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December 20, 2024

Mr. Ben Commons, LCAM, CMCA
Leading Edge CAM
901 North Hercules Avenue, Suite A
Clearwater, FL 33765

Phone: 727-403-0307
Via Email: service@leadingedgecam.com

RE: Sand Castle 1 Condominium – Milestone Inspection Report
20000 Gulf Boulevard
Indian Shores, FL 33785
KEG File# 21RT-0728

Dear Mr. Commons:

Karins Engineering Group, Inc. (KE) agreed to render professional engineering services in connection with a Milestone Phase 1 Inspection at Sand Castle 1 Condominium (hereinafter called the "Project"), located at **20000 Gulf Boulevard, Indian Shores, FL 33785**, for **Sand Castle 1 Condominium Association Inc.** (hereinafter called the "Client"), on November 22, 2024. Per the signed contract by the Client dated that same date, November 22, 2024, KE completed multiple inspections of the property during the recent condition surveys and during site visits and inspections of the on-going restoration project starting in October 2021 and currently ongoing in December 2024. KE is currently acting as the Engineer of Record and Threshold Inspector for the restoration project during this period being performed under Town of Indian Shores Permit # 24IS-00058 by WKM Restoration Group, a State Licensed and Insured Class "A" General Contractor.

Our observations are intended to identify significant deficiencies, problems, or ongoing maintenance concerns that are visible at the time of our observations; the intent of our review was to ascertain the general condition of these components and to make recommendations for appropriate repair and protection. This included an inspection of the exterior ground as well as walkways and balconies.

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 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 Engineer of Record.

EXECUTIVE SUMMARY:

The Sand Castle 1 Condominium Association Inc. is a mid-rise condo development in Indian Shores, Pinellas County, Florida. The Sand Castle 1 structure is consisted of one (10) ten-story building with a pool deck area facing the Gulf of Mexico with a total of seventy-two (72) individual dwelling units. Each floor contains eight residential units starting from level 2 to level 10 (with an underbuilding vehicular park level). The elevator shaft that is positioned in the middle of the building, which opens to common walkways with stairways with steel pans and stringers and concrete treads at the end of each walkway level on both sides of the building within a typical structure. The property is located on the western shore of Pinellas County and abuts the Gulf of Mexico, and along the west side of Gulf Boulevard in Pinellas County, Town of Indian Shores.

The Sand Castle 1 Condominium Association Inc. is built with a mix of cast reinforced concrete columns, beams, foundations, post tension cable and conventional concrete slabs, steel stair towers with in-fill concrete treads, and concrete masonry unit in-fill vertical external walls. The roof system is comprised of TPO roof system. Stucco appears to be the most common type of exterior cladding covered with a building envelope painting. The common walkways have an aged decorative "Gemstone" type of wearing surface/finish over a flexible cementitious waterproofing membrane. The balconies on the west elevation of the building are currently under construction with concrete restoration being performed as necessary. The balcony concrete restoration has a scheduled completion date of mid-January 2024, with the waterproofing membrane application scheduled for September 2025, during the early stages of the Phase 2 of the restoration. Partial balcony guardrail replacement, at the south "01" balcony stack and the north "08" balcony stack, is also being performed as a portion of Phase 1 of the restoration project. A clear silane based sealer will be applied to the balconies prior to the end of the Phase 1 portion of the work to assist in providing waterproofing until the urethane membrane can be installed.

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. However, extensive concrete repairs are in progress, and planned for completion prior to January 15, 2025, at Unit Stacks 01, 02, 03, 04, 05, 06, 07 and 08. Common walkway repairs and waterproofing, balcony waterproofing, and completion of concrete repairs in the under-building parking level are planned to be performed during Phase 2 of the project scheduled for August 2025. We reserve the right to amend our opinion should new information be brought to our attention.

GENERAL INFORMATION:

KE visited the site periodically between October and November 2021 to perform a Condition Survey as the basis for the ongoing restoration project, performed a walkover of the Common Walkways, Stair Towers and Parking Level during December 2024, and representatives from KE are currently making site visits and Threshold Inspection that started in July 2024. During our visit with onsite Maintenance personnel providing escort, KE observed the following:

- Grounds / Common Areas
 - Sidewalks
 - Landscaping



- Pool Deck
- Walkways, Stairwells, Electrical Rooms, Storage, Elevator Equipment Rooms, and Lobby
- General overview of the Exterior
- Roof
- Limited Interior and Balcony Observations were conducted at units 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 401, 402, 403, 404, 405, 406, 407, 408, 501, 502, 503, 505, 506, 507, 508, 601, 602, 603, 604, 605, 606, 607, 608, 701, 702, 703, 704, 705, 706, 707, 801, 802, 803, 804, 805, 806, 807, 808, 901, 902, 903, 904, 905, 906, 907, 908, 1001, 1003, 1004, 1006, 1007, and 1008.
 - Exposed Structural Components and Ceilings
 - Unit Doors, Windows, Sliding Glass Doors, Sills, and Shutters
 - Balconies, and Balcony Guardrails
- All unit balconies have had work in progress inspections and observations made as a portion of the active restoration project.

Karins did not observe the following:

- Hidden foundations or groundwork
- Hidden structural members covered with finishes.
- Major electrical components or deficiencies beyond corrosion
- Major mechanical components or deficiencies beyond obvious deterioration
- Major plumbing components or deficiencies beyond obvious and present leaks

No original building plans were provided to KE. Some attempts to pull public records were made. Some historical or association documents were provided by the client at the time of this report. *Update to this report can be made if further information is provided.*

Karins Engineering was the Engineer of Record for condition surveys, and the current restoration project at Sand Castle 1 Condominium Association, Inc. It is our understanding that the building has had previous restoration, painting, and waterproofing projects throughout its lifetime. Karins was not directly involved with these prior restoration projects.

It is our understanding that all the roof was replaced with the TPO roof covering installed per a September 2020 proposal from ENC Solutions, with the roof being approximately 2 years of age.

REFERENCES AND CONTACTS:

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

- 1) Documents
 - a. Karins Engineering Condition Survey Findings Date Spreadsheets Dated 11/30/2021 and 12/21/2021.
 - b. Karins Engineering Project Manual for Exterior Restoration Dated 7/12/2022.
 - c. WKM Restoration Group Exterior Building Restoration Proposal and Contract Dated 4/25/2023.



2) Contacts

- Gerald Boza – Board of Directors, President
- Ben and Heather Commons – Property Managers



Figure 1: Front Signage of Property

LEGAL NOTE:

The newly passed bill, CS/HB 5D creates a statewide building Milestone Inspection requirement for condominiums and cooperative buildings that are three (3) stories or higher in height and thirty (30) years after initial occupancy. For buildings located within three (3) miles of the coast, the requirement is twenty-five (25) years after initial occupancy.

The building inspected at Sand Castle 1 Condominium Association Inc. is a 9-story tall and was built circa 1974. Any additional buildings on the property not specifically mentioned here are not required to be part of this report.

The Sand Castle 1 Condominium Association Inc. does not appear to have substantial structural deterioration. This report meets the requirements of a Phase 1 inspection. An inspection every 10 years after this initial Phase 1 inspection will be required by statute.

The Sand Castle 1 Condominium Association Inc. does not require an additional intensive Phase 2 inspection, since a local general contractor that specializes in concrete restoration and waterproofing is contracted to complete the building restoration in 2025, and KE is the Engineer of Record and Threshold Inspector for the work.

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

Further to this inspection report Sand Castle 1 is to conduct a Structural Integrity Reserve Study every 10 years.



OPINIONS AND RECOMMENDATIONS:

Based upon our visual observations of the above-listed systems at the Sand Castle 1 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 Sand Castle 1 Condominium Association Inc.

Based on the scope of the inspection and for the areas that were able to be assessed, and ongoing observations and inspections made during phase one of the two-phase restoration project, within a reasonable degree of engineering certainty, we have not observed conditions that would compromise the safety of the buildings for their 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. Completion of the ongoing building wide concrete restoration, waterproofing, partial railing replacement, stair repair, and painting project in accordance with the contract schedule. The unit balcony's concrete restoration is planned for completion in Phase 1 and is on-going.

Important Not Urgent

1. The existing railings at the balconies and walkways were left in place during the recent restoration projects with the exception of the "01" and "08" balcony locations. They currently meet 2023 FBC dimensional requirements. KE recommends that they be periodically inspected for corrosion and damage. The Association should plan for replacement of all balcony railing in approximately 4 years and the walkway guardrails within 6 years. The exact replacement timeline will be dependent on the results of future inspections and in accordance with the schedule set forth in the Association's Structural Integrity Reserve Study (SIRS).
2. The Association should conduct an inspection of a portion of the balconies and walkways annually (upon completion of the current restoration project) to identify any concrete deterioration or other issues that should be addressed. Following the inspection, a contractor should make minor repairs as needed. Note that some of these repairs may fall under WKM's warranty. The inspection should be conducted by a licensed engineer that specializes in restoration and waterproofing projects.
3. The main roof system was recently replaced in 2022 with a TPO roof covering. The Association should perform regular inspections and perform warranty, maintenance and repairs as needed in order to repair any minor damage that may occur and maintain the warranty from the manufacturer.

Urgent Not Important

1. Nothing noted.

Not Important Not Urgent

1. The main front entry awning was damaged during recent construction and is planned to be replaced.
2. Select sliding glass doors at balconies and the exterior windows at individual units have recently been updated by the unit owners to adhere to the building code during recent repairs. Windows and doors such as the original components installed at Sand Castle 1 Condominium typically have a 40-year estimated life. Due to the building age of approximately 50 years old, it is recommended that all original windows and doors in the building be considered for replacement.



3. KE recommends that the building envelope painting be renewed every 7 – 10 years to maintain warranties and protection of the building.

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 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:

- Concrete repairs at balconies – Work under way and will be completed during Phase 2 in 4th quarter of 2025

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. At the Board requests, KEG can provide an additional services proposal utilizing the findings and recommendation within this report to produce an Engineered Project Manual. The Project Manual would be the document that can be used to obtain bids from general contractors and ultimately used to obtain necessary permitting documents.

CONCLUSION:

KE's opinion is that the existing conditions at the Sand Castle 1 Condominium Association Inc. are in fair to good condition, and any items noted are due to the age and normal wear and tear of the building, with the understanding that the current ongoing concrete repairs, waterproofing, and painting project must be completed as contracted, and the majority of the repairs are required due to a lack of proper 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 restoration project and institute a maintenance schedule while planning to implement our previously listed recommendations based on importance, urgency, and incidence. This would allow time for Sand Castle 1 to appropriately reserve capital to satisfy our recommendations. Our office would be more than happy to review these avenues and provide Sand Castle 1 Condominium Association Inc. with appropriate services.

Due to the limited scope of this investigation, we cannot attest to the structure's full compliance with building codes or accepted construction techniques. Our statements regarding the structural integrity of the building and components at Sand Castle 1 Condominium Association Inc. are in reference to the original construction and installation.



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

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

Sincerely,
Karins Engineering.

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



Representative Photos



Photo #1 – Overview of Southeast Portion of Building during Restoration.



Photo #2 – West Elevation Overview of Building.





Photo #3 – East Elevation of Building.



Photo #4 – Typical 01 Stack Balcony prior to Restoration.





Photo #5 – Typical Unit Balcony During Restoration.



Photo #6 – Overview of Walkway Railing, Knee Wall and Floor Coating.





Photo #7 – Overview of Elevated Walkway Knee Wall from Exterior Side. (TYP.)



Photo #8 – Overview of Walkway Ceiling and Lighting





Photo #9 – Overview of TPO Roof, Has Been Installed for Approximately 2 Years.



Photo #10 – Close Up Of Roof Drain and Vent Stack with TPO Boot.





Photo #11 – Overview of North Stairway Prior to Repairs and Painting



Photo #12 – Overview of Steel Stairwell at North End with Partial Repairs and Painting In Progress.





Photo #13 – Overview of Underbuilding Parking on the East Elevation.



Photo #14 – Overview of Garage Ceiling Prior to Restoration.

