

# Milestone Inspection Report Phase 2

## Windsor West Condominium Association, Inc., Building B



**3704 Broadway #42**  
**Fort Myers, FL 33901**  
Prepared on:  
**3/13/2025**

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Prepared By:  
**CONSULT**  
engineering

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## Milestone Inspection Report Phase 2

### REPORT SUMMARY

#### 1 GENERAL

- 1.1 Consult Engineering, Inc. (Consult) has been retained by Windsor West Condominium Association, Inc., Building B (Association) to inspect the building located at 3704 Broadway #42, Fort Myers, FL 33901. The purpose of this inspection and subsequent report is to perform a Milestone Inspection of the building in accordance with Florida Statute 553.899(8). The site visit was conducted on **February 20, 2025**.
- 1.2 This Milestone Phase 2 Inspection has been performed by the registered professional engineer indicated at the end of this report or one of his/her duly authorized representatives in accordance with Florida Statute Chapter 471. A copy of the full report has been provided to the local building official. Questions related to this report should be addressed to the Association board or the local building official.
- 1.3 The inspection performed is of the readily accessible and visible structural components of the building in both habitable and non-habitable spaces. Sampling has been utilized to extrapolate the findings contained in this report. The visual inspection performed should not be considered exhaustive or all-inclusive, nor is it required to be per Florida law.
- 1.4 Only components listed in this Report Summary and in the "Observations" Section of the full report exhibited any signs of substantial structural deterioration or possible substantial structural deterioration. Building components not listed in this report were either not available for visual inspection or did not exhibit any readily visible signs of substantial structural deterioration.

#### 2 PROPERTY DESCRIPTION

- 2.1 The building located at 3704 Broadway #42, Fort Myers, FL 33901, is a three-story, sixty-six (66) unit residential building constructed of primarily pre-cast slabs, poured-reinforced concrete beams and concrete block. It was first occupied in 1972. There is one, central elevator tower and an external staircase on each end. Private unit open balconies exist on the parking (north) and pool side (south) of the building. The walkways are centrally located inside the building. The main field of the roof is flat TPO and the gently sloping mansard wrapping around its perimeter is asphalt shingled. The mansard roof is interrupted along the perimeter by fourteen (14) asphalt shingled gables extending outward from the building which cover the balconies on both sides.

### 3 SUMMARY OF FINDINGS

#### 3.1 SUBSTANTIAL STRUCTURAL DETERIORATION

- 3.1.1 Balconies
- 3.1.2 Exterior Walls
- 3.1.3 Exterior Stair Towers

The undersigned reserves the right to amend this report at any time based on new information provided subsequent to preparation of this report. Please call or e-mail our office if you have any questions.

Sincerely,



Eric J. Hart  
Senior Engineer



Joshua L. Porter, PE, SI 67430

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*This item has been digitally signed and sealed by  
Joshua L. Porter, PE, SI 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.*

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## 1 GENERAL

### 1.1 BACKGROUND

- 1.1.1 Florida Statute 553.899 requires that condominiums and cooperative buildings in Florida that have any building 3 stories or more in height be inspected by an engineer or architect licensed in Florida. Initial inspection deadlines and inspection cycles are specified in Florida Statute 553.899(3).
- 1.1.2 The inspection shall consist of two phases: a “Phase 1 Milestone Inspection” and a “Phase 2 Milestone Inspection.” Each building must have its own inspection and separate report.
- 1.1.3 The purpose of the inspections is to identify both “substantial” and “non-substantial” structural deterioration to any components of the building structure and to provide recommendations for repair or next steps.
- 1.1.4 These reports are to be prepared in 10-year intervals at a minimum, but close attention should be given to the recommendations of the engineer preparing the Phase 1 or Phase 2 Milestone Inspection Report for re-inspection periods which may be more frequent than the state requirements.
- 1.1.5 A report must be submitted directly from the engineer to the Building Official and the Association Board. Associations have certain obligations to post the summary report on the premises and provide the unit owners and residents with copies of the report. It is recommended that an Association contact an Attorney for more guidance on complying with the law.

### 1.2 DEFINITIONS

- 1.2.1 *Milestone inspection* - means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in s. 627.706, by a licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code. – Florida Statute 553.899(2)(a)

- 1.2.2 *Non-Substantial Structural Deterioration* - any structural distress to any component of the building which does not support other components of the building and which presently does not cause an imminent life-safety risk. However, falling debris from stucco or concrete damage, for example, may still pose property damage and personal injury risks until the repairs outlined in the report can be carried out.
- 1.2.3 *Phase 1 Milestone Inspection Report* – a report outlining any observed substantial structural deterioration and non-substantial structural deterioration. This report is issued to both the Condominium or Cooperative Association and the Building Official in their area. Any substantial structural deterioration observed in the Phase 1 Milestone Inspection Report must be further investigated in a Phase 2 Milestone Inspection Report.
- 1.2.4 *Phase 2 Milestone Inspection Report* – a report outlining the findings of an engineer’s investigation into any substantial structural deterioration identified in a Phase 1 Milestone Inspection Report. Non-destructive and limited destructive techniques are often employed to conduct a Phase 2 Milestone investigation.
- 1.2.5 *Primary Structural Members* - means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure. - Florida Statute 627.706(2)(d)
- 1.2.6 *Primary Structural Systems* - means an assemblage of primary structural members. – Florida Statute 627.706(2)(e)
- 1.2.7 *Substantial Structural Deterioration* - means substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration. - Florida Statute 553.899(2)(b)
- 1.2.8 *Carbonation & the Concrete Spalling / Degradation Process* – is the process by which concrete, when chronically exposed to atmosphere and moisture; degrades by the natural carbonation process of the concrete, from the outside surfaces inwards. When the carbonation process reaches the reinforcing steel rebar, the rebar corrodes (oxidizes), which weakens and expands, then pushes outward on the concrete, resulting in cracking and spalling of the concrete. Cracks and spalling allow salt-laden moisture and atmospheric carbon dioxide into the body of the concrete and rebar. Once the spalling process has begun, the rate of continued spalling often increases exponentially as more rebar is fully exposed to the ingress of atmospheric moisture and carbon dioxide.

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## 2 OBSERVATIONS – SUBSTANTIAL STRUCTURAL DETERIORATION

### 2.1 SUBSTANTIAL STRUCTURAL DETERIORATION

#### 2.1.1 BALCONIES

2.1.1.1 Multiple concrete spalls and cracks were observed on balcony support beams or on the balcony slabs themselves (Photos 01, 02, 03, 04, 05, 06, 07, 08 typical). Cracks and spalls in concrete become rapidly worse, especially in moist Florida air due to the carbonation process as cracks allow moisture to penetrate deeper into the concrete structure and closer to the rebar. Even openings in nonstructural items adjacent to structural items allow moisture or rain to collect in a moist environment next to the structural item. Spalls will worsen exponentially until the area and surrounding concrete is repaired. See Carbonation & the Concrete Spalling / Degradation Process (pg. 2)

2.1.1.2 Instructions For Repair:

2.1.1.3 These repairs are considered “structural” repairs and must be performed by a licensed General Contractor working under a permit issued by the municipality. The contractor shall commence repairs within 365 days of the submittal of this Phase 2 report. Concrete repairs should be completed per ICRI (International Concrete Repair Institute) and ACI (American Concrete Institute) standards following the specifications and details prepared by a Florida Registered licensed professional engineer specializing in structural restoration and strengthening of existing structures.

2.1.1.4 The Association shall secure the services of a Florida Registered licensed professional engineer.

2.1.1.5 All damaged and loose concrete in the above-mentioned spalls should be removed while being observed by the engineer so that if additional concrete removal is required, the engineer can provide engineering direction as needed.

2.1.1.6 The engineer shall inspect the final excavation of the concrete and condition of the rebar, before any subsequent steps are taken.

2.1.1.7 The engineer shall perform a final inspection of the repair area after the repair mortar is placed.

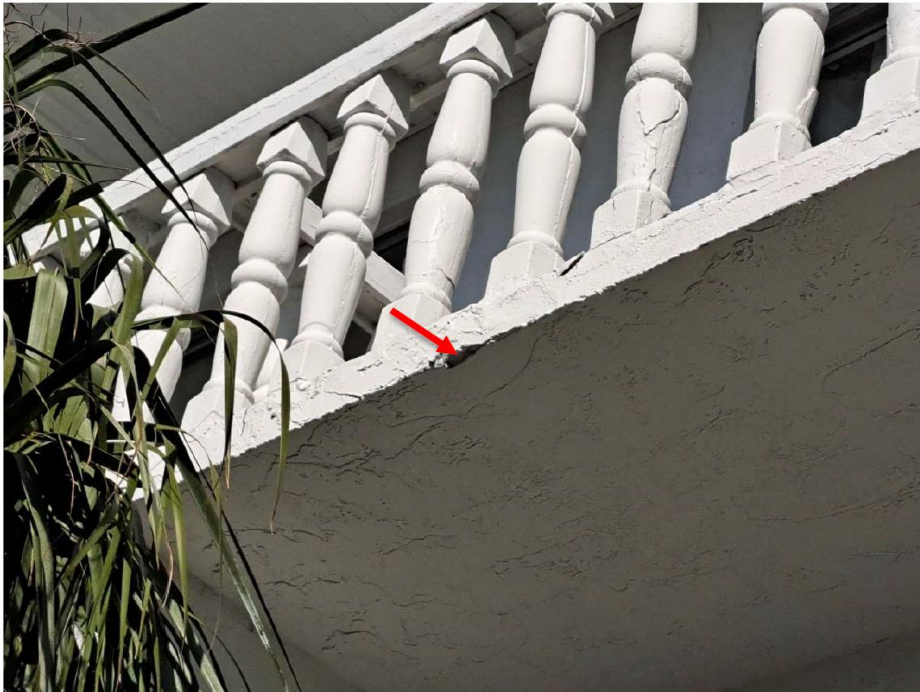
2.1.1.8 The patch should be textured and painted to match the surrounding area.



*Photo 01 Ref: 2.1.1.1 – Support Beam Spall, Unit #313’s Balcony (Typical)*



*Photo 02 Ref: 2.1.1.1 – Slab Edge Spall, Unit #209’s Balcony (Typical)*



*Photo 03 Ref: 2.1.1.1 – Slab Edge Spall, Unit #307's Balcony (Typical)*



*Photo 04 Ref: 2.1.1.1 – Support Beam Spall, Unit #304's Balcony (Typical)*



*Photo 05 Ref: 2.1.1.1 – Cracked Slab, Unit #301's Balcony (Typical)*



*Photo 06 Ref: 2.1.1.1 – Cracked Slab, Unit #321's Balcony (Typical)*



*Photo 07 Ref: 2.1.1.1 – Spalled Slab w/ Exposed Rebar, Common Room Balcony*



*Photo 08 Ref: 2.1.1.1 – Spalled Door Sill, Unit #320's Balcony (Typical)*

2.1.2 EXTERIOR WALLS

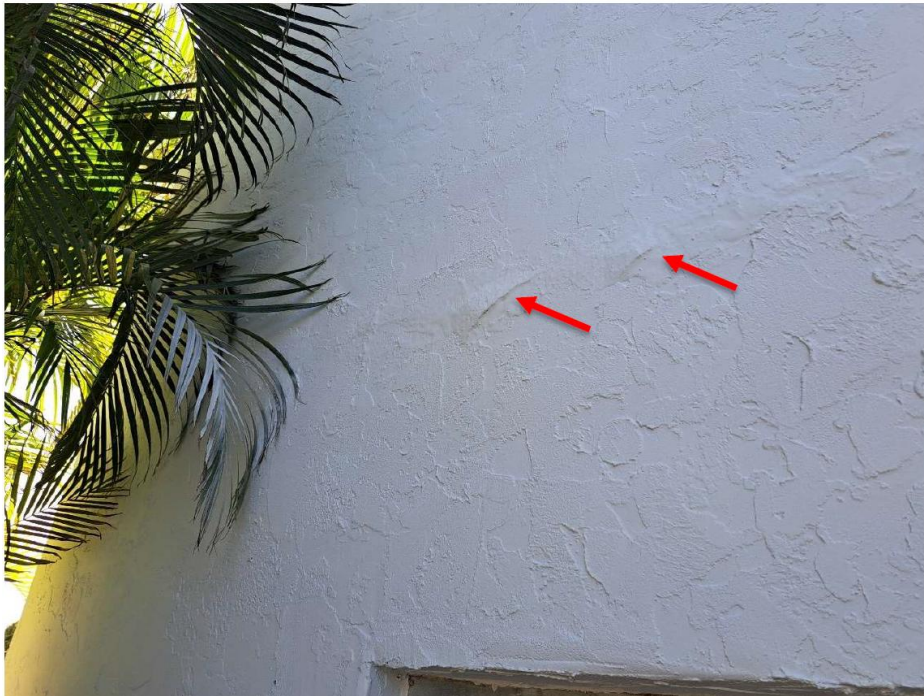
- 2.1.2.1 Cracks and spalls were observed on the exterior concrete walls (Photos 09, 10, 11 typical). This damage should be repaired properly to prevent further damage to the concrete supporting walls. As moisture and rain enter these openings in the stucco or concrete, or as the incorrectly repaired spalls worsen; the damage will expand exponentially.
- 2.1.2.2 Instructions For Repair:
- 2.1.2.3 These repairs are considered “structural” repairs and must be performed by a licensed General Contractor working under a permit issued by the municipality. The contractor shall commence repairs within 365 days of the submittal of this Phase 2 report. Concrete repairs should be completed per ICRI (International Concrete Repair Institute) and ACI (American Concrete Institute) standards following the specifications and details prepared by a Florida Registered licensed professional engineer specializing in structural restoration and strengthening of existing structures.
- 2.1.2.4 The Association shall secure the services of a Florida Registered licensed professional engineer.
- 2.1.2.5 All damaged and loose concrete in the above-mentioned spalls should be removed while being observed by the engineer so that if additional concrete removal is required, the engineer can provide engineering direction as needed.
- 2.1.2.6 The engineer shall inspect the final excavation of the concrete and condition of the rebar, before any subsequent steps are taken.
- 2.1.2.7 The engineer shall perform a final inspection of the repair area after the repair mortar is placed.
- 2.1.2.8 The patch should be textured and painted to match the surrounding area.



*Photo 09 Ref: 2.1.2.1 – Crack In Entrance Wall, Pool Side*



*Photo 10 Ref: 2.1.2.1 – Crack In Entrance Wall, Pool Side*



*Photo 11 Ref: 2.1.2.1 – Spall On Exterior Wall, Parking Side (Typical)*

### 2.1.3 EXTERIOR STAIR TOWERS

2.1.3.1 Multiple concrete spalls and cracks were observed on stair tower slabs (Photos 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 typical). We also observed a compromised seam between a stair tower floor slab and a masonry wall adjacent to and below it (Photos 15, 16). The seam will hold rain runoff and degrade the wall below as well as the slab edge above. Cracks and concrete damage become rapidly worse, especially in moist Florida air due to the carbonation process as cracks allow moisture to penetrate deeper into the concrete structure and closer to the rebar. See Carbonation & the Concrete Spalling / Degradation Process (pg. 2)

2.1.3.2 Instructions For Repair:

2.1.3.3 These repairs are considered “structural” repairs and must be performed by a licensed General Contractor working under a permit issued by the municipality. The contractor shall commence repairs within 365 days of the submittal of this Phase 2 report. Concrete repairs should be completed per ICRI (International Concrete Repair Institute) and ACI (American Concrete Institute) standards following the specifications and details prepared by a Florida Registered licensed professional engineer specializing in structural restoration and strengthening of existing structures.

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- 2.1.3.6 The engineer shall inspect the final excavation of the concrete and condition of the rebar, before any subsequent steps are taken.
- 2.1.3.7 The engineer shall perform a final inspection of the repair area after the repair mortar is placed.
- 2.1.3.8 The patch should be textured and painted to match the surrounding area.



*Photo 12 Ref: 2.1.3.1 – Crack In Stair Landing Floor Slab, , East Tower (Typical)*



*Photo 13 Ref: 2.1.3.1 – Crack In Stair Landing Floor Slab, , East Tower (Typical)*



*Photo 14 Ref: 2.1.3.1 – Crack In Stair Landing Floor Slab, , East Tower (Typical)*



*Photo 15 Ref: 2.1.3.1 – Crack Between Stair Landing Floor Slab & Wall, , West Tower*



*Photo 16 Ref: 2.1.3.1 – Crack Between Stair Landing Floor Slab & Wall, , West Tower*



*Photo 17 Ref: 2.1.3.1 – Spalled Stair Landing, East Tower*



*Photo 18 Ref: 2.1.3.1 – Spalled Stair Landing, East Tower*



*Photo 19 Ref: 2.1.3.1 – Spalled Stair Landing, East Tower*



*Photo 20 Ref: 2.1.3.1 – Spalled Stair Landing, East Tower*



*Photo 21 Ref: 2.1.3.1 – Spalled Stair Landing, East Tower*



*Photo 22 Ref: 2.1.3.1 – Spalled Stair Landing, East Tower*



*Photo 23 Ref: 2.1.3.1 – Spalled Stair Landing, East Tower*