

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 4**  
UES Project No. 0811.2400039.0000

<b>Building Department Reference Number:</b>	N/A
<b>Building/Property Identification/Address:</b>	821 Deleon Court, Dunedin, FL 34698
<b>License Number:</b>	Condominium Project #PR1S018219

## 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, 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 cracks, signs of leakage, 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

While a PHASE 2 inspection is not required, the following deficiencies and deferred repairs below were identified which may require near-term repairs and/or corrective action/improvements:

- Moisture damaged plywood roof sheathing was observed in the attic of the center sloped roof. See **Appendix B** Photograph No. 7. This deficiency is an immediate action item.
- Debris was observed in the gutters in multiple locations. See **Appendix B** Photograph No. 8.
- Cracks were observed in the concrete tie-beams located in the electrical room. See **Appendix B** Photograph No. 9. This deficiency is a preventative maintenance item.
- Cracked and delaminated stucco was observed on multiple exterior beams and columns located along the exterior walkways. See **Appendix B** Photographs No. 12, 13, and 16. 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.
- Cracked and delaminated concrete was observed on multiple slabs and beams along the exterior walkways. See **Appendix B** Photographs No. 14, 17, 18, and 19. This deficiency is an immediate action item.
- Peeling paint was observed on the underside of the 3<sup>rd</sup> floor exterior walkway slab. See **Appendix B** Photograph No. 15. This deficiency is a preventative maintenance item.
- Delaminated concrete was observed at the bottom of the southern stairway. See **Appendix B** Photograph No. 20. This deficiency is an immediate action item.
- Exposed CMU cells were observed in the eastern exterior wall on the elevator equipment room. See **Appendix B** Photograph No. 21. This deficiency is a preventative maintenance item.

UES recommends the following remedial and/or preventive repairs:

- UES recommends investigating the roof area referenced in Photograph No. 7 to determine the reason for water intrusion and addressing it. If not addressed immediately total plywood replacement may be required.
- UES recommends clearing the gutters of all debris.
- UES recommends sealing the cracks in the concrete beams and slabs with an approved sealant product.
- UES recommends removing and replacing all delaminated stucco along the exterior walkways. If any damaged concrete is discovered when the stucco is removed provide the appropriate repair prior to replacing.
- 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 delaminated concrete.
- UES recommends sealing the top face of the exposed CMUs referenced in Photograph No. 21.

---oOo---

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.