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December 20, 2024

Holiday Villas II Condominium Association Inc.  
c/o Ben Commons  
Holiday Villas II Condominiums  
19610 Gulf Boulevard,  
Indian Shores, FL 33785

**RE: Holiday Villas II Condominium Association Inc. – Milestone Phase 1 Inspection Report  
19610 Gulf Boulevard, Indian Shores, FL 33785  
KEG File# 21RT-0721**

Dear Mr. Commons:

Karins Engineering Group, Inc. (KE) agreed to render professional engineering services in connection with a Milestone Phase 1 Inspection at Holiday Villas II Condominium Association Inc. (hereinafter called the "Project"), located at **19610 Gulf Boulevard, Indian Shores, FL 33785**, for **Holiday Villas II Condominium Association Inc.** (hereinafter called the "Client"), KEG completed a limited condition observation and evaluation of the current condition, as it relates to the building envelope and related structural components that are readily accessible.

KE had previously performed an extensive condition survey of the building and provided report dated November 2021, which listed all recommended structural concrete repairs at the underbuilding parking garage, common walkways, stairs, western roof replacement, exterior wall painting, Mansard roof removal, railing repairs, and complete sealant/painting replacement needed to professionally restore the building. The Association hired a Florida Licensed General Contractor, Valcourt Building Services, to perform recommended repairs recommended in the Condition Survey Report provided in 2021. KE acted as Threshold Inspector for the Town of Indian Shores during the extensive restoration and waterproofing project that was performed from September 2023 through January 2024 under Town of Indian Shores Permit # 23IS-00221. KE made inspections of all performed work in progress as well as punch list and final inspections of all isolated concrete and stucco repairs at the underbuilding parking garage, exterior walls, balconies, walkways and installation of new concrete footings, columns, beams and precast panels to support the deteriorated metal decking at the west side of the parking garage. Due to construction delays and unsatisfactory work completed by the general contractor, the project was discontinued by the Association.

In September of 2024, the project restarted with a new Licensed General Contractor, Structural Preservation Systems (SPS), to complete the remaining work not completed by the previous contractor such as grouting of voids between new pre-cast concrete panels and underside of metal decking, support of additional damaged metal decking under the atrium slab and two sections at the East elevation of the building, replacement of the elevator pit slab and repair of three window lintels by the pool patio at the East elevation of the building. The Association then hired a Florida Licensed Roofer, Dynamic National Inc. to perform the replacement of the PVC roof system at the western portion of the building recommended in the Condition Survey Report provided by KEG in November of 2021. KE acted as Engineer of Record for the property during the roof replacement project at the western portion that was performed from October 2024 through November 2024. KE made inspections of all performed work in progress by both contractors as well as punch-out list and final inspections of all exterior

walls, balconies, common walkways, stairs, underbuilding parking garage, roof replacement, complete sealant replacement, and traffic coating system and painting application.

At the time of issuance of this report the restoration project and roofing project are in the final stages. Both projects are anticipated to be completed in January 2025. The Association is planning for another phase of repairs to the common walkways and common stair towers in the Fall of 2025.

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 Holiday Villas II Condominium Association Inc. is a mid-rise condominium building situated in Indian Shores, Pinellas County, Florida. The parcel is bound by 19532 Gulf Boulevard to the north, Seacrest Condominium to the south, The Gulf of Mexico to the west, Gulf Boulevard to the east. The Holiday Villas II Condominium consists of one (1) five-story building separated into West and East sections connected with common walkways. The structure enclosed four living levels with a total of 72 individual dwelling units along four floors above ground, where the ground is the parking garage. The property also has a pool area structure that includes restroom facilities on the ground level at the southeast side of the lot. The elevator shaft that is centrally located in the building, opens to common interior walkways at each of the four elevated levels of the building. There are two stair towers that service each level and are located at the far ends of the rectangular-shaped structure and a pool deck structure at the southeast end of the underbuilding parking.

The Holiday Villas II Condominium building is apparently constructed with conventionally reinforced concrete and is also constructed of structural steel, composite steel floor decks, masonry, and light gauge metal frame construction. It is KEGs understanding that there also may be limited areas with wood framing based on past projects. The main roof system on both connected towers is comprised of a modified bitumen roof system with aluminum gutters and downspouts at the perimeters



of the eastern and western portions of the building. The private unit balconies and common walkways were coated with a liquid applied urethane membrane with a decorative knock down cementitious finish as part of the 2016-2018 3-phase project. The leading edge of common elevated walkways, stairwells are bordered by a surface mounted PVC covered guardrail systems with steel posts, pickets, and base plates installed under the PVC coverings meanwhile the private unit balconies have an embedded aluminum railing system painted in white color. All building exterior walls and ceiling received a 10-year acrylic paint system application as well.

**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 regularly during the ongoing extensive exterior restoration and waterproofing applications project that started in September of 2023 as described in the Threshold Inspection Documents (Town of Indian Shores Permit # 23IS-00221), and during the roof replacement project at the western portion of the building in 2024 as described in KE provided field reports During the site visits, KE observed the following:

- Grounds / Common Areas
  - Lobby
  - Walkways
  - Stairwells
  - Sidewalks
  - Landscaping
  - Pool Deck
  - Underbuilding Parking Garage
- Elevator/Mechanical Rooms, Equipment Rooms, Storage Rooms, Pump Rooms
- Limited Interior and Balcony observations were conducted at all residential units during the 2023-2024 exterior restoration project. The following items were observed:
  - Exposed Structural Concrete Components and Ceilings
  - CMU Walls, Columns on Balconies
  - Unit Sliding Glass Doors, Windows, Sills, and Storm Shutters
  - Balconies, and Balcony Guardrails / Patio Screen Enclosures
  - Unit Interior Finishes
- Roof
- General Overview of the Building Exterior

Karins did not observe the following:

- Hidden foundations or groundwork
- Major electrical components or deficiencies beyond visible 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

KE's site visits included observing and documenting all isolated concrete and stucco repairs at the underbuilding parking garage, exterior walls, balconies, walkways, roof replacement at the western portion of the building, and installation of new concrete footings, columns, beams and precast panels to support the deteriorated metal decking at the west side of the parking garage made by all the contractors during 2023-2024 while acting as the authorized Threshold Inspector for the Town of Indian Shores and the Engineer of Record for the Association.

**Original building plans were provided to KEG.** Limited attempts to pull public records were made. Some 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.*

It is KE's understanding that Holiday Villas II Condominium Association Inc. have had multiple restoration and maintenance projects throughout its lifetime prior to contracting with KE for this Milestone Inspection and Restoration Project, however Karins was not directly involved with any of these projects:

- 3-Phase Restoration Project – 2016-2018 (balcony waterproofing, limited window replacement and other building related repairs)

#### **REFERENCES AND CONTACTS:**

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

##### 1) Documents

- KEG Limited Existing Condition Survey Report dated November 2021
- Project Manual, Structural Repair Plans, and Construction Documents provided by KE regarding the 2023-2024 Extensive Restoration and Waterproofing Project completed by Valcourt Building Services and Structural Preservation Systems.
- Project Manual, and Construction Documents provided by KE regarding the 2024 Roof Replacement Project at the western portion of the building completed by Dynamic National, Inc.
- Pictures and field notes taken during the field inspections performed in 2023-2024 by KE Staff.
- Structural Integrity Reserve Study (SIRS) Report dated November 2024 provided by KE Staff
- No other documents were provided to KE related to this Milestone Inspection and Report.

##### 2) Contacts

- Ben Commons – Property Manager





**Figure 1: East Elevation of Property.**

**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 Holiday Villas II Condominium Association Inc. is 5-stories and was built circa 1973. Any additional buildings on the property not specifically mentioned here are not required to be part of this report.

The Holiday Villas II Condominium Association Inc. does not appear to have substantial structural deterioration. This report meets the requirements of a Phase 1 inspection.

The Holiday Villas II Condominium Association Inc. does not require an additional intensive Phase 2 inspection as further repairs are planned for the common stairs and walkways in the Fall of 2025.

KE is to provide this Phase 1 Milestone Inspection report to the local building official for the City of Indian Shores and the Holiday Villas II Condominium Association Inc. is to make this report part of the association's official records. Additionally, The Holiday Villas II Condominium Association 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, Holiday Villas II 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 Holiday Villas II Condominium Association Inc., Karins Engineering 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 Holiday Villas II Condominium Association, 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. Concrete repairs to columns in the common rooms are currently underway by SPS and are planned to be completed in January 2025.

#### **Important Not Urgent**

1. KE noted that during our initial survey and numerous inspections, there are isolated concrete spalls and concrete cracking at the common walkways and common stair towers. This work is planned to be addressed during the next Phase of restoration work commencing in Fall of 2025.
2. The concrete slab in the elevator pit was noted to cracked and spalled. As a result, ground water is entering the elevator pit. For the time being, sump pumps are being used to remove water as it enters. Replacement of the pit slab is planned for the next Phase of restoration work commencing in Fall of 2025.
3. The stamped concrete finish at the walkways was found to be delaminated and failing at multiple locations at the common walkways. Full removal of the finish and waterproofing of the walkways is planned for the next Phase of restoration work commencing in Fall of 2025.
4. The common balconies are currently coated in a cementitious waterproofing system. KE noted isolated damage to the coating at random locations. Additionally, since the coating was applied approximately 6 to 7 years ago, they are overdue from being sealed. KE recommends that all balconies be cleaned, the coating be repaired as needed and then sealed in accordance with manufacturer's instructions. This work should be completed in the next 6 months.
5. The railings in the common stair towers were found to be non-code compliant with failing coatings. Removal and replacement of the railings and installation of grab rails is planned for the next Phase of restoration work commencing in Fall of 2025.
6. Both roofs have been recently completed with the west section of roof having a 20-year NDL warranty. KE recommends that the Association have annual maintenance performed by the roofing contractor that installed the roof system(s) in order to maintain the warranties and address any minor repairs that are needed. Inspections should be conducted at least every 12 months.
7. The composite metal deck in the parking garage was recently cleaned and coated with a commercial epoxy paint to prevent against future corrosion. KE recommends that the Association plan for annual maintenance of the coating to



address and surface rust or bleed through. Annual maintenance of the coating will help prevent costly future repairs.

#### Urgent Not Important

1. None noted.

#### Not Important Not Urgent

1. Due to their aged and non-code compliance, KE recommends that older, original windows and sliding glass doors be replaced with new impact-rated assemblies. New doors and windows will help prevent water intrusion during rainfall events and protect the building overall during tropical storms.

#### **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 performed 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:

- 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.

#### **CONCLUSION:**

**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.**

KE recommends that the planned restoration project at the common walkways, stair towers and elevators pit still moved forward for the Fall of 2025. This work should be completed by a Florida Licensed General Contractor that specializes in commercial restoration.

For the remaining items listed above, 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 Holiday Villas II to appropriately exhaust insurance claims, if any, and reserve capital to satisfy our recommendations. Special Assessments may be required to comprehensively institute our recommendations. KE recommends that any isolated, small damage be repaired as it appears in help minimize larger more costly repairs in the future. Our office would be more than happy to review these avenues and provide Holiday Villas II Condominium Association Inc. with appropriate services.



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** – East Elevation of Building.



**Photo #2** - West Elevation of Building.





**Photo #3** – Typical Side Elevation of Building.



**Photo #4** – Overview of Common Interior Walkways.





**Photo #5** – Overview of Centrally Located Building's Elevator.



**Photo #6** – Overview of Main Roofs Covered with Two-Ply Modified Bitumen Membrane.





**Photo #7** – Overview of PVC Railings on Walkways. (TYP.)



**Photo #8** – Overview of Aluminum Railing on Private Unit Balconies. (TYP.)





**Photo #9** – Recently Updated Exterior Windows (2018) with New Perimeter Sealant Installed. (TYP)



**Photo #10** – Typical Overview of Recently Upgraded Sliding Glass Door in 2018.





**Photo #11** – Northwest Overview of Underbuilding Parking Garage.

