

# Inverness Condominiums

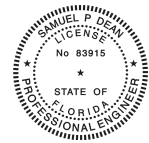
## *Milestone Inspection Report*



Prepared for:

Inverness Condominium Association II

[REDACTED]  
2753 SR 580 Suite 202  
Clearwater, FL 33761



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Prepared By:



**Belt Engineering, LLC.**  
**Structural & Civil Engineering – Inspections – Consulting**  
1503 W. Busch Blvd. Suite A  
Tampa, FL 33612  
Phone 813-961-3075

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April 14, 2026

RT25-0008

TO: Inverness Condominium Association II



2753 SR 580 Suite 202  
Clearwater, FL 33761

RE: Phase 1 – Milestone Inspection

Inverness Condos

Building 2 2581 Countryside Blvd, Clearwater, FL 33761

Building 4 2585 Countryside Blvd, Clearwater, FL 33761

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# REPORT OF FINDINGS

## INTRODUCTION

Belt Engineering was contracted to perform a visual, non-destructive structural evaluation of the structure located at the address listed above. Ivan Bitorajc, performed the investigation on March 10, 2026. The investigation was limited to the structural condition of accessible portions of the above referenced property at the time of our site visit. Belt recorded select cladding and waterproofing observations encountered during our structural evaluation.

## PURPOSE

The purpose (scope) of our structural evaluation observations was the following:

- A. Identify any apparent structural conditions of concern that could pose, or potentially become, a hazard to the health and safety of the building occupants in the areas mentioned above.
- B. Collect data on the condition of the structure and potential repairs for the structural components of the building.

## PROPERTY DESCRIPTION

The subject property consists of two (2) three-story residential condominium buildings, each comprising multiple independent dwelling units with attached balconies.

Access to the upper-level units is provided via two (2) stairwells located at the ends of each building, along with a centrally located elevator. The buildings feature an interior central corridor configuration serving the residential units.

Parking areas are located at both the front and rear of the buildings, generally aligned with the building entrances, which are oriented along the east and west elevations.

Based on available information and field observations, the buildings were originally constructed in 1981. The structural system consists of reinforced concrete framing with cast-in-place concrete floor slabs and masonry exterior walls.

The balconies are covered and recessed within the building façade, forming part of the main structural floor system (non-cantilevered configuration).



**Picture 1:** Typical East Elevation



**Picture 2:** Typical North Elevation



**Picture 3:** Typical West Elevation



**Picture 4:** Typical South Elevation



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## TYPICAL INSPECTION METHODS

Aside from conventional measurements and visual inspection, the following method was used to inspect select structural and non-structural elements at the property.

### 1. Surface Sounding

- a. Surficial sounding was performed using a metal object (golf club or hammer) to locate areas of hollow sounding substrate consistent with delamination.

## DEFINITIONS AND DESCRIPTIONS

The following definitions and descriptions are provided to as an aid to interpreting the information include in this report.

**Sounding** – method to determine areas of delamination that may not be visibly apparent. This is performed by tapping on the surface with a hard object, usually a hammer or golf club. The objective of these methods is to detect regions of the cladding or substrate where the sound from tapping changes from a clear ringing sound (sound substrate) to a somewhat mute and hollow sound (delaminated substrate).

**Spall** – A fragment, usually in the shape of a flake, detached from a concrete member by a blow, the action of weather, by pressure, by fire, or by expansion of the larger mass.

**Delamination** – A separation along a plane parallel to the surface, as in the case of a concrete slab, a horizontal splitting, cracking, or separation, within a slab in a plane roughly parallel to, and generally near, the upper surface and can often only be detected by nondestructive tests, such as tapping or chain dragging.

**Pop out** – the breaking away of small portions of a concrete surface due to localized internal pressure that leaves a shallow, typically conical, depression with a broken coarse aggregate at the bottom.



**Craze Cracks** – fine random cracks or fissures in a surface of plaster (stucco) cement paste, mortar, or concrete.

**Hairline Cracks** – cracks in an exposed to view concrete surface having widths so small as to be barely perceptible.

**Stairstep Cracking** – cracks in finish, cladding, or masonry construction that follow the underlying mortar joints in the underlying masonry construction.

**Shrinkage and Temperature Crack** – Cracks in concrete or a concrete finish resulting from shrinkage of the concrete due to the curing process or thermal expansion and contraction of the concrete.

**Efflorescence** – a deposit of salts, usually white, formed on a surface, the substrate having emerged in solution from within either concrete or masonry and subsequently been precipitated by a reaction, such as carbonation or evaporation.

**Joint Sealant Failure** – joints opened due to a cracked and/or unbonded sealant.

**Reinforcement (Concrete)** – General term for ferrous metal (steel) rebar, post tensioning cables, or welded wire mesh installed within a member. Reinforcement can be installed before the concrete is poured (cast in place) or after the concrete has been cast in place (post-tensioning).

**Environmental Corrosion** – corrosion to a material due to the exposure to include (but not limited to) sunlight, temperature changes, humidity, moisture, chemicals, and overspray.

**Mechanical Damage** – general term for damage caused by dynamic forces or human activities (i.e. impacts, surface wear, etc.)



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## FIELD OBSERVATIONS

Belt Engineering visually inspected the accessible and visible portions of the structure for conditions of concern as described above and for atypical conditions. As part of our investigation, Belt Restoration Engineers took images and notes on these conditions observed during our site visit. A summary of our observations is presented in *Appendix A*.

## SUMMARY OF OBSERVATIONS

During our visit, no visible structural conditions were noted that indicated an imminent catastrophic failure of the main structural components. However, there were typical minor secondary structural elements, which need attention and are detailed below.

### BUILDING 2

Based on visual observations of accessible areas at the time of inspection, including limited access to balcony structural slabs, the following conditions were noted:

A significant number of balconies could not be fully evaluated due to the presence of tile finishes, which restricted direct observation of the structural concrete slabs. Where accessible, the underside of balcony slabs was visually reviewed.

At Unit 209, two (2) localized areas of apparent concrete delamination were observed at the balcony slab, each approximately 1 square foot in size. The remaining accessible areas generally exhibited typical age-related conditions, including minor surface cracking and localized deterioration of protective coatings at balcony slabs.

At select first-floor units, visible moisture-related staining and deterioration was observed at the balcony knee walls, likely associated with water intrusion and/or inadequate waterproofing or drainage detailing.



Based on visual observations at the time of inspection, no significant structural distress was observed at the exterior elevations of the building, and no conditions indicative of substantial structural deterioration were identified.

**Overall, the observed conditions are localized and do not appear to affect the structural integrity of the building at this time, nor do they constitute substantial structural deterioration as defined by the Florida Building Code – Existing Building.**

#### **BUILDING 4**

The inspection of Building 4 included visual evaluation of accessible areas, with particular attention to balcony soffits and exterior elevations.

Due to the presence of tile finishes at a large number of balconies, direct observation of the structural slabs was limited. Evaluation was therefore primarily conducted from the underside where access was available.

Several small, localized areas of apparent delamination were identified at balcony soffits, including:

- One (1) area at Unit 301
- Multiple minor areas at Unit 208
- Two (2) areas at Unit 204

These conditions are considered apparent, as the soffit surfaces have a stucco/textured finish, which may mask or influence the visual identification of underlying concrete distress.

The majority of balconies (approximately 95%) are enclosed with screen systems, which appear to reduce direct environmental exposure. In general, balcony conditions were observed to be stable and consistent with the age of the structure, with no widespread deterioration noted.



Based on visual observations at the time of inspection, no significant structural distress was observed at the exterior elevations of the building, and no conditions indicative of substantial structural deterioration were identified.

**Overall, the observed conditions are minor and localized, and do not appear to affect the structural integrity of the building at this time, nor do they constitute substantial structural deterioration as defined by the Florida Building Code – Existing Building.**

## RECOMMENDATIONS

Minor structural damage was observed on structural members, along with minor damage or deterioration of architectural finishes at the subject property.

Belt Engineering believes that, as of the time of the site visit, an unsafe structural condition does not exist. However, if the identified conditions are not addressed, they may continue to deteriorate over time and could eventually affect the performance of the affected elements.

Based on the observations made during the site visit, the following maintenance and repair actions are recommended:

1. **Repair, as necessary, of localized areas** of apparent delamination or distress at balcony slabs and soffits, including those noted at Units 209, 301, 208, and 204.
2. **Repair of minor cracks and surface deterioration** at balcony slabs and soffits, as necessary.
3. **Evaluation and repair of moisture-related conditions** at balcony knee walls, including sealing, waterproofing, or drainage improvements as required.
4. **Restoration and maintenance of protective coatings** at balcony slabs to help reduce moisture intrusion and extend service life.
5. **Periodic inspection of balcony slabs, soffits, and associated elements** to monitor for progression of delamination, cracking, or moisture-related deterioration, and to perform repairs as needed.



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## CONCLUSION

Overall, the building at the subject address is in good condition and does not require a Phase 2 since there is no substantial structural damage observed at the time of Belt Engineering's site visit.

## LIMITATIONS

The opinions expressed herein are based on the information collected during our assessment, our present understanding of the former site conditions, and our professional judgment in light of such information at the time of this Report. The Report is a professional opinion, and no warranty is expressed, implied, or made as to the conclusions, advice, and recommendations offered in this report. Belt reserves the right to update this Report should additional information become available. In expressing the opinions stated in this report, Belt has exercised a reasonable degree of care and skill ordinarily exercised by a reasonably prudent Engineer in the same community and in the same time frame given the same facts and circumstances.

## REFERENCES

1. 2023 Florida Building Code, 8<sup>th</sup> Edition - Existing Building (FBC EB).
2. 2023 Florida Building Code, 8<sup>th</sup> Edition – Building (FBC)
3. ACI 562-16, Code Requirements for Assessment, Repair and Rehabilitation of Existing Concrete Structures
4. ACI 201.1R-08 Reported by ACI Committee 201 Guide for Conducting a Visual Inspection of Concrete in Service
5. The NRCA Waterproofing Manual – 2005

## CONTACT

Should you have any questions or concerns, please do not hesitate to contact us at (813) 961-3075 or e-mail [sdean@beltengineering.com](mailto:sdean@beltengineering.com).

Regards,  
Samuel Dean, PE FL#83915  
CA#29694  
SD/ib



Structural Engineers | Design & Inspections  
1503 W. Busch Blvd, Tampa FL 33612  
P: (813) 961-3075 F: (813) 961-1031

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## **Appendix A**

# **Photographic Documentation**



**Figure 1: Typical West Elevation – Building 2  
(No visible structural distress observed)**



**Figure 2: Localized apparent delamination at balcony slab, Unit 209  
Building 2.**



**Figure 3: Localized apparent delamination at balcony slab, Unit 209 Building 2.**



**Figure 4: Moisture-related deterioration at balcony knee wall (typical condition) - Building 2.**



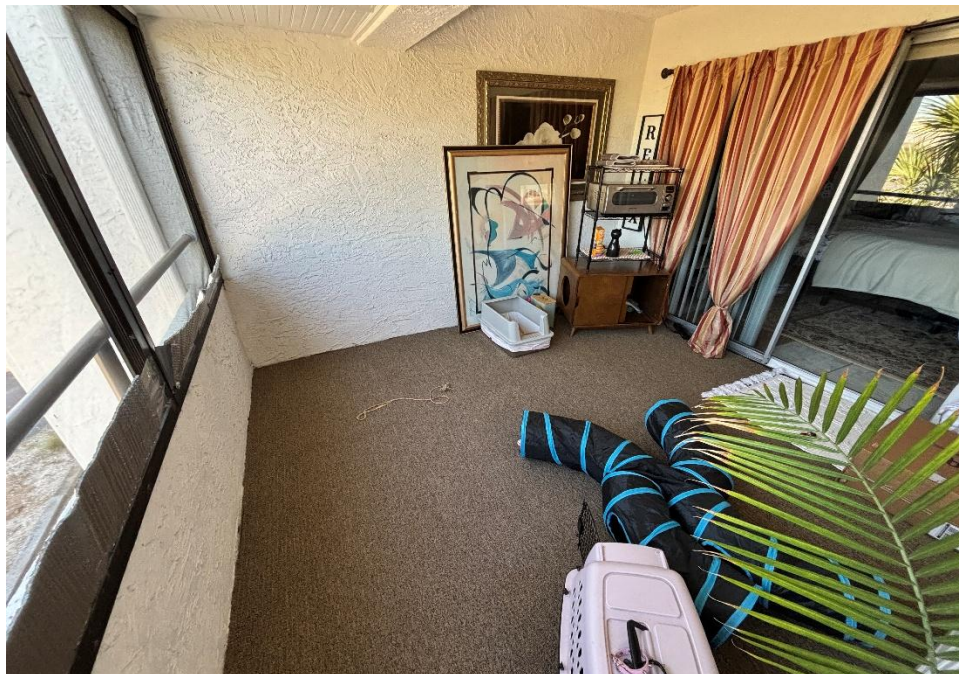
**Figure 5: Typical balcony condition showing no visible signs of structural distress – Building 2.**



**Figure 6: Balcony guardrail and connection condition, with no visible signs of distress or deterioration – Building 2.**



**Figure 7: Typical balcony condition with tile finish, limiting direct observation of the underlying structural slab – Building 2.**



**Figure 8: Typical balcony floor condition with carpet finish, limiting direct observation of the underlying structural slab – Building 2.**



**Figure 9: Typical East Elevation – Building 4  
(No visible structural distress observed)**



**Figure 10: Localized apparent spall at balcony slab, Unit 301  
Building 4.**



**Figure 11: Apparent delamination at soffit, Unit 204.  
Building 4.**



**Figure 12: Apparent delamination at soffit, Unit 208.  
Building 4**



**Figure 13: Minor hairline cracking observed at ceiling, consistent with typical age-related conditions – Building 4.**



**Figure 14: Typical balcony and guardrail condition showing no visible signs of distress or deterioration – Building 4.**



**Figure 15: Typical balcony condition with tile finish, limiting direct observation of the underlying structural slab – Building 4.**



**Figure 16: Localized surface damage with material loss at wall corner at west entrance – Building 2.**



**Figure 17: Displaced or missing louver panel at attic ventilation opening, east elevation – Building 2.**