

March 15, 2024

Pointe Towers Board of Directors
Pointe Towers Condominium, Inc.

RE: *Pointe Towers Condominium, Inc.*
555 Gulf Way
St. Pete Beach, Florida 33706
KEG File #22RP-1034: Milestone Inspection - Phase 1 Summary

Dear Board of Directors:

This summary is to provide a brief overview of the items reviewed in the report and to identify any significant structural concerns for ease of reference. The property appraiser lists the structure as constructed in 1970, which means that the building is 54 years old. The structure is used for multi-unit condominium residences (Florida Building Occupancy Class Residential, Risk Category II). The building consists of 7 floors of residences with covered ground floor parking. The estimated total actual building areas for all floors is approximately 25,000 square feet (3,600 square feet for each floor). The structure is composed of reinforced concrete columns and beams supporting conventionally reinforced concrete slabs with infill concrete masonry unit walls. Building has been maintained with the last restoration of the building envelope in 2023.

Foundation: Fair to Good Condition. The foundation could not be observed or inspected but appears to be performing as originally designed. During the inspections, there were no signs or indications of failure, settlement or undermining of soils that would be detrimental to the structural integrity of the building present during the inspections.

Overall Structure: Good Condition. Building had been recently repaired and identified stucco concerns and concrete spalls had been addressed. No new evidence of spalling was observed.

Bearing Walls and Structural Systems: Good Condition. Building had been recently repaired and identified stucco concerns and concrete spalls had been addressed. No new evidence of spalling was observed.

Roof System: Fair Condition. Minor ponding and loose material observed. Regular maintenance and inspections are ongoing to maintain the roof.

Floor System: Good Condition. Building had been recently repaired and identified stucco concerns and concrete spalls had been addressed. No new evidence of spalling was observed.

Concrete Framing: Good Condition. Building had been recently repaired and identified stucco concerns and concrete spalls had been addressed. No new evidence of spalling was observed.

Windows, Storefronts and Doors: Good Condition. Windows and sliding glass doors appear to be relatively new and all the sealants for the frames to the surrounding building had been replaced as part of the building envelope project.

Exterior Coating Systems: Good condition. Areas of unsound material and debonding finishes had recently been addressed.

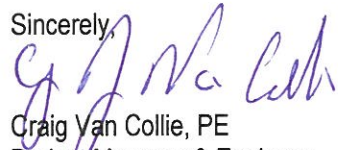
Unit Interiors: Good Condition. Areas of apparent moisture damage were observed, but were not prevalent and were generally older. Newer moisture damage appeared to be the result of plumbing concerns.

Each of these evaluations are based on the apparent age of the element. No substantial damage was identified during the inspections. For further information on each of the items identified or maintenance efforts, please refer to the full report.

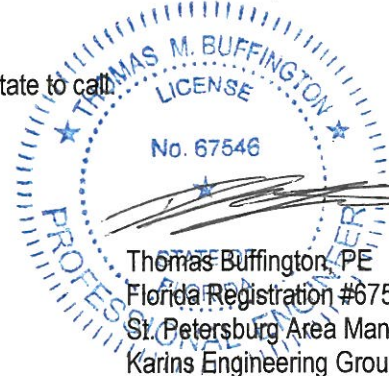
Based on the scope of the inspection and for the areas that were able to be assessed, within the reasonable degree of engineering certainty, we have not observed any conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention. KEG recommends that the Association has the building structure reviewed every ten years based on the Florida Statutes. Our statements referencing the structural integrity of the building are in reference to the original installation. Our statements are not intended to verify compliance with building codes or accepted construction techniques. 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 call.

Sincerely,



Craig Van Collie, PE
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Karins Engineering Group, Inc.



Thomas Buffington, PE
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St. Petersburg Area Manager
Karins Engineering Group, Inc.

3/25/24

CC:
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