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December 27, 2024

Ms. Jennifer Gay, CMCA - Property Manager  
Beach Cottage I & II Condominium Association of Indian Shores, Inc.  
18400 Gulf Boulevard,  
Indian Shores, FL 33785

Via Email: [jgay@condominiumassociates.com](mailto:jgay@condominiumassociates.com)  
Eric Anderson – [ericbeachcottage@gmail.com](mailto:ericbeachcottage@gmail.com)

**RE: Beach Cottage I & II Condominium Association of Indian Shores, Inc. – Milestone Inspection Report**  
**18400 Gulf Boulevard,**  
**Indian Shores, Florida 33785**  
**KEG File #23RT-0766**

Dear Ms. Gay and Mr. Anderson:

This summary is to provide a brief overview of the items reviewed in the report and to identify any significant structural concerns for ease of reference. The property contained two (2) mid-rise condominium structures built circa 1982. With an estimated age of 42 years with a Florida Building Occupancy Class Residential, Risk Category II. The buildings inspected for this Milestone report are both six-stories tall and appear to be constructed of a combination of conventional reinforced concrete floor slabs, precast planks and filigree slabs, and cast-in-place columns and beams, and in-fill light gauge metal frame walls and concrete masonry unit walls with filled and reinforced corners. The roof systems are constructed out of modified bitumen membranes with aluminum edge flashing installed at all perimeter locations. Building II contains a short parapet wall. The foundations are unknown but reported to be concrete piles. Below are brief qualitative summaries of the primary items reviewed in the report:

Foundation: Good Condition. It was unobservable but no indications of failure or undermining were present during the inspections.

Overall Structure: Good Condition. No substantial structural deterioration was noted.

Bearing Walls and Structural Systems: Good Condition. Many of the bearing systems were located behind interior finishes. The exterior walls did not have any major observable deficiencies. No substantial structural deterioration was noted.

Roof System: Good Condition. No substantial structural deterioration was noted.

Floor System: Good Condition. No substantial structural deterioration was noted. Minor spalling is planned for repairs.

Concrete Beams and Columns: Good Condition. No substantial structural deterioration was noted. Minor spalling is planned for repairs as a portion of a swimming pool project.

Windows, Storefronts and Doors: Good Condition. Maintenance of the perimeter sealants should be maintained during painting of the exterior building. No substantial structural deterioration was noted.

Exterior Coating Systems: Good Condition. Building paint and walkway coating systems should be renewed at the end of service life, which typically is 7 to 10 years.

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Unit Interiors: Good Condition. No signs of structural deterioration were noted.

Stairwells and Doors: Good Condition. No substantial structural deterioration was noted. Cracks at selected pre-cast concrete treads were noted and are planned for replacement.

Each of these evaluations are based on the apparent age of the element. For further information on each of the items identified or maintenance efforts, please refer to the full report.

**Beach Cottages I & II Condominium Association does not appear to have substantial structural deterioration. This report meets the requirements of a Phase 1 inspection.**

**Beach Cottages I & II Condominium Association Inc. does not require an additional intensive Phase 2 inspection.**

Based on the scope of the inspection and for the areas that were able to be assessed, within the reasonable degree of engineering certainty, we have not observed any conditions (except as noted) that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention. KEG recommends that the Association have the building structure reviewed every ten years based on the age of the building and the current Florida Statutes. Our statements referring to the structural integrity of the building are in reference to the original installation. Our statements are not intended to verify compliance with building codes or accepted construction techniques. This report has been prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering.

We trust this information is helpful. Should questions arise, please do not hesitate to call.

Sincerely,

Joshua P Mannix, PE, SI  
Florida Registration #76974  
Tampa Branch Manager  
Karins Engineering Group, Inc.

