Bonaire Village Condominium Association

(Building 4)

Milestone Structural Inspection

14623Bonaire Blvd
Delray Beach, FL

June 12th 2025



For Client Review

Prepared by:

THE FALCON GROUP
Engineering, Architecture & Energy Consultants

5651 Corporate Way #4
West Palm Beach, FL 33407

West Palm Beach Phone: (561) 290-0504
Miami Phone: (305) 663-1970

www.thefalcongroup.us

info@thefalcongroup.us

TABLE OF CONTENTS

1.0 INTRODUCTION 3
2.0 EXECUTIVE SUMMARY 4
3.0 DESCRIPTION OF STRUCTURE 5
3.1 General 5
3.2 Exterior Envelope 5
3.3 Building Framing 5
4.0 QUALIFICATIONS 6
5.0 METHODOLOGY 7
6.0 SCOPE OF INVESTIGATION 8
7.0 MATERIALS REVIEWED 9
8.0 OBSERVATIONS 10
8.1 Structural Support Elements 10
a. Concrete Deficiencies 10
b. CMU Walls 10
c. Rusting 10
3.1 Envelope Cladding 10
a. Stucco Deficiencies 10
b. Paint Coating & Sealant Deficiencies 11
3.2 Railings 11
3.3 Roof and Roof Structures 11
9.0 CONCLUSIONS AND RECOMMENDATIONS 12

For Client Review

1.0 INTRODUCTION

The Falcon Group (Falcon) was retained by the Bonaire Village Condominium Association in Delray Beach, FL (Bonaire Village) to perform necessary Milestone Structural Inspections - Phase One (nondestructive) at the above-referenced property located 14623 Bonaire Blvd in Delray Beach, FL (Building 4) and prepare an Assessment Report with Falcon's findings and recommendations.

The purpose of the visual Milestone Inspections is to render an opinion on the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determine the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component(s) of the building.

This report describes the work performed, Falcon's evaluations and findings, and the associated recommendations based upon such findings. The inspections were performed pursuant to Florida Statutes, Section 553.899 and standard engineering principles. The purpose of such inspections is not to determine if the condition of an existing building is in compliance with the current Florida Building Code or the Fire Safety Code but, rather, is focused on life safety and structural adequacy of the building elements. The budgetary estimates for repairing observed defects are included at the end of this report.

For your reference, the following definitions may clarify the ratings stated in this report:

- Excellent: Recently installed building system or site component with no repair or maintenance required. The full remaining useful life of this system/component is assumed.
- Good: A building system or site component exhibiting evidence of normal aging, and which appears capable of achieving its typical useful life. It may, however, need typical repair or maintenance work.
- Fair: A building system or site component that is approaching the end of its useful life or requires more than normal maintenance and repair to extend its remaining useful life.
- Poor: A building system or site component that is no longer functioning as designed and/or represents a safety concern. Replacement or major repair is recommended in the near term.

The ratings noted above (excellent, good, fair, poor) are determined by comparison to other buildings of similar age and construction type based on our professional experience.

For Client Review

2.0 EXECUTIVE SUMMARY

Based on Falcon's investigation and the information provided within this report, the building is in good condition, exhibiting only expected signs of wear and tear. Importantly, no deficiencies were identified within the structural members that would pose a concern for life safety or compromise the structural integrity of the building. As a result of these findings, the building is deemed safe and sound for occupancy. The current condition of the building does not necessitate any immediate remedial actions by the Association. However, Falcon recommended maintenance measures to ensure the structural soundness and water-tight integrity of the building. Refer to the required and recommended work herein this report in section 9.

For Client Review

3.0 DESCRIPTION OF STRUCTURE

Falcon did not verify the structure for adherence to the drawings; therefore, the actual conditions may be different from the drawings.

3.1 General

The Bonaire Village Condominium Building Four is comprised of a 7-story residential building and is located in Delray Beach, Florida. The building was constructed in 1980 for residential use and continues to serve as such. There is a total of 70 residential units.

3.2 Exterior Envelope

Exterior walls are concrete masonry units (CMU) with painted stucco cladding. Windows and sliding doors are aluminum-framed and impact-rated. Exterior catwalks with aluminum and concrete railings serve unit entries. Stairs are exterior, with elevator access also provided.

3.3 Building Framing

The building framing consists of reinforced concrete slabs at each floor supported by reinforced concrete columns, beams, and shear walls.

For Client Review

4.0 QUALIFICATIONS

Falcon is a full-service Engineering and Architectural Consulting Firm with a primary focus in evaluation of existing facilities/building systems, providing analysis and recommendations, and performing engineering supervision during actual remediation/construction. Falcon has been around for 25 years, and currently has 160 employees across the East coast extending from Florida to New York. Falcon's Florida team consists of Professional Engineers, Licensed Architects, and Building Code and Construction experts. The company has in-house multidisciplinary civil, structural, and mechanical engineers, forensic and design teams, architects, and numerous other professionals with expertise relevant to determination of causation and identification of defects and damage in existing buildings. Falcon's experts have also testified in numerous lawsuits concerning damage to buildings.

The investigations were performed by qualified inspectors of Falcon. Said inspectors hold, at a minimum, a Bachelor's in Science in Civil Engineering, and are qualified by education and experience to act as delegated representatives of the Professional Engineer in charge. Sinisa Kolar of Falcon reviewed all inspection procedures, policies, and reports. Mr. Kolar holds a Master's in Science in Structural Engineering from the University of Belgrade and he is a Licensed Professional Engineer in the State of Florida. Mr. Kolar is also the Principal of The Falcon Group. Mr. Kolar's field of experience is in structural analysis, construction specifications, plan review, project management, cost eliminating, as well as field inspections and construction supervision.

In addition, Mr. Kolar has performed investigations, evaluated causation, and related damages, and provided repair/replacement recommendations for properties throughout South Florida, primarily in Palm Beach, Miami Dade and Broward Counties, for the last 14 years. He is also constantly involved in evaluation of existing structures as it relates to Structural Assessments, Recertifications, as well as damage resulting from age, negligence, human actions, etc.

For Client Review

5.0 METHODOLOGY

In order to determine the findings and formulate the opinions stated in this report, Falcon performed the following:

- Reviewed documentation submitted by the client (see section 7.0) in relation to the structural evaluation.
- Performed visual inspections of the areas of work described below, with the purpose of documenting and assessing the current conditions of the structural elements and identifying signs of damage, distress or failure such as but not limited to cracking, spalling, rust, discoloration, stains, and misalignment.
- Sounding of readily accessible areas (as accessible without scaffolds, ladders, and other equipment) of stucco and concrete elements for the discovery of any hollow areas that would indicate hidden damage, detachment, or voids, to identify deficiencies in the structural components. Sound testing was performed on stucco and concrete surfaces with the aid of metal tools. Sounding encompassed masonry walls, ceilings, and bare concrete floors.
- The findings and recommendations included in this report are based on limited documents evaluated and the information provided and available to Falcon at the time of the review. Falcon makes no guarantee that all possible deficiencies or probable causes of the deficiencies were identified. We reserve the right to modify our findings and recommendations based on any new information as it becomes available.

For Client Review

6.0 SCOPE OF INVESTIGATION

The scope of work included visual, non-invasive inspections of the following elements, where accessible and observable:

1. Exterior façade of the building – stucco, concrete, and masonry.
2. Exterior sealants around the windows, railings, and other wall protrusions.
3. Exterior side of windows and doors (as accessible).
4. Catwalk & catwalk railings
5. Roof & roof structures.
6. Accessible & above-ground Structural Support Elements (exposed columns, beams, shear walls, load-bearing walls, slabs, etc.) at accessible common areas of the building.

For Review



Figure 1 Site Plan with location of the Property – Aerial Photography from Google Earth

7.0 MATERIALS REVIEWED

The following documents were requested and reviewed or not available as noted below:

a) Original Design Drawings

Not available

b) Original Geotechnical Borings and Report
Not available

c) Previous Inspection Reports, Structural Repairs, and/or Modifications
Not available

d) Previous Inspection Reports

Not available

For Client Review

8.0 OBSERVATIONS

8.1 Structural Support Elements

a. Concrete Deficiencies

Falcon observed cracked/spalled concrete in most cases throughout the catwalks of the property. In the areas where concrete/ stucco has already started to detach, **all loose fragments of concrete must be removed until adequate repairs are performed**. Proper repairs should be implemented at the noted locations to prevent further deterioration and to prolong the service life of the structure.

The occurrence of cracks in buildings can be attributed to thermal variations, moisture changes, chemical reaction, creep, foundation movement, and settlement, to name a few. In general, all visible cracks on the building façade should be properly repaired in order to prevent moisture and water intrusion causing future stucco delamination and concrete spalling.

It is expected that concrete elements may deteriorate over time as a result of exposure to the weather. Concrete spalling is the most common type of concrete damage resulting from corrosion of the steel reinforcement (rebar). Corrosion of rebar causes internal stresses in concrete that result in concrete cracking and subsequent detachment of concrete pieces, exposing more rebar to weather and further corrosion. Weather in Florida (wind, salt, and moisture) is extremely harmful to reinforced concrete. Therefore, concrete protection (waterproofing and painting) is essential for the longevity of concrete structures. Typical concrete repairs include the removal of all deteriorated concrete with chipping hammers, removal, and replacement of damaged steel, applying bonding agents to the old concrete, and patching or pouring the area back with special materials.

Falcon found the condition of the concrete elements to be good with localized instances of cracks and concrete spalling, which must be addressed to avoid deterioration of the structural elements.

b. CMU Walls

CMU Walls were not observed during the site inspection.

c. Rusting

Falcon noted areas where there are signs of rusting throughout the property.

3.1 Envelope Cladding

a. Stucco Deficiencies

Falcon sounded readily accessible structural elements (the stucco was tapped with the aid of metal tools to identify de-bonded stucco). Falcon found minor evidence of cracked/detached stucco at some locations on walls.

De-bonded stucco can become a safety hazard and should be addressed during the next painting cycle. In addition, the stucco layer contributes to the watertightness of the building envelope and the deficiencies noted are potential sources of water intrusion.

For Client Review

The hollow sounding of stucco is a sign of de-bonding material. This condition is indicative of loss of adhesion between the stucco and the substrate or could potentially indicate issues with the concrete substrate. Stucco removal and further evaluation might be required. At a minimum, loose and hollow stucco should be removed and replaced.

Stucco cracks are considered symptoms of stress that commonly develops in building elements such as masonry walls, beams, columns, etc. The occurrence of cracks in buildings can also be attributed to thermal variations, moisture changes, chemical reaction, creep, foundation movement, and settlement, to name a few. In general, all visible cracks on the building façade should be properly repaired in order to prevent moisture and water intrusion causing future stucco delamination and concrete spalling. Where cracking exists and stucco surfacing has de-bonded, such stucco area shall be removed and replaced. All of these repairs should be performed in accordance with a Professional Engineer's specifications.

Overall, the stucco cladding appears to be in good condition with localized deficiencies that must be repaired to reduce further deterioration.

b. Paint Coating & Sealant Deficiencies

The inspection of the building façade revealed no major coating deficiencies, other than normal wear and tear. Falcon found the paint coating to be in fair condition. Based on the observations, the paint is deteriorated (building envelope) due to normal wear and tear and exposure to the weather. For maintenance purposes, painting works need to be performed. Sealants should also be repaired in order to keep the buildings watertight.

3.2 Railings

The typical railing system is composed of aluminum members: top rail, bottom rail, posts, and pickets. The guardrail is secured to the catwalks' structure through the posts which are embedded into the concrete slab. Falcon found the railing system not in compliance with the minimum height requirements of 42" from top railing to finished floor and the maximum 4" picket spacing.

Falcon noted in some cases, the railings elements were deteriorated with signs of peeling coatings and signs of rusting.

Overall, the catwalks railing system appears to be in fair condition with deficiencies.

3.3 Roof and Roof Structures

The building's roof is a flat membrane roofing system and appears to be in poor condition. There are signs of water ponding (1-2" deep) spread throughout the roof with poor drainage. The roof perimeter wall is also showing signs of deterioration.

Overall, the roofing system is in poor condition, and roof maintenance should continue to be performed.

For Client Review

9.0 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are based upon and limited by the data provided and the observable conditions.

Based on the information provided above, the building is in good condition, exhibiting only expected signs of wear and tear. Importantly, no deficiencies were identified within the structural members that would pose a concern for life safety or compromise the structural integrity of the building; however, there are safety concerns posed in regard to the railing system found at catwalks. As a result of these findings, the building is deemed safe and sound for occupancy in regards to its structural members. The current condition of the building does necessitate immediate remedial actions by the Association.

As presented in Section 8, Falcon noted some concrete damage, primarily in catwalks, some of the elements exhibited cracks and concrete spalling. Regarding the coating and stucco, there were localized areas with hollow/crack stucco. The building is in good condition, no major signs of deterioration were found.

All detached stucco and concrete must be removed before proper repairs can be completed, since detached stucco/concrete could fall and cause injuries/damage.

For Client Review

Based on our observations, Falcon recommends the following work:

1. **Required work:**

   The Assessment of the property completed by the Falcon Group determined that no immediate structural repairs are necessary for the safety of the building. The building is currently complying with recertification requirements. The property should continue with regular maintenance of the structural and other components to ensure continual safety and stability of the structure.

2. **Recommended work:**

   a. Falcon noted deficiencies on the property that should be repaired as a preventative maintenance. However, these recommendations are not critical to the recertification at this point.

      i. Repair of stucco and concrete defects on the exterior façade, catwalks and stairs. All detached stucco and concrete must be removed until proper repairs can be completed.

      ii. Removal of rust spots and repair of exposed and corroded structural metals. Corrosion of reinforcing steel and other embedded metals in concrete is the leading cause of concrete deterioration and must be addressed to prevent further damage.

      iii. Painting the exterior envelope of the building, once all concrete/stucco/masonry deficiencies have been corrected, as needed.

      iv. Replace/repair all deficient railing elements to ensure their strength and long-term durability.

      v. Replacement of the roof system to ensure its watertight integrity and long-term performance.

Falcon recommends that your building should have an updated inspection performed every 8-10 years. In the event of a hurricane, flood, or other significant disaster upon or around the building, an updated inspection should also be performed.

This report was prepared for the benefit of Bonaire Village Condominium Association Building Four and represents The Falcon Group's Milestone Assessment of existing conditions of the building. It should be noted that Falcon's assessment is based on visual observations and nondestructive investigations, and we have not performed any in-depth structural analysis. The possibility of hidden/latent deficiencies may exist in the covered structural elements of the building.

Falcon has used its best engineering judgment and ability to report the items presented herein, but Falcon cannot guarantee that all past, present, or potential deficiencies or defective conditions have been identified during its limited analysis/investigations. In performing this assignment, the Engineers involved relied upon publicly available information, information provided by the client, and information provided by third parties. Accordingly, the opinions in this report are valid only to the extent that the information provided was accurate and complete. Should new information or additional documentation become available, Falcon reserves the right to amend its opinions and recommendations. No warranty, express or implied, is made as to the findings presented in this report.

As a routine matter, in order to avoid possible misunderstandings, nothing in this report should be construed directly or indirectly as a guarantee of any portion of the structure. Our opinions are based on our education and past experience with similar structures. Falcon did not perform any drawing or

For Client Review

permit review. The information and opinions provided herein and in the evaluation report, were provided to the best of our knowledge and are a result of the information available at the time of the evaluation. Falcon retains the right to amend its opinions in part or entirely should new information become available.

To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of The Bonaire Village Building Four property based upon evaluation of observed conditions, to the extent reasonably possible.

Should you have any questions in reference to this report, please do not hesitate to contact The Falcon Group directly at (305) 663-1970.

Sincerely,

Reviewed by

Sinisa Kolar, P.E.
License No. 77112

Sinisa Kolar, State of Florida, Professional Engineer, License No. 77112

This item has been digitally signed and sealed by Sinisa Kolar 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.

For Client Review

Bonaire Village Condo
14580 Bonaire Boulevard
Delray Beach, FL 33446
Ph: 866-378-1099
Fax:

Please Correct the Following:
Occupant - Unregistered Owner

Inspection Date: **April 28, 2026**

Correction Date: **May 12, 2026**

Comments:
Two unauthorized occupants have been identified in you unit. Please call the office to remedy the violation.

FOTINI PERES
6 CABOT PL STE 10
STOUGHTON MA 02072 USA

April 28, 2026

RE: First Notice of Violation
14623 Bonaire Blvd #701 / Account #: ATUL-0004-0701-01

Dear Fotini Peres:

The Bonaire Village Condo Board of Directors is dedicated to protecting the investments made in your homes, enhancing the appearance of our community, and keeping property values high.

During a recent inspection, the violation indicated above was observed. Please be assured that inspections and enforcement are intended to be constructive in nature. The intent of this letter is simply to bring this violation to your attention so that it may be corrected in a timely manner. To ensure the corrective action has been taken a follow up inspection will be conducted. The Bonaire Village Condo sincerely appreciates your understanding and attention to this matter.

If you are unable to comply with this request or require additional time to make the necessary correction, please contact me in writing with any supporting documentation at the address or fax number listed above, or by e-mail to bonairevillage@fsresidential.com. In order to properly document your response, verbal communication cannot be considered.

Thank you for your immediate attention to this matter.

Sincerely,

On Behalf of the Board of Directors

Kyle Hatakeyama
Property Manager
Bonaire Village Condominium Association, Inc.