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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:

Karins Engineering Group, Inc. (KE) agreed to render professional engineering services in connection with a Milestone Phase 1 Inspection at Beach Cottages I & II (hereinafter called the "Project"), located at **18400 Gulf Boulevard, Indian Shores, FL 33785**, for **Beach Cottage I & II Condominium Association of Indian Shores, Inc.** (hereinafter called the "Client"), on August 26, 2024. Per the signed contract by the Client dated October 4, 2024, KE completed a limited condition observation and evaluation of the current condition in November of 2024, as it relates to the building envelope and related structural components that are readily accessible. KE (*fka*/ KWA Engineers LLC) had previously performed extensive and limited condition surveys of the building and provided reports dated November 2004, April 2012 and March 2020, which listed all recommended structural concrete repairs, light gauge metal wall framing, exterior stucco repairs, masonry screen wall repairs, window replacement, pool deck and parking garage underside repairs, drainage repairs and waterproofing and painting applications needed to professionally restore the building. The Association hired a Florida Licensed General Contractor, WKM Corporation, Inc. to perform all recommended repairs and waterproofing applications recommended in the Condition Survey Report and Project Manual provided in 2005. KE provided construction repair plans and Contract Administration on behalf of the Association during the extensive exterior restoration and waterproofing project that was performed from March 2006 through February 2007. KE/KWA made inspections of work in progress as well as punch list and final inspections of all exterior walls, balconies, common walkways, columns, beams, complete sealant replacement, pedestrian traffic coating system and decorative "Gemstone" finish application, including windows and sliding glass doors replacement throughout both buildings.

In 2009-2010, KE/KWA was hired by the Association to investigate the construction defects that arise from the 2006-2007 restoration project and to provide Expert Witness Services referencing to the Pinellas County Case #08-19867 to address the warranty of multiple items that were previously repaired. Following the litigation proceedings, KE/KWA was then asked to complete a limited survey, provide plans and specifications to properly restore the defects reported in the April 2012 Limited Condition Survey Report. KE/KWA provided a Project Manual for the project in July of 2012. The Association then hired a Licensed General Contractor, R.L. James, Inc. to successfully complete the repairs recommended at all areas listed from September of 2012 to January of 2013. KE/KWA was hired by the Beach Cottage I & II Condominium Association of Indian Shores to perform Contract Administration services and make periodic inspections of the limited repair project while in progress.

In 2019, KE/KWA was hired by the Association to execute another limited condition field assessment of the pool deck and underside parking garage structure. Following the survey, KE/KWA was then asked to provide repair plans and specifications to properly restore the damage listed in the March 2020 Limited Condition Survey Report. KE/KWA provided a Project Manual for the project in May of 2021. The Association hired a Licensed General Contractor, Complete Property Services, to successfully complete the repairs recommended at all areas listed in the March 2020 Limited Condition Survey Report. KE/KWA was hired by the Beach Cottage I & II Condominium Association of Indian Shores to perform Contract Administration services and make periodic threshold inspections of the limited repair project that was performed from November 2021 through January 2022.

On November 18, 2024, KE/KWA made site visit inspections of all stairway interiors, all elevated walkways, selected units, all roofs, all storage rooms, all utility rooms, the pool deck and the parking garage. While onsite KE/KWA also made visual inspections of all exterior sheer walls and balconies from the ground level.

Our observations are intended to identify significant deficiencies, problems, or ongoing maintenance concerns that are visible at the time of our observations; the intent of our review was to ascertain the general condition of these components and to make recommendations for appropriate repair and protection. This includes an inspection of the exterior ground as well as walkways, stairways, and balconies.

The milestone inspection is a structural inspection of a building, including an inspection of accessible load-bearing walls, the primary structural members, and primary structural systems. The inspection's sole purpose is identifying substantial structural deterioration of the building or structure that pose an immediate threat to the life, safety, and welfare of the public per the requirements of **Florida State Statute 553.899 - Mandatory Structural Inspections for Condominium and Cooperative Buildings**. This is particularly the case where potential failure of a critical component is imminent. This structural inspection was for the purpose of determining the current structural condition of the building to the reasonable extent possible that any part, material, or assembly of a building which affects the safety of such building or structure and / or which supports any dead or designed live load may be affected by internal or external elements, components, or forces.

Neither our observations nor this report is intended to address hidden defects, such as: mechanical, electrical, architectural, code compliance, or other areas of the building not specifically mentioned herein. Our investigation was not intended to be exhaustive or to detect deficiencies except as specifically mentioned herein. Due to the limited scope of this investigation, we cannot attest to the structure's compliance with applicable building codes and / or accepted construction techniques, except as noted herein. KE did not attempt to verify the adequacy of the original design or supplant the responsibility of the Engineer of Record.

## EXECUTIVE SUMMARY:

The two residential buildings at Beach Cottage I & II Condominium Association of Indian Shores, Inc. are mid-rise condominium structures situated in Indian Shores, Pinellas County, Florida. Beach Cottage I & II consists of (2) six-story structures with a total of ninety-eight (98) individual dwelling units, (120) elevated balconies, six (6) stair towers, four (4) at Building I and two (2) at Building II, two elevator towers (one per building), ten elevated walkways (5 per building) and an elevated pool deck over a portion of the on-grade parking level. Each structure has five (5) living levels over an under-building on-grade parking garage. The parcel is located to the West side of Gulf Boulevard along Indian Shores facing the Pinellas County Aquatic Preserve (Gulf of Mexico) at the west coast of Pinellas County.



The structures were constructed in 1982 and consist of conventionally reinforced, precast and filigree panels, reinforce cast in place beams and columns, light gauge metal framed and concrete masonry unit exterior walls clad with stucco or siding. The elevator shaft of each building that is positioned in the middle of the structure, opens to a common area walkway on each floor. The two buildings are connected to each other by an aluminum pedestrian bridge located on the first elevated floor and the elevated pool deck. The existing roof of each building consists of a modified bitumen roof system throughout the main roof areas with mansard roofs with vented soffits covered with metal roof panels around the perimeter of each structure. The roof at Beach Cottage II also contains a parapet wall around the edges while Beach Cottage I only has a small curb. Stucco appears to be the typical finish on most of the exterior walls where vinyl siding is not used. The typical finish on the elevated walkways or lobbies is a "Gemstone" system with stone tile pattern. The typical finish on the balconies is the decorative "Gemstone" with tile pattern. Building I has a urethane membrane waterproofing system installed, and Building II has a flexible cementitious waterproofing membrane, both underlying the decorative "Gemstone" finish.

**Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions 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.**

#### **GENERAL INFORMATION:**

KE visited the site on November 18<sup>th</sup>, 2024. During our visit with the on-site Maintenance Director provided escort, and KE personnel observed the following:

- Grounds / Common Areas
  - Sidewalks
  - Landscaping
  - Pool Deck
  - Aluminum Pedestrian Bridge
- Walkways, Stairwells, Electrical Meter Rooms, Storage Rooms, Water Pump Rooms, Trash Chute Rooms, Fire Pump Rooms, Phone and Cable Rooms, Elevator Equipment Rooms, Generator Rooms, and Lobby
- General Overview of the Exterior
- Roofs
- Underbuilding Parking
- Limited Interior and Balcony Observations were conducted at two (2) buildings which the following 32 units were visually inspected:
  - Beach Cottage I
    - 16 Units: 1101 – 1102 – 1103 – 1112 – 1201 – 1205 – 1207 – 1306 – 1307 – 1309 – 1310 – 1404 – 1408 – 1410 – 1509 – 1512.
  - Beach Cottage II
    - 16 Units: 2105 – 2202 – 2203 – 2206 – 2301 – 2302 – 2303 – 2306 – 2401 – 2402 – 2403 – 2404 – 2406 – 2501 – 2502 – 2503.
- In these units, the following building components were observed:
  - Exposed Structural Components and Ceilings



- General Overview of the unit Doors, Windows, Sills, and Shutters
- Balconies, and Balcony Guardrails
- Underbuilding Parking Garage.

Karins site visit was visual only. No destructive testing was undertaken during the tenure of our site visit. Only the Units listed above were entered. At no time did KE move or alter any member or component to access items not visible whether structural or non-structural (drywall over a structural wall was not inspected beyond a visual overview).

Karins did not observe the following:

- Hidden foundations or groundwork
- Hidden structural members covered with finishes.
- Major electrical components or deficiencies beyond corrosion
- Major mechanical components or deficiencies beyond obvious deterioration
- Major plumbing components or deficiencies beyond obvious and present leaks
- Doors and windows beyond visual inspection of sealants and frames
- Inspection of exterior finishes beyond reasonable visual observation

**Original building plans were provided to KE.** Limited attempts to pull public records were made. Some historical or association documents were provided by the client at the time of this report. Previous records from KWA Engineers, LLC. were also used in the making of this report. *An update to this report can be made if further information is provided.*

Karins Engineering (*fka* Kerns-Whitehouse and Associates also *fka* KWA Engineers LLC) has been involved at this property and has been the Engineer of Records and/or the Special Threshold Inspector since 2004 assisting with multiple visual exterior and destructive exterior condition surveys, extensive and limited structural concrete restoration, window replacement, masonry screen wall repairs, light gauge metal framed wall replacement, pool deck and parking garage underside repairs, drainage repairs, waterproofing and maintenance projects.

## REFERENCES AND CONTACTS:

KE had access to the following documents and discussed the making of this report with the following contacts:

### 1) Documents

- KWA/KEG Existing Building Limited Condition Survey and Report dated September 2004 and revised November 2004.
- KEG/KWA Project Manual and structural repair plans for the Extensive Restoration and Waterproofing project and related work at the two buildings dated April 2005 and revised May 2005.
- Contract Administration and Construction Documents provided by KEG/KWA regarding the Extensive Restoration and Waterproofing Project and related work at the two buildings completed by WKM Corporation, Inc. from March 2006 through February 2007.
- KWA/KEG Existing Limited Condition Survey and Report dated April 2012.
- KEG/KWA Project Manual and structural repair plans for the Limited Restoration and Waterproofing of Pool Deck and Parking Garage project and related work dated May 2012 and revised July 2012.



- Contract Administration and Construction Documents provided by KEG/KWA regarding the Limited Restoration and Waterproofing of Pool Deck and Parking Garage Project and related work completed by R.L. James, Inc. from September 2012 through January 2013.
- KWA/KEG Limited Condition Field Assessment and Report dated April 2020.
- KEG/KWA Project Manual and structural repair plans for the Extensive Restoration and Waterproofing project and related work at the two buildings dated May of 2021.
- Contract Administration and Construction Documents provided by KEG/KWA regarding the Limited Restoration Project and related work at the pool deck and parking garage underside completed by Complete Property Services from November 2021 through January 2022.
- Pictures and field notes taken during the common area inspections performed in November 2024 by KEG Staff.
- No other documents were provided to KEG/KWA related to this Milestone Inspection and Report.

2) Contacts

- Eric Anderson – Board President
- Jennifer Gay – Property Manager
- Doug Macke – Maintenance Supervisor



Figure 1: Signage of property.



## LEGAL NOTE:

The newly passed bill, CS/HB 5D creates a statewide building Milestone Inspection requirement for condominiums and cooperative buildings that are three (3) stories or higher in height and thirty (30) years after initial occupancy. For buildings located within three (3) miles of the coast, the requirement is twenty-five (25) years after initial occupancy.

The two buildings Beach Cottage I & II Condominium Association of Indian Shores, Inc. is 6-stories tall and was built circa 1982. Any additional buildings on the property not specifically mentioned here are not required to be part of this report.

The two buildings at Beach Cottage I & II Condominium Association of Indian Shores, Inc. does not appear to have substantial structural deterioration. This report meets the requirements of a Phase 1 inspection. An inspection every 10 years after this initial Phase 1 inspection will be required by statute.

The two buildings at Beach Cottage I & II Condominium Association of Indian Shores, Inc. do not require an additional intensive Phase 2 inspection.

KE is to provide this Phase 1 Milestone Inspection report to the local building official for the City of Indian Shores and the Beach Cottage I & II Condominium Association of Indian Shores, Inc. is to make this report part of the association's official records. Additionally, the Beach Cottage I & II Condominium Association of Indian Shores, Inc. is required to make this report available to all unit owners, as well as any potential purchaser of a unit.

Further to this inspection report, the Buildings I & II at Beach Cottage Condominium Association of Indian Shores, Inc. is to conduct a Structural Integrity Reserve Study every 10 years.





## OPINIONS AND RECOMMENDATIONS:

Based upon our visual observations of the above-listed systems at the Beach Cottage I & II Condominium Association of Indian Shores, Inc, Karins has provided a list of opined recommendations below. These recommendations are further prioritized from important and urgent to non-important and not-urgent categories for the prudent implementation and scheduling by the Beach Cottage I & II Condominium Association of Indian Shores, Inc.

**Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions 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.**

It is our professional opinion that the following course of action should be taken to protect the building in the future:

### Important and Urgent

1. During the inspection, KE observed several damaged concrete stair threads that are a critical safety concern to the residents. It is KE's opinion that these components demand immediate attention, as they compromise the structural integrity of the staircase and significantly increase the risk of slips, trips, and falls. In the high-traffics areas or emergency exit routes, such defects can lead to severe accidents, legal liabilities, and disruptions to daily operations. KE recommends that all damaged concrete be repaired in accordance with ICRI and ACI specifications.
2. KEG discovered an area with a severe pipe leak at the phone and cable room at Beach Cottages II. The Association informed KE that the pipe is scheduled to be replaced in the upcoming weeks following the inspection. KE recommends that all damaged pipes be repaired or replaced in a timely manner to further prevent concrete deterioration in the area due to water ponding.
3. Concrete cracks, delaminated stucco, concrete spalls at panel underside, and spalls at columns with exposed reinforcement were observed at several locations throughout the shared under-building parking garage of both buildings. The concrete damage if not repaired soon, can grow exponentially due to the concrete being exposed to chlorine from the pool water and salt from the nearby beaches that are affecting the structural integrity of the slab. It is recommended that all damaged concrete be repaired in accordance with ICRI and ACI specifications. **These damaged and deteriorated locations are scheduled to be repaired as a portion of the swimming pool equipment room and pool shell/beam project for which bids were received on December 17, 2024, based on a Project Manual prepared by KE.**

### Important Not Urgent

1. The existing flat roof at Beach Cottage I made of modified bitumen appeared to be in very good shape for its age and use. Meanwhile, the existing flat roof at Beach Cottage II appeared to have reached the end of useful life because of the substantial damage to the top protective membrane caused by UV rays degrading the reflectivity or R-Value of the roof. There also have been several water ponding areas throughout both roofs with dirt stains, failed sealant at parapet wall, and other observations. The Association should plan for routine maintenance to clean all the gutters, and internal roof drains as well as removing any exposed metals encountered throughout the roof of Beach Cottage I. Meanwhile, the Association should start planning for complete roof replacement at Beach Cottage II in the near future.
2. KE noted that the current building painting seems to be in fair condition. It is recommended that prior to any new paint/coating application, proper surface preparation, cleaning, and removal of all loose and peeling paint/coatings be performed. Upon completion of the recommended surface preparation, it is also recommended that adhesion tests be conducted to assist in determining the proper coating types, application rates, and thicknesses. It is also



recommended that the entire exterior of the two towers should be sealed then painted with a high build acrylic coating. It is our understanding that the last painting project was approximately 8 years ago. Karins recommends that Beach Cottage I & II be coated every 7 years, therefore the Association should start planning for a building wide coating project in the near future.

3. Stucco cracks, efflorescence, and spalling concrete were noted at selected building's elevations. KE also observed multiple areas where the joint filler/cover at ceiling of several units is failing where the precast panels align together. Recommendations would include removal and replacement of all spalls and cracks to concrete in accordance with ACI and ICRI Guidelines. This work should be completed during the next restoration and painting project.
4. Concrete cracks at slab edges and elevated walkways, deck coating peeling, organic growth at edge of stucco at slab edges, and concrete spalls were noted at elevated walkways and balcony decks. KE also noted failed effort of re-sloping repairs at these areas. It is recommended that all damaged concrete be repaired in accordance with ICRI and ACI specifications. **These damaged and deteriorated locations are scheduled to be repaired as a portion of the swimming pool equipment room and pool shell/beam project for which bids were received on December 17, 2024, based on a Project Manual prepared by KE.**
5. The protective Gemstone coating on the floor deck of the elevated walkways and balconies appears to be approaching the end of useful life with multiple areas of peeling, scratching, and staining. It is recommended that the deck coating be scheduled for replacement based on the Association's SIRS schedule. Prior to applying the new coat of urethane membrane, proper concrete surface preparation, sounding and repairs may be needed to be completed.

#### Urgent Not Important

1. None noted.

#### Not Important Not Urgent

1. During the site visit, KE noted building components went missing or were damaged as a result of Hurricanes Helene and Milton that affected the property. These components vary from existing vinyl siding attached to furring strips on CMU exterior walls at the building's elevations, and soffits at balcony and walkway ceilings. Even though these components are not structurally related to the building, KE recommends that these components be replaced or repaired to further maintain protection to the buildings.
2. KEG discovered several areas of water intrusion or potential framing damage during the visual inspection:
  - Water intrusion in the AC closet and bedroom of Unit #1101
  - Sign of microbial growth on vents of Unit #1101
  - Possible sign of condensation or water intrusion and suspected microbial growth at windows of Unit #2501

As a result, KEG suggests regular maintenance be performed to determine if the issues are a result of window's perimeter sealants and further investigate Unit #1101.





## SUMMARY:

The milestone inspection is a structural inspection of a building, including an inspection of accessible load-bearing walls, the primary structural members, and primary structural systems. The inspection's sole purpose is identifying substantial structural deterioration of the building or structure that pose an immediate threat to the life, safety, and welfare of the public per the requirements of **Florida State Statute 553.899 - Mandatory Structural Inspections for Condominium and Cooperative Buildings**. This is particularly the case where potential failure of a critical component is imminent. This structural inspection was for the purpose of determining the current structural condition of the building to the reasonable extent possible that any part, material, or assembly of a building which affects the safety of such building or structure and / or which supports any dead or designed live load may be affected by internal or external elements, components, or forces.

Areas with Substantial Structural Deterioration that require immediate attention or additional inspection:

1. Several damaged concrete stair threads that are a critical safety concern to the residents. KE recommends that all damaged concrete be repaired in accordance with ICRI and ACI specifications.
2. Area with a severe pipe leak at the phone and cable room at Beach Cottages II. KE recommends that all damaged pipes be repaired or replaced in a timely manner to further prevent concrete deterioration in the area due to water ponding.

At the Board requests, KEG can provide an additional services proposal utilizing the findings and recommendation within this report to produce an Engineered Project Manual. The Project Manual would be the document that can be used to obtain bids from general contractors and ultimately used to obtain necessary permitting documents.

## CONCLUSION:

KE's opinion is that the existing conditions of Beach Cottage I & II Condominium Association of Indian Shores Inc. are good, and any items noted are due to the age and normal wear and tear of the building, failed repairs and not a lack of maintenance. These observations and resulting opinions are based upon construction standards and methods that are considered normal and customary as of the time of this report.

**Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions 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.**

We believe that the most prudent action to be taken would be to continue the maintenance schedule in place while planning to implement our previously listed recommendations based on importance, urgency, and incidence. This would allow time for Beach Cottage I & II Condominium Association of Indian Shores Inc. to appropriately exhaust insurance claims, if any, and reserve capital to satisfy our recommendations. Special Assessments may be required to comprehensively institute our recommendations. Our office would be more than happy to review these avenues and provide Beach Cottage I & II Condominium Association of Indian Shores Inc. with appropriate services.



Due to the limited scope of this investigation, we cannot attest to the structure's full compliance with building codes or accepted construction techniques. Our statements regarding the structural integrity of the building and components at Beach Cottage I & II Condominium Association of Indian Shores Inc. are in reference to the original construction and installation.

This report is 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 contact us at your earliest convenience.

Sincerely,  
**Karins Engineering.**

Joshua P Mannix, PE, SI  
Tampa Branch Manager  
FL Reg. # 76974

**Attachment: *Representative Photos***



## **REPRESENTATIVE PHOTOS**



**Photo #1** – Typical East Elevation of Beach Cottage I.



**Photo #2** – Typical East Elevation of Beach Cottage II.







**Photo #3** – Typical West Elevation of Beach Cottage II.



**Photo #4** – Typical West Elevation of Beach Cottage I.





**Photo #5** – Typical Side Elevation of Beach Cottage I.



**Photo #6** – Typical Side Elevation of Beach Cottage II.







**Photo #7** – Typical Overview of Modified Bitumen Roof Systems with HVAC Units @ Beach Cottage I.



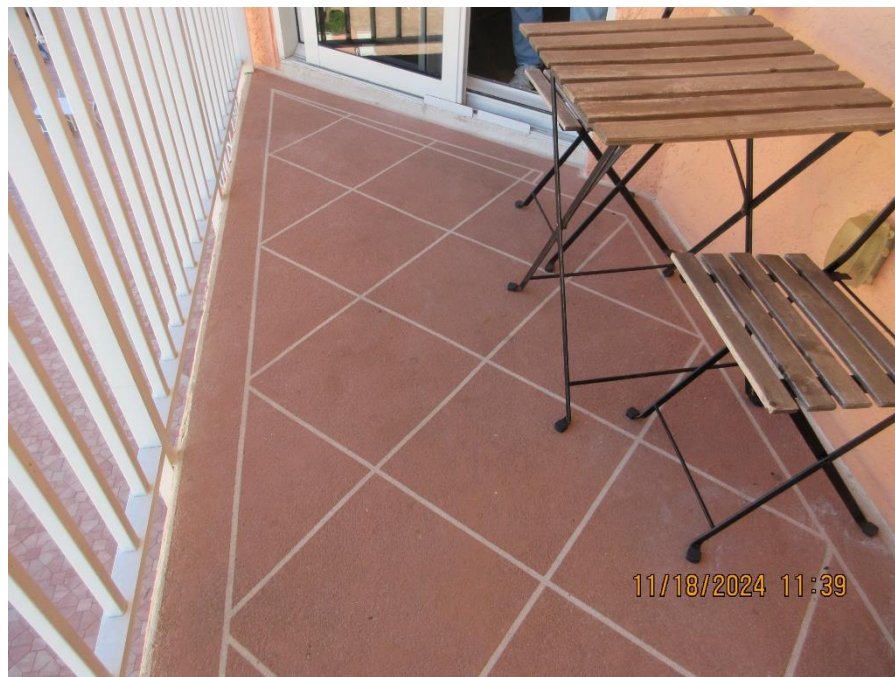
**Photo #8** – Typical Overview of Modified Bitumen Roof Systems with HVAC Units at Beach Cottage II.







**Photo #9** – Typical Code-Compliant Railings at Balconies and Elevated Walkways.  
(42 ½" in height – 3 ½" in picket's spacing).



**Photo #10** – View of Gemstone Deck Coating Finish at Balconies. (TYP)





**Photo #11** – Sealant Bead Around Exterior Window Perimeter at Elevated Walkways in Good Condition. (TYP)



**Photo #12** – Possible Sign of Condensation and Suspected Microbial Growth at Windows of Unit #2501.







**Photo #13** – Crack at Pre-Cast Concrete Window Sill. (TYP.)



**Photo #14** – Deck Coating Finish Peeling at Balcony.





**Photo #15** – Typical Stained Balcony Deck w/ Possible Ponding Area.



**Photo #16** – Sign of Mild Water Ponding on Roof at Building I, Periodic Maintenance Recommended.







**Photo #17** – Cracked Stair Threads (North stair tower 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> + S stair tower 1<sup>st</sup> floor – Building I)



**Photo #18** – Typical Concrete Spall w/ Exposed Reinforcement at Building I Under-building Parking.





**Photo #19** – Concrete Spall with Exposed Reinforcement at Slab Edge of Elevated Balcony, (Building I).



**Photo #20** – Concrete Crack at Beam Under Pool Deck Area - Under Repair.







**Photo #21** – Typical Concrete Spalls at Columns in Under-building Parking Garage.



**Photo #22** – Typical Missing Soffit at Roofs of Both Buildings, damaged during recent hurricanes.





**Photo #23** – Typical Missing Vinyl Siding at Both Building's Elevations, from Recent Hurricanes.



**Photo #24** – Stained Deck Coating (1<sup>st</sup> Floor - Building II)







**Photo #25** – Delaminated and Cracked Stucco at 1<sup>st</sup> Floor at Pool Deck. (W Elevation - Building II)



**Photo #26** – Typical Transition Between Precast Panels at Unit Interior - Beach Cottage II.

