PHASE I MILESTONE INSPECTION

Piper's Nest Condominiums

19920 Gulf Boulevard

Indian Shores, FL 33785

Prepared For:

Piper's Nest Condominium Association, Inc.
19920 Gulf Boulevard
Indian Shores, FL 33785

Prepared By:

UES Milestone Inspections, LLC
9802 Palm River Road
Tampa, FL 33619
UES Project No: 0811.2400057.0000

Report Date	January 3, 2025
Inspection Date	November 6, 2024

UES MILESTONE INSPECTIONS, LLC.

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

January 3, 2025

Piper's Nest Condominium Association, Inc.
19920 Gulf Boulevard
Indian Shores, FL 33785

Attention: Peter Mimick
Email: petermimickiii@yahoo.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
Piper's Nest Condominiums
UES Project No: 0811.2400057.0000

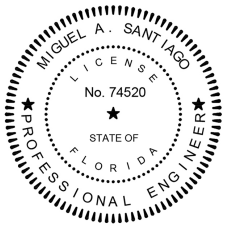
Building Department Reference Number:	N/A
Building/Property Identification/Address:	19920 Gulf Boulevard, Indian Shores, FL 33785
License Number:	Condominium Project #PR1X003005

Dear Mr. Mimick,

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 Nest Condominium Association, Inc. Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



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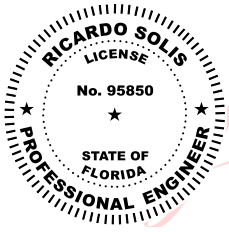
This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and by Ricardo Solis, P.E. on the date indicated here.

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.
Director Milestone Program
Florida Professional Engineer No. 74520



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Date: 2025.01.03 06:46:27 -05'00'

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

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

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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 1979 and consists of 10 residential condominium units located on the second and third floor. The first (ground) floor of the building consists of a parking garage and storage rooms. 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. Reinforced concrete beams and columns are located in the parking garage. The second floor system consists of a reinforced concrete slab. The second and third floor framing system consists of wood framed load bearing walls. The third floor system is assumed to consist of wood joists and/or prefabricated wood floor trusses supporting plywood decking. The roof system consists of architectural asphalt shingles and is assumed to be supported on prefabricated wood trusses. The building is assumed to be supported on deep foundations. The exterior walls finishes consist of vinyl siding panels.

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

Condominium or Cooperative Name: Piper's Nest Condo
Primary Address: 19920 Gulf Boulevard, Indian Shores, Florida 346352420
Local Authority Having Jurisdiction: Town of Indian Shores
License Number: Condominium Project #PR1X003005
Number of Buildings three (3) stories or greater in height: 1

Building 1
Address: 19920 Gulf Boulevard, Indian Shores, Florida 33785
No. of Stories: 3
No. of Units: 10
Total square footage: Unattainable
Year of Certificate of Occupancy: 1979

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 engineer 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., 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 or in responsible charge.
- 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

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. Reinforced concrete beams and columns are located in the parking garage. The second floor system consists of a reinforced concrete slab. The second and third floor framing system consists of wood framed load bearing walls. The third floor system is assumed to consist of wood joists and/or prefabricated wood floor trusses supporting plywood decking. The roof system consists of architectural asphalt shingles and is assumed to be supported on prefabricated wood trusses. The building is assumed to be supported on deep foundations. The exterior walls finishes consist of vinyl siding panels.

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 regarding the building's structural condition and integrity. However, unsafe conditions were observed on multiple balconies and the elevated walkways because of damaged guardrails and missing and corroded fasteners. See **Appendix B** Photographs No. 9, 26, and 27.

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:**

☐ **REQUIRED**
☒ **NOT REQUIRED**

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:

- A crack was observed in the southern balcony slab in Unit 1. See **Appendix B** Photograph No. 6. This deficiency is a preventative maintenance item.
- Deteriorated wood balcony deck boards were observed on the balcony in Unit 7. See **Appendix B** Photograph No. 7. This deficiency is a preventative maintenance item.
- A detached wood joist was observed on the balcony in Unit 9. See **Appendix B** Photograph No. 8. This deficiency is an immediate action item.
- The guardrails located on the balcony in Unit 4 were observed with missing and detached sections. See **Appendix B** Photograph No. 9. This deficiency is an immediate action item.
- The exterior vinyl siding panels were observed to be missing and displaced in multiple locations with exposed and damaged housewrap. See **Appendix B** Photographs No. 10 and 24. This deficiency is an immediate action item.
- Spalled concrete and cracks were observed in multiple columns, beams, and slabs in the parking garage. See **Appendix B** Photographs No. 12 through 14, 17 through 20, 22, and 23. This deficiency is an immediate action item.

- Exposed corroded steel reinforcement was observed in the spalled concrete column in the northwest corner of the parking garage. See **Appendix B** Photograph No. 23. This deficiency is an immediate action item.
- A wood stair stringer located at the bottom of the southeastern stairway was observed to be decayed. See **Appendix B** Photograph No 15. This deficiency is a preventative maintenance item.
- Multiple wood guardrail posts were observed to be split located on the stairways, walkways, and balconies. See **Appendix B** Photographs No. 16, 26, and 27. This deficiency is a preventative maintenance item.
- Corroded fasteners, brackets, and joist hangers were observed in multiple locations including the stairways, walkways, balconies, and the pergola at the roof level. See **Appendix B** Photographs No. 16, 21, 25 through 29, and 32. This deficiency is an immediate action item.
- Torn and creased shingles were observed in multiple locations on the roof. See **Appendix B** Photographs No. 30 and 31. This deficiency is a preventative maintenance item.
- The joist hangers supporting the pergola members at the roof level were observed to be improperly installed. See **Appendix B** Photograph No. 32. This deficiency is a preventative maintenance item.

Recommended Actions:

- UES recommends sealing the cracks in the concrete slabs, beams, and columns using an approved crack sealant product.
- UES recommends removing and replacing the deteriorated wood balcony deck boards on the balcony in Unit 7 and stair stringer in the southeast stairway.
- UES recommends securing the detached wood joist on the balcony in Unit 9.
- UES recommends replacing the damaged/missing guardrails on the balcony in Unit 4.
- UES recommends replacing all missing siding and damaged housewrap on the exterior walls.
- UES recommends removal of all loose and broken concrete from the spalled concrete areas using a hammer and a chisel and removing all corrosion from the exposed steel reinforcement using a wire brush and then applying an approved concrete patch product.
- UES recommends applying structural wood filler to wood guardrail posts that have split. Where necessary replacement of the posts is recommended.
- UES recommends removing and replacing all split guardrail posts and corroded fasteners located on the balconies, walkways, and stairways.
- UES recommends replacing all corroded metal brackets and joist hangers with new ones of the same type.
- UES recommends removing and replacing all torn shingles on the roof.

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 Nest Condominium Association, Inc.** (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

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

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

---

Inspection Firm Name (if applicable): UES Milestone Inspections, LLC

Inspection Engineer/Architect Name and License Number: Miguel A. Santiago, P.E., S.I. / Lic. No. 74520

Address: 9802 Palm River Road, Tampa, Fl 33619

Telephone Number: 813-619-9532

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

Inspection Commenced Date: 11/06/2024 Inspection Completed Date: 11/06/2024

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

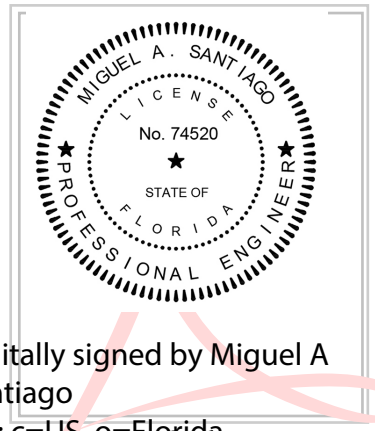
☑ Maintenance Needed but does not raise to the level of Substantial Deterioration or Dangerous. Phase 1 Inspection Passes

☐ Passed Phase 1 Inspections

Licensed Design Professional: ☑ Engineer ☐ Architect

Name: Miguel A. Santiago, P.E, S.I.

License Number: 74520



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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

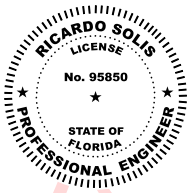
Supporting Data Attached:

Add Attachments

Licensed Design Professional: ☑ Engineer ☐ Architect

Name: Ricardo Solis, P.E.

License Number: 95850



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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: Ricardo Solis Digitally signed by Ricardo Solis DN: c=US, o=Florida, dnQualifier=A01410D00000186BD0F4EEB0006F29D, cn=Ricardo Solis Date: 2025.01.03 06:47:24 -05'00'

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

1. DESCRIPTION OF STRUCTURE Add Attachments

a. Name on Title: Piper's Nest Condominium Association, Inc.

b. Street Address: 19920 Gulf Boulevard, Indian Shores, FL 33785

c. Legal Description: Unattainable

d. Owner's Name: Piper's Nest Condominium Association, Inc.

e. Owner's Mailing Address:
19920 Gulf Boulevard, Indian Shores, FL 33785

f. Email Address: petermimickiii@yahoo.com
Contact Number:

g. Folio Number of Property on Which Building is Located: 24-30-14-71821-000-0000

h. Building Code Occupancy Classification: Residential Condominium

i. Present Use: Residential

j. General Description: Three story residential condominium building
Type of Construction: Concrete and wood framed superstructure

k. Square Footage:
1. Total Building Area: Unattanable
Number of Stories: 3

2. Building Footprint Area: 9,000 +/- S.F.

l. Name of the Condo or Coop Entity: Piper's Nest Condo

m. Special Features:
None.

n. Describe any Additions to Original Structure:
None.

o. Approximate Distance to the Coast and Method Used to Determine Distance:
200 to 300 ft (according to 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):

N/A

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

The exterior wall siding panels were observed to be missing and displaced in multiple locations. The exterior paint in the parking garage was observed to be in good condition.

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

Cracks were observed in multiple columns, beams, and slabs in the parking garage and the southern balcony in Unit 1.

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

Spalled concrete was observed in multiple columns, beams, and slabs in the parking garage. The column at the northwest corner of the parking garage also exhibited exposed corroded steel reinforcement. Corroded fasteners, brackets, and joist hangers were observed in multiple locations. Deteriorated wood was observed in the southeast stairway and in the balcony in Unit 7.

f. Note Previous Patching or Repairs:

Previous concrete patches were observed throughout the parking garage. Portions of the roof were observed with shingled replacements.

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

Residential

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

If Yes, Describe:

3. INSPECTIONS Add Attachments

a. Date of Notice of Required Inspection: N/A

b. Date(s) of Actual Inspection: 11/06/2024

c. Name and Qualifications of the Individual Preparing Report:

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

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

N/A

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

○ Yes ◉ No

Explanation/Comments:

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:

The building is assumed to be supported on deep concrete foundations.

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

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

- [ ] Flat
- [x] Pitched

2) Roof Structural Framing

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

If Other, Describe:

3) Roof Structural Framing Condition:

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

4) Roof Deck Material

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

Describe:

5) Roof Cladding Type

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

Describe:

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

6) Roof Covering Condition

○ Good ◉ Fair ○ Poor ○ Significant

Torn and creased shingles were observed on the roof in multiple locations.

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 in fair condition.

9) Describe Parapet Construction and Current Condition:

N/A

10) Describe Mansard Construction and Current Condition:

○ Good ○ Fair ○ Poor ○ Significant ◉ N/A

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

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

Second floor system consists of a reinforced concrete slab observed to be in good to fair condition with some areas with spalled concrete and cracks. The third floor system is assumed to consists of wood joists and/or prefabricated wood floor trusses which were not visible. The exterior walkways consists of wood joist framing.

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

4. Balcony Construction

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

The second floor balconies consists of reinforced concrete slabs. The third floor balconies consists of wood joists and wood board decking.

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)

Deteriorated wood decking boards were observed on the balcony in Unit 7.

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

There are four wood framed stairways that extend to all floors of the building. Overall the stairways were observed to be in fair condition.

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

N/A

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:

Wood guardrails are located on the balconies, walkways, and stairways.

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

○ Good ○ Fair ◉ Poor ○ Significant, Describe:

Split posts, corroded fasteners, missing sections, and detached sections were observed in the guardrails in multiple locations.

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

Visual inspection of the readily accessible areas.

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:

Reinforced concrete beams and columns are located in the parking garage. The second floor system consists of a reinforced concrete slab.

b. Cracking:

1. ◯ Significant ◉ Not Significant

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

Cracks were observed in multiple columns, beams, and slabs in the parking garage and the southern balcony in Unit 1.

c. General Condition Description:

Good to fair.

d. Rebar Corrosion – Check Appropriate Line:

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

Describe:

The column at the northwest corner of the parking garage was observed with spalled concrete and exposed corroded steel reinforcement.

[9. CONCRETE FRAMING SYSTEM CONTINUED]

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)):

None.

(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):

2. Anchorage Type and Condition of Fasteners and Latches

Unknown

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

4. Describe General Condition:

Good to fair.

5. Describe repairs needed:

None.

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:

The second and third floor framing system consists of wood framed load bearing walls. The third floor system is assumed to consist of wood joists and/or prefabricated wood floor trusses supporting plywood decking.

b. Indicate Condition of the Following:

1. Walls:

Fair

2. Floors:

Fair

3. Roof Member, Roof Trusses:

No access to the attic was available at the time of inspection, none of the roof members were observed.

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

Metal brackets, joist hangers, and fasteners are located in the exterior walkway framing and were observed to be corroded in multiple locations.

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

Not observed.

e. Drainage – Note accumulations of moisture:

Not observed.

f. Ventilation – Note any concealed spaces not ventilated:

Not observed.

g. Note any concealed spaces opened for inspection:

None.

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

None observed.

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.):

The exterior walls finishes consist of vinyl siding panels. Overall, the siding was observed to be in fair condition. However, multiple areas were observed with missing and displaced panels due to Hurricane Milton. The concrete framing in the parking garage is finished with paint which was observed to be in good condition.

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

Nails secure the siding panels to the wall sheathing.

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):

Overall, the siding was observed to be in fair condition. However, multiple areas were observed with missing and displaced panels due to Hurricane Milton. The paint in the parking garage was observed to be in good condition.

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.):

None.

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

N/A

14. DETERIORATION

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

None.

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

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.

APPENDIX B

SITE PHOTOGRAPHS

Photograph No. 1: East (front) elevation.

Photograph No. 2: Partial south elevation.

SITE PHOTOGRAPHS

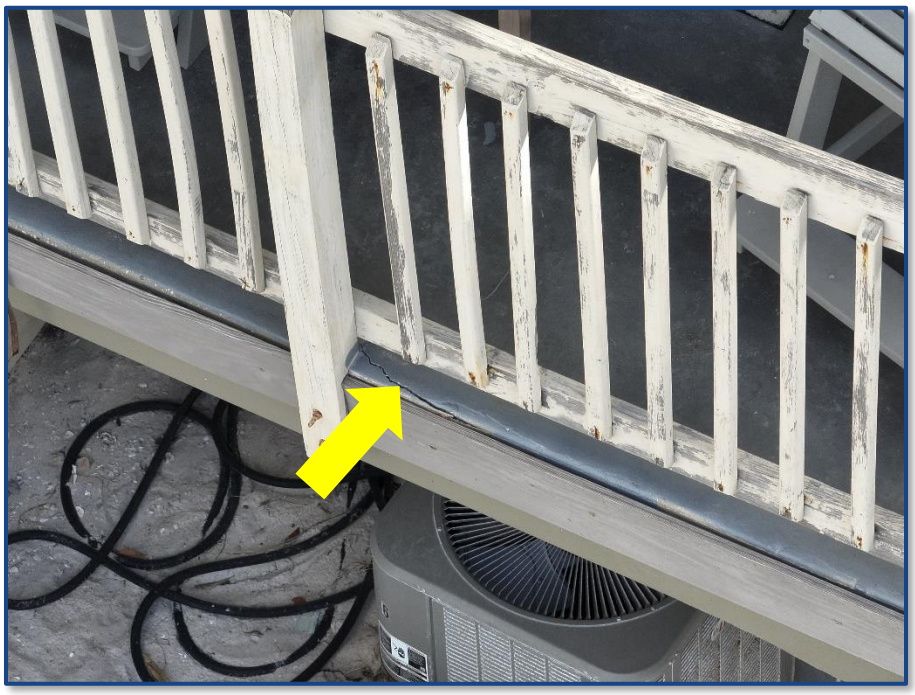
Piper's Nest Condominiums
19920 Gulf Boulevard
Indian Shores, FL 33785

Photograph Date: Wednesday, November 6, 2024
UES Project No. 0811.2400057.0000
UES Report No. 1

Photograph No. 3: West elevation.

Photograph No. 4: Partial north elevation.

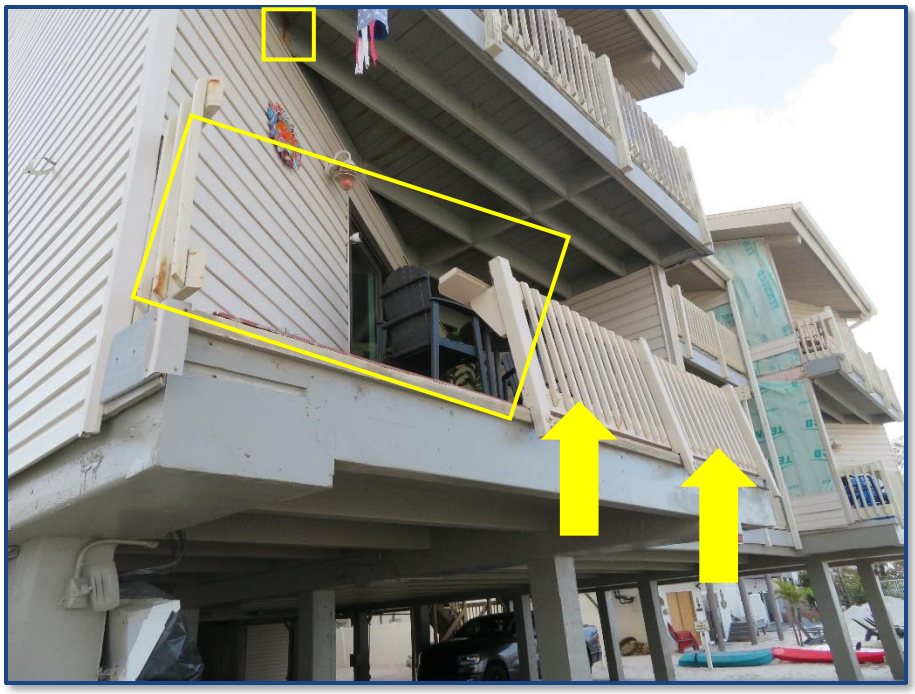
Photograph No. 5: Overview of the roof.



Photograph No. 6: Crack in the southern concrete balcony slab in Unit 1.

Photograph No. 7: Deteriorated wood balcony deck boards on the balcony in Unit 7.

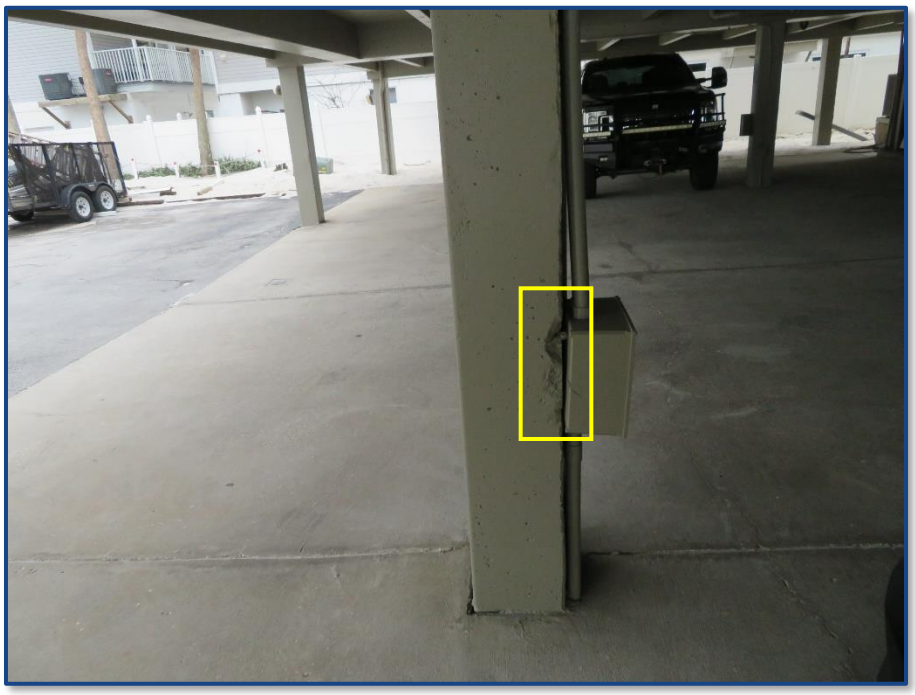
Photograph No. 8: Detached wood joist on the balcony in Unit 9.



Photograph No. 9: Missing and detached guardrails on the balcony in Unit 4 and missing metal bracket on the balcony framing in Unit 9.

Photograph No. 10: Missing and displaced siding panels, damaged housewrap, and detached soffit panel on the north elevation of the building.

Photograph No. 11: General view of the parking garage.

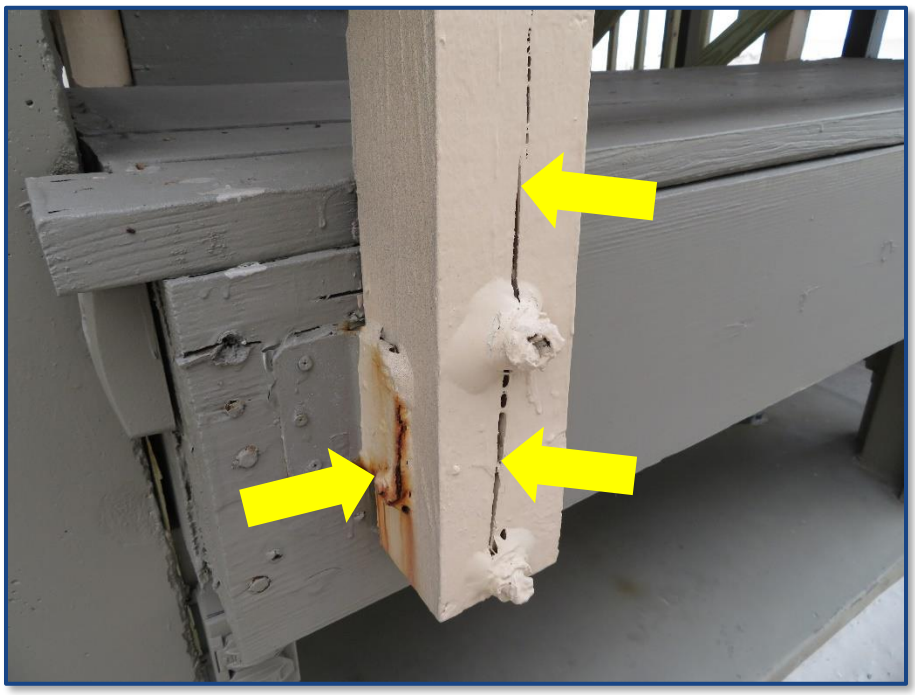


Photograph No. 12: Spalled concrete column in the northeast corner of the parking garage.

Photograph No. 13: Crack in a concrete beam in the northeast corner of the parking garage.

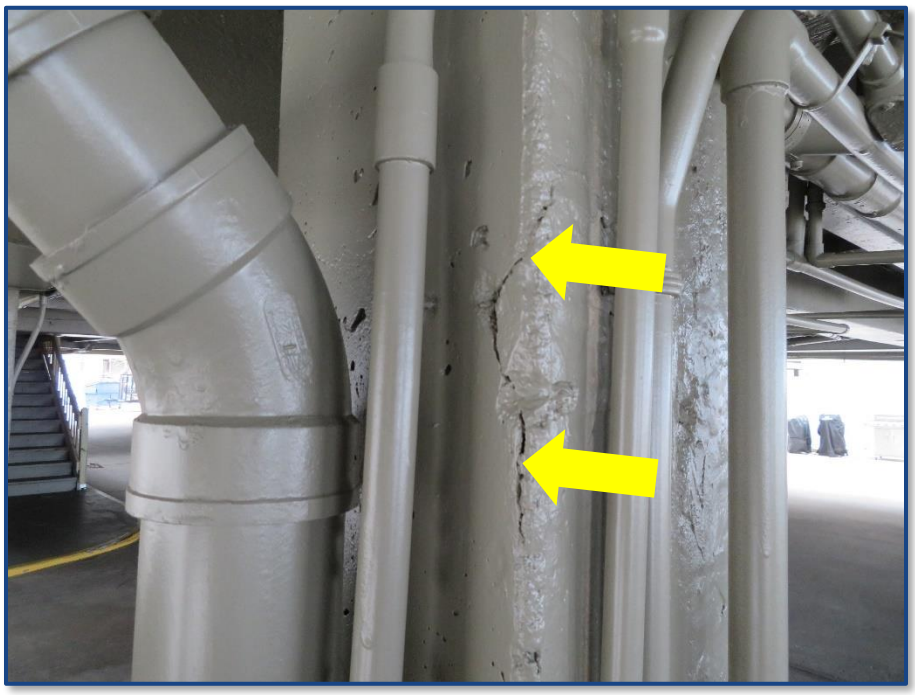
Photograph No. 14: Spalled concrete in the 2nd floor slab around a pipe penetration below Unit 1.

Photograph No. 15: Decayed wood stair stringer at the bottom of the southeastern stairway.

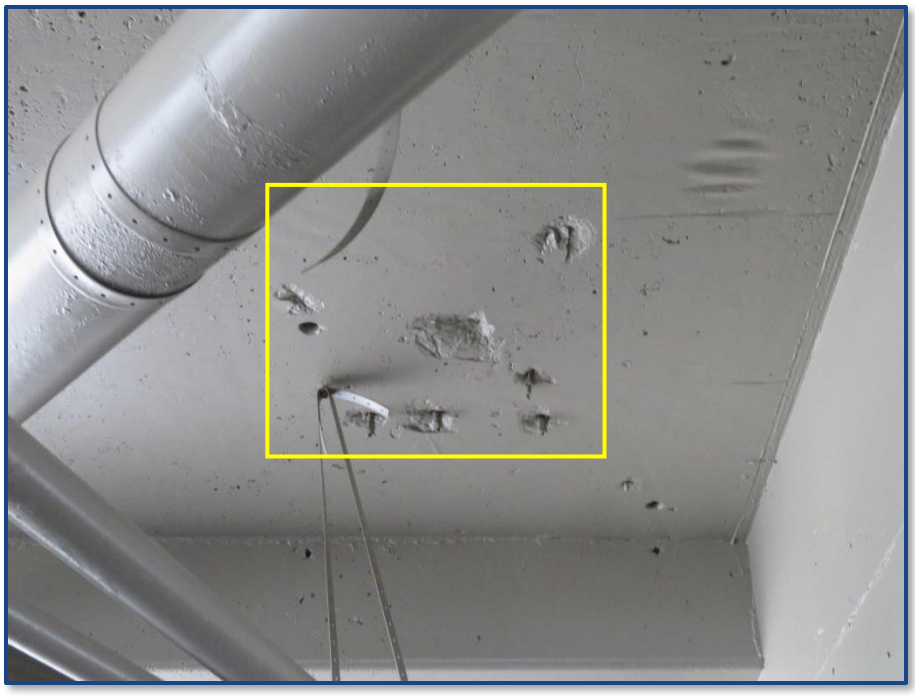


Photograph No. 16: Split wood guardrail post and corroded metal bracket in the northwest stairway at the 1st floor.

Photograph No. 17: Spalled concrete beam in the parking garage near the northwestern stairway.

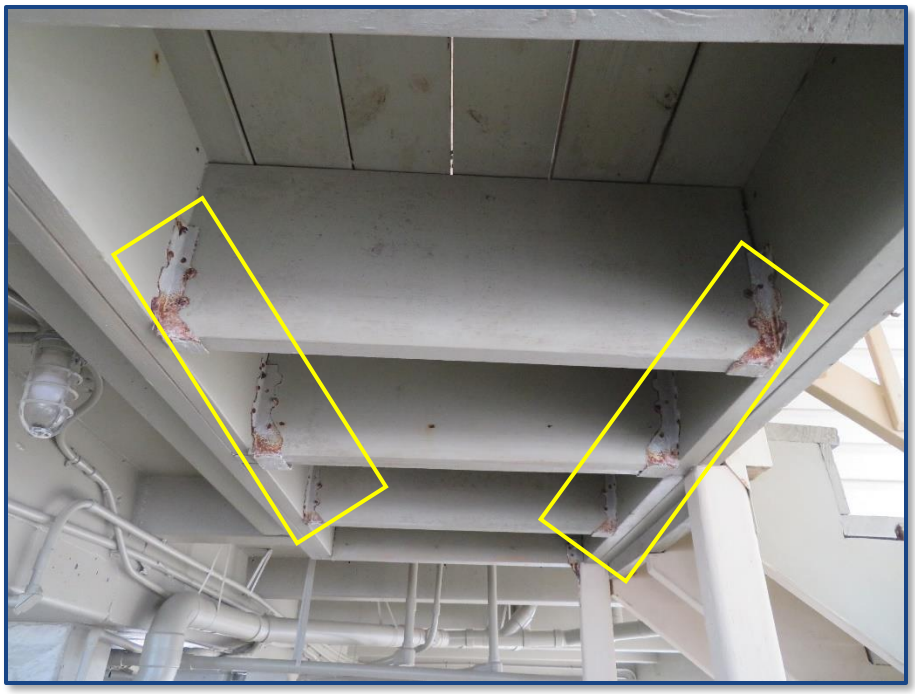


Photograph No. 18: Crack in a concrete column in the parking garage between the northern stairways.



Photograph No. 19: Spalled concrete in the underside of the 2nd floor slab below Unit 4.

Photograph No. 20: Crack in the 2nd floor slab below Unit 2.



Photograph No. 21: Corroded joist hangers in the southwestern stairway on the 2nd floor.

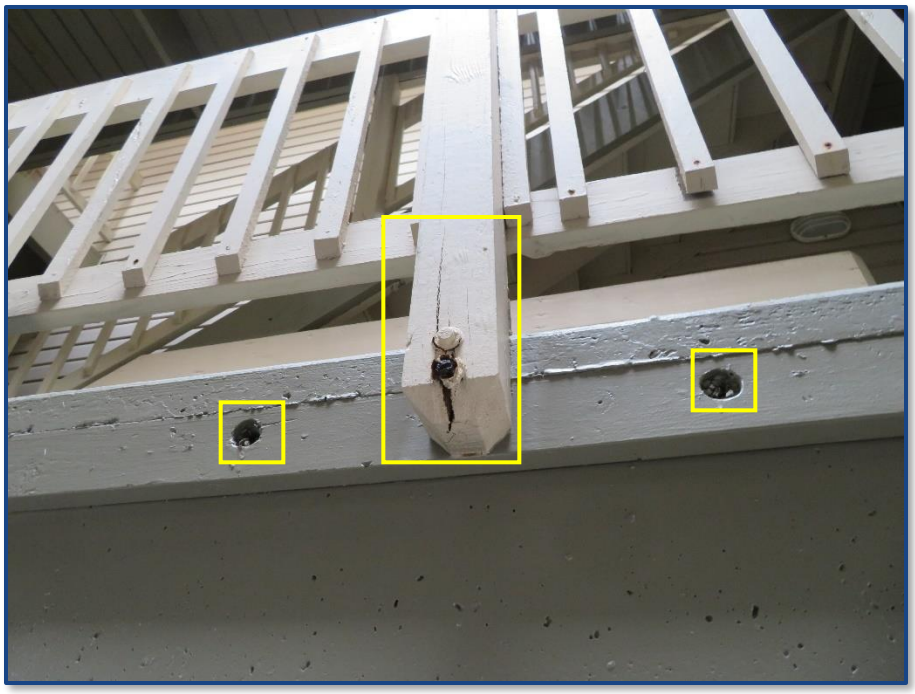
Photograph No. 22: Spalled concrete beam near the northwestern stairway.

Photograph No. 23: Spalled concrete column with exposed corroded steel reinforcement at the northwest corner of the parking garage.

Photograph No. 24: Missing siding panels on the southern balcony partition wall at the west elevation of the building.

Photograph No. 25: Corroded joist hangers on the balcony in Unit 7.

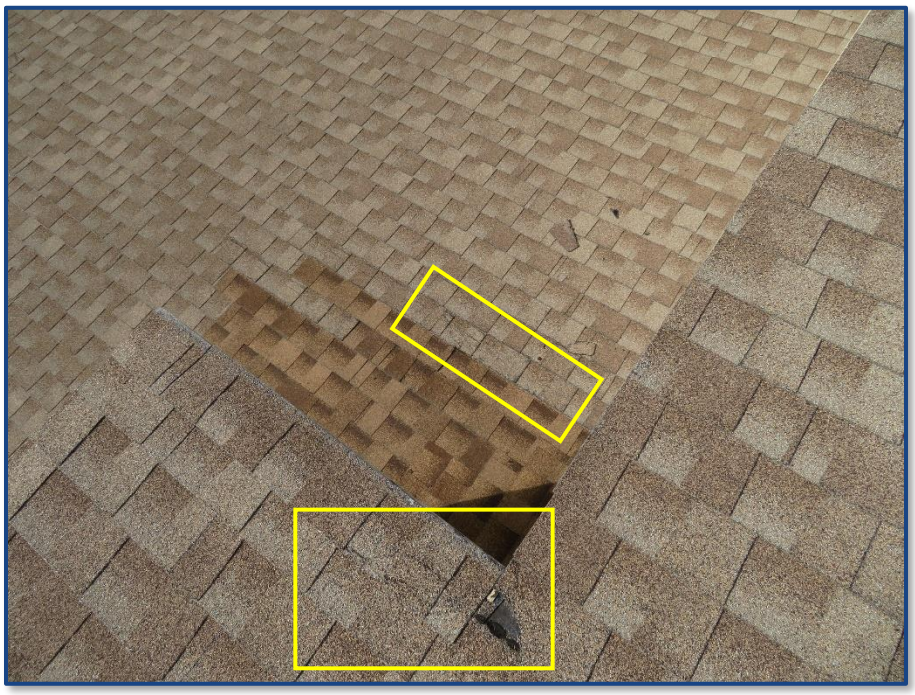
Photograph No. 26: Split guardrail post and missing and corroded guardrail post fasteners on the balcony in Unit 2.



Photograph No. 27: Split guardrail post and corroded fasteners on the 2nd floor walkway.

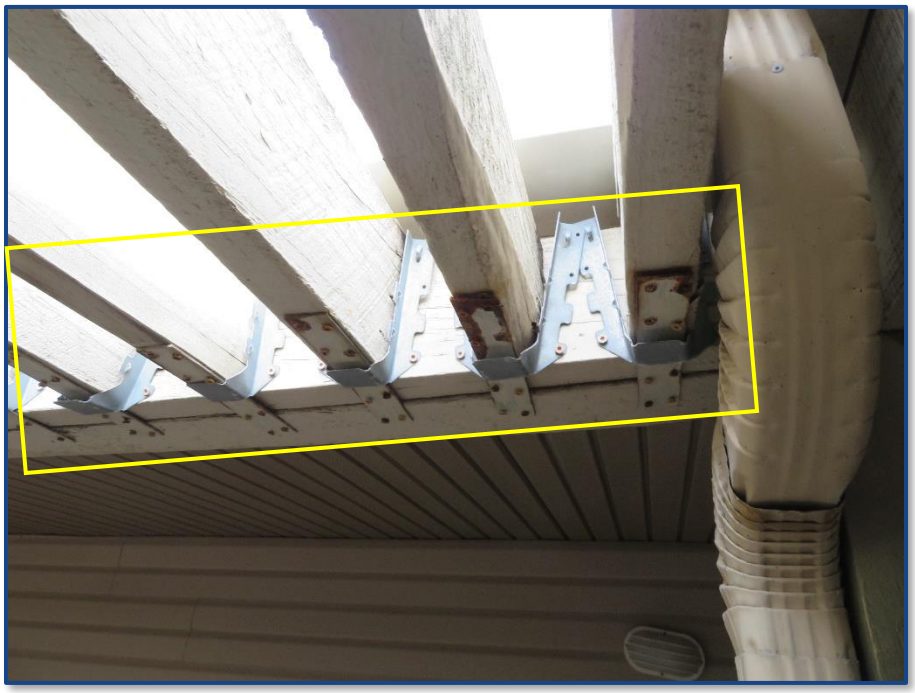
Photograph No. 28: Corroded joist hanger on the 3rd floor walkway.

Photograph No. 29: Corroded post to beam bracket below the roof on the 3rd floor walkway.



Photograph No. 30: Torn and creased shingles and previously replaced shingles on the roof above Unit 9.

Photograph No. 31: Creased shingles on the roof above Unit 7.



Photograph No. 32: Corroded metal brackets and improperly installed joist hangers at the pergola at the roof level.

APPENDIX C

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

January 3, 2025

Piper's Nest Condominium Association, Inc.
19920 Gulf Boulevard
Indian Shores, FL 33785

Attention: Peter Mimick
Email: petermimickiii@yahoo.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
Piper's Nest Condominiums
UES Project No: 0811.2400057.0000

Building Department Reference Number:	N/A
Building/Property Identification/Address:	19920 Gulf Boulevard, Indian Shores, FL 33785
License Number:	Condominium Project #PR1X003005

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Mr. Mimick,

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 regarding the building's structural condition and integrity. However, unsafe conditions were observed on multiple balconies and the elevated walkways because of damaged guardrails and missing and corroded fasteners. See **Appendix B** Photographs No. 9, 26, and 27.

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: ☐ REQUIRED
☒ NOT REQUIRED

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:

- A crack was observed in the southern balcony slab in Unit 1. See **Appendix B** Photograph No. 6. This deficiency is a preventative maintenance item.
- Deteriorated wood balcony deck boards were observed on the balcony in Unit 7. See **Appendix B** Photograph No. 7. This deficiency is a preventative maintenance item.
- A detached wood joist was observed on the balcony in Unit 9. See **Appendix B** Photograph No. 8. This deficiency is an immediate action item.
- The guardrails located on the balcony in Unit 4 were observed with missing and detached sections. See **Appendix B** Photograph No. 9. This deficiency is an immediate action item.
- The exterior vinyl siding panels were observed to be missing and displaced in multiple locations with exposed and damaged housewrap. See **Appendix B** Photographs No. 10 and 24. This deficiency is an immediate action item.
- Spalled concrete and cracks were observed in multiple columns, beams, and slabs in the parking garage. See **Appendix B** Photographs No. 12 through 14, 17 through 20, 22, and 23. This deficiency is an immediate action item.
- Exposed corroded steel reinforcement was observed in the spalled concrete column in the northwest corner of the parking garage. See **Appendix B** Photograph No. 23. This deficiency is an immediate action item.
- A wood stair stringer located at the bottom of the southeastern stairway was observed to be decayed. See **Appendix B** Photograph No 15. This deficiency is a preventative maintenance item.
- Multiple wood guardrail posts were observed to be split located on the stairways, walkways, and balconies. See **Appendix B** Photographs No. 16, 26, and 27. This deficiency is a preventative maintenance item.
- Corroded fasteners, brackets, and joist hangers were observed in multiple locations including the stairways, walkways, balconies, and the pergola at the roof level. See **Appendix B** Photographs No. 16, 21, 25 through 29, and 32. This deficiency is an immediate action item.
- Torn and creased shingles were observed in multiple locations on the roof. See **Appendix B** Photographs No. 30 and 31. This deficiency is a preventative maintenance item.
- The joist hangers supporting the pergola members at the roof level were observed to be improperly installed. See **Appendix B** Photograph No. 32. This deficiency is a preventative maintenance item.

UES recommends the following remedial and/or preventive repairs:

- UES recommends sealing the cracks in the concrete slabs, beams, and columns using an approved crack sealant product.
- UES recommends removing and replacing the deteriorated wood balcony deck boards on the balcony in Unit 7 and stair stringer in the southeast stairway.
- UES recommends securing the detached wood joist on the balcony in Unit 9.
- UES recommends replacing the damaged/missing guardrails on the balcony in Unit 4.

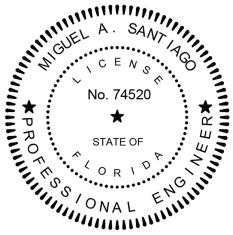
- UES recommends replacing all missing siding and damaged housewrap on the exterior walls.
- UES recommends removal of all loose and broken concrete from the spalled concrete areas using a hammer and a chisel and removing all corrosion from the exposed steel reinforcement using a wire brush and then applying an approved concrete patch product.
- UES recommends applying structural wood filler to wood guardrail posts that have split. Where necessary replacement of the posts is recommended.
- UES recommends removing and replacing all split guardrail posts and corroded fasteners located on the balconies, walkways, and stairways.
- UES recommends replacing all corroded metal brackets and joist hangers with new ones of the same type.
- UES recommends removing and replacing all torn shingles on the roof.

---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 Nest Condominium Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410C0000018D7FEE914600089FC9, cn=Miguel A Santiago
Date: 2025.01.03 08:22:27 -05'00'

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
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.

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

5

Licenses

- Professional Engineer, FL #95850

Certifications

- FAA Remote Pilot #4504445
- Haag Certified Inspector - Residential

Ricardo Solis, PE

Structural Engineer

Mr. Solis has over 5 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.

SELECTED THRESHOLD EXPERIENCE

UT Delaware Parking Garage - 6-story building
Tampa, FL

BMW Wesley Chapel - 7-story building
Wesley Chapel, FL

Central Pasco Apartments - 4-story building
Pasco County, FL

SELECTED MILESTONE INSPECTION/ STRUCTURAL INTEGRITY RESERVE STUDY EXPERIENCE

Anchor Point Condominiums - 3-story building
Apollo Beach, FL

Arenda De Madeira Condominiums - 6-story building
Maderia Beach, FL

Banyan Point Condominiums - (6)3-story buildings
Punta Gorda, FL

Belleair Sands Condominiums - 3-story building
Belleair Beach, FL

Boca Vista Condominiums - 8-storybuilding
Madeira Beach, FL

Carlton Vero Beach Condominiums - (6) 4-story buildings
Indians River Shores, FL

Charlevoi Condominiums - (2)3-story buildings
Punta Gorda, FL

Ciega Cove Condominiums - 8-story building
South Pasadena,FL

Coquina Reef Condominiums - (2)3-story buildings
Bradenton Beach, FL

Cordova Greens IV Condominiums - 3-story building
Seminole, FL

Country Club Condominiums - (6)6-story buildings
Largo, FL

The Fountains Condominiums - 3-story building
Indian River Shores, FL

Garden Bay Condominiums - 4-story building
Cocoa Beach, FL

Gateway Square Condominiums - (2)3-story buildings
St. Petersburg, FL

SELECTED MILESTONE INSPECTION/ STRUCTURAL INTEGRITY RESERVE STUDY EXPERIENCE CONT.

Golf Lake Condominiums - 6-story building
Largo, FL

Gulf Island Beach & Tennis Condominiums - (2)10-story buildings
Hudson, FL

Heather Ridge West Condominiums - (3)3-story buildings
Dunedin, FL

Hidden Lagoon Beach Club - 7-story building
Sarasota, FL

The Landing Condominiums - (18)3-story buildings
Altamonte Springs, FL

Land's End at Sunset Beach Condominiums - (10) 4-story buildings
Treasure Island, FL

Park Plaza Condominiums - 5-story building
Pinellas Park, FL

Penthouse Greens Condominiums - (2)3-story buildings
Largo, FL

Sea Island South - 8-story building
Clearwater, FL

Justin Szafranski, EI

Structural Engineer

Justin has three years of engineering experience and is a certified Engineering Intern. He currently serves UES' Tampa office as a Structural Engineer. In this role, Justin is involved with various structural analysis, structural design, and forensic investigation projects. Previously, he served as a Geotechnical Department Intern, preparing proposals and cost estimates for exploratory geotechnical efforts, visually classifying samples from SPT tests and auger borings, and conducting laboratory testing with soil samples. He also gained experience in onsite monitoring for various tasks, including auger cast piles, ductile iron pile driving, and deep dynamic compaction. His expertise includes tenure with USACE's Jacksonville District as a QA Engineering Intern.

Education

BS, Civil Engineering, University of South Florida

Years of Experience

3

Licenses

- FBPE Engineering Intern #1100026931

Certifications

- FAA Remote Pilot Certification #4848431

EMPLOYMENT HISTORY/PROJECT EXPERIENCE

Structural Engineer (UES)
May 2023 - Present
Tampa, FL

As a structural engineer for UES' Tampa office, Justin performs Phase I Milestone inspections and Structural Integrity Reserve Studies (SIRS) for Florida condominium buildings per Florida Statutes 553.899, 718.112, and 719.106. Additional forensics experience includes investigations residential and commercial 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. Justin has been involved in various structural analysis and structural design projects. This experience includes developing and analyzing structural steel, light gauge steel, load-bearing masonry, and timber. Justin performs threshold inspections for on-going construction projects. Additionally, Justin has experience in Entercalc, MathCAD, and AutoCAD.

Geotechnical Department Intern (UES)
February 2022 - May 2023
Tampa, FL

Justin prepared proposals and cost estimates for exploratory geotechnical projects as a geotechnical department intern. He also facilitated drilling packets, including utility locate requests, aerial images, and coordinates for Standard Penetration Tests (SPT), sampling, and double-ring infiltration tests. During his tenure in the geotechnical department, Justin gained experience visually classifying SPT and auger boring samples (per ASTM D2488). He conducted laboratory testing on soil samples, including moisture contents, #200 sieve washes, and atterberg limits (ASTM D2216, D1140, and D4318). Additionally, Justin conducted onsite monitoring for auger-cast piling, ductile iron pile driving, deep dynamic compaction, compaction grouting, and aggregate pier installation.

Quality Assurance Intern (U.S. Army Corps of Engineers Jacksonville District) May - August 2020
Jacksonville, FL

As a QA Intern for USACE Jacksonville, Justin was tasked with reviewing plans, designs, and specifications for contract compliance. He planned and performed job site construction quality assurance, surveillance, and testing. He investigated job sites to comply with approved Accident Prevention Plans (APPs), EM385-1-1, and OSHA regulations to ensure contractors maintained safe working environments. Justin also reviewed, recorded, and maintained daily reports, submittals, deficiencies, and safety violations in USACE's Resident Management System (RMS).

SELECTED MILESTONE INSPECTION/STRUCTURAL INTEGRITY RESERVE STUDY EXPERIENCE

Bay Shores Yacht and Tennis Club
Indian Shores, FL
8-Story Building

Boca Vista Condominiums
Madeira Beach, FL
8-Story Building

Cabana Club Condominiums
Clearwater, FL
Two 9-Story Buildings

Carlton Vero Beach Condominiums
Indian River Shores, FL
Six 4-Story Buildings

Country Club Condominiums
Indian Shores, FL
Five 6-Story Buildings

Eau Gallie Harbour Club
Melbourne, FL
5-Story Building

Edgewater Condominiums
Miramar Beach, FL
19-Story Building

Flamingo Bay
Tierra Verde, FL
4-Story Building

Friendly Native Beach Resort
St. Petersburg, FL
Two 3-Story Buildings

Gulf Island Beach & Tennis Condominiums
Hudson, FL
Two 10-Story Buildings

Heather Hill Condominiums
Dunedin, FL
Two 3-Story Buildings

Heather Lake Condominiums
Dunedin, FL
Two 3-Story Buildings

Lakeview of Largo South
Largo, FL
Four 3-Story Buildings

One Laurel Place Condominiums
Tampa, FL
10-Story Building

Pine Ridge North II
Greenacres, FL
Eight 3-Story Buildings

Royal Yacht Condominiums
Dunedin, FL
5-Story Building

Southwinds Condominiums
Dunedin, FL
5-Story Building

Santa Maria Condominiums
South Pasadena, FL
4-Story Building

Sea Oaks
Vero Beach, FL
Twenty Six 3 & 4-Story Buildings

Smokehouse Harbour Condominiums
Marco Island, FL
Three 4-Story buildings

Southwinds at the Moorings
Vero Beach, FL
Five 4-Story Buildings

The Landings Condominiums
Altamonte Springs, FL
Eighteen 3-story buildings

The Landings of the Withlacoochee
Dunnellon, FL
Two 3-story buildings