

PHASE I MILESTONE INSPECTION

Island Dunes Oceanside Condominiums

8880 S Ocean Drive

Jensen Beach, Florida



Prepared For:

Island Dunes Oceanside Condo Association
8880 S Ocean Drive
Jensen Beach, FL 34957

Prepared By

UES Milestone Inspections, LLC
9802 Palm River Road
Tampa, FL 33619

UES Project No: 0311.2400001.0016

Report Date October 29, 2024

Inspection Date(s) September 17, 2024

October 29, 2024

Island Dunes Oceanside Condominiums
8880 S Ocean Drive
Jensen Beach, FL 34957

Attention: Mr. Len Amato
Email: Amatolen@yahoo.com

Reference: **Phase I Milestone Structural Inspections**
Island Dunes Oceanside Condominiums
UES Project No: 0311.240001.0016

Building Department Reference Number:	N/A
Building/Property Identification/Address:	8880 S Ocean Drive, Jensen Beach, FL 34957
License Number:	N/A

Dear Mr. Fuller,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property. UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to Island Dunes Oceanside Condo Association. Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520

Samuel Leighton
Samuel Leighton E.I.
Project Manager
Florida Engineering Intern No. 1100027545

This item has been digitally signed and sealed by Miguel A. Santiago, P.E., S.I. and digitally signed and sealed by Samuel Leighton, E.I. on the date indicated here.

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1.0 INTRODUCTION

The purpose of the **PHASE 1** milestone inspection is to comply with the requirements set forth by FS 553.899 and local requirements of the AHJ, which requires, in part, the following:

- Mandates a statewide building milestone inspection requirement for condominiums and cooperative buildings that are **three stories or more in height**, 30 years after initial occupancy.
- If a milestone inspection is required and the building's certificate of occupancy was issued on or before **July 1, 1992**, the building's initial milestone inspection must be performed before **December 31, 2024**.
- Requires building officials to provide written notice to associations when buildings must be inspected. Inspections must be performed within 180 days of notification.
- Requires inspections every 10 years after a building's initial "phase 1" milestone inspection.
- Requires an additional, more intensive inspection, or a "phase 2 milestone inspection," if a building's phase 1 milestone inspection reveals substantial structural deterioration.

Description of Property

The property is approximately 2.65 acres total with a building footprint of about 27,000 square feet. The property is located along Ocean Drive with condo buildings to the north, beach to the east and a parking area and a golf course to the west. Landscaping includes palm trees, shrubs, and grass.

Based on UES's understanding of the referenced property, the following building(s) currently are required to have a milestone inspection in accordance with FS 553.899:

Condominium or Cooperative Name: Island Dunes Oceanside Condos
Primary Address: 8880 Ocean Drive, Jensen Beach, FL, 34957
Local Authority Having Jurisdiction: St. Lucie County
License Number: N/A
Number of Buildings three (3) stories or greater in height: 1

Seminole Condominiums

Address: 8880 Ocean Drive, Jensen Beach, FL, 34957
No. of Stories: 14
No. of Units: 134
Total square footage: 364,000 +/- square feet
Date of Certificate of Occupancy: 1989
Within 3 miles of coast (yes or no): Yes
Initial Milestone Inspection or 10 year follow-up?: Initial Milestone Inspection

2.0 SCOPE OF SERVICES

For the **PHASE 1** milestone inspection report (the “report”), UES’s licensed engineer(s) and/or architect(s) performed a visual examination of habitable and non-habitable areas of the building(s), including the major structural components, and herein provides a qualitative assessment of the structural conditions of the building.

The report documents observations made during the walk-through survey and identifies existing visible physical deficiencies within the structure. The evaluation focused on critical structural components of the structure and identified areas exhibiting any signs of “substantial structural deterioration”.

*“**Substantial structural deterioration**” means substantial structural distress 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 inspection determines that such surface imperfections are a sign of substantial structural deterioration.*

The visual examination was based on non-intrusive, non-destructive visual observations of the readily accessible areas of the building(s) and the information available at the time of our site visit. For areas that were not accessible by normal methods (e.g., parapets, balconies), UES performed aerial videography (drone footage). Therefore, UES’s descriptions, conclusions and recommendations were based solely on our observations of the various visible structural components and experience with similar projects. UES makes no representations that this report is a Florida Building Code, fire safety, regulatory, environmental, or all-encompassing compliance inspection.

In general, this report includes the following:

- A separate summary of the material findings and recommendations (**APPENDIX C**).
- Seal and signature, or the electronic signature, of the licensed engineer(s) who performed the inspection.
- The manner and type of inspection forming the basis for the inspection report.
- Identification of any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, and description of the extent of such deterioration, and identification of any recommended repairs for such deterioration.
- A statement of whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- Recommendation of any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identification and description of any items requiring further inspection.

3.0 SCOPE EXCLUSIONS

The scope of services included visual observations of accessible areas only. UES gained access to the property from a representative of the condominium association. Our observations have been limited to the current characteristics of the building structure. Our visual examination has not included laboratory analysis, geotechnical investigations, engineering evaluations of structural design nor other systems, including invasive investigations of site, building, or concrete structural components. Additionally, this scope does not include an environmental assessment such as air quality (mold survey) or evaluation of asbestos.

This scope does not include a **PHASE 2** milestone inspection. If a **PHASE 2** milestone inspection is required, UES will propose these services under separate cover. Please note that additional testing, including but not limited to sampling and destructive surveys, may be required during a **PHASE 2** milestone inspection.

4.0 STANDARD OF CARE AND WARRANTIES

UES performed the **PHASE 1** milestone inspection using methods and procedures and practices conforming to Florida Statute (FS) 553.899 (effective May 26, 2022) and local requirements of the AHJ.

UES represents that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as education, knowledge, training and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies included reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, as such UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

5.0 REFERENCE DOCUMENTS

The following documents, reports and technical references were used for this project.

5.1 MUNICIPAL INFORMATION

1. St. Lucie County Property Appraiser's and Building Department Site Information.

5.2 DESIGN/CONSTRUCTION DOCUMENTS

1. None provided at the time of inspection.

5.3 REPORTS BY OTHERS

1. None provided at the time of inspection.

5.4 TECHNICAL REFERENCES

1. On-Line R S Means - Construction Cost Data.

5.5 TECHNICAL PUBLICATIONS

1. Not applicable.

6.0 SUMMARY OF BUILDING STRUCTURAL SYSTEMS

The foundations are assumed to be driven piles with pile caps.

Building structural walls are concrete masonry units (CMU) with concrete tie beams and columns. Exterior walls are painted stucco for all floors.

The building floor systems are comprised of cast-in-place post-tension concrete floor slabs on the structural CMU walls and columns.

The building roof system is a flat roof. The roof material is TPO and was replaced in 2024. The roof is flat with parapet walls and interior roof drains.

7.0 SUMMARY OF FINDINGS

Based on the PHASE 1 milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed that included surface imperfections such as peeling of finishes, surface cracking, and that, based upon the licensed engineer and/or architect performing the PHASE 1 milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

8.0 RECOMMENDATIONS

A PHASE 2 MILESTONE INSPECTION IS:

RECOMMENDED

NOT RECOMMENDED

UES recommends the following remedial and/or preventive repairs:

- None noted.

9.0 RELIANCE

This report has been prepared for the referenced party and their representatives, and it is intended for their use only. This report was prepared pursuant to the contract between UES Milestone Inspections, LLC (UES) and The Wilder Condominium Association (the "Client"). That contractual relationship included an exchange of information about the property that was unique and between UES and its client and serves as part of the basis upon which this report was prepared. Because of the importance of communication between UES and the Client, reliance on any use of this report by anyone other than the Client, is prohibited and therefore not foreseeable to UES.

APPENDIX A

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

PHASE 1 - Milestone Inspection

Inspection Firm or Individual
Name: _____
Address: _____
Telephone
Number: _____
Inspection Commenced
Date: _____ Inspection Completed
Date: _____

No Repairs
Required

Repairs are required as outlined herein.

Phase 2 inspection is required

Phase 2 inspection is required, and the need is of such a critical nature that it is time sensitive

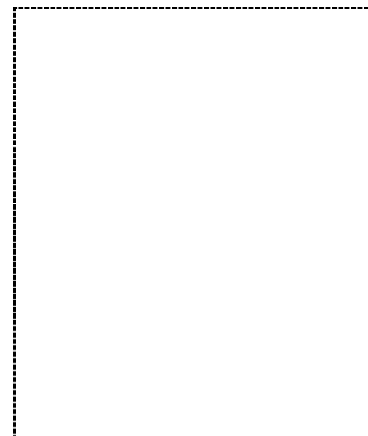
Licensed Design
Professional:

Engineer

Architect

Name: _____

License
Number: _____



Seal

I am qualified to practice in the discipline in which I am hereby signing,

Signature: _____  _____ Date: _____

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in *Chapter 18 of the Florida Building Code, Existing Building*. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

1. DESCRIPTION OF STRUCTURE
a. Name on Title:
b. Street Address:
c. Legal Description:
d. Owner's Name:

e. Owner's Mailing Address:	
f. Email Address:	Contact Number:
g. Folio Number of Property on which building is located:	
h. Building Code Occupancy Classification:	
i. Present Use:	
j. General Description:	Type of Construction:
k. Square Footage:	Number of Stories:
1. Total building area:	
2. Building footprint area:	
l. Name of the Condo or Coop entity:	
m. Special Features: _____ _____	
n. Describe any additions to original structure: _____ _____	
o. Distance to the coast: <u>0.1 Miles to the coast.</u> _____ _____	

2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fair, Poor, Explain if significant):

1. Bulging:

Good

Fair

Poor

Significant
(Explain):

2. Settlement:

Good

Fair

Poor

Significant
(Explain):

3. Deflections:

Good

Fair

Poor

Significant
(Explain):

4. Expansion:

Good

Fair

Poor

Significant
(Explain):

5. Contraction:

Good

Fair

Poor

Significant
(Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

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 1mm and 2mm in width; WIDE if over 2mm: _____

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

f. Note previous patching or repairs: _____
Continuous concrete patching completed as issues arise. All considered minor repairs.

g. Nature of present loading indicate residential, commercial, other estimate magnitude: _____
Residential.

3. INSPECTIONS

a. Date of notice of required inspection: _____

b. Date(s) of actual inspection: _____

c. Name and qualifications of the individual preparing report: _____
Miguel A. Santiago, P.E., S.I.

Samuel A. Leighton, E.I.

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
None Required.

e. Structural Repairs – note appropriate line:

1. None required _____
2. Required (describe and indicate acceptance)

f. Has the property record been researched for any current code violations or unsafe structure cases?

Yes

No

Explanation/Comments:

None noted.

4. SUPPORTING DATA ATTACHED

- a. Sheets of written data: _____
- b. Photographs: _____
- c. Drawings or sketches: _____
- d. Test reports: _____

5. FOUNDATION

- a. Describe building foundation:
Not observed at time of inspection, assumed to be driven piles with pile caps.

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

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

- d. Describe any cracks or separation in the walls, column or beams that signal differential settlement:
None observed at the time of inspection.

e. Is there additional sub-soil investigation required? Yes No

1. If yes, explain:

f. Is water drained away from foundation? (Yes/No): _____

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

1. Describe: _____

6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines

a. Concrete masonry units: Good Fair Poor

b. Clay tile or cotta units: Good Fair Poor

c. Reinforced concrete tie columns: Good Fair Poor

d. Reinforced concrete tie beams: Good Fair Poor

e. Lintel: Good Fair Poor

f. Other type bond beams: Good Fair Poor

g. Masonry Finishes – Exterior:

1. Stucco: Good Fair Poor

2. Veneer: Good Fair Poor

3. Paint Only: Good Fair Poor

4. Other: Good Fair Poor

4a. Explain: _____

h. Cracks – Note beams, columns, or others, including locations (description):

e

i. Spalling – In beams, columns, or others, including locations (description):

None noted.

j. Rebar corrosion – Check appropriate line:

- 1. None Visible
- 2. Minor – Patching will suffice
- 3. Significant – Patching will suffice
- 4. Significant – Structural repairs required

4a. Describe:

k. Were samples chipped out for examination in spalled areas?

- 1. No
- 2. Yes – Describe color, texture, aggregate, general quality:

7. FLOOR AND ROOF SYSTEM

a. Roof:

1) Roof pitch

Flat

Pitched

2) Roof structural framing

Wood

Steel

Concrete

3) Structural framing condition

Good

Fair

Poor

4) Roof deck material

Concrete

Wood

Structural concrete on steel deck

Non-structural / insulating concrete on steel deck

Bare steel deck

5) Roof cladding type

Tile

Asphalt shingles

Built-up roofing (BUR)

Single ply (Membrane)

Metal

Other

6) Roof covering condition

Condition

Good

Fair

Poor

7) Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
Air conditioning unit located at the center of the roof with metal supports in good overall condition.

8) Note types of drains, scuppers, and condition:
Interior roof drains are located throughout the roof area.

9) Describe parapet construction and current condition:
The parapets are cast-in-place concrete and covered in the roofing material. All areas appear to be in good condition at the time of inspection.

10) Describe mansard construction and current condition:

Condition	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
-----------	-------------------------------	-------------------------------	-------------------------------

N/A

11) Describe any roofing framing member with obvious overloading, overstress, deterioration, or excessive deflection:
N/A.

12) Note any expansion joint and condition:

Condition Good Fair Poor

N/A

b. Floor System(s):

1. Describe (Type of system framing, material, spans, condition, balconies):

Condition Good Fair Poor

Concrete Masonry Unit (CMU) supporting cast-in-place post-tensioned concrete slabs. The floors are in good condition. Exterior walkways between units provide access throughout the building and are in good condition.

2. Balcony structural system

- Edge and building face supported
- Cantilever

3. Balcony exposure (if structure is on the coast)

- Ocean facing
- Non-ocean facing

4. Balcony construction

- Concrete
- Steel framing with concrete topping
- Wood
- Other (define in narrative)

5. Balcony condition rating

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

- Good
- Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
- Poor (e.g., significant cracking, rebar corrosion requiring repairs)
- N/A

Balconies are in good condition.

6. Balcony condition description (e.g., spalling, cracking, rebar corrosion)

Balconies are in good condition.

7. Stairs and escalators – Indicate location, framing system, material, and condition:

Concrete cast-in-place stairs are located at the west and east sides of the building and are in good overall condition.

8. Ramps – Indicate location, framing system, material, and condition:

None noted.

9. Guardrails – Indicate type, location, material, and condition:

Guard system

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

- Wood
- Metal
- Aluminum

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

- Stainless steel
- Ungalvanized Steel
- Concrete Kneewall

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

- Glass
- CMU Kneewall
- Other _____
- _____

The aluminum railings are located on floors 2-14 and are in good overall condition.

10. Guard condition (define ratings depending on guard system)

- | | |
|--------------------------|------|
| <input type="checkbox"/> | Good |
| <input type="checkbox"/> | Fair |
| <input type="checkbox"/> | Poor |

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 framing members were visible during the time of inspection.

8. STEEL FRAMING SYSTEM

a. Full description of system:
None noted.

b. Exposed Steel – Describe condition of paint and degree of corrosion:

c. Steel Connections – Describe type and condition:

d. Concrete or other fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection:

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

f. Elevator sheave beams, connections, and machine floor beams – Note column:

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

Fourteen story CMU (Concrete Masonry Unit) block walls constructed on pile cap foundations. Floors are cast-in-place.

b. Cracking:

1. Significant Not Significant

2. Description of members affected, location and type of cracking:

c. General condition:

In general, the condition of the concrete structural system is good.

d. Rebar Corrosion – Check appropriate line:

1.	<input type="checkbox"/>	None Visible
2.	<input type="checkbox"/>	Location and description of members affected and type cracking
3.	<input type="checkbox"/>	Significant – Patching will suffice
4.	<input type="checkbox"/>	Significant – Structural repairs required (Describe):

e. Were samples chipped out for examination in spalled areas?

1. No
2. Yes – Describe color, texture, aggregate, general quality:

f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):

None noted.

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Structural Glazing on the exterior envelope of threshold building:

Yes No

1. Previous Inspection Date:

2. Description of Curtainwall Structural Glazing and adhesive sealant: _____
 None noted.

3. Describe condition of system: _____

b. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other): _____
Common wood metal doors for utility rooms and aluminum framed glass doors for the lobby and common rooms for the first floor were observed in good condition.

2. Anchorage type and condition of fasteners and latches: _____
All doors appeared to be in good condition with metal fasteners.

3. Sealant type and condition of sealant: _____
N/A.

4. General Condition:

5. Describe repairs needed:
None needed at the time of inspection.

11. WOOD FRAMING

a. Type – Fully describe if mill construction, light construction, major spans, trusses:
N/A

b. Indicate condition of the following:
1. Walls: _____

2. Floors: _____

3. Roof member, roof trusses: _____

c. Note metal fitting (i.e., angles, plates, bolts, splint pintles, other and note condition): _____

d. Joints – Note if well fitted and still closed:

e. Drainage – Note accumulations of moisture: _____

f. Ventilation – Note any concealed spaces not ventilated: _____

g. Note any concealed spaces opened for inspection: _____

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection: _____

12. BUILDING FAÇADE INSPECTION

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.): _____
None noted.

b. Identify attachment type of each appurtenance type (mechanically attached or adhered): _____

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.): _____
Porte-cochere at the front of the building.

b. Indicate condition of special feature, its supports and connections: _____
Porte-cochere appears to be in good overall condition with all connections in place at the time of
inspection.

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration. _____

APPENDIX B
SITE PHOTOGRAPHS



Photograph No. 1: Western elevation.



Photograph No. 2: Northern Elevation.

SITE PHOTOGRAPHS

Island Dunes Ocean Condominiums
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Photograph No. 3: Northern elevation.



Photograph No. 4: Southern elevation.

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Photograph No. 5: Elevation view of the northwest corner of the building.



Photograph No. 6: Porte cochere at the building entrance.

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Photograph No. 7: Typical first floor common lobby area.



Photograph No. 8: Typical first floor lounge area.

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Photograph No. 9: Typical walkway at the 14th floor.

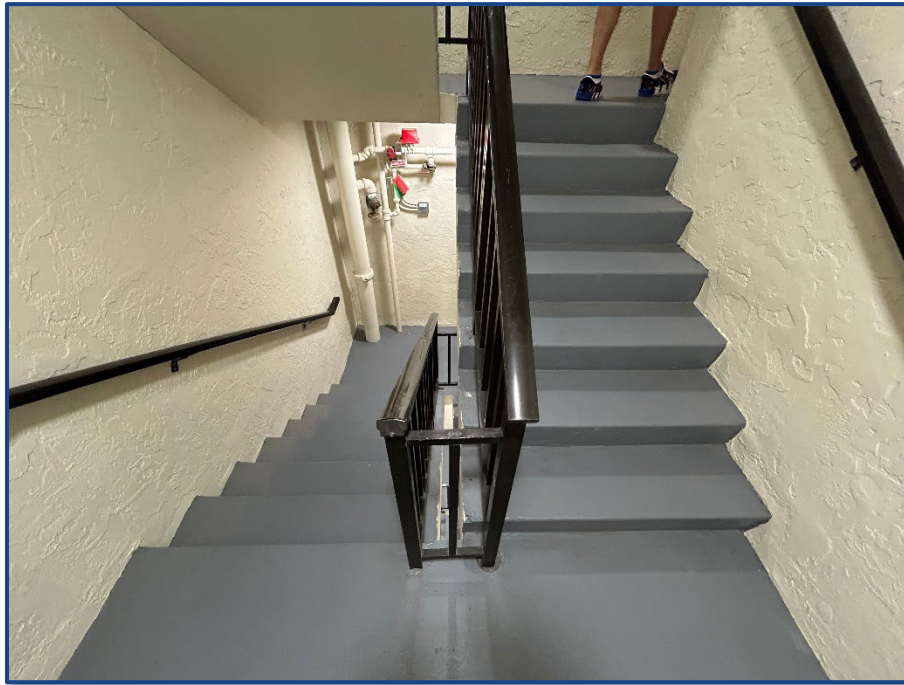


Photograph No. 10: Typical walkway at the 8th floor.

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Photograph No. 11: Typical interior stairwell located at the west side of the building



Photograph No. 12: Typical overview of the west side of the roof.

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Photograph No. 13: Center of the roof with main lifted AC Unit.



Photograph No. 14: Overview of the north section of the roof.

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Photograph No. 15: Elevated main AC unit located at the center of the roof.



Photograph No. 16: Typical interior roof drain.

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Photograph No. 17: Wood roof deck at the west side of the roof with rusted clips and bolts.



Photograph No. 18: Typical exit sign located in the first floor lobby.

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Photograph No. 19: Typical fire alarm located in the lobby.



Photograph No. 20: Typical standpipe at hallway for water access.

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Photograph No. 21: Motors located at the roof.



Photograph No. 22: Overall roof utility room with elevator panels and units.

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Photograph No. 23: Elevator traction machine located at the roof utility room.



Photograph No. 24: Typical trash chute room.

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Photograph No. 25: First floor utility room at the south side of the building.



Photograph No. 26: Fire alarm control panel located in the office area.

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Photograph No. 27: Typical first floor gym overview.



Photograph No. 28: Typical lounge and game room at the first floor.

SITE PHOTOGRAPHS

Island Dunes Ocean Condominiums
8880 S Ocean Blvd
Jensen Beach, FL 34957

Photograph Date: Tuesday, September 17, 2024
UES Project No. 0311.2400001.0016
UES Report No. 1



Photograph No. 29: Unit 1310 typical overview of kitchen.

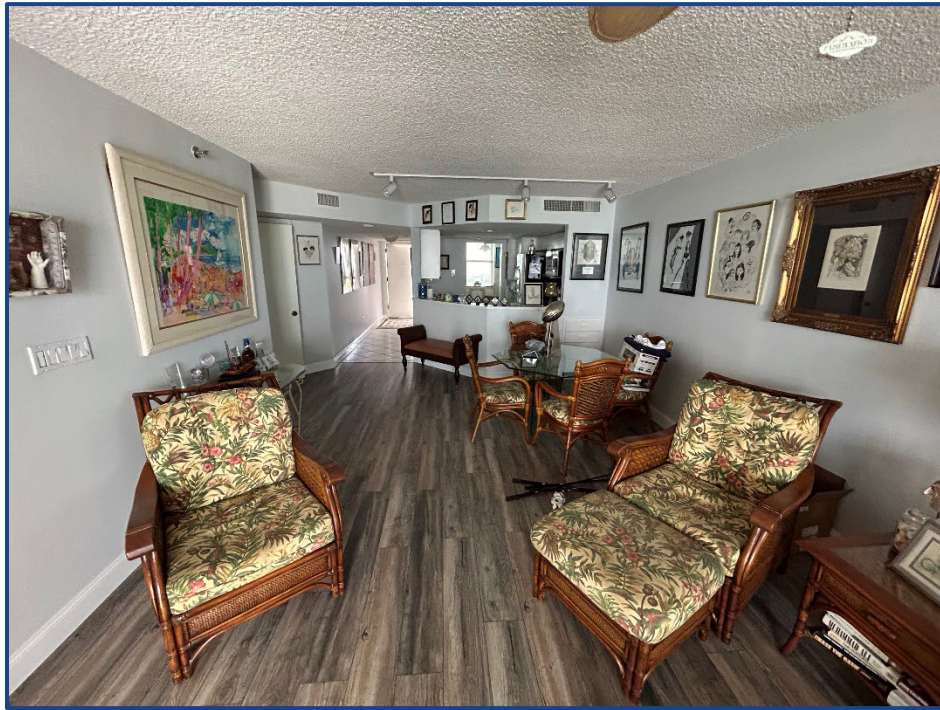


Photograph No. 30: Unit 1310 balcony area with shutters in place.

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Photograph No. 31: Unit 1209 typical living room overview.



Photograph No. 32: Unit 1209 typical living room overview.

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Photograph No. 33: Unit 1204 typical living room overview with work in progress.

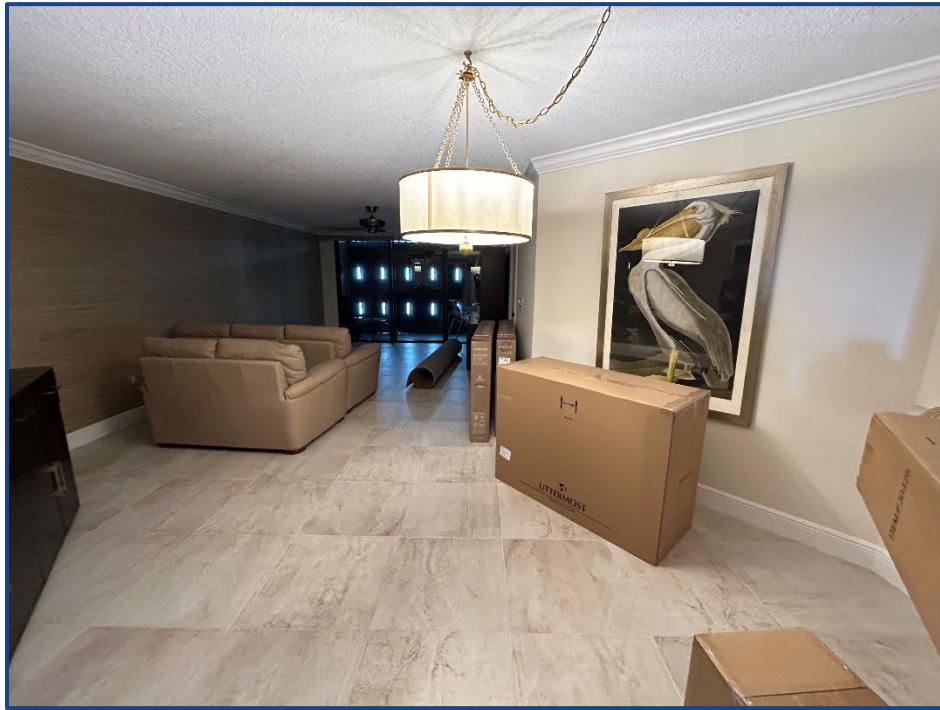


Photograph No. 34: Unit 1204 typical balcony with aluminum railings.

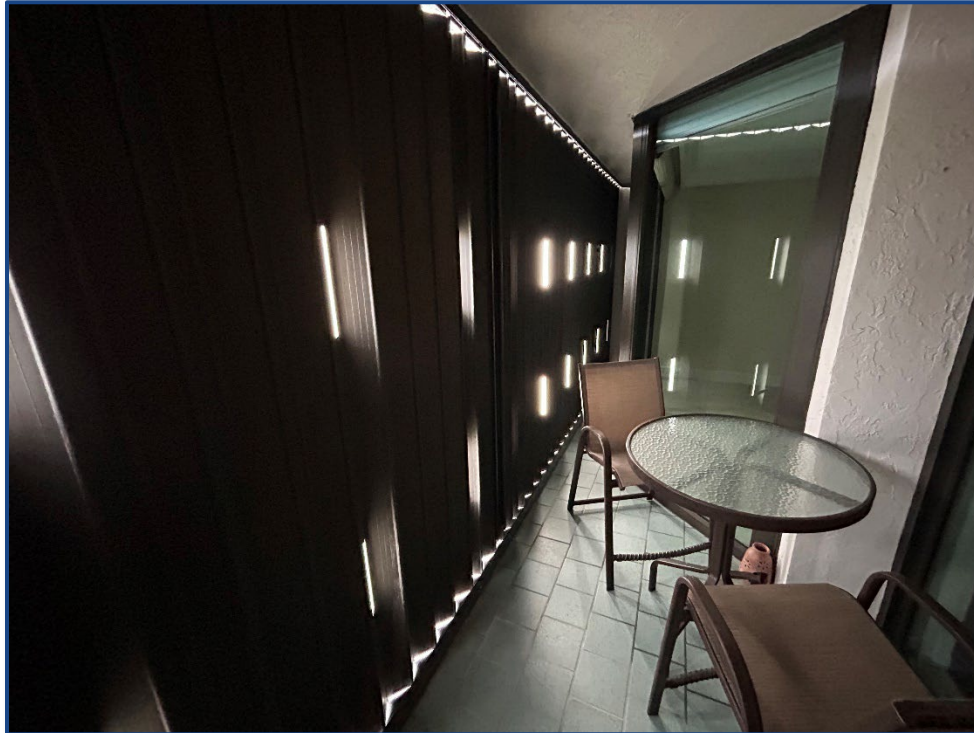
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Photograph No. 35: Unit 903 typical living room overview.



Photograph No. 36: Unit 903 typical balcony area with shutters in place.

SITE PHOTOGRAPHS

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Jensen Beach, FL 34957

Photograph Date: Tuesday, September 17, 2024
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APPENDIX C

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS



October 29, 2024

Island Dunes Oceanside Condominiums
8880 S Ocean Blvd
Jensen Beach, FL 34957

Attention: Mr. Len Amato
Email: Amatolen@yahoo.com

Reference: **Phase I Milestone Structural Inspections
Island Dunes Oceanside Condominiums**
UES Project No: 0311.2400001.0016
St. Lucie County Parcel ID: 3534-501-0051-000-9
Building Department Reference Number: N/A

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Mr. Amato:

Universal Engineering Sciences (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property. UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ). Following FS (Florida Statute) 553.899, UES provides herein a Summary of Material Findings and Recommendations:

SUMMARY OF FINDINGS

Based on the **PHASE 1** milestone inspection, no indications of substantial structural deterioration were seen that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed including surface imperfections such as cracks and peeling of finishes. Based upon the licensed engineer and/or architect performing the **PHASE 1** milestone inspection, these are NOT signs of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

RECOMMENDATIONS

A PHASE 2 INSPECTIONS IS: RECOMMENDED **NOT RECOMMENDED**

UES recommends the following remedial and/or preventive repairs:

1. None noted.

---oOo---

Nothing in this report should be construed directly or indirectly as a guarantee for any part of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present structural condition of the building based upon careful evaluation of observed conditions to the extent possible.

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to Island Dunes Oceanside Condominiums.

Respectfully Submitted,
Universal Engineering Sciences
Registry #4930

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520

Samuel Leighton
Samuel A. Leighton, E.I.
Director Milestone Program
Florida Engineering Intern No. 1100027545

This item has been digitally signed by Miguel A. Santiago, P.E., S.I. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

MIGUEL SANTIAGO, P.E., S.I.

Professional Engineer / Special Inspector / Director Milestone Prog.



Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Integrity Reserve Studies

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Director of UES Milestone Inspection Program and Vice President of UES Construction Services Division. He has experience in building inspections, structural evaluations, geotechnical investigations, and construction process evaluations. He has over 25 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/reshoring and design/plan compliance.

YEARS WITH THE FIRM 3.5

YEARS WITH OTHER FIRMS 25

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES & CERTIFICATIONS

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.

Mr. Leighton is currently a Special Projects Manager for our Construction Services Division and a Threshold Projects Manager.

He has experience in Geotechnical Engineering, Construction Materials Testing and all aspects of large project management.

Mr. Leighton services the Brevard County area.

Years of Service

3

Office Location

820 Brevard Avenue
Rockledge, Florida 32955

Certifications

Nuclear Gauge Certified
Concrete Field Inspector Level 2
Concrete Field Technician Level 1
Earthwork Construction Inspection Level 1

Academic Background

FL Institute of Technology, B.S. Civil Engineering

Project Experience

All Aboard Florida (Brightline) Phase II, Zone 4, North-South Railroad: Mr. Leighton served as the Project Manager/Quality Control Lead Inspector providing quality control testing/inspections for railway improvements along 128 miles between Cocoa and West Palm Beach. He additionally coordinated technicians and ensured quality reporting.

Ascension Island Runway Repair: This project was located on the joint airfield of the RAF and USAF in Ascension Island, UK and consisted of the full depth replacement for the 10,000 Linear Feet Runway 13-31, widening of the runway shoulders, and replacing all runway lighting, pavement markings, and electrical vaults. Construction occurred in two major phases with a displaced threshold in each phase to allow continuous airfield operations. In addition, the storm drainage system is planned to be upgraded and approximately five miles of island roadways used for the haul route will be repaired/reconstructed. Universal provided all necessary materials testing equipment to include an on-site laboratory (testing equipment, supplies, etc.) and three full time (on-site 60 hours / week) technicians that are all required to meet and maintain USACE requirements. Personnel completed AFRICOM and ISOPREP training to include a SERE and Anti-terrorism course of study.

CTQP Training History Report

Report for: Samuel Leighton

TIN: L23578198

Report Date: 10/25/2023

Valid Qualifications

Qualification Name	Certificate Number	Valid from	Expires on
Concrete Field Inspector - Level 2	3011323	04/06/2022	03/11/2027
Concrete Field Technician - Level 1	3011322	04/06/2022	12/03/2026
Earthwork Construction Inspection - Level 1	3005868	08/10/2021	08/10/2026