



April 3rd, 2024

THIS MILESTONE PHASE 1 INSPECTION REPORT WAS PRODUCED FOR PIER HOUSE CONDOMINIUM ASSOCIATION, INC. LOCATED AT 20019 GULF BLVD, INDIAN SHORES, FL 33785

PIER HOUSE

MILESTONE PHASE 1 INSPECTION SURVEY

Recon Response Engineering LLC, Florida Engineering Certificate of Authorization #31955
Toll-Free Nationwide: (844)-44-RECON or via email info@reconresponse.com



Mr. Bobby Bucholtz
Pier House Condominium Association, Inc.
20019 Gulf Blvd
Indian Shores, FL 33785

Re: Milestone Phase 1 Inspection
Pier House Condominium Association, Inc.
20019 Gulf Blvd
Indian Shores, FL 33785

Dear Mr. Bucholtz,

In accordance with your request, we tasked engineer Andrew Schrader with performing a Phase 1 structural inspection of the building, including an inspection of load-bearing walls, primary structural members and primary structural systems. Andrew Schrader visited the site on 02/14/2024.

PROJECT BACKGROUND ON PHASE 1 INSPECTIONS

Recon Response Engineering LLC ("RRE") prepared this report to provide the Association with a Phase 1 Milestone Inspection in accordance with Florida Statute 553.899. The purpose is to attest to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determine the general structural condition of the building as it affects its safety. This includes a determination of any necessary maintenance, repair or replacement of any structural component of the building. This does not include making a determination if the condition of the building is in compliance with the Florida Building Code or the fire safety code.

This inspection requires a visual examination of habitable and non-habitable areas of the building, including its major structural components. It is a qualitative (non-quantitative) assessment of the building's structural condition, with a key goal to determine if substantial structural deterioration exists.

"Substantial structural deterioration" is defined in Florida Statute 553.899 as substantial structural distress 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 inspector determines that such surface imperfections are a sign of substantial structural deterioration.



As stated in Florida Statute 553.899, if we find no signs of substantial structural deterioration to the building components under visual examination, then a Phase 2 inspection is not required. If, however, any substantial deterioration is identified during the Phase 1 inspection, then a Phase 2 inspection must be performed.

PROJECT BACKGROUND ON PHASE 2 INSPECTIONS

The purpose of a Phase 2 inspection, if required, is to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use. Additionally, a Phase 2 inspection requires the inspector to recommend a program for fully assessing and repairing distressed and damaged portions of the building.

A Phase 2 inspection may involve destructive or non-destructive testing, and may be as extensive or as limited as necessary to fully assess areas of structural distress. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure.

ONCE THE INSPECTION IS COMPLETED

Following both the Phase 1 and Phase 2 inspection, the inspector must submit a sealed copy of the inspection report with a separate summary of, at a minimum, its material findings and recommendations. This information must be furnished by the inspector to both the condominium association and to the building official of the local government which has jurisdiction. This signed and sealed inspection report must meet all of the following criteria:

- 1) Indicate the manner and type of inspection forming the basis for the inspection report.
- 2) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection.
- 3) Describe the extent of such deterioration, and identify any recommended repairs for the observed deterioration.
- 4) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- 5) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- 6) Identify and describe any items requiring further inspection.



APPLICABLE DEFINITIONS FROM THE FLORIDA BUILDING CODE

“Unsafe” is defined in the 2020 Florida Building Code, 7th Edition, as follows:

Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of “Dangerous,” or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

“Dangerous” is defined in the 2020 Florida Building Code, 7th Edition, as follows:

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 dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

Note that the Florida Building Code has a specific definition for “substantial structural damage” which is separate and distinct from the definition of “substantial structural deterioration” as used in Florida Statute 553.899. Since this report is predicated on the specific requirements of Florida Statute 553.899, the criterion for substantial structural deterioration is used in this report as defined in Florida Statute 553.899.



WHAT THE ASSOCIATION MUST DO WITH THIS INFORMATION

- 1) The Association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in this report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to receive notice by electronic transmission.
- 2) The Association must post a copy of the inspector-prepared summary of the inspection report in a conspicuous place on the condominium or cooperative property.
- 3) The Association must publish the full report and inspector-prepared summary on the Association's website if the Association is required to have a website.
- 4) We also recommend consultation with the Association's legal counsel to determine what other actions (if any) should be taken.



DOCUMENTS REVIEWED

1. Building and Roofing Oral History as provided by Association Board of Directors
2. Pinellas County Appraiser Records

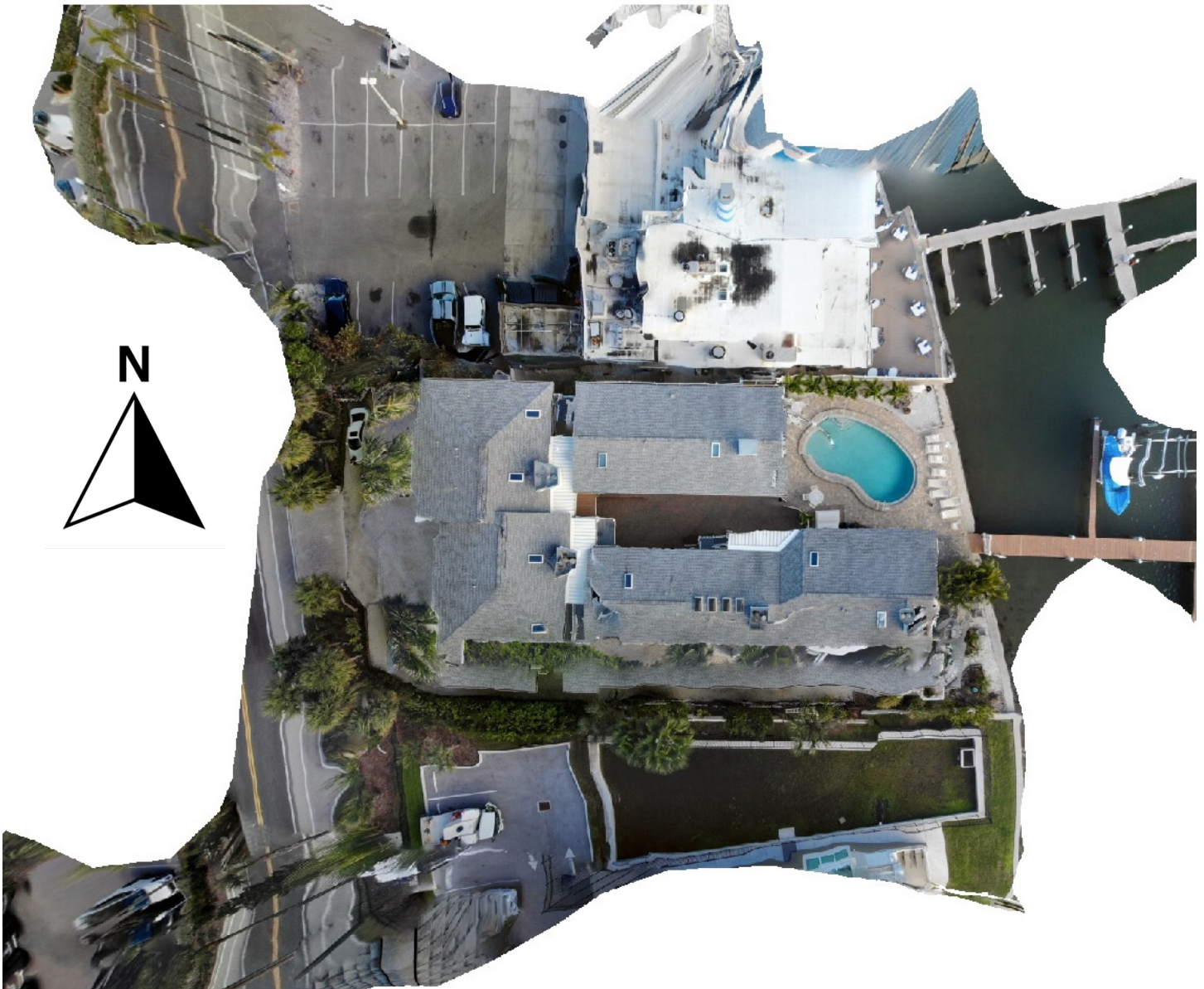
BUILDING INFORMATION

- ♦ The structure located at Pier House Condominium consists of ten (10) units spread out through three buildings. Each one is identical in construction type and condition.
- ♦ The buildings are three (3) stories tall, and the structural components consist of reinforced concrete beams, slabs, and columns with infill Concrete Masonry Unit (CMU) block walls.
- ♦ The main roof system is composed of asphalt shingles.
- ♦ The structure was built in 1983 according to Pinellas County Property Appraiser records.

Photos showing the layout of the building are provided on the following pages.

RECON RESPONSE ENGINEERING

Photos taken during site visit by Professional Engineer (PE) Andrew Schrader.



**High-resolution Orthomosaic (composite image) Map of Pier House building.
Created by Drone Imagery Captured on 02/14/2024.**

RECON RESPONSE ENGINEERING



**Drone Photo of Pier House building.
Typical Roof & elevation captured 02/14/2024.**

RECON RESPONSE ENGINEERING



**Drone Photo of Pier House building.
North elevation captured 02/14/2024.**

RECON RESPONSE ENGINEERING



**Drone Photo of Pier House building.
East elevation captured 02/14/2024.**



**Drone Photo of Pier House building.
South elevation captured 02/14/2024.**

RECON RESPONSE ENGINEERING



**Drone Photo of Pier House building.
West elevation captured 02/14/2024.**



Typical Roof photo captured 02/14/2024.

RECON RESPONSE ENGINEERING



Typical Roof photo captured 02/14/2024.



Typical Elevation View - Front (West).



Typical Elevation View - Side (South).



Typical Elevation View - Back (East).



Typical Elevation View - Side (North).

INSPECTOR CREDENTIALS

Andrew Schrader is a Florida-licensed Professional Engineer (PE) and Certified General Contractor (CGC).

He is board-qualified as a Special Inspector of Threshold Buildings (SI) by the Florida Board of Professional Engineers, and accredited as a Florida Board Recognized Structural Engineer (FRSE).

In addition, Mr. Schrader holds the following credentials:

International Code Council (ICC)

- Special Inspector, Soils
- Special Inspector, Structural Steel and Bolting
- Special Inspector, Structural Masonry
- Residential Mechanical Inspector
- Residential Electrical Inspector
- Property Maintenance and Housing Inspector
- ADA Accessibility and Plans Review

American Concrete Institute (ACI)

- Special Inspector, Concrete Construction
- Concrete Field Testing Technician - Grade I

Association for Materials Protection and Performance (AMPP) / National Association of Corrosion Engineers (NACE)

- Basic Coatings Inspector / CIP Level 1

State of Florida

- Licensed Asbestos Consultant
- Certified Continuing Education Instructor, Florida Department of Business and Professional Regulation (DBPR)
- Certified Continuing Education Instructor, Florida Division of State Fire Marshal

U.S. Army Corps of Engineers

- Urban Search and Rescue (US&R) Structures Specialist (StS-1)

U.S. Department of Transportation, Federal Aviation Administration (FAA)

- Commercial Pilot (Instrument-Rated)
- Remote Pilot (Small Unmanned Aircraft Systems)



MILESTONE PHASE 1 INSPECTION RESULTS: PIER HOUSE CONDOMINIUM

Required Item 1 of 6: *Indicate the manner and type of inspection forming the basis for the inspection report.*

This Phase 1 milestone inspection was performed using visual observation of accessible locations. We walked the property on foot including the ground-floor perimeter, sloped roofs, flat roof and all approximately half of the unit interiors and balconies. We also used an Unmanned Aerial Vehicle (UAV) drone to observe the roof and exterior locations.

Required Item 2 of 6: *Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection.*

No substantial structural deterioration was observed. The building is in good structural condition. A Phase 2 inspection is not required.

Less-than-substantial structural deterioration was observed in the following locations:

- 1) Exterior wood frame stairs require minor wood frame repairs and upkeep.
- 2) Unit 1 East railing balcony railing requires repair to attachment anchorage.

Required Item 3 of 6: *Describe the extent of such deterioration and identify any recommended repairs for the observed deterioration.*

- 1) Stairwell wood framing deterioration observed at North-West Corner, West stairwell on North side, East stairs on South Side, Center stairs, and South stairs.
- 2) Railing repair location previously noted above.



Required Item 4 of 6: *State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.*

No unsafe or dangerous conditions were observed.

Required Item 5 of 6: *Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.*

- 1) Continue with maintenance repairs and upkeep to exterior wood stairwell framing on an as-needed basis.

Required Item 6 of 6: *Identify and describe any items requiring further inspection.*

- 1) Due to the age of the building and exposure to the harsh coastal environment, we would recommend re-inspection by an Engineer within five (5) years of the date of this report. This does not need to be a milestone inspection. A simple Visual Survey of Existing Conditions can be performed.

Photo appendix begins following this section.

This section is a summary. Please review our annotated photo appendix for additional notes and recommendations.

SIGNATURE PAGE

Milestone Phase 1 Survey
Pier House Condominium Association Inc.
20019 Gulf Blvd
Indian Shores, FL 33785



Andrew Schrader, PE
Florida License #72231
Certificate of Authorization #31955
Recon Response Engineering, LLC
Toll-Free Nationwide: (844)-44-RECON
info@reconresponse.com

ANDREW SCHRADER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 72231. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SCHRADER, PE ON 04/03/2024 USING AN SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Limitations:

This report makes no warranties or guarantees, expressed or implied, in regards to building construction at the site. The property was not inspected for hidden conditions.

Our opinions noted within this report are based on the findings as well as our professional experience. We accept no responsibility for interpretations or actions based on this report made by others.

The findings, results, and conclusions listed herein are only representative of conditions at the time of our review and do not represent conditions at other times. This report is intended for use by you and your assigned representatives. Its data and content should not be used or relied upon by other parties without our prior written authorization. We reserve the right to update our opinions if and when new information becomes available.

Andy Schrader

Recon Response Engineering L.L.C.

3/27/2024



Milestone Phase 1 Inspection Survey

Photo Appendix

Pier House Milestone Phase 1 Inspection. Photos taken by PE Andrew Schrader during his site visit.



Exterior signage.

Project: Pier House Milestone
Date: 2/14/2024, 8:58am
Creator: Andy Schrader



Front West elevation.

Project: Pier House Milestone
Date: 2/14/2024, 8:59am
Creator: Andy Schrader



Side south elevation

Project: Pier House Milestone
Date: 2/14/2024, 8:59am
Creator: Andy Schrader



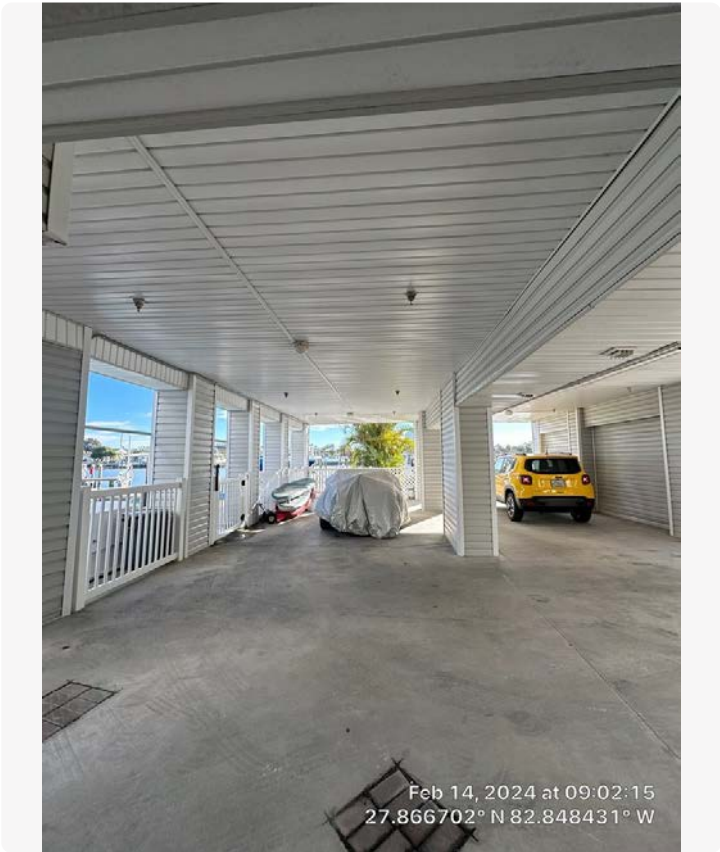
Side North elevation

Project: Pier House Milestone
Date: 2/14/2024, 9:00am
Creator: Andy Schrader



Ground level parking garage under living space. Exterior siding and garage ceiling is in good condition.

Project: Pier House Milestone
Date: 2/14/2024, 9:01am
Creator: Andy Schrader



Ground level parking garage

Project: Pier House Milestone
Date: 2/14/2024, 9:02am
Creator: Andy Schrader



Rear East elevation

Project: Pier House Milestone
Date: 2/14/2024, 9:02am
Creator: Andy Schrader



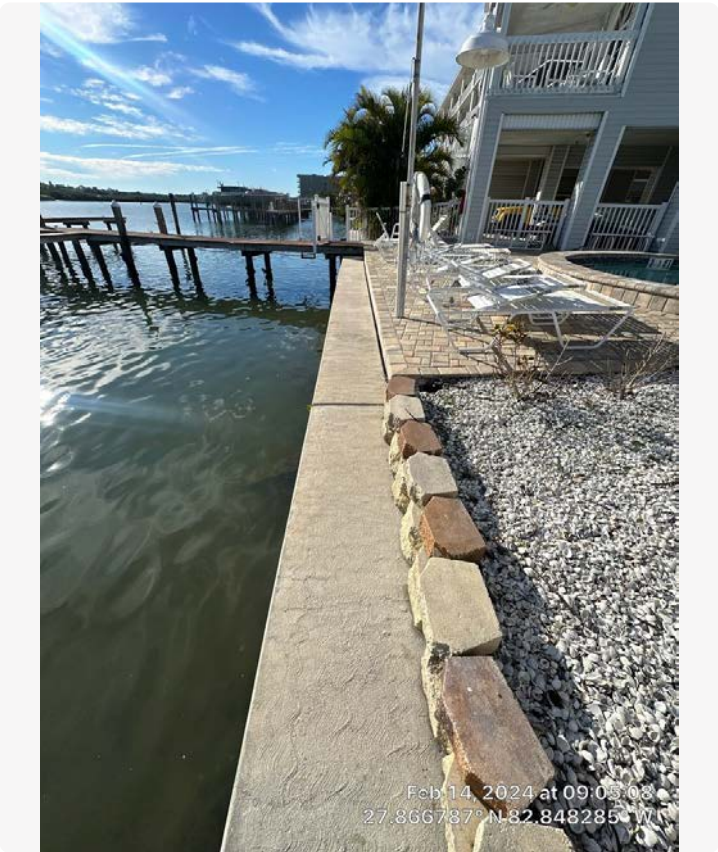
East elevation, North side of property.

Project: Pier House Milestone
Date: 2/14/2024, 9:04am
Creator: Andy Schrader



West side of property, adjacent to Intercoastal Waterway.

Project: Pier House Milestone
Date: 2/14/2024, 9:04am
Creator: Andy Schrader



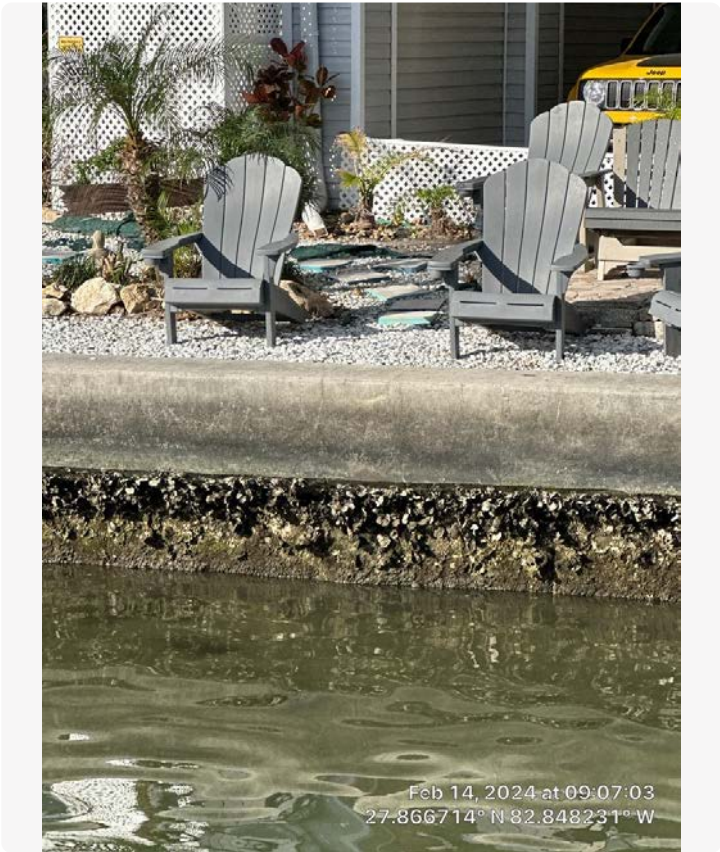
Seawall is in good condition.

Project: Pier House Milestone
Date: 2/14/2024, 9:05am
Creator: Andy Schrader



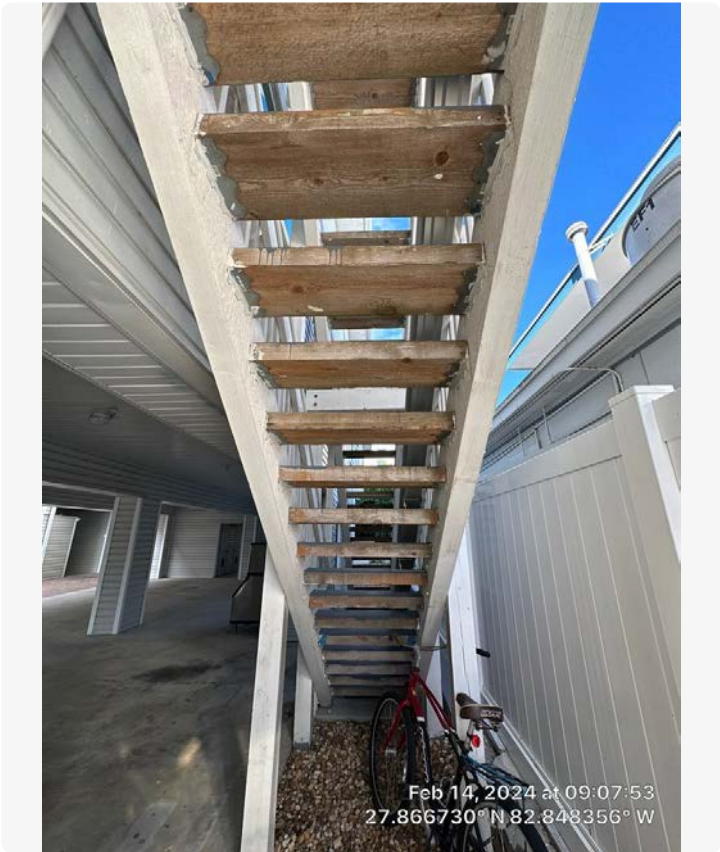
East elevation , West side of property. Taken from dock on Intercoastal.

Project: Pier House Milestone
Date: 2/14/2024, 9:06am
Creator: Andy Schrader



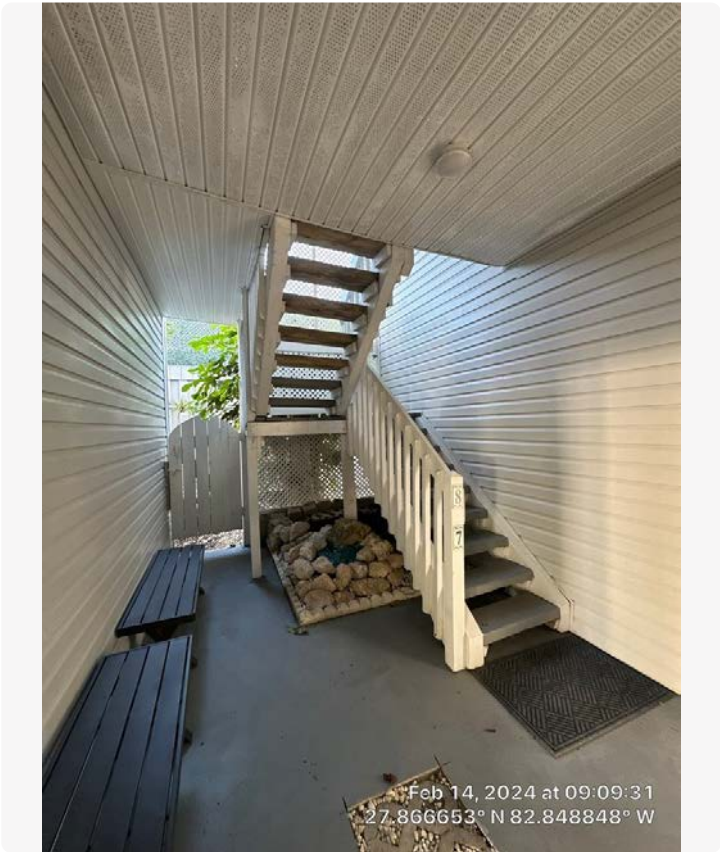
Seawall is in good condition.

Project: Pier House Milestone
Date: 2/14/2024, 9:07am
Creator: Andy Schrader



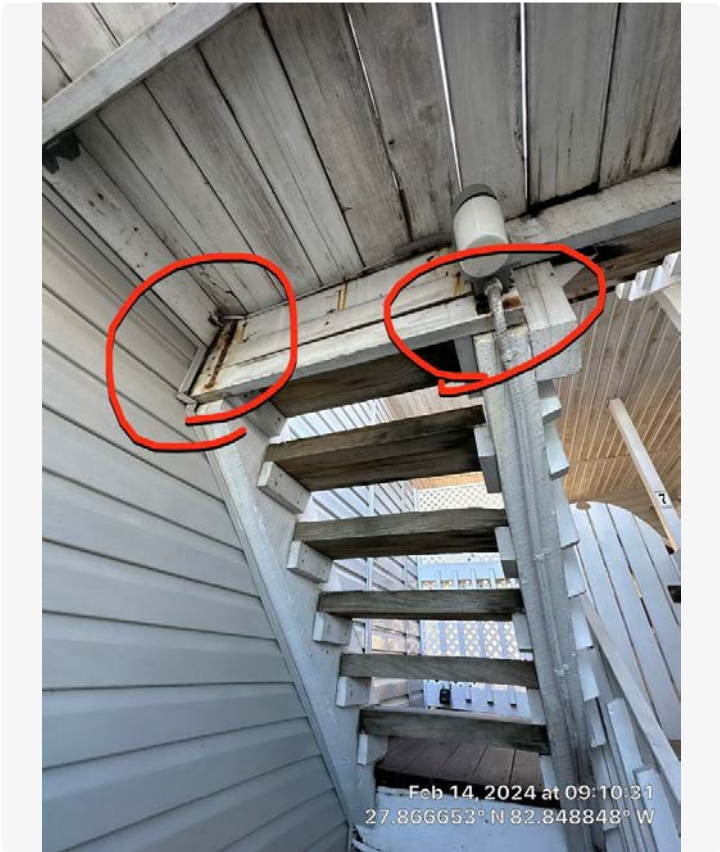
Exterior stairs, North side. Good condition.

Project: Pier House Milestone
Date: 2/14/2024, 9:08am
Creator: Andy Schrader



Exterior stairwell, north west corner of building. Stairs are in fair condition. Rusting fasteners observed at top of stairs, which is typical for wood framing in this coastal environment. It appears that the Association has been performing regular maintenance and wood framing repairs on these locations.

Project: Pier House Milestone
Date: 2/14/2024, 9:10am
Creator: Andy Schrader



Rusting and missing fasteners West stairwell, North side of building. These locations will require repair and/or replacement of the fasteners.

Project: Pier House Milestone
Date: 2/14/2024, 9:11am
Creator: Andy Schrader



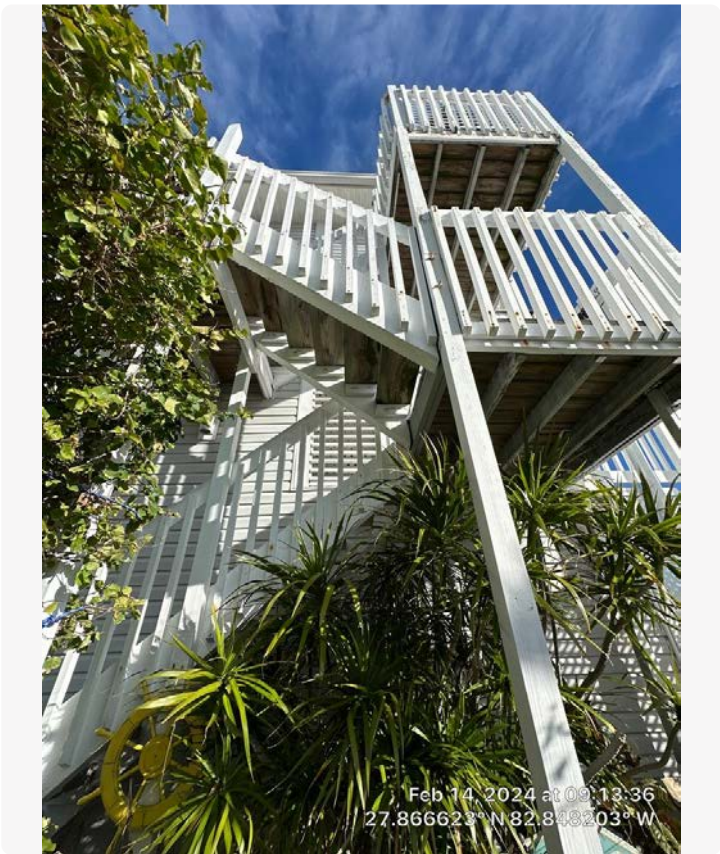
Rusting and missing fasteners West stairwell, North side of building. These locations will require repair and/or replacement of the fasteners.

Project: Pier House Milestone
Date: 2/14/2024, 9:11am
Creator: Andy Schrader



Center courtyard, looking West. Exterior siding is in good condition.

Project: Pier House Milestone
Date: 2/14/2024, 9:12am
Creator: Andy Schrader



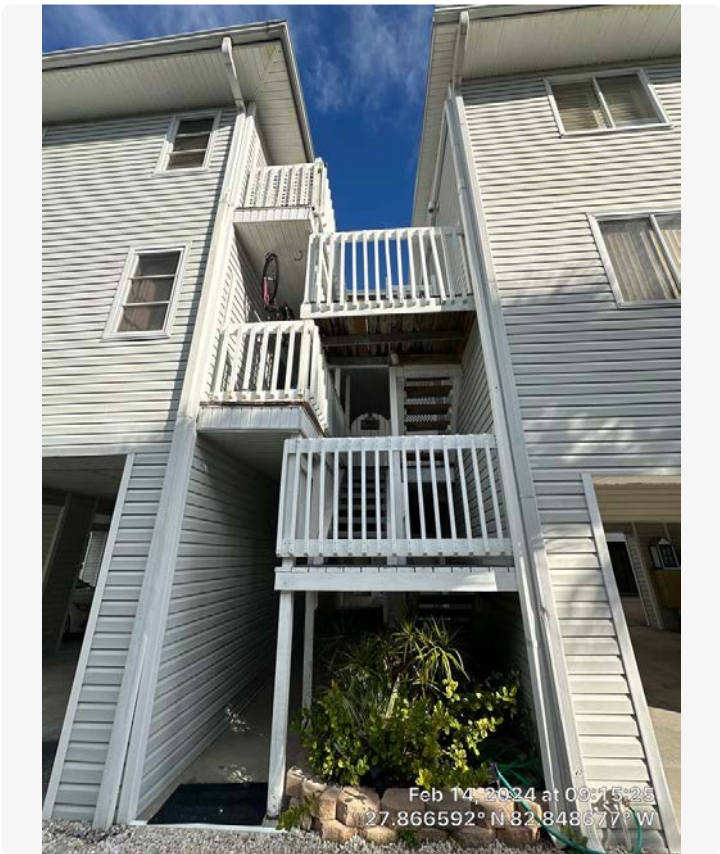
East stairs, South side of building. The wood framing is in fair condition. Rusting fasteners and split wood framing observed.

Project: Pier House Milestone
Date: 2/14/2024, 9:14am
Creator: Andy Schrader



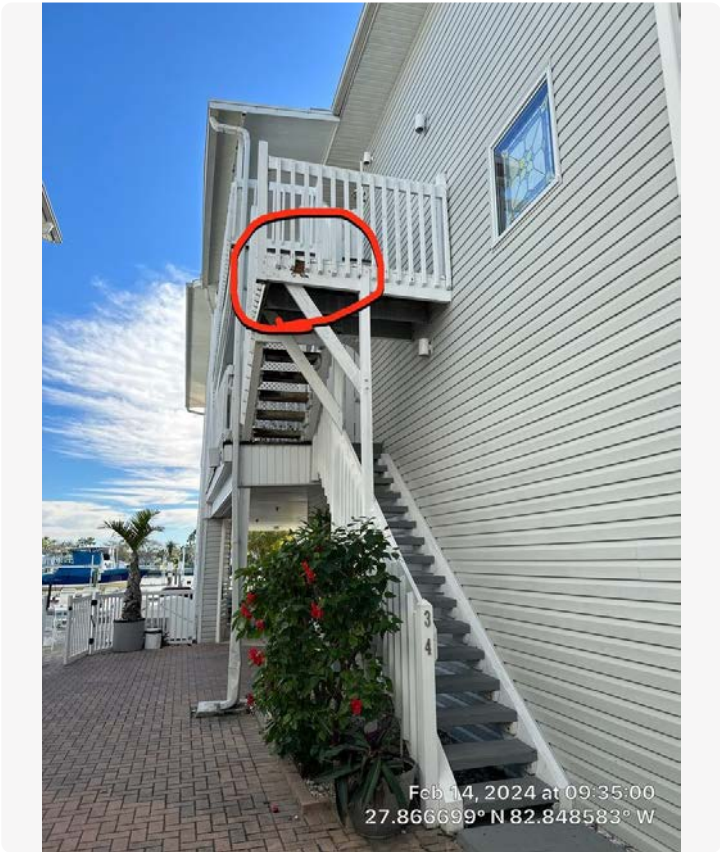
East stairs, South side of building. The wood framing is in fair condition. Rusting fasteners and split wood framing observed.

Project: Pier House Milestone
Date: 2/14/2024, 9:14am
Creator: Andy Schrader



West stairs, South side of building. Fair condition. Rusting fasteners observed. Stairs are generally in fair condition on this building, and they need ongoing maintenance through the years. Wood members will occasionally have to be repaired or replaced, which is typical for wood in this coastal environment. Ongoing maintenance repairs are evident, and the Association just needs to continue performing this work on an as-needed basis.

Project: Pier House Milestone
Date: 2/14/2024, 9:15am
Creator: Andy Schrader



Unit 34, Center stairs. This location requires a repair to beam at top landing.

Project: Pier House Milestone
Date: 2/14/2024, 9:35am
Creator: Andy Schrader



Unit 34, Center stairs. This location requires a repair to beam at top landing.

Project: Pier House Milestone
Date: 2/14/2024, 9:36am
Creator: Andy Schrader



Wood framing repairs appear to have been made on an ongoing basis as required.

Project: Pier House Milestone
Date: 2/14/2024, 9:41am
Creator: Andy Schrader



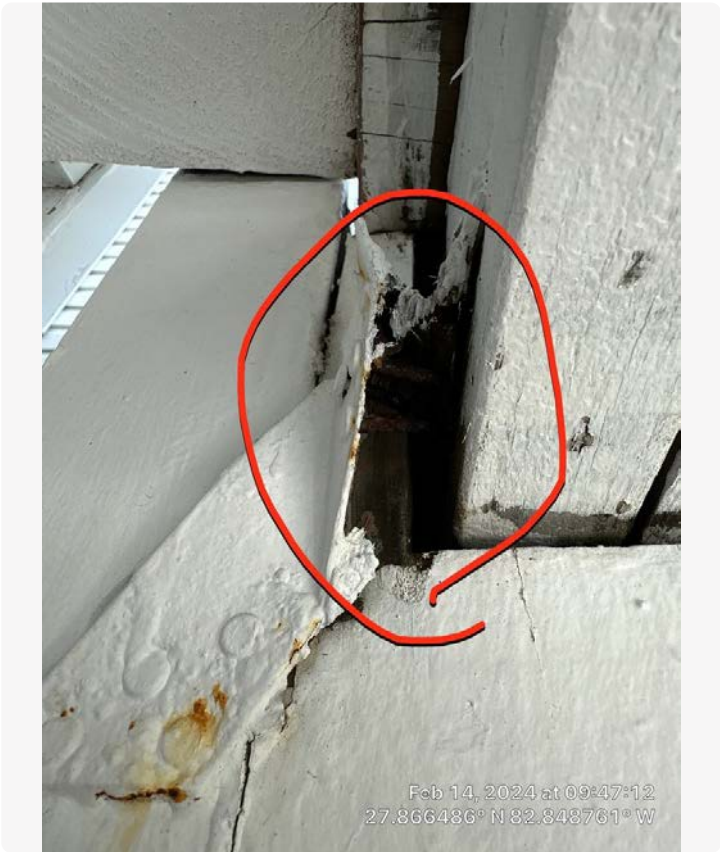
North elevation. Exterior siding is in good condition.

Project: Pier House Milestone
Date: 2/14/2024, 9:41am
Creator: Andy Schrader



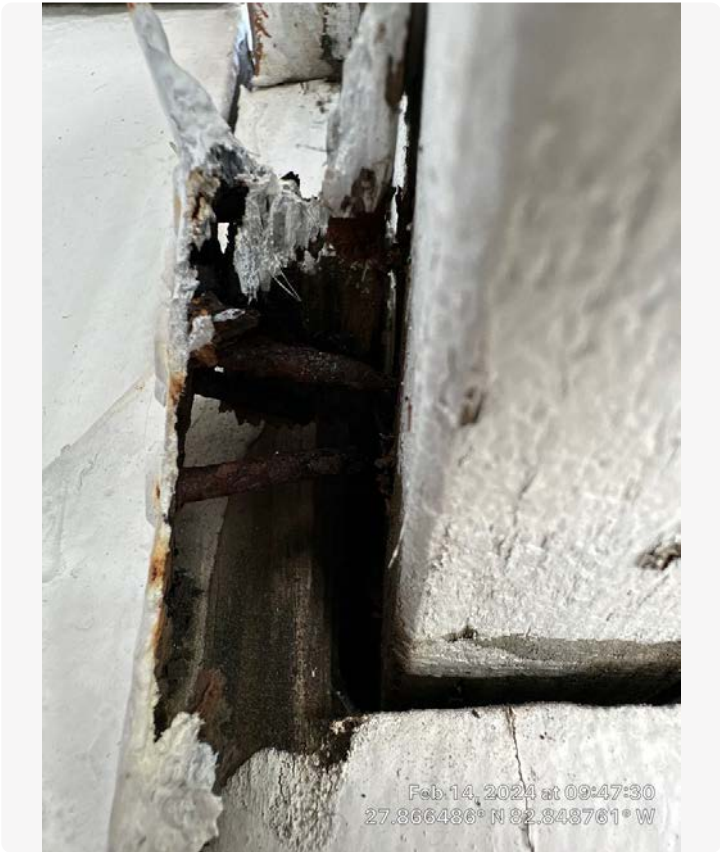
South stairwell at 2nd living level, hurricane clip needs replacement. Wood framing repair may be required in this location as well.

Project: Pier House Milestone
Date: 2/14/2024, 9:47am
Creator: Andy Schrader



South stairwell at 2nd living level, hurricane clip needs replacement. Wood framing repair may be required in this location as well.

Project: Pier House Milestone
Date: 2/14/2024, 9:47am
Creator: Andy Schrader



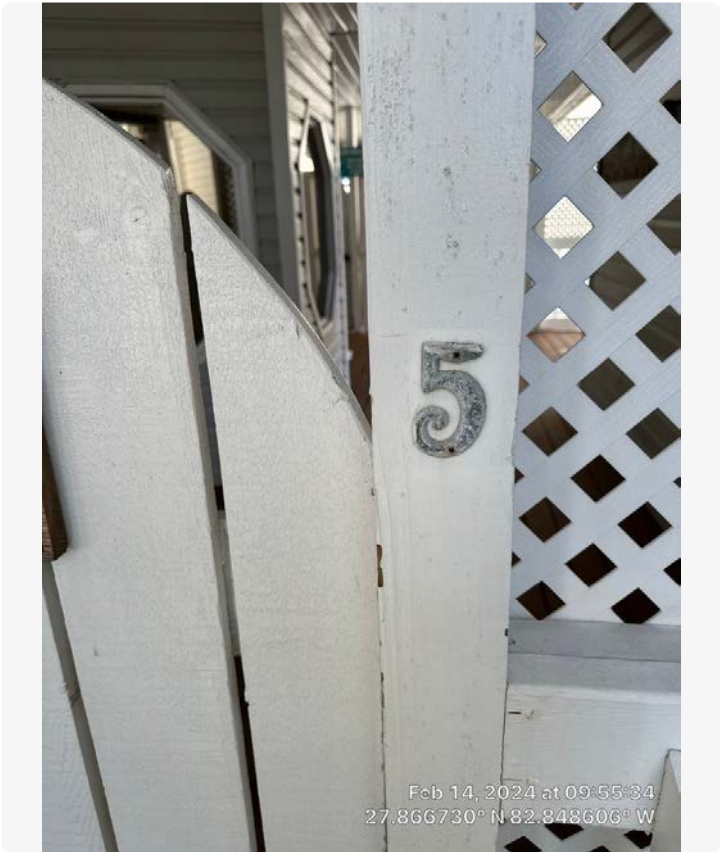
South stairwell at 2nd living level, hurricane clip needs re-
placement. Wood framing repair may be required in this
location as well.

Project: Pier House Milestone
Date: 2/14/2024, 9:47am
Creator: Andy Schrader



Units five and six

Project: Pier House Milestone
Date: 2/14/2024, 9:55am
Creator: Andy Schrader



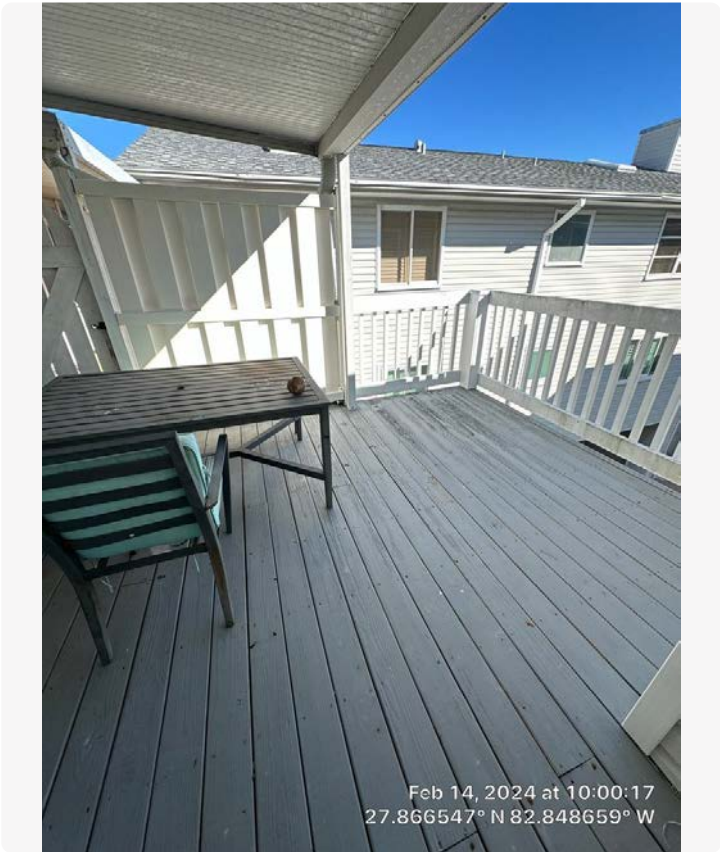
Unit 5

Project: Pier House Milestone
Date: 2/14/2024, 9:55am
Creator: Andy Schrader



Unit 6

Project: Pier House Milestone
Date: 2/14/2024, 9:56am
Creator: Andy Schrader



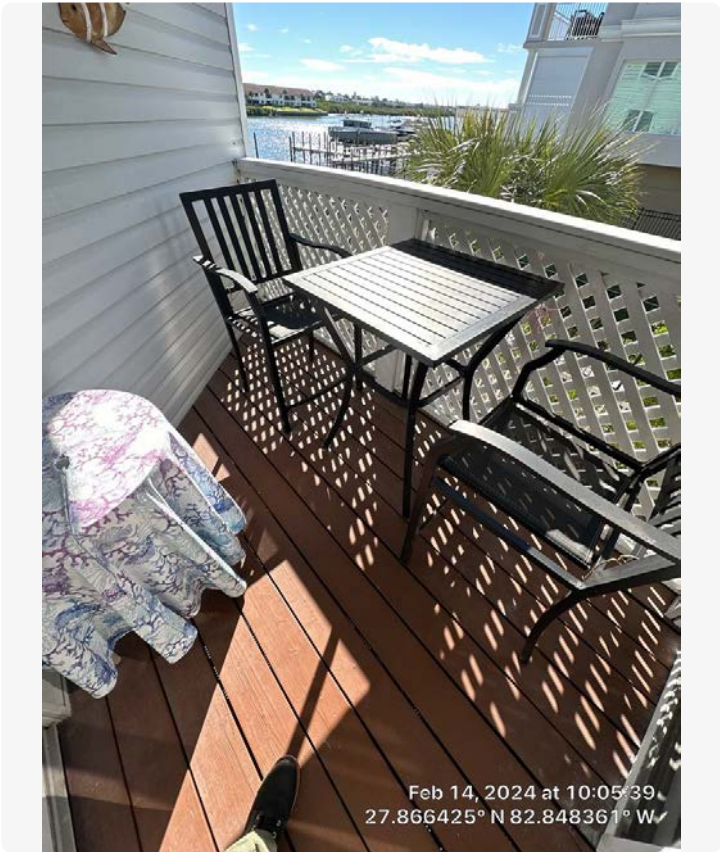
Unit 6 balcony deck is in good condition.

Project: Pier House Milestone
Date: 2/14/2024, 10:00am
Creator: Andy Schrader



Unit 3

Project: Pier House Milestone
Date: 2/14/2024, 10:03am
Creator: Andy Schrader



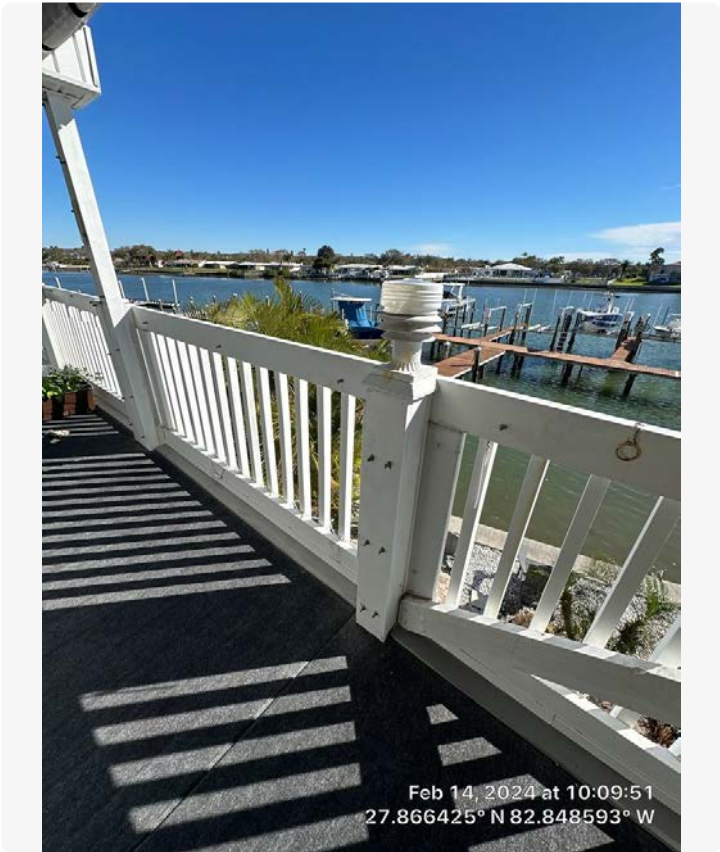
Unit 3 balcony deck is in good condition.

Project: Pier House Milestone
Date: 2/14/2024, 10:05am
Creator: Andy Schrader



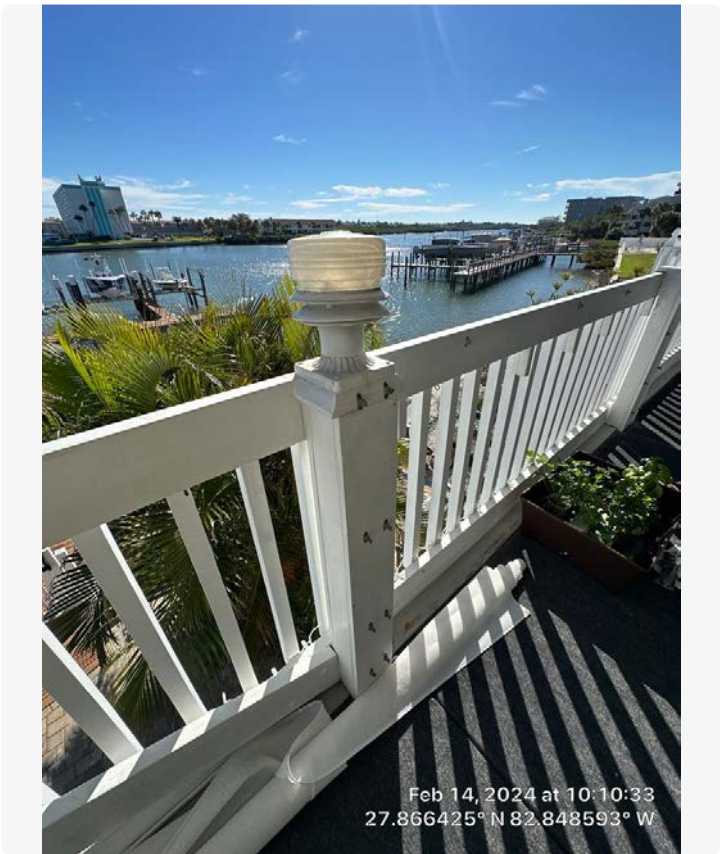
Unit 1

Project: Pier House Milestone
Date: 2/14/2024, 10:09am
Creator: Andy Schrader



Unit 1 balcony deck is in good condition.

Project: Pier House Milestone
Date: 2/14/2024, 10:09am
Creator: Andy Schrader



Unit one railing on East elevation is in fair condition, however, somewhat loose. The railing should be re-nailed or repaired where applicable.

Project: Pier House Milestone
Date: 2/14/2024, 10:11am
Creator: Andy Schrader



Unit 10

Project: Pier House Milestone
Date: 2/14/2024, 10:16am
Creator: Andy Schrader



Open joints at window perimeter need resealing, located on the stairs to unit 10.

Project: Pier House Milestone
Date: 2/14/2024, 10:17am
Creator: Andy Schrader



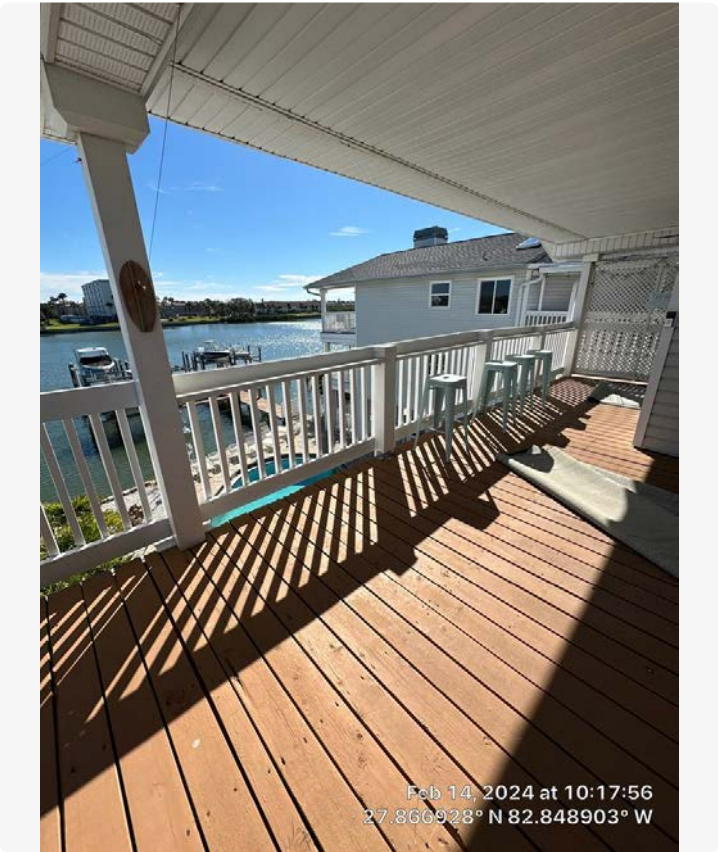
Open joints at window perimeter need resealing, located on the stairs to unit 10.

Project: Pier House Milestone
Date: 2/14/2024, 10:17am
Creator: Andy Schrader



Unit 10

Project: Pier House Milestone
Date: 2/14/2024, 10:17am
Creator: Andy Schrader



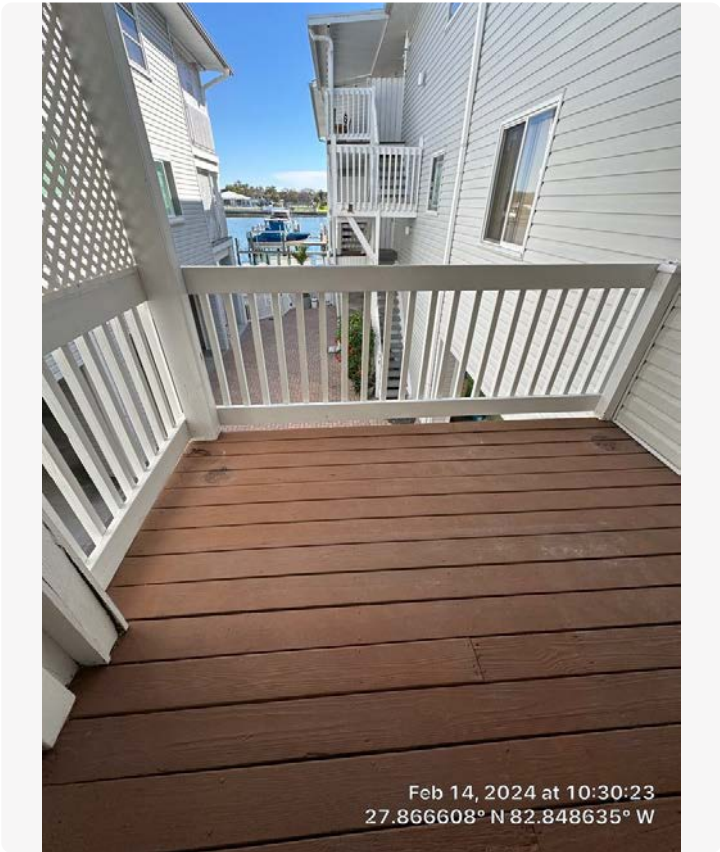
Unit 10 balcony is in good condition.

Project: Pier House Milestone
Date: 2/14/2024, 10:18am
Creator: Andy Schrader



Unit 5

Project: Pier House Milestone
Date: 2/14/2024, 10:25am
Creator: Andy Schrader



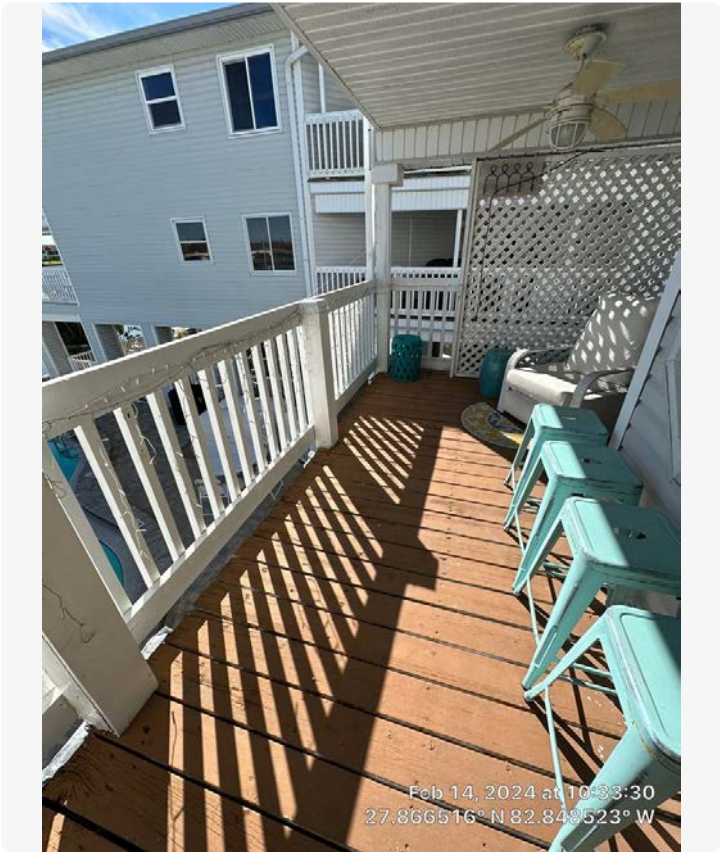
Unit five balcony is in good condition.

Project: Pier House Milestone
Date: 2/14/2024, 10:30am
Creator: Andy Schrader



Unit 9

Project: Pier House Milestone
Date: 2/14/2024, 10:33am
Creator: Andy Schrader



Unit 9 balcony is in good condition.

Project: Pier House Milestone
Date: 2/14/2024, 10:33am
Creator: Andy Schrader