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August 10th, 2024

Frank Frois
9-253 Jevlan Drive,
Woodbridge, Ontario L4L-7Z6

Phone: 416-274-7469
Via Email: frank@trilliumproperty.com

**RE: Sand Castle 2 – Milestone Inspection Report
20002 Gulf Boulevard,
Indian Shores, FL
KEG File# 21RT-0187**

Dear Mr. Frois:

Karins Engineering Group, Inc. (KE) agreed to render professional engineering services in connection with a Milestone Phase 1 Inspection at Sand Castle 2 (hereinafter called the “Project”), located at **20002 Gulf Boulevard, Indian Shores, FL 33785**, for **Sand Castle 2 Condominium Association Inc.** (hereinafter called the “Client”), on February 22nd, 2024. Per the signed contract by the Client dated March 1st, 2024, KE completed multiple inspections of the property during the recent restoration projects starting in September 2021 and ending around March 2024. KE acted as the Engineer of Record and Threshold Inspector for all restoration projects during this period.

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 2 Condominium Association Inc. is a mid-rise condo development in Indian Shores, Pinellas County, Florida. The Sand Castle 2 structure is consisted of one (9) nine-story building with a pool deck area facing the Gulf of Mexico with a total of fifty-four (54) individual dwelling units. Each floor contains six residential units starting from level 2 to level 9 (with an underbuilding car park). The elevator shaft that is positioned in the middle of the building, opens to common walkways with concrete stair towers with concrete threads and risers at the end of each level on both sides of the building within a typical structure. The property is located on the west shore of Pinellas County Aquatic Preserve, along the west side of Gulf Boulevard in Pinellas County's Indian Shores.

The Sand Castle 2 Condominium Association Inc. is built with a mix of cast reinforced concrete columns, beams, foundations, conventional concrete slabs, steel stair towers, and concrete masonry unit in-fill vertical external walls. The roof system is comprised of modified bitumen roof system with a silicone coating. Stucco appears to be the most common type of exterior cladding covered with a building envelope painting. All the common walkways and balconies have recently been recently waterproofed with a urethane hybrid Gemstone coating during the recently completed restoration projects.

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 periodically during the sunny mornings of December 2022 to February 2023. During our visit with an onsite Board member 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 104, 105, 106, 202, 203, 206, 302, 303, 305, 402, 403, 405, 406, 501, 502, 503, 506, 601, 602, 603, 606, 702, 703, 705, 706, 801, 802, 803, 805, 806, 901, 902, 903, 906, 1001, 1002, 1003, PH3, PH4, PH6.
 - Exposed Structural Components and Ceilings
 - Unit Doors, Windows, Sliding Glass Doors, Sills, and Shutters
 - Balconies, and Balcony Guardrails



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 multiple condition surveys, restoration projects in the past at the Sand Castle 2 Condominium Association, Inc. It is our understanding that the building have had numerous restoration, painting, and waterproofing projects throughout its lifetime, and Karins was directly involved with those projects.

It is also our understanding that all the roof levels were recently recoated in May of 2020 with a VFI liquid applied #990 silicone roof coating system that carries a 15-year warranty. The Association had hired Triple Crown Roofing Inc. to complete this project. KE was not involved in the roof coating project.

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 Parking Garage Survey and Report Dated 4/7/2021.
 - b. Karins Engineering Project Manual for Exterior Restoration (West Side, Phase 1) Dated 8/4/2022.
 - c. Karins Engineering Project Manual for Exterior Restoration (N, S & E Side, Phase 2) Dated 7/14/2023.
 - d. WKM Restoration Group Exterior Building Restoration Proposal and Contract Dated 8/2/2022 and Executed 9/7/2022.
- 2) Contacts
 - Frank Frois – Board of Directors, President
 - Ben Commons – Property Manager





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 2 Condominium Association Inc. is a 9-story tall and was built circa 1979. Any additional buildings on the property not specifically mentioned here are not required to be part of this report.

The Sand Castle 2 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 2 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 Clearwater and the Sand Castle 2 Condominium Association Inc. is to make this report part of the association's official records. Additionally, The Sand Castle 2 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 2 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 2 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 2 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 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. Nothing noted.

Important Not Urgent

1. The existing railings at the balconies and walkways were left in place during the recent restoration projects. 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 railing in approximately 10 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), by others.
2. The Association should conduct an inspection of a portion of the balconies and walkways annually 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.
3. The main roof system was recently coated in 2020 with a silicone coating. The Association should perform regular 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 roof was removed during construction and is planned to be replaced. It is KE's understanding that the new aluminum roof system is currently in permitting and will be installed once approved. The new roof system should be installed in accordance with the permitted drawings and inspected by the local building department. The currently unpainted stucco at the main entrance should be clad with tile and/or painted to complete the front entrance.
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 2 Condominium typically have a 40-year estimated life. Due to the building age of approximately 45 years old, it is recommended that all original windows and doors in the building be considered for replacement.



3. KEG noted that the current building painting was recently completed and to be in good condition. KE recommends that the building envelope painting be renewed every 7 – 10 years to maintain warranties and protection of the building. No substantial structural deterioration was noted.

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:

- 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. 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 2 Condominium Association Inc. are 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 Sand Castle 2 to appropriately reserve capital to satisfy our recommendations. Our office would be more than happy to review these avenues and provide Sand Castle 2 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 2 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 –East Overview of Building.



Photo #2 – West Overview of Building.





Photo #3 –North Overview of Building.

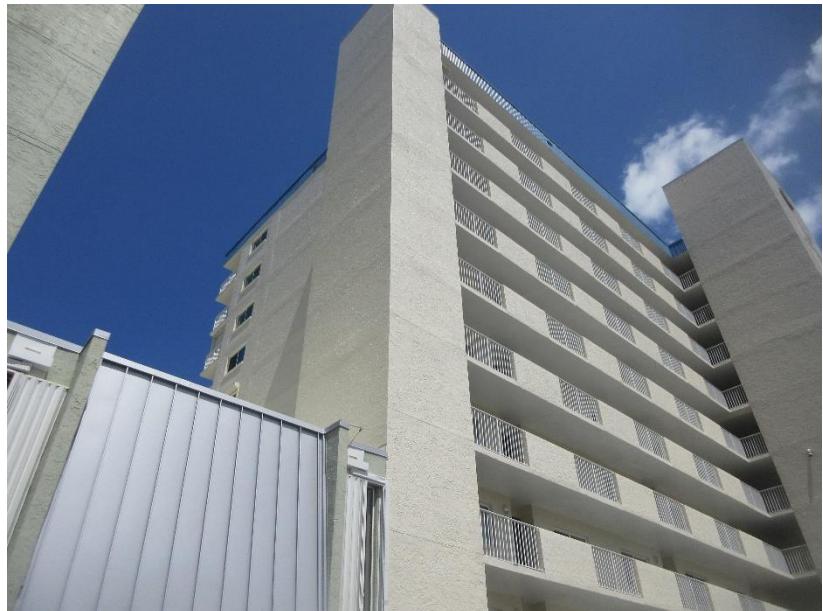


Photo #4 – South Overview of Building.





Photo #5 – Overview of Walkway's Ceiling.



Photo #6 – Overview of Elevated Walkways' Deck. (TYP.)





Photo #7 – Railing Height Appears to Be per Code ($\geq 42''$).



Photo #8 – Picket Spacing Appears to Be per Code ($\leq 4''$)





Photo #9 – Overview of Lobby near Elevator. (TYP.)



Photo #10 – Overview of Unit's Balcony. (TYP.)





Photo #11 – SGD's Track Installed per Manufacturer's Recommendations. (TYP.)



Photo #12 – Overview of Steel Stairwell at Ends of Building. (TYP.)





Photo #13 – Overview of Roof System - Modified Bitumen Coated with VFI Liquid Applied #990 Silicone.



Photo #14 – Overview of Some Ponding Water Areas Observed at All Roof Levels.





Photo #15 – Overview of Underbuilding Garage.



Photo #16 –Overview of Glass Blocks at Underbuilding Parking on the West Elevation.





Photo #17 –Garage Entrance at Side Elevation of Building.

