



414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583  
C.A. 4180

**PHASE ONE MILESTONE INSPECTION REPORT**  
**FOR**

**WATERMARK CONDOMINIUMS**

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**401 NORTH ATLANTIC AVENUE  
NEW SMYRNA BEACH, FL 32169**

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**(the "Association").**

**Overview of Inspection**

The buildings at the Association (collectively, the "Buildings") underwent a "Phase One Milestone Inspection", as described in Section 553.899, Florida Statutes, by Charles R. Adams & Associates, Inc. (the "Firm") on

August 9, 2022.

The inspection was conducted for the purposes of attesting to the life safety and adequacy of the structural components of the Buildings and, to the extent reasonably possible, determining the general structural condition of the Buildings as it affects the safety of such Buildings, including a determination of any necessary maintenance, repair, or replacement of any structural component of the Buildings. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the Fire Safety Code.

**Conclusions**

- (a) The seal and signature, or the electronic signature, of the licensed engineer who performed the inspection is found below.
- (b) The manner and type of inspection was as follows: The Firm performed a visual examination of habitable and non-habitable areas of the Buildings, including the major structural components of the Buildings.

- (c) The identification of any "substantial structural deterioration", within a reasonable professional probability based on the scope of the inspection, the extent of deterioration, and the recommended repair(s) for such deterioration is described below (if the word "none" is listed below, no such substantial structural deterioration was identified):

As used above, the term "substantial structural deterioration" means substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

- (d) No unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.

- (e) The following remedial or preventive repair is recommended for items that are damaged but are not substantial structural deterioration (if the word "none" is listed below, no such repair is recommended):

\_\_\_\_\_  
AGE-RELATED MAINTENANCE

- (f) The identity and description of any items requiring further inspection is listed below (if the word "none" is listed below, no such items were identified):

\_\_\_\_\_  
NONE

As no substantial structural deterioration of any portion of the Buildings was identified during inspection, the Firm is not conducting a "PHASE TWO MILESTONE INSPECTION" or a "STRUCTURAL INTEGRITY RESERVE STUDY"

The following items should, however, be included in a Structural Integrity Reserve study:

1. Paint building exterior on or before December 31, 2027.
2. Inspect & repair/replace waterproof coating on balconies, walkways & stairs on or before December 31, 2027.
3. Inspect exposed concrete slabs, beams and columns by a structural engineer & repair as required bi-annually.

The Firm will submit a sealed copy of this inspection report to the Association, and to the building official of the local government which has jurisdiction.



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CHARLES R. ADAMS, P.E.

FL # 15113