

June 29, 2023

The Riverview Condominium Association, Inc.  
1400 Barcarrota Blvd.,  
Bradenton, FL 34205

Attention: Ms. Jill Hershfield  
Association Board President  
Phone: N/A  
Email: [jillshershfield@gmail.com](mailto:jillshershfield@gmail.com)

Reference: **25 Year Phase I Milestone Structural Inspections for  
Condominium and Cooperative Buildings  
UES Project No. 2211.2300085**

**Florida Department of Business & Professional License Number: PR1S012547  
Building/Property Identifications: 3330110051**

## **SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS**

Dear Ms. Cross and Board of Directors:

Universal Engineering Sciences (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/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 engineer and/or architect 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:

- Repair the roofing blisters and remediate the source of water intrusion in some A/C vent hoods.
- Remediate the spalled concrete noted on roof edge and balcony knee wall.
- Perform a building envelope project to remediate the damaged stucco locations, replace the missing and/or omitted sealant, address paint blisters, and install new paint.
- Install waterproofing membrane were omitted at balcony decks and walkways

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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 Riverview Condominiums Association, Inc.

Respectfully Submitted,  
**Universal Engineering Sciences**  
Registry #4930



Ali T. Mustafa, P.E.  
Restoration Consultant  
Florida Professional Engineer No. 93315

Miguel A. Santiago, P.E., S.I.  
Director Milestone Program  
Florida Professional Engineer No. 74520

This item has been digitally signed and sealed by Ali T. Mustafa, P.E., and Miguel A. Santiago, 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.