



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

December 19, 2024

Mr. Ben Commons
Community Association Manager
901 North Hercules Ave. Suite A,
Clearwater, Florida 33765
Phone: 727-403-0307

**RE: Phase One Milestone Inspection Report for
Quiet Waters Condominium Association, Inc.
19931 Gulf Boulevard,
Indian Shores, Florida 33785
KEG File #21RT-0726**

Mr. Commons:

Karins Engineering Group, Inc. (KE) agreed to render professional engineering services in connection with a Milestone Phase One Inspection at Quiet Waters Condominium (hereinafter called the "Project"), located at **19931 Gulf Boulevard, Indian Shores, Florida, 33785**, for the **Quiet Waters Condominium Association, Inc.** (hereinafter called the "Client"), on April 2nd, 2024. Per the signed contract by the Client dated November 11th, 2024, KE completed a limited condition observation and evaluation of the current condition in 2024, as it relates to the building envelope and associated structural components that are readily accessible. KE had previously performed extensive condition surveys of the building and provided reports dated December 2021, which listed all recommended balcony, walkway, parking garage and exterior wall concrete repairs, and existing walkway and balcony guardrail replacement, balcony and walkway elevated concrete deck waterproofing membrane applications, filling of empty CMU cells with specified flowable grout, replacement of delaminated stucco at masonry and concrete substrates needed to professionally restore the building. The Association hired a Florida Licensed General Contractor, WKM Restoration Group, to perform all recommended repairs and waterproofing applications recommended in the Condition Survey Report provided in 2021. KE acted as Threshold Inspector for the City of Indian Shores during an extensive exterior restoration and waterproofing project that was performed from February 2023 through September 2023 under City of Indian Shores Permit #23IS-00031. KE made inspections of all performed work in progress as well as punch list and final inspections of all exterior walls, balconies, common walkways, railing systems, stucco replacement, complete building painting and sealant replacement, and traffic coating system application at walkways and balconies.

Furthermore, KE was asked to provide construction administration services and contract review for the existing roof covering replacement at the condominium building roof. A testing company, Air Quality Environmental, Inc. performed destructive testing and sampling at various roof areas to determine the levels in asbestos containing materials and a report was issued in December of 2023. KE provided a Project Manual for roof replacement at the main roof and related work on November 28th, 2023. The Client hired a contractor, Southern Roofing, to successfully complete the roof replacement at all areas listed from April to July of 2024. The roof system installed was a Derbigum modified bitumen system with a 20-year NDL warranty. KE performed periodic inspections during the roof replacement project and provided regular progress reports to the Association.

Overall, during both projects, KE made several site visit inspections of all stairway interiors, private unit balconies, all elevated walkways, all storage rooms, and all utility rooms. While onsite KE also did visual inspections of all exterior sheer walls and

under-building parking areas. Our observations are intended to identify significant deficiencies, problems, or ongoing maintenance concerns that are visible at the time of our observations; the intent of our review was to ascertain the general condition of these components and to make recommendations for appropriate repair and protection.

The milestone inspection is a structural inspection of a building, including an inspection of accessible load-bearing walls, the primary structural members, and primary structural systems. The inspection's sole purpose is identifying substantial structural deterioration of the building or structure that pose an immediate threat to the life, safety, and welfare of the public per the requirements of **Florida State Statute 553.899 – Mandatory Structural Inspections for Condominium and Cooperative Buildings**. This is particularly the case where potential failure of a critical component is imminent. This structural inspection was performed for the purpose of determining the current structural condition of the building to the reasonable extent possible that any part, material, or assembly of a building which affects the safety of such building or structure and / or which supports any dead or designed live load may be affected by internal or external elements, components, or forces.

Neither our observations nor this report is intended to address hidden defects, such as: mechanical, electrical, architectural, code compliance, or other areas of the building not specifically mentioned herein. Our investigation was not intended to be exhaustive or to detect deficiencies except as specifically mentioned herein. Due to the limited scope of this investigation, we cannot attest to the structure's compliance with applicable building codes and / or accepted construction techniques, except as noted herein. KE did not attempt to verify the adequacy of the original design or supplant the responsibility of the original Engineer of Record.

EXECUTIVE SUMMARY:

Quiet Waters Condominium consists of one high-rise condominium building located in the city of Indian Shores, Pinellas County, Florida. The building has 30 individual residential condominium units located on the upper five floors (6 units per floor) built over under-building parking on the lowest level. All residential units are accessed by common walkways on the front of the building and all units have a private exterior balcony on the rear elevation with an aluminum guardrail system installed at the outer edge during the latest restoration project. The building has two stairways located at the north and south ends of the U-shaped building and a centralized elevator tower. The parcel is located to the west of Gulf Boulevard along The Narrows strait in the westernmost portion of Saint Petersburg. The waterfront located to the rear of the building hides a common pool deck area with a gazebo and a small pier.

Quiet Waters Condominium building was constructed in the early 1980's and consists of conventionally reinforced concrete and is also constructed of structural steel, concrete, masonry, and light gauge metal frame construction (assumed). The existing roof that was recently replaced during a roof replacement project in 2024, consists of a built-up roof system (possibly coal tar pitch) with a protective gravel topping. The elevated private unit balconies, walkways and stairs have an embedded mechanical aluminum railing system. The common elevated walkways and balconies received application of a cold applied urethane pedestrian traffic waterproofing system with a decorative knock down cementitious finish applied during the 2023 exterior restoration and waterproofing project. All buildings' exterior walls and ceiling received a 10-year acrylic paint system application as well during the exterior restoration project.



Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

GENERAL INFORMATION:

KE visited the site regularly during the extensive exterior restoration, guardrail replacement, and waterproofing applications project from February of 2023 through September of 2023 as described in the Threshold Inspection Documents (City of Indian Shores Permit # 23IS-00031), and numerous times during the roof replacement project from April of 2024 through July of 2024 as described in KE provided field reports (City of Indian Shores Permit # 24IS-00089). During the site visits, KE observed the following:

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

Karins did not observe the following:

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



Original building plans were provided to KE. Only publicly available records were used in this report. No other historical or association documents were provided by the client at the time of this report. *Update to this report can be made if further information is provided.*

Karins Engineering has been involved at this property as the Engineer of Record since 2021 assisting with multiple visual exterior and destructive exterior condition surveys, structural restoration, roof covering replacement, waterproofing and maintenance projects.

KE's site visits included observing and documenting all balcony, walkway, parking garage and exterior wall concrete repairs, and existing walkway and balcony guardrail replacement, balcony and walkway elevated concrete deck waterproofing membrane applications, filling of empty CMU cells with specified flowable grout, replacement of delaminated stucco at masonry and concrete substrates performed by WKM Restoration Group in 2023 while acting as the authorized Threshold Inspector for the City of Indian Shores.

During the 2024 roof replacement project, KE's site visits included observing and documenting all roof component replacement and related work made by Southern Roofing while acting as the authorized Field Inspector and Contract Administrator/Reviewer for the Association.

REFERENCES AND CONTACTS:

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

1) Documents

- KEG Existing Condition Survey Report dated December 2021
- KEG Project Manual and Structural Repair Plans for the exterior restoration project and related work dated January 2023 and completed by WKM Restoration Group
- Air Quality Environmental, Inc.- Asbestos Sampling and Testing Services Report dated January 2022
- Project Manual and Construction Documents provided by KEG regarding the 2024 Roofing Replacement Project completed by Southern Roofing
- Performance Roof Systems 20-Year NDL guaranty dated June 2024
- Pictures and field notes taken during the site visit inspections by KEG Staff
- No other documents were provided to KEG related to this Milestone Inspection and Report.

2) Contacts

- Mr. Tom Muriello – Board President
- Mr. Ben Commons – Community Association Manager





Figure 1: West Overview of Property.

LEGAL NOTE:

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

The Quiet Waters Condominium Association Inc. is 6-stories tall and was built circa 1981. Any additional buildings on the property not specifically mentioned here are not required to be part of this report.

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

The Quiet Waters Condominium Association Inc. does not require an additional intensive Phase 2 inspection.

KE is to provide this Phase 1 Milestone Inspection report to the local building official for the City of Indian Shores and the Quiet Waters Condominium Association Inc. is to make this report part of the association's official records. Additionally, The Quiet Waters Condominium Association Inc. is required to make this report available to all unit owners, as well as any potential purchaser of a residential unit.

Further to this inspection report, Quiet Waters Condominium is to conduct a Structural Integrity Reserve Study every 10 years hereafter.



OPINIONS AND RECOMMENDATIONS:

Based upon our visual observations of the above-listed systems at Quiet Waters Condominium Association Inc., Karins has provided a list of opined recommendations below. These recommendations are further prioritized from important and urgent to non-important and not-urgent categories for the prudent implementation and scheduling by the Quiet Waters Condominium Association Inc.

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

It is our professional opinion that the following course of action should be taken to protect the building in the future:

Important and Urgent

1. None noted.

Important Not Urgent

1. The roof has been recently completed and has a 20-year NDL warranty. KE recommends that the Association have annual maintenance performed by the roofing contractor that installed the roof system in order to maintain the warranties and address any minor repairs that are needed. Inspections should be conducted at least every 12 months.
2. The complete building restoration has been recently completed. Therefore, KE recommends that the Association plan for annual inspections to identify any possible warranty repairs and address isolated new damaged as needed. KE has found that periodic inspections and smaller repair projects reduce the need for larger restoration projects in the future.

Urgent Not Important

1. None noted.

Not Important Not Urgent

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

SUMMARY:

The milestone inspection is a structural inspection of a building, including an inspection of accessible load-bearing walls, the primary structural members, and primary structural systems. The inspection's sole purpose is identifying substantial structural deterioration of the building or structure that pose an immediate threat to the life, safety, and welfare of the public per the requirements of **Florida State Statute 553.899 - Mandatory Structural Inspections for Condominium and Cooperative Buildings**. This is particularly the case where potential failure of a critical component is imminent. This structural inspection was performed for the purpose of determining the current structural condition of the building to the reasonable extent possible that any part, material, or assembly of a building which affects the safety of such building or structure and / or which supports any dead or designed live load may be affected by internal or external elements, components, or forces.



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

- None noted.

This report is not intended to serve as a construction guideline or repair specification, nor can it be used to obtain bids from a general contractor.

CONCLUSION:

KE's opinion is that the existing conditions at the Quiet Water Condominium Association Inc. are very good, and any items noted are due to the age and normal wear and tear of the building, failed repairs and not a lack of maintenance.

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

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

This report is prepared for the sole benefit of the Client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering.

We trust this information is helpful. Should questions arise, please do not hesitate to contact us at your earliest convenience.

Sincerely,
Karins Engineering.

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



REPRESENTATIVE PHOTOS



Fig. 1 – Overview of West Elevation of Building.



Fig. 2 – Typical Overview of Side Elevations of Building.

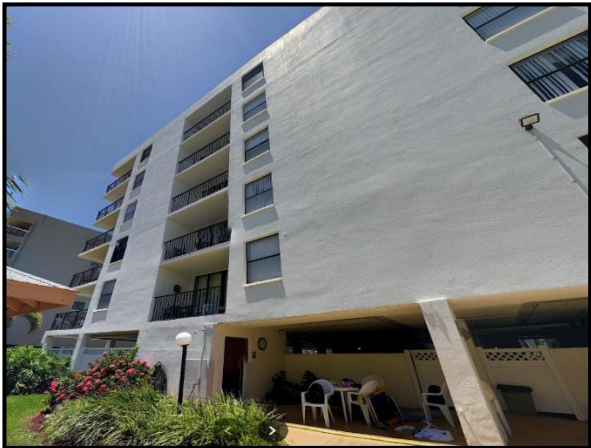


Fig.3 – South Overview of East Elevation of Building.



Fig.4 – North Overview of East Elevation of Building.



Fig.5 – Typical Gemstone Waterproofing Coating at Walkways.



Fig.6 – New Railing System Installed at Balconies (42" Height – 4" Picket Spacing).





Fig.7 – Overview of New Modified Bitumen Roofing System.



Fig.8 – Overview of New Modified Bitumen Roofing System.

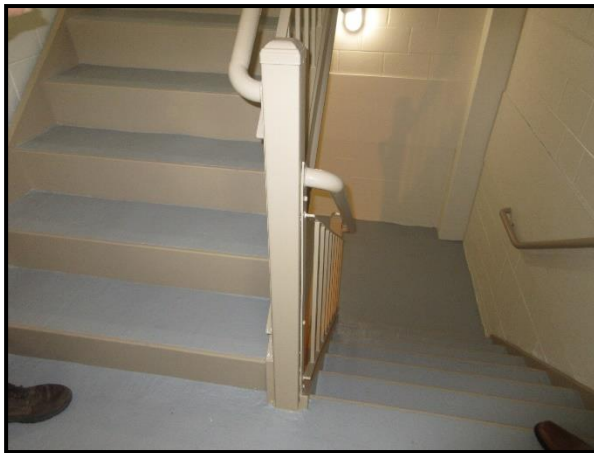


Fig.9 – Typical Metal Stairwells with Concrete Topping Slab.



Fig.10 – Typical Overview of Under-Building Parking.

