

August 8, 2024

Heather Hill Master Condominium Association, Inc.

c/o Progressive Management
4151 Woodlands Parkway
Palm Harbor, Florida 34685

Attention: Jerry Krantz
Email: jkrantz@progressivem.com
Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings
Heather Hill Condominiums – Building 3**
UES Project No. 0811.2400039.0000

Building Department Reference Number:	N/A
Building/Property Identification/Address:	1020 Deleon Drive, Dunedin, FL 34698
License Number:	Condominium Project #PR1S018752

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Mr. Krantz,

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 amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ). Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations:

SUMMARY OF FINDINGS

Based on the PHASE 1 milestone inspection, indications of substantial structural deterioration were observed throughout the building that would negatively affect the building’s general structural condition and integrity. Multiple concrete beams and a column located along the exterior walkways, stairways, and in the utility rooms were observed with significant cracks and spalled concrete. Cracks and delaminated concrete were observed in the ceiling in the elevator equipment room. Cracked and delaminated stucco were observed on multiple columns and beams which may reflect damage to the underlying concrete. See **Appendix B** Photographs No. 10 through 13, 17, 19 through 23, 26, 27, 30, and 31. Since substantial structural deterioration was observed a Phase 2 Milestone Inspection is required. Unsafe or dangerous conditions were not observed.

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

RECOMMENDATIONS

A PHASE 2 INSPECTIONS IS: RECOMMENDED
 NOT RECOMMENDED

The following deficiencies and deferred repairs below were identified which may require near-term repairs and/or corrective action/improvements:

- Ponding/ponding stains were observed on the roof membrane in multiple locations. See **Appendix B** Photograph No. 7. This deficiency is a preventative maintenance item.
- A portion of a walking surface sheet was observed to be cracked and peeling along the south side of the roof. See **Appendix B** Photograph No. 8. This deficiency is a preventative maintenance item.
- Blisters were observed in the roof membrane in multiple locations. See **Appendix B** Photograph No. 9. This deficiency is a preventative maintenance item.
- Significant cracks and spalled concrete were observed in multiple concrete beams located at the stairways and in the utility rooms. See **Appendix B** Photographs No. 10 through 12, 21 through 23, 26, 27, 30, and 31. This deficiency is an immediate action item.
- Cracks, delaminated concrete, and spalled concrete were observed in multiple concrete slabs along the exterior walkways, stairways, and in the elevator equipment room. See **Appendix B** Photographs No. 13 through 16. This deficiency is an immediate action item.
- Cracks and delamination were observed in the exterior stucco finishes in multiple locations. See **Appendix B** Photographs No. 17, 20, 25, and 29. This deficiency is a preventative maintenance item. However, it should be noted that the referenced stucco damage may reflect damage to the underlying concrete and would require immediate action.
- A significant crack was observed on a concrete column located along the 2nd floor exterior walkway. See **Appendix B** Photograph No. 19. This deficiency is an immediate action item.
- Delaminated concrete and spalled concrete with exposed corroded steel reinforcement was observed on the eastern stairway. See **Appendix B** Photographs No. 24 and 28. This deficiency is an immediate action item.

UES recommends the following remedial and/or preventive repairs:

- A Phase 2 Milestone Inspection is required for the substantial structural deterioration observed throughout the building and mentioned within this report. The appropriate repair recommendations will be provided within the Phase 2 Milestone Report.
- UES recommends removing and replacing the cracked and peeling section of the walking surface sheet on the roof.
- UES recommends removing the blisters observed in the roof membrane and patch as needed.
- UES recommends cracks in the elevator equipment room ceiling slab with an approved crack sealant product.
- UES recommends removal of all loose and broken concrete using a hammer and a chisel and then applying an approved concrete patch product to the areas with spalled and delaminated concrete in the concrete slabs and the eastern stairway. UES recommends removing all corrosion from the exposed steel reinforcement in the eastern stairway using a wire brush prior to patching.

- UES recommends sealing the cracks in the exterior stucco finishes with an approved crack sealant product.

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Nothing in this report should be construed directly or indirectly as a guarantee for any portion 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 **Heather Hill Master Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and by Ricardo Solis, P.E. 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.

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

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.