

## PHASE 1 - Milestone Inspection

Inspection Firm or Individual

Name:

Maciej Harezlak, PE

Address: 3777 Eagle Hammock Dr. Sarasota, FL 34240

Telephone

Number:

3602247358

Inspection Commenced

2-14-2025

Date:

Inspection Completed

Date:

2-14-2025

No Repairs  
Required

Repairs are required as outlined herein.



Phase 2 inspection is required



Phase 2 inspection is required, and the need is of such a critical nature that it is time sensitive

Licensed Design  
Professional:

Engineer

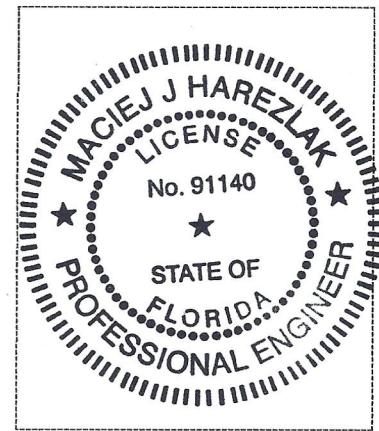


Architect

Name: Maciej Harezlak, PE

License  
Number:

91140



Seal

I am qualified to practice in the discipline in which I am hereby signing,

Signature:

Date: 2-21-2025

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in *Chapter 18 of the Florida Building Code, Existing Building*. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

## 1. DESCRIPTION OF STRUCTURE

- a. Name on Title: 3700 Beneva LLC
- b. Street Address: 3700 Rd. Sarasota, FL 34232
- c. Legal Description: Beneva Village SEC 3, SEC 33 TWN 36S RNG 18E
- d. Owner's Name: Andrzej Zorychta

e. Owner's Mailing Address:

f. Email Address: Contact Number:

g. Folio Number of Property on which building is located:

h. Building Code Occupancy Classification:

i. Present Use:

j. General Description: Type of Construction:

k. Square Footage:

1. Total building area: Number of Stories:  
2. Building footprint area:

l. Name of the Condo or Coop entity:

m. Special Features: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

n. Describe any additions to original structure: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

o. Distance to the coast: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 2. PRESENT CONDITION OF STRUCTURE

### a. General Alignment (Note: Good, Fair, Poor, Explain if significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

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2. Settlement:  Good  Fair  Poor  Significant (Explain):

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3. Deflections:  Good  Fair  Poor  Significant (Explain):

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4. Expansion:  Good  Fair  Poor  Significant (Explain):

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5. Contraction:  Good  Fair  Poor  Significant (Explain):

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### b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

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### c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

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

N/A \_\_\_\_\_  
\_\_\_\_\_

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

N/A \_\_\_\_\_  
\_\_\_\_\_

f. Note previous patching or repairs: \_\_\_\_\_

none \_\_\_\_\_  
\_\_\_\_\_

g. Nature of present loading indicate residential, commercial, other estimate magnitude: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### 3. INSPECTIONS

a. Date of notice of required inspection: \_\_\_\_\_

b. Date(s) of actual inspection: \_\_\_\_\_

c. Name and qualifications of the individual preparing report: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

e. Structural Repairs – note appropriate line:

1. None required \_\_\_\_\_

2. Required (describe and indicate acceptance)  
\_\_\_\_\_

f. Has the property record been researched for any current code violations or  
unsafe structure cases?

Yes

No

Explanation/Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### 4. SUPPORTING DATA ATTACHED

a. Sheets of written data: \_\_\_\_\_

b. Photographs: \_\_\_\_\_

c. Drawings or sketches: \_\_\_\_\_

d. Test reports: \_\_\_\_\_

#### 5. FOUNDATION

a. Describe building foundation:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

e. Is there additional sub-soil investigation required?  Yes  No

1. If yes, explain:

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f. Is water drained away from foundation? (Yes/No): \_\_\_\_\_

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

1. Describe: \_\_\_\_\_

#### 6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines

a. Concrete masonry units:  Good  Fair  Poor

b. Clay tile or cotta units:  Good  Fair  Poor

c. Reinforced concrete tie columns:  Good  Fair  Poor

d. Reinforced concrete tie beams:  Good  Fair  Poor

e. Lintel:  Good  Fair  Poor

f. Other type bond beams:  Good  Fair  Poor

#### g. Masonry Finishes – Exterior:

1. Stucco:  Good  Fair  Poor

2. Veneer:  Good  Fair  Poor

3. Paint Only:  Good  Fair  Poor

4. Other:  Good  Fair  Poor

4a. Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

h. Cracks – Note beams, columns, or others, including locations (description):

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i. Spalling – In beams, columns, or others, including locations (description):

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j. Rebar corrosion – Check appropriate line:

1.  None Visible
2.  Minor – Patching will suffice
3.  Significant – Patching will suffice
4.  Significant – Structural repairs required

4a. Describe:

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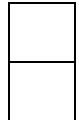
k. Were samples chipped out for examination in spalled areas?

1.  No
2.  Yes – Describe color, texture, aggregate, general quality:

## 7. FLOOR AND ROOF SYSTEM

a. Roof:

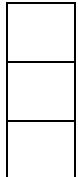
1) Roof pitch



Flat

Pitched

2) Roof structural framing



Wood

Steel

Concrete

3) Structural framing condition



Good

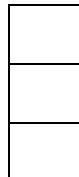


Fair



Poor

4) Roof deck material



Concrete



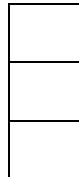
Non-structural / insulating concrete on steel deck

Wood

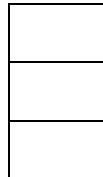
Bare steel deck

Structural concrete on steel deck

5) Roof cladding type



Tile



Single ply (Membrane)

Asphalt shingles

Metal

Built-up roofing (BUR)

Other

6) Roof covering condition

Condition



Good



Fair



Poor

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

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8) Note types of drains, scuppers, and condition:

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9) Describe parapet construction and current condition:

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10) Describe mansard construction and current condition:

Condition

Good

Fair

Poor

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11) Describe any roofing framing member with obvious overloading, overstress, deterioration, or excessive deflection:

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12) Note any expansion joint and condition:

Condition

Good

Fair

Poor

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**b. Floor System(s):**

1. Describe (Type of system framing, material, spans, condition, balconies):

Condition

Good

Fair

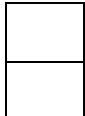
Poor

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2. Balcony structural system



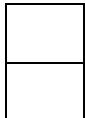
Edge and building face supported

Cantilever

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3. Balcony exposure (if structure is on the coast)



Ocean facing

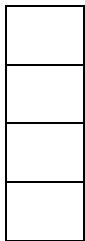
Non-ocean facing

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4. Balcony construction



Concrete

Steel framing with concrete topping

Wood

Other (define in narrative)

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**5. Balcony condition rating**

Good
Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
Poor (e.g., significant cracking, rebar corrosion requiring repairs)
N/A

Good

Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)

Poor (e.g., significant cracking, rebar corrosion requiring repairs)

N/A

**6. Balcony condition description (e.g., spalling, cracking, rebar corrosion)**

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**7. Stairs and escalators – Indicate location, framing system, material, and condition:**

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**8. Ramps – Indicate location, framing system, material, and condition:**

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**9. Guardrails – Indicate type, location, material, and condition:**

Guard system

Wood
Metal
Aluminum

Stainless Steel
Ungalvanized Steel
Concrete Kneewall

Glass
CMU Kneewall
Other _____

Wood

Metal

Aluminum

Stainless Steel

Ungalvanized Steel

Concrete Kneewall

Glass

CMU Kneewall

Other \_\_\_\_\_

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## 10. Guard condition (define ratings depending on guard system)

Good  
Fair  
Poor

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

## 8. STEEL FRAMING SYSTEM

a. Full description of system:

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**b. Exposed Steel – Describe condition of paint and degree of corrosion:**

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c. Steel Connections – Describe type and condition:

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

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e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

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f. Elevator sheave beams, connections, and machine floor beams – Note column:

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## 9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

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b. Cracking:

1.  Significant  Not Significant

2. Description of members affected, location and type of cracking:

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c. General condition:

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**d. Rebar Corrosion – Check appropriate line:**

1.	None Visible
2.	Location and description of members affected and type cracking
3.	Significant – Patching will suffice
4.	Significant – Structural repairs required (Describe):

e. Were samples chipped out for examination in spalled areas?

1.  No

2.  Yes – Describe color, texture, aggregate, general quality:

f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):

## 10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Structural Glazing on the exterior envelope of threshold building:  Yes  No

1. Previous Inspection  
Date:

2. Description of Curtainwall Structural Glazing and adhesive sealant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Describe condition of system: \_\_\_\_\_  
\_\_\_\_\_

**b. Exterior Doors:**

1. Type (wood, steel, aluminum, sliding glass door, other):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. Anchorage type and condition of fasteners and latches:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Sealant type and condition of sealant:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. General Condition:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. Describe repairs needed:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. WOOD FRAMING**

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

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b. Indicate condition of the following:

1. Walls:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Floors: \_\_\_\_\_

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3. Roof member, roof trusses: \_\_\_\_\_

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c. Note metal fitting (i.e., angles, plates, bolts, splint pintles, other and note condition): \_\_\_\_\_

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d. Joints – Note if well fitted and still closed:

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e. Drainage – Note accumulations of moisture: \_\_\_\_\_

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f. Ventilation – Note any concealed spaces not ventilated: \_\_\_\_\_

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g. Note any concealed spaces opened for inspection: \_\_\_\_\_

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h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection: \_\_\_\_\_

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## 12. BUILDING FAÇADE INSPECTION

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.): \_\_\_\_\_

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b. Identify attachment type of each appurtenance type (mechanically attached or adhered): \_\_\_\_\_

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c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects): \_\_\_\_\_

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## 13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.): \_\_\_\_\_

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b. Indicate condition of special feature, its supports and connections: \_\_\_\_\_

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#### **14. DETERIORATION**

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration. \_\_\_\_\_

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