

MILESTONE INSPECTIONS IN FLORIDA

What Property Managers and Building Owners Need to Know

Under Sections 553 and 718 of the Florida Statutes, aging residential condominium and cooperative buildings must undergo milestone inspections to help identify substantial structural deterioration and support continued building safety

A Building Requires Milestone Inspection if:

- It's a residential condominium or cooperative building
- Has three habitable stories or more
- **30 years*** in age from the date the building's certificate of occupancy was issued, and then every **10 years after that**.

***25 years** in age if the building is within 3 miles of the coastline.

This Inspection is to determine if the building has sustained "Substantial Structural Deterioration".

Scan the code for more Information about Milestone Inspections in FL



Milestone Inspection Unpacked

Phase 1: Required for every building subject to the milestone inspection law.

After the inspection, clients receive a report that:

- States whether the building passed or whether a Phase 2 inspection is required
- Outlines recommended repairs or next steps
- Includes photos showing the conditions observed
- Is typically delivered faster than a comprehensive condition survey report

Phase 2: Only required if Phase 1 identifies signs of substantial structural deterioration that call for further investigation and more testing.

What should you expect from your engineer?

Your engineer should be professional, communicative, and ethical, with the ability to guide you through the inspection, clearly explain structural concerns, and provide your Phase 1 report without tying it to repair work.

MILESTONE INSPECTION READINESS CHECKLIST

For Property Managers and Building Owners

Gather Key Records/Documents

- ☐ Previous engineering and structural inspection reports
- ☐ Repair and restoration history
- ☐ Waterproofing, concrete, balcony, and façade work records
- ☐ Original drawings, permits, and related documents
- ☐ Maintenance records for structural and exterior elements

Prepare Internally

- ☐ Brief the board, ownership group, and decision-makers
- ☐ Start organizing documents in one shared location
- ☐ Budget for inspection and repairs
- ☐ Plan how unit owners and residents will be informed

Know the Association's Responsibilities

- ☐ Be prepared to respond if the local enforcement agency issues a written notice
- ☐ Notify unit owners within the required timeframe
- ☐ Keep inspection summaries and reports organized for distribution and posting requirements

WHAT TO EXPECT DURING INSPECTION

During the inspection, our team aims to be courteous, efficient, and as non-disruptive as possible. Here is what you can expect:

- 1 to 2 engineers may enter the unit to access the balcony
- The balcony inspection usually takes about 5 to 10 minutes
- Our team may take photos and sound the concrete to check for possible issues
- We work carefully to avoid damage to finishes such as tile and paint
- For easier access, please clear the balcony of personal items and keep blinds or similar coverings open

At **Biller Reinhardt Engineering Group**, we have the knowledge and experience to guide you through the full **Milestone Inspection** process: from **Phase 1** evaluation to **Phase 2** testing and repair support.

855-482-7655

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