PHASE 2 MILESTONE INSPECTION

La Mer Condominiums

19110 Gulf Boulevard

Indian Shores, FL 33785

Prepared For:

La Mer of Pinellas Condominium Association, Inc.
c/o Chris Canning
19110 Gulf Blvd.
Indian Shores, FL 33785

Prepared By

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

UES Project No: 0811.2400053.0000

Report Date	January 10, 2025
Inspection Date	September 4, 2024

UES MILESTONE INSPECTIONS, LLC.

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

January 10, 2025

La Mer of Pinellas Condominium Association, Inc.
c/o Chris Canning
19110 Gulf Boulevard
Indian Shores, FL 33785

Attention: Chris Canning
Email: donnacanning77@gmail.com

Reference: **Phase 2 Milestone Structural Inspections for Condominium and Cooperative Buildings**
La Mer Condominiums
UES Project No: 0811.2400053.0000

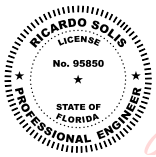
Building Department Reference Number:	N/A
Building/Property Identification/Address:	19110 Gulf Boulevard, Indian Shores, FL 33785
License Number:	Condominium Project #PR1V012416

Dear Mr. Canning,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 2** milestone inspection for the above referenced property as required for condominiums and cooperative buildings when "***substantial structural deterioration"*** is identified during a **PHASE 1** milestone inspection. UES's **PHASE 2** milestone inspection was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ)**.**

Please contact the undersigned if you have any questions concerning UES's **PHASE 2** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to La Mer of Pinellas 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



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Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

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Date: 2025.01.10 12:58:03 -05'00'

Robert F. Brown, P.E., S.E., S.I.
Chief Structural Engineer
Florida Professional Engineer No. 56928

This item has been digitally signed and sealed by Ricardo Solis, P.E. and Robert F. Brown, P.E., S.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 2 Report has been retained in UES's office.

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APPENDICES

1.0 INTRODUCTION

The purpose of the **PHASE 2** 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:

- A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building.

- If a phase two inspection is required, within 180 days after submitting a phase one inspection report the architect or engineer performing the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection.

- A board of county commissioners or municipal governing body may adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an owner of the building association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

- Within 45 days after receiving a phase two milestone inspection report from the architect or engineer who performed the inspection, the association must distribute a copy of the inspector-prepared summary of the inspection report to each unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery at the mailing address, property address, or any other address of the owner provided to fulfill the association's notice requirements under chapter 718 or chapter 719, as applicable, and by electronic transmission to the e-mail address or facsimile number provided to fulfill the association's notice requirements to unit owners who previously consented to receive notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium property; and must publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.

<u>Description of Property</u>

The condominium is located in Indian Shores, Pinellas County, Florida. The 3-story building was built in 1972 and consists of 7 residential condominium units. Additions to the building were done in 1977 and include a third floor consisting of a single penthouse and an expansion of the 3rd floor penthouse unit in 1986. The structural framing systems of the building were limited to visual observations and partial post construction addition plans which were provided. The original construction plans were not available at the time of UES's investigation. The building consists of exterior concrete masonry unit (CMU) walls, concrete beams, concrete columns, steel beams, wood floor and roof joists, steel bar joists, steel decks, light gauge framing, prefabricated wood trusses, and 4" precast concrete floor and roof slabs with a 2" concrete topping. The building is supported on a shallow concrete foundation.

Based on UES's understanding of the referenced property, the following building currently is required to have a Phase 2 milestone inspection in accordance with FS 553.899:

Condominium or Cooperative Name: La Mer, A Condo
Primary Address: 19110 Gulf Blvd., Indian Shores, FL 33785
Local Authority Having Jurisdiction: Pinellas County
License Number: Condominium Project #PR1V012416

Building 1
Address: 19110 Gulf Blvd., Indian Shores, FL 33785
No. of Stories: 3
No. of Units: 7
Total square footage: Unknown
Year of Certificate of Occupancy: 1972

2.0 SCOPE OF SERVICES

For the **PHASE 2** milestone inspection report (the "report"), UES's licensed engineer(s) performed a full assessment of areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use. The assessment focused on areas identified as "substantial structural deterioration" during the Phase 1 milestone inspection.

*"**Substantial structural deterioration**" means substantial structural distress or substantial structural weakness 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.*

During the assessment destructive and nondestructive testing was performed at the inspector's direction. Non-destructive testing in the form of hammer impact sounding and rotary percussion sounding was performed on a concrete beam observed from the ground floor on the north elevation. Based on results of impact sounding, destructive testing in the form of selective removal of deteriorated concrete was performed utilizing a hammer. Testing locations were selected that were the least disruptive and most easily repairable while still being representative of the structure.

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.

Applicable definitions from the 2023 Florida Building Code, Existing Building, Eighth Edition

*"**Unsafe**" means buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual 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**"* means any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine or frequent loads; under actual loads already in effect; or under wind, rain, flood or other environmental loads when such loads are imminent.

3.0 SCOPE EXCLUSIONS

The scope of services included non-destructive and destructive testing of accessible areas only. UES gained access to the property from a representative of the condominium association. Our testing has been limited to the current characteristics of the building structure. Our **PHASE 2** milestone inspection has not included laboratory analysis, geotechnical investigations, or engineering evaluations of structural design. Additionally, this scope does not include environmental assessment such as air quality (mold survey) or evaluation of asbestos.

4.0 STANDARD OF CARE AND WARRANTIES

UES performed the **PHASE 2** milestone inspection using methods and procedures and practices conforming to Florida Statute (FS) 553.899 (effective May 26, 2022, and amended June 9, 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.

5.0 REFERENCE DOCUMENTS

The following design/construction documents were used for this project.

5.1 DESIGN/CONSTRUCTION DOCUMENTS

1. Plans titled Owners Apt. Addition to Bella Vista Apt's prepared by William H. Rahn, dated April 11, 1977.
2. Plans titled Addition to Apartment Bldg. For Bella Vista Apartments prepared by William H. Rahn, dated September 26, 1977.

3. Plans titled Remodeling of Existing Condo prepared by Robert E. Gregg, dated September 2, 1986.

6.0 SUMMARY OF FINDINGS

Based on the Phase 1 milestone inspection the following substantial structural deterioration had previously been observed at the following location:

1. Significantly spalled concrete and corroded exposed steel reinforcement was observed in the reinforced concrete beam located on the second-floor level along the north elevation of the building.

The extent of structural deterioration observed at the location mentioned above and recommended repairs are as follows:

1. This area was investigated in detail during this Phase 2 inspection (**Appendix A** – Photographs 1 through 5) and UES was able to conclude the extent of substantial structural deterioration was limited to an isolated area which has been quantified. Refer to **Appendix B** for Key Plan and Damage Schedule. UES recommends the following program for fully assessing and repairing distressed and damage portion of the building; Hiring a licensed structural engineer to provide concrete restoration drawings and specifications including repair details and temporary shoring requirements during repair to restore the integrity of the individual concrete structural component. Repairs shall be completed by March 27, 2025, to help prevent further additional deterioration. Repair as soon as possible is highly recommended.

Based on the **PHASE 2** milestone inspection, the building is structurally sound and safe for its intended use. Unsafe or dangerous conditions were not observed. UES recommends the following of the program mentioned above to fully assess and repair distressed and damaged portions of the building.

7.0 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 **La Mer of Pinellas 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

SITE PHOTOGRAPHS

Photograph No. 1: General view of area of repair.

Photograph No. 2: Substantial structural deterioration in the concrete beam.

SITE PHOTOGRAPHS

La Mer Condominiums
19110 Gulf Blvd.
Indian Shores, Pinellas County, FL 33785

Photograph Date: Wednesday, September 4, 2024
UES Project No. 0811.2400053.0000
UES Report No. 2

Photograph No. 3: Substantial structural deterioration in the concrete beam.

Photograph No. 4: Substantial structural deterioration in the concrete beam.

Photograph No. 5: Approximate repair area of the damaged concrete beam and unsound concrete.

APPENDIX B

KEY PLAN AND DAMAGE SCHEDULE

DAMAGE SCHEDULE			
LETTER DESIGNATION	TYPE	LOCATION	APPROXIMATE SIZE
A	SPALLED CONCRETE, EXPOSED CORRODED STEEL REINFORCEMENT, & UNSOUND CONCRETE	CONCRETE BEAM	6'–0" x 0'–8" x 0'–8"

KEY PLAN AND DAMAGE SCHEDULE

UES MILESTONE INSPECTIONS, LLC.

APPENDIX C

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

January 10, 2025

La Mer of Pinellas Condominium Association, Inc.
c/o Chris Canning
19110 Gulf Boulevard
Indian Shores, FL 33785

Attention: Chris Canning
Email: donnacanning77@gmail.com

Reference: **Phase 2 Milestone Structural Inspections for Condominium and Cooperative Buildings**
La Mer Condominiums
UES Project No: 0811.2400053.0000

Building Department Reference Number:	N/A
Building/Property Identification/Address:	19110 Gulf Boulevard, Indian Shores, FL 33785
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SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Mr. Canning,

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SUMMARY OF FINDINGS

Based on the Phase 1 milestone inspection the following substantial structural deterioration had previously been observed at the following location:

1. Significantly spalled concrete and corroded exposed steel reinforcement was observed in the reinforced concrete beam located on the second-floor level along the north elevation of the building.

The extent of structural deterioration observed at the location mentioned above and recommended repairs are as follows:

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details and temporary shoring requirements during repair to restore the integrity of the individual concrete structural component. Repairs shall be completed by March 27, 2025, to help prevent further additional deterioration. Repair as soon as possible is highly recommended.

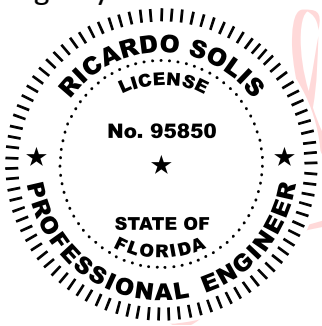
Based on the **PHASE 2** milestone inspection, the building is structurally sound and safe for its intended use. Unsafe or dangerous conditions were not observed. UES recommends the following of the program mentioned above to fully assess and repair distressed and damaged portions of the building.

---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 2** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to **La Mer of Pinellas Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



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Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

This item has been digitally signed and sealed by Ricardo Solis, P.E. and Robert F. Brown, P.E., S.E., S.I. on the date indicated here.

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Date: 2025.01.10 12:58:54 -05'00'

Robert F. Brown, P.E., S.E., S.I.
Chief Structural Engineer
Florida Professional Engineer No. 56928

An original signed and sealed copy of this letter and the accompanying UES PHASE 2 Report has been retained in UES's office.

APPENDIX D

QUALIFICATIONS OF KEY PERSONNEL

Education

BS, Civil Engineering (Emphasis in Structural Engineering) - University of South Florida

Years of Experience

5

Licenses

- Professional Engineer, FL #95850

Certifications

- FAA Remote Pilot #4504445
- Haag Certified Inspector - Residential

Ricardo Solis, PE

Structural Engineer

Mr. Solis has over 5 years of combined experience in the construction and forensics industries as a structural engineer. His construction experience is built on the design and management of low-rise commercial/industrial buildings, residential homes, and threshold building inspections. His experience covers a wide range of project development including maintenance of client relationships, construction documents, and construction administration. This experience includes developing framing concepts and selecting framing systems, which include reinforced concrete, tilt-up construction, structural steel, light gauge steel, load-bearing masonry, and timber. Mr. Solis' forensics experience includes investigations of residential sites to determine the cause and origin of structural failures, damage or defects, and analyzing damage to structures caused by catastrophic events such as hurricanes and sinkholes. Additionally, Mr. Solis has experience in Enercalc, MathCAD, RISA, and AutoCAD.

PROJECT EXPERIENCE

Infinity Business Park

Orlando, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of multiple tilt wall buildings in the business park. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

Gratigny Logistics Center Buildings

Miami, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of two 220,000-SF tilt wall buildings in Miami. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

Marion Street Office Building

Tampa, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of this four-story masonry building on shallow concrete foundations and composite floor/roof framing system. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

Wish Farms

Plant City, Florida

Mr. Solis was responsible for the structural foundation design, detailing, coordination, and quality control of this 118,000-SF pre-engineered metal building. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

Amazon Warehouse

Seffner, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of the light gauge stud framing canopies and front entry. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

Winthrop Town Center Buildings

Riverview, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of this two-story masonry building on shallow concrete foundations and composite floor/roof framing system. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

SELECTED THRESHOLD EXPERIENCE

UT Delaware Parking Garage - 6-story building
Tampa, FL

BMW Wesley Chapel - 7-story building
Wesley Chapel, FL

Central Pasco Apartments - 4-story building
Pasco County, FL

SELECTED MILESTONE INSPECTION/ STRUCTURAL INTEGRITY RESERVE STUDY EXPERIENCE

Anchor Point Condominiums - 3-story building
Apollo Beach, FL

Arenda De Madeira Condominiums - 6-story building
Maderia Beach, FL

Banyan Point Condominiums - (6)3-story buildings
Punta Gorda, FL

Belleair Sands Condominiums - 3-story building
Belleair Beach, FL

Boca Vista Condominiums - 8-storybuilding
Madeira Beach, FL

Carlton Vero Beach Condominiums - (6) 4-story buildings
Indians River Shores, FL

Charlevoi Condominiums - (2)3-story buildings
Punta Gorda, FL

Ciega Cove Condominiums - 8-story building
South Pasadena,FL

Coquina Reef Condominiums - (2)3-story buildings
Bradenton Beach, FL

Cordova Greens IV Condominiums - 3-story building
Seminole, FL

Country Club Condominiums - (6)6-story buildings
Largo, FL

The Fountains Condominiums - 3-story building
Indian River Shores, FL

Garden Bay Condominiums - 4-story building
Cocoa Beach, FL

Gateway Square Condominiums - (2)3-story buildings
St. Petersburg, FL

SELECTED MILESTONE INSPECTION/ STRUCTURAL INTEGRITY RESERVE STUDY EXPERIENCE CONT.

Golf Lake Condominiums - 6-story building
Largo, FL

Gulf Island Beach & Tennis Condominiums - (2)10-story buildings
Hudson, FL

Heather Ridge West Condominiums - (3)3-story buildings
Dunedin, FL

Hidden Lagoon Beach Club - 7-story building
Sarasota, FL

The Landing Condominiums - (18)3-story buildings
Altamonte Springs, FL

Land's End at Sunset Beach Condominiums - (10) 4-story buildings
Treasure Island, FL

Park Plaza Condominiums - 5-story building
Pinellas Park, FL

Penthouse Greens Condominiums - (2)3-story buildings
Largo, FL

Sea Island South - 8-story building
Clearwater, FL

Education

BS, Civil Engineering (Emphasis in Structural Engineering) - University of Central Florida

BS, Engineering Technology, University of Central Florida

Years of Experience

30

Licenses

- Professional Engineer - FL, AL, GA, SC, NC, & TN

Special Qualifications

- Threshold Building Special Inspector, FL

Expertise

- Structural engineering (retaining walls, foundations, wooden structures, structural steel, concrete masonry and concrete structures, tilt-wall panel buildings, commercial buildings, and residential homes), structural peer reviews, structural condition assessments, structural inspections, forensics, and geotechnical and sinkhole investigations

Robert F. Brown, PE, SE, SI

Chief Structural Engineer

Robert Brown has over 30 years of combined experience in the construction and forensics industries as a structural engineer. His construction experience is built on the design and management of projects extending across the following market sectors: aerospace, education, healthcare, hotels, offices, residential, retail, restaurants, renovations and alterations, and threshold building inspections. His experience covers a wide range of project development including maintenance of client relationships, construction documents, and construction administration. This experience includes developing framing concepts and selecting framing systems, which include reinforced concrete, structural steel, precast concrete, tilt-up concrete construction, light gauge steel, load-bearing masonry, and timber. Robert's forensics experience includes investigations of residential and commercial sites to determine the cause and origin of structural failures, damage or defects, and analyzing damage to structures caused by catastrophic events such as hurricanes. Additionally, Robert has experience in STAAD, RAM, Enercalc, MathCAD, ETABS, ADAPT, ADOSS, Sp Mats, AutoCAD, and Revit.

PROJECT EXPERIENCE

Bishop Snyder Catholic High School

Jacksonville, FL

Robert was responsible for the design, detailing, coordination, and quality control of multiple masonry buildings on shallow concrete foundations for this catholic high school campus project.

He managed a team of five structural engineers to prepare project-specific construction documents, review construction shop drawings, and perform threshold inspections.

Tortuga Pointe Apartments

St. Petersburg, FL

Robert was responsible for the design, detailing, coordination, and quality control of multiple five-story wood framed buildings on shallow concrete foundations for this apartment complexproject, as well as preparing project- specific construction documents.

Casa Monica Hotel (St. Johns County Courthouse Restoration)

St. Augustine, FL

Robert was responsible for the review of construction shop drawings for the existing timber framed building and multi-story concrete addition consisting

of two-way flat plate elevated concrete slabs, as well as the analysis and retrofitted connection design of existing timber framed floors on this multi-story hotel project, as well as performing threshold inspections.

Melbourne City Hall

Melbourne, FL

Robert was responsible for the design, detailing, coordination, and quality control of this five-story, 5,800 square foot steel framed building on a shallow concrete foundation. His responsibilitiesincluded preparing project-specific construction documents, reviewing construction shop drawings, and performing threshold inspections.

Child Development Center (US Navy)

Pearl Harbor, HI

Robert was responsible for the design, detailing, coordination, and quality control of six single-story masonry buildings on shallow concrete foundations for this military project. He designed the buildings according to military Anti-Terrorism Force Protection (ATFP) standards, prepared project-specific construction documents, reviewed construction shop drawings, and conducted a site inspection.