PHASE I MILESTONE INSPECTION

Piper's Bay Condominium

19843 Gulf Blvd

Indian Shores, FL 33785

Prepared For

Piper's Bay Condominium Association, Inc.
2181 Indian Rocks Road S
C/O Professional Condo Concepts, Inc.
Largo, FL 33774

Prepared By

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

UES Project No: 0811.2300027.0000 – Task 16

Report Date	December 27, 2023
Inspection Date	December 08, 2023

UES MILESTONE INSPECTIONS, LLC.

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

December 27, 2023

Piper's Bay Condominium Association Inc.
2181 Indian Rocks Road S
C/O Professional Condo Concepts, Inc.
Largo, FL 33774

Attention: Nikki McConnell
Email: office@professionalcondoconcepts.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
Piper's Bay Condominium
UES Project No: 0811.2300027.0000 – TASK 16

Building Department Reference Number:	N/A
Building/Property Identification/Address:	19843 Gulf Blvd, Indian Shores, FL 33785
License Number:	Condominium Project #PR1S003218

Dear Ms. McConnell,

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

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to Piper's Bay Condominium. Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and by Ricardo Solis, P.E. on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

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APPENDICES

1.0 INTRODUCTION

The purpose of the **PHASE 1** milestone inspection is to comply with the requirements set forth by FS 553.899 and local requirements of the AHJ, which requires, in part, the following:

- Mandates a statewide building milestone inspection requirement for condominiums and cooperative buildings that are **three stories or more in height** If a building reached 30 years of age before July 1, 2022, the building's initial milestone inspection must be performed before **December 31, 2024**. If a building reaches 30 years of age on or after July 1, 2022, and before December 31, 2024, the building's initial milestone inspection must be performed before December 31, 2025.
- The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the certificate of occupancy for the building was issued, and every 10 years thereafter.
- Requires building officials to provide written notice to associations when buildings must be inspected. Inspections must be performed within 180 days of notification.
- Requires inspections every 10 years after a building's initial "phase 1" milestone inspection.
- Requires an additional, more intensive inspection, or a "phase 2 milestone inspection," if a building's phase 1 milestone inspection reveals substantial structural deterioration.

Description of Property

The condominium is located in Indian Shores, Pinellas County, Florida. The 3-story building was built in 1981 and consists of 4 residential condominium units. The structural framing systems of the building were limited to visual observations and building/structural plans were not provided or available at the time of UES's investigation. Based on UES's observations the building consists of a wood-framed superstructure including wood beams, wood shear walls, wood floor and roof joists. The superstructure is supported on a combination of reinforced concrete columns and wood columns. The exterior walls consist of painted Hardie board planks and painted stucco finishes. The building is assumed to be supported on shallow foundations.

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

Condominium or Cooperative Name: Piper's Bay, A Condo
Primary Address: 19843 Gulf Blvd, Indian Shores, FL 34635
Local Authority Having Jurisdiction: Pinellas County
License Number: Condominium Project #PR1S003218
Number of Buildings three (3) stories or greater in height: 1

Address: 19843 Gulf Blvd, Indian Shores, FL 33785
No. of Stories: 3
No. of Units: 4
Total square footage: 3460
Year of Certificate of Occupancy: 1981
Initial Milestone Inspection or 10-year follow-up: Initial Milestone Inspection

2.0 SCOPE OF SERVICES

For the **PHASE 1** milestone inspection report (the "report"), UES's licensed engineers performed a visual examination of habitable and non-habitable areas of the building, including the major structural components, and herein provides a qualitative assessment of the structural conditions of the building.

The report documents observations made during the walk-through survey and identifies existing visible physical deficiencies within the structure. The evaluation focused on critical structural components of the structure and identified areas exhibiting any signs of "substantial structural deterioration".

*"**Substantial structural deterioration**" means substantial structural distress or substantial structural weakness that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one inspection determines that such surface imperfections are a sign of substantial structural deterioration.*

The visual examination was based on non-intrusive, non-destructive visual observations of the readily accessible areas of the building and the information available at the time of our site visit. For areas that were not accessible by normal methods (e.g., parapets, balconies), UES performed aerial videography (drone footage). Therefore, UES's descriptions, conclusions and recommendations were based solely on our observations of the various visible structural components and experience with similar projects. UES makes no representations that this report is a Florida Building Code, fire safety, regulatory, environmental, or all-encompassing compliance inspection.

In general, this report includes the following:

- A separate summary of the material findings and recommendations (**APPENDIX C**).
- Seal and signature, or the electronic signature, of the licensed engineer(s) who performed the inspection.
- The manner and type of inspection forming the basis for the inspection report.
- Identification of any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, and description of the extent of such deterioration, and identification of any recommended repairs for such deterioration.
- A statement of whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- Recommendation of any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identification and description of any items requiring further inspection.

3.0 SCOPE EXCLUSIONS

The scope of services included visual observations of accessible areas only. UES gained access to the property from a representative of the condominium association. Our observations have been limited to the current characteristics of the building structure. Our visual examination has not included laboratory analysis, geotechnical investigations, engineering evaluations of structural design nor other systems, including invasive investigations of site, building, or concrete structural components. Additionally, this scope does not include an environmental assessment such as air quality (mold survey) or evaluation of asbestos.

This scope does not include a **PHASE 2** milestone inspection. If a **PHASE 2** milestone inspection is required, UES will propose these services under separate cover. Please note that additional testing, including but not limited to sampling and destructive surveys, may be required during a **PHASE 2** milestone inspection.

4.0 STANDARD OF CARE AND WARRANTIES

UES performed the **PHASE 1** milestone inspection using methods and procedures and practices conforming to Florida Statute (FS) 553.899 (effective May 26, 2022, and amended June 9, 2023) and local requirements of the AHJ.

UES represents that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as education, knowledge, training, and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies included reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, as such UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

5.0 REFERENCE DOCUMENTS

The following documents, reports and technical references were used for this project.

5.1 MUNICIPAL INFORMATION

1. Pinellas County Property Appraiser's Site Information.

5.2 DESIGN/CONSTRUCTION DOCUMENTS

1. No construction documents or design documents were available at the time of inspection.

5.3 REPORTS BY OTHERS

1. No reports by others were available at the time of inspection.

5.4 TECHNICAL REFERENCES

1. Not applicable.

5.5 TECHNICAL PUBLICATIONS

1. Not applicable.

6.0 SUMMARY OF BUILDING STRUCTURAL SYSTEMS

Based on the limited visible structural framing systems the structure consists of wood-framed exterior walls, wood beams, wood shear walls, and wood floor and roof joists. The building is supported on reinforced concrete columns and wood columns and is assumed to be supported on shallow foundations.

7.0 SUMMARY OF FINDINGS

Based on the PHASE 1 milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineer performing the PHASE 1 milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

8.0 RECOMMENDATIONS

A **PHASE 2 MILESTONE INSPECTION IS:**

☐ **RECOMMENDED**
☒ **NOT RECOMMENDED**

While a PHASE 2 inspection is not required, the following deficiencies and deferred repairs below were identified which may require near-term repairs and/or corrective action/improvements:

- Surface imperfections such as peeling of paint finishes, bubbling of paint finishes, holes, delamination, and scuff marks were observed on the exterior drywall ceiling in multiple locations. See **Appendix B** Photographs No. 8, 10, and 18.
- A moisture stain was observed in the drywall ceiling finishes located in the parking area. See **Appendix B** Photograph No. 9
- Separation in the wall and ceiling finishes was observed in the storage room for Unit 2 on the ground level. See **Appendix B** Photograph No. 12.
- Moisture damage was observed in the wood beam beneath the 2nd floor on the east elevation. See **Appendix B** Photographs No. 14 and 25.
- Corrosion on metal hangers was observed in multiple locations. See **Appendix B** Photographs No. 15, 16, and 20.
- Corrosion was observed on the steel fasteners in multiple locations. See **Appendix B** Photographs No. 17, 21, 26, and 27.
- Termite damage in the wood beam under the 2nd floor stair landing was observed on the west elevation. See **Appendix B** Photograph No. 19.
- A crack in the exterior stucco finish on the west elevation was observed. See **Appendix B** Photograph No. 22.

Recommended Actions:

- UES recommends removing, replacing, and repainting surface imperfections.
- UES recommends hiring a licensed structural engineer to provide repair drawings for the moisture damaged wood beam.
- UES recommends replacing all corroded hangers observed on both staircases. See referenced Photographs No. 15, 16, and 20 in **Appendix B**.

- UES recommends removing corrosion from all steel fasteners using a wire brush then applying an approved protective coating. Depending on the extent of corrosion, new fasteners may be required.
- UES recommends hiring a termite exterminator to get rid of any potential termites. UES also recommends applying an approved structural wood filler at the observed termite damage area.

9.0 RELIANCE

This report has been prepared for the referenced party and their representatives, and it is intended for their use only. This report was prepared pursuant to the contract between UES Milestone Inspections, LLC (UES) and **Piper's Bay Condominium** (the "Client"). That contractual relationship included an exchange of information about the property that was unique and between UES and its client and serves as part of the basis upon which this report was prepared. Because of the importance of the communication between UES and the Client, reliance on any use of this report by anyone other than the Client, is prohibited and therefore not foreseeable to UES.

APPENDIX A

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

Case Reference Number: N/A

Jurisdiction Name: Pinellas County

Licensee Name: Piper's Bay Condominium

Title: Piper's Bay Condominium– Phase 1 Milestone Inspection

Address: 19843 Gulf Blvd, Indian Shores, FL 33785

License Number: Condominium Project # PR1S003218

1. Description of Building
a. **Name on Title:** Unattainable
b. **Building Street Address:** 19843 Gulf Blvd, Indian Shores, FL 33785
c. **Legal Description:** Unattainable **Attached:** ☐
d. **Owner's Name:** Unattainable
e. **Owner's Mailing Address:** Unattainable
f. **Folio Number of Property on which Building is located:** Unattainable
g. **Building Code Occupancy Classification:** Condominium
h. **Present use:** Residential

i.	**General description of building (overall description, structural systems, special features):** The structural framing systems of the building were limited to visual observations and building/structural plans were not provided or available at the time of UES's investigation. Based on UES's observations the building consists of a wood-framed superstructure including wood beams, wood shear walls, and wood floor and roof joists. The superstructure is supported on reinforced concrete columns as well as wood columns. The exterior walls consist of painted Hardie board planks and painted stucco finishes. The building is assumed to be supported on shallow foundations.
j.	**Number of stories:** 3
k.	**Provide an aerial of the property identifying the building being inspected on a separate sheet. Attached:** ☒
l.	**Additional comments:** None
m.	**Additions to original structure: Yes** ☐ **No** ☒ **Unknown** ☐
n.	**Total actual building area of all floors:** 3460 ft^2

2. Inspections

a.	**Date of Notice of required inspection:** N/A
b.	**Date(s) of actual inspection:** December 08, 2023
c.	**Name, license number, discipline of practice, and qualifications of licensee(s) submitting report:** Miguel A. Santiago – P.E. #74520 (See **Appendix D**) Ricardo Solis – P.E. #95850 (See **Appendix D**)

d. Does substantial structural deterioration exist? Yes ☐ No☒ **1. If yes, a phase two of the milestone inspection is required.**
e. Do unsafe or dangerous conditions exist? Yes ☐ No ☒
f. Is it recommended that the building be vacated? Yes ☐ No ☒
g. Has the property record been researched for violations or unsafe cases? **Yes ☐ No ☒** **1. Explanation/Comments:**

3. Supporting Data
a. Additional sheets of written data: N/A
b. Photographs provided (where required plus each building elevation): See **Appendix B** (Site Photographs)
c. Drawings or sketches (aerial, site, footprint, etc.): N/A

4. Foundation
a. Describe the building foundation: The building is assumed to be supported on shallow foundations.
b. Is wood in contact or near soil? Yes ☐ No ☒ Not Applicable ☐
c. Signs of differential settlement? Yes ☐ No ☒ Not Applicable ☐
d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement: N/A

e. Is water drained away from the foundation? Yes ☒ No ☐ Not Applicable ☐

5. Present Condition of Overall Structure
a. General alignment: (Note: Good, fair, poor, explain if significant) Good overall **b. Bulging? Yes ☐ No ☒** **1. If yes explain condition and location:**
c. Settlement? Yes ☐ No ☒ **1. If yes explain condition and location:**
d. Deflections? Yes ☐ No ☒ **1. If yes explain condition and location:**
e. Portion showing distress: (Note, beams, columns, structural walls, floors, roofs, other): None
f. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains. Fair condition overall
g. Cracks: Note location in significant structural members. None
h. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation (corrosion) of metals; rot or borer attack in wood. None
i. Previous patching or repairs (Provide description and identify location): None
j. Nature of present loading: (indicate residential, commercial, storage, other): Residential
k. Signs of overloading? Yes ☐ No ☒

1. **If yes, describe:**

6. Masonry Bearing Wall: (indicate good, fair, poor on appropriate lines)
a. **Concrete masonry units:** N/A
b. **Clay tile or terra cotta units:** N/A
c. **Reinforced concrete tie columns:** Good
d. **Reinforced concrete tie beams:** N/A
e. **Lintel:** N/A
f. **Other type bond beams:** N/A
g. **Exterior masonry finishes (choose those that apply):** 1. **Stucco:** N/A 2. **Veneer:** N/A 3. **Paint only:** N/A 4. **Other (describe):** N/A
h. **Interior masonry finishes (choose those that apply):** 1. **Vapor Barrier:** N/A 2. **Furring and plaster:** N/A 3. **Paneling:** N/A 4. **Paint only:** N/A 5. **Other (describe):** N/A
i. **Cracks:** N/A

j. Spalling: N/A

k. Rebar corrosion: N/A

1. **None visible?** ☐
2. **Minor (patching will suffice)?** ☐ **Location:**
3. **Significant (structural repairs required)?** ☐ **Location:**

7. Floor and Roof System

a. Roof System(s)

1. **Describe (Roof shape, type of roof covering, type of roof deck, framing system, condition):** The roof consisted of a modified bitumen flat roof system sloped to drain to the south elevation. The roof was observed to be in good condition overall.

1. **Describe parapet build and current conditions:** Assumed to be a wood framed parapet observed to be in good condition.
2. **Describe mansard build and current conditions:** N/A
3. **Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection:** Not Accessible

b. Floor System(s):

2. **Describe the floor system at each level, framing, material, typical spans and indicate condition:** The floor system consists of 2x wood joists and was observed to be in good condition overall. Moisture damage/decay was

observed to a wood beam located on the east elevation. See **Appendix B** Photographs 14 and 25.

3. **Balconies: Indicate location, framing system, material, and condition:** The balconies consisted of reinforced concrete slabs and were in good condition.
4. **Stairs and escalators: indicate location, framing system, material, and condition:** The building has two stairwells (eastern and western) composed of wood framing members with metal attachments. Corrosion was observed on multiple metal hangers.
5. **Ramps: indicate location, framing type, material, and condition:** N/A
6. **Guardrails: describe type, material, and condition:** The guardrails consist of metal rails in fair condition. A corroded fastener was observed on the eastern elevation.

8. Steel Framing System

a. **Description of system at each level:** N/A
b. **Steel members: describe condition of paint and degree of corrosion:** N/A
c. **Steel connections: describe type and condition:** N/A
d. **Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):** None

9. Concrete Framing System

a. **Full description of concrete structural framing system:** N/A

b. **Cracking:** N/A

   1. **Significant ☐ Not Significant ☐**
   2. **Location and description of members affect and type of cracking:** None

c. **General condition:** N/A

d. **Rebar corrosion- check appropriate line:** N/A

   1. **None visible ☐**
   2. **Location and description of members affected and type of damage (cracking, spalling):**
   3. **Minor (patching will suffice) ☐**
   4. **Significant (structural repairs required) ☐**

e. **Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:** N/A

10. Wood Framing

a. **Fully describe wood framing system:** The building is wood framed with wood beams, wood shear walls, wood floor and roof joists, and wood columns.

b. **Indicate the condition of the following:**

   1. **Walls:** Good
   2. **Floors:** Good
   3. **Roof members, roof trusses:** Roof is assumed to be wood framed.

c. **Note metal connectors (i.e. angles, plates, bolts, other, and note condition):** Corrosion was observed on steel bolts in multiple locations.

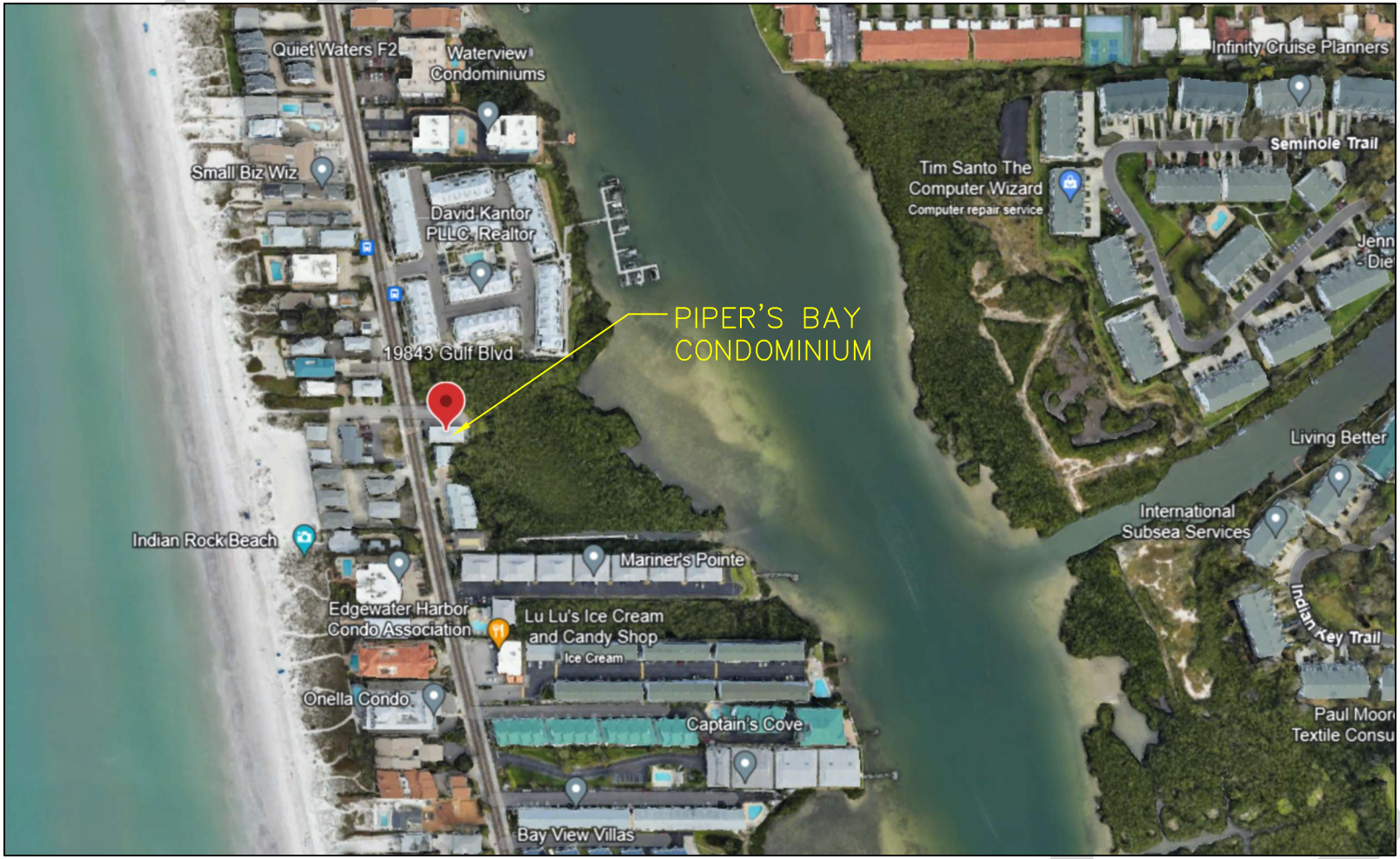
d. **Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):** None

11. Special or Unusual Features in The Building

a. **Identify and describe any special or unusual feature (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)** None

b. **Indicate condition of the special feature, its supports, and connections:** N/A

AERIAL MAP



UES MILESTONE INSPECTIONS, LLC.

APPENDIX B

SITE PHOTOGRAPHS

Photograph No. 1: View of north (front) elevation.

Photograph No. 2: View of east elevation.

SITE PHOTOGRAPHS

Pipers Bay Condominium
19843 Gulf Blvd.
Indian Shores, FL. 33785

Photograph Date: Friday, December 8, 2023
UES Project No. 0811.2300027.0000 Task: 16
UES Report No. 1

Photograph No. 3: View of south elevation.

Photograph No. 4: View of west elevation.

SITE PHOTOGRAPHS

Pipers Bay Condominium
19843 Gulf Blvd.
Indian Shores, FL. 33785

Photograph Date: Friday, December 8, 2023
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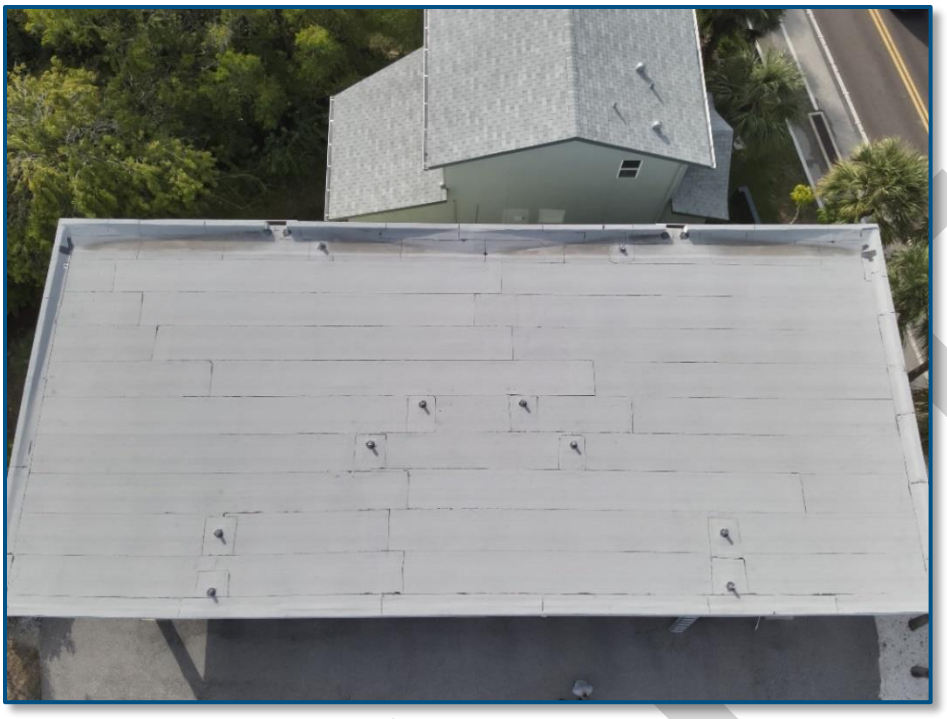

Photograph No. 5: General view of roof.

Photograph No. 6: General view of the balconies along the north elevation.

SITE PHOTOGRAPHS

Pipers Bay Condominium
19843 Gulf Blvd.
Indian Shores, FL. 33785

Photograph Date: Friday, December 8, 2023
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Photograph No. 7: General view of parking area.

Photograph No. 8: View of a crack, paint peeling, and bubbling paint in the drywall ceiling of the parking area.

SITE PHOTOGRAPHS

Pipers Bay Condominium
19843 Gulf Blvd.
Indian Shores, FL. 33785

Photograph Date: Friday, December 8, 2023
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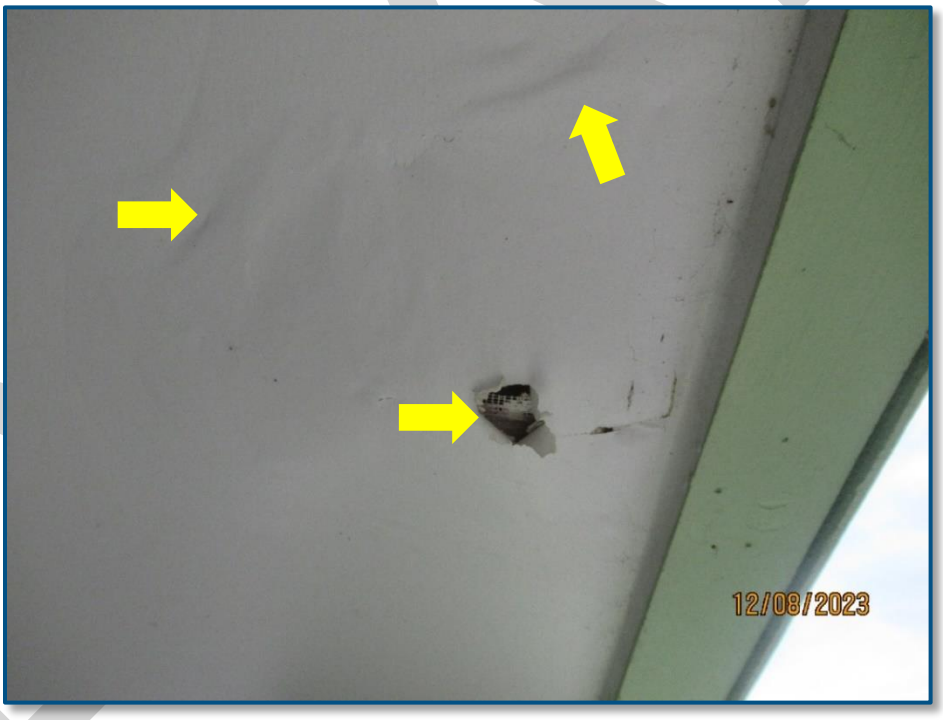
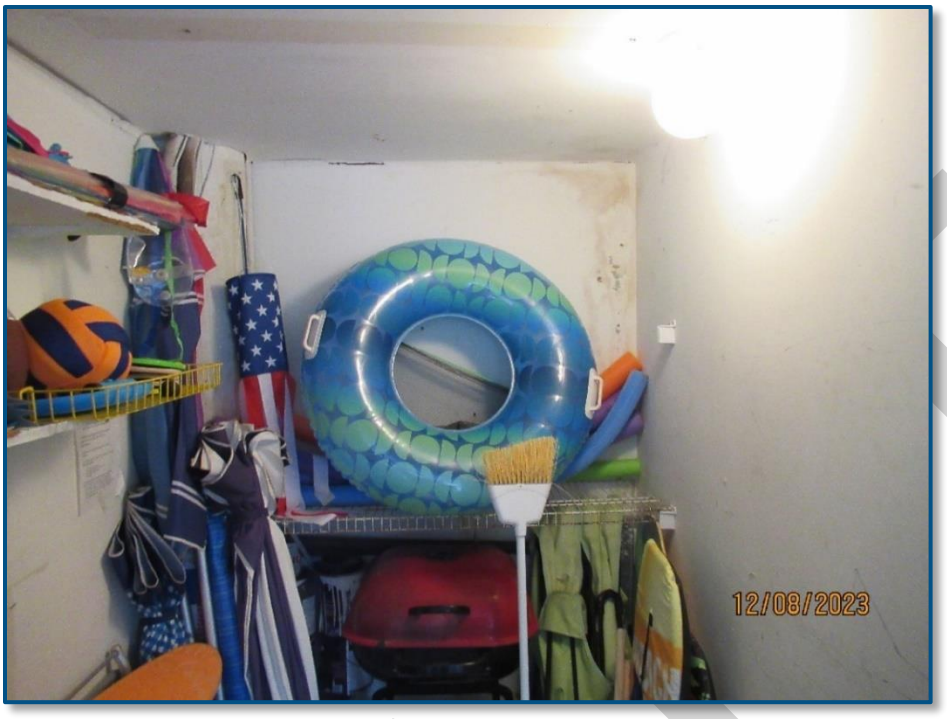
Photograph No. 9: View of a moisture stain in the drywall ceiling located in the parking area.



Photograph No. 10: View of bubbling paint and damage to the drywall ceiling located in the parking area.



Photograph No. 11: General view of the storage room for Unit 2.

Photograph No. 12: Separation between the wall and ceiling in the Unit 2 storage room.

Photograph No. 13: General view of a common stairway on the east elevation.

Photograph No. 14: View of moisture damage to a wood beam located below the 2nd floor stair landing on the east elevation.

SITE PHOTOGRAPHS

Pipers Bay Condominium
19843 Gulf Blvd.
Indian Shores, FL. 33785

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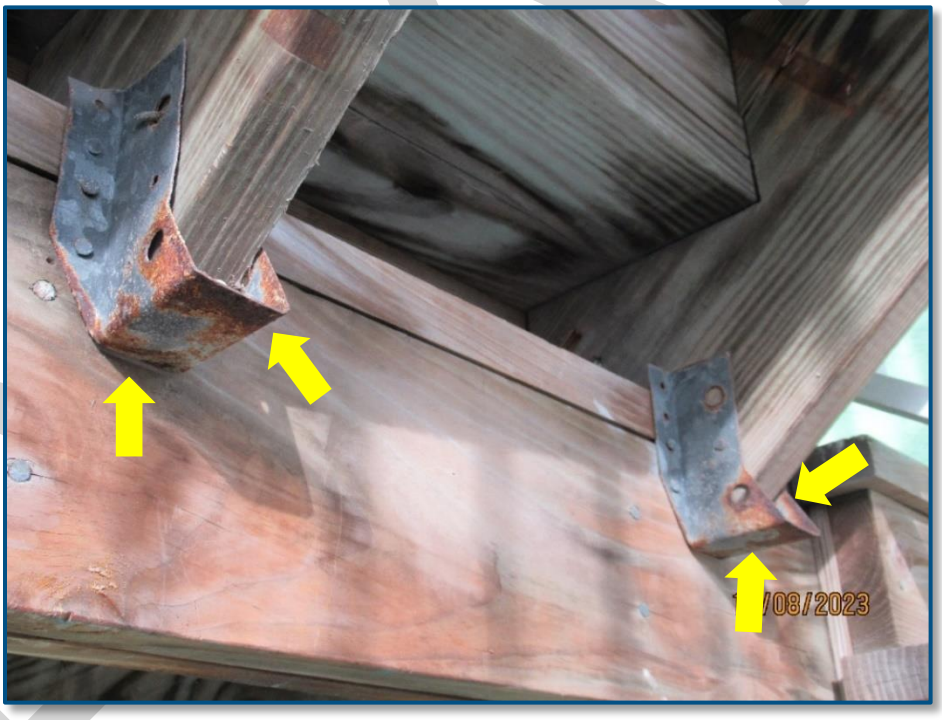
Photograph No. 15: View of corroded metal hanger beneath the stair landing on the east elevation.



Photograph No. 16: View of corroded metal hangers under the stairs on the east elevation.

Photograph No. 17: View of a corroded fastener in a metal handrail located on the 2nd floor stairs on the east elevation.

Photograph No. 18: View of paint delamination in the ceiling of the 3rd floor landing area on the east elevation.

SITE PHOTOGRAPHS

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Photograph No. 19: View of termite damage in a wood beam located under the 2nd floor landing on the west elevation.

Photograph No. 20: View of a corroded metal hanger beneath the 3rd floor landing on the west elevation.

Photograph No. 21: View of corroded bolts under the 3rd floor landing on the west elevation.

Photograph No. 22: View of a crack in the exterior stucco finish on the west elevation.

Photograph No. 23: General view of the enclosed balcony in Unit 2.

Photograph No. 24: General view of the enclosed balcony in Unit 1.

Photograph No. 25: View of moisture damage in the wood beam located in the attic space above the parking area (same beam shown in Photograph No. 14).

Photograph No. 26: View of corroded bolts in the wood beam to column connection located in the attic space above the parking area.

APPENDIX C

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

December 27, 2023

Piper's Bay Condominium Association Inc.
2181 Indian Rocks Road S
C/O Professional Condo Concepts, Inc.
Largo, FL 3377

Attention: Ms. Nikki McConnell
Email: office@professionalcondoconcepts.com
Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
Piper's Bay Condominium
UES Project No. 0811.2300027.0000 – TASK 16

Building Department Reference Number:	N/A
Building/Property Identification/Address:	19843 Gulf Blvd, Indian Shores, FL 33785
License Number:	Condominium Project #PR1S003218

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. McConnell,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property. UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ)**.** Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations:

SUMMARY OF FINDINGS

Based on the **PHASE 1** milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineer performing the **PHASE 1** milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

RECOMMENDATIONS

A PHASE 2 INSPECTIONS IS: ☐ RECOMMENDED
☒ NOT RECOMMENDED

While a PHASE 2 inspection is not required, the following deficiencies and deferred repairs below were identified which may require near-term repairs and/or corrective action/improvements:

- Surface imperfections such as peeling of paint finishes, bubbling of paint finishes, holes, delamination, and scuff marks were observed on the exterior drywall ceiling in multiple locations. See **Appendix B** Photographs No. 8, 10, and 18.
- A moisture stain was observed in the drywall ceiling finishes located in the parking area. See **Appendix B** Photograph No. 9
- Separation in the wall and ceiling finishes was observed in the storage room for Unit 2 on the ground level. See **Appendix B** Photograph No. 12.
- Moisture damage was observed in the wood beam beneath the 2nd floor on the east elevation. See **Appendix B** Photographs No. 14 and 25.
- Corrosion on metal hangers was observed in multiple locations. See **Appendix B** Photographs No. 15, 16, and 20.
- Corrosion was observed on the steel fasteners in multiple locations. See **Appendix B** Photographs No. 17, 21, 26, and 27.
- Termite damage in the wood beam under the 2nd floor stair landing was observed on the west elevation. See **Appendix B** Photograph No. 19.
- A crack in the exterior stucco finish on the west elevation was observed. See **Appendix B** Photograph No. 22.

UES recommends the following remedial and/or preventive repairs:

- UES recommends removing, replacing, and repainting surface imperfections.
- UES recommends hiring a licensed structural engineer to provide repair drawings for the moisture damaged wood beam.
- UES recommends replacing all corroded hangers observed on both staircases. See referenced Photographs No. 15, 16, and 20 in **Appendix B**.
- UES recommends removing corrosion from all steel fasteners using a wire brush then applying an approved protective coating. Depending on the extent of corrosion, new fasteners may be required.
- UES recommends hiring a termite exterminator to get rid of any potential termites. UES also recommends applying an approved structural wood filler at the observed termite damage area.

---oOo---

Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present structural condition of the building based upon careful evaluation of observed conditions to the extent possible.

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to **Piper's Bay Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and by Ricardo Solis, P.E. on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

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

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

APPENDIX D

QUALIFICATIONS OF KEY PERSONNEL

MIGUEL SANTIAGO, P.E., S.I.

Professional Engineer / Special Inspector / Director Milestone Prog.

UES MILESTONE INSPECTIONS, LLC.

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

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Director of UES Milestone Inspection Program and Vice President of UES Construction Services Division. He has experience in building inspections, structural evaluations, geotechnical investigations, and construction process evaluations. He has over 25 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/ reshoring and design/plan compliance.

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

YEARS WITH THE FIRM 3.5

YEARS WITH OTHER FIRMS 25

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES & CERTIFICATIONS

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.

Education

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

Years of Experience

4

Licenses

- Professional Engineer, FL #95850

Ricardo Solis, PE

Structural Engineer

Mr. Solis has over 4 years of combined experience in the construction and forensics industries as a structural engineer. His construction experience is built on the design and management of low-rise commercial/industrial buildings, residential homes, and threshold building inspections. His experience covers a wide range of project development including maintenance of client relationships, construction documents, and construction administration. This experience includes developing framing concepts and selecting framing systems, which include reinforced concrete, tilt-up construction, structural steel, light gauge steel, load-bearing masonry, and timber. Mr. Solis' forensics experience includes investigations of residential sites to determine the cause and origin of structural failures, damage or defects, and analyzing damage to structures caused by catastrophic events such as hurricanes and sinkholes. Additionally, Mr. Solis has experience in Enercalc, MathCAD, RISA, and AutoCAD.

PROJECT EXPERIENCE

Infinity Business Park

Orlando, Florida

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

Gratigny Logistics Center Buildings

Miami, Florida

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

Marion Street Office Building

Tampa, Florida

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

Wish Farms

Plant City, Florida

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

Amazon Warehouse

Seffner, Florida

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

Winthrop Town Center Buildings

Riverview, Florida

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