



FLORIDA ENGINEERING LLC

9413915980

inspections@fleng.com



## RESIDENTIAL REPORT

Lido Presidential

845 Benjamin Franklin Dr,  
Sarasota FL 34236

Phase One Milestone Inspection

---



## **Purpose:**

The purpose of this report is to document the Structural Milestone Inspection - Phase 1, on the subject property. The scope of this Milestone Phase-1 Inspection is limited to the visual inspection only and is documented as such.

The Phase One Milestone Inspection part of this report was performed under the terms of the contract with the client and in accordance with Florida Statute 553.899 to attest to the life safety and adequacy of the structural components of the building and to determine, to the extent reasonably possible, the general structural condition of the building and whether there is a substantial structural deterioration negatively affecting the building's general structural condition and integrity.

The Phase One Milestone Inspection part of this Report was not undertaken to make any determination on whether any part of the building is in compliance with the current Florida Building Code. Thus Florida Engineering is not expressing any opinion with respect to whether this building complies or not with the Florida Building Code or fire safety code.

The opinion expressed the Phase One Milestone Inspection part of this report by Florida Engineering as to whether there is any substantial structural deterioration or not are made within a reasonable professional probability based on the scope of the inspection outlined in this report.

Furthermore, this entire report is not intended to and does not address the presence or absence of hazardous material or petroleum substances, asbestos, lead, PCBs or toxic soils on this property

Type of Building : Condominium/Multifamily

Exterior Construction Type: Brick Main Structure with other Wood Framing Additions.



# **TABLE OF CONTENT**

<b>1. BUILDING MILESTONE INSPECTION PHASE 1 - Summary of Findings &amp; Recommendations</b>	<b>5</b>
1. Building Milestone Inspection Phase 1 Summary (Cont'd).....	6
2.Phase One Milestone Inspection.....	7
2A. FOUNDATION & STRUCTURE.....	7
2B. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines: .....	8
2C. FOUNDATION .....	10
2D. FLOOR AND ROOF SYSTEM.....	11
2E. SOFFITS.....	11
2F. STEEL FRAMING SYSTEM .....	12
2G. CONCRETE FRAMING SYSTEM .....	13
2H. EXTERIOR WALLS.....	14
2K. DOORS .....	15
2L. WOOD FRAMING .....	16
3. ADDITIONAL INSPECTION FINDINGS AND NOTES .....	17
3A. HVAC .....	17
3B. Plumbing System .....	17
3C. Electrical System .....	17
3D. Swimming Pool.....	17
PHOTOS.....	18



---

## PHASE ONE MILESTONE INSPECTION

---

Property Name

Lido Presidential

Address

845 Benjamin Franklin Dr, Sarasota FL 34236

Prepared by:

Antoine Boumitri, PE, SI

Florida PE # 40578 & SI # 0763

Date:

11/13/2023



Inspection Start Date: 10/26/2023

Inspected By: Antoine Boumitri

Inspection End Date: 10/26/2023

Title: Engineering Project Manager

Florida PE#40578 & SI#0763

Signature: A. Boumitri

**1. BUILDING MILESTONE INSPECTION PHASE 1 - Summary of Findings & Recommendations**

a. Name on Title: Lido Presidential

b. Street Address: 845 Benjamin Franklin Dr, Sarasota FL 34236

c. Legal Description: N/A

d. Owner's Name: Lido Presidential

e. Owner's Mailing Address: 845 Benjamin Franklin Dr, Sarasota FL 34236

f. Folio Number of Property on which Building is Located: N/A

g. Building Code Occupancy Classification: Residential / Condominium

h. Present Use: Residential / Condominium

i. General Description:

Built in 1974, Lido Presidential consists of 3 concrete buildings with sloped wood roofs and asphalt shingle coverings. Buildings A and B have 4 floors each, with two shared elevators located in Building A. There are two (2) sets of concrete stairs on Building A and one (1) concrete stair on Building B, with aluminum handrails.

Building C has 2 floors only. Common areas include a shared laundry room, bathrooms, and a swimming pool, all located at ground level.

j. Additions to original structure: N/A

**1. Building Milestone Inspection Phase 1 Summary (Cont'd)**

k. Date of notice of required inspection – N/A

l. Date(s) of actual inspection

I. PHASE 1 – October 26, 2023

II. PHASE 2 – Not Required

m. Name and qualifications of individual submitting report: Antoine Boumitri, PE, SI with over 35 years of experience as a Professional Structural Engineer and Threshold Building Inspector

n. Description of laboratory or other formal testing, if required, rather than manual or visual procedures

N/A

o. Structural repair-note appropriate line:

1. Minor cracking in column on second level, above exit light.
2. Minor stucco cracks in walls in between floors and on the right wall behind gutters . General maintenance.
3. Spalling and exposed rebar under first landing in front of unit 109.
4. Minor rust on exterior walls, due to likely to rusted rebars between floors. To be repaired and painted.
5. Minor rot in wood paneling of ceiling of bldg A 4th level .
6. Minor to moderate rust on fire risers/piping including the fire riser between Units 105 and 107.
7. the 4th floor exit light, front/left corner of Building A needs repair. Part of maintenance activities.
8. Minor cracking in Control Joint in the ceiling outside Unit 301.

2. Required (describe and indicate acceptance)

All items/deficiencies indicated are not significant structural issues. As such inspection of a PE or County inspector is not required unless needed as part of a permit closure.

p. Final Milestone Inspection Phase 1 - Summary Note: No Further Milestone Inspection Phase 2 is required.

**2. Phase One Milestone Inspection & Reserve Study**

**2A. FOUNDATION & STRUCTURE**

a. General alignment (Note: good, fair, poor, explain if significant), Based on Visual Inspection

1. Bulging – None observed
2. Settlement – None observed
3. Deflections – None observed
4. Expansion – None observed
5. Contraction – None observed

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)

N/A

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

Minor cracking (see above item 1.o.1 ,1.o.2 and 1.o.8.)

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.

See items in 1.o.1 ,1.o.2 and 1.o.8.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.

See items in 1.o.1 ,1.o.2 ,1.o.3 and 1.0.8.  
Moderate rust on brackets supporting fire riser.

f. Previous patching or repairs – Minor and in good condition.

**2B. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:**

a. Concrete masonry units – Good Condition.

b. Clay tile or terra cotta units – N/A

c. Reinforced concrete tie columns – Good condition

d. Reinforced concrete tie beams – Good condition.

e. Lintel – No issues observed

f. Other type bond beams – No issues observed

g. Masonry finishes -exterior

X 1. Stucco over the brick walls and painted

2. Veneer

3. Paint only - Partial

4. Other (describe)

N/A

h. Masonry finishes – interior

1. Vapor barrier – None observed

X 2. Furring and plaster / Dry Wall

3. Paneling –

4. Paint only –

5. Other (describe)

i. Cracks

1. Location – note beams, columns, other - Cracks/spalling in masonry columns

2. Description

See items in 1. o.2

j. Spalling

1. Location – note beams, columns, other – Cracks/spalling in masonry columns:

2. Description

See items in 1. o.3



k. Rebar corrosion-check appropriate line
1. None visible
X 2. Minor-patching will suffice (Item 1.o.3)
3. Significant-but patching will suffice
4. Significant-structural repairs required
l. Samples chipped out for examination in spall areas
X 1. No
2. Yes – describe color, texture, aggregate, general quality
<b>NOTES: N/A</b>

**2C. FOUNDATION**

a. Describe the building foundation:

Concrete Foundation, not visible and assumed in good structural conditions. No observed settlements, etc...

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

1. Minor cracking in column on second level front left corner above exit light.

e. Is water drained away from the foundation? (Yes/No): Yes

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe:

No additional investigations are warranted at this time.

**2D. FLOOR AND ROOF SYSTEM**

a. Roof

1. Describe (flat, slope, type roofing, type roof deck, condition)

Sloped roof with wood trusses and asphalt shingles and in good condition.  
The Roof was replaced in 2018.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

No A/C Units on the roof. Only metal gutters with downspouts directed away from the foundation of buildings.

Overflow scuppers on top of elevator shaft roof.

3. Note types of drains and scuppers and condition:

Gutters in good condition.

**2E. SOFFITS**

a. Description

Aluminum soffits

1. Describe (type of system framing, material, spans, condition)

Aluminum soffits in good condition.

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

It was not necessary to open ceilings for inspection.

**2F. STEEL FRAMING SYSTEM**

a. Description

N/A

b. Exposed Steel- describe condition of paint and degree of corrosion

N/A

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection

N/A

d. Elevator sheave beams and connections, and machine floor beams – note condition:

Good

**NOTES:**

N/A

**2G. CONCRETE FRAMING SYSTEM**

a. Full description of structural system

Concrete foundation, walls, slabs, beams and columns.

b. Cracking

X 1. Not significant

2. Location and description of members affected and type

c. General condition

Good Condition

d. Rebar corrosion – check appropriate line

1. None visible

2. Location and description of members affected and type and cracking

X 3. Not Significant but patching will suffice

4. Significant – structural repairs required (describe)

e. Samples chipped out in spall areas:

X 1. No

2. Yes, describe color, texture, aggregate, general quality:

**NOTES: N/A**

**2H. EXTERIOR WALLS**

a. Description

CMU walls covered with stucco and painted. The walls exterior is in good condition.

No unsafe conditions observed.

**2J. WINDOWS**

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

Aluminum windows, All hurricane type impact resistant windows.  
Windows are the responsibility of the individual owner.

b. Anchorage- type and condition of fasteners and latches

Tapcon or similar in good condition.

c. Sealant – type of condition of perimeter sealant and at mullions:

Caulk sealant in good condition.

d. Interiors seals – type and condition at operable vents

In good condition

e. General condition:

Good condition.

No unsafe conditions observed in any of the above features.

**2K. DOORS**

a. Type

Wood doors and wood frame.  
These are the responsibility of the individual condo owners

e. General condition:

Good condition.

No unsafe conditions observed in the doors' features.

## 2L. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

Wood truss system for the roof.

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

Good Condition.

c. Joints – note if well fitted and still closed:

Good Condition.

d. Drainage – note accumulations of moisture

N/A

e. Ventilation – note any concealed spaces not ventilated:

No issues with ventilation

f. Note any concealed spaces opened for inspection:

N/A

### NOTES:

No unsafe conditions observed in above wood features.





<b>3. ADDITIONAL INSPECTION FINDINGS AND NOTES</b>
<b>3A. HVAC</b>
HVAC condensing units are at ground level and are the responsibility of the individual condo owners.
No issues observed.
<b>3B. Plumbing System</b>
“As-built” plans of the Property were unavailable for review to determine the below ground components; thus, we were unable to physically identify all types of piping used throughout the Property. However, according to available information and observations, supply piping appears to be copper, and waste and vent piping appears to be PVC above grade as a minimum.
The plumbing systems appeared to be in generally good condition. The water pressure and drainage were reported to be adequate. No abnormal plumbing problems were reported by the Property representative.
<b>3C. Electrical System</b>
Electrical service enters the building from utility-owned transformers, providing 120-240Volt (min), single phase wire service. Units were noted to be individually metered (100-Amp minimum per unit). The distribution wiring was noted to be copper. GFCI outlets were noted in kitchens, bathrooms, and wet areas.
In general, the electrical systems for the Property, including main switchboards, transformers, distribution circuit breaker panels, contactor, lighting, and wiring system appear in good condition and adequately sized for the intended use of the facilities.
<b>3D. Swimming Pool</b>
Pool was re-surfaced in 2012.
The swimming pool and equipment were noted to be in generally good condition.
No immediate unsafe conditions were observed in all the above categories.
Final Milestone Inspection Phase 1 Note: No Milestone Inspection Phase 2 is required at this time.

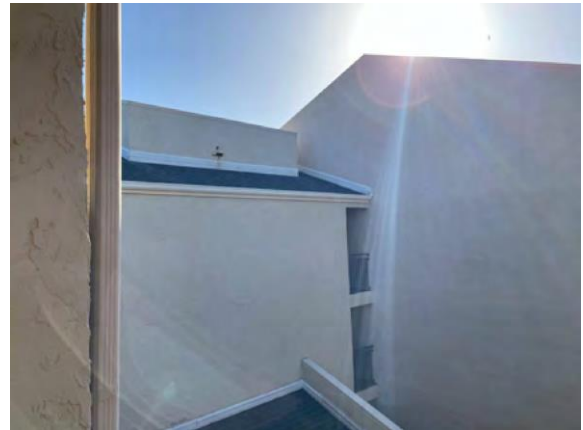
**PHOTOS**  
**General Exterior**



**General Electrical**



**General Rooftop**



**Life & Safety**



**Repair Items**



1.o.1



1.o.2



1.o.2



1.o.3



1.o.4



1.o.4



1.o.5



1.o.5



1.o.6



1.o.6