



FLORIDA ENGINEERING LLC
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RESIDENTIAL REPORT
Condo on the Bay Tower II
Association 988 Boulevard of the Arts
Sarasota, Florida 34236

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 AND RESERVE STUDY

Property Name

Condo on the Bay Tower II Association

Address

988 Boulevard of the Arts

Sarasota, Florida 34236

Prepared by:

Antoine Boumitri, PE, SI Florida

PE # 40578 & SI # 0763



ANTOINE G. BOUMITRI State of Florida,
Professional Engineer, License No. 40578.
This item has been digitally signed and
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date adjacent to the seal using a SHA-1
algorithm. Code: Printed copies of this
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valid and the signature must be verified on
electronic copies.

Digitally signed by
Antoine G Boumitri

Date: 2024.01.18

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Date:

1/11/2024



Inspection Start Date: 10/31/23

Inspected By: Antoine Boumitri

Inspection End Date: 10/31/23

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: Condo on the Bay Tower II Association, Inc.

b. Street Address: 988 Boulevard of the Arts, Sarasota, Florida 34236

c. Legal Description: Not Available

d. Owner's Name: Condo on the Bay Tower II Association, Inc., Tower 1 Unit#108 Mgmt Office

e. Owner's Mailing Address: 988 Boulevard of the Arts, Sarasota, Florida 34236

f. Folio Number of Property on which Building is Located: Tower II: 59-229-6372

g. Building Code Occupancy Classification: Residential

h. Present Use: Residential / Condominium

i. General Description:

Built in 1982-1983, Condo on the Bay Tower II consists of 1 tower (South) with 18 stories each. The tower have concrete framing and CMU walls with concrete slabs on all levels. The building has 4 traction elevators and 2 sets of interior concrete stairs with aluminum handrails. The tower is equipped with fire sprinkler systems, a monitored central alarm and fire extinguishers at each level. The roofs are low sloped roofs on concrete decks covered with EPDM roof coverings. Common areas and amenities include men's and women's exercise rooms with saunas, sky lobbies throughout the building and a social room in the building.

j. Additions to original structure: N/A

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

k. Date of notice of required inspection – August 2023

l. Date(s) of actual inspection

I. PHASE 1 –10/31/2023

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. Common Repair Items:

1. Interior paint peeling toward the top of pedestal walls below ventilation louvers in the interior walkways between units.
2. Minor exterior paint chipping/peeling at walls at various locations.
3. Minor cracks in concrete stairs and CMU walls of staircases.

2. Additional Repair Items:

1. Spalling in patch near center elevator 18th floor.
2. Cracking in control joint of 14th floor sky lobby.
3. Multiple Exit lights not functioning properly. Most need battery replaced; some are inoperable.
Approximately 66 units are in need of maintenance or repair.



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p. Required (describe and indicate acceptance)

Once repair is done, photos indicating that repairs are complete is sufficient without formal inspection, unless required by the City or County Building Department.

g. 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 – 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)

N/A

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

See items 1.o.1 – 1.o.2

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.

HAIRLINE to FINE Cracks in Items 1.o.1 to 1.o.2

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

Minor cracking and spalling observed in multiple areas. Above mentioned areas with spalling should be patched and sealed.

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



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- Good

f. Other type bond beams – No issues observed

g. Masonry finishes -exterior

X1. Stucco

2. Veneer

3. Paint only - Partial

4. Other (describe)

N/A

h. Masonry finishes – interior

1. Vapor barrier –

X2. Furring and plaster / Dry Wall

3. Paneling –

4. Paint only –

5. Other (describe)

i. Cracks

1. Location – note beams, columns, other - Cracks/spalling in masonry columns

2. Description

See items 1.o.1 thru 1.o.2

j. Spalling

1. Location – note beams, columns, other – Cracks/spalling in masonry columns:

2. Description

See items 1.o.1 thru 1.o.2

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:

The concrete foundation is not visible and assumed in good structural condition. No observed settlement etc....

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 were observed.

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)

Low sloped roof on concrete deck. The roof has EPDM covering. The roof covering is in fair condition. Minor defects in covering and evidence of minor ponding on rooftop. Roof type and condition is the same for both towers.

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

HVAC condensing units are on the roof top.

3. Note types of drains and scuppers and condition:

Deck drains and overflow scuppers. Good condition.

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.

All areas that required inspection were exposed/visible. There was no need to open ceilings etc....

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:

Elevator sheave beams and connections observed to be in good condition. One elevator in Tower I is closed due to maintenance work.

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

c. General condition

Good condition.

d. Rebar corrosion – check appropriate line

X 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:

X 1. No

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

NOTES: N/A

2H. EXTERIOR WALLS

a. Description

CMU concrete with stucco painted finish.

No unsafe conditions observed.

2J. WINDOWS

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

Windows are a mix of hurricane rated and 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 or similar in good condition.

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

Caulk sealant in good condition.

d. Interiors seals – type and condition at operable vents

In good condition.

e. General condition:

Good.

No unsafe conditions observed in any of the above features.

2K. DOORS

a. Type

Doors are a mix of wood panel doors with wood framing and metal doors with metal framing. The unit doors are the responsibility of the individual unit owners.

e. General condition:

Doors were observed to be 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 except possibly interior partition walls.

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

No framing issues. Good condition.

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

Good condition.

d. Drainage – note accumulations of moisture

No moisture accumulation observed.

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.



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3. ADDITIONAL INSPECTION FINDINGS AND NOTES

3A. HVAC

All A/C condensing units are located on rooftop and are in good to fair condition.
There are 5 common A/C condensing units.

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 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 the intended use of the facilities.

No immediate unsafe conditions were observed in all the above categories.

Final Milestone Inspection Phase 1 Note: No Milestone Inspection Phase 2 is required at this time.

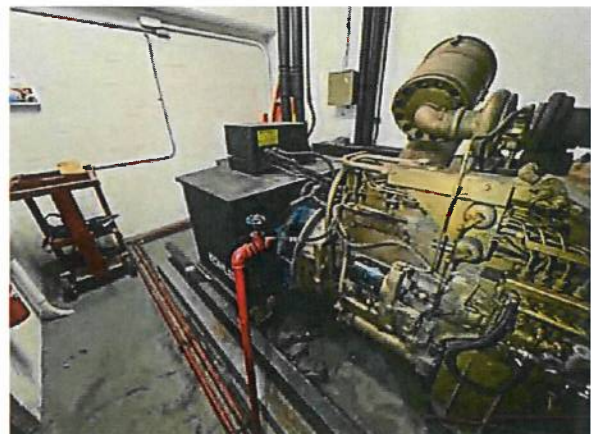
General Exterior



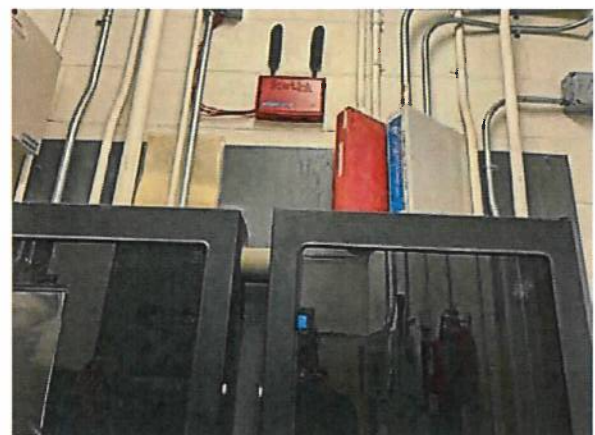
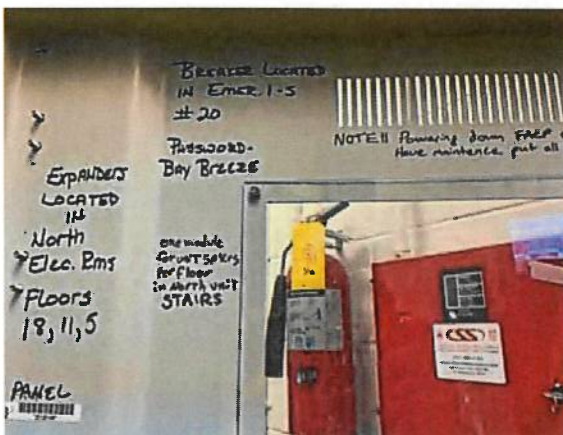
General Electrical



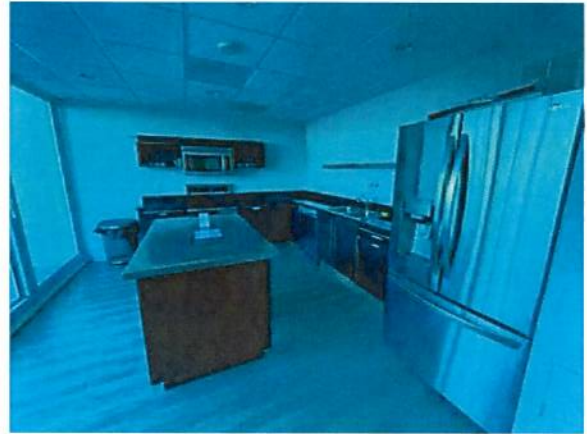
General Rooftop



Life & Safety



General Interior



Repair Items



1.o.1.0



1.o.1.0



1.o.1.0



1.o.1.0



1.o.1.1



1.o.1.1

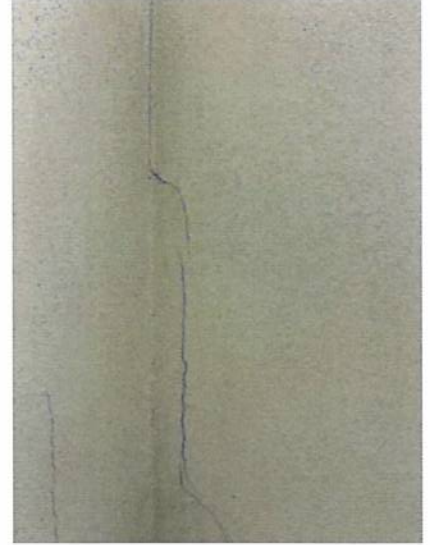
Repair Items



1.o.1.2



1.o.1.2



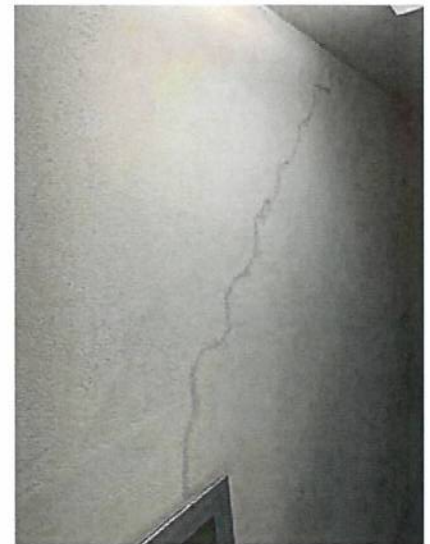
1.o.1.2



1.o.1.2



1.o.1.2



1.o.1.2

Repair Items



1.o.3.0



1.o.3.1



1.o.3.2



CITY OF SARASOTA BUILDING DIVISION

1565 1st Street, 2nd Floor Annex, Sarasota, FL 34236

MILESTONE INSPECTION REPORT

BUILDING INFORMATION

Building/Structure Address 988 Boulevard of the Arts Sarasota FL 34236 Bldg # 2
Parcel ID 59-229-6372 Association Name Condo on the Bay Tower II Association Inc
Association Mailing Address 988 Boulevard of the Arts, unit 108 Mgmt Office, Sarasota FL 34236
Building Code Occupancy Classification Residential
Type of Construction Concrete Size (Square Footage) 40,400
Number of Stories 18 Is this a Threshold Building as per 553.71(12) S.F.? ☒ Yes ☐ No
If multiple buildings on parcel ID, provide an aerial of the property and identify the building being certified. ☐ Attached (8 1/2 by 11 photo)

INSPECTION

Architect/Engineer Antoine Boumitri PE# 40578 SI# 0763
Address 4161 Tamiami Trail, Suite 101 Port Charlotte Florida 33952
Phone 941-391-5980 Email tony@fleng.com
Inspection Commencement Date 10 / 31 / 2023 Inspection Completion Date 10 / 31 / 2023
Type of inspection performed: ☒ Visual ☐ Destructive ☐ Nondestructive

PHASE 1

- ☐ No repairs are required. (Architect/Engineer Inspection Report attached)
☒ Structural repairs are required. (Architect/Engineer Inspection Report attached)
Can the building be safely occupied while repairs are ongoing? ☒ Yes ☐ No
Is it recommended that the building be vacated? ☐ Yes ☒ No

PHASE 2

- ☐ Phase 2 Report (Architect/Engineer Inspection Report attached)

Licensed Professional Antoine Boumitri PE, SI
License # PE# 40578, SI# 0763
Signature _____
Date 1 / 11 / 2024



SEAL