

PHASE I MILESTONE INSPECTION

Sunshine on Indian Shores Condominium
Association, Inc.

18822 Gulf Blvd.

Indian Shores, FL 33785



Prepared For:

Sunshine on Indian Shores Condo, Inc.
18822 Gulf Blvd.
Indian Shores, FL 33785

Prepared By

UES Milestone Inspections, LLC
9802 Palm River Road
Tampa, FL 33619

UES Project No: 6011.2300401.0000

Report Date

April 10, 2024

Inspection Date(s)

January 11, 2024



Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Integrity Reserve Studies

April 10, 2024

Sunshine on Indian Shores Condominium Association, Inc.
18822 Gulf Blvd,
Indian Shores, FL 33785

Attention: Mr. Fred Kilbourn, Association President
Phone: (231) 631-2372
Email: fakilbourn@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
Sunshine on Indian Shores Condominium Association, Inc.
Association License No. per Florida DBPR: PR1S013955
UES Project No: 6011.2300401.0000

Building Department Reference Number: N/A

Building/Property Identification/Address: 30-30-15-88385-000-0001 (Parcel #)

Dear Mr. Kilbourn and Board of Directors,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property. UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to **Sunshine on Indian Shores Condominium Association, Inc.** Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Ali T. Mustafa, P.E.,
Restoration Consultant
Florida Professional Engineer No. 93315

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520

This item has been digitally signed and sealed by Ali T. Mustafa, P.E., and Miguel A. Santiago, P.E. on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

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1.0 INTRODUCTION

The purpose of the **PHASE 1** milestone inspection is to comply with the requirements set forth by FS 553.899 and local requirements of the AHJ, which requires, in part, the following:

- Mandates a statewide building milestone inspection requirement for condominiums and cooperative buildings that are **three stories or more in height**, 30 years after initial occupancy.
- If a milestone inspection is required and the building's certificate of occupancy was issued on or before **July 1, 1992**, the building's initial milestone inspection must be performed before **December 31, 2024**.
- Requires building officials to provide written notice to associations when buildings must be inspected. Inspections must be performed within 180 days of notification.
- Requires inspections every 10 years after a building's initial "phase 1" milestone inspection.
- Requires an additional, more intensive inspection, or a "phase 2 milestone inspection," if a building's phase 1 milestone inspection reveals substantial structural deterioration.

Description of Property

Sunshine on Indian Shores building consists of (1) four elevated residential stories over a ground level parking garage with 12 living units. The building was built in 1982.

Based on UES's understanding of the referenced property, the following building(s) currently are required to have a milestone inspection in accordance with FS 553.899:

Condominium or Cooperative Name: Sunshine on Indian Shores Condominium Association, Inc.
Primary Address: 18822 Gulf Blvd, Indian Shores, FL 33785
Local Authority Having Jurisdiction: Pinellas County
License Number: Condominium Project # PR1S013955
Number of Buildings three (3) stories or greater in height: 1

Building #1

Address: 18822 Gulf Blvd, Indian Shores, FL 33785
No. of Stories: 5
No. of Units: 12
Total square footage: About 35,650 SF (7,130 SF per Level)
Date of Certificate of Occupancy: 1982
Within 3 miles of coast (yes or no): Yes
Initial Milestone Inspection or 10 year follow-up: Initial

UES was granted access to 4 units for the purpose of reviewing the unit Balconies. The surveyed units were Unit #2C, #2A, #3B, and #1C. In addition, UES was able to access the building common areas during this visit.

2.0 SCOPE OF SERVICES

For the **PHASE 1** milestone inspection report (the “report”), UES’s licensed engineer(s) and/or architect(s) performed a visual examination of habitable and non-habitable areas of the building(s), including the major structural components, and herein provides a qualitative assessment of the structural conditions of the building.

The report documents observations made during the walk-through survey and identifies existing visible physical deficiencies within the structure. The evaluation focused on critical structural components of the structure and identified areas exhibiting any signs of “substantial structural deterioration”.

“Substantial structural deterioration” 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 inspection determines that such surface imperfections are a sign of substantial structural deterioration.*

The visual examination was based on non-intrusive, non-destructive visual observations of the readily accessible areas of the building(s) and the information available at the time of our site visit. For areas that were not be accessible by normal methods (e.g., parapets, balconies), UES performed aerial videography (drone footage). Therefore, UES’s descriptions, conclusions and recommendations were based solely on our observations of the various visible structural components and experience with similar projects. UES does makes no representations that this report is a Florida Building Code, fire safety, regulatory, environmental, or all-encompassing compliance inspection.

In general, this report includes the following:

- A separate summary of the material findings and recommendations (**APPENDIX C**).
- Seal and signature, or the electronic signature, of the licensed engineer(s) who performed the inspection.
- The manner and type of inspection forming the basis for the inspection report.
- Identification of any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, and description of the extent of such deterioration, and identification of any recommended repairs for such deterioration.
- A statement of whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- Recommendation of any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identification and description of any items requiring further inspection.

3.0 SCOPE EXCLUSIONS

The scope of services included visual observations of accessible areas only. UES gained access to the property from a representative of the condominium association. Our observations have been limited to the current characteristics of the building structure. Our visual examination has not included laboratory analysis, geotechnical investigations, engineering evaluations of structural design nor other systems, including invasive investigations of

site, building, or concrete structural components. Additionally, this scope does not include an environmental assessment such as air quality (mold survey) or evaluation of asbestos.

This scope does not include a **PHASE 2** milestone inspection. If a **PHASE 2** milestone inspection is required, UES will propose these services under separate cover. Please note that additional testing, including but not limited to sampling and destructive surveys, may be required during a **PHASE 2** milestone inspection.

4.0 STANDARD OF CARE AND WARRANTIES

UES performed the **PHASE 1** milestone inspection using methods and procedures and practices conforming to Florida Statute (FS) 553.899 (effective June 09, 2023) and local requirements of the AHJ.

UES represents that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as education, knowledge, training and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies included reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, as such UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

5.0 REFERENCE DOCUMENTS

5.1 The following documents, reports and technical references were used for this project.

MUNICIPAL INFORMATION

5.2 1. Pinellas County Property Appraiser's Site Information

DESIGN/CONSTRUCTION DOCUMENTS

5.3 1. Not applicable.

REPORTS BY OTHERS

1. Roofing warranty by *ARRY'S ROOFING SERVICES INC.* dated January 2024.

TECHNICAL REFERENCES

1. Not applicable.

TECHNICAL PUBLICATIONS

1. Not applicable.

6.0 SUMMARY OF BUILDING STRUCTURAL SYSTEMS

^{5.5} No building plans were provided to us for reviewing. As of such, no review of the building foundation was applicable.

The building's structural system includes cast-in-place reinforced concrete columns, beams, and slab systems. The exterior walls are concrete masonry units (CMU). The exterior cladding is painted stucco.

The building's floor system comprises a cast-in-place 6-inch reinforced concrete slab system.

Unit patios are extended elements of the reinforced concrete slab/floor system. Unit balconies are located on the building's west elevation (rear) elevation. In addition, B-Stack units have patios located on the front (east) elevation and A-Stack units have patios located on the north elevation. The majority of patio decks are finished with tiles. Limited patio decks are finished with coating. However, no evidence of waterproofing membrane was installed on the balcony decks. The association reported that epoxy injection was installed at all patio door thresholds by Specialized Coating, Inc. in May 2019 as a prevention process against water intrusion at these locations.

The building has semi-enclosed breezeways located in the center area of the building, reaching the units. The breezeways form a U-shape that run from north to south building ends and are opened on the building's east elevation (front). The breezeways are finished with tiles. The association reported that the tiles are original. However, no evidence of waterproofing membrane was installed below the tile. Also, hollow sound tiles were detected on specific locations throughout the breezeways.

Patios are equipped with mechanical connected members, core mounted aluminum guards. The guards appear original with faded color was clearly visible on their surface. Breezeways also have aluminum guards similar to the patios' guards on the front (east) elevation only. The interior breezeway areas are equipped with CMU guards with aluminum handrail attached to the CMU's top surface. Breezeway guards exhibit similar conditions to patio guards.

The building's roof is comprised of cast-in-place reinforced concrete slab that form a flat shape. The building's roof is covered with thermoplastic polyolefin membrane (TPO). The existing roofing was installed in 2019 by Arry's Roofing Services in 2019 as reported. The current roof carries a 20-year warranty.

Parapet is 24" CMU wall that runs on the exterior perimeter. The parapet is covered with the TPO roofing on the interior side and finished with painted stucco on the exterior face. A metal coping is installed on the parapet top that runs along the entire perimeter. An interior parapet was observed in the central roof area, forms an opening to the breezeways below. The interior face of the interior parapet is partially covered with the TPO roofing. The remaining areas are painted stucco. The metal coping at the interior parapet appears to be old.

The building has two staircases located at both north and south ends. The staircases are cast-in-place reinforced concrete members. The staircase treads appear to be covered with plastic/rubber finish with the middle landings finished with tiles similar to the breezeway decks.

The building has a ground level garage that extends below the building area. Spalled ceiling and shear wall locations were observed at the entire garage slab. The association hired a general contractor to remediate the spalled location. The contractor was at work during the time of our survey.

7.0 SUMMARY OF FINDINGS

Based on the PHASE 1 milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineer and/or architect performing the PHASE 1 milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

ADDITIONAL STRUCTURES/COMPONENTS

7.1 1. Not Applicable.

8.0 RECOMMENDATIONS

A PHASE 2 MILESTONE INSPECTION IS: RECOMMENDED
 NOT RECOMMENDED

UES recommends the following remedial and/or preventive repairs:

- Conduct a building envelope project and replace the sealant around all the fenestrations and replace the rusted stucco accessories where existed.
- Remediate all the cracked stucco on the exterior cladding.
- Installed waterproofing membrane at all patio decks where omitted.
- Inspect and remediate the hollow sound and tented tiles inside Unit #1C patio.
- Install waterproofing membrane at all breezeway decks.
- Remediate the spalled concrete locations inside the ground level garage. (Currently is under process).
- Install weep holes with self-leveling sealant inside all the guards posts.

9.0 RELIANCE

This report has been prepared for the referenced party and their representatives, and it is intended for their use only. This report was prepared pursuant to the contract between UES Milestone Inspections, LLC (UES) and **Sunshine on Indian Shores Condominium Association, Inc.** (the "Client"). That contractual relationship included an exchange of information about the property that was unique and between UES and its client and serves as part of the basis upon which this report was prepared. Because of the importance of the communication between UES and the Client, reliance on any use of this report by anyone other than the Client, is prohibited and therefore not foreseeable to UES.

APPENDIX A

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

Case Reference Number: Unknown

Jurisdiction Name: Pinellas County

Licensee Name: Sunshine on Indian Shores Condominium Association, Inc.

Title: Sunshine on Indian Shores – Phase I Milestone Structural Inspection for Condominiums and Cooperative

Address: 18822 Gulf Blvd, Indian Shores, FL 33785

License Number: Condominium Project # PR1S013955

1. Description of Building
a. Name on Title: Sunshine on Indian Shores Condominium Association, Inc.
b. Building Street Address: 18822 Gulf Blvd, Indian Shores, FL 33785
c. Legal Description: Condominium Project.
Attached: <input checked="" type="checkbox"/>
d. Owner's Name: Mr. Fed Kilbourn, Association Board President.
e. Owner's Mailing Address: Same
f. Folio Number of Property on which Building is located: 30-30-15-88385-000-0001 (Parcel #).
g. Building Code Occupancy Classification: Residential, R-2
h. Present use: Condominium, Residential.
i. General description of building (overall description, structural systems, special features): As expressed under the SUMMARY OF BUILDING STRUCTURAL SYSTEM (Page 7 of the Report).
j. Number of stories: (5) Five.

<p>k. Provide an aerial of the property identifying the building being inspected on a separate sheet. Attached: <input checked="" type="checkbox"/></p>	
<p>I. Additional comments: Not Applicable.</p>	
<p>m. Additions to original structure: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/></p>	
<p>n. Total actual building area of all floors: About 35,650 SF (7,130 SF per Level).</p>	
<p>2. Inspections</p>	
<p>a. Date of Notice of required inspection: Unknown.</p>	
<p>b. Date(s) of actual inspection: January 11, 2024</p>	
<p>c. Name, license number, discipline of practice, and qualifications of licensee(s) submitting report: Ali Mustafa, PE, Lic. #93315 & Mike Santiago, PE, SI, Lic. #74520 (Reference the Qualification)</p>	
<p>d. Does substantial structural deterioration exist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>1. If yes, a phase two of the milestone inspection is required.</p>	
<p>e. Do unsafe or dangerous conditions exist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>f. Is it recommended that the building be vacated? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>g. Has the property record been researched for violations or unsafe cases? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>1. Explanation/Comments:</p>	
<p>3. Supporting Data</p>	
<p>a. Additional sheets of written data: Refer to the report.</p>	
<p>b. Photographs provided (where required plus each building elevation): See Appendix B (Site Photographs).</p>	
<p>c. Drawings or sketches (aerial, site, footprint, etc.): Refer to the report.</p>	

Foundation

a. **Describe the building foundation:** No building plans were provided to us for reviewing. As of such, no review of the building foundation was applicable.

b. **Is wood in contact or near soil? Yes No Not Applicable**

c. **Signs of differential settlement? Yes No Not Applicable**

d. **Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:** Not Applicable.

e. **Is water drained away from the foundation? Yes No Not Applicable**

4. Present Condition of Overall Structure

a. **General alignment: (Note: Good, fair, poor, explain if significant):** Fair.

b. **Bulging? Yes No**

1. **If yes explain condition and location:**

c. **Settlement? Yes No**

1. **If yes explain condition and location:**

d. **Deflections? Yes No**

1. **If yes explain condition and location:**

e. **Portion showing distress: (Note, beams, columns, structural walls, floors, roofs, other):** Spalled concrete ceiling inside the ground level garage.

f. **Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.** In general, building's cladding exhibits poor conditions. Signs of blistered paint cracked stucco and faded paint were observed on many locations throughout the building exterior walls. The existing paint coating was about 10 years ago, as reported.

g. **Cracks: Note location in significant structural members:** Not Applicable.

<p>h. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation (corrosion) of metals; rot or borer attack in wood: Spalled concrete at ground level garage ceiling.</p>
<p>i. Previous patching or repairs (Provide description and identify location): Contractor is onsite to remediate the spalled concrete locations inside the garage.</p>
<p>j. Nature of present loading: (indicate residential, commercial, storage, other): Residential.</p>
<p>k. Signs of overloading? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>1. If yes, describe:</p>
<p>5. Masonry Bearing Wall: (indicate good, fair, poor on appropriate lines)</p>
<p>a. Concrete masonry units: Good.</p>
<p>b. Clay tile or terra cotta units: Not Applicable.</p>
<p>c. Reinforced concrete tie columns: Good.</p>
<p>d. Reinforced concrete tie beams: Not Applicable.</p>
<p>e. Lintel: Good.</p>
<p>f. Other type bond beams: Not Applicable.</p>
<p>g. Exterior masonry finishes (choose those that apply):</p> <ol style="list-style-type: none"> 1. Stucco: Yes. 2. Veneer: 3. Paint only: Yes. 4. Other (describe):
<p>h. Interior masonry finishes (choose those that apply):</p> <ol style="list-style-type: none"> 1. Vapor Barrier:

- 2. Furring and plaster:**
- 3. Paneling:**
- 4. Paint only:**
- 5. Other (describe):** Drywall.

i. Cracks: Yes.

- 1. Location:** Refer to Appendix B for locations.
- 2. Description:** Cracked stucco cladding on many locations throughout the building exterior walls.

j. Spalling: Yes.

- 1. Location:** Refer to Appendix B for locations
- 2. Description:** Ground level garage ceiling, likely due to water intrusion through the 1st level patios.

k. Rebar corrosion: Yes.

- 1. None visible?**
- 2. Minor (patching will suffice)? Yes.** **Location:** Ground level Garage.
- 3. Significant (structural repairs required)?** **Location:** Not Applicable.

6. Floor and Roof System

a. Roof System(s)

Describe (Roof shape, type of roof covering, type of roof deck, framing system, condition): The building's roof is comprised of cast-in-place reinforced concrete slab that form a flat shape. The building's roof is covered with thermoplastic polyolefin membrane (TPO). Existing tile roofing was installed in 2019 as reported by the client.

- 1. Describe parapet build and current conditions:** Parapet is 24" CMU wall that runs on the exterior perimeter. The parapet is covered with the TPO roofing on the interior side and finished with painted stucco on the exterior face. A metal coping is installed on the parapet top that runs along the entire perimeter. An

interior parapet was observed in the central roof area, forms an opening to the breezeways below. The interior face of the interior parapet is partially covered with the TPO roofing. The remaining areas are painted stucco. The metal coping at the interior parapet appears to be old.

- 2. Describe mansard build and current conditions:** Not Applicable.
- 3. Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection:** Not Applicable.

b. Floor System(s):

- 1. Describe the floor system at each level, framing, material, typical spans and indicate condition:** The building's structural system includes cast-in-place reinforced concrete columns, shear walls, and reinforced concrete slab systems.
- 2. Balconies, indicate location, framing system, material, and condition:** Unit patios are extended elements of the reinforced concrete slab/floor system. Unit balconies are located on the building's west elevation (rear) elevation. In addition, B-Stack units have patios located on the front (east) elevation and A-Stack units have patios located on the north elevation. The majority of patio decks are finished with tiles. Limited patio decks have finished with coating. However, no evidence of waterproofing membrane was installed at patios.
- 3. Walkways indicate location, framing system, material, and condition:** The building has semi-enclosed breezeways located in the center area of the building, reaching the units. The breezeways form a U-shape that run from north to south building ends and are opened on the building's east elevation (front). The breezeways are finished with tiles. The association reported that the tiles are original. However, no evidence of waterproofing membrane was installed below the tile.
- 4. Stairs and escalators: indicate location, framing system, material, and condition:** The building has two staircases located at both north and south ends. The staircases are cast-in-place reinforced concrete members. The staircase treads appear to be covered with plastic/rubber finish with the middle landings finished with tiles similar to the breezeway decks.

5. Ramps, indicate location, framing type, material, and condition: Not Applicable.

6. Guardrails: describe type, material, and condition: Patios are equipped with mechanical connected members, core mounted aluminum guards. The guards appear original with faded color was clearly visible on their surface. Breezeways also have aluminum guards similar to the patios' guards on the front (east) elevation only. The interior breezeway areas are equipped with CMU guards with aluminum handrail attached to the CMU's top surface. Breezeway guards exhibit similar conditions to patio guards.

7. Steel Framing System

a. Description of system at each level: Not Applicable.

- 1. Steel members: describe condition of paint and degree of corrosion:** Not Applicable.
- 2. Steel connections: describe type and condition:** Not Applicable.
- 3. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):** Not Applicable.

8. Concrete Framing System

a. Full description of concrete structural framing system: The building's structural system includes cast-in-place reinforced concrete columns, shear walls, and reinforced concrete slab systems.

b. Cracking: Yes.

- 1. Significant Not Significant**
- 2. Location and description of members affect and type of cracking:**
 - i. Inside the ground level garage ceiling.

c. General condition: Good.

d. Rebar corrosion- check appropriate line: Exposed rebar inside the garage.

- 1. None visible**

2. Location and description of members affected and type of damage

(cracking, spalling): Ground level garage ceiling.

3. Minor (patching will suffice)

4. Significant (structural repairs required)

e. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection: Not Applicable.

9. Wood Framing

a. Fully describe wood framing system: Not Applicable.

b. Indicate the condition of the following: Not Applicable.

1. Walls:

2. Floors:

3. Roof members, roof trusses:

c. Note metal connectors (i.e. angles, plates, bolts, other, and note condition): Not Applicable.

d. Identify any wood framing member with obvious overloading, overstress, deterioration, or excess deflection: Not Applicable.

10. Special or Unusual Features in The Building

a. Identify and describe any special or unusual feature (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.): Not Applicable.

b. Indicate condition of the special feature, its supports, and connections:

a. The elevator condition is good.

APPENDIX B
SITE PHOTOGRAPHS

APPENDIX B - SITE PHOTOGRAPHS

Sunshine on Indian Shores Condominium Association, Inc.
18822 Gulf Blvd, Indian Shores, FL 33785



Photograph 1: View of the Front Elevation (East).



Photograph 2: View of the Rear (Back) Elevation (West).

APPENDIX B - SITE PHOTOGRAPHS

Sunshine on Indian Shores Condominium Association, Inc.
18822 Gulf Blvd, Indian Shores, FL 33785



Photograph 3: View of the North Elevation of the Building.



Photograph 4: View of the South Elevation of the Building.

APPENDIX B - SITE PHOTOGRAPHS

Sunshine on Indian Shores Condominium Association, Inc.
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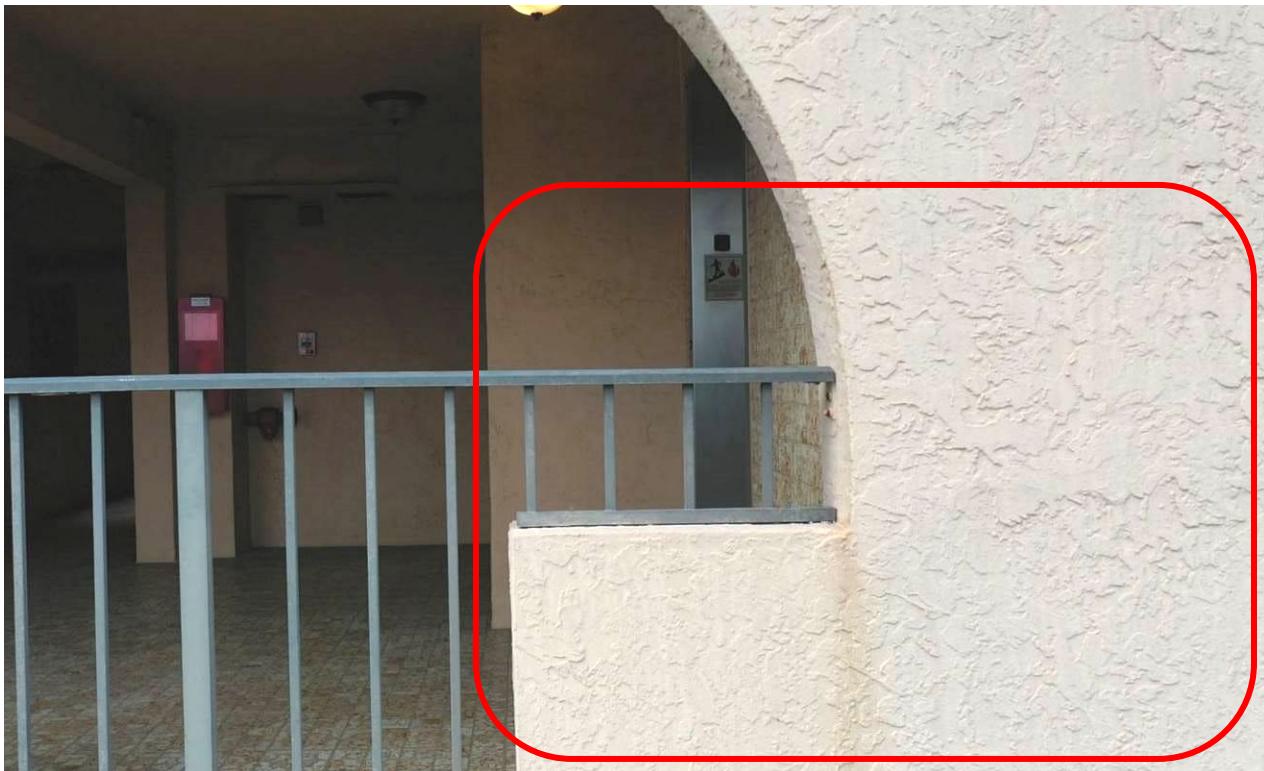
Photograph 5: 1st Level Breezeway near North End – Sample of Blistered Paint.



Photograph 6: 2nd Level Breezeway near South Staircase – Sample of Blistered Paint.

APPENDIX B - SITE PHOTOGRAPHS

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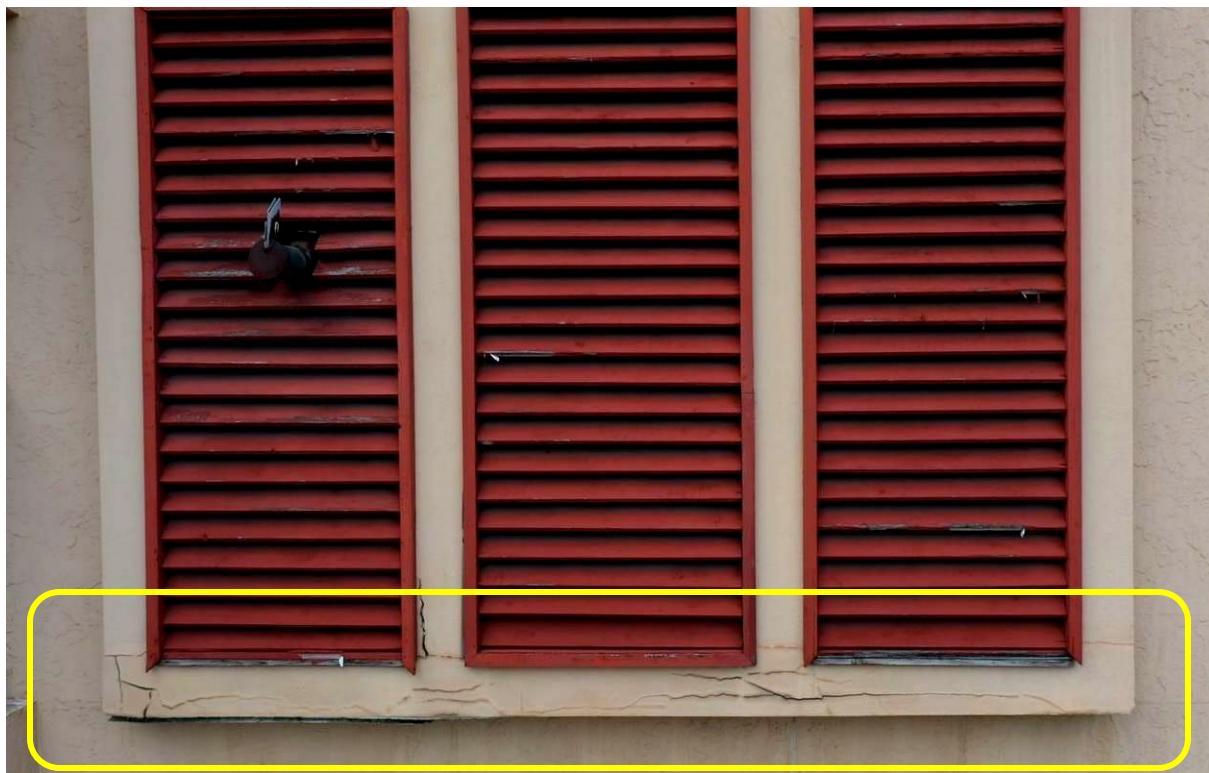
Photogaraph 7: 3rd Level Breezeway near North Staircase – Sample of Faded Paint with Rust Bleeding.



Photogaraph 8: North Elevation, 1st Window Stack from the West at the 3rd Level – Sample of Cracked Stucco Cladding.

APPENDIX B - SITE PHOTOGRAPHS

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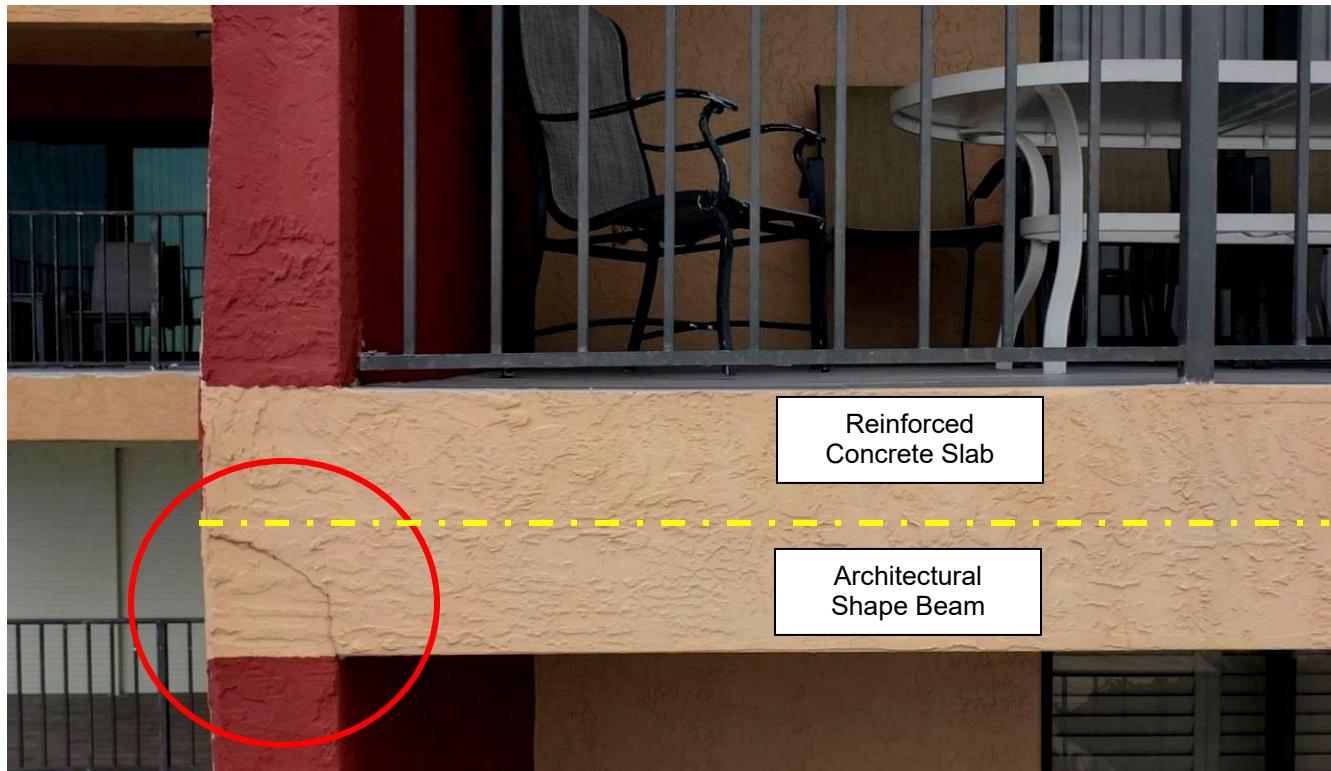
Photograph 9: East Elevation, Architectural Shape Windows on the 1st Level – Sample of Cracked Stucco (NOT STRUCTURAL).



Photograph 10: North Elevation, 1st Window Stack from the East at 4th Level – Cracked Stucco.

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Photograph 11: West Elevation, Central Balcony at 3rd Level – Cracked Architectural Beam Shape (NOT STRUCTURAL).



Photograph 12: West Elevation, Central Balcony at 4th Level – Cracked Architectural Beam Shape (NOT STRUCTURAL).

APPENDIX B - SITE PHOTOGRAPHS

Sunshine on Indian Shores Condominium Association, Inc.
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Photograph 13: Building Roof, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Sunshine on Indian Shores Condominium Association, Inc.
18822 Gulf Blvd, Indian Shores, FL 33785



Photograph 14: Exterior Perimeter Parapet and Metal Coping, Current Condition

APPENDIX B - SITE PHOTOGRAPHS

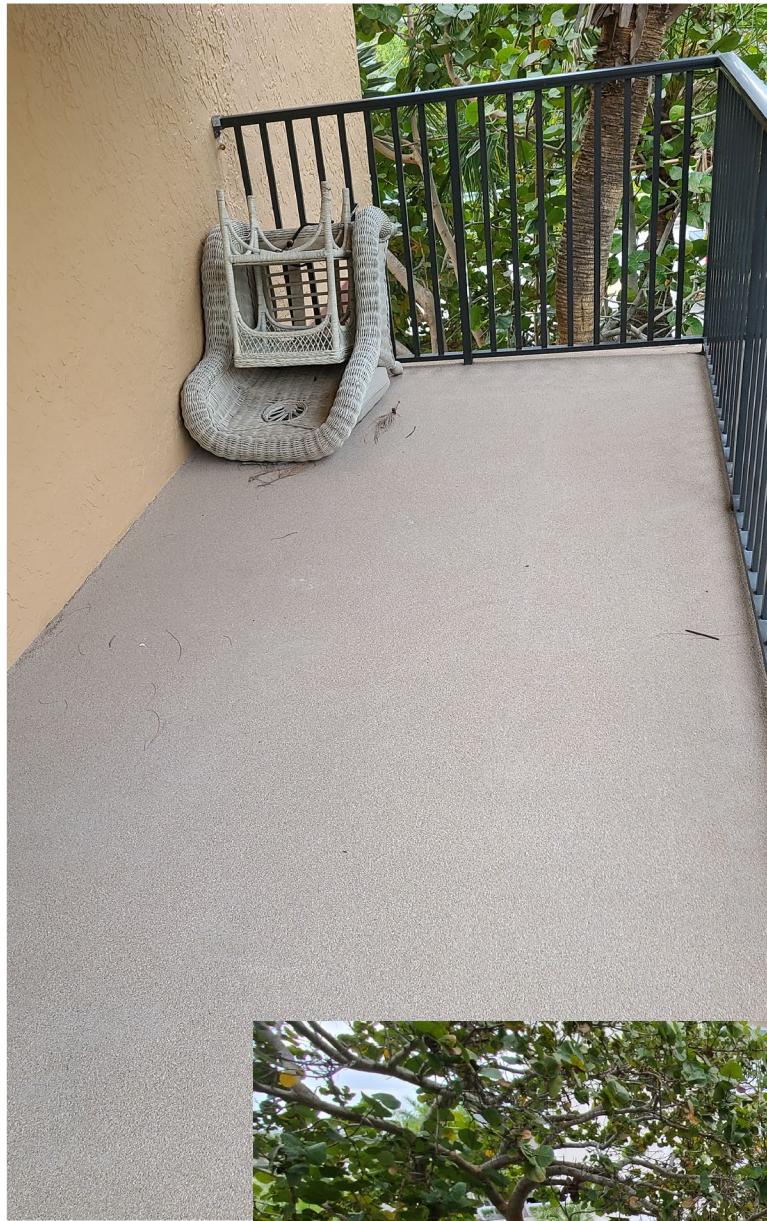
Sunshine on Indian Shores Condominium Association, Inc.
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Photograph 15: Interior (Breezeway) Parapet and Metal Coping, Current Condition.

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Sunshine on Indian Shores Condominium Association, Inc.
18822 Gulf Blvd, Indian Shores, FL 33785

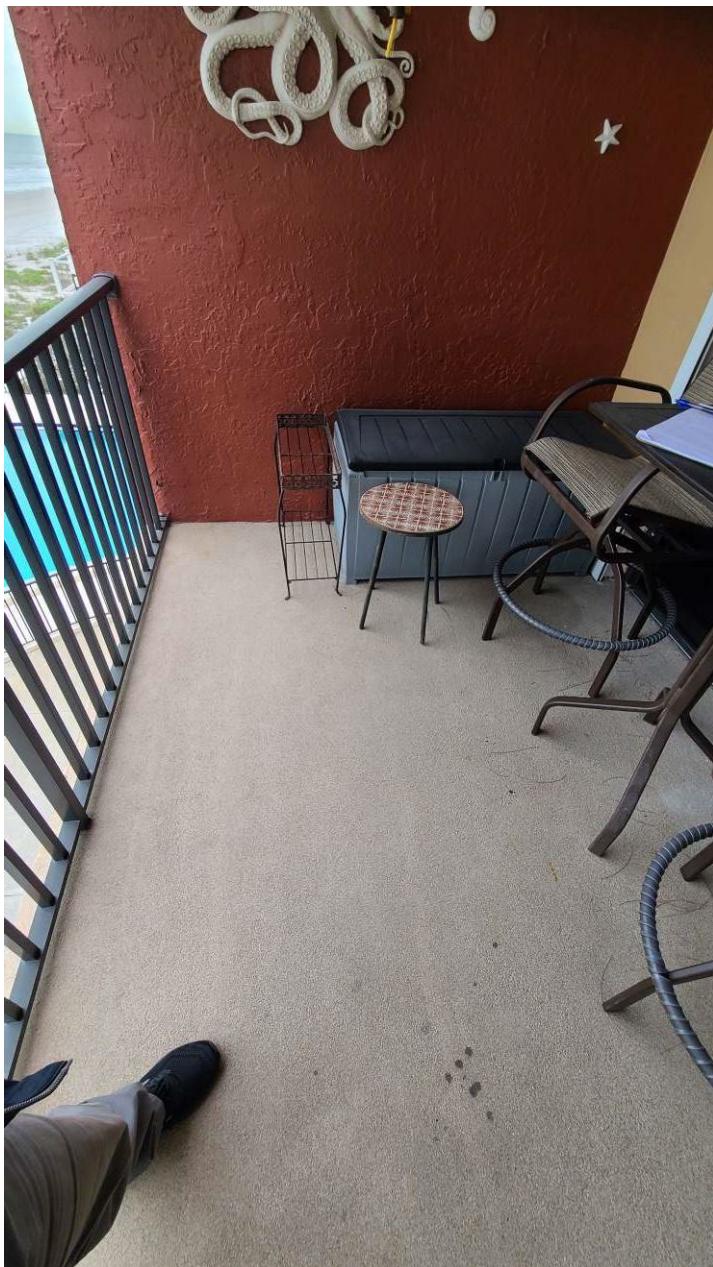


Photograph 16: Unit #2C, South Balcony, Current Condition.



APPENDIX B - SITE PHOTOGRAPHS

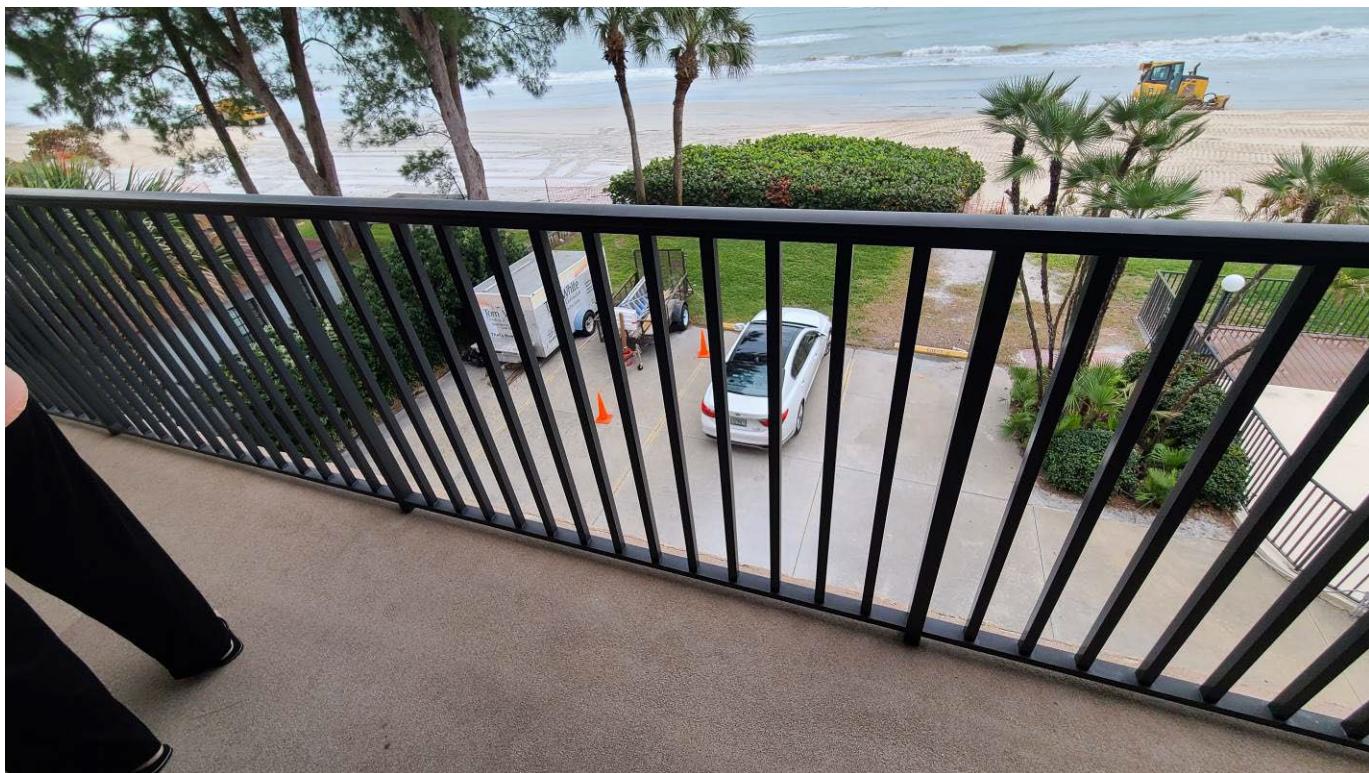
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Photograph 17: Unit #2C West Patio, Current Condition.

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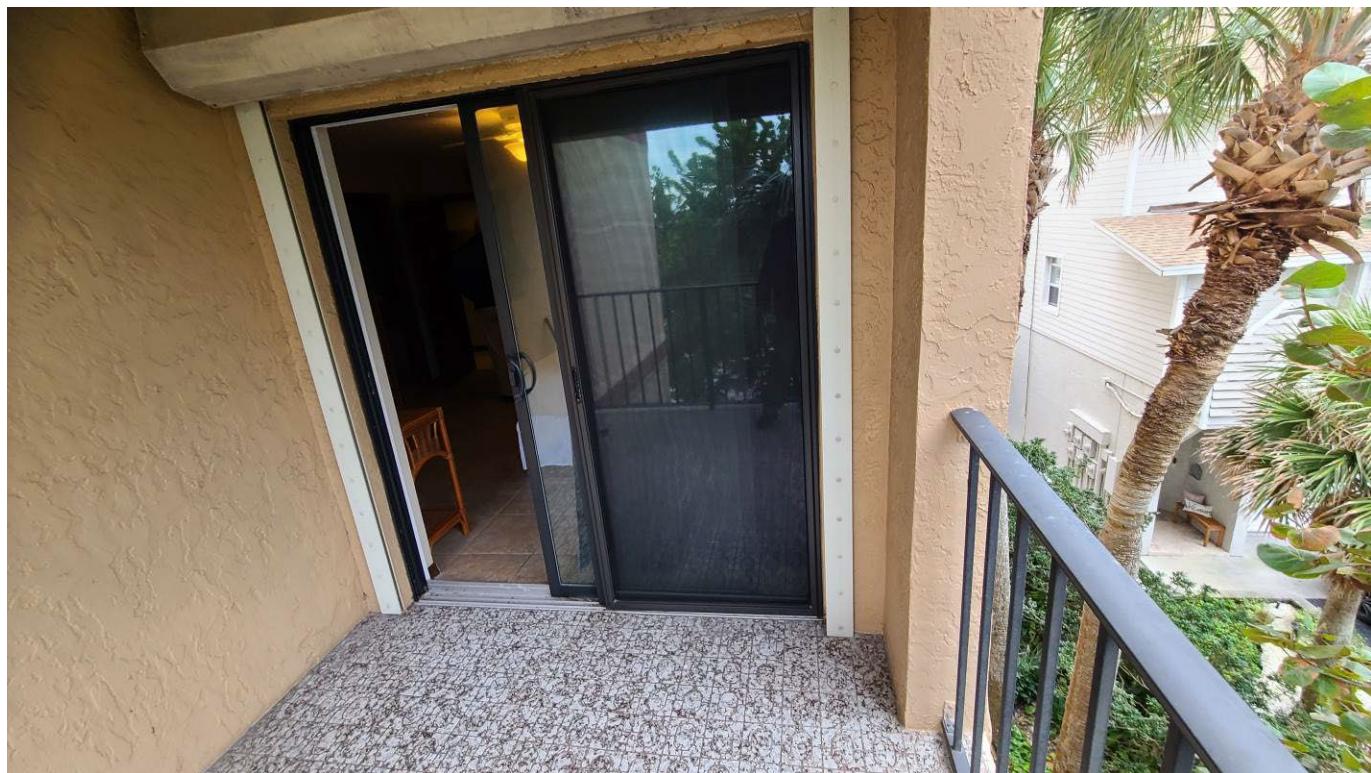
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Photograph 18: Unit #2C West Patio, Current Condition

APPENDIX B - SITE PHOTOGRAPHS

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Photograph 19: Unit #2A East Patio, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

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Photograph 20: Unit #2A West Patio,
Current Condition



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Photograph 21: Unit #2A West Balcony – Example of Corroded Stucco Accessory at the SGD's Header.



Photograph 22: Unit #2A West Balcony – Lack of Weep Hole at Core Mounted Post with Rust is Bleeding Out

APPENDIX B - SITE PHOTOGRAPHS

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Photograph 23: Unit #3B West
Balcony, Current Condition



APPENDIX B - SITE PHOTOGRAPHS

Sunshine on Indian Shores Condominium Association, Inc.
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Photograph 24: Unit #1C South Balcony,
Current Condition.



APPENDIX B - SITE PHOTOGRAPHS

Sunshine on Indian Shores Condominium Association, Inc.
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Photograph 25: Unit #1C West Balcony,
Current Condition.



APPENDIX B - SITE PHOTOGRAPHS

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Photograph 26: Unit #1C West Balcony – Tented Tile with Hollow Sound Just Above the Spalled Concrete Ceiling Inside the Garage.



Photograph 27: 4th Level Breezeway Near North Stair, Current Condition.

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Photograph 28: 4th Level Breezeway at Central Area, Current Condition.

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Photograph 29: 4th Level Breezeway Near South Stair, Current Condition.



Photograph 30: 3rd Level Breezeway at Central Area, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

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Photograph 31: 4th Level Breezeway – Example of Hollow Sound Breezeway Tiles



Photograph 32: 3rd Level Breezeway near South Stair – Spalled Bottom of Column.

APPENDIX B - SITE PHOTOGRAPHS

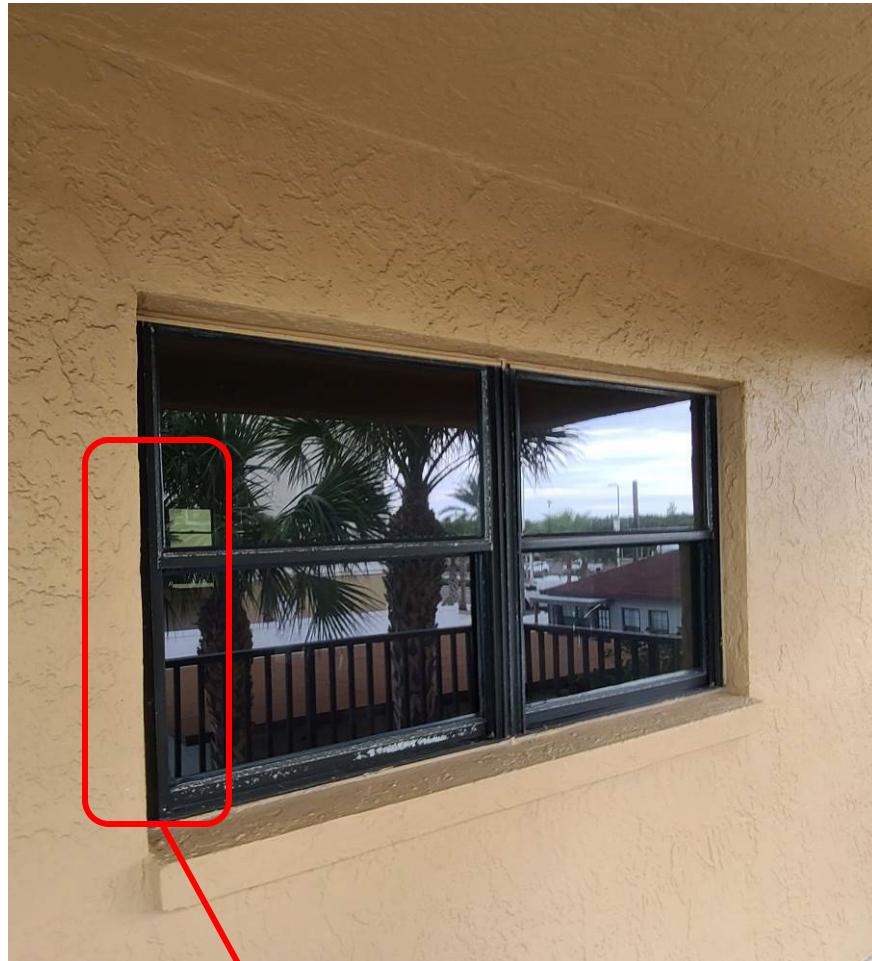
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Photograph 33: Exterior Face of 4th Level Breezeway's Guards – Signs of Water Stain and Efflorescence due to Water Infiltration from the Opposite Side.

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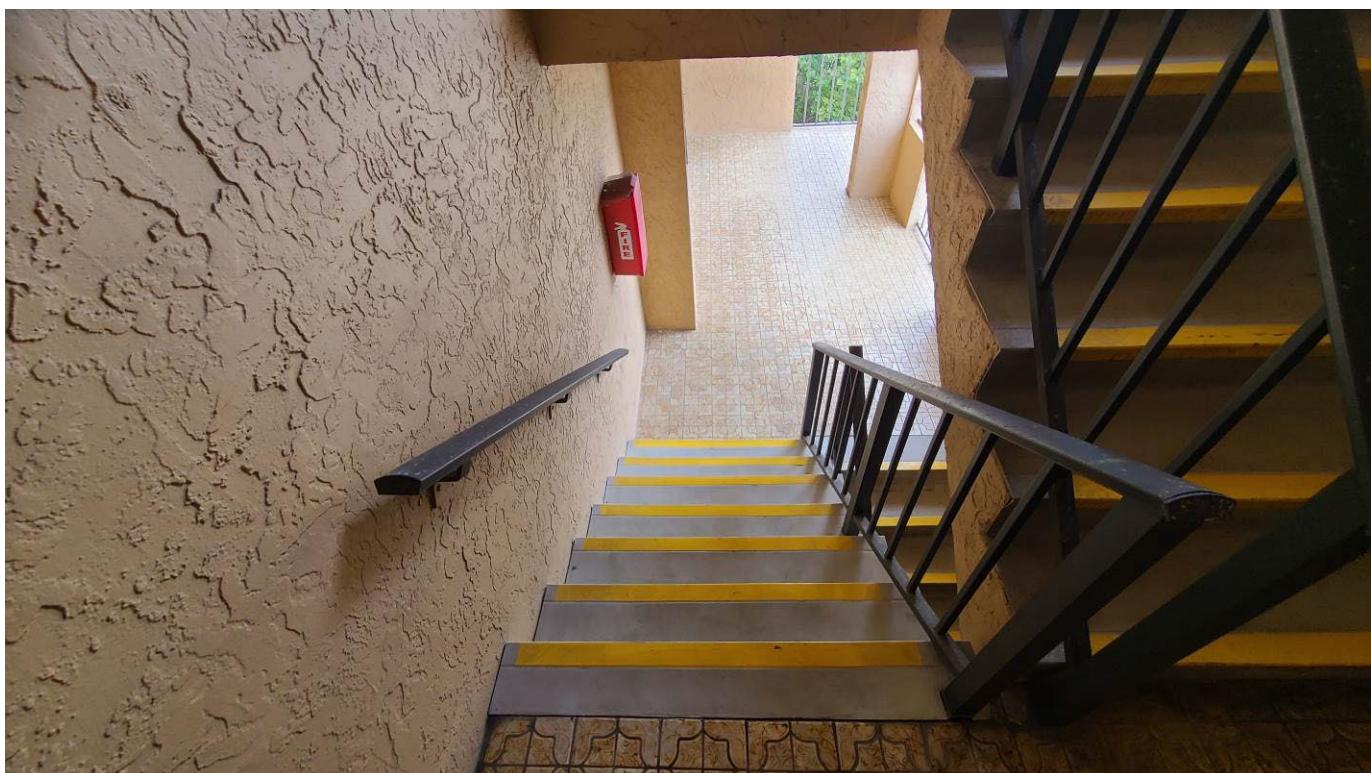
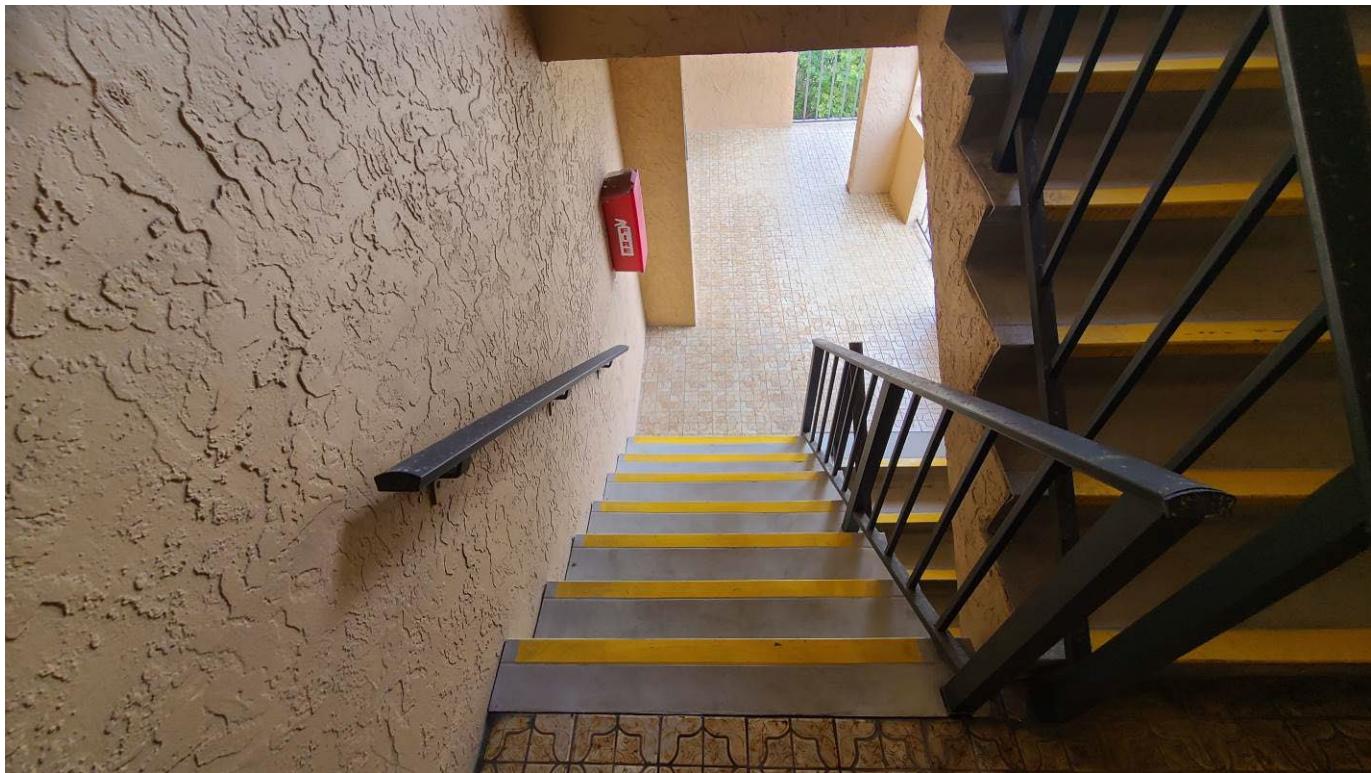
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Photograph 34: Existing Sealant Width Installed at Window's Perimeter

APPENDIX B - SITE PHOTOGRAPHS

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Photograph 35: South Staircase, Current Condition

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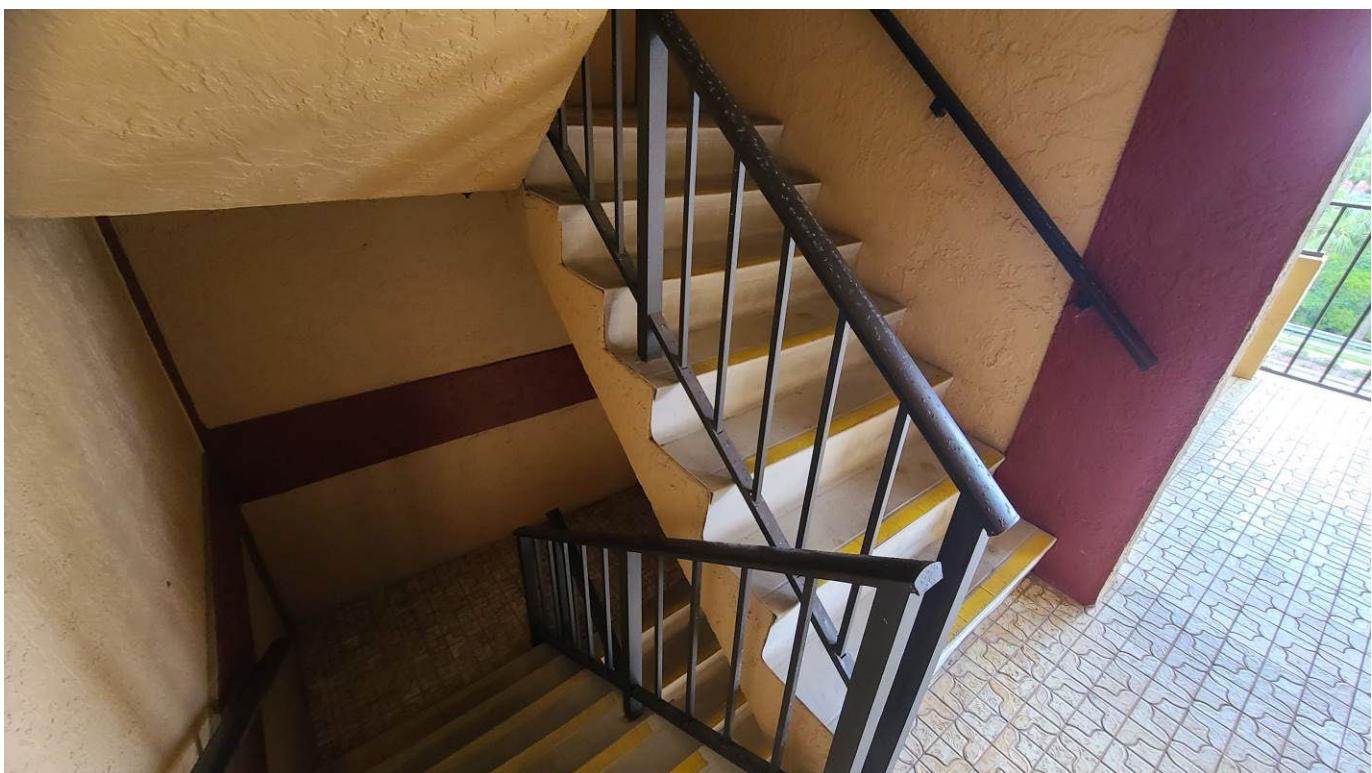
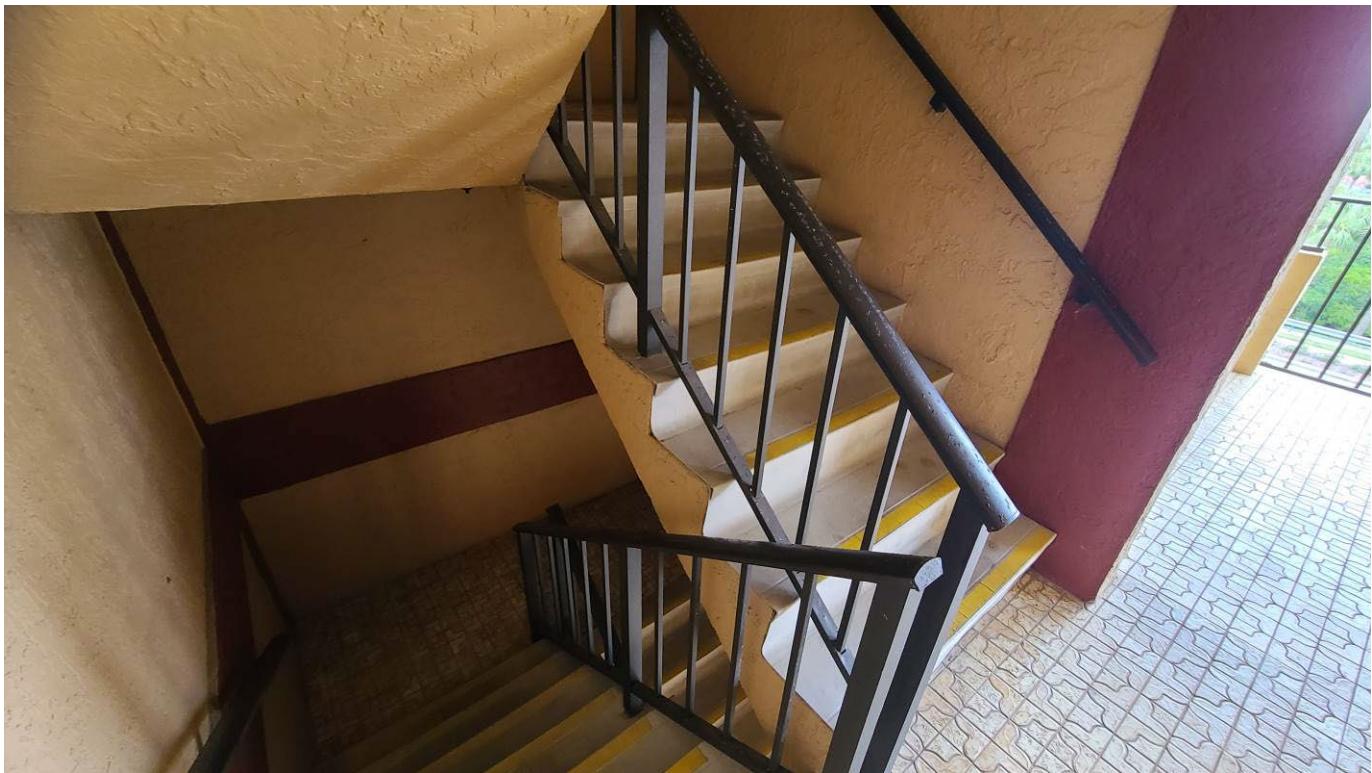
Photograph 36: South Staircase – Cracked Stucco at 4th Level Landing's Ceiling



Photograph 37: South Staircase – Spalled Concrete at Bottom of Stair Between 2nd and 3rd Stair's Flight

APPENDIX B - SITE PHOTOGRAPHS

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Photograph 38: North Staircase, Current Condition

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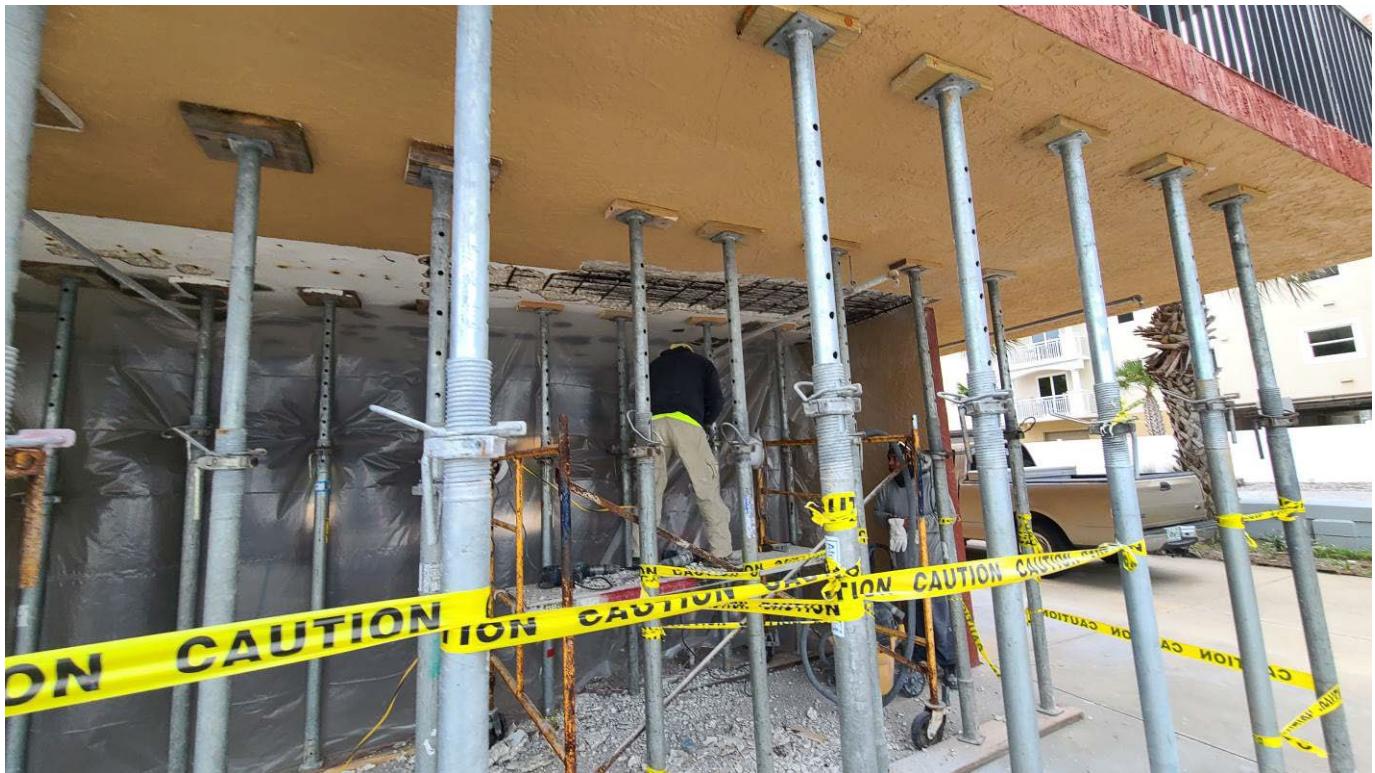
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Photograph 39: Ground Level Garage, Current Condition

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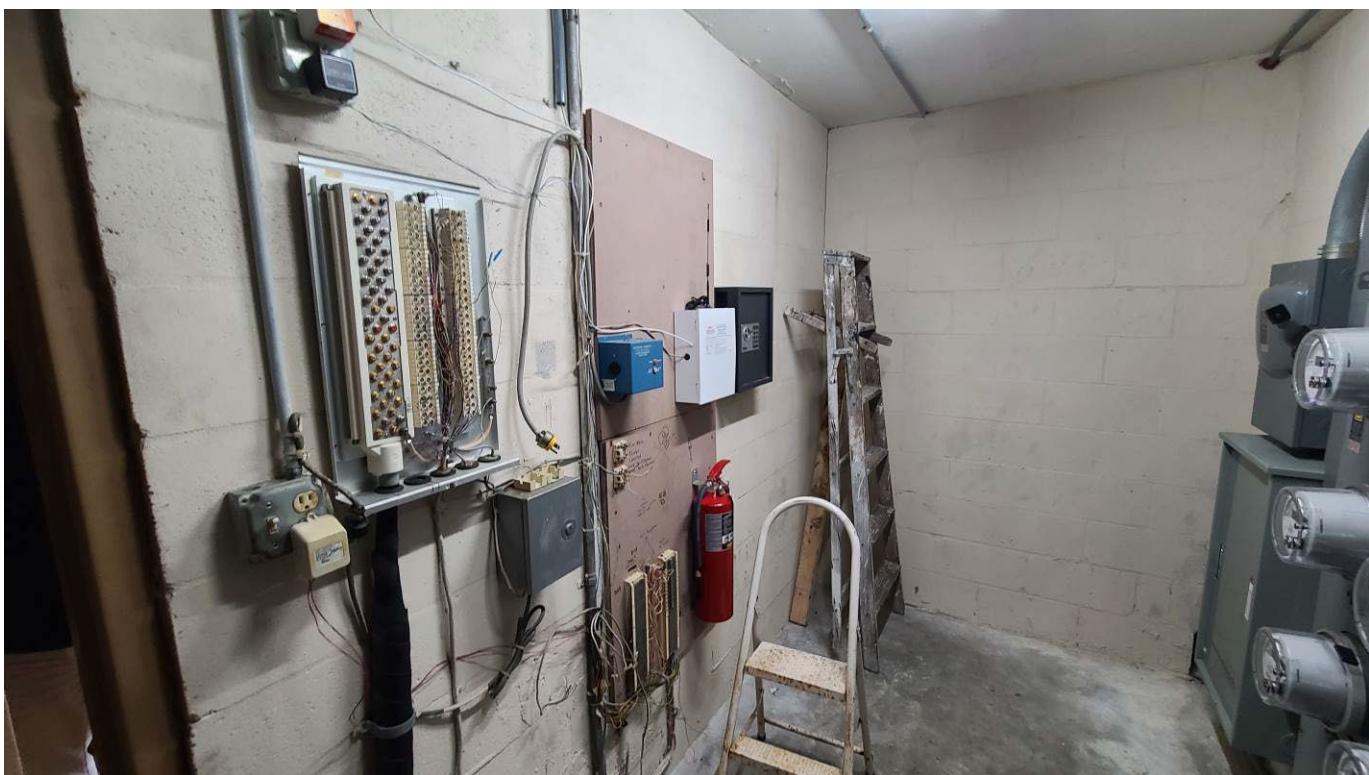
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Photograph 40: Ground Level Garage – Garage's Concrete Ceiling is Under Repair

APPENDIX B - SITE PHOTOGRAPHS

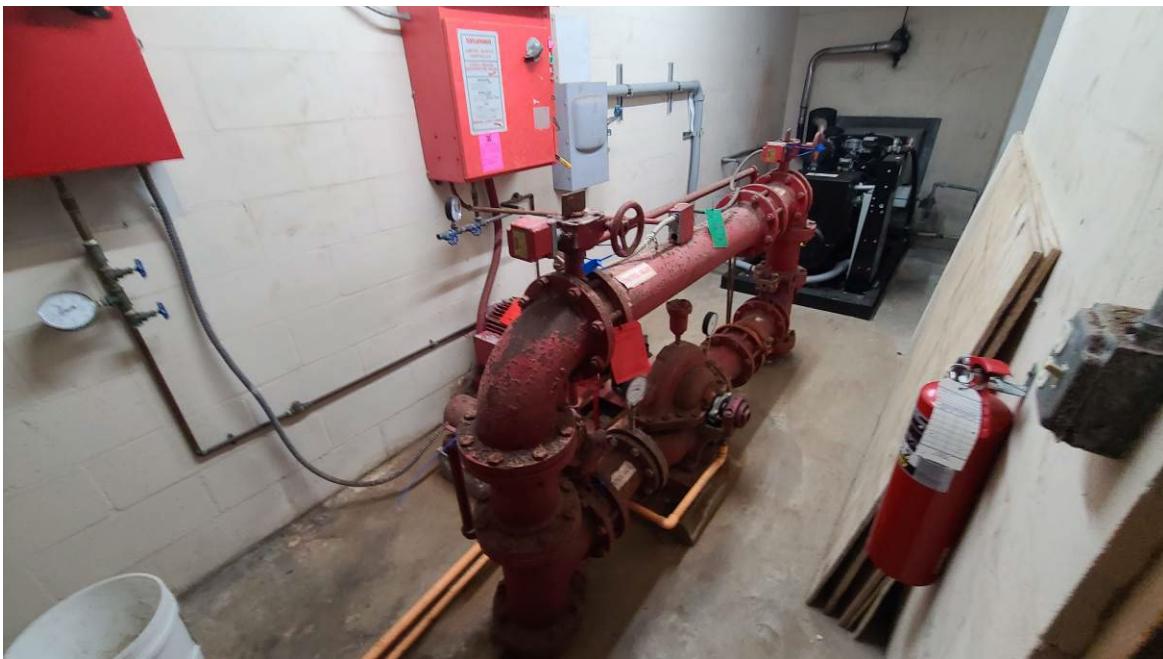
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Photograph 41: Building's Common Area – Power Room, Current Condition

APPENDIX B - SITE PHOTOGRAPHS

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Photograph 42: Building's Common Area – Fire Pump & Emergency Generator Room, Current Condition



Photograph 43: Building's Common Area – Elevator Room, Current Condition

APPENDIX B - SITE PHOTOGRAPHS

Sunshine on Indian Shores Condominium Association, Inc.
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Photograph 44: Building's Common Area – Fire Control Panel, Current Condition

APPENDIX B - SITE PHOTOGRAPHS

Sunshine on Indian Shores Condominium Association, Inc.
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Photograph 45: Building's Common Area Door, Current Condition

APPENDIX C
SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS



Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Integrity Reserve Studies

April 10, 2024

Sunshine on Indian Shores Condominium Association, Inc.
18822 Gulf Blvd,
Indian Shores, FL 33785

Attention: Mr. Fred Kilbourn, Association President
Phone: (231) 631-2372
Email: fakilbourn@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
Sunshine on Indian Shores Condominium Association, Inc.
Association License No. per Florida DBPR: PR1S013955
UES Project No: 6011.2300401.0000

Building Department Reference Number: N/A

Building/Property Identification/Address: 30-30-15-88385-000-0001 (Parcel #)

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Mr. Kilbourn and Board of Directors:

Universal Engineering Sciences (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property (ies). UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ). Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations:

SUMMARY OF FINDINGS

Based on the **PHASE 1** milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineer and/or architect performing the **PHASE 1** milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

RECOMMENDATIONS

A PHASE 2 INSPECTIONS IS: **RECOMMENDED** **NOT RECOMMENDED**

UES recommends the following remedial and/or preventive repairs:

- Conduct a building envelope project and replace the sealant around all the fenestrations and replace the rusted stucco accessories where existed.
- Remediate all the cracked stucco on the exterior cladding.
- Installed waterproofing membrane at all patio decks where omitted.
- Inspect and remediate the hollow sound and tented tiles inside Unit #1C patio.
- Install waterproofing membrane at all breezeway decks.
- Remediate the spalled concrete locations inside the ground level garage. (Currently is under process).
- Install weep holes with self-leveling sealant inside all the guards posts.

---oOo---

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 structural condition of the building based upon careful evaluation of observed conditions to the extent possible.

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to **Sunshine on Indian Shores Condominium Association, Inc.**

Respectfully Submitted,
Universal Engineering Sciences
Registry #4930

Ali T. Mustafa, P.E.
Restoration Consultant
Florida Professional Engineer No. 93315

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520

This item has been digitally signed and sealed by Ali Mustafa, P.E. and Miguel A. Santiago, P.E., S.I. on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL



Education

BS, Civil Engineering

Years of Experience

18

Licenses

- Professional Engineer - FL #93315
- Iraqi Engineering Union - #98836

Ali Talib Mustafa, PE

Restoration Consultant

Ali has over 18 years of experience managing and performing consulting services (and in construction and project management). He is skilled in design-build service in new construction, including efforts performed for commercial and governmental clients overseas. His portfolio includes the construction of stadiums, hospitals, public clinics, schools, and oil field facilities. Following relocation to the United States in 2015, Ali gained skills in assessing existing structures, restoration, and building envelope consulting, as well as design and project specification. He offers valuable experience in construction and is an effective, efficient, and creative problem-solver for his clients. Ali is also well-versed in restoration knowledge and techniques. He is committed to improving these elements to better assist his clients through structural consulting, project management, construction administration, and inspection services.

EMPLOYMENT HISTORY/PROJECT EXPERIENCE

Senior Project Manager - TRC Worldwide Engineering (April 2020-October 2022)

Sarasota, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Project Engineer - Karins Engineering Group (February 2016-April 2020)

St. Petersburg, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and

Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Onsite Construction Manager - Triarena Company for General Construction (September 2013-August 2014)

Baghdad, Iraq

As Onsite Construction Manager, Mr. Mustafa was responsible for leading and supervising onsite engineers to perform new construction and achieve desired quality. He performed quality control and quality assurance (QA/QC) to ensure compliance of subcontractors' work.

Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders. Mr. Mustafa also was tasked with controlling use of resources, including and monitoring purchases and rentals of materials and equipment.

Onsite Construction Engineer - Al Madaniya Company (November 2010-March 2013)

Baghdad, Iraq

As Onsite Construction Engineer, Mr. Mustafa was responsible for supervising, monitoring, and implementing onsite subcontractor activity. He also managed, monitored, and performed Quality Assurance/Quality Control for subcontracted work. Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders.

Onsite Construction Engineer - VINS Company (March 2006-August 2008)

Aqreh, Kurdistan

As Onsite Construction Engineer, Mr. Mustafa was responsible for coordinating and implementing onsite work to achieve desired project scopes. He routinely assisted Project Managers in coordinating work activity, and performed quality assurance for sub-contracted elements. Additionally, he monitored purchases for warehouse resources and materials, prepared Requests for Information, project schedules, and daily reports.

1010 Condominium Association - Multi-Story Pre-cast Parking Garage

Pinellas County, FL

From April to August 2021, Mr. Mustafa was involved in this \$200,000 effort for the 1010 Condominium Association. The project involved concrete repair and deck waterproofing for a multi-story precast parking structure. He served as Project Manager and Engineer, and was responsible for performing onsite surveys to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Innovare Affordable Apartments

Hillsborough County, FL

From November 2021 through December 2022, Mr. Mustafa was involved in this new construction effort for Hillsborough County. The project involved new construction, including exterior CMU walls and interior steel columns as well as decks. He served as Threshold Inspector, and performed threshold inspections onsite.

Water's Edge Condominium Association - Waterproofing and Remediation

Clearwater Beach/Pinellas County, FL

From April to August 2020, Mr. Mustafa was involved in this \$350,000 effort for the Water's Edge Condominium Association. The project involved two phases, the first of which was performed from April to June 2020. The scope involved waterproofing for the 23rd floor patio. The second phase, performed during August 2020, involved waterproofing plaza deck planters. He served as Project Manager and Engineer, and was responsible for performing onsite surveys to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Envoy Point Condominium Association - Waterproofing and Remediation

St. Petersburg Beach, FL

Mr. Mustafa was involved in various efforts for the Envoy Point Condominiums, including parking lot asphalt efforts, plumbing CIPP, and structural analysis of community buildings, as well as an association reserve study.

New Construction - 30,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a \$90 million, 30,000-seat sport hall complex, including an arena with two practice fields, and a four-star hotel onsite. The project occurred from September 2013-August 2014.

New Construction - 8,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a \$25 million, 8,000-seat sport hall complex, from 2011-2014.

New Construction - Hospital and Staff Housing

Aqreh, Kurdistan

Construction of a \$25 million, 100-bed hospital, with associated staff housing, in the city of Aqreh to the north of Iraq. Work occurred from 2005-2008.

Holiday Villas III Condominium Association - Balcony Structural Survey

Indian Rocks Beach, FL

Water's Edge Condominium Association - Waterproofing Efforts and Association Reserve Study

Clearwater Beach, FL

Mirror Lake Condominium Association - Roofing/Coating Project

St. Petersburg Beach, FL

Association Turnover Study (The Sanctuary at Alexandra Place Condominium Association)

Tampa, FL

Association Turnover Study (Mystique at Water Park Condominium Association)

Naples, FL

Sarasota South Court - Threshold Inspections

Venice, FL

Bayshore Yacht and Tennis Club Condominium Association - Roofing Replacement and Sundeck Waterproofing

Indian Rocks Beach, FL

MIGUEL SANTIAGO, P.E., S.I.

Professional Engineer / Special Inspector / Director Milestone Prog.



Phase I Structural Assessments

Phase II Structural Forensic Evaluations

Structural Integrity Reserve Studies

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Director of UES Milestone Inspection Program and Vice President of UES Construction Services Division. He has experience in building inspections, structural evaluations, geotechnical investigations, and construction process evaluations. He has over 25 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/ reshoring and design/plan compliance.

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

YEARS WITH THE FIRM 3.5

YEARS WITH OTHER FIRMS 25

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES & CERTIFICATIONS

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.