RECON RESPONSE ENGINEERING

SHORE HOUSE

MILESTONE PHASE 1 INSPECTION SURVEY

March 28, 2024

THIS MILESTONE PHASE 1 INSPECTION REPORT WAS PRODUCED FOR SHORE HOUSE CONDOMINIUM ASSOCIATION, INC. LOCATED AT 19106 GULF BLVD., INDIAN SHORES, FL 33785.

Recon Response Engineering LLC, Florida Engineering Certificate of Authorization #31955
Toll-Free Nationwide: (844)-44-RECON or via email info@reconresponse.com

Ms. Karen Treverton
Shore House Condominium Association, Inc.
19106 Gulf Blvd,
Indian Shores, FL 33785

Re: Milestone Phase 1 Inspection
Shore House Condominium Association, Inc.
19106 Gulf Blvd,
Indian Shores, FL 33785

Dear Ms. Treverton,

In accordance with your request, we tasked engineer Andrew Schrader with performing a Phase 1 structural inspection of the building, including an inspection of load-bearing walls, primary structural members and primary structural systems. Andrew Schrader visited the site on 02/09/2024 and 02/13/2024.

PROJECT BACKGROUND ON PHASE 1 INSPECTIONS

Recon Response Engineering LLC ("RRE") prepared this report to provide the Association with a Phase 1 Milestone Inspection in accordance with Florida Statute 553.899. The purpose is to attest to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determine the general structural condition of the building as it affects its safety. This includes a determination of any necessary maintenance, repair or replacement of any structural component of the building. This does not include making a determination if the condition of the building is in compliance with the Florida Building Code or the fire safety code.

This inspection requires a visual examination of habitable and non-habitable areas of the building, including its major structural components. It is a qualitative (non-quantitative) assessment of the building's structural condition, with a key goal to determine if substantial structural deterioration exists.

"Substantial structural deterioration" is defined in Florida Statute 553.899 as 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 inspector determines that such surface imperfections are a sign of substantial structural deterioration.

As stated in Florida Statute 553.899, if we find no signs of substantial structural deterioration to the building components under visual examination, then a Phase 2 inspection is not required. If, however, any substantial deterioration is identified during the Phase 1 inspection, then a Phase 2 inspection must be performed.

PROJECT BACKGROUND ON PHASE 2 INSPECTIONS

The purpose of a Phase 2 inspection, if required, is to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use. Additionally, a Phase 2 inspection requires the inspector to recommend a program for fully assessing and repairing distressed and damaged portions of the building.

A Phase 2 inspection may involve destructive or non-destructive testing, and may be as extensive or as limited as necessary to fully assess areas of structural distress. 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.

ONCE THE INSPECTION IS COMPLETED

Following both the Phase 1 and Phase 2 inspection, the inspector must submit a sealed copy of the inspection report with a separate summary of, at a minimum, its material findings and recommendations. This information must be furnished by the inspector to both the condominium association and to the building official of the local government which has jurisdiction. This signed and sealed inspection report must meet all of the following criteria:

1) Indicate the manner and type of inspection forming the basis for the inspection report.

2) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection.

3) Describe the extent of such deterioration, and identify any recommended repairs for the observed deterioration.

4) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.

5) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.

6) Identify and describe any items requiring further inspection.

APPLICABLE DEFINITIONS FROM THE FLORIDA BUILDING CODE

"Unsafe" is defined in the 2020 Florida Building Code, 7th Edition, as follows:

> 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 structural 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.

"Dangerous" is defined in the 2020 Florida Building Code, 7th Edition, as follows:

> 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 dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

Note that the Florida Building Code has a specific definition for "substantial structural damage" which is separate and distinct from the definition of "substantial structural deterioration" as used in Florida Statute 553.899. Since this report is predicated on the specific requirements of Florida Statute 553.899, the criterion for substantial structural deterioration is used in this report as defined in Florida Statute 553.899.

WHAT THE ASSOCIATION MUST DO WITH THIS INFORMATION

1) The Association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in this report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to receive notice by electronic transmission.

2) The Association must post a copy of the inspector-prepared summary of the inspection report in a conspicuous place on the condominium or cooperative property.

3) The Association must publish the full report and inspector-prepared summary on the Association's website if the Association is required to have a website.

4) We also recommend consultation with the Association's legal counsel to determine what other actions (if any) should be taken.

DOCUMENTS REVIEWED

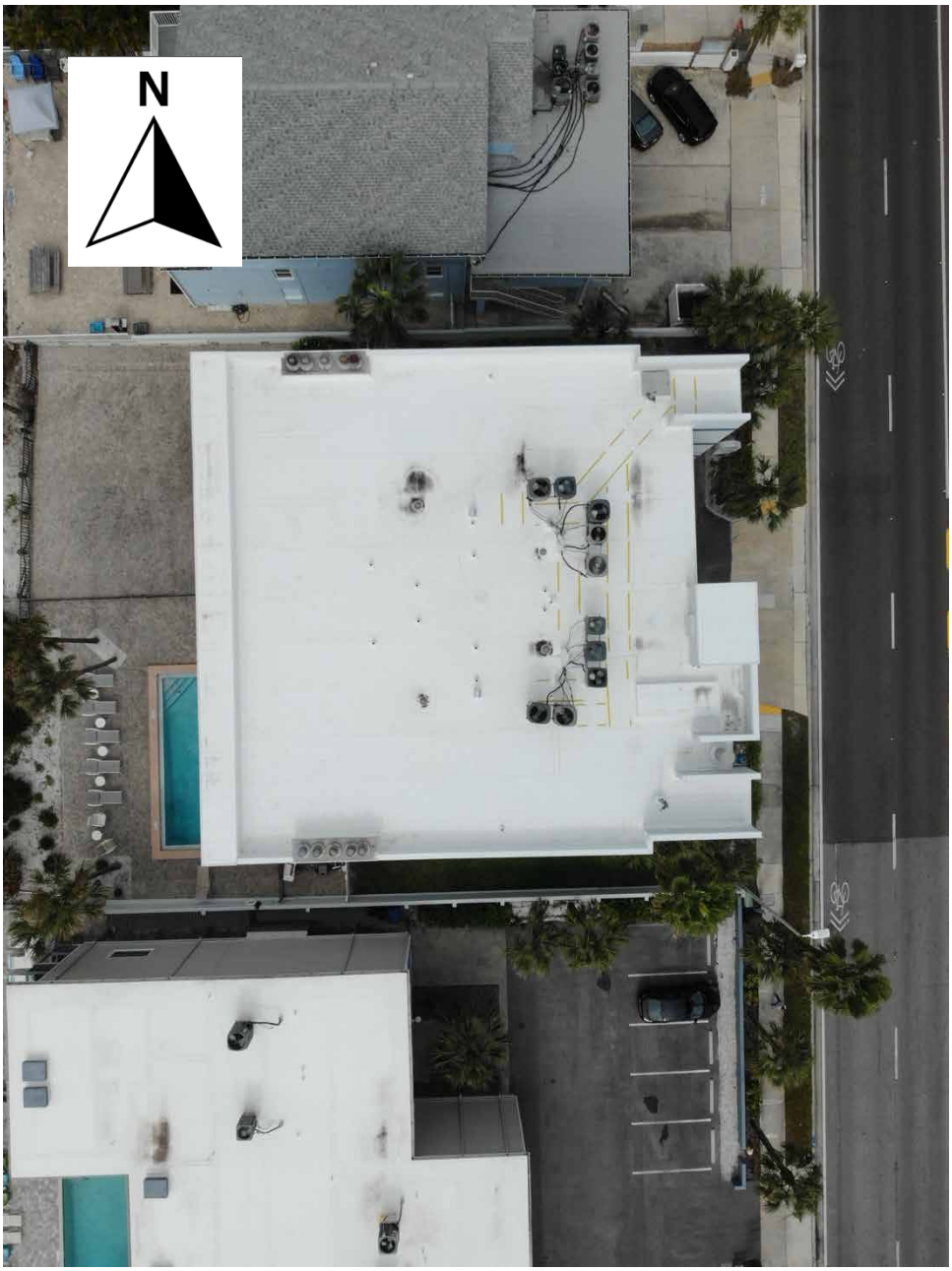
1. Building and Roofing Oral History as provided by Association Board of Directors
2. Pinellas County Appraiser Records

BUILDING INFORMATION

- The structure located at Shore House Condominium consists of ten (10) units spread out through one (1) building.
- The building is six (6) stories tall, and the structural components consist of reinforced concrete beams, slabs, and columns with infill Concrete Masonry Unit (CMU) block walls.
- The main roof system is composed of a low-slope “flat” TPO membrane system.
- The structure was built in 1983 according to Pinellas County Property Appraiser records.

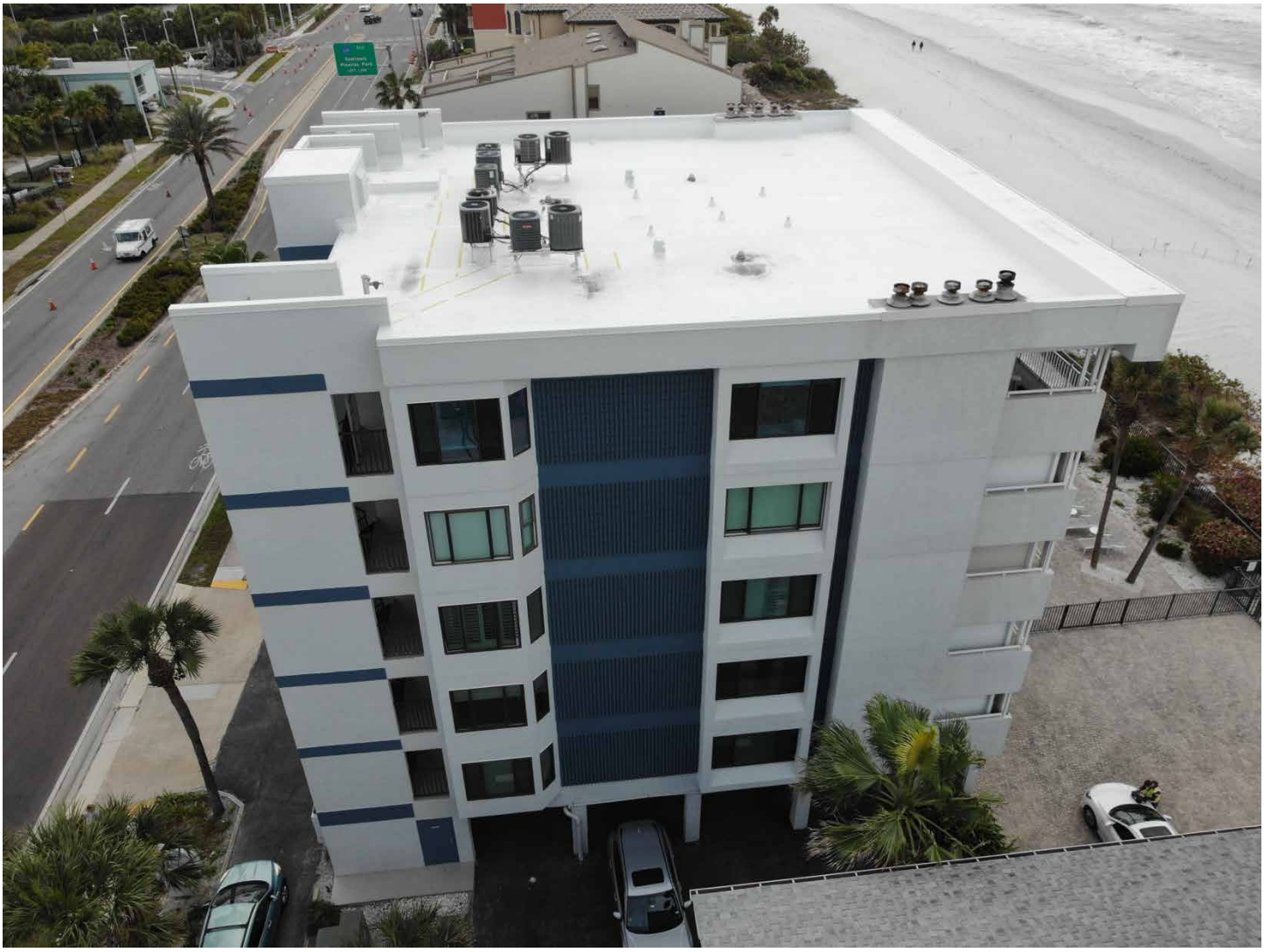
Photos showing the layout of the building are provided on the following pages.

Photos taken during site visit by Professional Engineer (PE) Andrew Schrader.



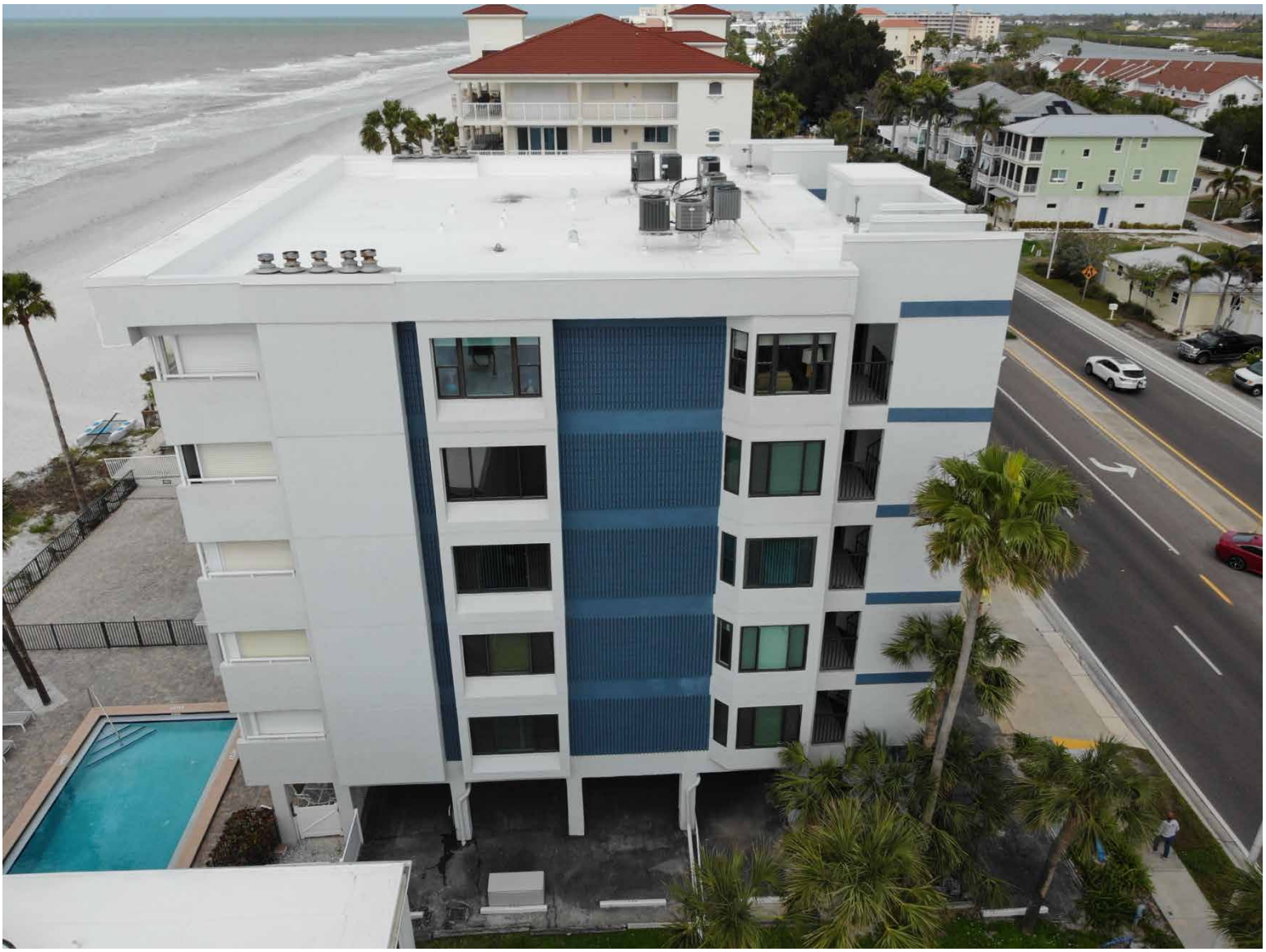
Drone Imagery Captured on 02/13/2024.

Drone Photo of Shore House building.
Typical Roof & elevation captured 02/13/2024.

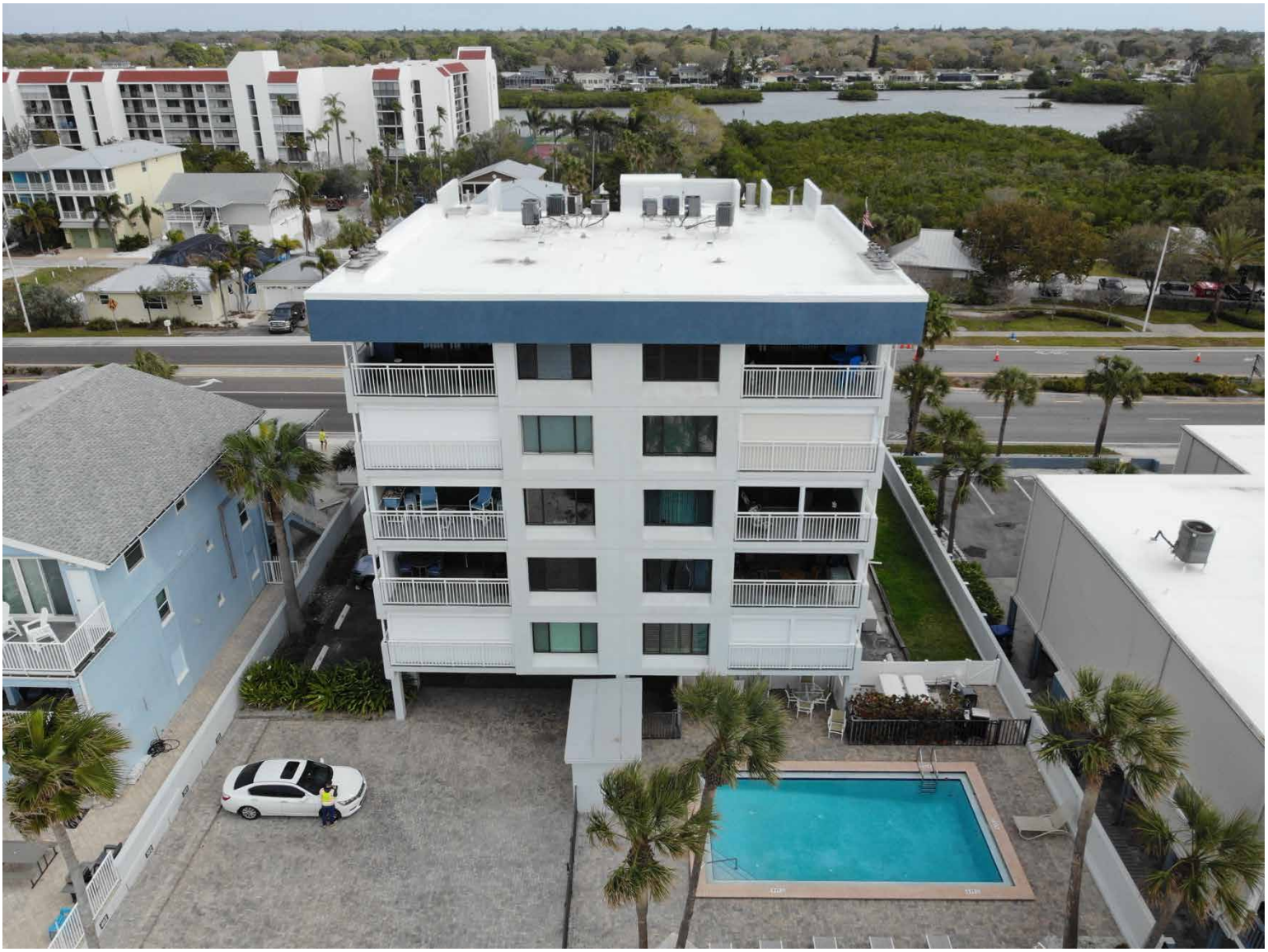


Drone Photo of Shore House building.
North elevation captured 02/13/2024.

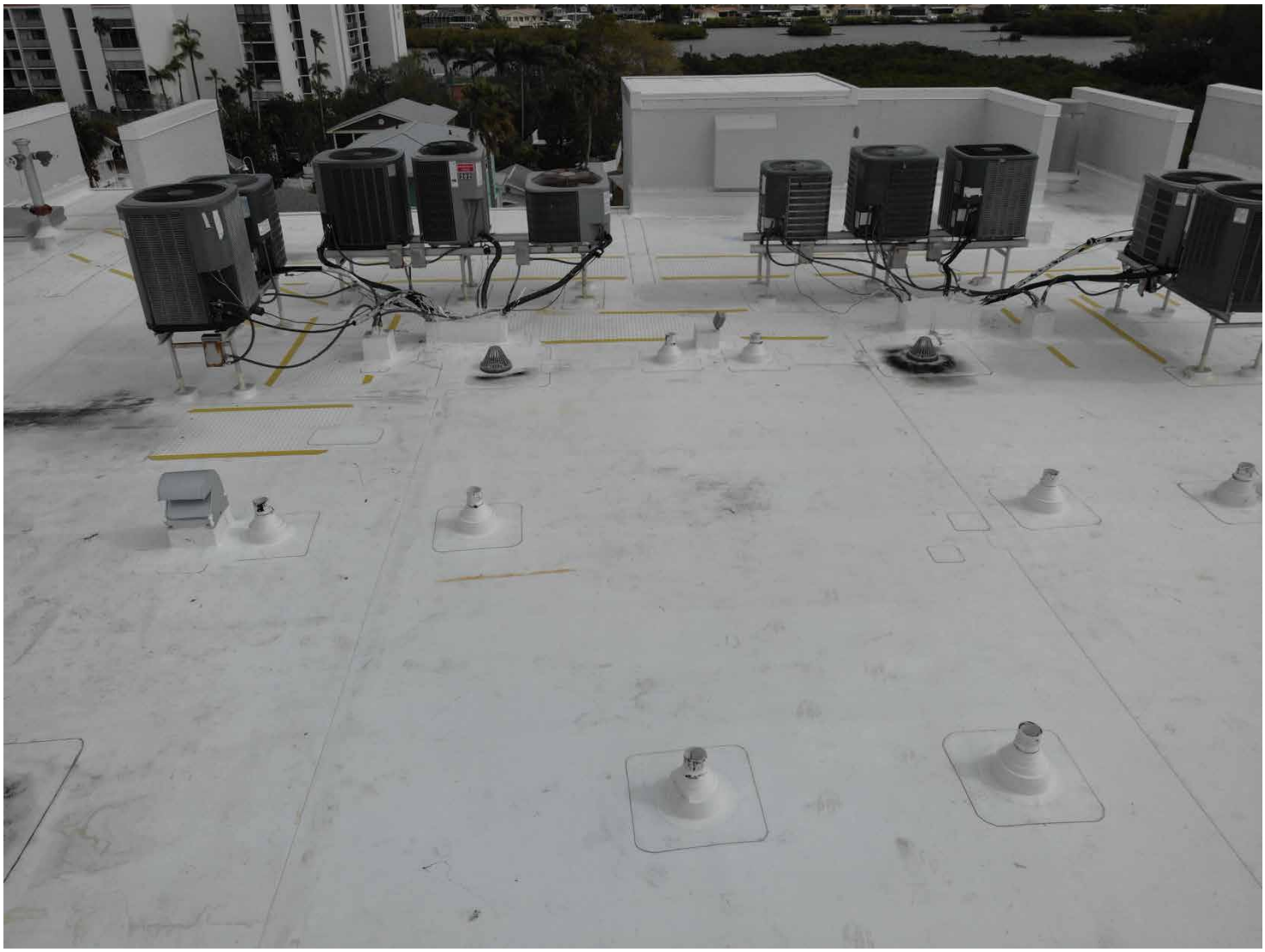
Drone Photo of Shore House building.
East elevation captured 02/13/2024.



Drone Photo of Shore House building.
South elevation captured 02/13/2024.



Drone Photo of Shore House building.
West elevation captured 02/13/2024.



Typical Roof photo captured 02/13/2024.

Typical Roof photo captured 02/13/2024.

Typical Elevation View - Front (East).

Typical Elevation View - Side (North).

Typical Elevation View - Back (West).

Typical Elevation View - Side (South).

INSPECTOR CREDENTIALS

Andrew Schrader is a Florida-licensed Professional Engineer (PE) and Certified General Contractor (CGC).

He is board-qualified as a Special Inspector of Threshold Buildings (SI) by the Florida Board of Professional Engineers, and accredited as a Florida Board Recognized Structural Engineer **(FRSE)**.

In addition, Mr. Schrader holds the following credentials:

International Code Council (ICC)

Special Inspector, Soils

Special Inspector, Structural Steel and Bolting

Special Inspector, Structural Masonry

Residential Mechanical Inspector

Residential Electrical Inspector

Property Maintenance and Housing Inspector

ADA Accessibility and Plans Review

American Concrete Institute (ACI)

Special Inspector, Concrete Construction

Concrete Field Testing Technician - Grade I

Association for Materials Protection and Performance (AMPP) / National Association of Corrosion Engineers (NACE)

Basic Coatings Inspector / CIP Level 1

State of Florida

Licensed Asbestos Consultant

Certified Continuing Education Instructor, Florida Department of Business and Professional Regulation (DBPR)

Certified Continuing Education Instructor, Florida Division of State Fire Marshal

U.S. Army Corps of Engineers

Urban Search and Rescue (US&R) Structures Specialist (StS-1)

U.S. Department of Transportation, Federal Aviation Administration (FAA)

Commercial Pilot (Instrument-Rated)

Remote Pilot (Small Unmanned Aircraft Systems)

MILESTONE PHASE 1 INSPECTION RESULTS: SHORE HOUSE CONDOMINIUM

Required Item 1 of 6: *Indicate the manner and type of inspection forming the basis for the inspection report.*

This Phase 1 milestone inspection was performed using visual observation of accessible locations. We walked the property on foot including the ground-floor perimeter, walkways, stairs, garage, flat roof and approximately 50% of the balconies and unit interiors. We also used an Unmanned Aerial Vehicle (UAV) drone to observe the roof and exterior locations.

Required Item 2 of 6: *Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection.*

No substantial structural deterioration was observed. The building is in good structural condition. A Phase 2 inspection is not required.

Less-than-substantial structural deterioration was observed in the following locations:

1) Walkway guardrails require repair in multiple locations, on multiple floors. The walkway guardrail system is reaching the end of its useful life. The Association should be budgeting for replacement of these railings on the walkways and exterior stairs.
2) Steel stair stringers and attachment points exhibit significant corrosion, and should be cleaned and coated to prevent further deterioration. Some locations may require welding repairs to the steel.
3) Counter-flashing at roof level appears to have recently been installed. It appears that the installation of this counterflashing damaged the block walls and has not been repaired.
4) Minor corrosion spall in parking garage ceiling slab was observed, adjacent to elevator.

Required Item 3 of 6: *Describe the extent of such deterioration and identify any recommended repairs for the observed deterioration.*

1) No substantial structural deterioration was observed. General repair recommendations are noted above and within body of report.

Required Item 4 of 6: *State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.*

No unsafe or dangerous conditions were observed.

Required Item 5 of 6: *Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.*

1) Significant corrosion of fasteners (bolts and nuts) was observed on the balcony support posts as well as the balcony storm shutter fasteners. We recommend regular inspection of these items. Cleaning and coating will help reduce the severity of future corrosion. However, some of the nuts and bolts for the balcony tube steel posts may require replacement as well.

2) Stucco repair required at North-West corner of building, at roof level below parapet.

3) Numerous locations of failed repair and inadequate sealant installation were observed at roof level where the counter-flashings have been recently installed. This appears to be related to the recent roofing work performed. We recommend review with the roofer who performed this work to determine the extent of their responsibility.

Required Item 6 of 6: *Identify and describe any items requiring further inspection.*

1) Due to the age of the building and exposure to the harsh coastal environment, we would recommend re-inspection by an Engineer within five (5) years of the date of this report. This does not need to be a milestone inspection. A simple Visual Survey of Existing Conditions can be performed.

Photo appendix begins following this section.

This section is a summary. Please review our annotated photo appendix for additional notes and recommendations.

SIGNATURE PAGE

Milestone Phase 1 Survey
Shore House Condominium Association, Inc.
19106 Gulf Blvd., Indian
Shores, FL 33785

Andrew Schrader

Digitally signed by Andrew Schrader
Date: 2024.03.28 14:18:14 -04'00'

Andrew Schrader, PE
Florida License #72231
Certificate of Authorization #31955
Recon Response Engineering, LLC
Toll-Free Nationwide: (844)-44-RECON
info@reconresponse.com

ANDREW SCHRADER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 72231. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SCHRADER, PE ON 03/28/2024 USING AN SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Limitations:

This report makes no warranties or guarantees, expressed or implied, in regards to building construction at the site. The property was not inspected for hidden conditions.

Our opinions noted within this report are based on the findings as well as our professional experience. We accept no responsibility for interpretations or actions based on this report made by others.

The findings, results, and conclusions listed herein are only representative of conditions at the time of our review and do not represent conditions at other times. This report is intended for use by you and your assigned representatives. Its data and content should not be used or relied upon by other parties without our prior written authorization. We reserve the right to update our opinions if and when new information becomes available.

Andy Schrader

Recon Response Engineering L.L.C.

3/28/2024

Milestone Phase 1 Inspection Survey

Photo Appendix

Shore House Milestone Inspection Photos

Taken by PE Andrew Schrader during inspection.

Exterior signage.

Project: Shorehouse Milestone
Date: 2/9/2024, 9:54am
Creator: Andy Schrader

Front East elevation.

Project: Shorehouse Milestone
Date: 2/9/2024, 9:54am
Creator: Andy Schrader

North elevation

Project: Shorehouse Milestone
Date: 2/9/2024, 9:54am
Creator: Andy Schrader

South elevation

Project: Shorehouse Milestone
Date: 2/9/2024, 9:55am
Creator: Andy Schrader

West (rear) elevation.

Project: Shorehouse Milestone
Date: 2/9/2024, 9:56am
Creator: Andy Schrader

Parking garage ground level, underneath living space.

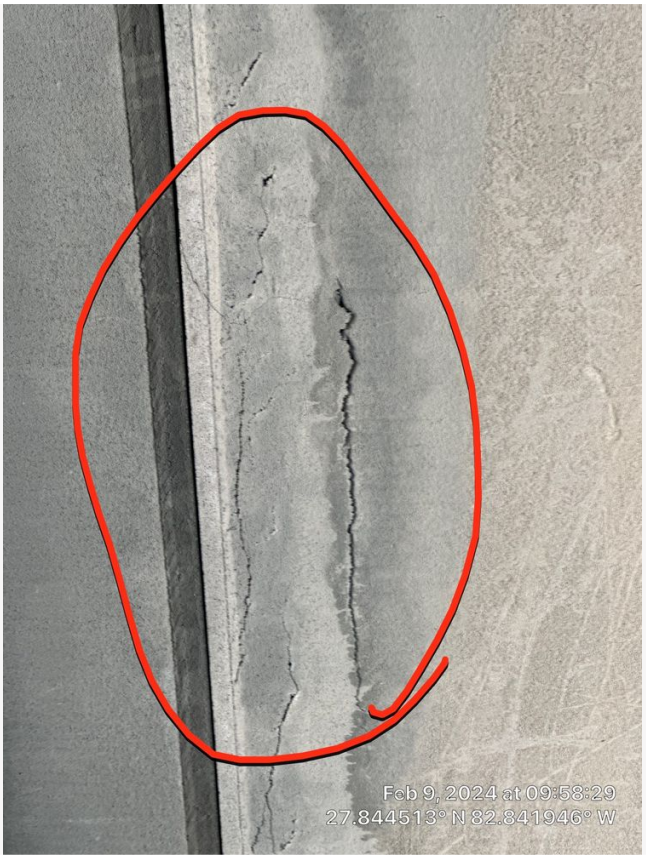
Project: Shorehouse Milestone
Date: 2/9/2024, 9:57am
Creator: Andy Schrader

Precast concrete floor slabs comprise the parking garage ceiling / floor of first living level.

Project: Shorehouse Milestone
Date: 2/9/2024, 9:57am
Creator: Andy Schrader

Minor ceiling slab spalling adjacent to elevator in garage. Repair is recommended, although this does not qualify as substantial structural deterioration.

Project: Shorehouse Milestone
Date: 2/9/2024, 9:58am
Creator: Andy Schrader

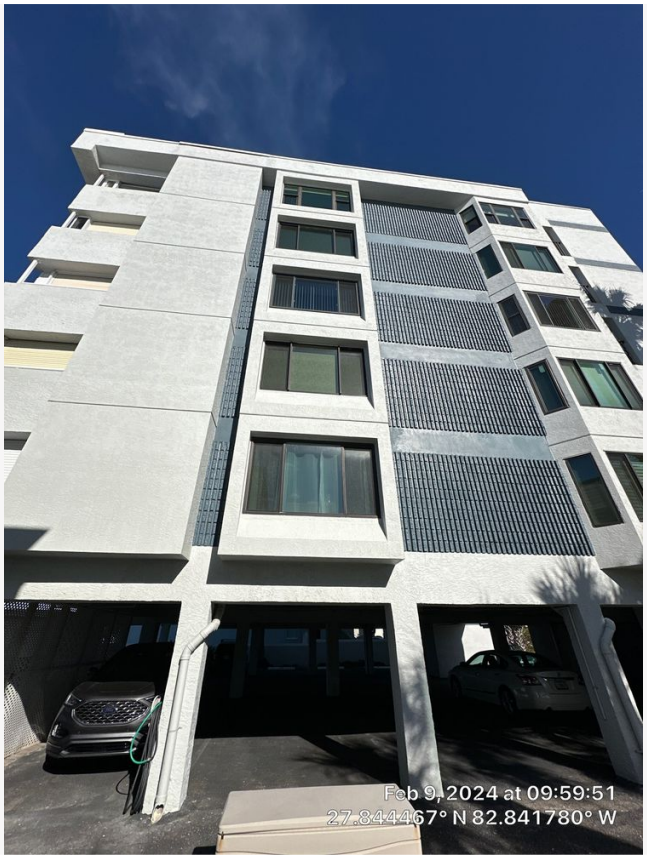


Close-up of minor ceiling slab spalling adjacent to elevator in garage. Repair is recommended, although this does not qualify as substantial structural deterioration.

Project: Shorehouse Milestone
Date: 2/9/2024, 9:58am
Creator: Andy Schrader

General garage area. Overhead slab, beams and columns are in generally good condition.

Project: Shorehouse Milestone
Date: 2/9/2024, 9:59am
Creator: Andy Schrader



South elevation

Project: Shorehouse Milestone
Date: 2/9/2024, 9:59am
Creator: Andy Schrader

North elevation

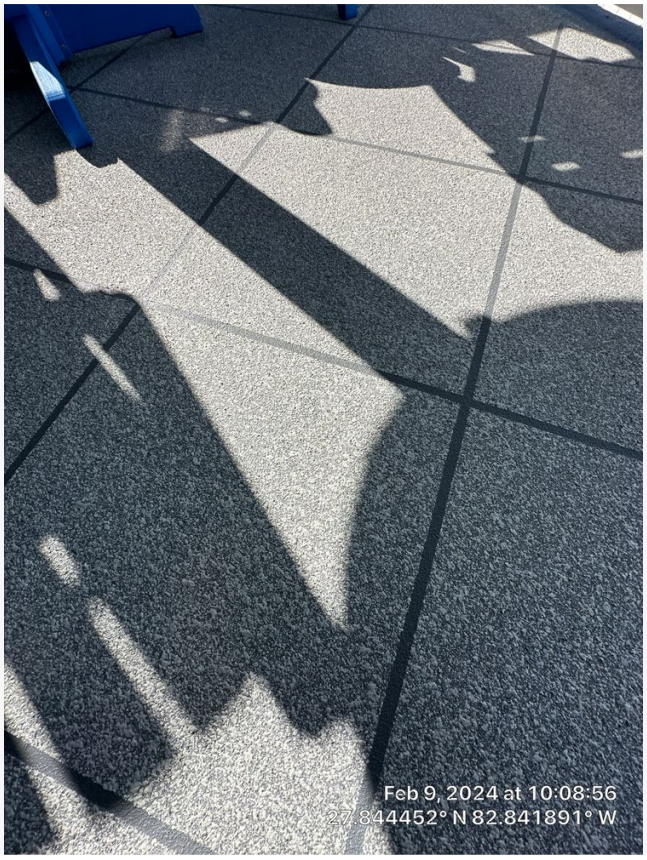
Project: Shorehouse Milestone
Date: 2/9/2024, 10:02am
Creator: Andy Schrader

Unit 501

Project: Shorehouse Milestone
Date: 2/9/2024, 10:06am
Creator: Andy Schrader

Unit 501 balcony

Project: Shorehouse Milestone
Date: 2/9/2024, 10:08am
Creator: Andy Schrader



Gemstone coating on 501 balcony. Balcony is in excellent condition.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:09am
Creator: Andy Schrader

Unit 501. Early-onset corrosion on nut and bolt for balcony support post. This condition is typical throughout the building. As a preventative maintenance item, these fasteners should be cleaned and coated or replaced.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:10am
Creator: Andy Schrader

Unit 501. Close-up of early-onset corrosion on nut and bolt for balcony support post. This condition is typical throughout the building. As a preventative maintenance item, these fasteners should be cleaned and coated or replaced.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:10am
Creator: Andy Schrader

Unit 501. Early onset corrosion of fasteners for nut and bolt as well as post. As a preventative maintenance recommendation, the Association should consider cleaning and coating these steel posts to reduce the severity of further corrosion damage.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:11am
Creator: Andy Schrader

Unit 501. Corrosion of fasteners for storm shutter bracket. This corrosion is fairly minor and typical for the building, although the fasteners should be periodically observed to make sure that they remain in serviceable condition.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:11am
Creator: Andy Schrader

Unit 501. Corrosion of fasteners for storm shutter bracket. This corrosion is fairly minor and typical for the building, although the fasteners should be periodically observed to make sure that they remain in serviceable condition.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:12am
Creator: Andy Schrader

Unit 501 beach-facing balcony railings in excellent condition. This is typical for the building.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:12am
Creator: Andy Schrader

Unit 501. Sealant at storm shutter perimeter is in good condition and pliable.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:13am
Creator: Andy Schrader

Unit 501. Sealant at storm shutter perimeter is in good condition and pliable.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:13am
Creator: Andy Schrader

Unit 202

Project: Shorehouse Milestone
Date: 2/9/2024, 10:25am
Creator: Andy Schrader

Unit 202. Crack in drywall ceiling. This is not a structural issue and no action is required. The crack is likely related to construction joints between the precast concrete planks.

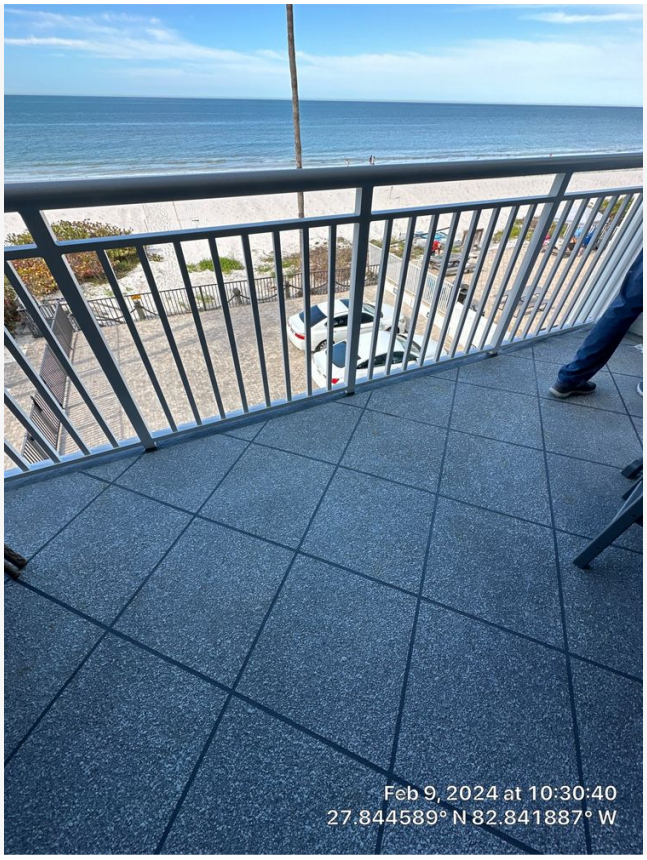
Project: Shorehouse Milestone
Date: 2/9/2024, 10:26am
Creator: Andy Schrader

Unit 202. Crack in drywall ceiling. This is not a structural issue and no action is required. The crack is likely related to construction joints between the precast concrete planks.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:26am
Creator: Andy Schrader

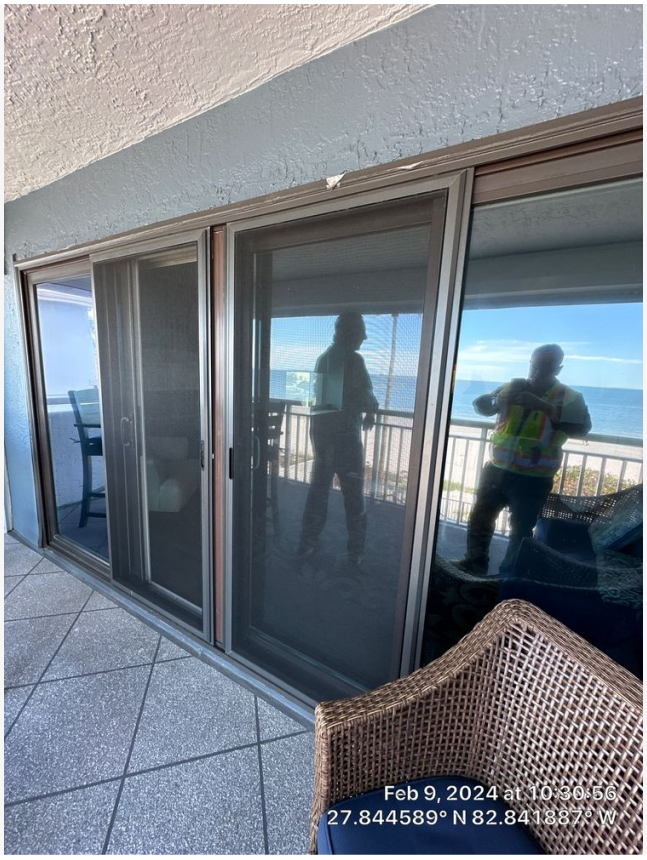
Unit 202. Crack in drywall ceiling. This is not a structural issue and no action is required. The crack is likely related to construction joints between the precast concrete planks.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:27am
Creator: Andy Schrader



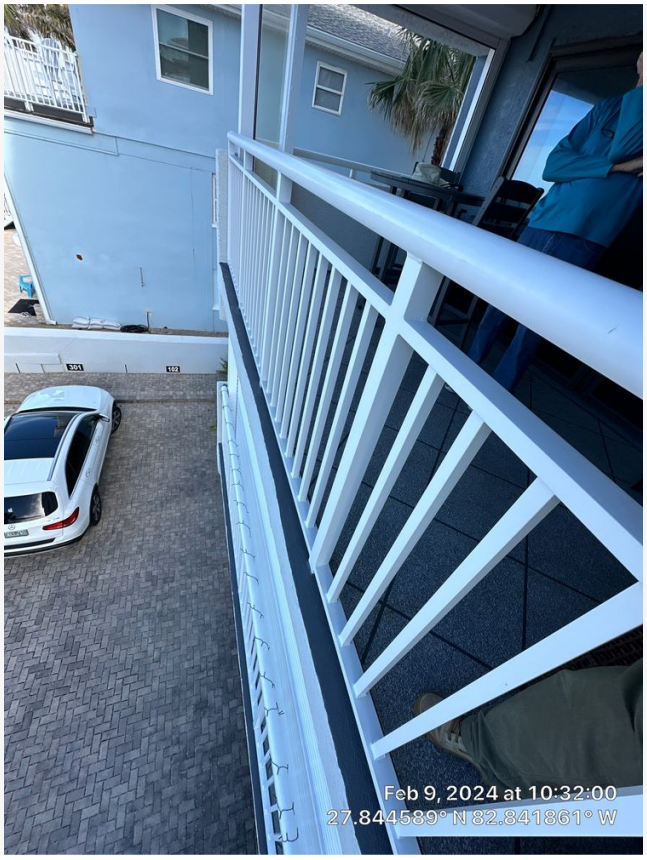
Unit 202 balcony is in excellent condition.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:30am
Creator: Andy Schrader



Unit 202 balcony

Project: Shorehouse Milestone
Date: 2/9/2024, 10:31am
Creator: Andy Schrader



Unit 202. Railings are brand new and in excellent condition. Gemstone deck finish is on all balconies, excellent condition, no issues. See prior notes on rusting fasteners and steel posts.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:33am
Creator: Andy Schrader

Unit 202. Rusting fasteners observed, typical for coastal environment. This condition is typical at the corners of the balconies--see prior notes recommending cleaning and coating.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:33am
Creator: Andy Schrader

Unit 202. Rusting fasteners observed, typical for coastal environment. These steel components and their fasteners should be cleaned and coated to reduce the severity of further corrosion.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:34am
Creator: Andy Schrader

Fifth floor walkway, North side. Base plates at base of roof access ladder are significantly corroded and should be monitored. These base plates may have to be repaired, as the corrosion is likely too far advanced to simply clean and coat.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:38am
Creator: Andy Schrader

Close-up of roof ladder base plate. Fifth floor walkway, North side. Base plates at base of roof access ladder are significantly corroded and should be monitored. These base plates may have to be repaired, as the corrosion is likely too far advanced to simply clean and coat.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:39am
Creator: Andy Schrader

Fifth floor guardrail pickets adjacent to roof access ladder. Corrosion observed at base of pickets. The guardrail picket located at stairwell has to be repaired. In general, the walkway guardrails are reaching the end of their useful lives. Association should begin budgeting for replacement.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:39am
Creator: Andy Schrader

Fifth floor guardrail pickets adjacent to roof access ladder. Corrosion observed at base of pickets. The guardrail picket located at stairwell has to be repaired, and some pickets may require replacement. In general, the walkway guardrails are reaching the end of their useful lives. Association should begin budgeting for replacement.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:40am
Creator: Andy Schrader

Close-up of bottom of guardrail picket. Fifth floor guardrail pickets adjacent to roof access ladder. Corrosion observed at base of pickets. The guardrail picket located at stairwell has to be repaired, and some pickets may require replacement. In general, the walkway guardrails are reaching the end of their useful lives. Association should begin budgeting for replacement.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:40am
Creator: Andy Schrader

4th floor walkway. The walkways in general are in very good condition.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:43am
Creator: Andy Schrader

Steel guardrails on stairs--pickets are corroding. Will need repair likely thru welding new pickets into place. This is a typical condition on all steel guard rails in the stairs.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:43am
Creator: Andy Schrader

Typical cracking in walkway observed due to omission of crack control joints. This is not a structural issue and no action is required.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:46am
Creator: Andy Schrader

Typical cracking in walkway observed due to omission of crack control joints. This is not a structural issue and no action is required.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:47am
Creator: Andy Schrader

Significant corrosion observed at base of stairs attachment to concrete slab. Recommend cleaning and coating of the steel. However, in some locations as shown here a welding repair may also be required.

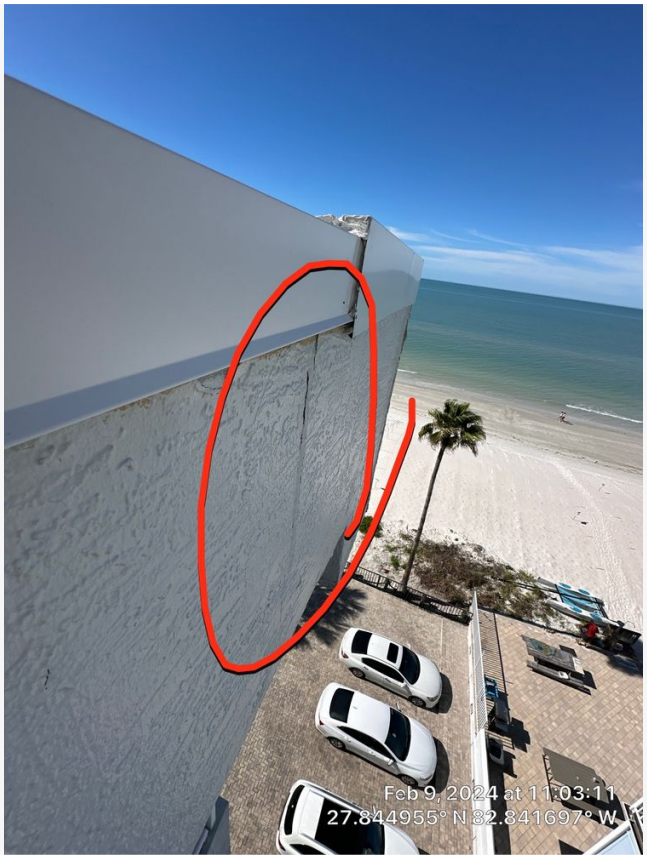
Project: Shorehouse Milestone
Date: 2/9/2024, 10:49am
Creator: Andy Schrader

Significant corrosion observed at base of stairs attachment to concrete slab. Recommend cleaning and coating of the steel. However, in some locations as shown here a welding repair may also be required.

Project: Shorehouse Milestone
Date: 2/9/2024, 10:49am
Creator: Andy Schrader

General roof area. This is a low-slope "flat" roof membrane. Flat roof is in excellent condition.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:01am
Creator: Andy Schrader

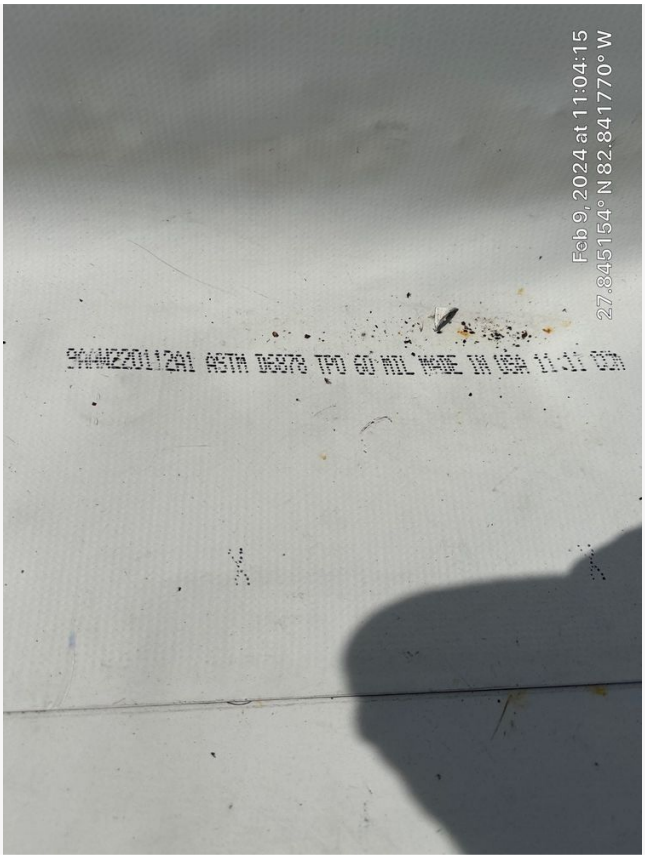


Stucco cracking observed at Northwest corner of building at roof level below parapet. Recommend routing and sealing to prevent water intrusion. A stucco may be required, however.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:03am
Creator: Andy Schrader

Close-up of stucco cracking observed at Northwest corner of building at roof level below parapet. Recommend routing and sealing to prevent water intrusion. A stucco may be required, however.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:03am
Creator: Andy Schrader



TPO roofing material specification, 60 mil, TPO sheets.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:04am
Creator: Andy Schrader

Bare stucco and missing sealant observed at roof counter flashing in several locations on flat roof. Recommend caulking replacement and repainting.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:05am
Creator: Andy Schrader

Bare stucco and missing sealant observed at roof counter flashing in several locations on flat roof. Recommend caulking replacement and repainting.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:06am
Creator: Andy Schrader

Poor-quality sealant installations at roof should be removed and replaced. This appears to be related to the recent roofing work and was observed in multiple locations.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:06am
Creator: Andy Schrader

Poor-quality sealant installations at roof should be removed and replaced. This appears to be related to the recent roofing work and was observed in multiple locations. We would recommend contacting the roofer to determine if this is related to their recent work, and request remediation under the terms of the warranty if applicable.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:06am
Creator: Andy Schrader

Southeast corner of roof requires stucco, repair and recaulking. This location is probably leaking into the wall. We would recommend contacting the roofer to determine if this is related to their recent work, and request remediation under the terms of the warranty if applicable.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:09am
Creator: Andy Schrader

Southeast corner of roof requires stucco, repair and re-caulking. This location is probably leaking into the wall. Although we can't be certain, it would appear that the roofer left the wall in this condition while working on the building. The stucco and block wall damage appears to have been caused by the roofer's installation of the counter-flashing material.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:09am
Creator: Andy Schrader

Southeast corner of roof requires stucco, repair and re-caulking. This location is probably leaking into the wall. Although we can't be certain, it would appear that the roofer left the wall in this condition while working on the building. The stucco and block wall damage appears to have been caused by the roofer's installation of the counter-flashing material.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:10am
Creator: Andy Schrader

Southeast corner of roof requires stucco, repair and re-caulking. This location is probably leaking into the wall. Likely caused by insertion of metal fasteners into outside corner of block wall during counter-flashing installation by roofer.

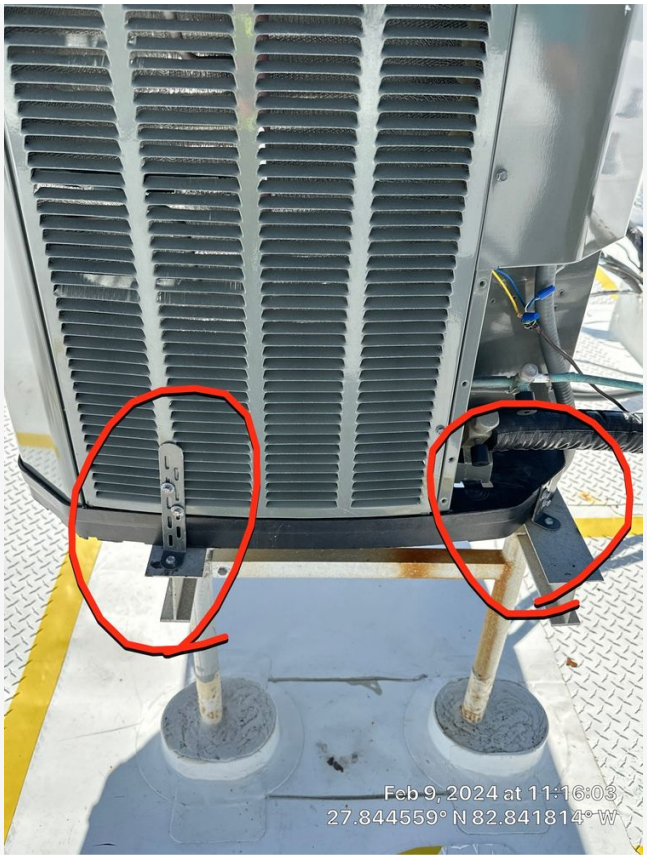
Project: Shorehouse Milestone
Date: 2/9/2024, 11:10am
Creator: Andy Schrader

Southeast corner of Roof, block wall appears to have been repaired attempted by filling up with caulk. This location is probably leaking into the wall. Likely caused by insertion of metal fasteners into outside corner of block wall during counter-flashing installation by roofer. It looks like the roofer damaged the block wall in several locations.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:14am
Creator: Andy Schrader

Southeast corner of Roof, block wall appears to have been repaired attempted by filling up with caulk.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:14am
Creator: Andy Schrader



Rooftop condensing units are strapped to equipment racks with hurricane clips. This is appropriate and good practice.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:16am
Creator: Andy Schrader

Unworkmanlike sealant and block wall repairs on roof. Many of these block wall corners are probably leaking into the wall below. They need to be repaired. It appears that the roofer caused this damage. It is possible, though unlikely, that this damage was pre-existing. However, either way the roofer had a duty to notify the Owner that a repair was required in this area.

Project: Shorehouse Milestone
Date: 2/9/2024, 11:18am
Creator: Andy Schrader