Contract # 50530

Milestone Inspection – Phase 1

Prepared for the Board of Directors for the

Pipers Run Condominium Association

This Report contains Milestone Inspection - Phase 1 for the Property with Address of:

19812 Gulf Blvd, Indian Shores, Florida 33785

BERYL
Engineering ▪ Inspection

March 24, 2025

Purpose and Non-Conflict of Interest Disclosure

The purpose of this report is to certify the enclosed Milestone Inspection and Report was prepared for the above-mentioned association and is the result of work performed by Beryl Engineering & Inspection, LLC (Beryl). In addition, we certify that, to the best of our knowledge and belief:

1. All facts contained in this report are true and accurate.
2. Beryl has no present or prospective interest in the subject property of this report, and also has no personal interest with respect to the parties involved.
3. Beryl has no bias with respect to the subject property of this report or to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon producing or reporting predetermined results.
5. Our compensation is not contingent on any action or event resulting from this report.
6. We have the knowledge and experience to generate accurate Milestone Inspection Report on all buildings contained within this report
7. We have performed a physical inspection of the subject risk(s) contained in this report.

Beryl conducted a Milestone Inspection – Phase I Per the Florida Statute Title XXXIII, Chapter 553, Section 899 and in conformance with the scope of work specified in SB 4-D & SB 154 – Building Safety, Dated May 26, 2022, and all other executed amendments to SB 4-D & SB 154, revisions Dated May 04, 2023, and, signed by the governor on June 09, 2023, passed by the state, as per the date of this report. The purpose of the Milestone Inspection – Phase I is to assess the subject property and determine the present condition of all of the major structural elements and components of the building(s), highlighting any deferred maintenance, commenting on on-site management issues as they relate to the care of the property, and documenting all observed deficiencies.

It is understood that Beryl did not evaluate the adequacy of the original construction system or materials used and does not ensure the adequacy and sufficiency of any documents or improvements reviewed. This assessment does not purport to encompass every report, record, permit, or other documentation relevant to the property and does not create or imply any guarantee of future building conditions or value.

The purpose of the property review was to assess the subject property and to determine the present condition of the following about the Building/Structural Components to include: Roofs, exteriors, breezeways, framing elements, load bearing, shear walls, foundation, and stairs.

We did not gain access to all areas, operate any specific equipment, or perform any tests. Beryl identified those areas that, in our opinion, require remedial work or restoration. This report is based on our professional opinion and field observations. It should be noted that site development drawings were not provided for our review.

Form EB18 – 2024
MILESTONE INSPECTION REPORT FORM PHASE 1

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MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM

PHASE 1 Milestone Inspection

(●) Initial Phase 1 Inspection Report ( ) Amended Phase 1 Inspection Report as required after completion of any repairs.

Note: All Required Fields Appear in Red

Licensed Engineer(s) or Architect(s) Responsible for the Milestone Inspection

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Inspection Firm Name (if applicable): Beryl Engineering & Inspection

Inspection Engineer/Architect Name and License Number: Leo Cannyn, PE-65994

Address: 8202 N. Armenia Ave, Suite A, Tampa, FL 33604

Telephone Number: (813) 616-3301

Assuming Responsibility for: (●) All ( ) Portion - If Portion please list:

Inspection Commenced Date: 03/24/2025 Inspection Completed Date: 03/24/2025

Additional Inspection Firm Name (if applicable):

Additional Inspection Engineer/Architect Name:

Address:

Telephone Number:

Assuming responsibility for: ( ) All ( ) Portion – If portion please list:

Inspection Commenced Date: Inspection Completed Date:

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Milestone Inspection or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check all that apply:

☐ Substantial Structural Deterioration Observed; Phase 2 inspection is required

☑ Reason to Believe a Dangerous Inaccessible Condition of Major Structural Component; Phase 2 inspection is required to complete Milestone Inspection of Inaccessible Conditions

☑ Dangerous Condition Observed; Structural Evaluation is required; A Phase 2 Inspection is required

**A condition exists that the Milestone Inspector determines would need a Phase 2 Inspection or structural evaluation of the specific item identified or area in order to determine whether a dangerous condition exists.*

☑ Immediate Dangerous Condition Observed; Notify Building and Fire Official; Structural Evaluation May be required, possible Shoring and a Phase 2 inspection is required

☑ Maintenance Needed but does not raise to the level of Substantial Deterioration or Dangerous. Phase 1 Inspection Passes

☐ Passed Phase 1 Inspections

Licensed Design Professional: ☑ Engineer ☐ Architect

Name: Leo Cannyn

License Number: PE-69554

Seal

Click the button below to check if all required fields are completed.
If they are not, you will be told which fields must be completed.
If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

I am qualified to practice in the discipline in which I am hereby signing,

Signature: Date

This report has been based upon the minimum milestone inspection requirements as listed in *Chapter 18 of the Florida Building Code, Existing Building*. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

Licensed Design Professional: ☑ Engineer ☐ Architect

Name: Leo Cannyn

License Number: PE-69554

Seal

Click the button below to check if all required fields are completed.
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See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

1. DESCRIPTION OF STRUCTURE

Add Attachments

a. Name on Title: Pipers Run Condominium Association Inc

b. Street Address: 19812 Gulf Blvd, Indian Shores, Florida 33785

c. Legal Description: PIPER'S RUN CONDO

d. Owner's Name: David Irwin

e. Owner's Mailing Address:
19812 Gulf Blvd, Indian Shores, Florida 33785

f. Email Address: david1744@yahoo.com

Contact Number: (813) 474-6346

g. Folio Number of Property on Which Building is Located: 24-30-14-71822-000-0001

h. Building Code Occupancy Classification: 310.3 Residential Group R-2

i. Present Use: 0904 Condo Common Area Assn Own

j. General Description: 3 story multifamily residential

Type of Construction: Wood Frame

k. Square Footage:

1. Total Building Area: Approx. 13,600 sq ft

Number of Stories: 3

2. Building Footprint Area: Approx. 8,040 sq ft

l. Name of the Condo or Coop Entity: Pipers Run Condominium Association

m. Special Features:

n. Describe any Additions to Original Structure:

o. Approximate Distance to the Coast and Method Used to Determine Distance:
Approximately 300 ft via google earth.

2. PRESENT CONDITION OF STRUCTURE

Add Attachments

a. General Alignment (Note: Good, Fair, Poor, Significant - Explain if significant):

1. Bulging:	○ Good	○ Fair	◉ Poor	○ Significant
2. Settlement:	◉ Good	○ Fair	○ Poor	○ Significant
3. Deflections:	○ Good	○ Fair	◉ Poor	○ Significant
4. Expansion:	○ Good	○ Fair	◉ Poor	○ Significant
5. Contraction:	◉ Good	○ Fair	○ Poor	○ Significant

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

Right rear concrete support beam under the balcony of unit 4 had excessive cracking, bulging and deflection. See Photos #65 - 68

c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

Cracking and exposed re-bar in a several locations throughout the parking garage.
See Photos #32 - 64
Deterioration and buckling of the wood siding throughout exterior. See Photos #83 - 99

d. Cracks – Note location in significant members. Identify crack size as HAIRLINE if Barely Discernible; FINE if less than 1 mm in width; MEDIUM if Between 1mm and 2 mm in Width; WIDE if Over 2mm

Location: ○ Hairline ○ Fine ○ Medium ◉ Wide

See Above (Structure)

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

See Above (Structure)

f. Note Previous Patching or Repairs:

Left rear parking garage ceiling. See Photos #32,33

g. Nature of Present Loading Indicate Residential, Commercial, Other Estimate Magnitude:

None

h. Are there any other significant observations? ○ Yes ◉ No

If Yes, Describe:

3. INSPECTIONS

Add Attachments

a. Date of Notice of Required Inspection: 03/24/2025

b. Date(s) of Actual Inspection: 03/24/2025

c. Name and Qualifications of the Individual Preparing Report:

Leo Cannyn, PE-69554

d. Description of Laboratory or Other Formal Testing, If Required, Rather than Manual or Visual Procedures:

None

e. Has the property record been researched for any current code violations or unsafe structure cases?

○ Yes ◉ No

Explanation/Comments:

Information not available from building department.

4. SUPPORTING DATA ATTACHED

Add Attachments

Check if attached:

a. Sheets of written data: ○ Yes ◉ No

b. Photographs: ◉ Yes ○ No

c. Drawings or sketches: ○ Yes ◉ No

d. Test reports: ○ Yes ◉ No

5. FOUNDATION

a. Describe Building Foundation:

Concrete Pier and Beam

b. Is Wood in Contact or Near Soil? ○ Yes ◉ No ○ N/A, Explain Below

c. Signs of Differential Settlement? ○ Yes ◉ No

If Yes, Explain:

d. Describe Any Cracks, Separation, or Other Signs in the Walls, Column or Beams that Signal Differential Settlement:

None

e. Is water drained away from the foundation?

If No, Explain: ○ Yes ◉ No

Left side gutter downspout discharged at the base of the foundation pier. See Photos #100 - 102

f. Is there additional Sub-Soil Investigation required? ○ Yes ◉ No

If Yes, Describe:

6. MASONRY BEARING WALL – Indicate Good, Fair, Poor, or Significant on Appropriate Lines (Definitions for assessments can be found in section 19)

Does this building have Masonry Bearing Walls? If yes, continue on. If no, skip to Section 7.

(Note: ⓘ Good, Fair, Poor, Significant) ○ Yes ◉ No

a. Concrete Masonry Units:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

b. Clay Tile or Cotta Units:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

c. Reinforced concrete tie Columns:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

d. Reinforced Concrete Tie Beams:
○ Good ○ Fair ○ Poor ○ Significant ◉ N/A

e. Lintel:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

f. Other Type Bond Beams:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

g. Masonry Finishes – **Exterior**:

1. Stucco:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

2. Veneer:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

3. Paint Only:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

4. Other:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

Explain:

h. Cracks – Note Beams, Columns, or Others, Including Locations (Description):

i. Spalling – In Beams, Columns, or Others, Including Locations (Description):

j. Rebar Corrosion – Check Appropriate Line:

1. ○ None Visible
2. ○ Minor – Patching will suffice
3. ○ Significant – Patching will suffice
4. ○ Significant – Structural repairs required

Describe:

k. Were samples chipped out for examination in spalled areas?

1. ○ No
2. ○ Yes – Describe color, texture, aggregate, general quality:

7. FLOOR AND ROOF SYSTEM

(Note: Good, Fair, Poor, Significant) Add Attachments

a. Roof:

1) Roof Pitch

- [x] Flat
- [x] Pitched

2) Roof Structural Framing

- [ ] Wood
- [ ] Steel
- [ ] Concrete
- [ ] Unknown
- [x] Other

If Other, Describe:

Unknown

3) Roof Structural Framing Condition:

(•) Good ( ) Fair ( ) Poor ( ) Significant

4) Roof Deck Material

- [ ] Concrete
- [ ] Wood
- [ ] Structural concrete on steel deck
- [ ] Non-structural / insulating concrete on steel deck
- [ ] Bare steel deck
- [x] Other

Describe:

Unknown

5) Roof Cladding Type

- [ ] Tile
- [x] Asphalt shingles
- [ ] Built-up roofing (BUR)
- [ ] Single ply (Membrane)
- [ ] Metal
- [x] Other

Describe:

Modified Bitumen

 (Note: Good, Fair, Poor, Significant)

6) Roof Covering Condition

(●) Good ( ) Fair ( ) Poor ( ) Significant

7) Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

None

8) Note Types of Drains, Scuppers, and Condition:

Gutters and downspouts

9) Describe Parapet Construction and Current Condition:

N/A

10) Describe Mansard Construction and Current Condition:

( ) Good ( ) Fair ( ) Poor ( ) Significant (●) N/A

11) Describe Any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

None

12) Note Any Expansion Joint and Condition:

(•) Good ( ) Fair ( ) Poor ( ) Significant

b. Floor System(s):

1. Describe (Type of System Framing, Material, Spans, Condition, Balconies):

Condition:

( ) Good ( ) Fair (•) Poor ( ) Significant

See Above (Structure)

2. Balcony Structural System

( ) Edge and Building Face
(•) Supported Cantilever
( ) No Balcony

(If no balcony skip to number 7, Stairs and Elevators)

3. Balcony Exposure (if structure is on the coast)

(•) Ocean facing

( ) Non-ocean facing

There were two units with non-ocean facing balconies. Units 1 and 5.

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: Good, Fair, Poor, Significant)

4. Balcony Construction

- [x] Concrete
- [ ] Steel framing with concrete topping
- [x] Wood
- [ ] Other (define in narrative)

5. Balcony Condition Rating

- ○ Good
- ○ Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
- ◉ Poor (e.g., significant cracking, rebar corrosion requiring repairs)
- ○ Significant

6. Balcony Condition Description (e.g., Spalling, Cracking, Rebar Corrosion)

See Above (Structure)

7. Stairs and Elevators – Indicate location, framing system, material, and condition:

Stairs are traditional wood frame construction. Four Staircase: Two Staircases on the right side and two on the left side, front and rear.
The left and right front stairs were not secured to the concrete below. See Photos #103 - 112

8. Ramps – Indicate location, framing system, material, and condition:

None

9. Guardrails – Indicate type, location, and material
(If no Guardrail, skip to "c. Inspection")

- [x] Wood
- [ ] Stainless Steel
- [ ] Glass
- [ ] None
- [ ] Metal
- [ ] Ungalvanized Steel
- [ ] CMU Kneewall
- [ ] Aluminum
- [ ] Concrete Kneewall
- [ ] Other _____

Describe any details:

Several Handrails were loose on the balconies and walkways. See Photos #

10. Guard Condition (define ratings depending on guard system)

( ) Good ( ) Fair (•) Poor ( ) Significant, Describe:

Loose railings at least 3 locations. See photos #103, 105 - 112

c. Inspection – Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

None

8. STEEL FRAMING SYSTEM

Add Attachments

Steel Framing System Exists: ○ Yes ◉ No (If no Steel Framing System, skip to section 9)

a. Full Description of System:

b. Exposed Steel – Describe condition of paint and degree of corrosion:

c. Steel Connections – Describe type and condition:

d. Concrete or Other Fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection:

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

9. CONCRETE FRAMING SYSTEM

Add Attachments

Concrete Framing System Exists: ◯ Yes ◯ No (If no Concrete Framing System, skip to section 10)

a. Full Description of Structural System:

Pier and Beam

b. Cracking:

1. ◉ Significant ◯ Not Significant

2. Description of members affected location and type of cracking:

See Above (Structure)

c. General Condition Description:

See Above (Structure)

d. Rebar Corrosion – Check Appropriate Line:

1. ◯ Non-Visible
2. ◉ Significant – Patching will suffice
3. ◯ Significant – Structural repairs required

Describe:

e. Were samples chipped out for examination in spalled areas?

1. (●) No
2. ( ) Yes – Describe color, texture, aggregate, general quality:

f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):

See Above (Structure)

(Note: Good, Fair, Poor, Significant)

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Structural Glazing on the exterior envelope of threshold building: ○ Yes ◉ No

1. Previous Inspection Date:	

2. Description of Curtainwall Structural Glazing and adhesive sealant:

3. Describe Condition of System:

b. Exterior Doors:

1. Type: ◉ Wood ○ Steel ○ Aluminum ○ Sliding Glass Door ○ Other
(If Other, Describe):

Sliding Glass

2. Anchorage Type and Condition of Fasteners and Latches

Hinges.
Dead Bolt.

3. Sealant Type and Condition of Sealant:
◉ Good ○ Fair ○ Poor ○ Significant

4. Describe General Condition:

Good

5. Describe repairs needed:

11. WOOD FRAMING

Add Attachments

Wood Framing System Exists: (●) Yes ( ) No (If no Wood Framing System, skip to section 12)

a. Type – Fully describe if mill construction, light construction, major spans, trusses:

Second and third level were constructed with wood.

b. Indicate Condition of the Following:

1. Walls:

Unknown

2. Floors:

Unknown

3. Roof Member, Roof Trusses:

Unknown

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

Unknown

d. Joints – Note if well fitted and still closed:

Good

e. Drainage – Note accumulations of moisture:

See Above (Structure)

f. Ventilation – Note any concealed spaces not ventilated:

Good

g. Note any concealed spaces opened for inspection:

None

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

See Above (Floor)

12. BUILDING FACADE INSPECTION

Add Attachments

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

Wood Clading

b. Identify attachment type of each appurtenance type (mechanically attached or adhered):

Mechanically attached

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

See Above (Structure)

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

b. Indicate condition of special feature, its supports and connections:

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration.

N/A

15. UNSAFE CONDITIONS

a. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed. ◉ Yes ○ No

✓ By checking this box, the undersigned states that the inspections detailed in this report were performed with the primary objective of identifying potential structural issues. Other conditions may render a building unsafe, including, but not limited to, the existence of unsanitary conditions, inadequate maintenance, illegal occupancy, inadequate means of egress, or inadequate lighting and ventilation. If potentially unsafe conditions were observed, they will be noted, but the inspections were not intended to be a comprehensive assessment of whether any such conditions exist in the subject building.

16. SAFE OCCUPANCY DETERMINATION

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated, secured, or access limited? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated, secured, or access limited? ◉ Yes ○ No

Balcony unit 4.
See photos #118 - 121 for cost estimates.

Add Attachments

17. SUMMARY OF FINDINGS

The below Condition(s) were noted within this Phase 1 Inspection.	Phase 2 Inspection Required:
☑ Indication of Dangerous Condition Observed	◉ Yes ○ No
☑ Actual Dangerous Condition Observed	◉ Yes ○ No
☑ Indication of Substantial Structural Deterioration Observed	◉ Yes ○ No
☑ Actual Substantial Structural Deterioration Observed	◉ Yes ○ No
☑ Indication of Need for Maintenance	◉ Yes ○ No
☑ Indication of Need for Repair	◉ Yes ○ No
☑ Indication of Need for Replacement	◉ Yes ○ No
☐ Inaccessible Condition of Structural Component	○ Yes ◉ No

18. REVIEW OF EXISTING DOCUMENTS AND PERMIT RECORDS

It appears that unpermitted structural work has been performed as follows, and the Building Official has been notified:

○ Yes ◉ No

If yes, describe unpermitted work:

Add Attachments

19. DEFINITIONS OF TERMS

Good: No Substantial Structural Deterioration and No Dangerous Condition Observed.

Fair: Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Poor: Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Significant: Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition.

Major Structural Component. Means a building's load-bearing elements, primary structural members, and primary structural systems.

Substantial Structural Deterioration. Means a condition that negatively affects a building's structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous. 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 or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Unsafe conditions. Buildings that are or hereafter become *unsafe*, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an *unsafe* condition. *Unsafe* buildings shall be taken down and removed or made safe as the *code official* deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed *unsafe*. If an owner of the building 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 milestone inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

Dangerous. 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.

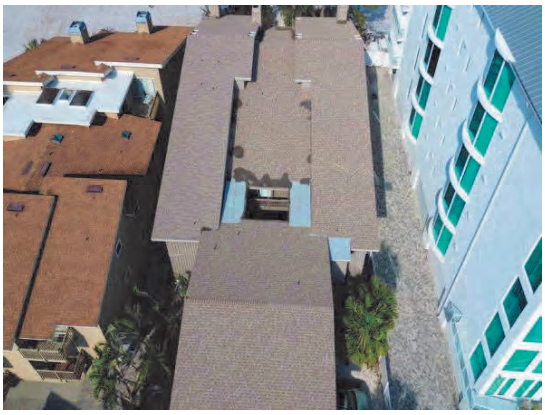
2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, or other environmental loads when such loads are imminent.

1 Front of the Building

2 Right Side of the Building

3 Rear of the Building

4 Left Side of the Building



5 Roof Overview

6 Roof Overview

7 Roof Overview

8 Roof Overview

9 Roof Overview

10 Roof Overview

11 Roof Overview

12 Roof Overview

13 Roof Overview

14 Balcony Overview Unit 6

15 Balcony Overview Unit 6

16 Balcony Overview Unit 6

17 Balcony Overview Unit 6

18 Balcony Overview Unit 6

19 Balcony Overview Front

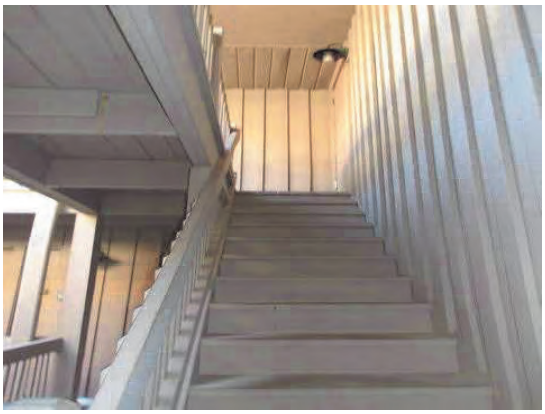
20 Walkway Overview

21 Stairs overview

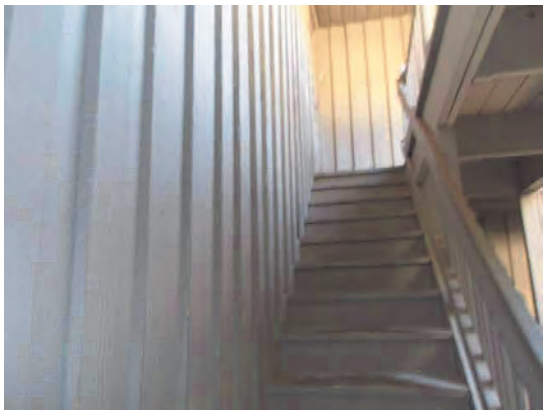
22 Walkway Overview

23 Walkway Overview

24 Walkway Overview



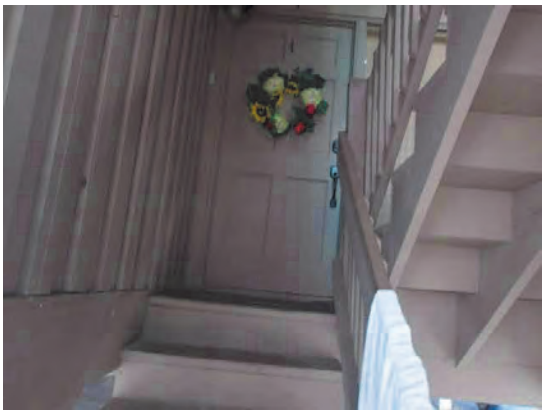
25 Stairs overview



26 Stairs overview

27 Stairs overview

28 Stairs overview



29 Stairs overview

30 Stairs overview

31 Garage Overview

32 Rear Garage Ceiling Cracks Repairs

33 Rear Garage Ceiling Cracks Repairs

34 Right Middle Garage Cracking and exposed Re-Bar

35 Damage to Left Rear Garage Beam From Flood Wall

36 Damage to Left Rear Garage Beam From Flood Wall

37 Damage to Left Rear Garage Beam From Flood Wall

38 Damage to Left Rear Garage Beam From Flood Wall

39 Right Middle Garage Cracking and exposed Re-Bar

40 Right Rear Garage Cracking and exposed Re-Bar

41 Right Rear Garage Cracking and exposed Re-Bar

42 Right Rear Garage Cracking

43 Left Rear Garage Cracking and exposed Re-Bar

44 Left Rear Garage Cracking and exposed Re-Bar

45 Left Rear Garage Cracking and exposed Re-Bar

46 Rear Garage Pier Cracks and Exposed Re-Bar

47 Rear Garage Pier Cracks and Exposed Re-Bar

48 Rear Garage Pier Cracks

49 Rear Garage Pier Cracks

50 Rear Garage Pier Cracks

51 Middle Garage exposed re-Bar

52 Middle Garage exposed re-Bar

53 Rear Garage Beam Cracks

54 Rear Garage Beam Cracks

55 Rear Garage Beam Cracks

56 Left Side Garage Pier Cracks

57 Left Side Garage Pier Cracks

58 Left Side Garage Pier Cracks

59 Left Side Garage Exposed Re-Bar

60 Left Side Garage Exposed Re-Bar

61 Right Side Garage Pier Cracks

62 Right Front Garage Exposed Re-Bar

63 Right Front Garage Exposed Re-Bar

64 Right Front Garage Exposed Re-Bar

65 Right Front Garage Exposed Re-Bar

66 Right Front Garage Exposed Re-Bar

67 Right Rear Beam Cracking, Bulging and Rusting

68 Right Rear Beam Cracking, Bulging and Rusting

69 Right Rear Beam Cracking, Bulging and Rusting

70 Right Rear Beam Cracking, Bulging and Rusting

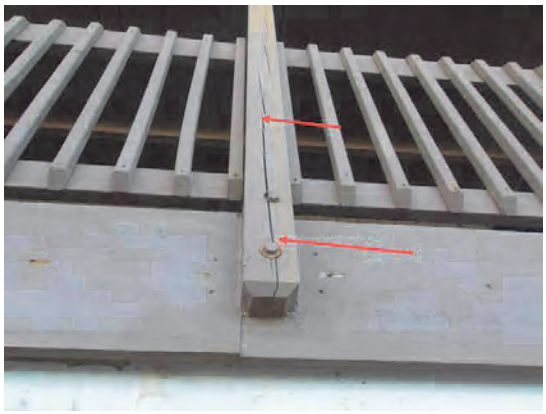
71 Loose Handrail Unit 6

72 Loose Handrail Unit 6

73 Loose Handrail Unit 8

74 Loose Handrail Unit 5

75 Loose and Cracked Handrail Unit 3



76 Loose and Cracked Handrail Unit 3

77 Garage Slab Cracks

78 Garage Slab Cracks

79 Garage Slab Cracks

80 Garage Slab Cracks

81 Right Rear Facia Deterioration

82 Right Front Facia Deterioration

83 Wood Siding Peeling and Buckling

84 Wood Siding Peeling and Buckling

85 Wood Siding Peeling and Buckling

86 Wood Siding Peeling and Buckling

87 Wood Siding Peeling and Buckling

88 Wood Trim Peeling and Buckling

89 Wood Trim Peeling and Buckling

90 Wood Trim Peeling and Buckling

91 Rear Soffit Buckling

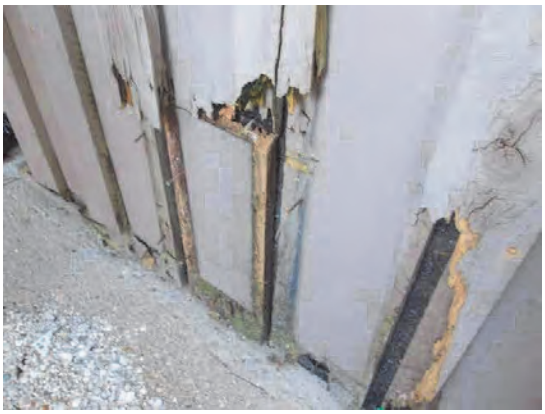
92 Wood Siding Peeling and Buckling

93 Wood Siding Deterioration

94 Wood Siding Deterioration

95 Wood Siding Deterioration

96 Wood Siding Deterioration



97 Wood Siding Deterioration

98 Right Front Soffit Damage

99 Right Front Soffit Damage

100 Left Front Gutter Downspout Discharge at Pier Footing

101 Left Front Gutter Downspout Discharge at Pier Footing

102 Left Front Gutter Downspout Discharge at Pier Footing

103 Right Front Stairs 4x4 Posts Not Secured to Slab

104 Right Front Stairs 4x4 Posts Not Secured to Slab

105 Right Front Stairs 4x4 Posts Not Secured to Slab

106 Right Front Stairs 4x4 Posts Not Secured to Slab

107 Right Front Stairs 4x4 Posts Not Secured to Slab

108 Left Front Stairs 4x4 Posts Not Secured to Slab

109 Left Front Stairs 4x4 Posts Not Secured to Slab

110 Left Front Stairs 4x4 Posts Not Secured to Slab

111 Left Front Stairs 4x4 Posts Not Secured to Slab

112 Left Front Stairs 4x4 Posts Not Secured to Slab

113 Clogged Gutters and Debris on Roof

114 Clogged Gutters and Debris on Roof

115 Clogged Gutters and Debris on Roof

116 Clogged Gutters and Debris on Roof

117 Clogged Gutters and Debris on Roof

ESTIMATE:

FLAGSTONE BUILDERS
Alberto Rosal
1610 52ND DR WEST
PALMETTO, FL 34221
(727) 748-9251

Name:	CLEE HOME SERVICES	Date:	08/01/2024
Address:			
Contact Number:	585-290-4893	Job Title:	PIPERS RUN 19812 GULF BLVD INDIAN SHORES, FL 33785 CONCRETE FARMING GARAGE SPALDING

Job Description:

- Crack in header at unit 2 about 8' long
- Rusting rebar at column left of unit 5 and one repair on header at unit 5
- About 8 total repairs (concrete falling) in ceiling and header of 5 bays between units 8 and 6
- Remove damage concrete about 2'x1' to header in parking spot & back header where fence is attached
- Remove damaged falling concrete to one header under 1st Floor south deck and one same size repair to header just east of 1st repair. Crack fill about 8' to vertical column under header repair.
- 12 Spalding repairs to ceiling and header around unit 8 and under 1st floor north deck
- Exposed rebar to header at electrical west closet repair
- 6 repairs to ceiling and header right side of electrical west closer exposed rebar and falling concrete
- Patch hole in vertical column under hosthside (exposed rebar) 1st floor deck

PAYMENT TERMS: $5,000.00 due at signing, $2,500.00 due at completion

Itemized Time and Materials	Quantity	Amount
Total		$7,500.00

Terms and Conditions

Scope of Work: Company will provide to Homeowner the services as described in the attached proposal which is hereby incorporated into this Contract as reference. Company will provide all services, materials, labor, tools, and equipment needed for completion of services in the quote at the previously listed address. All services will be in compliance with local codes and company agrees to provide professional quality services according to acceptable industry standards and practices.

Payment Terms: Receipt of a 50% down payment is due upon signing of quote acceptance and prior to final scheduling for project initiation. The balance of the contract is due the day of final contract completion. If for any reason, the project is delayed beyond the control of the company due to unforeseen issues with the home, natural disasters, or homeowner circumstances the homeowner agrees to pay company for the work completed until a new schedule is agreed upon by both parties.

Added Labor: Any deviation from the above Scope of Work involving a change in the scope of work or any additional costs will be executed only with a written change order signed and dated by both the Company and homeowner.

Time Frame: Homeowners who elect to use a financing option are still 100% responsible for payments to company. Payment is the responsibility of the homeowner and is due upon work completion.

Warranty: Company warrants all work will be performed in a good and workmanlike manner. All materials used in the project will be new and of good quality, and all work will be completed as defined in scope of work outlined in the proposal acceptance. Any warranties

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ESTIMATE:

FLAGSTONE BUILDERS
Alberto Rosal
1610 52ND DR WEST
PALMETTO, FL 34221
(727) 748-9251

Name:	CLEE HOME SERVICES	Date:	08/01/2024
Address:			
Contact Number:	585-290-4893	Job Title:	PIPERS RUN 19812 GULF BLVD INDIAN SHORES, FL 33785 ELEVATOR SHAFT

Job Description:

- Remove exterior siding to walls down to wall studs. Remove cedar and replace with Hardie sheets, and trim, but install felt paper underlayment before installing sheets and 2"x4" trim to 5 total sections of shaft. 5 walls to east side and 2 walls at north side all due to wood rot.
- Cut (1) large palm tree before work commences.
- Remove and replace 2 metal drip edge flashing as needed due to damage or damaged upon demo and move wire hanging out of the way to complete scope of work and reinstall once new Hardie siding is installed
- Due to existing cedar being 1" thick (true 1"x) and new lumber and Hardie being ¾" thick Flagstone will have to flush out all material that is to be replace a ¾" thick to be flush with existing material.
- Cut concrete foundation about 16"x16"x18" deep form and pour for new sump pump pit. Cut hole in shaft walls to run drain line from pump pit to exterior. Wire for pump and purchase and install sump pump with float switch to elevator (pump is for fluids and water in case of an emergency (examples: Hydraulic pump fail and liquids drain to bottom and no way to get out))
- Run all electrical wires in conduit and fasten to walls
- After demo Flagstone will inspect structural framing for any wood rot and/or damage. (price to repair framing is TBD "unforeseen")
- Wire and install (1) GFCI outlet in pit and (1) pit light all as per codes.
- Permit fees not included
- Dump fees, pick up, purchase, and delivery of material included in price
- Painting is not included
- Build staging system to reach up to 30' high

PAYMENT TERMS: $4,000.00 due at signing, $2,000.00 due once material is on site and tree is removed, and $1,050.00 due upon completion

Itemized Time and Materials	Quantity	Amount
Total		$7,550.00

Terms and Conditions

Scope of Work: Company will provide to Homeowner the services as described in the attached proposal which is hereby incorporated into this Contract as reference. Company will provide all services, materials, labor, tools, and equipment needed for completion of services in the quote at the previously listed address. All services will be in compliance with local codes and company agrees to provide professional quality services according to acceptable industry standards and practices.

Payment Terms: Receipt of a 50% down payment is due upon signing of quote acceptance and prior to final scheduling for project initiation. The balance of the contract is due the day of final contract completion. If for any reason, the project is delayed beyond the control

119 Cost Estimate

ESTIMATE:

FLAGSTONE BUILDERS
Alberto Rosal
1610 52ND DR WEST
PALMETTO, FL 34221
(727) 748-9251

Name:	CLEE HOME SERVICES	Date:	08/01/2024
Address:			
Contact Number:	585-290-4893	Job Title:	PIPERS RUN 19812 GULF BLVD INDIAN SHORES, FL 33785 EXTERIOR PAINTING AND WOOD REPLACEMENT

Job Description:

PAINTING –

- Build staging system throughout building to reach up to 30' high
- Pressure clean all walls, facia, soffits, ceilings, and decks, along with stairs and landings
- Scrape off all loose paint chips as needed, apply Sherwin Williams primer sealer tinted to color of choice, and apply exterior finish coat satin (high gloss paints will change price of this estimate)
- Parking garage white area is not included in this scope unless otherwise directed.

Total: $221,000.00

That is to be removed will need to be turned out ¼" to

WOOD REPLACEMENT –

- Remove and replace cedar 1"x4"..1"x8", and 1"x12" boards throughout walls to entire property due to rot. Rot damage and replace with Hardie. Existing cedar is a true 1" thick and lumber and Hardie are all ¾" thick so each board that is to be removed will need to be turned out ¼" to meet flush to existing that are to remain. Flagstone walked entire building and determined that only the boards that are badly split and rotten are to be removed only (hairline cracks are fine and do not need removed and replaced).
- Replace damaged 2 metal between floors as needed.
- Pricing for scaffolding staging is already included in painting price. If not going with painting then there will be a price increase of $30,000.00 for the scaffolding.
- All unforeseen rotted work "wood studs, felt" is not included in price.

Total: $49,985.00

PAYMENT TERMS: TBD upon scopes

Itemized Time and Materials	Quantity	Amount
PAINTING		$221,000.00
WOOD REPLACEMENT		$49,985.00

Terms and Conditions

Scope of Work: Company will provide to Homeowner the services as described in the attached proposal which is hereby incorporated into this Contract as reference. Company will provide all services, materials, labor, tools, and equipment needed for completion of services in the quote at the previously listed address. All services will be in compliance with local codes and company agrees to provide professional quality services according to acceptable industry standards and practices.

Payment Terms: Receipt of a 50% down payment is due upon signing of quote acceptance and prior to final scheduling for project initiation. The balance of the contract is due the day of final contract completion. If for any reason, the project is delayed beyond the control of the company due to unforeseen issues with the home, natural disasters, or homeowner circumstances the homeowner agrees to pay

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ESTIMATE

FLAGSTONE BUILDERS
Alberto Rossi
1819 52ND DR WEST
PALMETTO, FL 34221
(727) 735-5251

Name / Address:	CLEE HOME SERVICES	Date:	08/01/2024
Contact Number:	585-290-4893	Job Title:	PIPERS RUN 19812 GULF BLVD INDIAN SHORES, FL 33785 1ST AND 2ND FLOOR FRONT PATIOS

Job Description:

- Remove all existing screen enclosures and once patio is done with work then reinstall using new fasteners using existing frames with new screen to be installed.
- Remove and replace 12' total ft at both outside corners of facia 90° high (remove and reinstall using PT lumber not cedar)
- Remove and replace (6) 6"x6" x8' post and hurricane strapping as needed throughout to meet uplift codes.
- Remove existing railings and reinstall (railing sections of 2"x4" and 2"x2" pickets are in good shape).
- Remove and replace 1"x2" trim about 48' to 2ND floor face above screen frames
- Remove and replace 1"x12"x44' PT to facia at 2ND floor.
- Remove and replace 2"x6" deck boards to 2ND floor patio only (1ST floor is concrete with carpet)
- Remove and replace railings 4"x4" post as needed about two or three are badly split and install new through bolts.
- Provide lift for front patios for a safe installment to project.
- Shore up floor levels to support barring load once post are removed to replace with new.
- Permit fees not included.
- Painting is not included to new PT lumber installed.

PAYMENT TERMS: $16,000.00 due at signing and $7,595.00 due upon completion

Revised Time and Materials	Quantity	Amount
Total:		$23,595.00

Limitation Conditions:

Scope of Work: Company will provide to Homeowner the services as described in the attached proposal which is hereby incorporated into this Contract as reference. Company will provide all services, materials, labor, tools, and equipment needed for completion of devices in the quote at the previously listed address. All services will be in compliance with local codes and company agrees to provide professional quality services according to acceptable industry standards and practices.

Payment Terms: Receipt of a 50% down payment is due upon signing of quote acceptance and prior to final scheduling for project initiation. The balance of the contract is due the day of final contract completion. If for any reason, the project is delayed beyond the control of the company due to unforeseen issues with the home, natural disasters, or homeowner circumstances the homeowner agrees to pay company for the work completed until a new schedule is agreed upon by both parties.

Change Order: Any deviation from the above Scope of Work involving a change in the scope of work or any additional costs will be executed only with a written change order signed and dated by both the Company and Homeowner.

Other Terms: Homeowners who elect to use a financing option are still 100% responsible for payments to company. Payment is the responsibility of the homeowner and is due upon work completion.

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