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August 30, 2024

Mr. Ben Commons LCAM- Property Manager
Seagate Condominium
19418 Gulf Boulevard
Indian Shores, FL 33785

Via Email: service@leadingedgecam.com

RE: Seagate Condominium – Milestone Inspection Phase 1
19418 Gulf Boulevard, Indian Shores, FL
KEG File# 22RT-1380

Dear Mr. Commons:

Karins Engineering Group, Inc. (KEG) agreed to render professional engineering services in connection with a Milestone Phase 1 Inspection at Seagate Condominium (hereinafter called the "Project"), located at **19418 Gulf Boulevard, Indian Shores, FL 33785,** for **Seagate Condominium** (hereinafter called the "Client"), on December 22, 2022. Per the signed contract by the Client dated February 27, 2023, KEG completed a limited condition observation and evaluation of the current condition in May and June of 2023, as it relates to the building envelope and related structural components that were readily accessible.

Our observations are intended to identify significant deficiencies, problems, or ongoing maintenance concerns that are visible at the time of our observations; the intent of our review was to ascertain the general condition of these components and to make recommendations for appropriate repair and protection. This included a visual inspections of exterior walls and on grade parking /storage areas from the ground level as well as performing visual inspections at private residential balconies, at all common walkways and at all stairways.

The milestone inspection is a structural inspection of a building, including an inspection of accessible load-bearing walls and the primary structural members and primary structural systems for the sole purpose of identifying substantial structural deterioration of the building or structure that pose an immediate threat to the life, safety, and welfare of the public per the requirements of ***Florida State Statute 553.899 - Mandatory Structural Inspections for Condominium and Cooperative Buildings***. This is particularly the case where potential failure of a critical component is imminent. This structural inspection was for the purpose of determining the current structural condition of the building to the reasonable extent possible that any part, material, or assembly of a building which affects the safety of such building or structure and / or which supports any dead or designed live load may be affected by internal or external elements, components, or forces.

Neither our observations nor this report is intended to address hidden defects, such as: mechanical, electrical, architectural, code compliance, or other areas of the building not specifically mentioned herein. Our investigation was not intended to be exhaustive or to detect deficiencies except as specifically mentioned herein. Due to the limited scope of this investigation, we cannot attest to the structure's compliance with applicable building codes and / or accepted construction techniques, except as noted herein. KEG did not attempt to verify the adequacy of the original design or supplant the responsibility of the Engineer of Record

EXECUTIVE SUMMARY:

Seagate Condominium is a mid-rise condominium building in Indian Shores, Pinellas County, Florida. Seagate Condominium contains one (1) six-story building with a total of 40 elevated living units and underbuilding parking. The parcel is located on the west side of Gulf boulevard along the Gulf of Mexico at the southwestern portion of Pinellas County. Seagate Condominium consists of one (1) six-story building with eight residential units per floor on the second through sixth floors. Seagate mostly serves as a waterfront vacation rental condominium building.

Seagate Condominium is seemingly built with a combination of reinforced concrete columns, beams, and structural steel bar joist construction with metal pan and concrete topping slab balcony and walkway decks. The exterior walls have a combination of direct applied stucco covered CMU and light gauge steel framed walls with wire lath and stucco covered walls. Bar Joist construction is hidden with light gauge metal framed soffits with stucco covered finishes below each living level balcony and walkway deck. The guardrails installed in the open-air stairwells located at the north and south ends of the rectangular shaped building are fabricated with white, powder coated aluminum and are grouted into the cast in place concrete stairs within core drilled post pockets. The leading edge of stairway landings, all elevated common walkways and all elevated residential unit balconies have surface mounted PVC covered guardrail systems with steel posts, pickets, and base plates installed under the PVC coverings. The existing low sloped roof was reportedly replaced in March/April of 2020 and consists of a built-up roof (BUR) covering system with gravel cover, modified bitumen covered parapet walls and new aluminum coping cap.

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

GENERAL INFORMATION:

KE visited the site on May 4, 2023, and June 7, 2023. During our visit, KE observed the following with property management staff members providing escort:

- Grounds / Common Areas
    - Underbuilding Parking
    - Sidewalks
    - Landscaping
    - Garage
- Walkways, Stairwells, Electrical Rooms, Mechanical Rooms, Storage Rooms, Laundry Rooms, Elevator Equipment Rooms, Lobby, and Sundeck
- General Overview of the Exterior
- Roof
- Limited Interior and Balcony Observations were conducted at units 101, 104, 105, 108, 201, 205, 304, 307, 403, 406, 501, 502, 505, and 508 (35% of balconies):
    - Unit Doors, Windows, Sills, Interior Drywall and Associated Finishes
    - Balconies, and Balcony Guardrails

Upon inspection of the above listed elevated balconies, KEG observed that several balcony steel guardrail base plates and associated deck fasteners were heavily corroded. KEG recommended to the Association that all balconies be inspected so that any heavily rusted/corroded guardrail system components could be identified. It took some time to schedule access to every balcony on the building. KEG inspected the remaining twenty-six residential units and associated elevated balconies between January 17-24, 2024. KEG documented all locations where heavy rusting of guardrail base plates and fasteners was observed on residential balconies as well as at all elevated common walkways. All guardrail system posts where heavy corrosion was observed or where heavy corrosion was presumed to be present due to rust stains observed to be discharging from below the PVC over steel base plate covers were subsequently reinforced by the installation of a 5,000-psi post shore and clamping system designed by KEG and installed by a Florida Licensed General Contractor. It should be noted that none of the base plates observed were found to be completely detached from the concrete deck below. The installation of the post shores at each identified location was meant to be provided as a preventive measure in case the corrosion advances at any observed location causing any post to become detached from the concrete decks prior to the installation of a new code compliant guardrail system.

Karins site visit was visual only. No destructive testing was undertaken during the tenure of our site visit. Only the Units listed above were entered. At no time did KEG move or alter any member or component to access items not visible whether structural or non-structural (drywall over a structural wall was not inspected beyond a visual overview).

Karins did not observe the following:

- Foundations or groundwork
- Structural members that are covered with finishes
- Major electrical components beyond obvious corrosion
- Major mechanical components beyond obvious deterioration
- Major plumbing components beyond obvious and present leaks
- Doors and windows beyond visual inspection of sealants and frames
- Inspection of exterior finishes beyond reasonable observation

No building plans were provided to KEG. No attempts to pull public records were made. No historical or association documents were provided by the client at the time of this report. *Update to this report can be made if further information is provided.*

REFERENCES AND CONTACTS:

KEG had access to the following documents and discussed the making of this report with the following contacts:

1) Documents
    - No documents were provided to Karins Engineering related to this Milestone Inspection and Report.

2) Contacts
    - Ben Commons LCAM – Property Manager

Figure 1: East Elevation View of the Property

LEGAL NOTE:

The newly passed bill, CS/HB 5D creates a statewide building Milestone Inspection requirement for condominiums and cooperative buildings that are three (3) stories or higher in height and thirty (30) years after initial occupancy. For buildings located within three (3) miles of the coast, the requirement is twenty-five (25) years after initial occupancy.

Seagate Condominium's building is 6 stories tall and was built circa 1980. Any additional buildings on the property not specifically mentioned here are less than 3 stories tall and are not required to be part of this report and therefore were omitted.

Seagate Condominium does not appear to have substantial structural deterioration, although the existing PVC guardrails inspected are recommended to be replaced as soon as possible. This report meets the requirements of a Phase 1 inspection. An inspection every 10 years after this initial Phase 1 inspection will be required by Seagate Condominium.

Seagate Condominium does not require an additional more intensive Phase 2 inspection.

KEG is to provide this Phase 1 Milestone Inspection report to the local building official for the City of Indian Shores and the Seagate Condominium is to make this report part of the association's official records. Additionally, the Seagate Condominium is required to make this report available to all unit owners, as well as any potential purchaser of a unit.

Further to this inspection report, Seagate Condominium is to conduct a Structural Integrity Reserve Study every 10 years.

OPINIONS AND RECOMMENDATIONS:

Based upon our visual observations of the above-listed systems at Seagate Condominium, Karins has provided a list of recommendations below. These recommendations are further prioritized from important and urgent to non-important and not-urgent categories for the prudent implementation and scheduling by Seagate Condominium.

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

It is our professional opinion that the following course of action should be taken to protect the building in the future:

Important and Urgent

1. Spalling concrete and failed previous concrete repairs were observed at isolated areas throughout the building. It is recommended that all damaged concrete be repaired in accordance with ICRI and ACI specification.

2. PVC Guardrails located at balconies, walkways and stairway landings are not in fair serviceable condition due to heavy corrosion attacking the base plates, associated fasteners and steel pickets and posts installed under the PCV coverings. Furthermore, the stairway guardrails do not meet Florida Building Code height requirements, picket spacing requirements and do not have required grabrails. (42" Height, 4" Picket Spacing). KE recommends that all existing PVC Guardrails on the property be replaced as quickly as possible and also recommends that the aluminum guardrails installed within the open-air stair towers be replaced with new code compliant guardrails.

Important Not Urgent

1. Existing waterproofing membranes on balconies and common walkways appear to be approaching the end of useful life and have failed at numerous locations. It is recommended that all reinforced horizontal concrete in proximity to the Gulf of Mexico be protected with a waterproof membrane system due to the corrosive environment typical in coastal areas.
2. The condition of perimeter sealants at existing windows and doors should be inspected. Sealant should be applied to all window, door and sliding glass door frames as well as at all sliding glass door tracks and entry door thresholds to prevent water intrusion into the units.
3. Inspect and seal, as necessary, all through wall penetrations within the exterior building envelope. This includes light fixtures, electrical outlets, conduit and plumbing pipes, railing attachments, etc.
4. All mechanical, electrical and plumbing (MEP) equipment should be inspected by an MEP Engineer and all rusted or deteriorated MEP components should be replaced in mechanical rooms and at exposed exterior locations.

Urgent Not Important

1. N/A

Not Important Not Urgent

1. Corroded exposed metals, cracks and spalling concrete were noted in building exterior walls, balconies, and walkways. Recommendations would include removal of all unused metal fasteners, exposed metal such as rebar ends, tie wire, wire lath etc. burning through finishes, and repairs to concrete in accordance with ACI and ICRI Guidelines.

2. Examine all through-wall penetrations on the building's exterior envelope and seal them properly.

3. It is recommended that exposed masonry in non-climate-controlled rooms be coated for protection due to the proximity to a coastal environment.

4. Some residential units have reported water intrusion and/or water staining above their sliding glass doors. This is typically attributed to unsealed sliding glass door (SGD) fasteners or unsealed SGD end dams leaking from the unit above. All unit owners that report water staining or water intrusion at these areas should have the unit above's SGD components inspected and resealed as needed. This is typically a unit owner's responsibility and does not necessarily pertain to the requirements of the Association however, if left unattended could cause structural damage to the building which is an Association concern.

The milestone inspection is a structural inspection of a building, including an inspection of accessible load-bearing walls and the primary structural members and primary structural systems for the sole purpose of identifying substantial structural deterioration of the building or structure that pose an immediate threat to the life, safety, and welfare of the public per the requirements of ***Florida State Statute 553.899 - Mandatory Structural Inspections for Condominium and Cooperative Buildings***. This is particularly the case where potential failure of a critical component is imminent. This structural inspection was for the purpose of determining the current structural condition of the building to the reasonable extent possible that any part, material, or assembly of a building which affects the safety of such building or structure and / or which supports any dead of designed live load may be affected by internal or external elements, components, or forces.

Areas with Substantial Structural Deterioration that require immediate attention or additional inspection:

- None noted.

This report is not intended to serve as a construction guideline or repair specification, nor can it be used to obtain bids from a general contractor. At the Board requests, KEG can provide an additional services proposal utilizing the findings and recommendation within this report to produce an Engineered Project Manual. The Project Manual would be the document used to obtain bids from general contractors and ultimately used to obtain necessary permitting documents.

FORWARD PLANNING:

Karins Engineering Group (KEG) recommended that an Engineered Project Manual be produced that includes an adequate level of detail describing comprehensive repair and preventative maintenance as needed to address the surveyed components as described. The Condominium Association agreed with KEG's recommendations. KEG has since provided a Project Manual with a complete detailed scope of work that includes complete guardrail replacement, concrete and stucco repairs, application of waterproof deck membranes at all balconies, walkways and stairways, and complete building exterior painting. The proposed restoration project has been put out to bid and competitive bids have been received to perform the described scope

of work by four local licensed and insured Florida Certified General Contractors that specialize in multi-family, exterior concrete restoration, guardrail replacement and waterproofing projects.

It is anticipated that the Seagate Condominium Association will hire one of these qualified bidders to perform the recommended scope of work as soon as financing can be arranged, a contract can be provided and signed, work can be scheduled, and necessary permitting can be obtained.

CONCLUSION:
KE opinion is that the existing conditions at Seagate are good, and any items noted are due to the age and normal wear and tear of the building and not due to a lack of maintenance. The limited amount of concrete spalling observed does not appear to pose an immediate threat to the or structural integrity of the building at this time, however, if left unattended could grow to become a more serious concern.

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

We believe that the most prudent action to be taken would be to move forward as quickly as possible with the recommended guardrail replacement, concrete restoration and waterproofing project described in the Project Manual provided by Karins Engineering. The scope of work included in the proposed project includes making structural concrete repairs at all compromised locations observed, replacement of all known deteriorated stucco finishes, complete replacement of all PVC guardrails and application of a waterproof deck coating system at all exposed horizontal concrete decks and stairs.

Special Assessments may be required to comprehensively institute our recommendations. Our office would be more than happy to review these avenues and provide Seagate with appropriate services as needed.

Due to the limited scope of this investigation, we cannot attest to the structure's full compliance with building codes or accepted construction techniques. Our statements regarding the structural integrity of the building and components at Seagate are in reference to the original construction and installation.

This report is prepared for the sole benefit of the Client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering.

We trust this information is helpful. Should questions arise, please do not hesitate to contact us at your earliest convenience.

Sincerely,
Karins Engineering.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY **JOSHUA P MANNIX, PE** ON THE INDICATED DATE USING A 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.

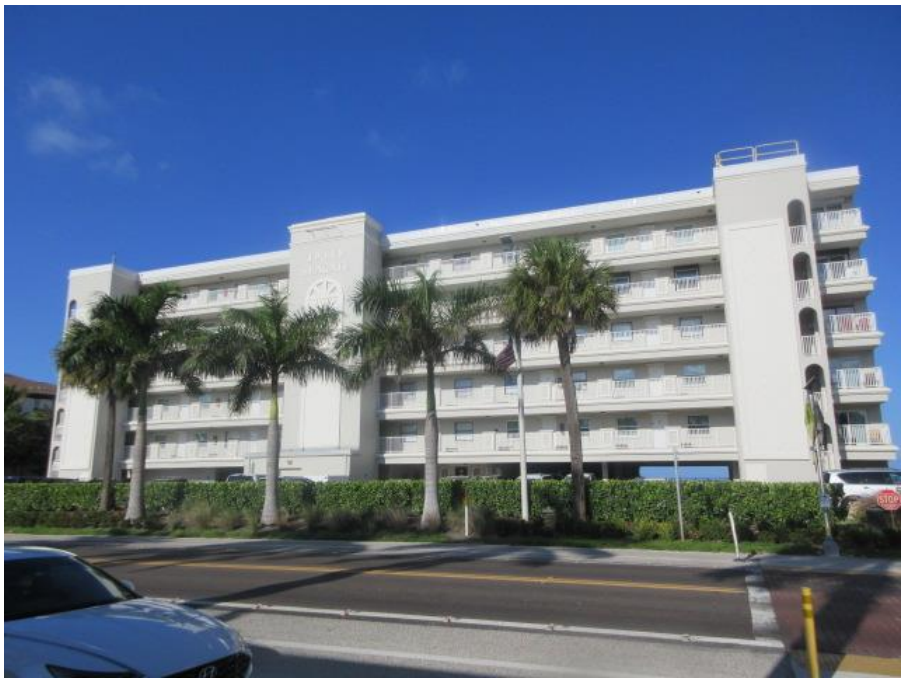
JOSHUA P. MANNIX LICENSE No 76974 STATE OF FLORIDA PROFESSIONAL ENGINEER

2024.09.10 16:35:49 -04'00'

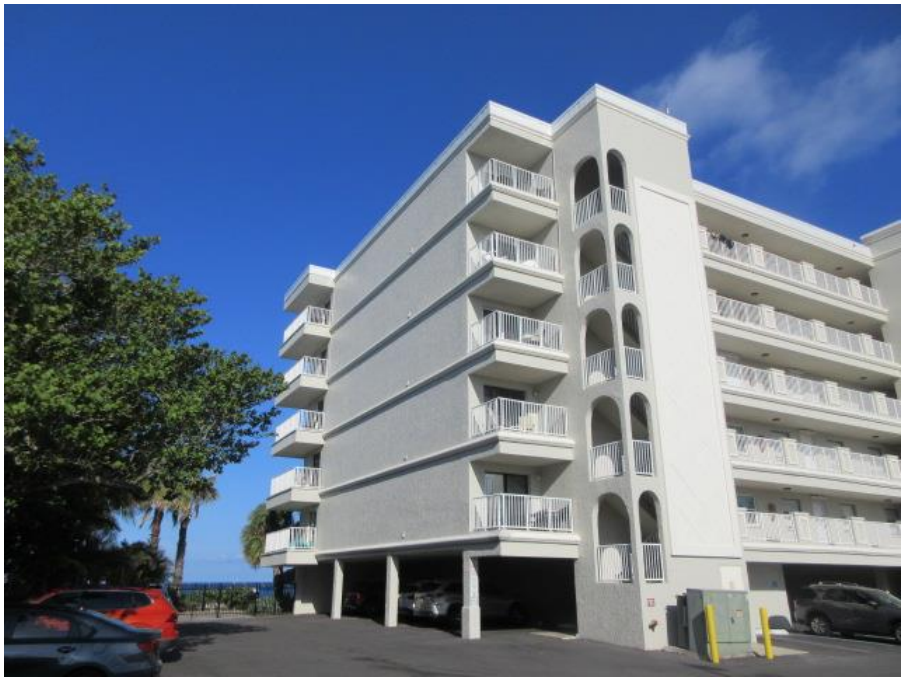
Joshua P Mannix, PE
Tampa Branch Manager
FL Reg. # 76974

Attachments: Representative Photos

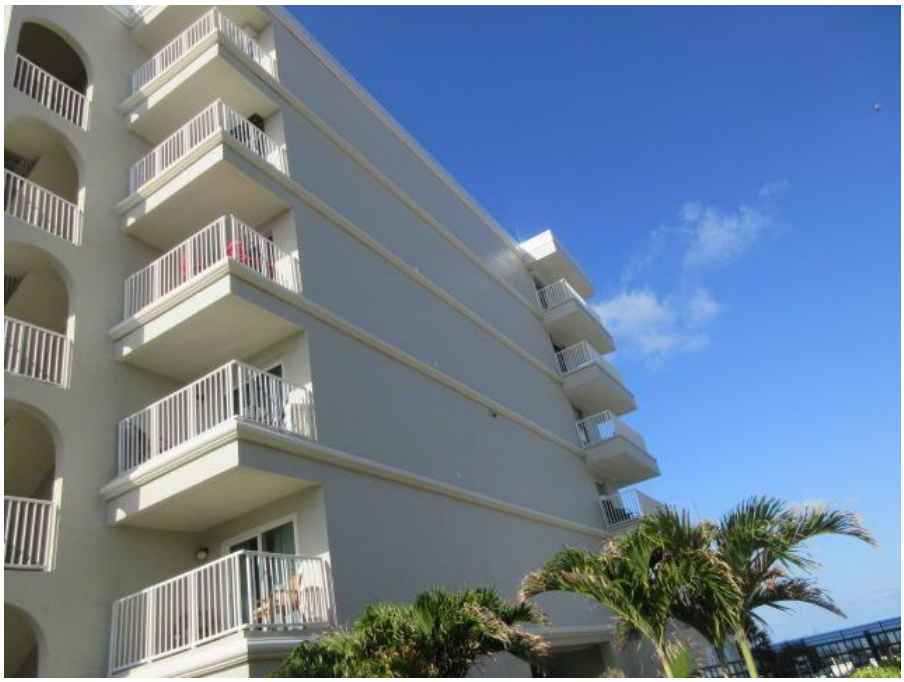
REPRESENTATIVE PHOTOS



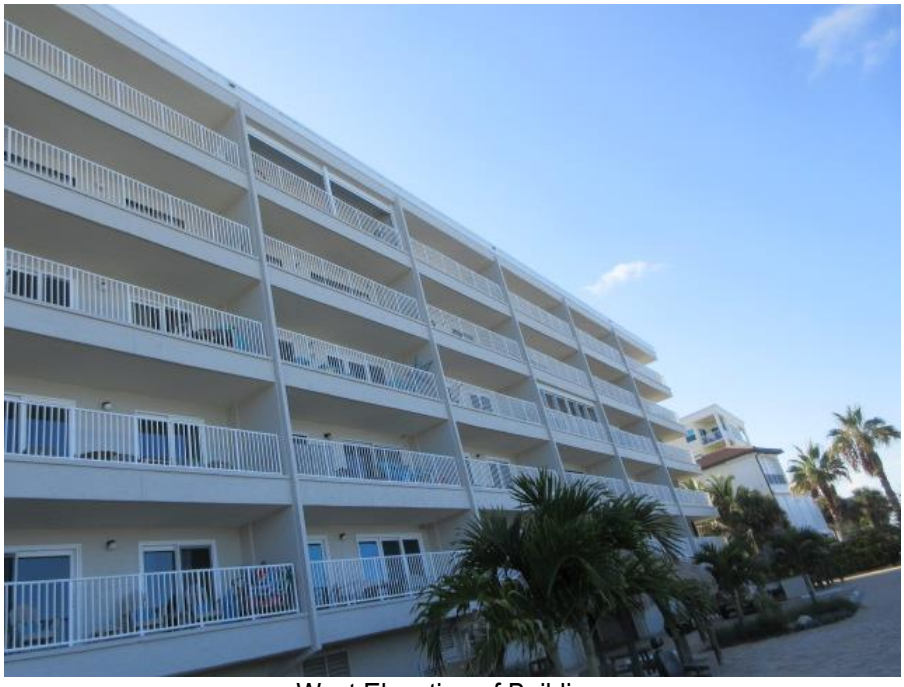
East (Front) Elevation of Building.



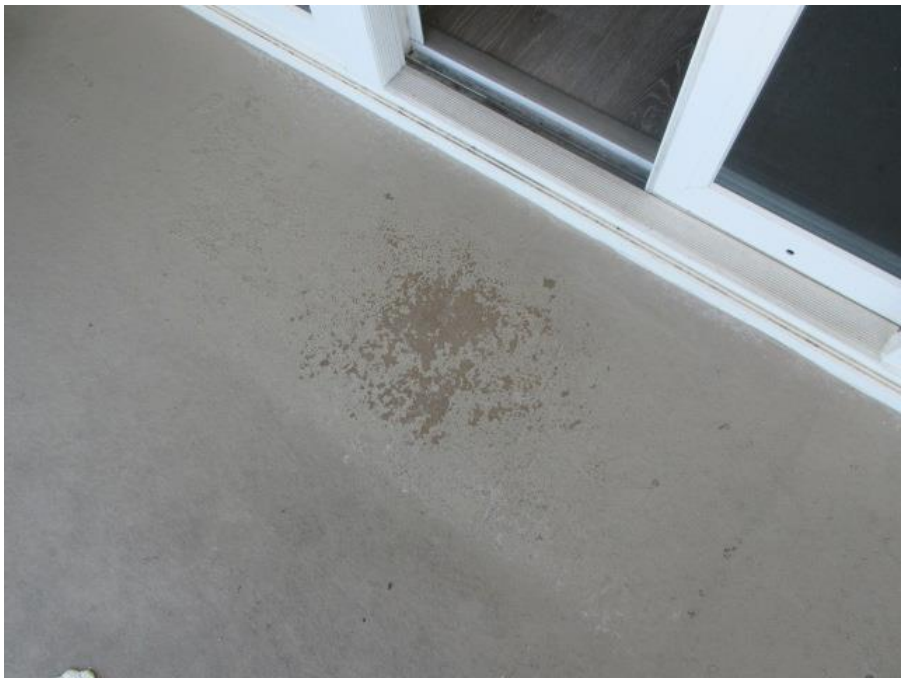
South Elevation of Building.



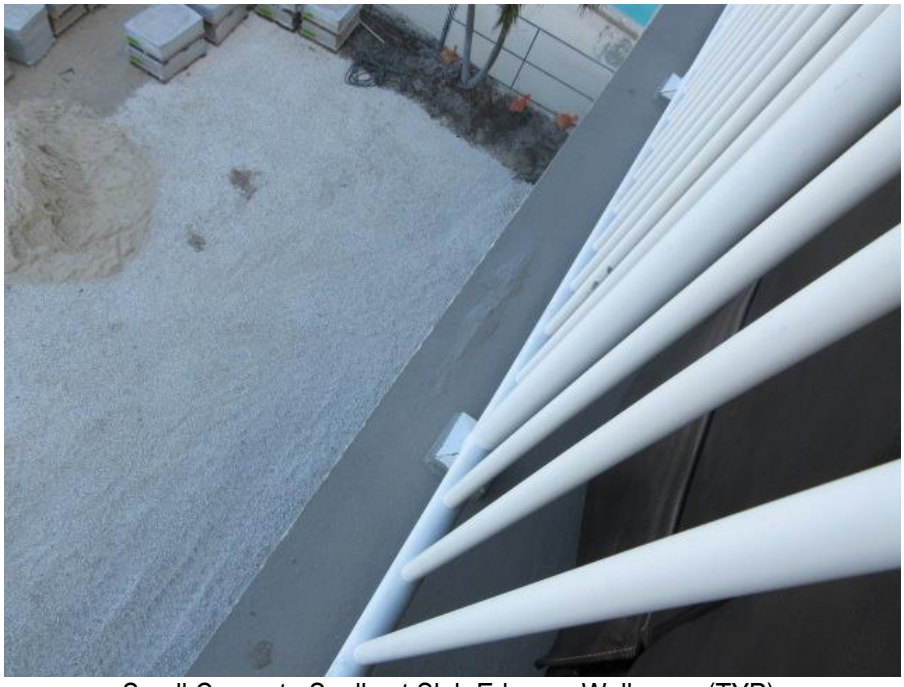
North Elevation of Building.



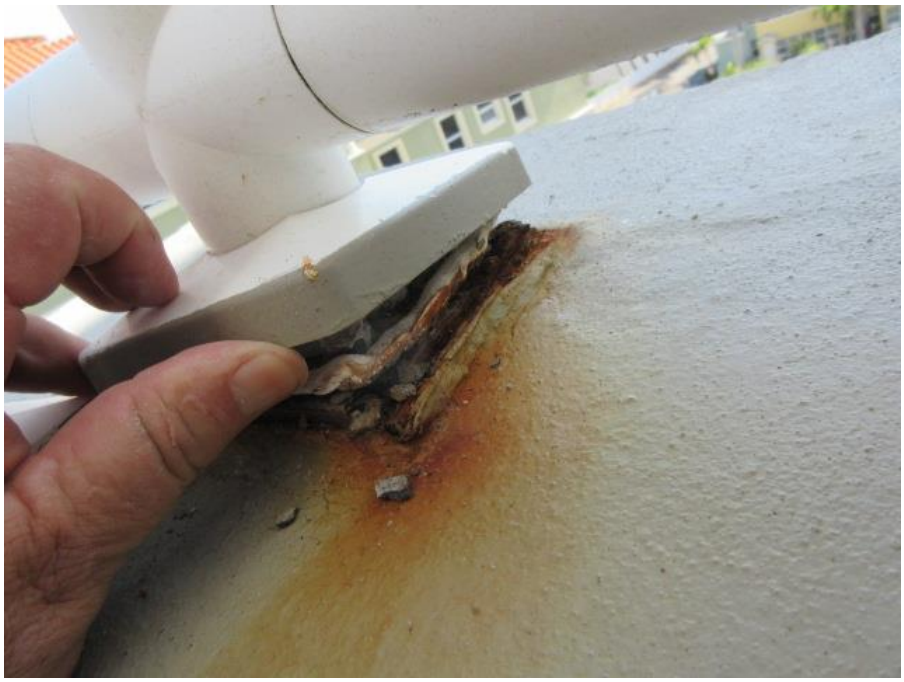
West Elevation of Building.



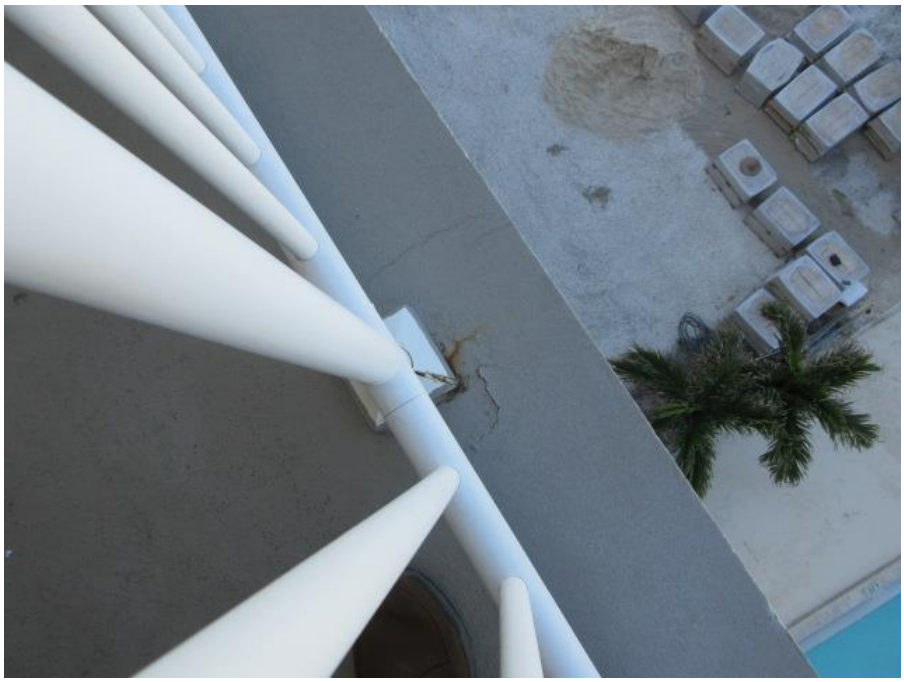
Failed Acrylic Coating over Brown Floor Paint on Balconies (TYP).



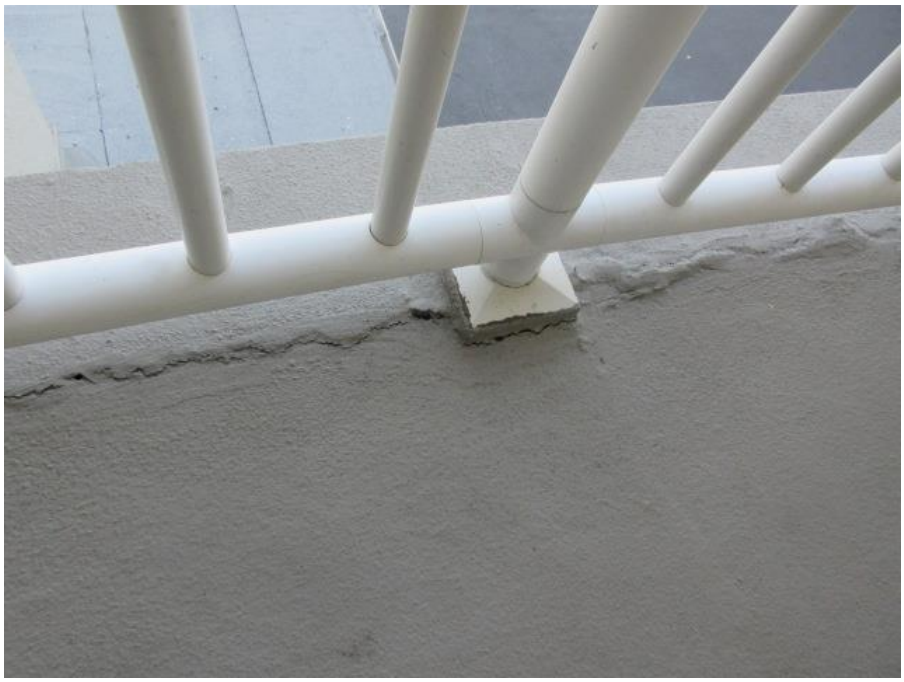
Small Concrete Spalls at Slab Edge on Walkways (TYP).



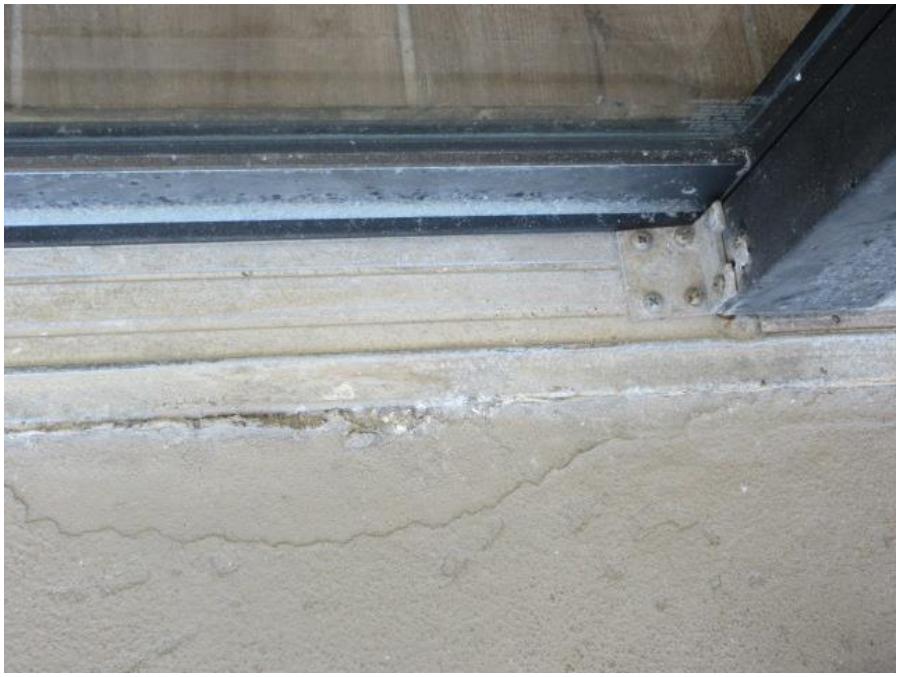
Typical Heavily Rusted Base Plate at Balcony Guardrail



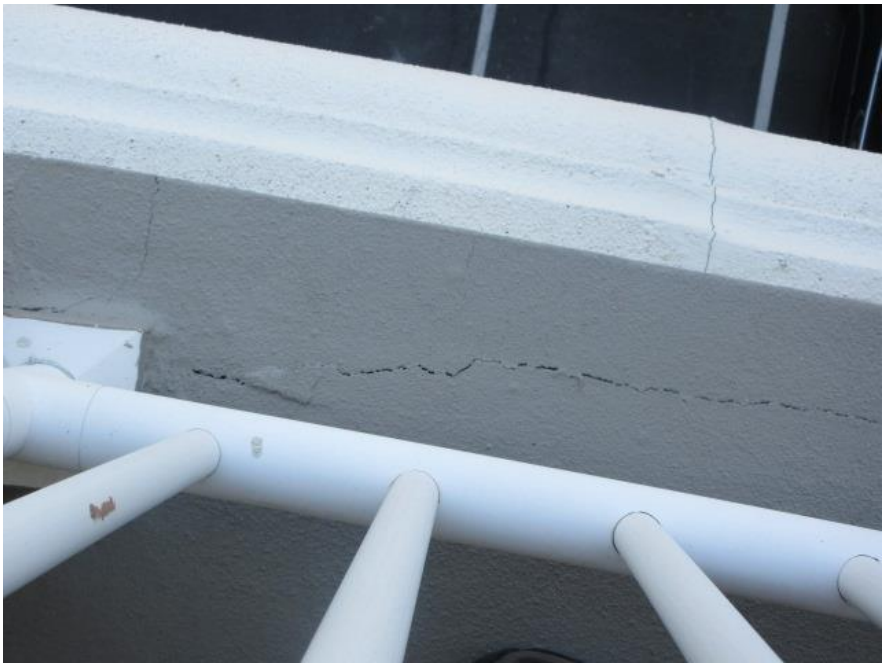
Typical Rusted Railing Post, Spalling Concrete and Cracks at Slab Edge.



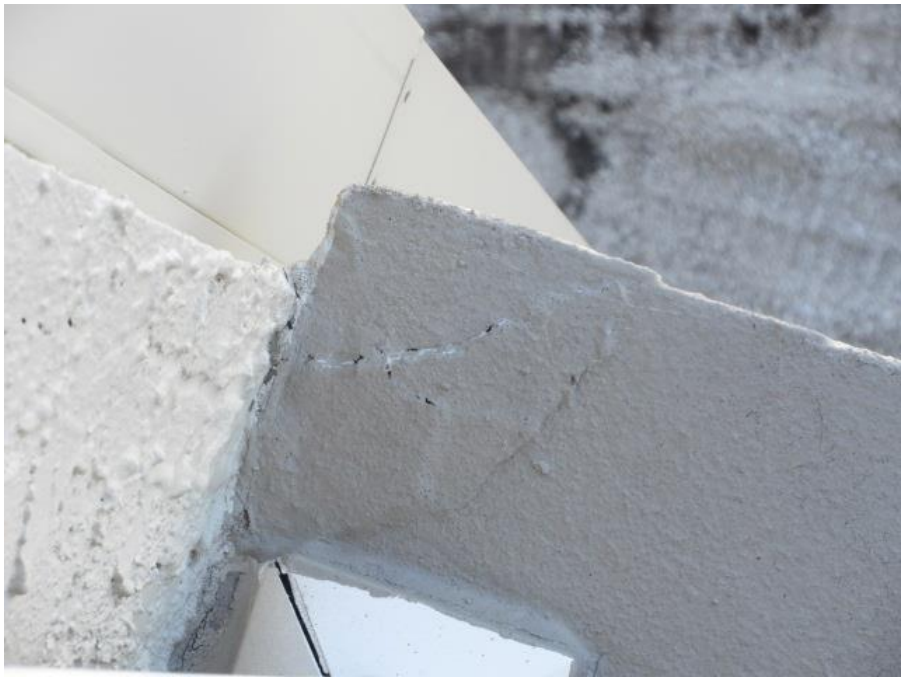
Failed Bond Line at Previous Slab Edge Repair on 4th Floor Walkway.



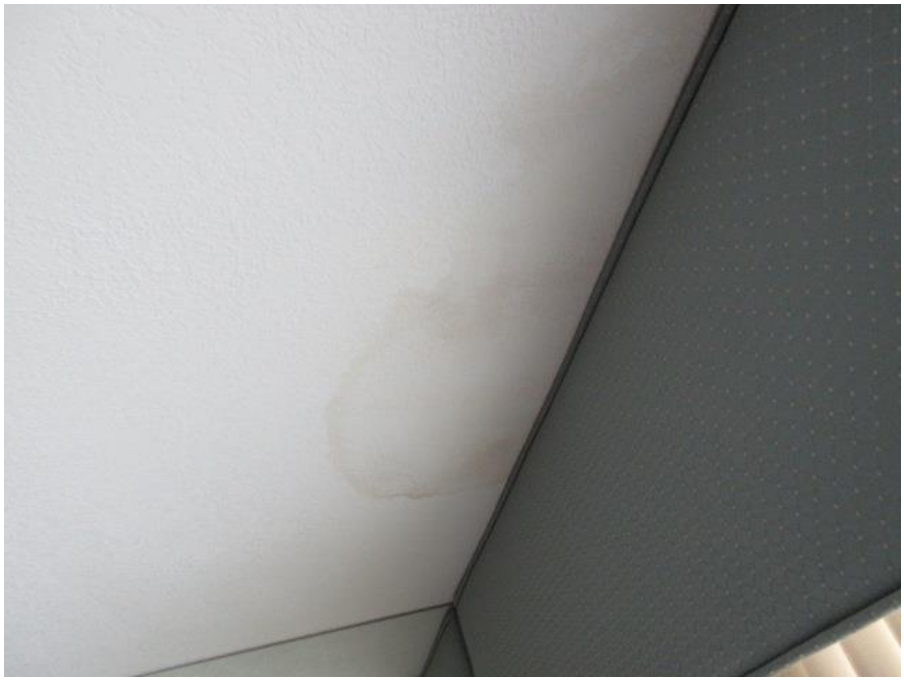
Sliding Glass Door Installed Lower Than Balcony Deck in Unit #406 with Missing/Failed Track Perimeter Sealant and Peeled Floor Coating



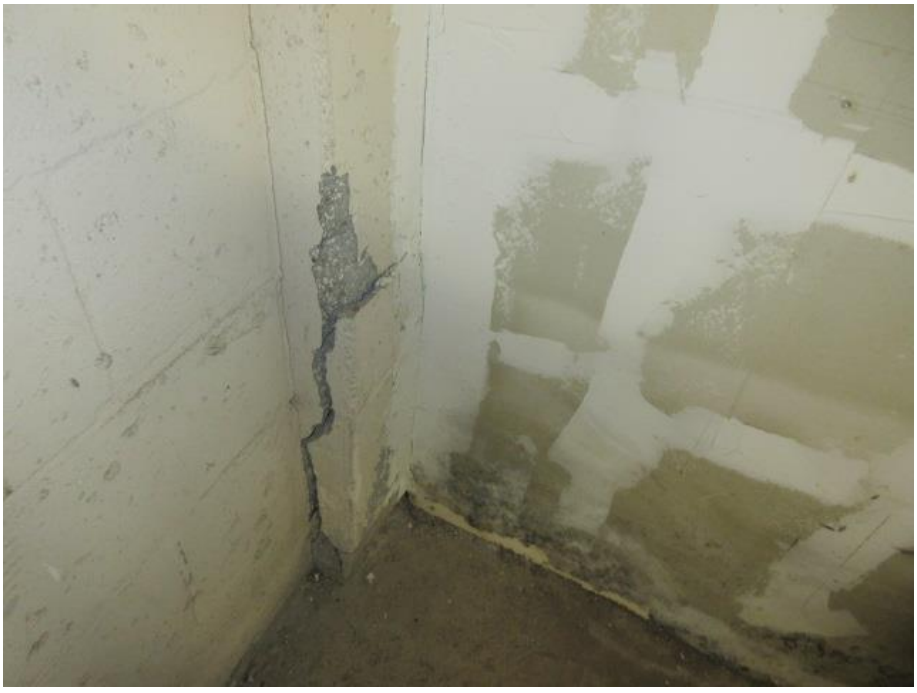
Typical Concrete Cracks Along Slab Edge on Walkways.



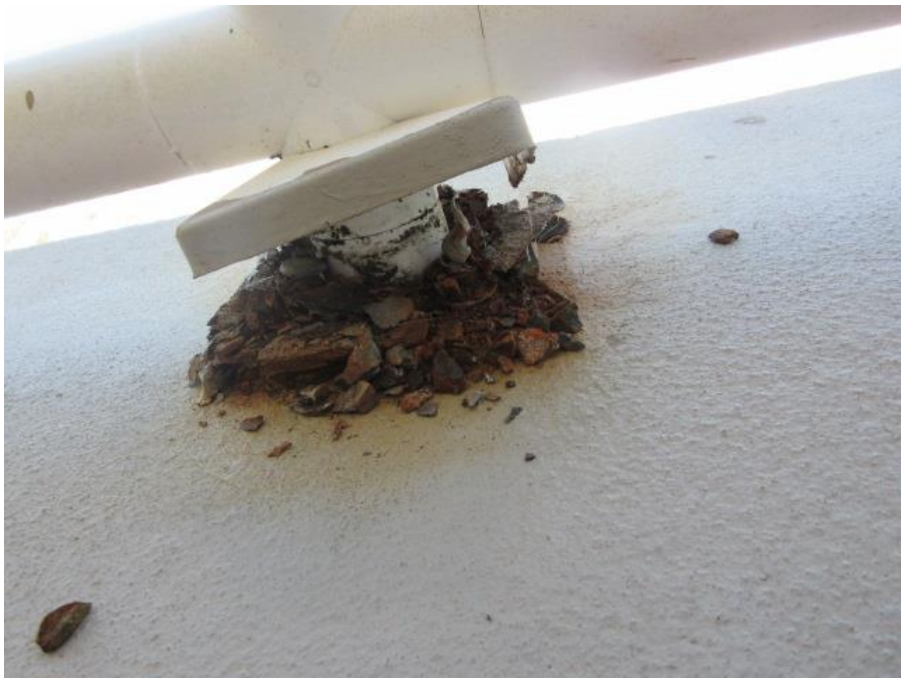
Concrete Spalls at Corner of Railing Post on 4th Floor Walkway.



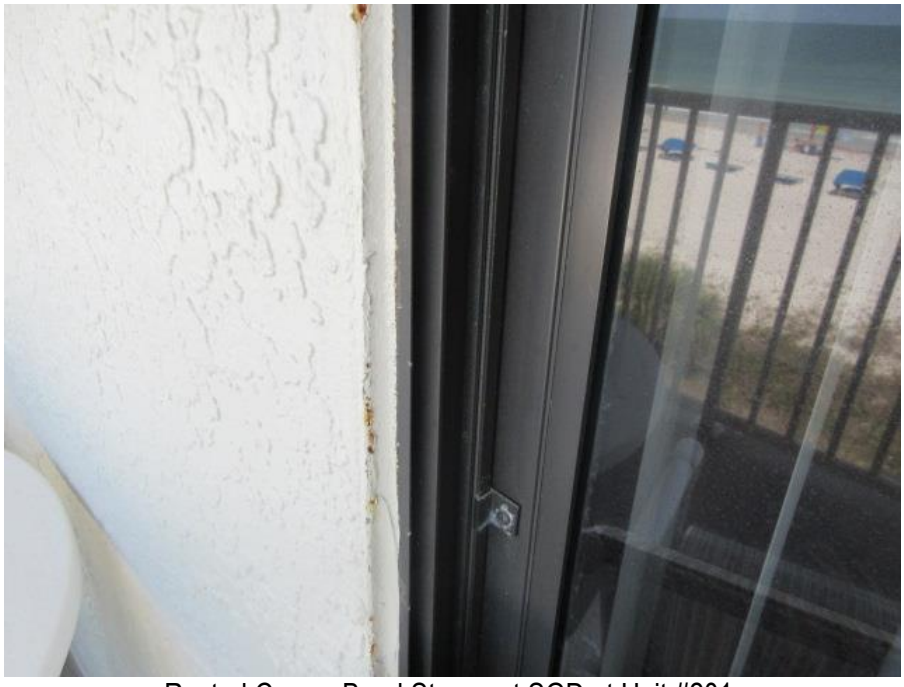
Water Stain on Ceiling at SGD South End in Unit #403.



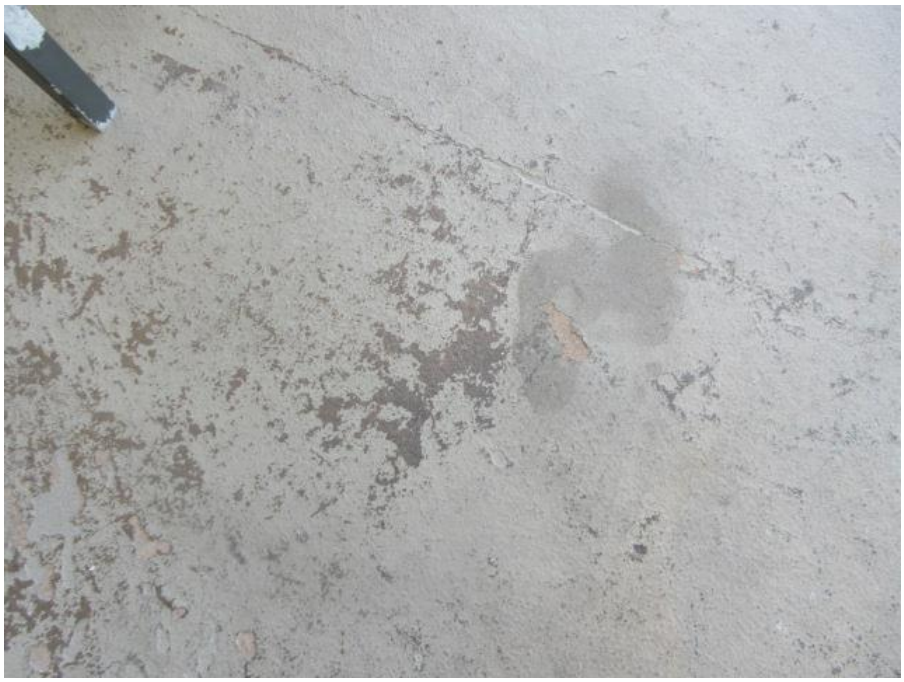
Concrete Spalls at the Top and Bottom of Corner Columns in Electrical Room.



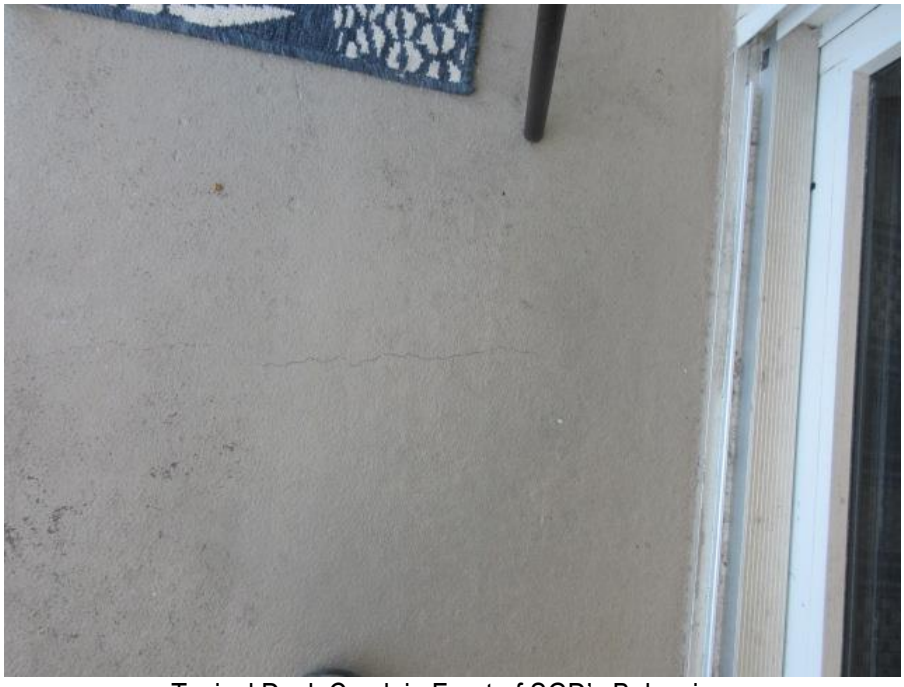
Desintegrated Base Plate due to Rust at Unit #201.



Rusted Corner Bead Stucco at SGD at Unit #201.



Example of Peeling Floor Paint on Walkways.

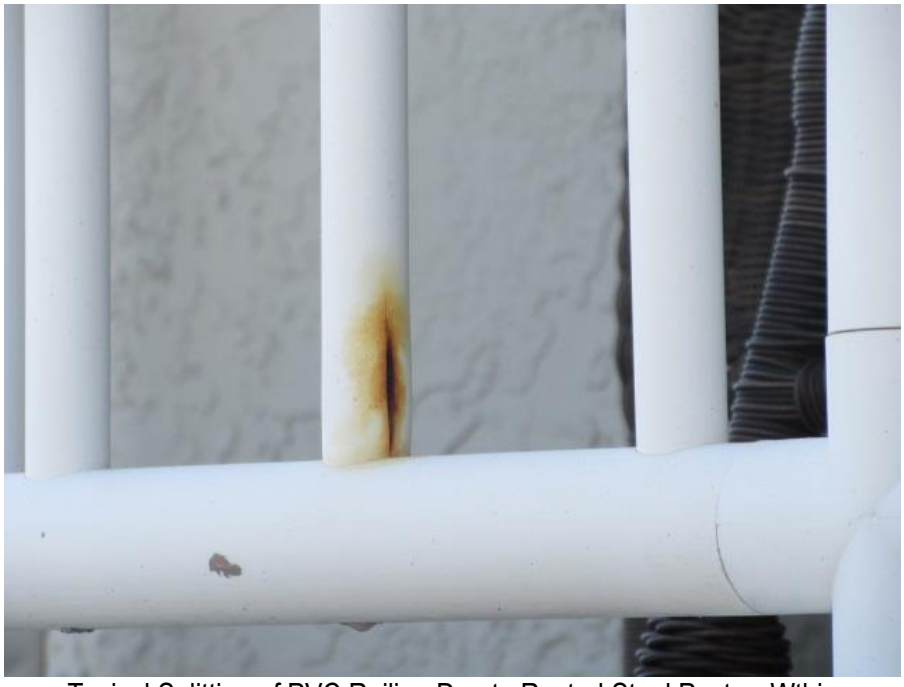


Typical Deck Crack in Front of SGD's Balconies.

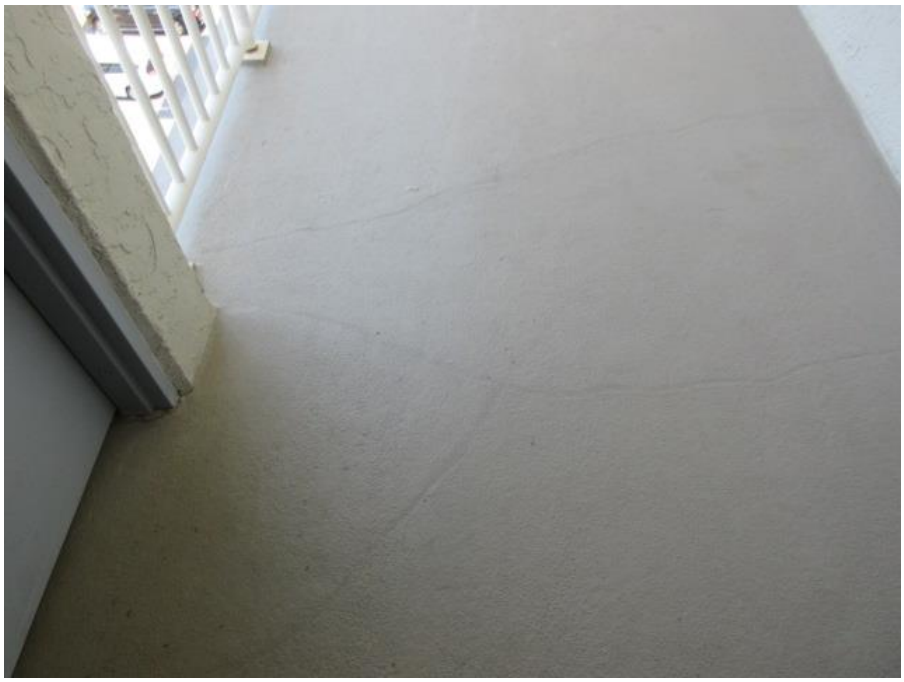
Overview of of Tar and Gravel Roof System.

Sign of Water Ponding on Roof Materials.

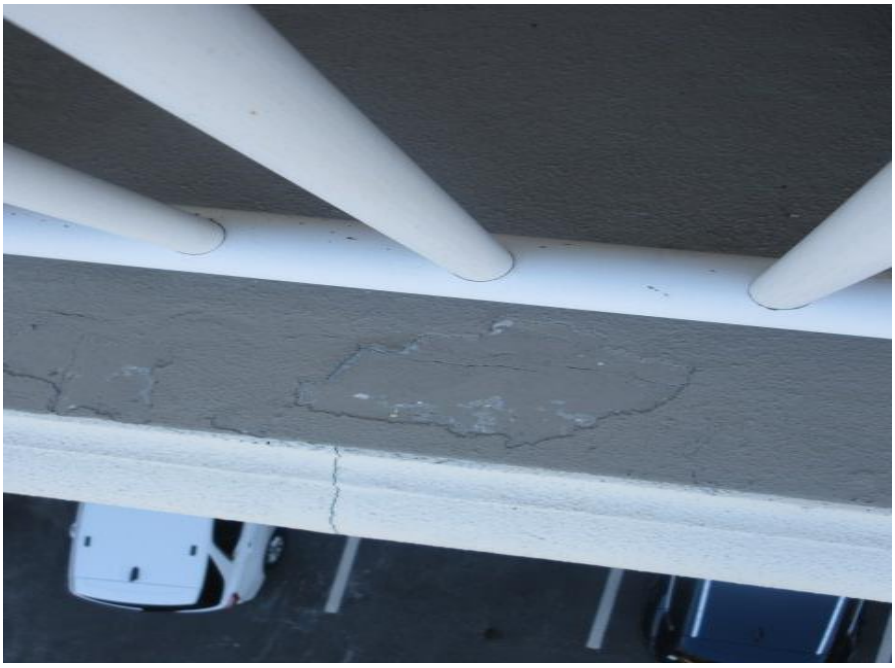
Water Valves with Surface Rust at Fire Pump Room.



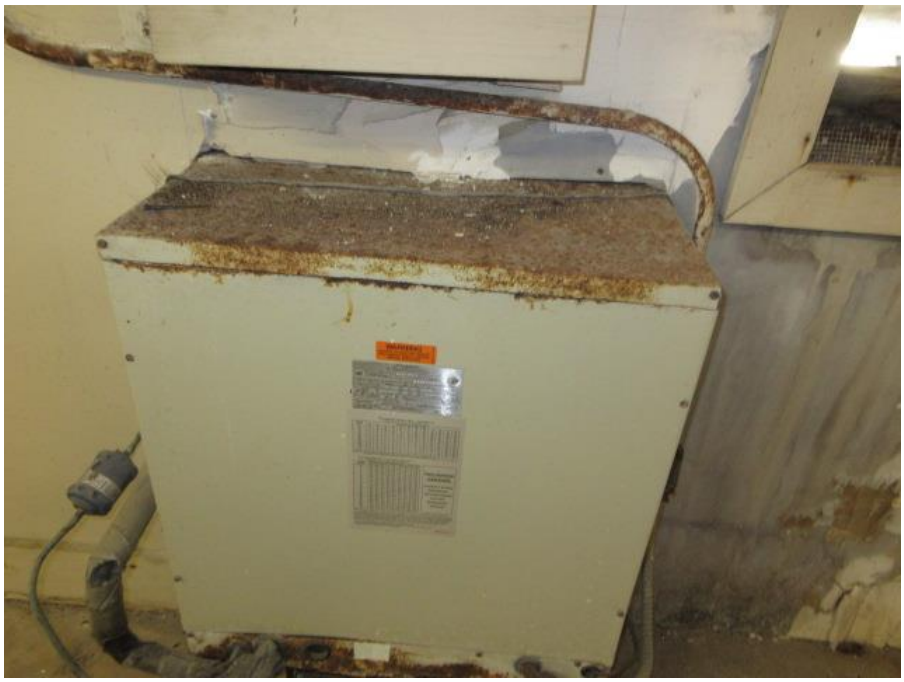
Typical Splitting of PVC Railing Due to Rusted Steel Posts wWthin



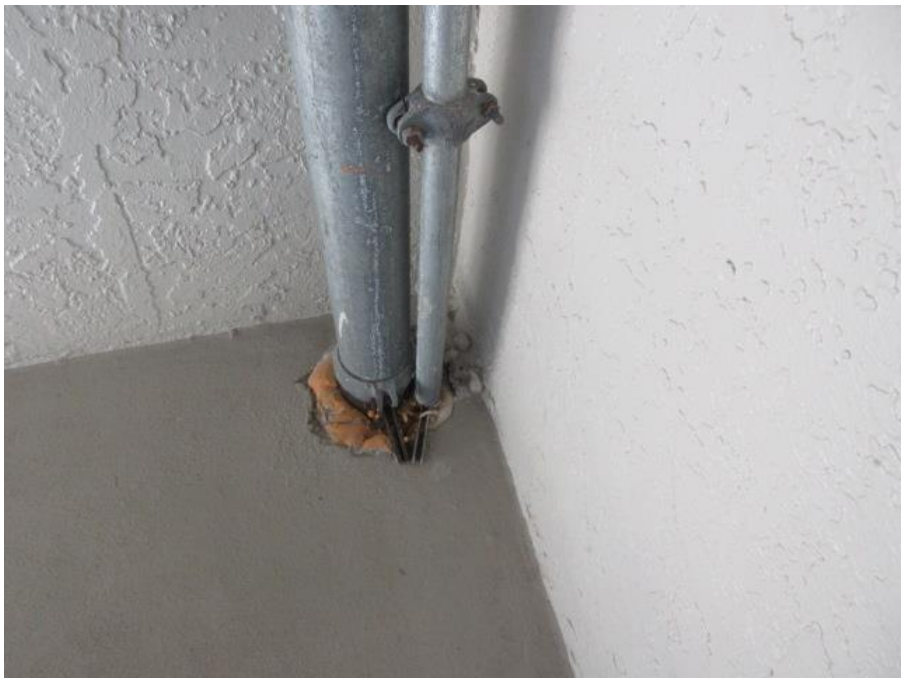
Failed Previous Deck Crack Repairs on Common Walkways (TYP).



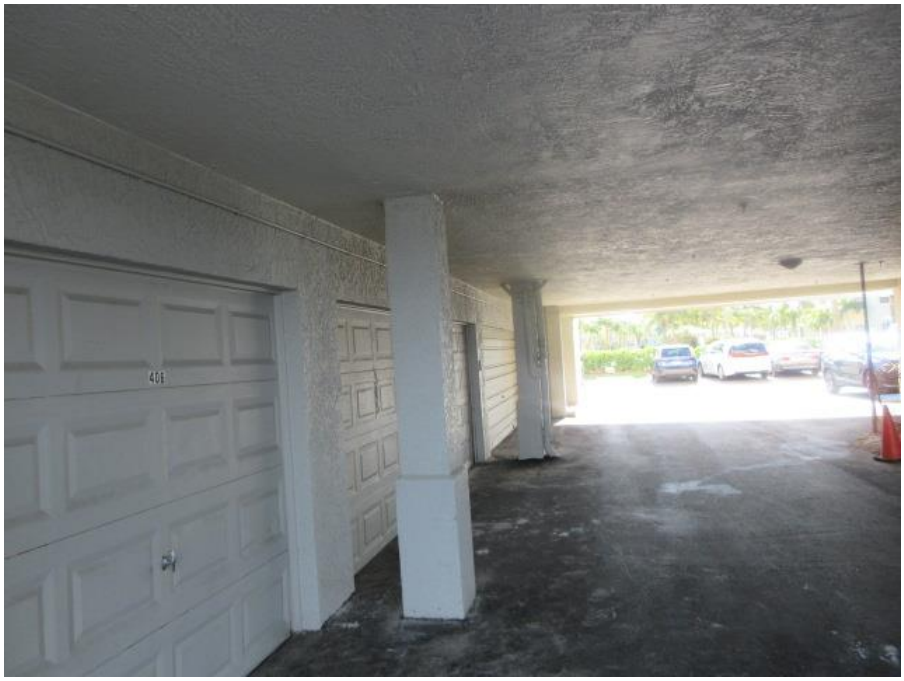
Concrete Delamination and Crack at Slab Edge on Common Walkways(TYP).



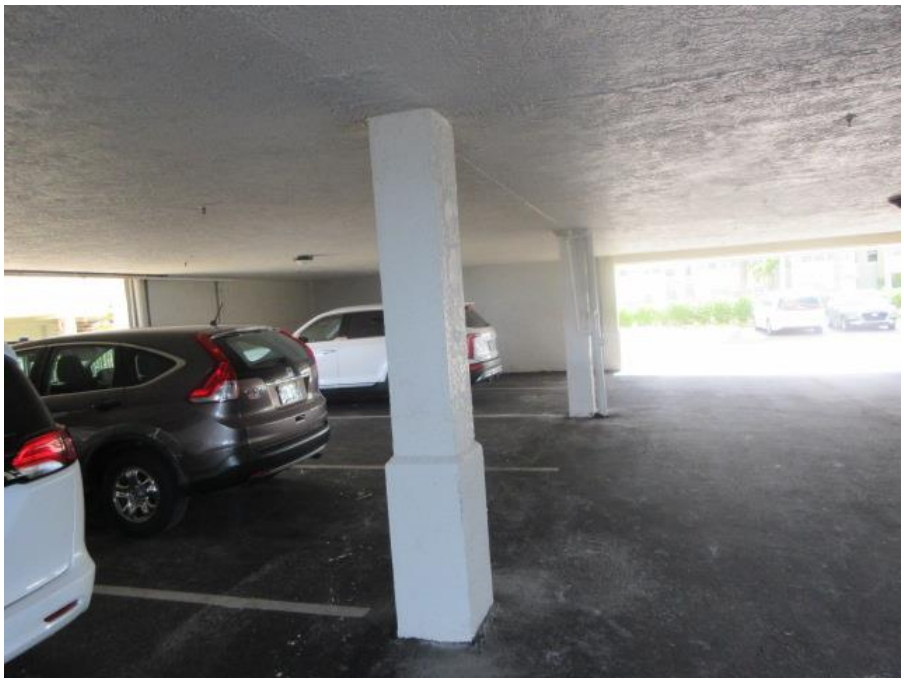
Heavily Rusted Electrical Components (TYP).



Stand Pipes Holes Filled with Spray Foam on Emergency Stairwells (TYP).



Overview of Underbuilding Parking Garage.



Overview of Underbuilding Parking Lot.