

My Professional Engineers, Inc.

July 27, 2024

My Condominium Association, Inc. – Building A South
275 Palm Avenue Apt D207
Jupiter, FL 33477

Re: Milestone Study – Phase I

Dear Board Members:

Pursuant to our agreement, we performed a structural inspection of Building A South, 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](#) as part of your Milestone Inspection. The areas inspected included thirty-nine (40) units, private balconies, public walkways, building roof and stairwells. The inspection was performed by visual observation and limited acoustic emission (tap-sounding) where accessible from the walking surface. No destructive testing was performed during our inspection. A summary of the inspection is as follows:

1. The building is reasonably structurally safe for continued occupancy, and a Phase two inspection is unnecessary. However, there are recommended concrete repairs. Repairs are needed at isolated areas of concrete deterioration of the building structure which includes the balcony slabs, walkway slabs, building walls and columns. The deterioration is a result of corrosion of the embedded reinforcing bars.
2. The Structural Safety Inspection included windows, roof structure, masonry walls, wood, and structural steel. We did not observe any deficiencies with those that would require immediate repair.
3. Areas of deterioration are identified in the inspection forms included in our attached report. The inspection results are summarized in the attached summary spreadsheet.

If you have any questions or need additional information, please do not hesitate to contact us.

Regards,

My Professional Engineers, Inc.