



Tuesday, July 9, 2024

Attention: City of Daytona Beach - Building Department  
301 S. Ridgewood Ave,  
Daytona Beach, FL 32114

Subject: Visual Phase 1 Milestone Inspection (553.889)  
Indigo Pines Condominium Association  
99 Bent Tree Drive,  
Daytona Beach, FL 32114

City of Daytona Beach,

Elite Engineering has conducted a Phase 1 Milestone Inspection of ten (10) multi-story wood framed structure(s) located at the subject address.

#### ***PURPOSE/BACKGROUND***

The subject structures are 30 years old and are more than three (3) miles from the coastline which requires a Phase 1 Milestone Inspection per Florida Statutes.

For phase one of the milestone inspection, a licensed engineer authorized to practice in this state shall perform a visual examination of habitable and non-habitable 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 engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection is not required. An engineer who completes a phase one milestone inspection shall prepare and submit an inspection report.

Upon completion of a phase one or phase two milestone inspection, the 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, and to the building official of the local government which has jurisdiction.

#### ***INSPECTION APPROACH***

Visual inspections of habitable and non-habitable areas of each condominium building were conducted on April 26<sup>th</sup> and May 2<sup>nd</sup>, 2024 as defined by 553.889. During the site visits the exterior and interior load bearing surfaces of each building were inspected to look for evidence of structural issues. Exterior finishes (i.e. textured/painted stucco and vinyl siding) prevented us from reviewing the structural frame directly. However, the exterior walls were reviewed from ground level and with 10x42 binoculars at higher elevations to find symptoms of structural concern. Interior coverings and/or finishes (i.e. drywall,



trim, flooring, tile, etc.) also prevented us from directly reviewing structural framing from the interior side. However, interior wall surfaces were viewed via flashlight from inside individual units to look for symptoms of structural concern. Symptoms include but are not limited to misalignment, racking, deflections, cracking, spalling, tearing, deterioration, delamination, etc. Roof framing was also generally inspected from the attic space via access scuttles in each building. A flashlight was used to look for symptoms such as broken truss members, broken press plates, damaged decking, misaligned trusses, racking, etc.

### **OBSERVATIONS**

We were able to inspect the interiors of 72 of the 80 (90%) individual units on the property. A table has been included within the index identifying the 8 units which were unavailable for interior inspection.

More than 100 pictures were taken during the site visit to document conditions present at the time of inspection. Eight (8) of these pictures, which are a good general representation of conditions observed and maintenance items to monitor are included within the Appendix of this report.

### **CONCLUSION/RECOMENTATIONS**

In general, all ten (10) structures were generally in good structural condition. While there were some general maintenance issues observed, no signs of substantial structural deterioration to any building were observed. Therefore, phase two Engineering activities are NOT required.

### **NEXT STEPS**

Elite Engineering will further coordinate with the Indigo Pines Condominium Associate to offer direction for repair of the maintenance issues observed.

We attest this report to be accurate to the best of my knowledge utilizing the available information. We reserve the right to amend these findings should additional information become available. This evaluation pertains only to the structural elements readily accessible and is limited to visual observation of apparent conditions at the time of inspection only. Subsequent changes and latent or concealed defects are excluded from this inspection. This inspection and report are not to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance, or condition of the structure. If any of the observations noted change or new symptoms appear, please contact me.

Should you have questions or need additional detail(s), please contact me.

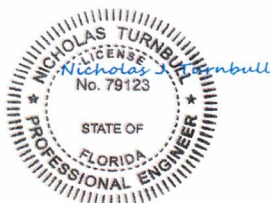
Sincerely,

Nicholas J Turnbull

Nick Turnbull, P.E.

FL License # 79123, CA31525

This item has been digitally signed and sealed by Nicholas Turnbull, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



**STRUCTURAL & CIVIL ENGINEERING**  
125 East Indiana Ave, Suite A-2, DeLand, FL  
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**APPENDIX**



**AERIAL VIEWS OF SUBJECT SITE**

## APPENDIX

Building	Unit	Interior Inspected	Exterior Inspected
1	1	Yes	Yes
1	2	Yes	Yes
1	3	Yes	Yes
1	4	No	Yes
1	5	Yes	Yes
1	6	Yes	Yes
1	7	Yes	Yes
1	8	No	Yes
2	9	Yes	Yes
2	10	Yes	Yes
2	11	No	Yes
2	12	Yes	Yes
2	13	Yes	Yes
2	14	Yes	Yes
2	15	Yes	Yes
2	16	Yes	Yes
3	17	Yes	Yes
3	18	Yes	Yes
3	19	Yes	Yes
3	20	Yes	Yes
3	21	Yes	Yes
3	22	Yes	Yes
3	23	Yes	Yes
3	24	Yes	Yes
4	25	Yes	Yes
4	26	Yes	Yes
4	27	Yes	Yes
4	28	Yes	Yes
4	29	Yes	Yes
4	30	Yes	Yes
4	31	Yes	Yes
4	32	No	Yes
5	33	Yes	Yes
5	34	Yes	Yes
5	35	Yes	Yes
5	36	No	Yes
5	37	Yes	Yes
5	38	Yes	Yes
5	39	Yes	Yes
5	40	Yes	Yes

Building	Unit	Interior Inspected	Exterior Inspected
7	49	Yes	Yes
7	50	Yes	Yes
7	51	Yes	Yes
7	52	No	Yes
7	53	Yes	Yes
7	54	Yes	Yes
7	55	Yes	Yes
7	56	Yes	Yes
8	57	Yes	Yes
8	58	Yes	Yes
8	59	Yes	Yes
8	60	Yes	Yes
8	61	Yes	Yes
8	62	Yes	Yes
8	63	Yes	Yes
8	64	Yes	Yes
9	65	Yes	Yes
9	66	Yes	Yes
9	67	Yes	Yes
9	68	Yes	Yes
9	69	Yes	Yes
9	70	Yes	Yes
9	71	No	Yes
9	72	Yes	Yes
10	73	Yes	Yes
10	74	Yes	Yes
10	75	Yes	Yes
10	76	Yes	Yes
10	77	Yes	Yes
10	78	Yes	Yes
10	79	Yes	Yes
10	80	No	Yes
11	81	Yes	Yes
11	82	Yes	Yes
11	83	Yes	Yes
11	84	Yes	Yes
11	85	Yes	Yes
11	86	Yes	Yes
11	87	Yes	Yes
11	88	Yes	Yes
		<b>72 of 80 (90%)</b>	<b>100%</b>

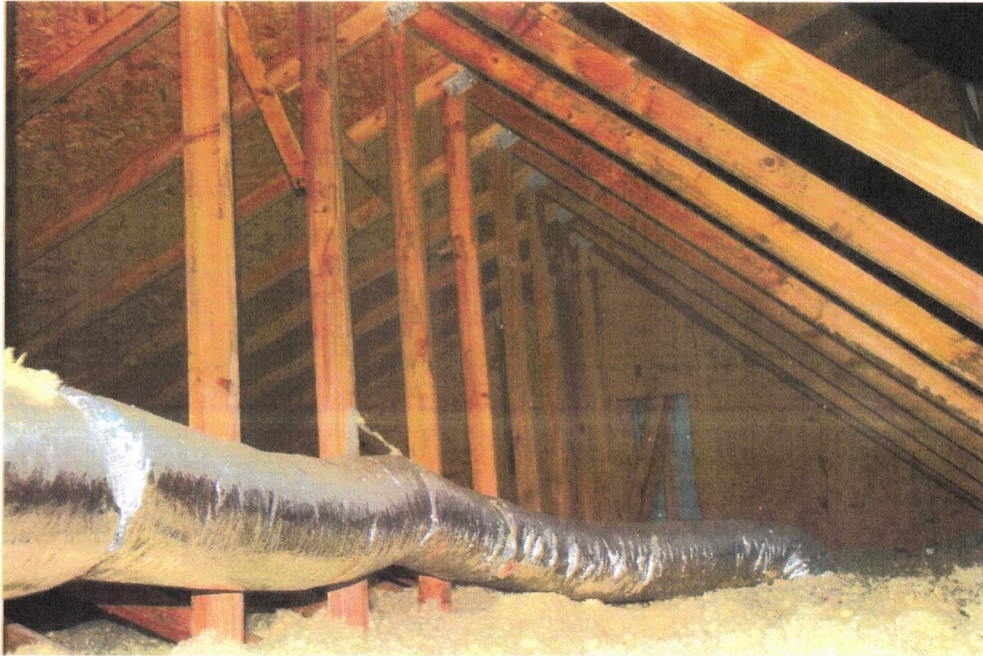
### CHART OF INTERIOR/EXTERIOR INSPECTIONS



*TYPICAL FRONT EXTERIOR VIEW OF CONDO STRUCTURES*



*TYPICAL SIDE EXTERIOR VIEW OF CONDO STRUCTURES*



***TYPICAL ROOF FRAMING OBSERVED FROM ATTIC SCUTTLE***



***MINOR STEMWALL FOUNDATION CRACKS – CONDO TO MONITOR FOR PROGRESSION - MAINTENANCE  
ISSUE***



***TYPICAL STUCCO CRACKS – CONDO TO MONITOR FOR PROGRESSION - MAINTENANCE ISSUE***



***TYPICAL DRYWALL CRACKS – CONDO TO MONITOR FOR PROGRESSION - MAINTENANCE ISSUE***



***TYPICAL EVIDENCE OF FRAMING/STUCCO REPAIRS AT EXTERIOR OPEN PORCHES. THIS IS A KNOWN ISSUE TO THE CONDO AND SHOULD BE CONTINUALLY MONITORED AS WATER THAT ENTERS OPEN PORCH DOES NOT HAVE A GOOD EXIT PATH.***



***COLUMNS SUPPORTING REAR PORCHES ON TWO BUILDINGS ARE SHOWING SIGNS OF DETERIORATION. ELITE ENGINEERING WILL PROVIDE DIRECTION TO CONDO ASSOCIATION FOR APPROPRIATE REPAIR BEFORE IT BECOMES A STRUCTURAL CONCERN.***