



Residential Report

111 and 131 Doolen Ct, North Palm Beach,
FL 33408

Lake Colony Apartments Three
Phase One Milestone Inspection and Reserve study



Purpose:

The purpose of this report is to document the Structural Milestone Inspection - Phase 1, followed by the Structural Reserve Study 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 firesafety 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

Lake Colony Apartments Three

Address

111 and 131 Doolen Ct. North Palm Beach,

FL 33408

Prepared by:

Antoine Boumitri, PE, SI

Florida PE # 40578 & SI # 063

Date:

08/18/2023

Inspection Start Date: 06/29/2023

Inspected By: Antoine Boumitri

Inspection End Date: 06/29/2023

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: Lake Colony Apartments Three Inc.

b. Street Address: 111 and 131 Doolen Ct. North Palm Beach, FL 33408

c. Legal Description: LAKE COLONY APTS THREE INC COMMON AREA A/K/A PALM BEACH LAKE WORTH ESTS LTS 140 TO 145 INC

d. Owner's Name: Lake Colony Apartments Three Inc.

e. Owner's Mailing Address: 800 Village Square Crossing Suite #211 Palm Beach Gardens 33418

f. Folio Number of Property on which Building is Located: 68-43-42-21-25-000-0000

g. Building Code Occupancy Classification: Residential Group R3

h. Present Use: Residential Apartment Dwelling

i. General Description:

This property consists of 2 three story buildings with 30 units per building. The building is constructed of concrete/ masonry with precast concrete floors and roof. The roof system is a low slope built up roof with a asphalt shingle mansard all around. There are only air conditioning condensers mounted on the roof. There are gutters with down spouts at the back of the structure. Each building has 1 1500lbs hydraulic elevators as well as 2 concrete stair cases(one at each end of the building). There is a common area pool between the 2 buildings,clubhouse next to the pool on the lower level of the East building as well as 3 common area laundry spaces in each building.

The power to the buildings is single phase 240v. There is no natural gas on the property. There is a fire alarm system installed however there is not a fire suppression system installed on these buildings. There are fire extinguishers at each level. The apartments each have a screened cantilever back balcony in the back.

The buildings are have a canal with dock spaces for boats behind them.

j. Additions to original structure: N/A

1. Building Milestone Inspection Phase 1 Summary (Cont'd)
k. Date of notice of required inspection – No Notice
l. Date(s) of actual inspection
I. PHASE 1 – June 29, 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. The concrete railings (hand rails and risers)all around the walk ways and stairs have cracking in them and need to be repaired.
2. Stucco ceiling at the 3rd level left of the elevator failing and needs repair.
3. Several exit signs an all levels do not operate and need to be replaced.
4. The stair well columns and beams exhibit spalling and exposed rebar in several areas and need to be repaired.
5. Cracking at pool wall on NW corner needs to be repaired.
6. Crack in floor in pool shower area needs repair.
7. Demising walls at back of building have cracks and spalling and need to be repaired.
8. There is general fine cracks in the walls and ceilings all around the building that need to be resealed and painted.
9. Cracking on corner of back cantilever patio slab 3rd level needs to be repaired.
10. Roof will need to be replaced, there are signs of leaks in some of the upper floor units.
11. Spalling and rebar exposed on 2nd level flat roof above equipment rooms at the elevator stack needs to be repaired.
12. Large crack and spalling on back of building needs immediate repair.
2. Required (describe and indicate acceptance)
All repairs above are required and need be inspected by a county inspector or a PE after repairs are made
p. All inside of all six (4) units out of total of six (30) units were accessed and visually inspected.
The only deficiency's inside units were minor leaks on the ceiling at the upper floor units along with minor cracks in the drywall ceilings in 2 units
q. 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 – 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)

Cracking and spalling at the stair well columns and beams, including the bottom of the cast stairs.

Cracking in the railings

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

Fair condition in general. Some areas of spalling and cracking as indicated above

Minor moisture indications in the minor cracks on the wall above the elevator room as well as the columns for the stairwells.

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.

Noted cracks were fine with the exception of the one on the back demising wall which is wide and requires immediate repair.

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 - N/A

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 - Partial
	4. Other (describe)
	N/A
h. Masonry finishes – interior	
	1. Vapor barrier – N/A
X	2. Furring and plaster
	3. Paneling – N/A
	4. Paint only – N/A
	5. Other (describe)
	Gypsum Walls
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	
1.	None visible
X	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 Footings - 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:

None 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: 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)	
	Low slope BUR on precast slab Roof in fair condition
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	
	Roof mounted A/C units are in good condition
3. Note types of drains and scuppers and condition:	
	Water runoff from the low sloped roof is directed to edge gutters and downspouts that discharge to ground level.
2E. SOFFITS	
a. Description	
	N/A
1. Describe (type of system framing, material, spans, 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.

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 CMU columns, concrete beams, concrete slabs etc... as the main structural features.	
b. Cracking N/A	
1. Not significant	
<input checked="" type="checkbox"/> 2. Location and description of members affected and type	
All areas noted above	
c. General condition	
Good Condition	
d. Rebar corrosion – check appropriate line	
1. None visible	
2. Location and description of members affected and type and cracking	
<input checked="" type="checkbox"/> 3. Minor, 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. The exterior walls appear to be in good condition. However, isolated areas of delamination of the stucco finish were noted.

To prevent further deterioration, repair of the delaminated areas is recommended.

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

b. Anchorage- type and condition of fasteners and latches

Fastened to framing with 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 solid doors set in wood framing. Patio and balcony doors are aluminum sliding units.

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:

All 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:

Joints seem to be well fitted

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:

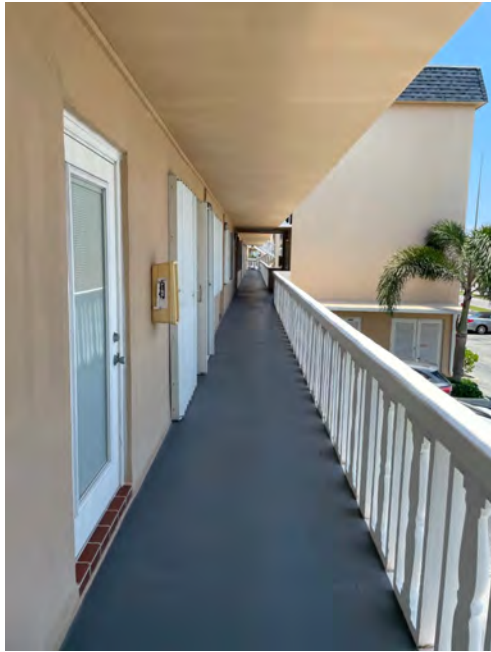
N/A

NOTES:

No unsafe conditions observed

3. ADDITIONAL INSPECTION FINDINGS AND NOTES
3A. HVAC
HVAC for the Property is provided by forced-air furnaces with split-system A/C units located on the roof.
. They are of various capacities and they vary in age and appeared to be in generally good operating condition
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 the intended use of the facilities.
3D. Swimming Pool
The Property has one heated swimming pool at the middle of the site. It is of concrete construction and tile coping and pavers surrounding area. Pool equipment includes sand filters and circulating pumps.
The swimming pool and equipment were noted to be in generally good condition.
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.

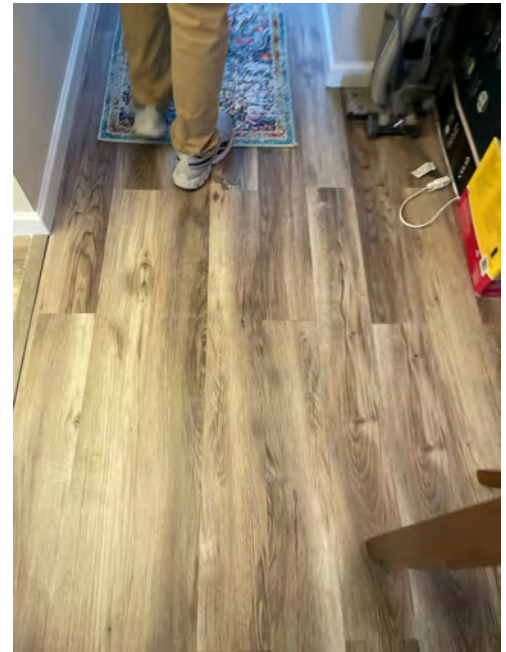
General Exterior Photos



General Exterior Photos



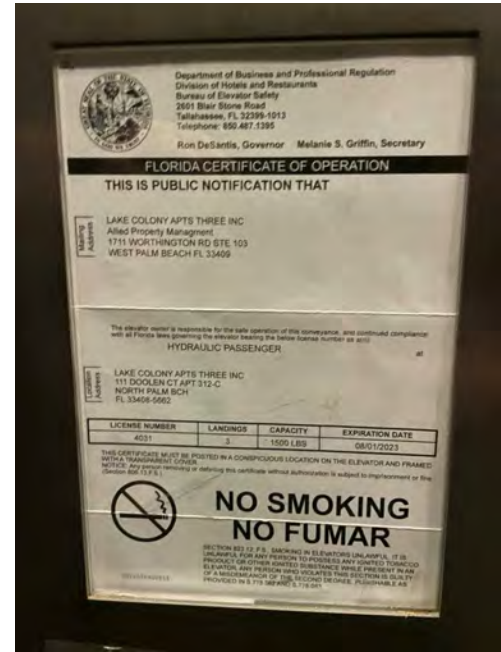
General Interior Photos



General Rooftop Photos



Elevator Photos



● HYDRAULIC ELEVATOR - PERIODIC TEST REQ. TAG ●
 PERSON OR FIRM PERFORMING TEST
ThyssenKrupp Elevator

TEST CATEGORY: 1

REQ. #	TEST ITEM	TEST DATE
8.11.3.2.1	RELIEF VALVE AND SYSTEM PRESSURE	8.6.5.14.1
8.11.3.2.2	CYLINDER AND PRESSURE PIPING	8.6.5.14.2
8.11.3.2.3(a)	NORMAL TERMINAL STOPPING DEVICE	8.6.5.14.3(a)
8.11.3.2.3(b)	GOVERNORS	8.6.5.14.3(b)
8.11.3.2.3(c)	SAFETIES	8.6.5.14.3(c)
8.11.3.2.3(d)	OIL BUFFERS	8.6.5.14.3(d)
8.11.3.2.3(e)	EMERGENCY OPERATION FFS	8.6.5.14.3(e)
8.11.3.2.3(f)	STANDBY POWER OPERATION	8.6.5.14.3(f)
8.11.3.2.3(g)	POWER OPERATION OF DOORS	8.6.5.14.3(g)
8.11.3.2.3(h)	TERMINAL SPEED REDUCING	8.6.5.14.3(h)
8.11.3.2.4	LOW OIL PROTECTION	8.6.5.14.4
8.11.3.2.5	FLEXIBLE HOSE & FITTING PRESSURE SWITCH	8.6.5.14.5



Electrical Photos



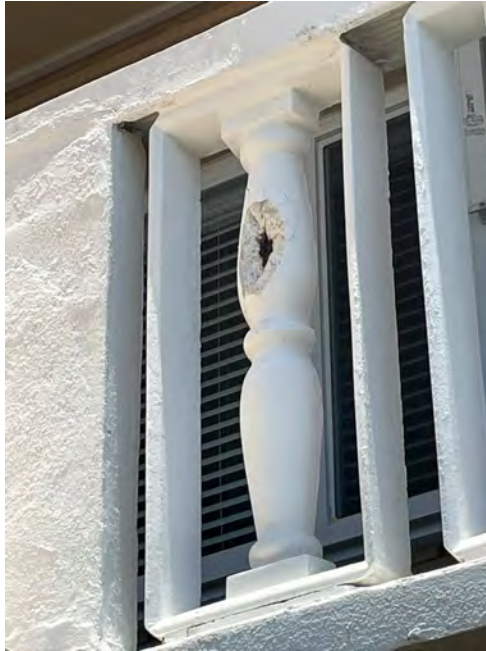
Pool Photos



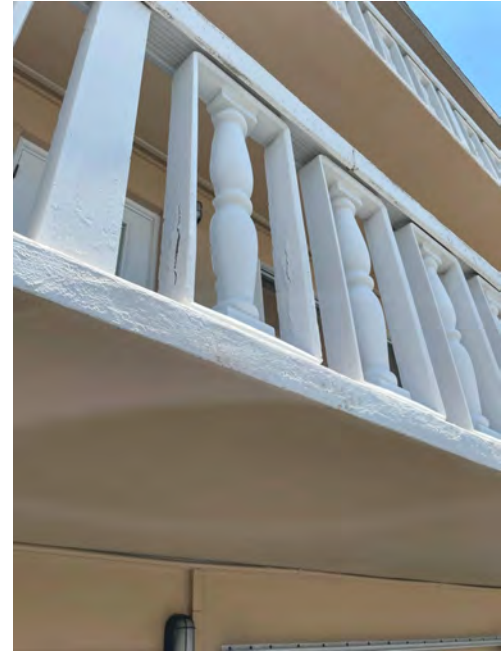
Repairs Required



Item o.1



Item o.1



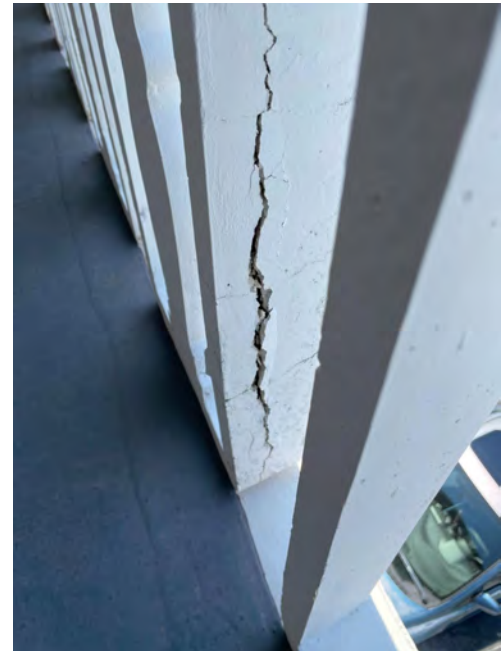
Item o.1



Item o.1



Item o.1



Item o.1

Repairs Required



Item o.2



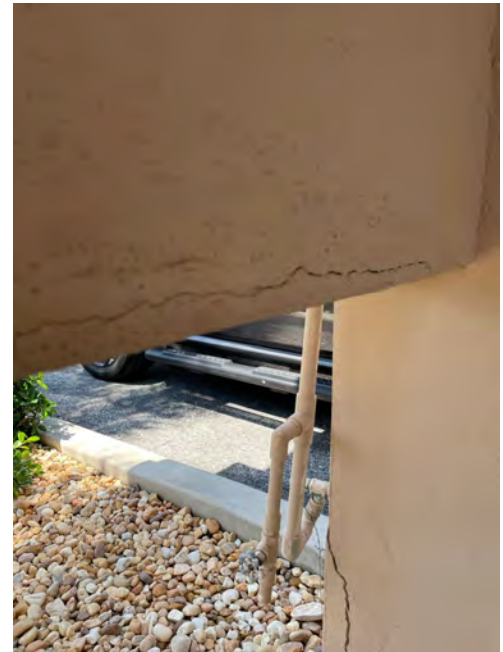
Item o.2



Item o.4



Item o.4



Item o.4

Repairs Required



Item o.4



Item o.4



Item o.4



Item o.5



Item o.6



Item o.5

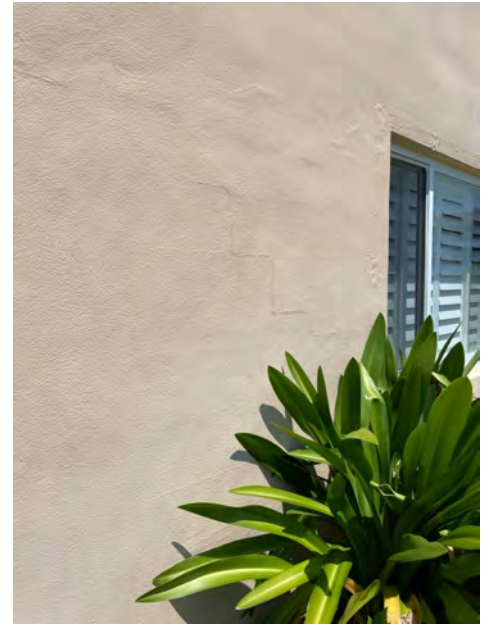
Repairs Required



Item o.7



Item o.8



Item o.8



Item o.8



Item o.8



Item o.8

Repairs Required



Item o.9



Item o.10



Item o.11

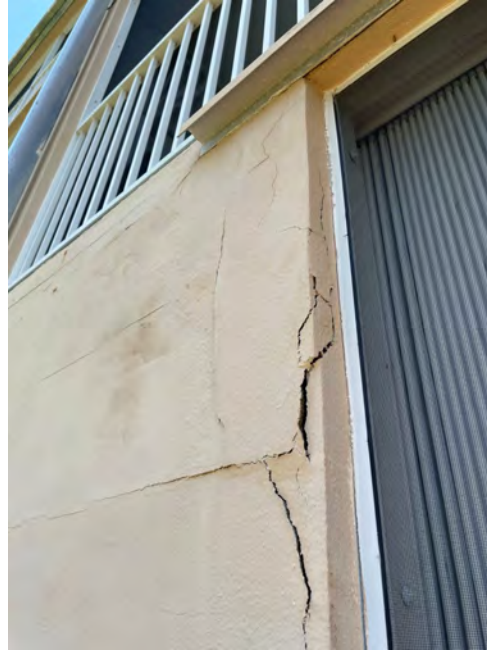


Item o.11

Repairs Required

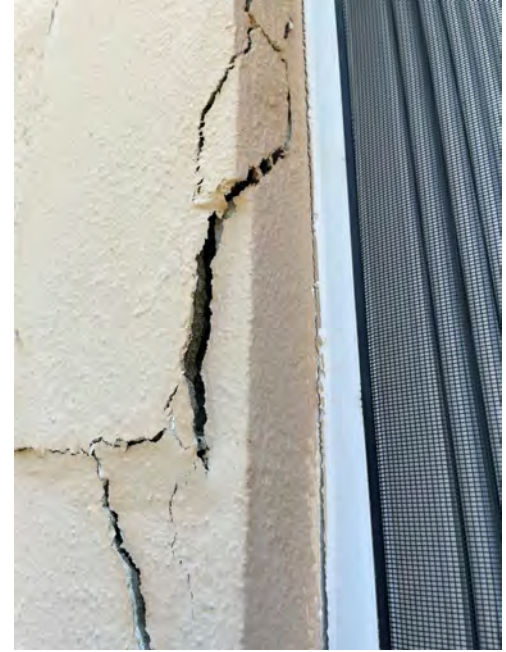


Item o.12



Item o.12

Same photo zoomed



Item o.12