

Balcony Inspection Report & Certification

(Per Florida Statutes §509.2112 and FAC 61C-1.002)

1. Cover Page

Property / Establishment Name: FIORE AT THE GARDENS

Address: 100 Myrtlewood Drive, Palm Beach Gardens, FL 33418

Management Contact: Kathy Likowski, Property Manager

Number of Stories: 3 (10 Buildings/ 94 units)

Report Date: 9/20/25

Inspection Date: 7/30/25

Prepared By (Inspector): Andre H. Thomas, P.E. CGC

License No. / Credentials: Professional Engineer #80332 / Certified General Contractor #1528804

2. Purpose & Scope

This report has been prepared in compliance with Florida Statutes §509.2112 and Florida Administrative Code 61C-1.002, which require periodic inspection of balconies, platforms, stairways, and railways for public lodging establishments three stories or more in height.

The scope of inspection included:

- Balconies and platforms
- Railings, guardrails, and handrails

3. Methodology

Inspection Type: Visual Inspection

Equipment Used: Drone and Physical observation

Standards / References: Florida Building Code (latest edition), manufacturer installation standards, engineering best practices.

Limitations: Areas concealed by finishes or inaccessible without removal of materials were not inspected.

4. Findings & Observations

General Condition: A total of 94 total balconies were inspected where 22 balconies require some repair or monitoring and the remaining balconies were in satisfactory condition.

Specific Deficiencies Observed:

Building Number	Unit Number	Condition	Notes
1	1212	4	Corner spalling at post
1	1210	2	Post grout spalling
1	1202	3	Light cracks on the corner edge
2	2212	4	Corner spalling at post
2	2206	2	Mortar missing around railing post
3	3304	3	Long cracks along slab
3	3310	2	Light spalling at posts
4	4302	4	Corner spalling at post
4	4202	2	Light spalling at posts
4	4204	2	Light spalling at posts
4	4306	2	Light spalling at posts
5	5302	3	Light cracks in stucco
6	6202	4	Corner spalling at post
6	6204	4	Corner spalling at post
6	6306	4	Corner broken and posts corrosion *(repaired 8/28/25)
6	6308	3	Light cracking (monitor)
7	7308	2	Concerns with railing post, vegetation growing
8	8206	2	Exposed rebar
8	8310	4	Corner spalling at post
9	9201	2	Exposed rebar *(repaired 8/12/2025)
9	9304	2	Light spalling at posts *(repaired 8/12/2025)
9	9204	2	Exposed rebar at the corner
9	9206	2	Exposed rebar along edge at multiple spots
10	10306	1	Floor covered
10	10206	2	Exposed rebar
10	10308	2	Light spalling at posts

Conditions	
1	No concerns
2	Light Spalling
3	Light Cracking
4	Partial Replacement
5	Urgent

Attach photographs in Appendix A with labels referencing each condition.

5. Evaluation

Based on this inspection, the balconies, platforms, stairways, and railings are:

- ☐ Safe, secure, and free of defects for units given a No. 1 condition
- ☐ Require repair / maintenance as noted above to restore to safe condition for units given a No. 2 – 5 condition.
- ☐ Unit 6306 – Railing damaged due to corrosion, repaired 8/28/25.

6. Recommendations

- For Units designated with a No. 2 shall have the spalled area or exposed rebar coated using an epoxy-based grout.
- For Units designated with a No. 3 shall be inspected every 6 months by a competent person to confirm cracks are dormant. Penetrant Sealant and/or Epoxy Injection may be used to seal cracks that are considered dormant.
- For Units designated with a No. 4 shall be repaired immediately to avoid further damage to the balcony and potentially compromise the integrity of the balcony handrail.
- Additional concern with aluminum railing based on observations at Unit 6306. Heavy corrosion observed to the base of the railing posts where severe section loss compromised the handrail. This particular unit was repaired after the initial observation as an emergency repair. Due to the extent of the corrosion further investigations should be undertaken to confirm the root cause of the section loss.

7. Certification Statement

I hereby certify that I have inspected the balconies, platforms, and railings at the above-referenced property in accordance with Florida Statutes §509.2112. Based on my inspection, the structures are:

☐ Safe, secure, and free of defects for locations not identified on table.

☐ Not safe, defects identified as described in this report for locations identified on table.

8. Inspector's Signature

Inspector Name: Andre H. Thomas, P.E. CGC

License / Credentials: PE80332/CGC1528804

Signature: 

Date: 9/20/25



Digitally
signed by

Andre H
Thomas

Date:

2025.09.24

07:57:00

-04'00'

9. Appendices

Appendix A: Photographs of findings

Appendix B: Location maps or balcony inventory

Appendix C: Repair estimates or maintenance schedule

Filing Requirement: This completed report / certificate must be filed with the Florida Division of Hotels & Restaurants (DBPR) and with the local building / zoning authority.

- Appendix A -

Pictures and Deficiencies



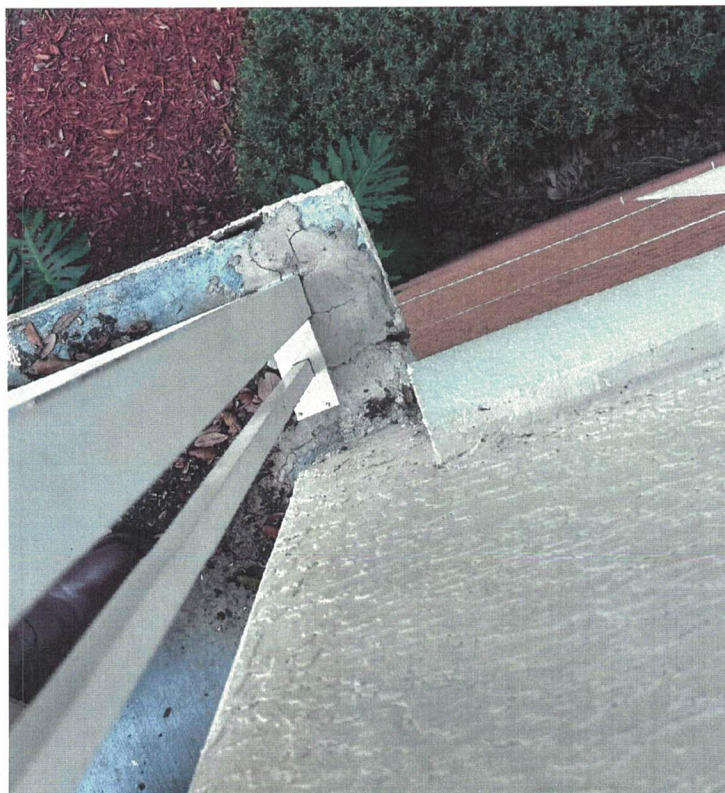
Unit 1212 - Spalling at corner post



Unit 1210 - Grout spalling around base of post



Unit 1202 - Light cracks on the corner edge



Unit 2212 - Spalling at corner post



Unit 2206 - Grout missing at base of post



Unit 3304 - Long cracks along slab



Unit 3310 - Light spalling at base of posts



Unit 4302 - Spalling at corner post



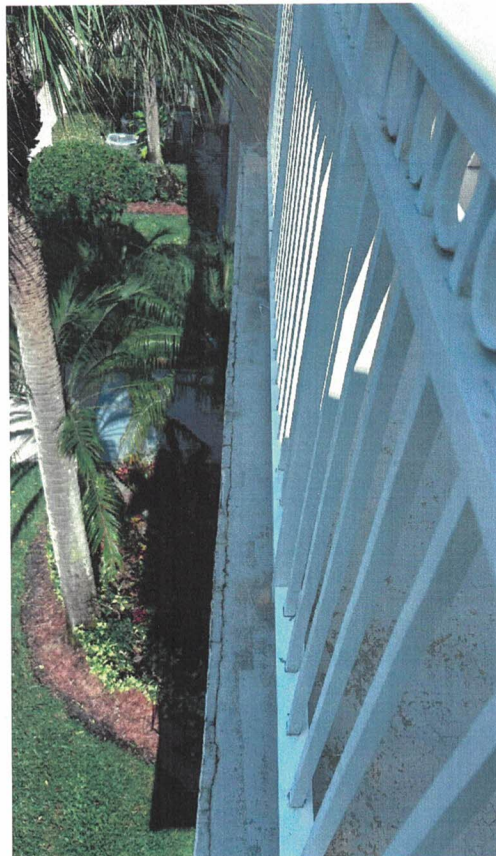
Unit 4202- Light spalling at base of posts



Unit 4204 - Light spalling at base of posts



Unit 4306 - Light spalling at base of posts



Unit 5302 - Light cracks in stucco



Unit 6202 - Spalling at corner post



Unit 6204 - Spalling at corner post



Unit 6308 - Light cracks in balcony slab



Unit 7308 - Vegetation growing out of the post socket



Unit 8206 - Spalling of slab / exposed rebar



Unit 8310 - Spalling at corner post



Unit 9204 - Exposed rebar



Unit 9206 - Exposed rebar



Unit 10206 - Exposed rebar



Unit 10308 - Light spalling at posts

EVERGREEN

TO DONALD ROSS ROAD

MILITARY TRAIL

School Access Road

DWYER H.S.

Wedland Preserve

MORTLEWOOD CIRCLE EAST

MORTLEWOOD CIRCLE WEST

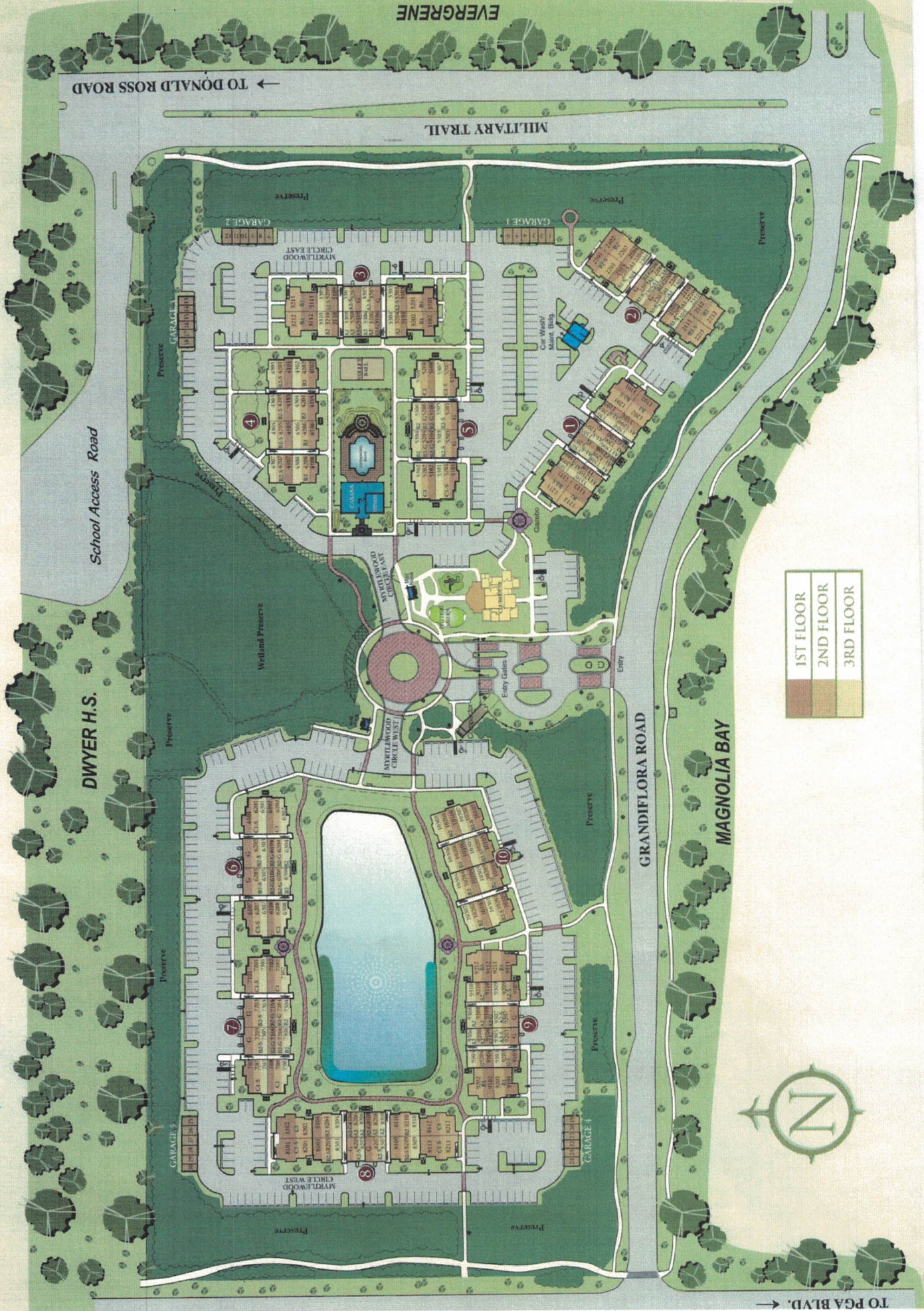
GRANDIFLORA ROAD

MAGNOLIA BAY

1ST FLOOR
2ND FLOOR
3RD FLOOR



TO PGA BLVD.



C

DATA TABLE AND ESTIMATED COST

Building Number	Unit Number	Condition	Notes	Estimated Cost	Est. Expected Lifespan
1	1212	4	Corner spalling at post	\$ 5,000.00	0-1 years
1	1310	1			
1	1210	2	Post grout spalling	\$ 250.00	2-5 years
1	1308	1			
1	1208	1			
1	1306	1			
1	1206	1			
1	1304	1			
1	1204	1			
1	1202	3	Light cracks on the corner edge	\$ 250.00	1-2 years
2	2212	4	Corner spalling at post	\$ 5,000.00	0-1 years
2	2310	1			
2	2210	1			
2	2308	1			
2	2208	1			
2	2306	1			
2	2206	2	Mortar missing around railing post	\$ 250.00	2-5 years
2	2304	1			
2	2204	1			
2	2202	1			
3	3201	1			
3	3202	1			
3	3211	1			
3	3304	3	Long cracks along slab	\$ 750.00	1-2 years
3	3204	1			
3	3206	1			
3	3306	1			
3	3308	1			
3	3208	1			
3	3310	2	Light spalling at posts	\$ 250.00	2-5 years
3	3210	1			
3	3212	1			
4	4302	4	Corner spalling at post	\$ 7,500.00	0-1 years
4	4202	2	Light spalling at posts	\$ 250.00	2-5 years
4	4304	1	Floor covered		
4	4204	2	Light spalling at posts	\$ 750.00	1-2 years
4	4306	2	Light spalling at posts	\$ 250.00	2-5 years
4	4206	1			
4	4308	1			
4	4208	1			
5	5302	3	Light cracks in stucco	\$ 750.00	2-5 years
5	5202	1			
5	5304	1			
5	5204	1			
5	5306	1			
5	5206	1	Floor covered		
5	5308	1			
5	5208	1			
6	6302	1			
6	6202	4	Corner spalling at post	\$ 5,000.00	0-1 years
6	6304	1			
6	6204	4	Corner spalling at post	\$ 5,000.00	0-1 years
6	6306	4*	Corner broken and posts corrosion *(repaired 8/28/25)		
6	6206	1			
6	6308	3	Light cracking (monitor)	\$ 750.00	2-5 years
6	6208	1			

Inspection Date: 7/30/2025

Conditions	
1	No concerns
2	Light Spalling
3	Light Cracking
4	Partial Replacement
5	Urgent

Building Number	Unit Number	Condition	Notes	Estimated Cost	Est. Expected Lifespan
7	7302	1			
7	7202	1			
7	7304	1			
7	7204	1			
7	7306	1			
7	7206	1			
7	7308	2	Concerns with railing post, vegetation growing	\$ 500.00	1-2 years
7	7208	1			
8	8202	1			
8	8304	1			
8	8204	1			
8	8306	1			
8	8206	2	Exposed rebar	\$ 750.00	1-2 years
8	8308	1			
8	8208	1			
8	8310	4	Corner spalling at post	\$ 5,000.00	0-1 years
8	8210	1			
8	8212	1			
9	9202	1			
9	9201	2*	Exposed rebar *(repaired 8/12/2025)	N/A	
9	9211	1			
9	9304	2*	Light spalling at posts *(repaired 8/12/2025)	N/A	
9	9204	2	Exposed rebar at the corner	\$ 300.00	1-2 years
9	9306	1			
9	9206	2	Exposed rebar along edge at multiple spots	\$ 750.00	1-2 years
9	9308	1			
9	9208	1			
9	9310	1			
9	9210	1			
9	9212	1			
10	10302	1			
10	10202	1			
10	10304	1			
10	10204	1			
10	10306	1	Floor covered		
10	10206	2	Exposed rebar	\$ 750.00	1-2 years
10	10308	2	Light spalling at posts	\$ 250.00	2-5 years
10	10208	1			

Conditions	
1	No concerns
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