



May 30, 2024

**MAYFAIR HOUSE ASSOCIATION, INC.**

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**Subject:** Summary of Report of Engineering Consulting Services  
**MILESTONE INSPECTION – PHASE I SUMMARY**  
Mayfair House Condominium  
3589 South Ocean Boulevard  
Palm Beach, Palm Beach County, Florida 33480  
SOCOTEC Project Number D437-001.01

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Milestone Inspection - Phase I summary letter completed for the subject building. The Mayfair House Condominium has a 9-story mid-rise structure that is located along South Ocean Boulevard in South Palm Beach, Palm Beach County, Florida. The building contains 91-individual residential units plus 42 lanai units and was developed circa 1974.

Material Findings

Following the completion of our phase I milestone inspection for the subject property, we **did not** observe conditions that we considered **substantial structural deterioration**, or pose a threat to the public health, safety, or welfare of the subject property. We reserve the right to amend our opinion should new information be brought to our attention.

Remedial/Preventive Repair Recommendations

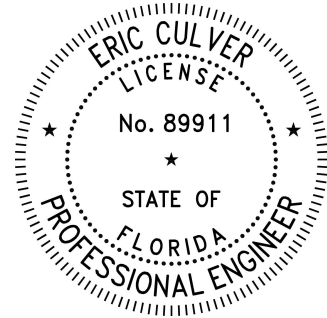
During our phase I inspection we observed the following building components that should be considered for repair/replacement within the near future. Please note that these items are not considered substantial structural deterioration:

- Opened walls from water intrusion in Units 601, 609, 814, & 805.
- Deterioration to interior spaces from water intrusion in Units 501, 701, 714, 812, & PH12.
- Cracks in seawall piers.

- Crinkled metal deck in stairwells.

We appreciate working with you as your engineering consultant. We recommend that you read this report thoroughly and contact us with any questions.

Sincerely,  
**SOCOTEC CONSULTING, INC.**



*Eric Culver*

Connor Malnack  
Project Engineer

Eric Culver, P.E.  
Senior Engineer  
Florida Registration No. 89911

***Note: Please review our full Milestone Inspection Phase I Report which includes the details of our inspection and the known specifics regarding the design and construction of the subject building.***

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