item 1.o.1



Item 1.o.2



Item 1.o.3



Item 1.o.4

REPAIRS REQUIRED



Item 1.o.5



Item 1.o.6



Item 1.o.7



Item 1.o.7