



ELEVATED

Engineering Services, LLC

MILESTONE INSPECTION REPORT

GULF SHORES CONDOMINIUMS

18650 GULF BOULEVARD
INDIAN SHORES, FL 33785

ISSUE DATE:
10/30/24

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GENERAL BUILDING AND OBSERVATION INFORMATION

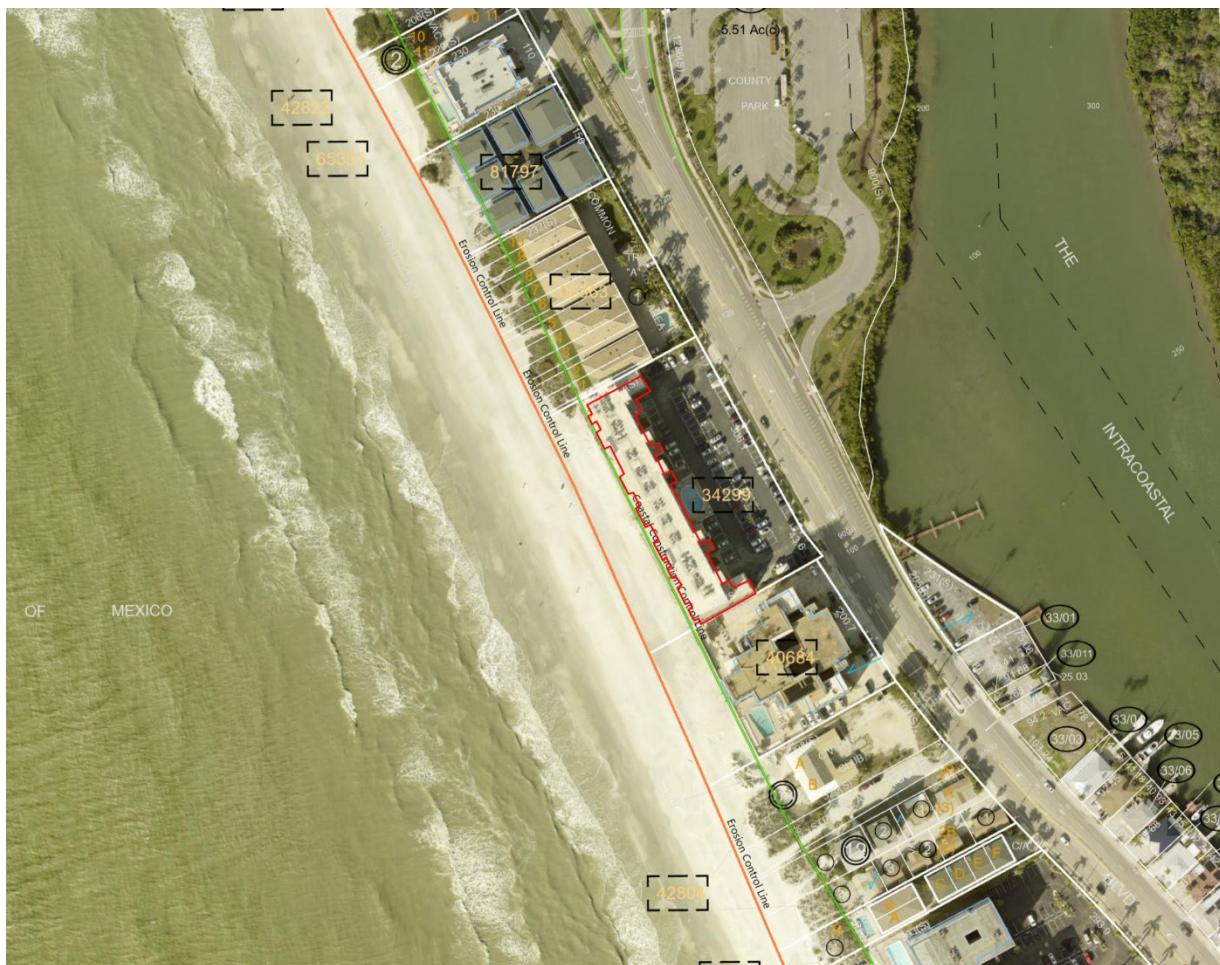


GENERAL BUILDING AND OBSERVATION INFORMATION

1.0 BUILDING INFORMATION

Building Owner Name: Gulf Shores Condominium Association, Inc.
Building Street Address: 18650 Gulf Boulevard, Indian Shores, FL 33785
Building Height: Seven Stories
Year Built: 1974 (As per Pinellas County Property Appraisers Website)

Building Location:



Building Description:

Elevated Engineering was not provided with any structural or architectural building plans of the subject structure. Therefore, onsite observations of the structure and knowledge of similar construction were relied upon for the information within this report.



Gulf Shores Condominiums
Milestone Inspection Report

Gulf Shores Condominiums is composed of a seven (7) story structure with condominium units on the 1st through 7th floor levels. There are a reported total of 98 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

Building History:

Gulf Shores Condominium recently underwent a Building Restoration Project, which was completed by Dixie Construction Services, Inc., in August 2024 under Permit #23IS-00020. Elevated Engineering was the engineer of record and provided threshold inspection services throughout the project. The Building Restoration Project included exterior building painting, waterproofing of all exterior elevated walkways and exterior elevated balconies, removal/replacement of all existing aluminum guardrails on all exterior elevated walkways, balconies, 1st floor sundeck and pool, reinforced concrete repair, and stucco repair. For full scope of work refer to Elevated Engineer's Project Manual dated November 11, 2021, along with Addendum 2 dated April 12, 2022, and permit documents dated January 16, 2023 (Please note additional scope of work items were added during the construction process and are included within change orders provided by Dixie Construction Services, Inc. and Threshold Inspection Reports provided by Elevated Engineering).



2.0 MILESTONE INSPECTION DETAILS

Milestone Inspector Details

Company Performing Milestone Inspection: Elevated Engineering Services, LLC
Address: 3306 West Knights Avenue, Tampa, FL 33611
Florida Certificate of Authorization #: CA 31855
Phone: (727) 265-2070
Email: info@elevatedeng.com
Website: www.elevatedeng.com

Engineer('s) Performing Milestone Inspection: Daniel R. Sapp, PE, SI
FL PE # 86452

Florida Statute Utilized SB 4-D Building Safety Bill, which became effective on May 26, 2022
creating s. 553.899
Type of Inspection: Phase 1 Milestone Inspection
Date(s) of Inspection: September 9, 2024 and October 29, 2024
Date of Report: October 30, 2024

Building Elements Inspected

Building Exterior Envelope: A visual observation of the exterior elevations of the structure including 1st floor sundeck was performed on all sides from the ground without the use of any special access equipment.

Exterior Walkways: A visual observation of seven (7) of seven (7) exterior walkways was performed.

Stairways: A visual observation of three (3) of three (3) stairways was performed.

Exterior Balconies: A visual observation of twenty-six (26) of eight-four (84) individual unit's exterior balconies was performed.

Interiors of Individual Units and Common Areas: A visual observation of the interiors of thirty-two (32) of ninety-eight (98) individual unit interiors, and interior common areas was performed.

Excluded Building Elements: Mechanical Systems, Electrical Systems, Fire Systems, Elevators, Plumbing and Drainage Systems, and general property or structures not related to the building itself.



3.0 MILESTONE INSPECTION DEFINITIONS

“Milestone inspection” (as per SB 4-D 2022) means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in S.627.706, by a licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code.

“Substantial structural deterioration” (as per SB 4-D 2022) means substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

“Phase 1” (as per SB 4-D 2022): For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph (b), is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).

“Phase 2” (as per SB 4-D 2022): A phase two milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector’s direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).



“Dangerous” (as per 2022 Florida Building Code, Building, 7th Edition) means any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

- 1.The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.
- 2.There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

“Unsafe” (as per 2022 Florida Building Code, Existing Building, 7th Edition) means: Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual members meet the definition of “Dangerous,” or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

4.0 MILESTONE INSPECTION LIMITATIONS

This report represents the condition at the time of inspection. Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability this report represents an accurate appraisal of the present condition based upon careful evaluation of observed conditions, to the extent reasonably possible.

The Milestone Inspection and Milestone Report was created as Elevated Engineering understands the requirements of SB 4-D at the time of this report. It is possible that changes and clarifications from governing bodies on both a local and state level may occur. As such, Elevated Engineering reserves the right to issue clarification and addendums to this report as required.

END OF SECTION



BUILDING EXTERIOR ENVELOPE

OBSERVATIONS AND RECOMMENDATIONS



BUILDING EXTERIOR ENVELOPE OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Milestone Inspection: Phase 1

Method of Observation: A visual observation of the exterior elevations of the structure was performed on all sides from the ground without the use of any special access equipment. Visual observation of the exterior elevations also included the 1st floor sundeck along the west elevation of the building exterior.

Construction Type: Gulf Shores Condominiums is composed of a seven (7) story structure with condominium units on the 1st through 7th floor levels. There are a reported total of 98 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.



Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.

4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The exterior building elevations are shown in Figures E-1 through Figure E-4.
- The windows and doors appear to be a mix of various of different types and ages with portions likely original to the building that were reported to be owned and maintained by the individual unit owners. Elevated Engineering cannot comment on the effectiveness of the windows and doors as they are owned by the individual owners and there are so many different types. The age and current effectiveness of individual windows is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore no comments on individual windows and doors are made within this report.
- No significant exterior building exterior wall cracks were observed.
- No significant exterior building exterior wall stucco delamination was observed.
- The roof appears to be constructed of cast-in-place reinforced concrete elevated slabs on the main seven story tower structure and timber framed on the four-story structures on the north and south ends of tower structure. The roof covering appears to be a coated modified bitumen type roofing system throughout the roof areas (Figures E-5 through Figure E-7). The age and effectiveness of the roof covering is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore no comments on the current effectiveness of the roof covering.
- Architectural arches are constructed along the roof level and appear to be composed of cast-in-place reinforced concrete slabs and columns. The top surfaces of the concrete slabs are finished with a waterproofing membrane system (Refer to Figure E-8 and Figure E-9).
- The 1st floor sundeck appears to be constructed of cast-in-place reinforced concrete slabs with the majority of slabs on grade with portions elevated/cantilevered (Refer to Figure E-10).
- The 1st floor sundeck guardrails are fully welded aluminum guardrails finished with a Kynar coating (Refer to Figure E-11). Guardrails have core mounted post connections and are designed to be at least 42 inches high and resist a 4-inch diameter sphere per current building code requirements (Refer to Figure E-12 and Figure E-13).
- Areas of concrete damage were observed along the 1st floor sundeck slab following recent storm surge event during Hurricane Helene (Refer to Figure E-14 and Figure E-15).



Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior building paint coating. While not required by the building code, “best practices” for longevity of exterior building paint coatings is recommended to be recoated every 7 years.
- Regular maintenance of the roofing system. Please note maintenance of roofing systems is typically dependent on the age and effectiveness of the roofing system, which is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore no comments on the recommended maintenance of the roofing system is included.
- Regular maintenance of the 1st floor sundeck guardrail Kynar finishes. Maintenance of guardrail finishes are dependent on guardrail coating product manufacturer's specifications/recommendations.
- Repair existing areas of concrete damaged during Hurricane Helene along concrete slab surfaces of the 1st floor sundeck.



Gulf Shores Condominiums
Milestone Inspection Report



Figure E- 1



Figure E- 2



Gulf Shores Condominiums
Milestone Inspection Report

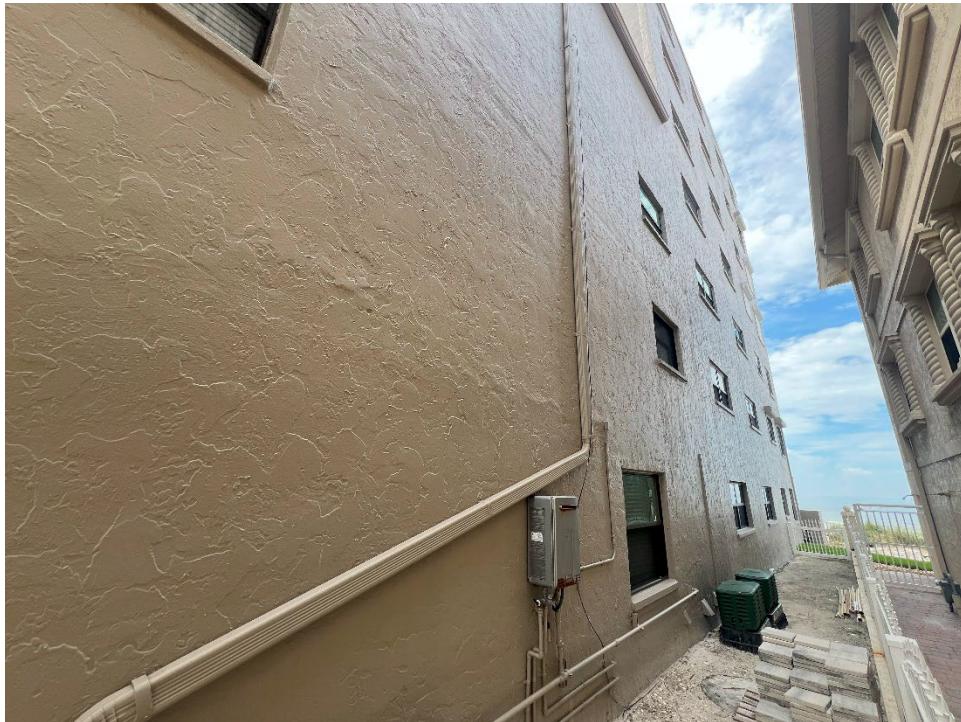


Figure E- 3



Figure E- 4



Gulf Shores Condominiums
Milestone Inspection Report



Figure E- 5



Figure E- 6



Gulf Shores Condominiums
Milestone Inspection Report

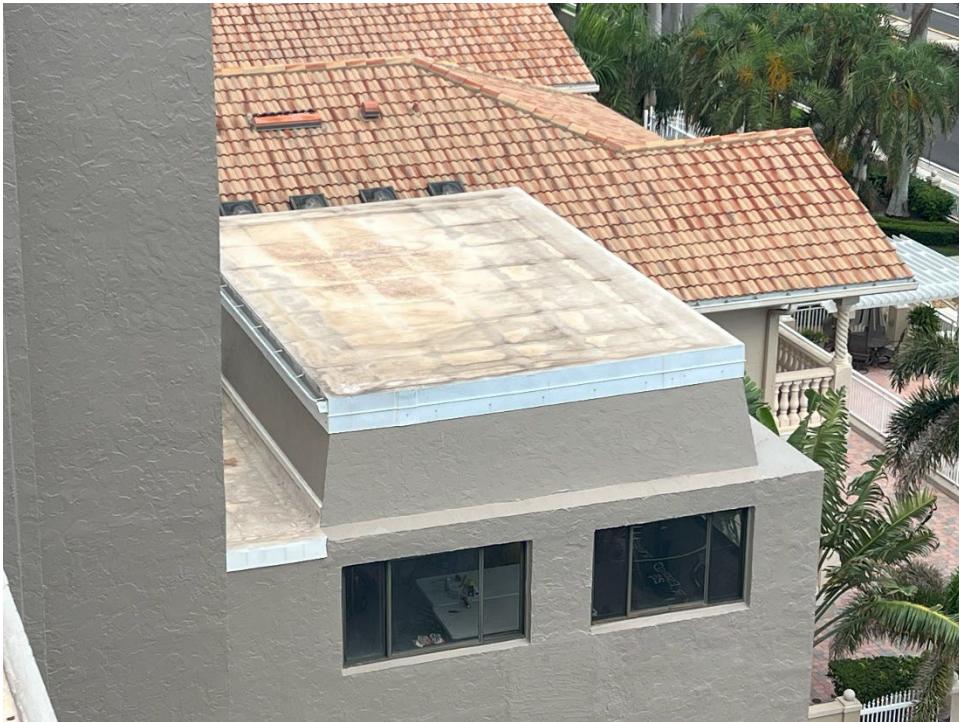


Figure E- 7



Figure E- 8



Gulf Shores Condominiums
Milestone Inspection Report



Figure E- 9



Figure E- 10



Gulf Shores Condominiums
Milestone Inspection Report

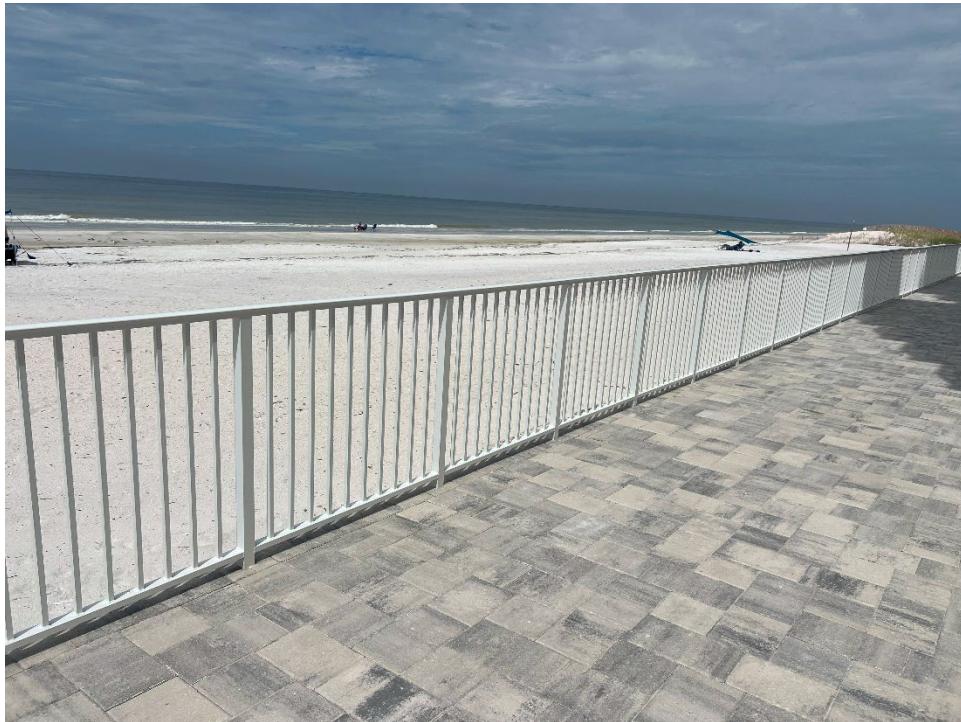


Figure E- 11



Figure E- 12



Gulf Shores Condominiums
Milestone Inspection Report



Figure E- 13



Figure E- 14



Gulf Shores Condominiums
Milestone Inspection Report

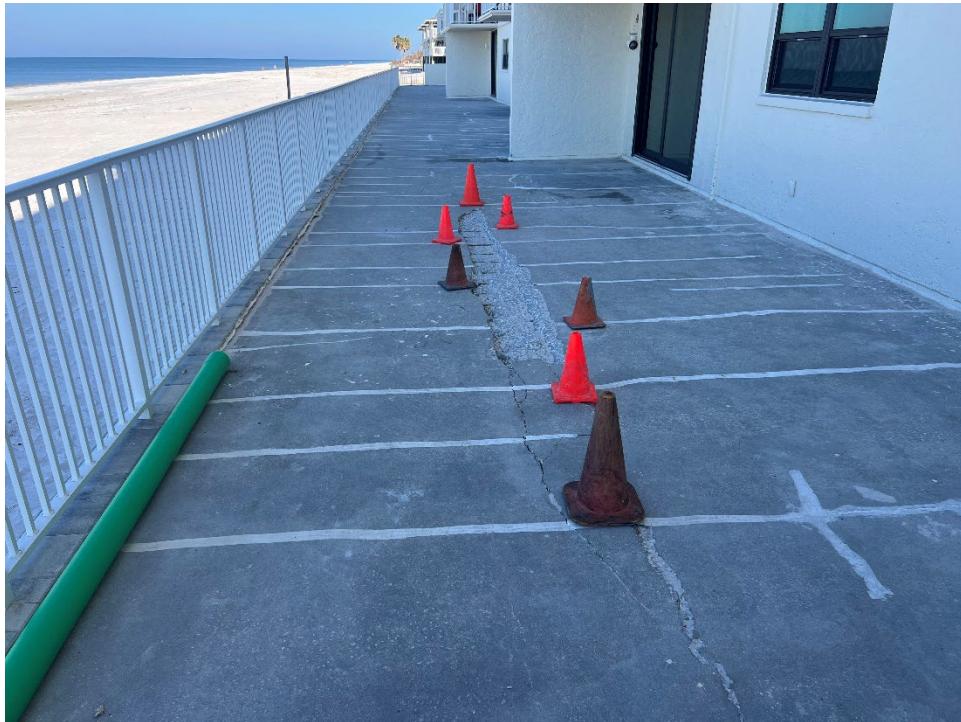


Figure E- 15

END OF SECTION



EXTERIOR WALKWAY

OBSERVATIONS AND RECOMMENDATIONS



EXTERIOR WALKWAY OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Inspection: Phase 1

Method of Observation: A visual observation of all seven exterior walkways was performed.

Construction Type: Gulf Shores Condominiums is composed of a seven (7) story structure with condominium units on the 1st through 7th floor levels. There are a reported total of 98 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior walkway observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior walkway observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior walkway observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior walkway observations.



4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The exterior walkways appear to be constructed of cast-in-place reinforced concrete elevated slabs and cast-in-place reinforced concrete slabs on grade (Refer to Figure W-1).
- The exterior walkway floor surfaces are finished with waterproofing membrane system topped with a decorative coating along the walking surfaces of the elevated walkways and cementitious pavers along the walking surfaces of the ground level walkway (Refer to Figure W-2 and Figure W-3).
- Guardrails are fully welded aluminum guardrails finished with a Kynar coating and core mounted post connections (Refer to Figure W-4). Guardrails are designed to be at least 42 inches high and resist a 4-inch diameter sphere per current building code requirements (Refer to Figure W-5 and Figure W-6).

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior elevated walkway floor finishes. Maintenance of floor finishes are dependent on floor coating product manufacturer's specifications/recommendations. Elevated Engineering understands the elevated walkway floor surfaces are currently finished with a waterproofing membrane system topped with a decorative coating. This system is not required by the building code but is "best practices" for longevity of the exterior elevated floor surfaces and would recommend reevaluating the condition of the existing waterproofing membrane system prior to the next exterior building painting project, which is recommended every 7 years.
- Regular maintenance of the exterior walkway guardrail Kynar finishes. Maintenance of guardrail finishes are dependent on guardrail coating product manufacturer's specifications/recommendations.
- Regular maintenance of the 1st floor paver floor finishes. Maintenance of floor finishes are dependent on floor coating product manufacturer's specifications/recommendations.



Gulf Shores Condominiums
Milestone Inspection Report



Figure W- 1

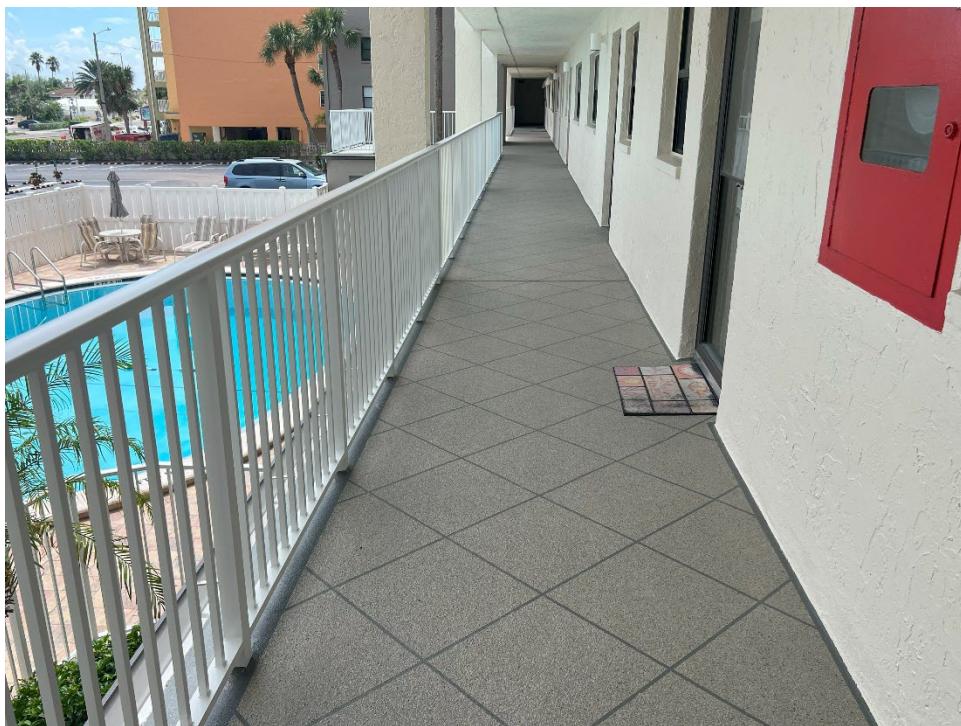


Figure W- 2



Gulf Shores Condominiums
Milestone Inspection Report



Figure W- 3

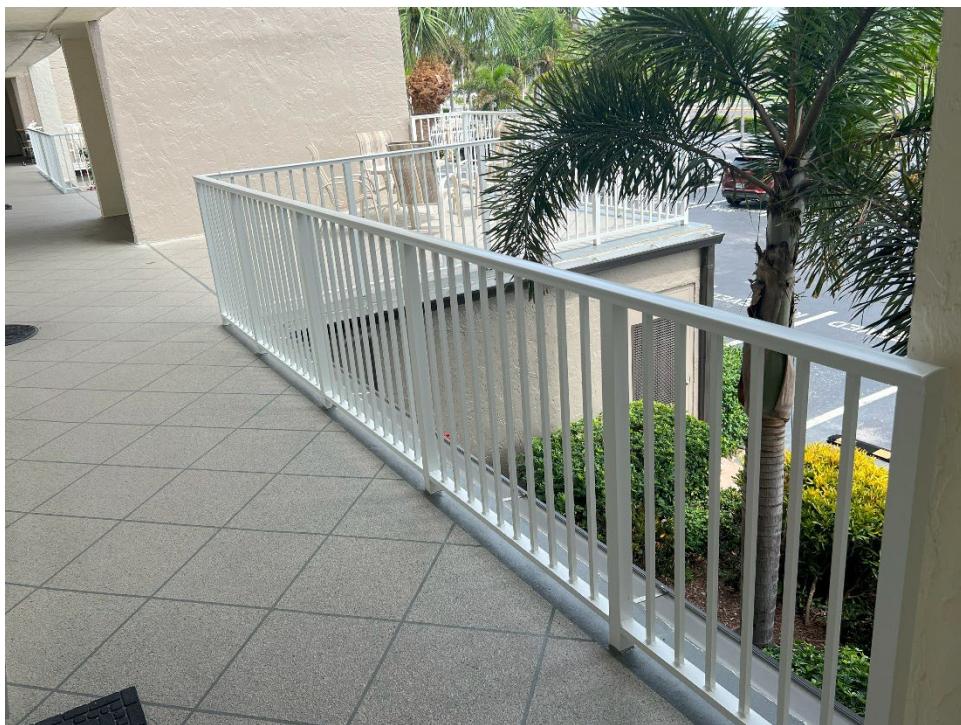


Figure W- 4



Gulf Shores Condominiums
Milestone Inspection Report



Figure W- 5



Figure W- 6

END OF SECTION



STAIRWAY

OBSERVATIONS AND RECOMMENDATIONS



STAIRWAY OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Inspection: Phase 1

Method of Observation: A visual observation of all three (3) exterior stairways was performed.

Construction Type: Gulf Shores Condominiums is composed of a seven (7) story structure with condominium units on the 1st through 7th floor levels. There are a reported total of 98 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building stairway observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building stairway observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building stairway observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building stairway observations.



4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The stairways appear to be constructed of pre-cast reinforced concrete treads and concrete filled metal pan intermediate landings supported by structural steel framing components attached to the exterior walls. Exterior walls appear to be composed of cast-in-place reinforced concrete columns and beams with concrete masonry unit (CMU) infill walls (Refer to Figure S-1 through S-5).
- The stairway structural steel framing components are finished with an exterior paint coating.
- The stairway floor surfaces appear to be finished with a decorative floor coating (Refer to Figure S-6 and Figure S-7).
- The stairway guardrails appear to be welded metal type guardrail finished with exterior paint coatings (Refer to Figure S-8). Guardrails are welded direction to metal stairway framing components. Guardrails are designed to be 35 to 36 inches high with a 12 to 13 inch clear spacing (Refer to Figure S-9).
- No significant exterior stairway cracks were observed.
- No significant exterior stairway stucco delamination was observed.

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior paint coatings on metal guardrails/handrails and structural steel framing components including treating areas of surface corrosion. While not required by the building code, “best practices” for longevity of exterior building paint coatings is recommended to be recoated every 7 years.
- Regular maintenance of the stairway decorative coating finishes along the stair risers and landings. Maintenance of floor finishes are dependent on floor coating product manufacturer’s specifications/recommendations.



Gulf Shores Condominiums
Milestone Inspection Report



Figure S- 1



Figure S- 2



Gulf Shores Condominiums
Milestone Inspection Report



Figure S- 3

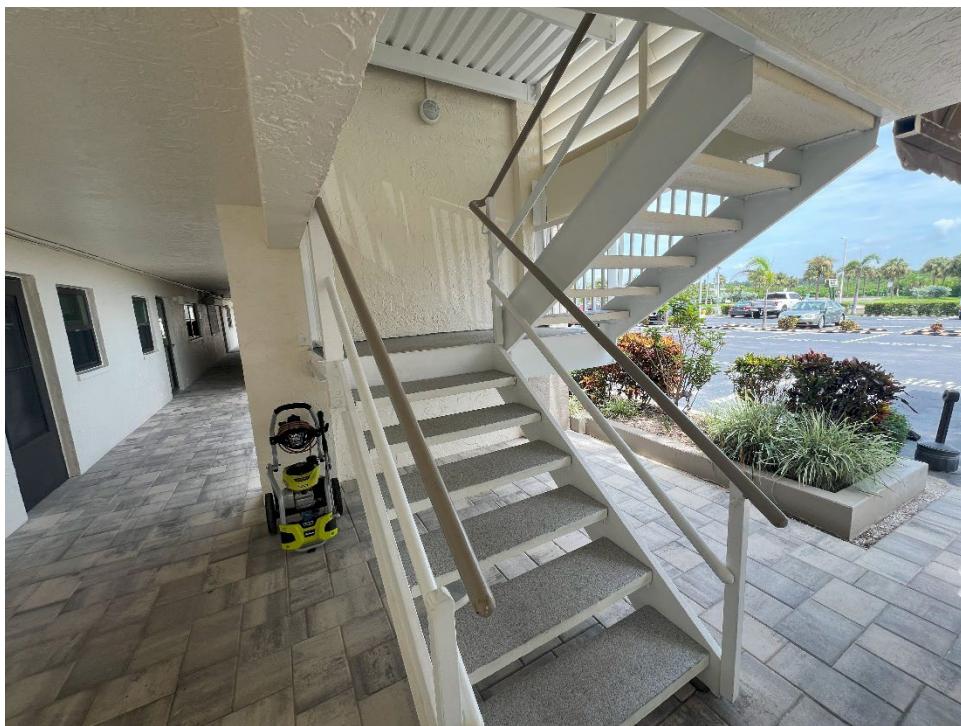


Figure S- 4



Gulf Shores Condominiums
Milestone Inspection Report



Figure S- 5

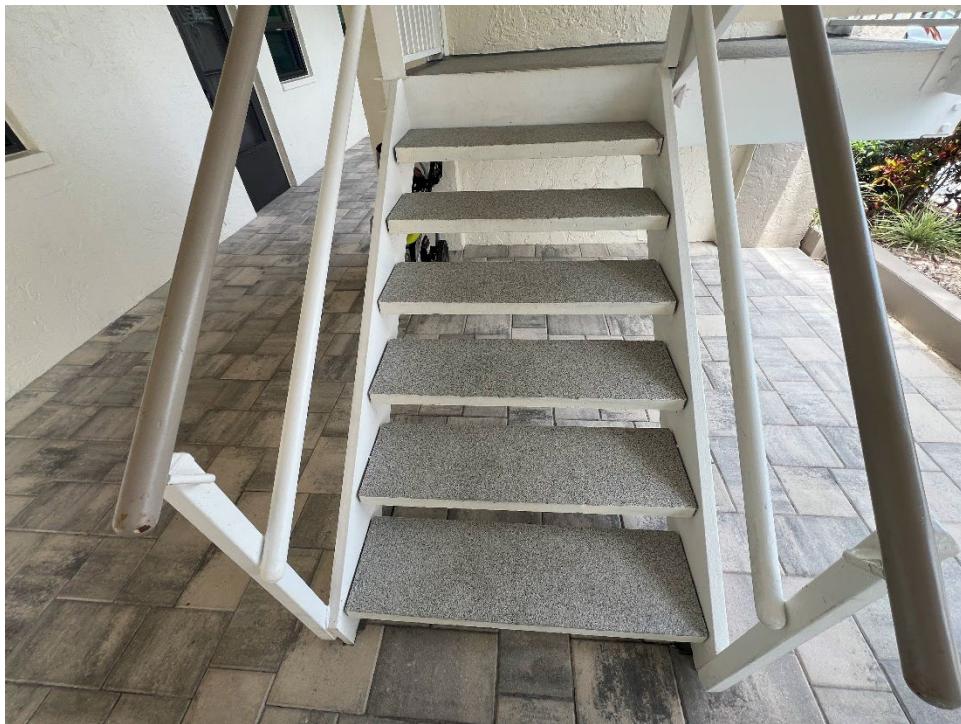


Figure S- 6



Gulf Shores Condominiums
Milestone Inspection Report

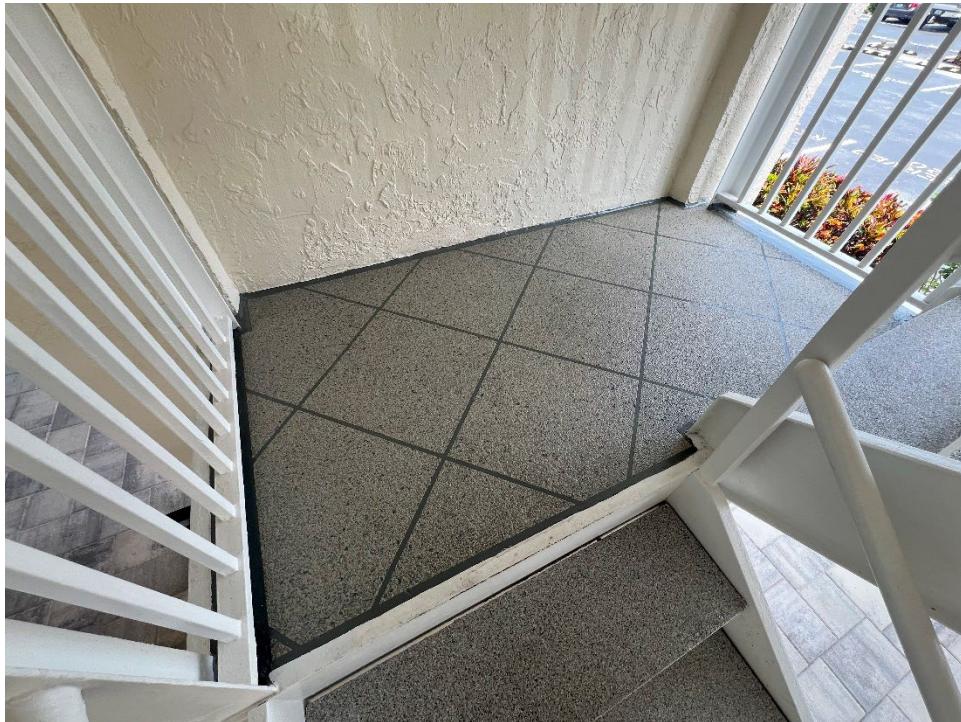


Figure S- 7

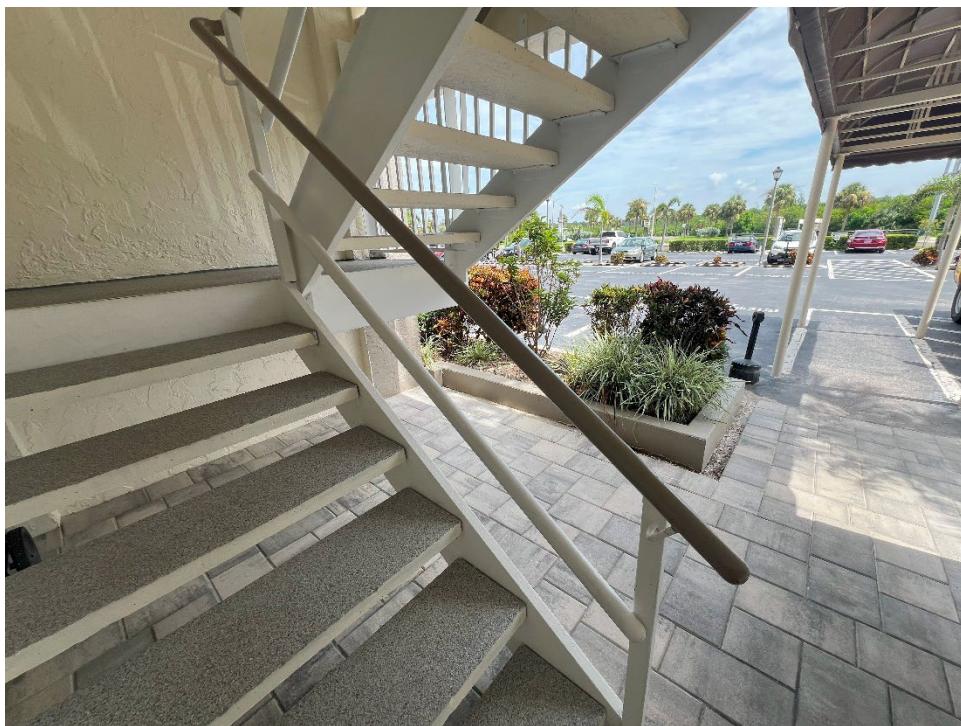


Figure S- 8



Gulf Shores Condominiums
Milestone Inspection Report



Figure S- 9

END OF SECTION



EXTERIOR BALCONIES

OBSERVATIONS AND RECOMMENDATIONS



EXTERIOR BALCONIES OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Inspection: Phase 1

Method of Observation: A visual observation of twenty-six (26) of eighty-four (84) individual unit exterior balconies was performed. Unit balconies included 710, 708, 703, 702, 614, 610, 605, 602, 601, 507, 408, 407, 404, 403, 316, 309, 306, 305, 304, 303, 301, 210, 205, 204, 202, and 201.

Construction Type: Gulf Shores Condominiums is composed of a seven (7) story structure with condominium units on the 1st through 7th floor levels. There are a reported total of 98 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior balcony observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior balcony observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior balcony observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior balcony observations.



4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The exterior balconies appear to be constructed of cast-in-place reinforced concrete elevated slabs (Refer to Figure B-1).
- The exterior elevated balcony floor surfaces are finished with a waterproofing membrane system topped with a decorative coating (Refer to Figure B-2).
- The balcony guardrails are fully welded aluminum guardrails finished with a Kynar coating (Refer to Figure B-3). Guardrails have core mounted post connections and are designed to be at least 42 inches high and resist a 4-inch diameter sphere per current building code requirements (Refer to Figure B-4 and Figure B-5).

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior elevated balcony floor finishes. Maintenance of floor finishes are dependent on floor coating product manufacturer's specifications/recommendations. Elevated Engineering understands the elevated balcony floor surfaces are currently finished with a waterproofing membrane system topped with a decorative coating. This system is not required by the building code but is "best practices" for longevity of the exterior elevated floor surfaces and would recommend reevaluating the condition of the existing waterproofing membrane system prior to the next exterior building painting project, which is recommended every 7 years.
- Regular maintenance of the exterior balcony guardrail Kynar finishes. Maintenance of guardrail finishes are dependent on guardrail coating product manufacturer's specifications/recommendations.



Gulf Shores Condominiums
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Figure B- 1

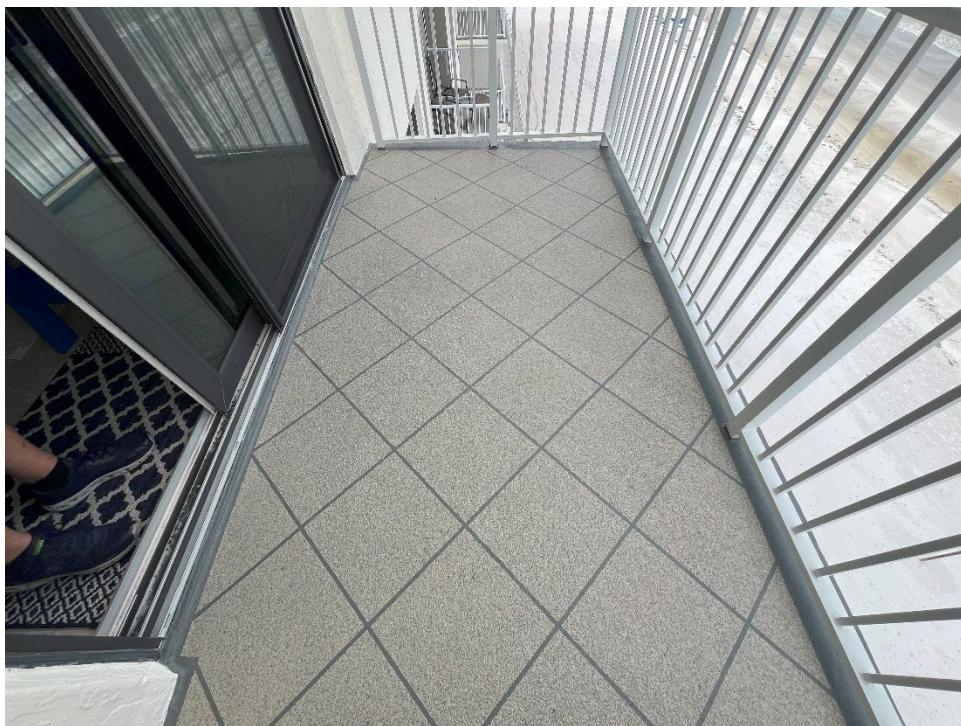


Figure B- 2



Gulf Shores Condominiums
Milestone Inspection Report



Figure B- 3



Figure B- 4



Gulf Shores Condominiums
Milestone Inspection Report



Figure B- 5

END OF SECTION



INTERIORS OF INDIVIDUAL UNITS AND COMMON AREAS

OBSERVATIONS AND RECOMMENDATIONS



INTERIORS OF INDIVIDUAL UNITS AND COMMON AREAS OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Inspection: Phase 1

Method of Observation: A visual observation of thirty-two (32) of ninety-eight (98) individual unit interiors, storage rooms, and interior common areas was performed. Unit interiors included 710, 708, 703, 702, 614, 610, 605, 602, 601, 507, 408, 407, 404, 403, 316, 309, 306, 305, 304, 303, 301, 210, 205, 204, 202, 201, 114, 107, 106, 105, 103, and 101. Common areas included electrical rooms, mechanical rooms, storage rooms, pool rooms, and meeting rooms.

Construction Type: Gulf Shores Condominiums is composed of a seven (7) story structure with condominium units on the 1st through 7th floor levels. There are a reported total of 98 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.



Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.

4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The individual unit interiors and common areas appear to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns and beams, CMU infill exterior walls, and light gauge metal framed and CMU interior walls.
- Typical individual unit interiors areas shown in Figure U-1 through Figure U-6.
- Interior wall and ceiling surfaces appear to be covered with drywall and interior finishes.
- Interior floor surfaces are finished with a variety of floor finishes (carpet, tile, vinyl, etc.).
- The electrical rooms, mechanical rooms, storage rooms, pool rooms, and meeting rooms are shown in Figure U-7 through Figure U-18.
- Localized concrete floor slab spall with exposed rusting reinforcement was observed along the interior of the sliding glass door opening at Unit 610 (Refer to Figure U-19).
- Damaged storefront windows and doors of clubroom and sliding glass doors of individual units along the 1st floor west sundeck were observed following recent storm surge event during Hurricane Helene (Refer to Figure U-20).

Less than Substantial Structural Deterioration Damage Recommendations

- Repair existing areas of unsound concrete and concrete spalls along concrete slab surfaces at Unit 610. Currently this condition does not appear to represent a serious structural condition, however, concrete spalls need to be addressed as once concrete spalling starts the rate of additional corrosion increases rapidly, which leads to further concrete deterioration, which may develop into a more serious structural condition.
- Repair and/or replace storefront windows and doors of the clubroom and sliding glass doors of individual units damaged during Hurricane Helene.



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Figure U- 1



Figure U- 2



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Figure U- 3



Figure U- 4



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Figure U- 5



Figure U- 6



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Figure U- 7

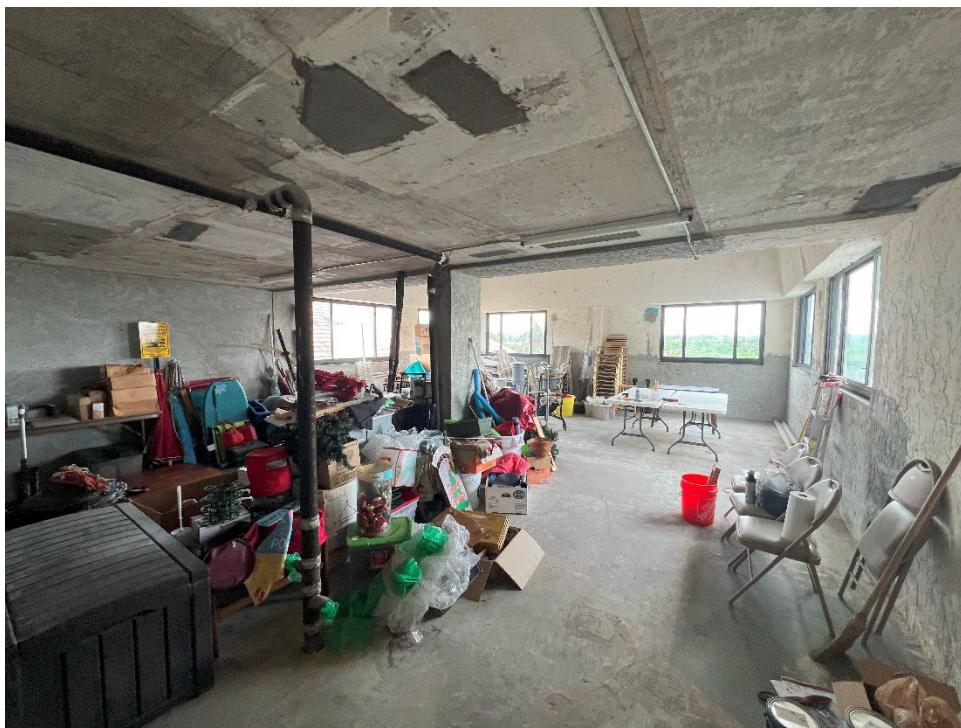


Figure U- 8



Gulf Shores Condominiums
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Figure U- 9



Figure U- 10



Gulf Shores Condominiums
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Figure U- 11

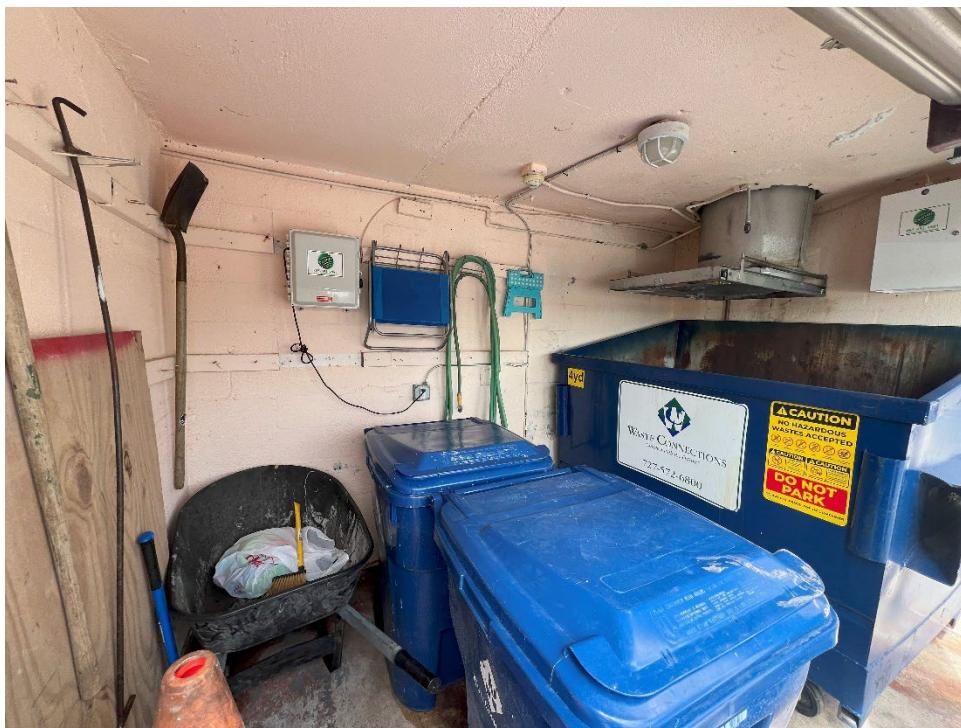


Figure U- 12



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Figure U- 13

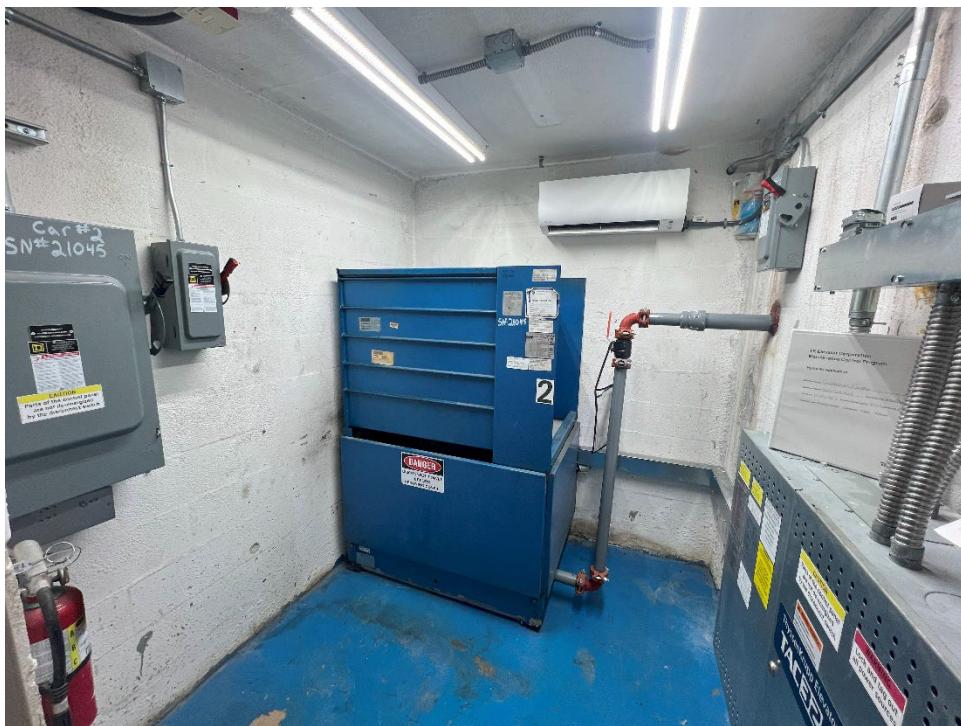


Figure U- 14



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Figure U- 15



Figure U- 16



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Figure U- 17

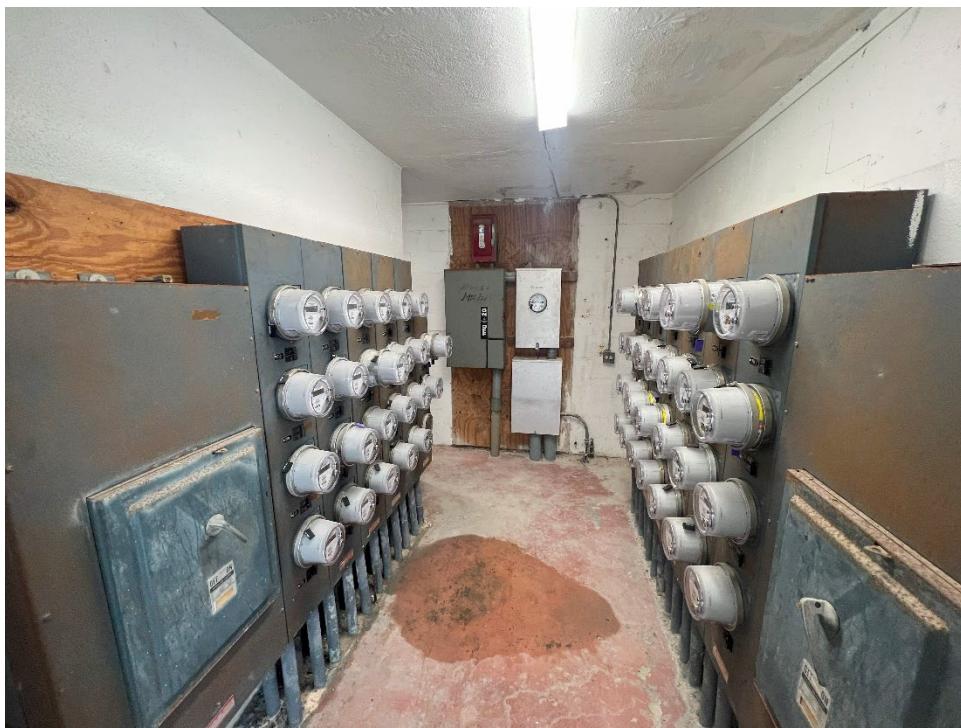


Figure U- 18



Gulf Shores Condominiums
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Figure U- 19



Figure U- 20

END OF SECTION



MILESTONE INSPECTION REPORT SUMMARY

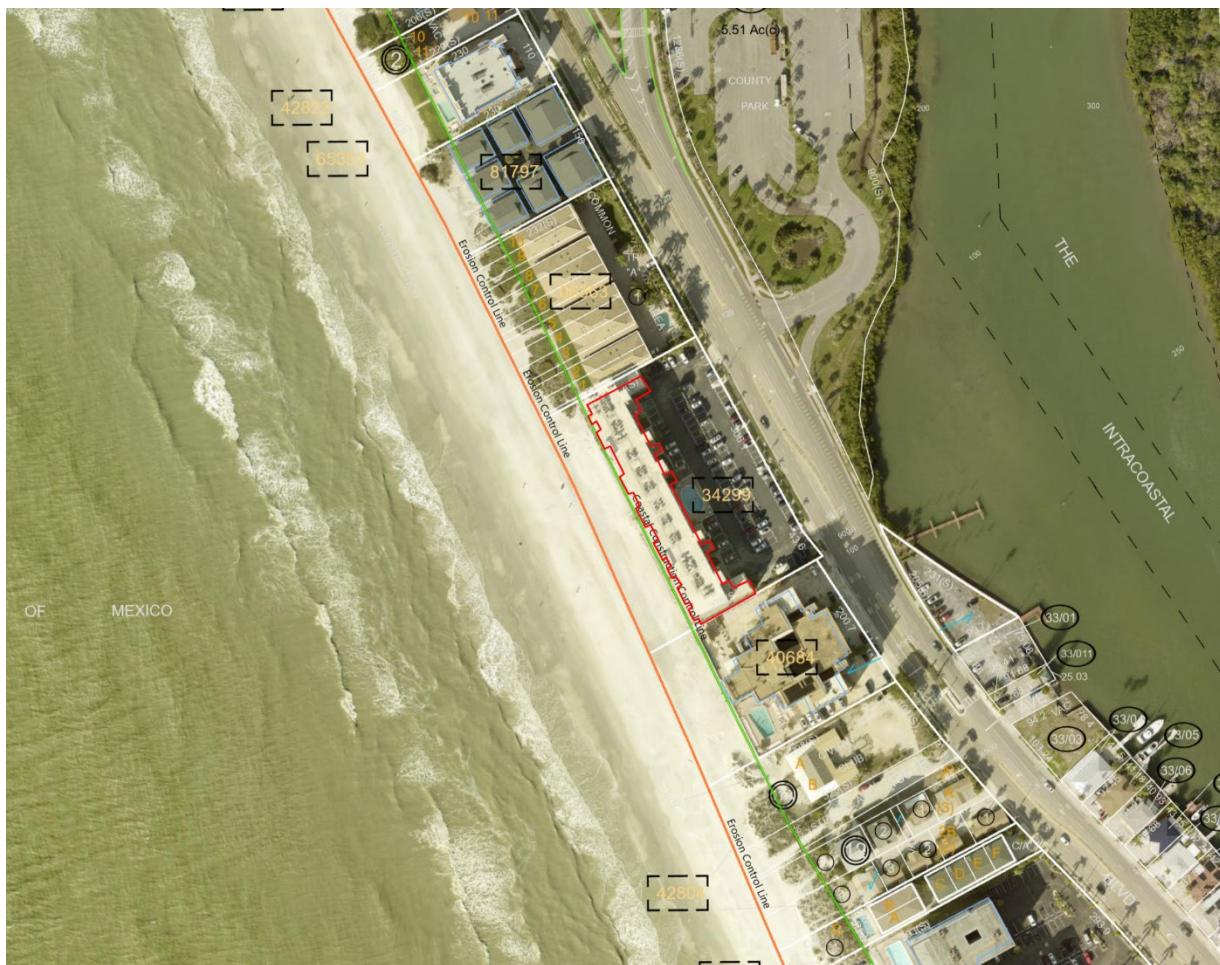


MILESTONE INSPECTION REPORT SUMMARY

1.0 BUILDING INFORMATION

Building Owner Name: Gulf Shores Condominium Association, Inc.
Building Street Address: 18650 Gulf Boulevard, Indian Shores, FL 33785
Building Height: Seven Stories
Year Built: 1974 (As per Pinellas County Property Appraisers Website)

Building Location:



Building Description:

Elevated Engineering was not provided with any structural or architectural building plans of the subject structure. Therefore, onsite observations of the structure and knowledge of similar construction were relied upon for the information within this report.



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Gulf Shores Condominiums is composed of a seven (7) story structure with condominium units on the 1st through 7th floor levels. There are a reported total of 98 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns, reinforced concrete beams and concrete masonry unit (CMU) exterior infill walls. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

Building History:

Gulf Shores Condominium recently underwent a Building Restoration Project, which was completed by Dixie Construction Services, Inc., in August 2024 under Permit #23IS-00020. Elevated Engineering was the engineer of record and provided threshold inspection services throughout the project. The Building Restoration Project included exterior building painting, waterproofing of all exterior elevated walkways and exterior elevated balconies, removal/replacement of all existing guardrails on all exterior elevated walkways, balconies, 1st floor sundeck and pool, reinforced concrete repair, and stucco repair. For full scope of work refer to Elevated Engineer's Project Manual dated November 11, 2021, along with Addendum 2 dated April 12, 2022, and permit documents dated January 16, 2023 (Please note additional scope of work items were added during the construction process and are included within change orders provided by Dixie Construction Services, Inc. and Threshold Inspection Reports provided by Elevated Engineering).



2.0 MILESTONE INSPECTION DETAILS

Milestone Inspector Details

Company Performing Milestone Inspection: Elevated Engineering Services, LLC
Address: 3306 West Knights Avenue, Tampa, FL 33611
Florida Certificate of Authorization #: CA 31855
Phone: (727) 265-2070
Email: info@elevatedeng.com
Website: www.elevatedeng.com

Engineer('s) Performing Milestone Inspection: Daniel R. Sapp, PE, SI
FL PE # 86452

Florida Statute Utilized SB 4-D Building Safety Bill, which became effective on May 26, 2022
creating s. 553.899
Type of Inspection: Phase 1 Milestone Inspection
Date(s) of Inspection: September 9, 2024 and October 29, 2024
Date of Report: October 30, 2024

Building Elements Inspected

Building Exterior Envelope: A visual observation of the exterior elevations of the structure including 1st floor sundeck was performed on all sides from the ground without the use of any special access equipment.

Exterior Walkways: A visual observation of seven (7) of seven (7) exterior walkways was performed.

Stairways: A visual observation of three (3) of three (3) stairways was performed.

Exterior Balconies: A visual observation of twenty-six (26) of eight-four (84) individual unit's exterior balconies was performed.

Interiors of Individual Units and Common Areas: A visual observation of the interiors of thirty-two (32) of ninety-eight (98) individual unit interiors, and interior common areas was performed.

Excluded Building Elements: Mechanical Systems, Electrical Systems, Fire Systems, Elevators, Plumbing and Drainage Systems, and general property or structures not related to the building itself.



3.0 MATERIAL FINDINGS BY ITEM OBSERVED

3.1 BUILDING EXTERIOR ENVELOPE

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.

LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- See individual section of this report as it is not a summary item.

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior building paint coating. While not required by the building code, “best practices” for longevity of exterior building paint coatings is recommended to be recoated every 7 years.



- Regular maintenance of the roofing system. Please note maintenance of roofing systems is typically dependent on the age and effectiveness of the roofing system, which is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore no comments on the recommended maintenance of the roofing system is included.
- Regular maintenance of the 1st floor sundeck guardrail Kynar finishes. Maintenance of guardrail finishes are dependent on guardrail coating product manufacturer's specifications/recommendations.
- Repair existing areas of concrete damaged during Hurricane Helene along concrete slab surfaces of the 1st floor sundeck.

3.2 EXTERIOR WALKWAYS

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior walkway observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior walkway observations.

UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior walkway observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior walkway observations.



LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- See individual section of this report as it is not a summary item.

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior elevated walkway floor finishes. Maintenance of floor finishes are dependent on floor coating product manufacturer's specifications/recommendations. Elevated Engineering understands the elevated walkway floor surfaces are currently finished with a waterproofing membrane system topped with a decorative coating. This system is not required by the building code but is "best practices" for longevity of the exterior elevated floor surfaces and would recommend reevaluating the condition of the existing waterproofing membrane system prior to the next exterior building painting project, which is recommended every 7 years.
- Regular maintenance of the exterior walkway guardrail Kynar finishes. Maintenance of guardrail finishes are dependent on guardrail coating product manufacturer's specifications/recommendations.
- Regular maintenance of the 1st floor paver floor finishes. Maintenance of floor finishes are dependent on floor coating product manufacturer's specifications/recommendations.

3.3 STAIRWAYS

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the stairway observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the stairway observations.



UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the stairway observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the stairway observations.

LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- See individual section of this report as it is not a summary item.

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior paint coatings on metal guardrails/handrails and structural steel framing components including treating areas of surface corrosion. While not required by the building code, “best practices” for longevity of exterior building paint coatings is recommended to be recoated every 7 years.
- Regular maintenance of the stairway decorative coating finishes along the stair risers and landings. Maintenance of floor finishes are dependent on floor coating product manufacturer’s specifications/recommendations.

3.4 EXTERIOR BALCONIES

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior balcony observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior balcony observations.



UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior balcony observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior balcony observations.

LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- See individual section of this report as it is not a summary item.

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior elevated balcony floor finishes. Maintenance of floor finishes are dependent on floor coating product manufacturer's specifications/recommendations. Elevated Engineering understands the elevated balcony floor surfaces are currently finished with a waterproofing membrane system topped with a decorative coating. This system is not required by the building code but is "best practices" for longevity of the exterior elevated floor surfaces and would recommend reevaluating the condition of the existing waterproofing membrane system prior to the next exterior building painting project, which is recommended every 7 years.
- Regular maintenance of the exterior balcony guardrail Kynar finishes. Maintenance of guardrail finishes are dependent on guardrail coating product manufacturer's specifications/recommendations.



3.5 INTERIORS OF INDIVIDUAL UNITS AND COMMON AREAS

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.

LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- See individual section of this report as it is not a summary item.

Less than Substantial Structural Deterioration Damage Recommendations

- Repair existing areas of unsound concrete and concrete spalls along concrete slab surfaces at Unit 610. Currently this condition does not appear to represent a serious structural condition, however, concrete spalls need to be addressed as



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once concrete spalling starts the rate of additional corrosion increases rapidly, which leads to further concrete deterioration, which may develop into a more serious structural condition.

- Repair and/or replace storefront windows and doors of the clubroom and sliding glass doors of individual units along the 1st floor sundeck damaged during Hurricane Helene.

4.0 PHASE TWO INSPECTION RECOMENDATIONS

Elevated Engineering did not observe any items that are deemed to require a Phase 2 level inspection.

5.0 SEAL AND SIGNATURE OF LICENSED ENGINEER PERFORMING INSPECTION

Elevated Engineering Services, LLC
3306 West Knights Avenue
Tampa, Florida 33611
(727) 265-2070
CA # 31855

Daniel R. Sapp, PE, SI
FL PE #86452

This item has been electronically signed and sealed by Daniel R. Sapp, PE using a Digital Signature on the date included within the digital signature stamp. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

END OF SECTION

