



August 7, 2017

Osceola County Building Official  
Osceola Building Department  
1 Courthouse Square  
Suite 1100  
Kissimmee, FL 34741

**Reference:**

Sola at Celebration  
1662 Celebration Blvd  
Celebration, FL 34747  
(407) 544-3654

Dear Sir or Madam:

We were requested by the owner of the above referenced property, to visit on August 4, 2017 to observe the as-built conditions of several of the apartment buildings on site. While on site, we were able to observe the interior conditions of two (2) of the six (6) total buildings.

The four (4) story wood framed buildings were reportedly constructed less than two (2) years ago. Recent noticeable deflection of the exterior corner balconies has prompted the removal of interior finishes to examine the existing structural elements of the building. Extreme deterioration of the primary wood structural members has been discovered, which appears to have contributed to the observed deflections of the balconies. Questionable construction methods were also observed at these locations. Temporary shoring of the balcony structures has been installed at these locations to prevent further movement.

Cracked concrete finishes of several of the balconies of the interior units was also observed. An aluminum railing had pulled out of the wall at one (1) location and mold appears to be growing out of the concrete finish at one (1) location. It appears that these interior balconies are also deteriorating at a rapid pace.

Cracking of the concrete finish and sloping of the floor within the breezeway area of one (1) of the buildings was observed. Water damage to roof sheathing was also observed in multiple locations.

We are contacting you to request a life safety inspection be performed at these buildings, as soon as possible, to verify that the current building structures are acceptable for tenant occupancy.

Please contact us if you have any questions or require any additional information.

Very truly yours,

**FOREFRONT ARCHITECTURE + ENGINEERING**

Christopher M. Smith, P.E.  
FL License No. 62605

cc: Southstar Management, LLC



**Project:**

**Project#:** 17-05048

Lot:

Street Address: 1662 Celebration Blvd Celebration,  
FL 34747

**To:** Osceola Building Department  
1 Courthouse Square  
Suite 1100  
Celebration, FL 34747

**Date:** 8/8/2017

**Attention:** Osceola County Building Official

**Sent By:** Anne Fulton

**Delivery:** UPS

***We Transmit: (X one or more)***

☒ Attached ☐ Under Separate Cover Via

***The Following***

☐ Drawings ☐ Shop Drawings ☐ Calculations ☐ Letter ☐ Photos  
☐ Site Observation Report ☐ Site Observation Certificate ☐ Other

Dwg. No	Dwg. Desc.	Rev. No.	Rev. Date	Qty.	Other
1 Page	Engineering Letter			1	Signed & Sealed

**Architect/Engineer of Record: 08/08/2017** Christopher M. Smith P.E.- FL License No. 62605

Date

**Comment:** Provide review of existing conditions and opinion letter as requested on 08/04/17.