



FLORIDA ENGINEERING LLC

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RESIDENTIAL REPORT

Gulfshore Townhouses Condominium Association, Inc.

19020 Gulf Blvd.

Indian Shores, FL 33785

Phase One Milestone Inspection



Purpose:

The purpose of this report is to document the Structural Milestone Inspection - Phase 1, on the subject property. The scope of this Milestone Phase-1 Inspection is limited to the visual inspection only and is documented as such.

The Phase One Milestone Inspection part of this report was performed under the terms of the contract with the client and in accordance with Florida Statute 553.899 to attest to the life safety and adequacy of the structural components of the building and to determine, to the extent reasonably possible, the general structural condition of the building and whether there is a substantial structural deterioration negatively affecting the building's general structural condition and integrity.

The Phase One Milestone Inspection part of this Report was not undertaken to make any determination on whether any part of the building is in compliance with the current Florida Building Code. Thus Florida Engineering is not expressing any opinion with respect to whether this building complies or not with the Florida Building Code or fire safety code.

The opinion expressed the Phase One Milestone Inspection part of this report by Florida Engineering as to whether there is any substantial structural deterioration or not are made within a reasonable professional probability based on the scope of the inspection outlined in this report.

Furthermore, this entire report is not intended to and does not address the presence or absence of hazardous material or petroleum substances, asbestos, lead, PCBs or toxic soils on this property.

Type of Building : Condominium/Multifamily

Exterior Construction Type: Wood Framed on Piles



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PHASE ONE MILESTONE INSPECTION

Property Name

Gulfshore Townhouses Condominium Association, Inc.

19020 Gulf Blvd.

Indian Shores, FL 33785

Prepared by:

Antoine Boumitri, PE, SI

Florida PE # 40578 & SI # 0763

Date:

11/30/2023



ANTOINE G. BOUMITRI, State of Florida
Professional Engineer, License No. 40578
This seal has been digitally signed and
sealed by Antoine G. Boumitri, P.E. on the
date indicated to the seal using a SHA-1
certification. Seal. Printed copies of this
document are not considered signed and
sealed and the signature must be verified on
electronic copies.

Digitally signed by

Antoine G Boumitri

Date: 2023.12.01

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Inspection Start Date: 11/7/23

Inspected By: Antoine Boumitri

Inspection End Date: 11/7/23

Title: Engineering Project Manager

Florida PE#40578 & SI#0763

Signature: A. Boumitri

1. BUILDING MILESTONE INSPECTION PHASE 1 - Summary of Findings & Recommendations

a. Name on Title: Gulfshore Townhouses Condominium Association, Inc.

b. Street Address: 19020 Gulf Blvd. Indian Shores, FL 33785

c. Legal Description: Not Available

d. Owner's Name: Professional Condo Concepts, Inc.

e. Owner's Mailing Address: 2181 Indian Rocks Rd. S Suite 1 Largo, FL 33774

f. Folio Number of Property on which Building is Located: 59-2871694

g. Building Code Occupancy Classification: Residential

h. Present Use: Residential / Condominium

i. General Description:

Built in 1974, Gulfshore Townhouses Condominium Association is one, wood framed building set on wood piles. There are a total of 8 condo units. The building is 3 stories. The condo units are on the 2nd and 3rd floors with parking area and storage on the 1st floor. Each condo has a set front and rear stairs that are wood with wood rails. All units have an upper and lower balcony in the rear of the building. One concrete swimming pool with a concrete paver pool deck is shared by all units.

j. Additions to original structure: N/A

1. Building Milestone Inspection Phase 1 Summary (Cont'd)

k. Date of notice of required inspection – N/A

l. Date(s) of actual inspection

I. PHASE 1 – 11/7/2023

II. PHASE 2 – Not Required

m. Name and qualifications of individual submitting report: Antoine Boumitri, PE, SI with over 35 years of experience as a Professional Structural Engineer and Threshold Building Inspector

n. Description of laboratory or other formal testing, if required, rather than manual or visual procedures

N/A

o. Structural repair-note appropriate line:

N/A

p. Required (describe and indicate acceptance)

N/A

g. Final Milestone Inspection Phase 1 - Summary Note: No Further Milestone Inspection Phase 2 is required.

2. Phase One Milestone Inspection & Reserve Study

2A. FOUNDATION & STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant), Based on Visual Inspection

1. Bulging – None observed
2. Settlement – None observed
3. Deflections – None observed
4. Expansion – None observed
5. Contraction – None observed

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)

No areas showing signs of distress.

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

Good condition.

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.

N/A

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.

N/A

f. Previous patching or repairs – All previous patches or repairs were observed to be in good condition.

2B. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:
a. Concrete masonry units – N/A
b. Clay tile or terra cotta units – N/A
c. Reinforced concrete tie columns – N/A
d. Reinforced concrete tie beams – N/A
e. Lintel – No issues observed
f. Other type bond beams – No issues observed
g. Masonry finishes -exterior
1. Stucco
2. Veneer
3. Paint only - Partial
4. Other (describe)
N/A
h. Masonry finishes – interior
1. Vapor barrier –
X 2. Furring and plaster-Drywall
3. Paneling –
4. Paint only –
5. Other (describe)
i. Cracks
1. Location – note beams, columns, other - Cracks/spalling in masonry columns
2. Description
N/A
j. Spalling
1. Location – note beams, columns, other – Cracks/spalling in masonry columns:
2. Description
N/A

k. Rebar corrosion-check appropriate line
X 1. None visible
2. Minor-patching will suffice
3. Significant-but patching will suffice
4. Significant-structural repairs required
l. Samples chipped out for examination in spall areas
X 1. No
2. Yes – describe color, texture, aggregate, general quality
NOTES: N/A

2C. FOUNDATION

a. Describe the building foundation:

Building foundation on wood piles.

b. Is wood in contact or near soil? (Yes/No): Yes

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

No signs of differential settlement.

e. Is water drained away from the foundation? (Yes/No): Yes

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe:

No additional investigations are warranted at this time.

2D. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
Wood framed, low sloped roof with TPO covering. TPO covering was replaced in March of 2018. Roof was observed to be in good condition.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
A/C condensing units are located on roof top. These are the responsibility of the individual condo owners. Condensing units and supports were observed to be in good condition.
3. Note types of drains and scuppers and condition:
Metal gutters with downspouts. Gutters and downspouts observed to be in good condition.
2E. SOFFITS
a. Description
N/A
1. Describe (type of system framing, material, spans, condition)
N/A

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
All areas required for inspection were visible. It was not necessary to open ceilings.

2F. STEEL FRAMING SYSTEM
a. Description
N/A
b. Exposed Steel- describe condition of paint and degree of corrosion
Steel plates and brackets used to secure building to piles. All were observed to be in good condition. Very minor surface rust observed on some steel brackets.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A
NOTES:
N/A

2G. CONCRETE FRAMING SYSTEM
a. Full description of structural system
No concrete framing used.
b. Cracking
1. Not significant
2. Location and description of members affected and type
N/A
c. General condition
N/A
d. Rebar corrosion – check appropriate line
X 1. None visible
2. Location and description of members affected and type and cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe)
e. Samples chipped out in spall areas:
1. No
2. Yes, describe color, texture, aggregate, general quality:
N/A
NOTES: N/A

2H. EXTERIOR WALLS
a. Description
Wood framed stud walls with hardy board siding. Walls were observed to be in good condition.
No unsafe conditions observed.
2J. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
Window are hurricane rated. Windows are the responsibility of the individual condo owners. Windows were observed to be in good condition.
b. Anchorage- type and condition of fasteners and latches
Mechanically Fastened. Good Condition
c. Sealant – type of condition of perimeter sealant and at mullions:
Good Condition
d. Interiors seals – type and condition at operable vents
Good Condition.
e. General condition:
Good Condition.
No unsafe conditions observed in any of the above features.



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2K. DOORS

a. Type

Wood doors with wood frames. These are the responsibility of the individual condo owners. Doors were observed to be in good condition.

e. General condition:

Good Condition.

No unsafe conditions observed in the doors' features.



2L. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

Wood framed building with 2x4 wood truss system used for roof construction.

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

Good condition.

c. Joints – note if well fitted and still closed:

No issues with joints. Good condition

d. Drainage – note accumulations of moisture

No accumulations of moisture.

e. Ventilation – note any concealed spaces not ventilated:

No issues with ventilation

f. Note any concealed spaces opened for inspection:

N/A

NOTES:

No unsafe conditions observed in above wood features.

3. ADDITIONAL INSPECTION FINDINGS AND NOTES

3A. HVAC

A/C condensing units located on roof top. These are the responsibility of the individual condo owners. All were observed to be in good condition.

3B. Plumbing System

"As-built" plans of the Property were unavailable for review to determine the below ground components; thus, we were unable to physically identify all types of piping used throughout the Property. However, according to available information and observations, supply piping appears to be PVC, and waste and vent piping appears to be PVC.

The plumbing systems appeared to be in generally good condition. The water pressure and drainage were reported to be adequate. No abnormal plumbing problems were reported by the Property representative.

3C. Electrical System

Electrical service enters the building from utility-owned transformers, providing 120/240-Volt, single-phase, - wire service. Units were noted to be individually metered (100-Amp minimum per unit). The distribution wiring was noted to be copper. GFCI outlets were noted in kitchens, bathrooms, and wet areas.

In general, the electrical systems for the Property, including main switchboards, transformers, distribution circuit breaker panels, contactor, lighting, and wiring system appear in good condition and adequately sized for the intended use of the facilities.

3D. Swimming Pool

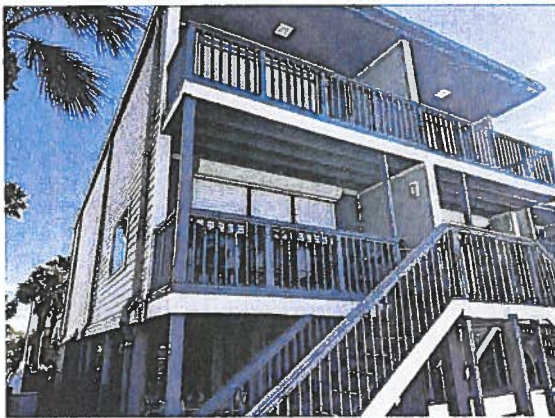
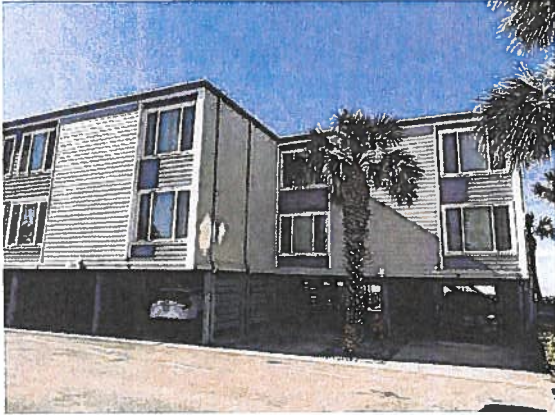
There is one concrete swimming pool located at the rear of the building at ground level. New saltwater system was installed in February of 2019. No issues observed with pool or pool equipment.

The swimming pool and equipment were noted to be in generally good condition.

No immediate unsafe conditions were observed in all the above categories.

Final Milestone Inspection Phase 1 Note: No Milestone Inspection Phase 2 is required at this time.

GENERAL EXTERIOR



GENERAL ROOFTOP

