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1626 Ringling Boulevard, Suite 400
Sarasota, FL 34236
(941) 927-8525
eerdmann@karins.com

Milestone Inspection Report

Project # 24RS-0045
January 24, 2025
FINAL COPY

Client:
Castel Del Mare Condominium Association, Inc.

Project:
Milestone Inspection Report

Address:
1620 Stickney Point Road
Sarasota, FL 34231

DAVID G. KARINS LICENSE No. 0053877 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by David Karins
Date: 2025.01.28 11:44:47-05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY DAVID G. KARINS, PE ON THE DATE ADJACENT TO THE SEAL

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1626 Ringling Boulevard, Suite 400
Sarasota, FL 34236
(941) 927-8525
eerdmann@karins.com

January 24, 2025

Mr. Michael Turner
Castel Del Mare Condominium Association, Inc.
1620 Stickney Point Road
Sarasota, FL 34231
cdm1478@gmail.com

RE: Castel Del Mare Milestone
KEG File # 24RS-0045
Milestone Inspection Report

Dear Mr. Turner & members of the Board of Directors,

Karins Engineering Group (KEG) has agreed to render professional engineering services in connection with a Milestone Inspection per F.S. 553.899 at **Castel Del Mare** (hereinafter called the "Project"), located at **1620 Stickney Point Road, Sarasota, FL 34231**, for **Castel Del Mare Condominium Association, Inc.** (hereinafter called the "Client"), on **January 25, 2024**. Per the signed Letter of Agreement by the Client dated **February 6, 2024**, KEG completed a limited condition observation and evaluation of the current conditions and construction.

This structural inspection is for the sole purpose of identifying substantial structural deterioration of any structural elements of the building or structure that pose an immediate threat to life, safety, or where failure of a critical component is imminent. The intent of our findings is to ascertain the general condition of these components and to make recommendations for appropriate repair and protection.

This structural inspection is limited by visual observation visible at the time of our observations and shall be for the purpose of determining the structural condition of the building or structure to the extent reasonably possible of any part, material, or assembly of a building or structure which affects the safety of such building or structure and / or which supports any dead or designed live load.

Neither our observations nor this report is intended to address hidden defects, mechanical, electrical, architectural, code compliance, or other areas of the building not specifically mentioned herein. Our investigation was not intended to be exhaustive or to detect efficiencies except as specifically mentioned herein. Due to the limited scope of this investigation, we cannot attest to the structure's compliance with applicable building codes and / or accepted construction techniques, excepted as noted herein. KEG did not attempt to verify the adequacy of original design or supplant the responsibility of the Engineer of Record.

Inspector-Prepared Summary:

The purpose of this Inspector Prepared Summary is to summarize our "*material findings and recommendations*" as required per F. S. 553.899.

General:

- Building 01 – 1602 Stickney Point Road, Sarasota, FL 34231
  - Building description: Conventionally reinforced concrete beams and columns with composite Hambro steel bar-joist concrete slab system.
    - Number of stories: Four (4) stories.
    - Approximate age of building: 52 years.
    - Approximate distance to coastline: 0.53 miles.
- Building 02 – 1608 Stickney Point Road, Sarasota, FL 34231
  - Building description: Conventionally reinforced concrete beams and columns with composite Hambro steel bar-joist concrete slab system.
    - Number of stories: Four (4) stories.
    - Approximate age of building: 52 years.
    - Approximate distance to coastline: 0.58 miles.
- Building 03 – 1624 Stickney Point Road, Sarasota, FL 34231
  - Building description: Conventionally reinforced concrete beams and columns with composite Hambro steel bar-joist concrete slab system.
    - Number of stories: Four (4) stories.
    - Approximate age of building: 52 years.
    - Approximate distance to coastline: 0.62 miles.

Material Findings:

- Building 01 - Phase 1; No substantial structural deterioration observed.
- Building 02 - Phase 1; No substantial structural deterioration observed.
- Building 03 - Phase 1; No substantial structural deterioration observed.

Recommendations:

- Building 01 - Phase 1; **PASS**
- Building 02 - Phase 1; **PASS**
- Building 03 - Phase 1; **PASS**

Thus, through our investigation and assessment and as this report shall conclude, the subject building does not exhibit signs of substantial structural deterioration and passes the Phase 1 inspection, which means it does not require a Phase 2 inspection.

Statute Summary:

The purpose of this section is to summarize our interpretation of F. S. 553.899[1] – *Mandatory structural inspections for condominiums and cooperative buildings*. Commonly known as, a Milestone Inspection.

This inspection is defined as, "*a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems...*"[1] Additionally, as is further defined, "*the purpose of such inspection is not to determine if the condition of an existing building is in compliance with Florida Building Code or the fire safety code.*"[1]

Furthermore, this report addresses **substantial structural deterioration**, this term is defined as, "*substantial structural distress or substantial structural weakness 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...*" [1]

The Milestone Inspection consists of two phases (if applicable), Phase 1 and Phase 2:

The **Phase 1** inspection definition is summarized as, "*perform a visual examination... including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building.*"[1] Furthermore, if no signs of substantial structural deterioration are discovered, Phase 2 is not required.

The **Phase 2** inspection definition is summarized as, "*if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing... and may be as extensive or as limited as necessary... and to recommend a program for fully assessing and repairing distressed and damaged portions of the building.*"[1]

The statute imposes statewide inspection and reporting requirement for associations whom own buildings that are, three (3) stories or higher in height at thirty (30) years of initial occupancy. Furthermore, if the local enforcement agency determines environmental factors to be influential, the initial occupancy requirement can be reduced to twenty-five (25) years. An inspection every ten (10) years following this initial Milestone Inspection will be required.

The statute requires the engineer to provide a Milestone Inspection report and a separate Inspector Prepared Summary to the local building official. Furthermore, the statute requires the association to "*distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, ...; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium property; and must publish the full report and inspector-prepared summary on the association's website*" [1]

[1] Appendix B

The following is for informational purposes only. KEG is in no position to provide legal advice:

Consequently, in addition to F.S 553.899, the Client is to procure a Structural Integrity Reserve Study (SIRS) every ten (10) years per F. S. 718.112 (2) (g)... as related to the structural integrity and safety of the building, with reserve accounts for the following components:

- *Roof*
- *Structure, including load-bearing walls and other primary structural members and primary structural systems as those terms are defined in s. 627.706.*
- *Fireproofing and fire protection system*
- *Plumbing*
- *Electrical system*
- *Waterproofing and exterior painting*
- *Windows and exterior doors*
- *Any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-i., as determined by the licensed engineer or architect performing the visual inspection portion of the structural integrity reserve study.*

Reference Documents

In preparation of this report, KEG reviewed the following documentation:

- Castel Del Mare building plans

Unless noted otherwise, KEG did not review every subsection of these documents, make attempts to acquire public records, and assess the full history of the building. Furthermore, historical or association documents may have been provided by the Client. However, KEG reviewed all past internal documentation in relevance to this report and shall be noted as necessary.

Reference Contacts

In preparation of this report, KEG procured correspondence with the following parties:

- Jerry Thomas – Property Manager

Terminology:

For the purposes of this report, the following terminology is defined as such:

- Delamination: separation from substrate; primarily in reference to architectural finishes; i.e., the stucco has delaminated from the concrete.
- Spalling: detachment and fragmentation of mass; primarily in reference to components and members; i.e., the concrete has spalled from the column.

General Information:

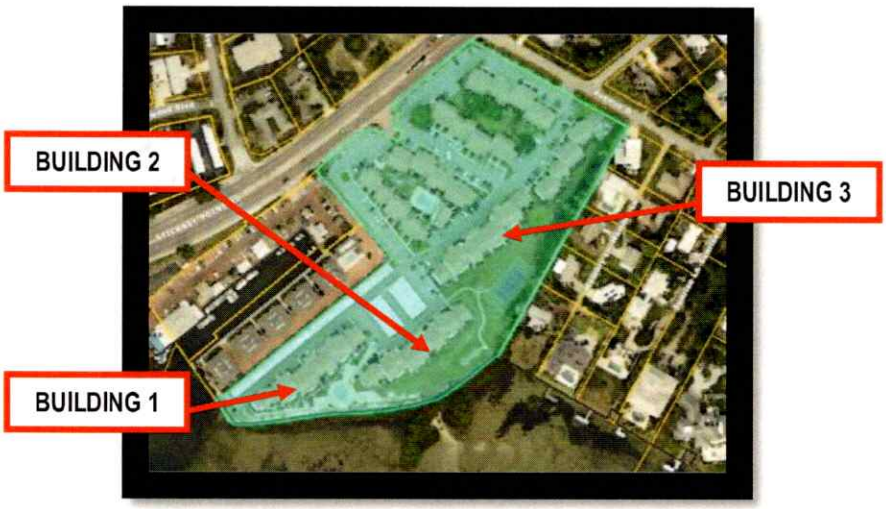
According to the Sarasota County Property Appraiser, the parcel is within the jurisdiction of the Sarasota County and zoned as RMF4 (Residential, Multi-Family). The parcel land size is 8.9 acres or 387,691 square feet. The parcel contains: the subject buildings, carports, two swimming pools, two-story living units, a tennis court, a clubhouse, and various landscape elements. The parcel is bound by Stickney Point Road to the north, the intercoastal waterway to the west and south, and residential single-family homes to the east. The parcel is accessible via Stickney Point Road and Avenue D.

Based on the Reference Documents and our observations, the buildings consist of four (4) stories with 32 units in building one and 31 units in buildings 2 and 3. The buildings appear to be constructed of the following: Composite (Hambro) bar joist and concrete slab system bearing on conventionally reinforced beams and columns with CMU shear walls. The building appears to be clad in stucco and concrete barrel tile roofing system over sheathing and wood trusses.

Observations were visual in nature, only. No destructive observations were made, nor were any elements moved or altered. Elements not observed were either, out of the scope of this report or not accessible. Observations may have included qualitative soundings at select elements to investigate for delamination and spalling that may not be observed visually or to assess extent thereof. Unless noted otherwise, sounds were not formally documented.

KEG did not investigate the following components beyond obvious corrosion, deterioration, or operational issues:

- Major electrical components
- Major mechanical components
- Major plumbing components
- Doors and windows
- Finishes
- Foundations
- Site drainage



Aerial View of Parcel and Building.

Scope of Observations:

The structural elements and related components are found at different areas amongst the building. For ease of reference and understanding these items have been broken down at each level, as follows:

- Roof: Level 5
  - Roof
- Typical Residential: Levels 1-4
  - Windows & doors
  - Balconies
  - Walkways
  - Stairwells
- Ground: Level 1
  - Operational Room
- Below Ground: Level 0
  - Elevator pits
  - Foundations

The following elements were observed at each level:

- Building
- Elevators
- Stairwells
- Walkways
- Operational Rooms

The following units were entered for access to balconies & terraces:

- Building 3 – Unit 407
- Building 3 – Unit 402
- Building 3 – Unit 401
- Building 3 – Unit 301
- Building 2 – Unit 406
- Building 2 – Unit 407
- Building 2 – Unit 402
- Building 2 – Unit 401
- Building 2 – Unit 307
- Building 2 – Unit 301
- Building 2 – Unit 201
- Building 1 – Unit 407
- Building 1 – Unit 405
- Building 1 – Unit 402
- Building 1 – Unit 401
- Building 1 – Unit 301

Observations & Commentary:

The following section provides our observations as they relate to F. S. 553.899. Specifically, the **primary structural system**. Please see Appendix A for Supplementary Observations and Recommendations regarding deficiencies noted during our observations. Appendix B is for informational purposes only.

Primary Structural System: Roof

Type: Concrete barrel tyle roofing system over sheathing and wood trusses.

Limitations: The condition of the roofing system, mechanical and electrical components, and related items are out of the scope of this report.

Commentary: The primary purpose of a roof is to provide protection for the structure and its occupants from the elements. The design and construction of a structure can be structurally dependent or independent of a roof. This means, a roof can function directly as part of the primary structural system or the structure below simply supports the roof. In either case, damage to any structural roof elements can alter the intended load path to the foundations and can create detrimental and dangerous conditions for the structure and occupants below.

Observations: See Figures and notes as follows:

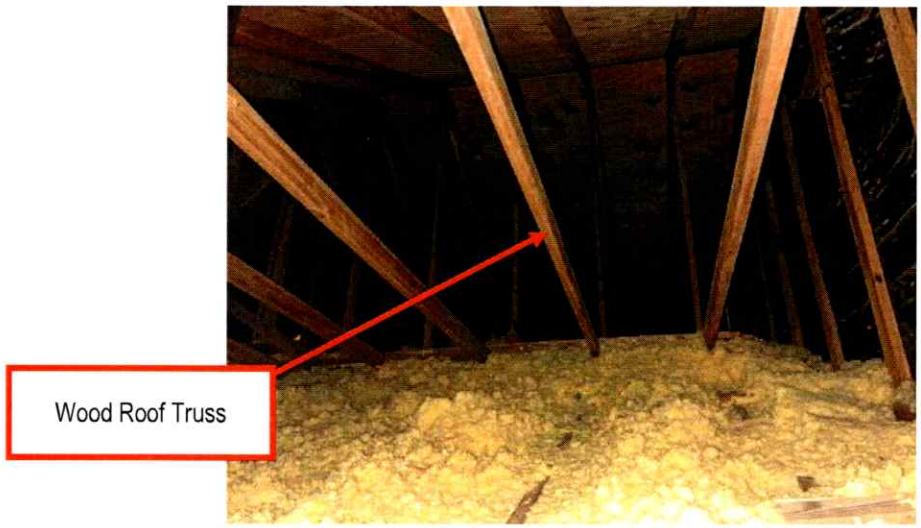


Figure 1: Building 2 Attic

Primary Structural System: Columns

Type: Conventionally reinforced concrete columns.

Limitations: Interior columns within the units covered with a finish were not visually observable.

Commentary: Fundamentally, the primary purpose of a column is to transfer loads from a beam to the foundation. However, walls and floors can transfer loads directly to the column. Generally, isolated exterior columns are easily identifiable, but this feature makes them more prone to deficiencies as they are directly exposed to the elements. Exterior and interior columns adjacent to walls are usually finished to blend-in seamlessly with the surrounding finishes and can be difficult to distinguish. Naturally, this feature is advantageous in the long-term as most columns are within the building envelope and have a greater degree of protection from the elements. Unfortunately, depending on the type of finish, it may not be possible to directly observe any sort of deterioration or deficiencies.

Observations: See Figures and notes as follows:

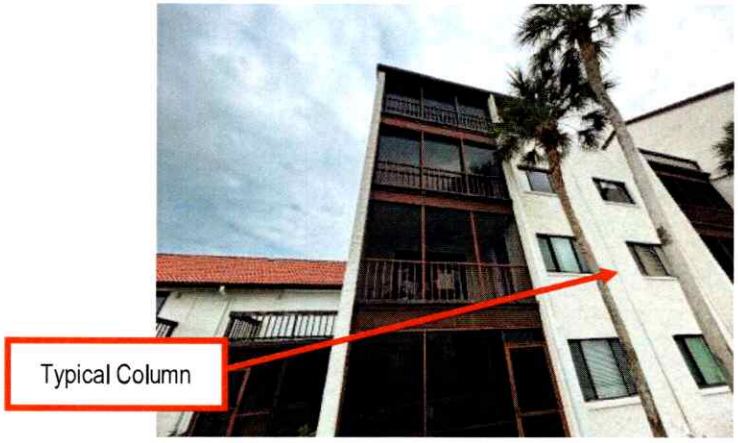


Figure 2: South Elevation - Typical

Primary Structural System: Beams

Type: Conventionally reinforced concrete beams.

Limitations: Interior beams within the units covered with a finish were not visually observable.

Commentary: Fundamentally, the primary purpose of a beam is to transfer loads from a wall or floor. Generally, exterior beams spanning between columns or that are cantilevered are easily identifiable. But, interior beams are typically covered with a finishes and can be difficult to distinguish. Additionally, dependent on the type of finish, it may not be possible to directly observe any sort of deterioration or deficiencies. Of course, this is dependent on the type of design for the structure as some structures do not utilize beams, see Floors section.

Observations: See Figures and notes as follows:

Figure 3: North Elevation Walkway

Primary Structural System: Walls

Type: Reinforced CMU shear walls and non-load bearing masonry in-fill walls.

Limitations: Interior walls within the units covered with a finish were not visually observable. Shearwalls were not identified. Shearwalls within the units covered with a finish were not visually observable. Only exterior ends were observed.

Commentary: Fundamentally, the purpose of a wall is to provide protection for the structure and its occupants from the elements. In conventional concrete design, walls are typically not load-bearing and are filled-in with standard masonry between the column and beam construction. However, large structures with numerous stories utilize shearwalls for lateral resistance. Essentially, these act as oversized cantilevered beams protruding from the foundations. Typically, shearwalls are significantly thicker and constructed of reinforced concrete.

Observations: See Figures and notes as follows:

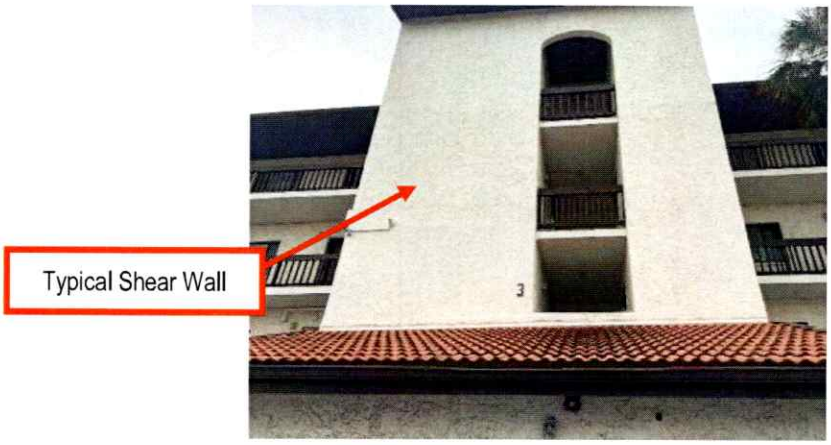


Figure 4: North Elevation

Primary Structural System: Floors

Type: Composite (Hambro) bar joist and concrete slab floor systems and balconies with cantilevered walkways.

Limitations: Exterior unfinished walkways, balconies, and stairwells were observed. Interior floors and exterior walkways covered in finish were not visually observable.

Commentary: Fundamentally, the purpose of a floor is to distribute loading from occupants and material to the beams. Dependent on the type of design, the loading may be distributed to the walls and / or columns instead. Interior floors are typically covered with finishes and it may not be possible to directly observe any sort of deterioration or deficiencies.

Observations: See Figures and notes as follows:

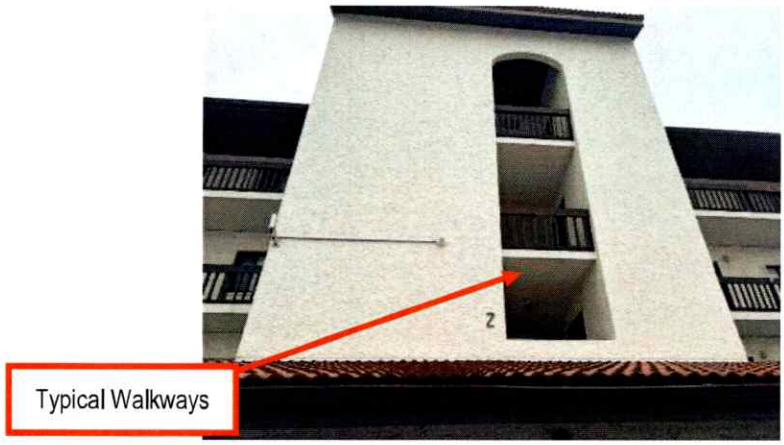


Figure 5: North Elevation

Primary Structural System: Stairwells

Type: Structural steel switch-back staircases with conventionally reinforced concrete landings.

Limitations: As noted elsewhere.

Commentary: Fundamentally, the purpose of a stairwell is to allow occupants access or egress to certain levels of the building. In high rise construction, stairwells are typically included within the greater building envelope and have a greater degree of protection from the elements. Furthermore, they are located adjacent to shearwalls. In low rise construction, stairwells are adjacent to the greater building envelope and have the potential for a greater degree of exposure to the elements. Specifically, if designed and constructed with open-air features.

Observations: See Figures and notes as follows:

Figure 6: Western Stairwell – North Elevation

Primary Structural System: Foundations

Type: Unknown

Limitations: Foundations observations were not feasible at the time of this report.

Commentary: None.

Observations: None.

Recommendations:

As described above in the Statute Summary and the Florida State Statute, the purpose of the Milestone Inspection is to identify substantial structural deterioration. These are deteriorations that negatively affect a building's general structural condition and integrity. At the time of our inspection, *within a reasonable degree of engineering certainty*, no substantial structural deterioration was observed.

Therefore, no significant or substantial repairs are necessary to structural members.

This, however, does not imply that the building is in one hundred percent condition or exempt from repairs or ongoing maintenance work. The intent of the inspections is to visually identify areas of deficiency that if left unattended over time could develop into or cause substantial structural deterioration. Furthermore, the areas of deficiencies visually observed at the time of the site visit, but not limited to, are identified in Appendix A.

Conclusion:

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed any conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

The buildings pass Phase 1 of the Milestone Inspection.

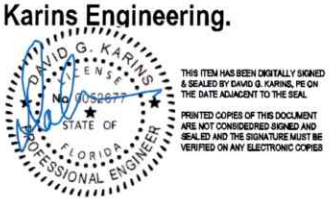
The Client is required to facilitate a Milestone Inspection in 10 years.

This report is prepared for the sole benefit of the Client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering, Inc.

We trust this information is helpful. Should questions arise, please do not hesitate to contact us!

Sincerely,

Karins Engineering.



David G Karins, PE
President / CEO
FL Reg. # 52677

James Goodman
Project Engineer
jgoodman@karins.com

Appendices:

- Appendix A: Supplementary Observations & Recommendations
- Appendix B: F.S. 553.899

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APPENDIX A

Supplementary Observations (informational):

The purpose of this section is to provide supplementary observations and recommendations:

Roof System & Rooftop Structures:

Figure 1: Building 3 Attic

Building Exterior, Cladding, & Features:

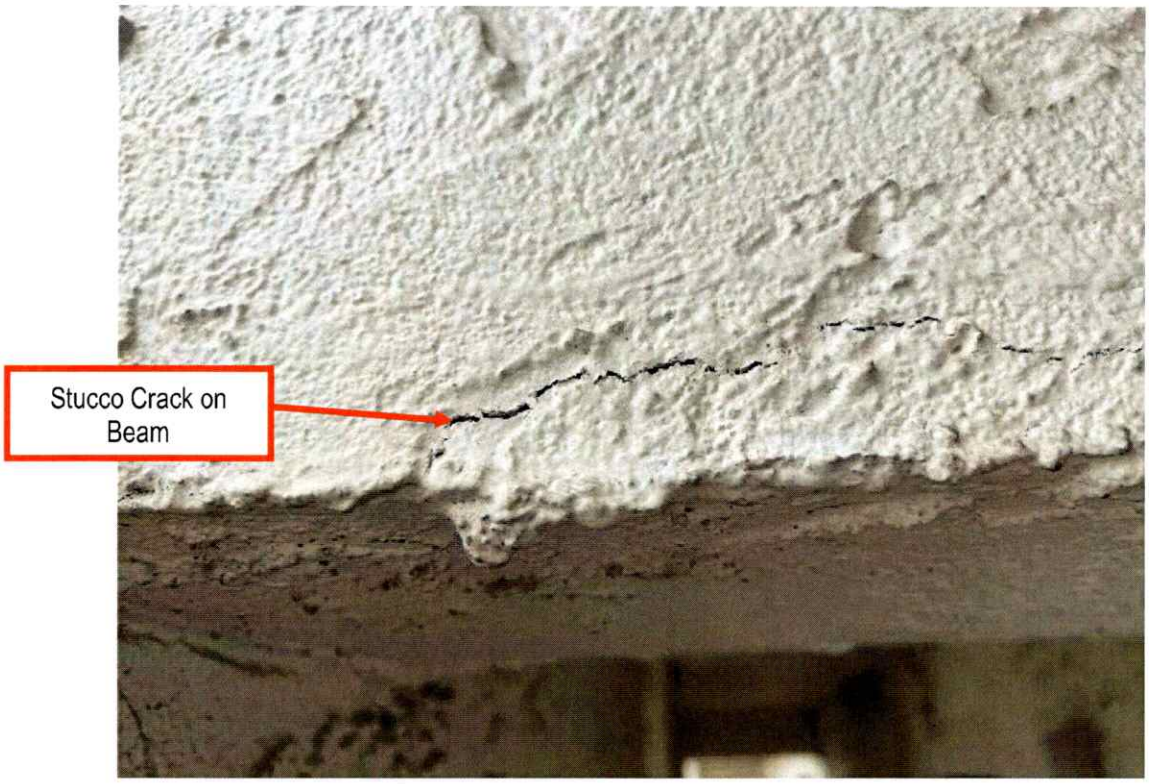

Figure 2: Building 2 Walkway

Windows & Doors:

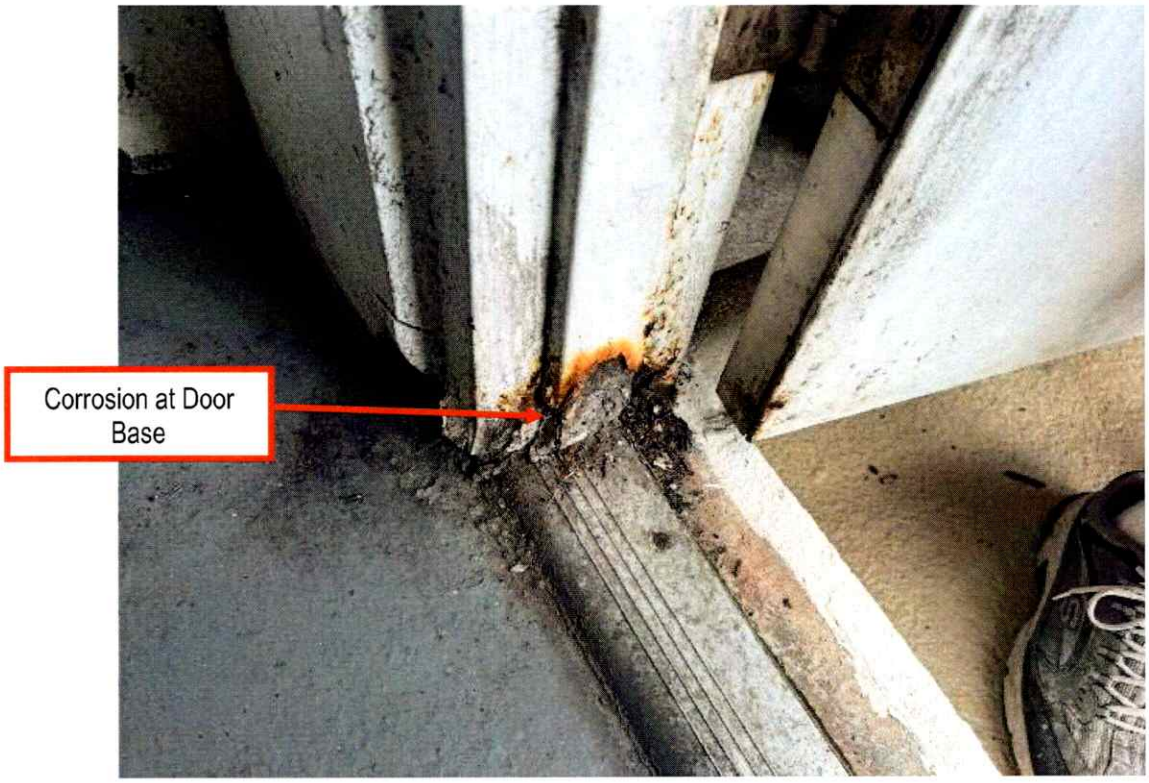

Figure 3: Building 1 Meter Room Entrance (Typical)

Balconies, Terraces, & Walkways:

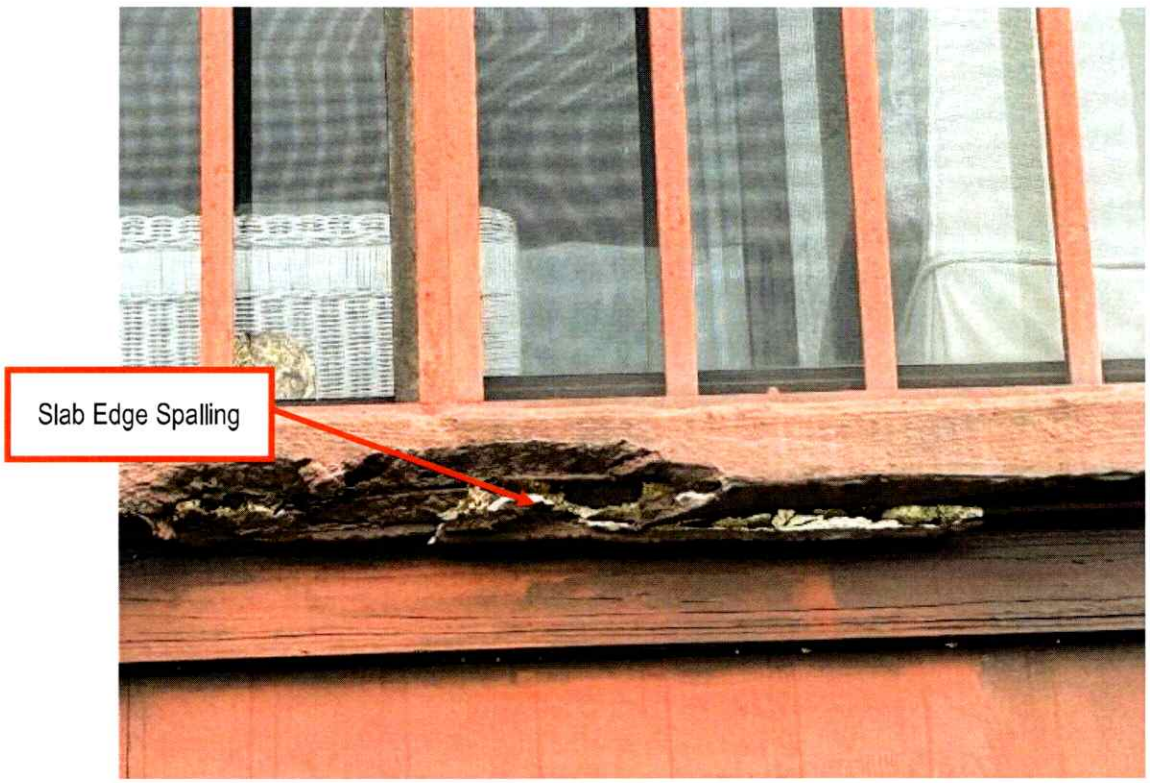

Figure 4: South Elevation (Various Locations – All Buildings)

Stairwells, Shafts, & Corridors:

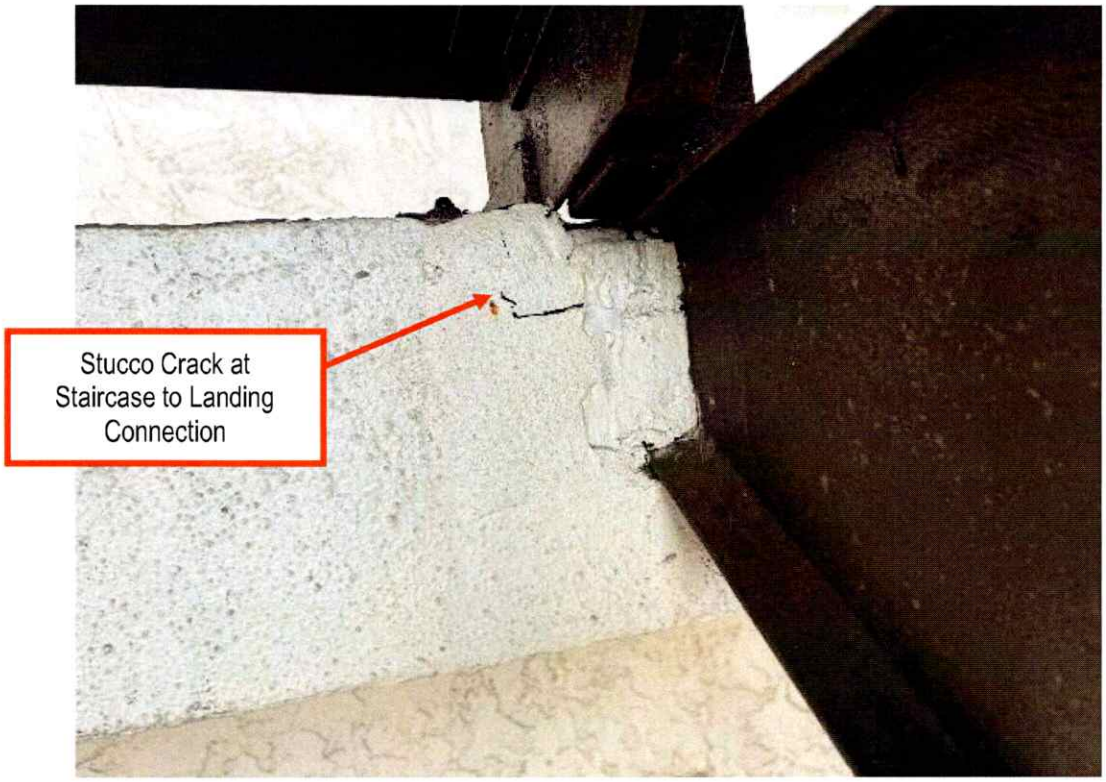

Figure 5: Building 1

Operational Rooms:

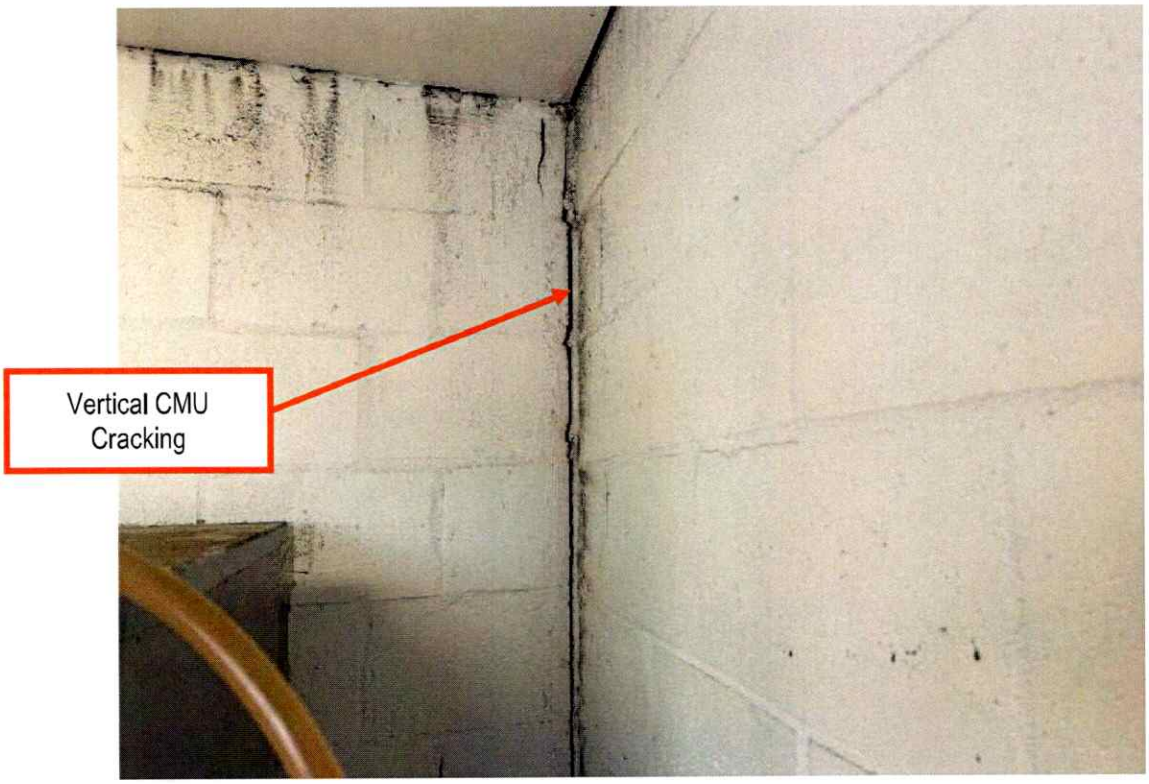

Figure 6: Building 3 Meter Room

Life Safety:

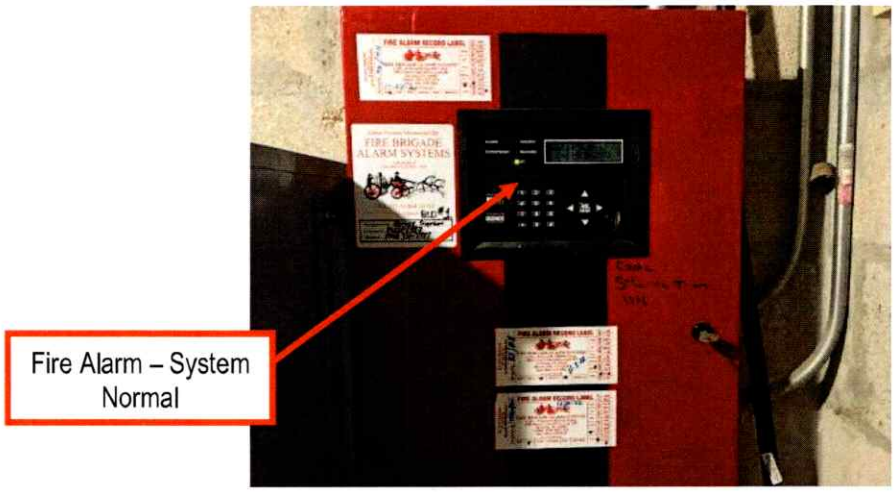

Figure 7: System Normal – Typical All Buildings

Supplemental Recommendations (informational):

The following section provides our recommendations organized as an Eisenhower matrix:

- Important and Urgent
  - Repair Slab Edge Spalls and Cracks (Approx. 0-1 years) – Note – CDM is currently working with KEG and contractor to perform these repairs. Milestone Phase One **Pass** contingent on repairs being completed within 12 months of report receipt. KEG reserves the right to modify this report if repairs are not performed in a timely manner.
  - Investigate and repair meter-room CMU cracking. (Approx. 0-1 years)
  - Investigate and repair stair landing cracking at staircase connection (Approx. 0-1 years)
- Important and Not Urgent
  - Repair and or replace meter-room doors with corrosion (Approx. 1-3 years)
- Not Important and Urgent
  - Repair stucco cracking, as needed (Approx. 0-3 years) – It is recommended to perform stucco repairs as needed, with thorough inspections of stucco performed during painting cycles.
- Not Important and Not Urgent
  - N/A

Note: The items described in Appendix B are not intended to provide or identify all deficient areas. It is, however, intended to identify deficiencies visually observed at the time of the site visit and to emphasize the importance of ongoing maintenance to help prolong the life of the structure.

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APPENDIX B

The 2023 Florida Statutes (including Special Session C)

553.899 Mandatory structural inspections for condominium and cooperative buildings.—

(1) The Legislature finds that maintaining the structural integrity of a building throughout the life of the building is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

(2) As used in this section, the terms:

(a) "Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in s. 627.706, by an architect licensed under chapter 481 or engineer licensed under chapter 471 authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the firesafety code. The milestone inspection services may be provided by a team of professionals with an architect or engineer acting as a registered design professional in responsible charge with all work and reports signed and sealed by the appropriate qualified team member.

(b) "Substantial structural deterioration" means substantial structural distress or substantial structural weakness 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 or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

(3)(a) An owner or owners of a building that is three stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium under chapter 718 or a residential cooperative under chapter 719 must have a milestone inspection performed by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If a building reached 30 years of age before July 1, 2022, the building's initial milestone inspection must be performed before December 31, 2024. If a building reaches 30 years of age on or after July 1, 2022, and before December 31, 2024, the building's initial milestone inspection must be performed before December 31, 2025. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building's certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.

(b) The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter.

(c) The local enforcement agency may extend the date by which a building's initial milestone inspection must be completed upon a showing of good cause by the owner or owners of the building that the inspection cannot be timely completed if the owner or owners have entered into a contract with an architect or engineer to perform the milestone inspection and the inspection cannot reasonably be completed before the deadline or other circumstance to justify an extension.

(d) The local enforcement agency may accept an inspection report prepared by a licensed engineer or architect for a structural integrity and condition inspection of a building performed before July 1, 2022, if the inspection and report substantially comply with the requirements of this section. Notwithstanding when such inspection was completed, the condominium or cooperative association must comply with the unit owner notice requirements in subsection (9). The inspection for which an inspection report is accepted by the local enforcement agency under this paragraph is deemed a milestone inspection for the applicable requirements in chapters 718 and 719. If a previous inspection and report is accepted by the local enforcement agency under this paragraph, the deadline for the building's subsequent 10-year milestone inspection is based on the date of the accepted previous inspection.

(4) The milestone inspection report must be arranged by a condominium or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership. The condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership are each responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the milestone inspection attributable to the portions of a building which the association is responsible to maintain under the governing documents of the association. This section does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

(5) Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, as applicable, by certified mail, return receipt requested. The condominium or cooperative association must notify the unit owners of the required milestone inspection within 14 days after receipt of the written notice from the local enforcement agency and provide the date that the milestone inspection must be completed. Such notice may be given by electronic submission to unit owners who consent to receive notice by electronic submission or by posting on the association's website.

(6) Phase one of the milestone inspection must be completed within 180 days after the owner or owners of the building receive the written notice under subsection (5). For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.

(7) A milestone inspection consists of two phases:

(a) For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph (b), is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).

(b) A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. If a phase two inspection is required, within

180 days after submitting a phase one inspection report the architect or engineer performing the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).

(8) Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, to any other owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:

(a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.

(b) Indicate the manner and type of inspection forming the basis for the inspection report.

(c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.

(d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.

(e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.

(f) Identify and describe any items requiring further inspection.

(9) Within 45 days after receiving the applicable inspection report, the condominium or cooperative association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery at the mailing address, property address, or any other address of the owner provided to fulfill the association's notice requirements under chapter 718 or chapter 719, as applicable, and by electronic transmission to the e-mail address or facsimile number provided to fulfill the association's notice requirements to unit owners who previously consented to receive notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.

(10) A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.

(11) A board of county commissioners or municipal governing body may adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

(12) By December 31, 2024, the Florida Building Commission shall adopt rules pursuant to ss. 120.536(1) and 120.54 to establish a building safety program for the implementation of this section within the Florida Building Code: Existing Building. The building inspection program must, at minimum, include inspection criteria, testing protocols, standardized inspection and reporting forms that are adaptable to an electronic format, and record maintenance requirements for the local authority.

(13) The Florida Building Commission shall consult with the State Fire Marshal to provide recommendations to the Legislature for the adoption of comprehensive structural and life safety standards for maintaining and inspecting all types of buildings and structures in this state that are three stories or more in height. The

commission shall provide a written report of its recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2023.

History.—s. 3, ch. 2022-269; s. 2, ch. 2023-203.