

August 25, 2023

The Landing Condominium Association, Inc.
953 Salt Pond Place
Altamonte Springs, Florida 32714

Attention: Janette Barcena
Email: thelandingcam@gmail.com
Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
The Landing Condominiums – Building 1
UES Project No. 0811.230006.0000

Building Department Reference Number: N/A
Building/Property Identification/Address: 637 Buoy Lane, Altamonte Springs, FL 32714
License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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

UES recommends the following remedial and/or preventive repairs:

- UES recommends removing all corrosion from all steel connections on the stairways using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, new connections may be required.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.
- UES recommends replacing all damaged metal balcony edge flashings.

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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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

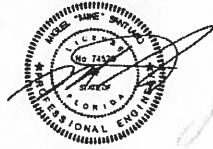
Ricardo Solis

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

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Ricardo Solis
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email=rsolis@teamues.co
m, c=US
Date: 2023.09.19 15:06:59
-04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.
Principal Engineer
Florida Professional Engineer No. 74520



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida,
dnQualifier=A01410D0000017FB21CF
DAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 13:53:05 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings
The Landing Condominiums – Building 2
UES Project No. 0811.230006.0000**

Building Department Reference Number: N/A

Building/Property Identification/Address: 635 Buoy Lane, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- A broken roof truss member was observed in the roof framing system. See **Appendix B** Photograph No. 7.
- Deterioration was observed in the wood beam located at the 1st/2nd floor east stairway landing. See **Appendix B** Photograph No. 9.
- Corrosion to the stairway stringer steel connections was observed in multiple locations. See **Appendix B** Photograph No. 10.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photographs No. 11, 12, 15, and 16.
- Damage was observed to the metal balcony and stairway landing edge flashings in multiple locations. See **Appendix B** Photographs No. 10, 13, 14, 16, and 17.
- Damage to the stucco finish was observed in multiple locations. See **Appendix B** Photograph No. 16.
- Cracks were observed in the precast concrete steps in multiple locations. See **Appendix B** Photograph No. 18.

Recommended Actions:

- UES recommends contracting a Florida Licensed Professional Engineer to provide repair drawings for the damaged roof truss.
- UES recommends removing any deteriorated or decayed wood and applying wood filler. It should be noted that depending on the extent of decay in the wood beam, replacement or additional repairs may be required.
- UES recommends removing all corrosion from all steel connections on the stairways using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, additional repairs/replacement might be required.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.
- UES recommends completely removing all flora growing on the building structural components.
- UES recommends replacing all damaged metal balcony and stairway landing edge flashings.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 13:54:25 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.
Principal Engineer
Florida Professional Engineer No. 74520

Ricardo Solis

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Date: 2023.09.19 14:57:16 -04'00'

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.

August 25, 2023

The Landing Condominium Association, Inc.
953 Salt Pond Place
Altamonte Springs, Florida 32714

Attention: Janette Barcena
Email: thelandingcam@gmail.com
Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
The Landing Condominiums – Building 3
UES Project No. 0811.230006.0000

Building Department Reference Number: N/A
Building/Property Identification/Address: 633 Buoy Lane, Altamonte Springs, FL 32714
License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Damage to the wood balcony framing was observed in multiple locations. See **Appendix B** Photographs No. 11 and 12.
- Damage was observed to the metal balcony edge flashing in multiple locations. See **Appendix B** Photographs No. 13, 14 and 22.
- Cracks in the exterior stucco finishes were observed in multiple locations. See **Appendix B** Photographs No. 14 through 16.
- Peeling of the exterior paint finish was observed in the northwest stairway. See **Appendix B** Photograph No. 17.
- Ponding was observed on the stairway landing located in the northeast stairway. See **Appendix B** Photograph No. 18.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photographs No. 14, 15, and 18 through 20.
- Corrosion to the steel framing was observed in multiple locations in the stairways. See **Appendix B** Photographs No. 21 through 23.
- Cracks and exposed reinforcement steel were observed in the precast concrete steps in multiple locations. See **Appendix B** Photographs No. 23 and 24.

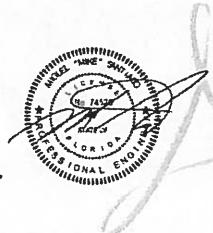
Recommended Actions:

- UES recommends removing any deteriorated or decayed wood and applying wood filler. Depending on the extent of decay, replacement or additional repairs may be required.
- UES recommends replacing all damaged metal balcony edge flashings.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends removing all corrosion from all steel connections on the stairways using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, additional repairs/replacement might be required.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 13:55:40 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricardo Solis

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

Digitally signed by Ricardo Solis
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Date: 2023.09.19 15:11:16 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings
The Landing Condominiums – Building 4
UES Project No. 0811.230006.0000**

Building Department Reference Number: N/A

Building/Property Identification/Address: 631 Buoy Lane, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 (ies). UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) 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 regarding the building's structural condition and integrity. However unsafe or dangerous conditions were observed at stairways.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Damage was observed to the metal balcony edge flashing in multiple locations. See **Appendix B** Photographs No. 8 and 9.
- Cracks in the exterior stucco finishes were observed in multiple locations. See **Appendix B** Photographs No. 10 and 15.
- Ponding was observed on the stairway landing located in the northwest stairway. See **Appendix B** Photograph No. 11.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photographs No. 9, 12, and 13.
- Missing fasteners were observed in the steel framing located in the southeast stairway in multiple locations. See **Appendix B** Photographs No. 14 and 15.
- Corrosion to the steel framing was observed in multiple locations in the stairways. See **Appendix B** Photographs No. 14 and 15.

Recommended Actions:

- UES recommends replacing all damaged metal balcony edge flashings.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends sealing the cracks in elevated slabs using an approved crack sealant product.
- UES recommends removing all corrosion from all steel connections on the stairways using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, additional repairs/replacement might be required.
- UES recommends adding the missing fasteners at the stringer to beam connections located in the southeast stairway as soon as possible.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 13:56:48 -04'00'

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricardo Solis

Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.19 15:15:04 -04'00'

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

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August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings
The Landing Condominiums – Building 5
UES Project No. 0811.230006.0000**

Building Department Reference Number: N/A

Building/Property Identification/Address: 951 Salt Pond Place, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 (ies). UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) 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 regarding the building's structural condition and integrity. However unsafe or dangerous conditions were observed at the balcony of unit 204 due to lightning damage. At the time of inspection fire damage repairs were ongoing located in Units 101 and 201.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- A broken prefabricated wooden roof truss member was observed in the roof framing system. See **Appendix B** Photograph No. 8.
- Damage was observed to the metal balcony edge flashing in multiple locations. See **Appendix B** Photographs No. 10 and 11.
- Cracks in the exterior stucco finishes were observed in multiple locations. See **Appendix B** Photographs No. 11 through 13.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photographs No. 14 and 15.
- Corrosion to the steel framing was observed in multiple locations in the stairways. See **Appendix B** Photographs No. 15 through 17.
- Cracks were observed in the precast concrete steps in multiple locations. See **Appendix B** Photograph No. 18.
- The balcony of Unit 204 was observed to be missing a section of the railing and screen enclosure. See **Appendix B** Photograph No. 11.

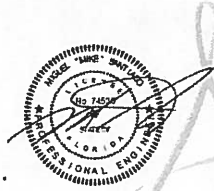
Recommended Actions:

- UES recommends hiring a licensed Professional Structural Engineer in the State of Florida to provide roof truss repair.
- UES recommends replacing all damaged metal balcony edge flashings.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends removing all corrosion from all steel connections on the stairways using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, additional repairs/replacement might be required.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 13:58:00 -04'00'

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Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

Ricardo Solis

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Date: 2023.09.19 15:17:33 -04'00'

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.

August 25, 2023

The Landing Condominium Association, Inc.
953 Salt Pond Place
Altamonte Springs, Florida 32714

Attention: Janette Barcena
Email: thelandingcam@gmail.com
Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
The Landing Condominiums – Building 6
UES Project No. 0811.230006.0000

Building Department Reference Number: N/A
Building/Property Identification/Address: 956 Salt Pond Place, Altamonte Springs, FL 32714
License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 (ies). UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Damage was observed to the metal balcony and stairway landing edge flashing in multiple locations. See **Appendix B** Photographs No. 11, 12, and 18.
- Damages in the exterior stucco finishes were observed in multiple locations. See **Appendix B** Photographs No. 13 and 14.
- Spalling and cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photographs No. 15 through 17.
- Corrosion to the steel framing was observed in multiple locations in the stairways. See **Appendix B** Photographs No. 17 and 18.
- Corrosion to the metal handrails was observed in multiple locations in the stairways. See **Appendix B** Photograph No. 20.
- Cracks were observed in the precast concrete steps in multiple locations. See **Appendix B** Photographs No. 19.

UES recommends the following remedial and/or preventive repairs:

- UES recommends replacing all damaged metal balcony and stairway landing edge flashings.
 - UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
 - UES recommends removing all corrosion from all steel connections on the stairways and handrails using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, additional repairs/replacement might be required.
 - UES recommends sealing the cracks and spalled areas in elevated slabs and precast concrete steps using an approved crack sealant product and an approved concrete patch product.
-

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520



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Date: 2023.09.20 13:59:04 -04'00'

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Ricardo Solis
Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

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Date: 2023.09.19 15:20:09 -04'00'

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August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings
The Landing Condominiums – Building 7
UES Project No. 0811.230006.0000**

Building Department Reference Number: N/A

Building/Property Identification/Address: 958 Salt Pond Place, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 (ies). UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) 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 regarding the building's structural condition and integrity. However unsafe or dangerous conditions were observed at the west stairway. A missing fastener was observed at the stringer to beam connection.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Cracks and damage to the exterior stucco finishes were observed in multiple locations. See **Appendix B** Photographs No. 8 through 10.
- Damage was observed to the metal balcony and stairway landing edge flashing in multiple locations. See **Appendix B** Photographs No. 11 and 15.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photographs No. 12 and 13.
- A missing fastener was observed in the steel framing located in the west stairway. See **Appendix B** Photograph No. 15.
- Corrosion to the steel framing was observed in multiple locations in the stairways. See **Appendix B** Photographs No. 14 and 15.
- Corrosion to the metal guardrails was observed in multiple locations in the stairways. See **Appendix B** Photographs No. 16 and 17.

UES recommends the following remedial and/or preventive repairs:

- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends replacing all damaged metal balcony and stairway landing edge flashings.
- UES recommends removing all corrosion from all steel connections and handrails on the stairways using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, additional repairs/replacement might be required.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.
- UES recommends adding the missing fastener at the stringer to beam connection referenced above as soon as possible.
- UES recommends repairing and/or replacing guardrails that are significantly corroded.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 14:00:12 -04'00'

Ricardo Solis
Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.19 15:24:59 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place
Altamonte Springs, Florida 32714

Attention: Janette Barcena
Email: thelandingcam@gmail.com
Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
The Landing Condominiums – Building 8
UES Project No. 0811.230006.0000

Building Department Reference Number: N/A

Building/Property Identification/Address: 615 Dory Lane, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 (ies). UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- A hole in the plywood wall sheathing was observed located in the attic. See **Appendix B** Photograph No. 9.
- Damage to a wood beam was observed in the east stairway landing. See **Appendix B** Photograph No. 11.
- Damage was observed to the metal balcony edge flashing in multiple locations. See **Appendix B** Photograph No. 12.
- Cracks and damages in the exterior stucco finishes were observed in multiple locations. See **Appendix B** Photographs No. 13 through 15.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photograph No. 16.
- Corrosion to the steel framing was observed in multiple locations in the stairways. See **Appendix B** Photograph No. 17.
- Cracks were observed in the precast concrete steps in multiple locations. See **Appendix B** Photograph No. 17.
- Corrosion to the metal guardrails was observed in multiple locations in the stairways. See **Appendix B** Photographs No. 18 and 19.

UES recommends the following remedial and/or preventive repairs:

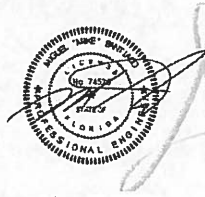
- UES recommends removing and replacing the damaged plywood wall sheathing located in the attic.
- UES recommends contracting a Florida Licensed Professional Engineer to make repair drawings for the damaged wood beam.
- UES recommends replacing all damaged metal balcony edge flashings.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends removing all corrosion from all steel connections on the stairways and handrails using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, additional repairs/replacement might be required.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.
- UES recommends repairing and/or replacing guardrails that are significantly corroded.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 14:01:12 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

Ricardo Solis

Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.19 15:27:26 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**

The Landing Condominiums – Building 9

UES Project No. 0811.230006.0000

Building Department Reference Number: N/A

Building/Property Identification/Address: 957 Salt Pond Place, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 (ies). UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) 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 regarding the building's structural condition and integrity. However unsafe or dangerous conditions were observed at the south stairway. Separation of the steel framing from the stairway landing slab was observed.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Damage to the wood beam located at the balcony edge of Unit 201 was observed. See **Appendix B** Photograph No. 10.
- Damage was observed to the metal balcony and stairway landing edge flashing in multiple locations. See **Appendix B** Photographs No. 11 through 13.
- Cracks and damage to the exterior stucco finishes were observed in multiple locations. See **Appendix B** Photographs No. 13 through 15.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photograph No. 16.
- Separation of the steel framing from the stairway landing slab was observed located in the south stairway. See **Appendix B** Photographs No. 17 and 18.
- Cracks were observed in the precast concrete steps in multiple locations. See **Appendix B** Photographs No. 18.
- Corrosion and damage to the metal guardrails was observed in the south stairway. See **Appendix B** Photograph No. 19.

UES recommends the following remedial and/or preventive repairs:

- UES recommends contracting a Florida Licensed Professional Engineer to make repair drawings for the damaged wood beam.
- UES recommends replacing all damaged metal balcony and stairway landing edge flashings.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends adding additional fasteners at the areas referenced in Photographs No. 17 and 18.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.
- UES recommends repairing and/or replacing any guardrails that are significantly corroded.

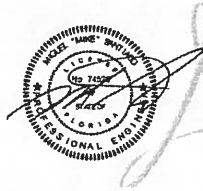
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Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present structural condition of the building 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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 14:06:26 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

Ricardo Solis

Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.19 15:29:43 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**

The Landing Condominiums – Building 10

UES Project No. 0811.230006.0000

Building Department Reference Number: N/A

Building/Property Identification/Address: 621 Dory Lane, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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 regarding the building's structural condition and integrity. However unsafe or dangerous conditions were observed at the south stairway.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Damage was observed to a roof shingle located at the north stairway gable ridge. See **Appendix B** Photograph No. 3.
- Damage was observed to the metal balcony and stairway landing edge flashing in multiple locations. See **Appendix B** Photographs No. 5 through 7.
- Cracks in the exterior stucco finishes were observed in multiple locations. See **Appendix B** Photographs No. 6 through 9.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photograph No. 10.
- Corrosion to the steel framing was observed in multiple locations in the stairways. See **Appendix B** Photograph No. 10.
- Spalling was observed in the precast concrete steps in the south stairway. See **Appendix B** Photograph No. 11.
- Damage was observed to the metal guardrail connection located in the south stairway. See **Appendix B** Photograph No. 12.

Recommended Actions:

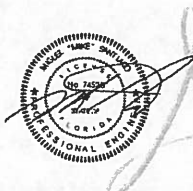
- UES recommends replacing the damaged roof shingle.
- UES recommends replacing all damaged metal balcony edge flashings.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends removing all corrosion from all steel connections on the stairways using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, additional repairs/replacement might be required.
- UES recommends sealing the cracks or spalling in elevated slabs and precast concrete steps using an approved crack sealant product.
- UES recommends repairing and resecuring the damaged guardrail connection in the south stairway.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 14:07:34 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricardo Solis
Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.20 10:28:57 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
The Landing Condominiums – Building 11
UES Project No. 0811.230006.0000

Building Department Reference Number: N/A

Building/Property Identification/Address: 623 Dory Lane, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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 regarding the building's structural condition and integrity. However, unsafe or dangerous conditions were observed at the northeast stairway guardrail. A fastener was observed to be loose and not fastened all the way.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Damage was observed to the metal balcony and stairway landing edge flashing in multiple locations. See **Appendix B** Photographs No. 11 through 13.
- Cracks in the exterior stucco finishes were observed in multiple locations. See **Appendix B** Photographs No. 15 through 17.
- Peeling of the exterior paint finish was observed on the east elevation of the building and in the balcony slab of Unit 203. See **Appendix B** Photographs No. 18 and 19.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photographs No. 20 through 22.
- Cracks were observed in the precast concrete steps in multiple locations. See **Appendix B** Photograph No. 23.
- A loose fastener was observed in the guardrail connection located in the northeast stairway. See **Appendix B** Photograph No. 24.

UES recommends the following remedial and/or preventive repairs:

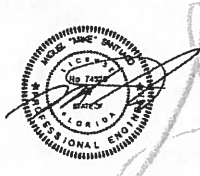
- UES recommends replacing all damaged metal balcony and stairway landing edge flashings.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.
- UES recommends resecuring the loose fastener located in the guardrail connection in the northeast stairway.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 14:08:53 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

Ricardo Solis

Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.20 10:31:36 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**

The Landing Condominiums – Building 12

UES Project No. 0811.230006.0000

Building Department Reference Number: N/A

Building/Property Identification/Address: 625 Dory Lane, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Cracks and damage to the exterior stucco finishes were observed in multiple locations. See **Appendix B** Photographs No. 7 through 10 and 18.
- Ponding was observed on the balcony of Unit 204. See **Appendix B** Photograph No. 11.
- Peeling paint was observed on the balcony slab located on Unit 303. See **Appendix B** Photograph No. 12.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photographs No. 13 through 15.
- Corrosion to the steel framing was observed in the south stairway. See **Appendix B** Photograph No. 16.
- Paint peeling and surface corrosion was observed on the metal guardrails in multiple locations. See **Appendix B** Photographs No. 17 and 18.

UES recommends the following remedial and/or preventive repairs:

- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends removing all corrosion from all steel framing and handrails in the stairways using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, additional repairs/replacement might be required.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520



Digitally signed by Miguel A Santiago
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Date: 2023.09.20 14:09:55 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricardo Solis
Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.20 10:34:29 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**

The Landing Condominiums – Building 13

UES Project No. 0811.230006.0000

Building Department Reference Number: N/A

Building/Property Identification/Address: 627 Dory Lane, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- A hole was observed in the plywood roof sheathing located in the attic. See **Appendix B** Photograph No. 7.
- Deterioration to a wood beam was observed at the edge of the balcony on Unit 204. See **Appendix B** Photograph No. 9.
- Damage was observed to the metal balcony edge flashing in multiple locations. See **Appendix B** Photographs No. 9 and 10.
- Cracks and damage to the exterior stucco finishes were observed in multiple locations. See **Appendix B** Photographs No. 11 through 13.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix B** Photographs No. 13 through 16.
- Peeling of the balcony slab paint finish was observed on the balcony of Unit 301. See **Appendix B** Photograph No. 17.
- Corrosion to the steel framing was observed in multiple locations in the west stairway. See **Appendix B** Photographs No. 18 and 19.
- Cracks were observed in a precast concrete step in the west stairway. See **Appendix B** Photograph No. 19.

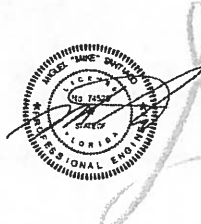
Recommended Actions:

- UES recommends repairing the damaged plywood sheathing observed.
- UES recommends removing any deteriorated or decayed wood and applying wood filler. Depending on the extent of the damage, it may be necessary to contract a Florida Licensed Professional Engineer to make repair drawings for the damaged wood beam.
- UES recommends replacing all damaged metal balcony edge flashings.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends removing all corrosion from all steel connections on the stairways using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, additional repairs/replacement may be required.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 14:11:04 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricardo Solis

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.20 10:36:50 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place
Altamonte Springs, Florida 32714

Attention: Janette Barcena
Email: thelandingcam@gmail.com
Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
The Landing Condominiums – Building 14
UES Project No. 0811.230006.0000

Building Department Reference Number: N/A

Building/Property Identification/Address: 629 Dory Lane, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Cracks in the exterior stucco finishes were observed in multiple locations. See Appendix B Photographs No. 12 through 16.
- Cracks in the elevated concrete slabs were observed in multiple locations. See Appendix B Photographs No. 17 and 18.
- Paint peeling and surface corrosion to the metal guardrail located in the southeast stairway. See Appendix B Photograph No. 19.

UES recommends the following remedial and/or preventive repairs:

- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.
- UES recommends removing all corrosion from all metal guardrails in the stairways using a wire brush then applying an approved protective coating.

---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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 14:12:49 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricard
Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850



Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.20 10:41:52 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings
The Landing Condominiums – Building 15
UES Project No. 0811.230006.0000**

Building Department Reference Number: N/A

Building/Property Identification/Address: 642 Dory Lane, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Corrosion and separation were observed to the metal balcony edge flashing on Unit 203. See Appendix B Photograph No. 9.
- Damage and cracks in the exterior stucco finishes were observed in multiple locations. See Appendix B Photographs No. 10 through 12.
- Cracks in the elevated concrete slabs were observed in multiple locations. See Appendix B Photographs No. 13 through 15.
- Peeling paint was observed on the guardrail in the south stairway. See Appendix B Photograph No. 16.

UES recommends the following remedial and/or preventive repairs:

- UES recommends replacing all damaged metal balcony edge flashings.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends sealing the cracks in elevated slabs using an approved crack sealant product.

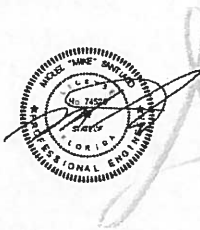
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Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present structural condition of the building 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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 14:14:05 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricardo Solis
Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.20 10:44:17 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**

The Landing Condominiums – Building 16

UES Project No. 0811.230006.0000

Building Department Reference Number: N/A

Building/Property Identification/Address: 643 Dory Lane, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Damage and cracks in the exterior stucco finishes were observed in multiple locations. See Appendix B Photographs No. 9 through 12.
- Corrosion was observed to the metal stairway landing edge flashing in multiple locations. See Appendix B Photographs No. 9, 13, and 14.
- Cracks in the elevated concrete slabs were observed in multiple locations. See Appendix B Photograph No. 12.
- Corrosion to the steel framing was observed in multiple locations in the stairways. See Appendix B Photographs No. 13 through 15.

UES recommends the following remedial and/or preventive repairs:

- UES recommends replacing all damaged metal slab edge flashings.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends removing all corrosion from all steel connections on the stairways using a wire brush then applying an approved protective coating. Depending on the extent of corrosion to the connections, additional repairs/replacement may be required.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDACC00027408, cn=Miguel A Santiago
Date: 2023.09.20 14:15:23 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricardo Solis

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.20 10:47:06 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings
The Landing Condominiums – Building 17
UES Project No. 0811.230006.0000**

Building Department Reference Number: N/A

Building/Property Identification/Address: 974 Leeward Place, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- A broken prefabricated wooden roof truss member was observed in the roof framing system. See Appendix B Photograph No. 9.
- Damage was observed to the metal balcony edge flashing in multiple locations. See Appendix B Photographs No. 12 and 13.
- Cracks in the exterior stucco finishes were observed in multiple locations. See Appendix B Photographs No. 21 and 16.
- Cracks in the elevated concrete slabs were observed in multiple locations. See Appendix B Photographs No. 12, 17, and 18.
- Peeling of the exterior paint finishes was observed in multiple locations. See Appendix B Photographs No. 13 through 15.
- Exposed steel reinforcement was observed in the drainage scupper located in the northeast stairway. See Appendix B Photograph No. 19.

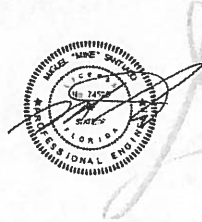
UES recommends the following remedial and/or preventive repairs:

- UES recommends contracting a Florida Licensed Professional Structural Engineer to provide repair drawings for the damaged roof truss.
- UES recommends replacing all damaged metal balcony edge flashings.
- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.
- UES recommends removing all debris from the reference drainage scupper and cutting out the exposed reinforcement steel bar, then patching any remaining exposed reinforcement steel.

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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 14:24:08 -04'00'

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

Ricardo Solis

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.20 10:50:17 -04'00'

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

August 25, 2023

The Landing Condominium Association, Inc.

953 Salt Pond Place

Altamonte Springs, Florida 32714

Attention: Janette Barcena

Email: thelandingcam@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings
The Landing Condominiums – Building 18
UES Project No. 0811.230006.0000**

Building Department Reference Number: N/A

Building/Property Identification/Address: 956 Leeward Place, Altamonte Springs, FL 32714

License Number: Condominium Project #PR73558

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Barcena:

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 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, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineers 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:

- Cracks and damage to the exterior stucco finishes were observed in multiple locations. See Appendix B Photographs No. 9 through 13.
- Cracks in the elevated concrete slabs were observed in multiple locations. See Appendix B Photographs No. 14 through 16.

UES recommends the following remedial and/or preventive repairs:

- UES recommends removing and replacing all damaged stucco on the exterior wall finishes.
- UES recommends sealing the cracks in elevated slabs and precast concrete steps using an approved crack sealant product.

---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 **The Landing Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.09.20 14:26:24 -04'00'

Digitally signed by Ricardo Solis
DN: cn=Ricardo Solis, o, ou, email=rsolis@teamues.com, c=US
Date: 2023.09.20 10:52:37 -04'00'

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.