



PROJECT BACKGROUND

Year Built	1986
Building Frame	Stud framed
Building Facade	Cedar wood (original) and hardiboard (new) siding, metal and wood stairs and railings, glazed openings, and opaque exterior doors
Roof	Sloped shingle roof

EXECUTIVE SUMMARY

The focus of the Milestone Phase I report was to observe the existing conditions related to structural components of the building and assess the level of safeness. The intent of the study, as outlined in Florida Statute 553.899, is to provide a condition assessment focusing on critical structural elements related to load bearing and/or load transfer capabilities to building structure. This Milestone inspection is to identify substantial structural deterioration only, not to address building code, fire code, environmental or regulatory compliance issues.

This Phase I report is based on deficiencies found during our walk through inspection of the exterior and common habitable areas. The visual inspection is of readily accessible areas as well as information provided by the association. A Phase I Milestone does not include any destructive investigation.

The critical structural components include foundations, slabs, columns, shear walls, roofs and stairs. In addition, SIG reviewed existing facades, to identify pertinent maintenance items that should be brought to the attention of the ownership. Substantial structural deterioration 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 I inspection determines that such surface imperfections are a sign of substantial structural deterioration.

After reviewing the property, it is our opinion that your association has passed the Phase I inspection, no Phase II is required.