



1111 N. West Shore Boulevard, Suite 502
Tampa, FL 33607-4529
Tel: (813) 228-8212
JMannix@karins.com

December 20, 2024

Chateaux, A Condominium, Inc.
c/o Mr. Ben Commons
Leading Edge Community Association Management, LLC
901 North Hercules Ave,
Suite A,
Clearwater, FL 33765

Phone: 727-403-0307
Via Email: Service@LeadingEdgeCAM.com

RE: Chateaux, A Condominium, Inc. – Milestone Phase 1 Inspection Report Summary
19440 Gulf Boulevard,
Indian Shores, Florida 37785
KEG File# 21RT-0715

Dear Mr. Commons:

Karins Engineering Group, Inc. (KE) agreed to render professional engineering services in connection with a Milestone Phase 1 Inspection at **Chateaux Condominium** (hereinafter called the "Project"), located at **19440 Gulf Boulevard, Indian Shores, Florida 37785**, for **Chateaux, A Condominium Association Inc.** (hereinafter called the "Client"), on August 28th, 2023. Per the signed contract by the Client dated August 28th, 2023, KE completed a limited condition observation and evaluation of the current condition in January of 2024, as it relates to the building envelope and related structural components that are readily accessible.

The milestone inspection is a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems. The inspection's sole purpose is 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.

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 includes an inspection of the exterior ground as well as walkways and balconies.

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. KE did not attempt to verify the adequacy of the original design or supplant the responsibility of the Engineer of Record.

EXECUTIVE SUMMARY:

The Chateaux, A Condominium, Inc. is a mid-rise condominium building situated in the city of Indian Shores, Pinellas County, Florida. The parcel of land faces the Gulf of Mexico and is situated on the west side of Gulf Boulevard. The Chateaux Condominium is composed of two structures with underbuilding parking: the main, six-story building and the neighboring, two-story building, which is situated close to the east side of the main building. The first-level landings of the stairs tie the two buildings together. Because of the limitations of the Phase 1 Milestone Inspection, only the main six-story structure is included in this inspection (see Legal Note below). There are 45 dwelling units in the main structure, with nine residential units per floor. Every unit includes a private balcony that faces the beach, whereas the end units also offer a second balcony that faces the building's east side. Additionally, each floor is served by two stair towers, one on the northeastern side of the structure and one on the southeast side. There are a trash chute doorway and a storage room opening on each elevated walkway of the northern stair tower. On every floor of the building, the elevator shaft situated in the south staircase leads to the common elevated walkway. Furthermore, there are a laundry room on the second floor and an elevator equipment room on the ground level of the southern staircase. The property features a beachside patio with landscaping and a pool deck area with restrooms located at the southwest corner of the structure.

The Chateaux, A Condominium, Inc. is constructed with a combination of concrete precast panels, conventionally cast in place reinforced concrete columns, beams, slabs, and foundations. Additionally, stucco-clad concrete masonry units are used as infill for the vertical exterior walls. The roof system is composed of gravel and tar, and it is surrounded by a short parapet wall with aluminum coping caps. The staircase, common walkways, and elevated private balconies are all equipped with a painted steel railing system that features pickets face mounted on walls at the ends and fully anchored rail posts. The elevated walkways, stairwells, and balconies are often finished with a textured coating that is covered in acrylic waterproofing floor paint. Tiles or painted pavers are used as attractive coverings for the pool deck and slab-on-grade walkways.

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 the overcast morning of January 9th, 2024. During our visit with an onsite personnel providing escort, KE observed the following:

- Grounds / Common Areas
 - Sidewalks
 - Landscaping
- Walkways, Stairwells, Electrical Rooms, Mechanical Rooms, and Elevator Equipment Room
- Limited Interior and Balcony Observations were conducted at units 101, 102, 107, 202, 204, 209, 301, 302, 308, 403, 406, 408, 503, 505, and 507.
 - Exposed Structural Components and Ceilings
 - Unit Doors, Windows, Sills and Shutters



- Balconies, and Balcony Guardrails
- Roof
- Underbuilding Parking
- General overview of the Exterior
- Pool Deck

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 KE 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:

- Hidden foundations or groundwork
- Hidden structural members covered with finishes.
- Major electrical components or deficiencies beyond corrosion
- Major mechanical components or deficiencies beyond obvious deterioration
- Major plumbing components or deficiencies beyond obvious and present leaks
- Doors and windows beyond visual inspection of sealants and frames
- Inspection of exterior finishes beyond reasonable visual observation

No building plans were provided to KE. 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.*

KE was **NOT** the Engineer of Record for the latest restoration/painting project for Chateaux, A Condominium Inc. It is our understanding that the building has had numerous repair and maintenance related projects, such as:

- Exterior Building Restoration Project included light structural concrete repairs, waterproofing, installation of new trash chute, new deck coating/paint, complete exterior painting, and related work completed in the past two years.
- KE bid out a restoration Project Manual dated January 21, 2022 and received bids back from (4) local contractors. However, it is our understanding that this work was never completed.

REFERENCES AND CONTACTS:

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

1) Documents

- a. Karins Engineering Existing Condition Report Dated 12/7/2021.
- b. Karins Engineering Exterior Restoration Project Manual Dated 1/21/2022.

2) Contacts

- Ben Commons – Primary Contact





Figure 1: Northwest Overview of Building

LEGAL NOTE:

The newly passed bill, SB 154 and Florida State Statute 553.899 creates mandatory structural inspections for condominium and cooperative buildings known as a Milestone Inspection. A condominium association under chapter 718 and a cooperative association under chapter 719 must have a milestone inspection performed for each building that is three stories or more in height, by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If the building is located within 3 miles of a coastline as defined in s. 376.031, the condominium association or cooperative association must have a milestone inspection performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter.

The Chateaux, A Condominium Inc. is 6-stories tall and was built circa 1978. Any additional buildings on the property not specifically mentioned here are not required to be part of this report.

The Chateaux, A Condominium Inc., does not appear to have substantial structural deterioration. This report meets the requirements of a Phase 1 inspection.

The Chateaux, A Condominium Inc. does not require an additional intensive Phase 2 inspection as a concrete restoration project is planned to commence in 2025.

KE is to provide this Phase 1 Milestone Inspection report to the local building official for the City of Indian Shores and the Chateaux, A Condominium Inc. is to make this report part of the association's official records. Additionally, The Chateaux, A Condominium Inc. 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, the Chateaux, A Condominium is to conduct a Structural Integrity Reserve Study every 10 years hereafter.



OPINIONS AND RECOMMENDATIONS:

Based upon our visual observations of the above-listed systems at the Chateaux, A Condominium Inc., Karins has provided a list of opined 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 the Chateaux, A Condominium Inc.

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. Corroded exposed metals/hangers, cracks and large spalling concrete were noted in the underbuilding parking's ceiling. Some areas were roped off for the residents' safety. Recommendations would include removal of all unused metal fasteners, exposed metals, and the repair of the precast concrete panels in accordance with ACI and ICRI Guidelines. As the failing concrete poses a life safety risk if it falls on residents and guests, this work should be completed as soon as possible by a licensed General Contractor that specializes in concrete restoration.
2. KEG noted a number of locations where railing fasteners were either missing or corroded. Given that railings are an important life safety aspect of the building, KEG recommends any missing and/or corrode fasteners be replaced with new same sized 316 stainless steel fasteners as soon as possible. This work should be completed by a licensed General Contractor that specializes in concrete restoration.

Important Not Urgent

1. Minor concrete spalling and cracking was noted at the private unit balconies, windowsills, and common walkways. KE recommends that these areas be addressed during the next restoration project. The Board may want to consider repairing these areas at the same time as the Contractor is performing repairs in the parking garage area.
2. KEG was not able to determine installation date and age of the existing built-up roof (also known as tar and gravel assembly roof) from building department permitting records. In general, it is recommended that low sloped roofs be replaced on 20–30-year intervals depending on the system installed. Due to the existing condition of the roof, the unknown condition of the underlying roofing membrane and the assumed age of the roof based on the condition, it is recommended that the Association consider replacement with new flat roofing system in the next 5 to 7 years. Observations include damaged roof scuppers, and missing lightning protection equipment etc.

Note that many insurance companies now require that roofs older than 15 years be replaced. KE also recommends checking with their insurance agent on any age requirements to limit surprises when the current policy is set to renew.

The Board should be performing roof maintenance at least once per year to repair any deficiencies and prolong the useful life of the roof system .

3. Existing waterproofing membranes/coatings at the balconies and common walkways appear to be approaching the end of useful life. It appears that a secondary coating/paint was installed on top of the previously installed membrane during the last painting project. All the coatings are currently failing and providing limited protection to the concrete



slabs below. It is recommended that all reinforced concrete in proximity to the Gulf of Mexico be protected with liquid applied urethane membrane due to the corrosive environment typical in coastal areas. It is recommended that all balconies be waterproofed, including all balconies with original or existing tile that pre-dated the installation of the newer style aluminum guard rails. It is KEGs understanding that at locations with original tile and/or tile installed prior to the installation of the balcony guardrails do not have a waterproofing membrane and/or the time elapsed since the tile install exceeds any reasonable warranty period or useful life of typical materials used for these applications. KE recommends that the floor coatings be relaced with the next 1 to 2 years.

Urgent Not Important

1. Not Applicable

Not Important Not Urgent

1. Select sliding glass doors at balconies and the exterior windows at individual units have recently been updated to adhere to the code during recent repairs. However, most of the windows and doors installed at Chateaux are typically outdated and currently show heavy signs of rust, scratches, and peeling paint. Due to the building age of approximately 42 years old, it is recommended that all original windows and doors in the building be considered for replacement.
2. The visible exterior sealant was in fair condition. KE recommends that all exterior sealants be completely removed and replaced at each paint cycle. It is not known if this was completed during the most recent painting project. New sealants should be applied to all window frames and door sills to prevent water intrusion into the unit, and instead direct the water towards the weep holes and to the exterior as necessary. Sealant replacement should also be conducted at all light fixtures, electrical outlets and railing brackets and cable tv penetrations at balconies. The sealant work should take place during the next scheduled restoration/painting project.
3. Several areas of the building's paint are flaking. It is suggested that exposed masonry in non-climate-controlled rooms be coated for protection due to the proximity to a coastal environment. Due to the relatively recent painting project, KE recommends that the contractor that performed the work be contacted as the work may still be under warranty.

SUMMARY:

The milestone inspection is a structural inspection of a building, including an inspection of accessible load-bearing walls, the primary structural members, and primary structural systems. The inspection's sole purpose is 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.

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

- Concrete spalling in the parking garage ceiling. Repair work is planned to start in 2025 to address concrete damage.
- Missing or corroded railing fasteners. Repair work is planned to start in 2025 to address this issue.



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, KE 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 that can be used to obtain bids from general contractors and ultimately used to obtain necessary permitting documents.

FORWARD PLANNING:

Karins Engineering (KE) recommends that an engineered Project Manual and/or repair drawings 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 most efficient approach would be to include as much of the priority list as can be funded. KE recommends that all concrete spalling in the parking garage area and the missing/corroded railing fasteners be addressed as soon as possible. Our experience with other similar projects has proven this to be the most cost-effective, timely and manageable approach. The ability to have a single General Contractor perform one comprehensive repair project will reduce mobilization and permitting fees, potential costs of redoing work, and inconvenience to the unit owners.

A Project Manual will contain necessary bid documents, repair specifications and drawings to allow the solicitation of competitive bids from qualified General Contractors. It will also provide adequate levels of detail for repair to all walkways, and other areas where deficiencies were observed and recorded, and is a necessary component to obtain the lowest competitive bids. The bid schedule included in the Project Manual will provide for line-item costs of each component of repair to allow KE and the Board to review all repair costs and, if necessary, adjust the Scope of Work to meet budgetary allowances prior to the Association entering a repair contract with a General Contractor. The Project Manual will include the repair recommendations made in this report. If requested, KEG can update the previously issued Project Manual for the limited scope.

CONCLUSION:

KE's opinion is that the existing conditions at the Chateaux, A Condominium Inc. are good except in the parking garage, and any items noted are due to the age and normal wear and tear of the building, failed repairs and not a lack of maintenance.

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 overall 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 continue the maintenance schedule in place while planning to implement our previously listed recommendations based on importance, urgency, and incidence. This would allow time for Chateaux to appropriately exhaust insurance claims, if any, and reserve capital to satisfy our recommendations. Special Assessments may be required to comprehensively institute our recommendations. Our office would be more than happy to review these avenues and provide Chateaux, A Condominium Inc., with appropriate services.

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 Chateaux, A Condominium Inc. 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.

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



REPRESENTATIVE PHOTOS



Photo #1 – Building Signage.



Photo #2 - Southeast Elevation of Building.





Photo #3 – Northwest Elevation of Building.



Photo #4 - East Elevation of Building.





Photo #5 – East Elevation of Neighboring Building.



Photo #6 – Southwest Overview of Tar and Gravel Roof.





Photo #7 – Roof Vent Pipe Is Shorter than Allowed per FBC.



Photo #8 – Rusted Fasteners and failing sealant at Coping Caps (TYP.)





Photo #9 – Loose Fasteners and Scarred Flashing Membrane at Roof Perimeter (TYP.).



Photo #10 – Damaged and Low Door Threshold (TYP.).





Photo #11 – Peeling Paint at Older Sliding Glass Door (TYP.)



Photo #12 – Hairline Crack Perpendicular to Slab Edges (TYP.)





Photo #13 – 45-Degree Crack at NW Edges of Balcony Slabs (TYP.)



Photo #14 – Deteriorated Deck Membrane at Unit's Balconies (TYP.)





Photo #15 – Newly Painted Slab Deck at Unit #308.



Photo #16 –Unfilled Holes Left in Balcony Deck.





Photo #17 –Corroded Shutters Framing (TYP.)



Photo #18 – Broken Windowsill at Unit #501.





Photo #19 – Broken Railing End Bracket at Walkways due to Rust. (TYP.)



Photo #20 – Corroded Door Jambs at Storage Room (TYP.)





Photo #21 – Overview of Walkways Deck Coating



Photo #22 – Typical Concrete Slab Surface Damages or Spalls Covered with Floor Paint (TYP.)





Photo #23 – Deck Coating Peeling at Elevator Room Door (TYP.)



Photo #24 – Missing Fasteners at Railing Ends Brackets (TYP.)





Photo #25 – Typical Balcony Railing at Elevated Walkways (42 ¼" Height, 3 ½" Picket Spacing, 1 ¾" Bottom Rail Height).



Photo #26 – Concrete Edge Crack at 2nd Floor Slab on East Side of Building.





Photo #27 – Concrete Spalls on Underbuilding Parking's Ceiling (TYP.)



Photo #28 – Concrete Spalls on Underbuilding Parking's Ceiling (TYP.)





Photo #29 – Overview of Underbuilding Parking (TYP.)



Photo #30 – Rust and Efflorescence at Electrical Meter Box in Garage.

