
M L Engineering Inc.

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December 18, 2023

Ocean Chateau Condominium Association
c/o Elliott Merrill Community Management
835 20th Place
Vero Beach, FL 32960

Re: Ocean Chateau Condominiums
4049 Ocean Drive
Vero Beach, FL 32963
Engineer's Project No. 23-198

M L Engineering Inc. performed Phase I of the required Milestone Structural Inspection as required by Florida Statute 553.899.

This letter is a summary of the inspection. (See attached full report.)

Type of Inspection:

Visual non-destructive inspection of the structural load bearing components at accessible habitable and non-habitable areas of the structure.

Purpose of Inspection:

Determine the general structural condition of the building as it relates to the safety of the building, and to identify any structural components of the building observed which may need maintenance, repair, or replacement.

Recommendations:


Continue following a regularly scheduled maintenance plan to address any issues that may arise.

Conclusion:

Based on the scope of the Phase 1 Milestone Inspection for the areas that were assessed, within a reasonable degree of engineering certainty, we have not observed any conditions that would compromise the safety of the building for its intended use and occupancy.

M L Engineering Inc. reserves the right to amend our opinion should new information be brought to our attention.

Respectfully,



Michael Lue, P.E.
Consulting Engineer

Encl: Phase I: Milestone Structural Inspection Report

Cc: Chad Carroll – Elliott Merrill Community Management

Milestone Structural Inspection

Ocean Chateau Condominiums

4049 Ocean Drive

Vero Beach, FL 32963

Phase I

Visual Non-Destructive Inspection



M L Engineering, Inc.

2030 37th Avenue

Vero Beach, FL 32960

Project No. 23-198

December 18, 2023

AVAILABLE DOCUMENTS:

Elliott Merrill Community Management provided the available documents for our review prior to our inspection. The original design documents dated February 1969 were prepared by John J. Schlitt Jr. Architect. Concrete repair documents by M L Engineering, Inc. are for concrete balcony restoration work completed in June 2023.

BUILDING INFO:

General Description:

Ocean Chateau Condominiums is located in Vero Beach, Florida and is approximately 200 feet from the Atlantic Ocean.

The 6-story condominium structure is rectangular shaped, with a parking garage on the first floor and (7) living units on each of the second through the sixth floors for a total of (35) units in the structure.

The original structure was completed around 1970 and recent balcony repairs were completed in 2023. The structure is supported by conventional shallow foundations with reinforced concrete columns and beams. The exterior walls are concrete masonry. The typical interior elevated floors were constructed with precast hollow core slab with a concrete topping. The balcony slabs are reinforced concrete slabs with masonry knee walls & a decorative precast guardrail at the balcony edges. The low sloped flat roof has a parapet wall around the perimeter.

PRESENT CONDITION OF STRUCTURE

General Alignment:

There are no visible signs of bulging, settlement, deflection or other structural distress due expansion or contraction stresses.

RECOMMENDATIONS:

We recommend a periodic cursory inspection, continued maintenance, and repair schedule to insure continued serviceability.

CONCLUSION:

The structure has been in service since the original construction and recently completed a significant balcony restoration project in 2023. The building is performing satisfactorily and there are no current visible structural issues.

Structures in coastal areas are subjected to a highly corrosive environment which requires continued maintenance and experiences more serviceability issues. These issues can be mitigated through the use of a continued preventive maintenance plan. The maintenance schedule currently in practice appears to be effective and prudent and should be continued.

There are no indications of substantial structural deterioration observed, therefore a Phase II Milestone Inspection is not required.

Our conclusion is based solely on our engineering judgement and the areas that were able to be assessed in the Phase I Milestone Inspection.

PHOTOGRAPHS:



Figure 1 – Aerial view of structure



Pic 2 – South elevation



Pic 3 – East elevation



Pic 4 – North elevation



Pic 5 – West elevation



Pic 6 – East stairwell



Pic 7 – Common walkway



Pic 8 – Typical limited access balcony guardrails



Pic 9 – Typical limited access balcony sliding glass doors w/ shutters



Pic 10 – Limited access balconies at the south elevation