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March 15, 2024

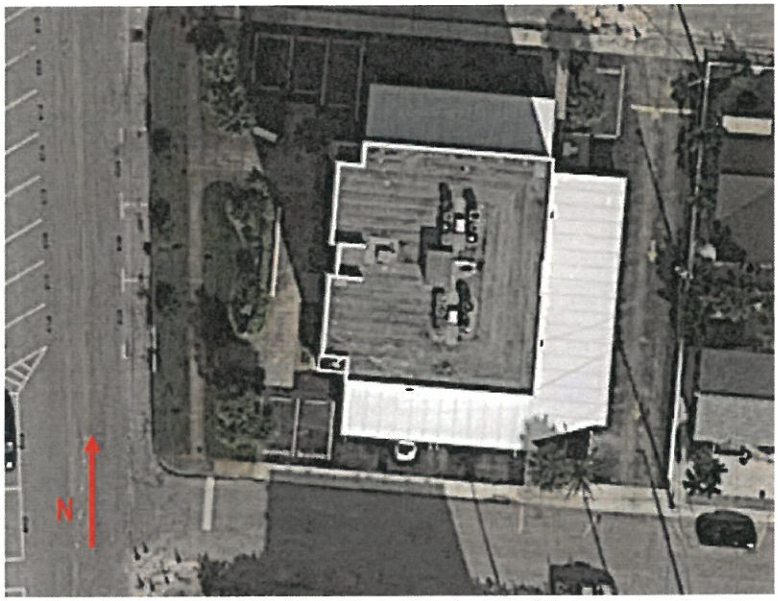
Pointe Towers Board of Directors
Pointe Towers Condominium, Inc.

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

Dear Board of Directors:

As requested, an engineer from Karins Engineering Group, Inc. (KEG) visited the above referenced condominium on, January 16th and 18th of 2024. The purpose of our visit was to perform a milestone survey on the structure constructed on the property located at 555 Gulf Way. The milestone survey was completed in accordance with the current Florida Statutes 553.899 for Phase 1 inspection. The inspection was performed by visually inspecting the building structure, including the load-bearing walls, primary structural members, and primary structural systems, and provide a qualitative assessment of the overall structural condition of the building. The milestone survey included habitable and non-habitable for the building envelope, roof and first floor parking area, as well as the building balconies. The purpose of the survey was to identify major structural issues and concerns for further testing and repair and to gather information that would enable us to make recommendations for any of the observed deficiencies. Our inspections were limited to visually identifiable concerns within all reasonably accessible areas of common concern and all units and balconies. Neither our observations nor this report is intended to cover hidden defects, mechanical, electrical, architectural features or other areas of the building not specifically mentioned.

GENERAL INFORMATION



Pointe Towers Condominium Building

KEG was provided with a limited set of plans for the building. The structure is composed of reinforced concrete columns and beams supporting conventionally reinforced concrete slabs with infill concrete masonry unit walls. 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).

Due to the location and construction of the building, it is likely that the foundation for the building consists of piles but at the time of our observation the foundations were not dug up or investigated. Each of the floors had a common area landing from the stairs and elevator that granted access to two units at each floor level. The roof systems appeared to consist of built-up modified bitumen roof membrane system. Finishes for the building consisted of stucco with a paint coating in most locations on the structure.

SUMMARY

KEG performed visual inspections on areas that were accessible at the time of the site visits. Due to the nature of the inspections, no evaluation was performed of the sections of the structure that were behind finishes, obscured by equipment or other items that could not be reasonably moved at the time of the site visits. During the inspections, KEG noted that the structures appeared to be in generally good condition with no signs of significant structural distress.

The association had recently completed a building envelope project where a new coating of paint was applied to the building and the railings, as well as removal and replacement of the sealants. Replacement of the waterproofing tape on the parking awnings and new flashings at the base of the wall above the parking structure roof were installed. Concrete and stucco repairs were performed as part of the project. At the time of the site visits, KEG did not observe any need for additional repairs, but regular inspections are still recommended to identify areas of concern as they appear.

It is important to note that the building has been equipped with an Impressed Cathodic Current Protection (ICCP) system. This system works to limit degradation of the steel creating a current that prevents oxidation. The type of ICCP system that had been installed on the property consists of a sacrificial anode, which is a coating applied to the surface of the member, and the charged cathode, which in this case is the reinforcement. The coating slowly breaks down over time and, as a result, has a finite life before no longer being able to perform its intended function. Review of documents indicate that the system was installed in 2008 and the average life expectancy for a system similar to this can have a range of 10 to 30 years. The client informed KEG that the system is inspected twice per year by a specialist engineer to confirm the condition of the system, who stated that the expected lifespan is approximately 20 years. During the envelope project, KEG noted several spalls, that were repaired as part of the building envelope project, in areas which would indicate that the system is approaching the end of service life. As the end of the expected lifespan approaches, breakdown of the system will likely accelerate due to the loss of the coating surface area from the performance of necessary repairs.

KEG noted several areas of damaged finishes within the units, including older moisture penetration concerns and debonded floor finishes. On-site evidence seems to indicate that these concerns are older and have not gotten worse, but further investigation of the debonded tiles may be in order to properly understand the conditions that created their current state.

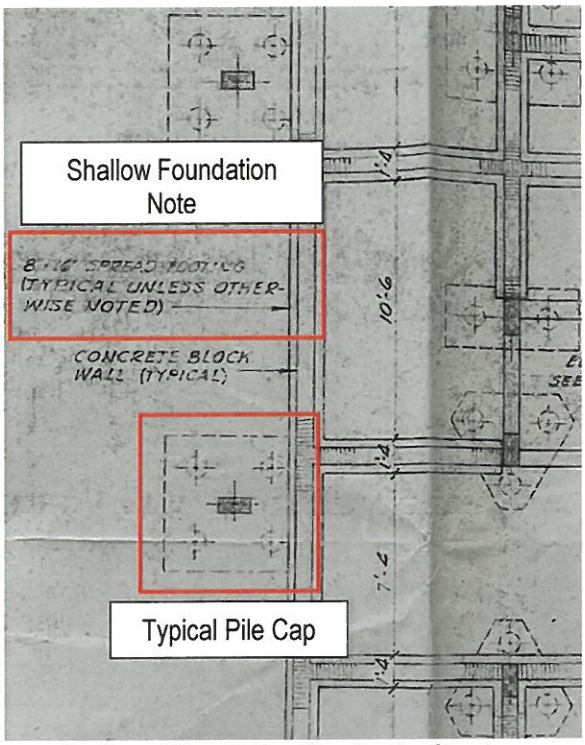
Based on the scope of the inspection and for the areas that were able to be assessed, within the reasonable degree of engineering certainty, we have not observed any conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion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

OBSERVATIONS

Building Foundation

Based on the limited plans provided by the association, KEG understands that the primary building foundation consists of piles with the first floor appearing to be ground supported shallow foundations. KEG did not perform any investigative excavation at the footings to identify the type of foundation for the structure. Shallow foundation describes footings and other types of foundations that do not extend into lower strata of soils. Deep foundations, which are commonly called pile foundations, and can consist of several different types of piles, the most common of which are driven or auger-cast piles and are common for this type of building and site conditions.



Section of Foundation Plan for the Structure

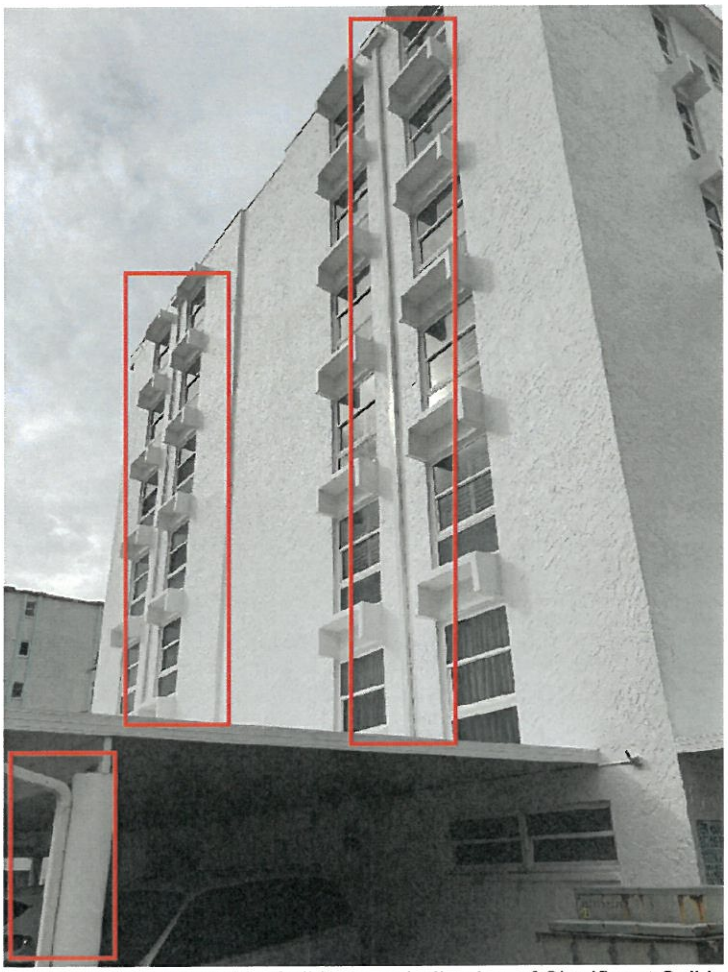
One concern with shallow foundations is that they can suffer from significantly more differential movement than deep foundation systems under the same load due to high variability in the care taken during surface preparation procedures. Environmental conditions can also have a more significant effect on shallow foundations, as rising and falling water tables and washout of soils from runoff can undermine the soils. Once shallow foundation movement starts to occur due to settling of the foundation, concrete and masonry structures begin to show cracks quickly due to the lack of tension capacity of the materials.

Piles are typically less susceptible to settlement as a result of shifting soils and material degradation in the section of the pile below the water table is not generally a concern. However, the pile section where water tables fluctuate can be susceptible to degradation of the concrete as a result of the alternating oxygen and moisture exposure as well as

chloride infiltration. When these conditions lead to damage to the piles, spalls and cracking develop in the bottom of the columns and pile caps.

Cracking patterns in above ground elements caused by differential movement typically show signs of stress in two directions, vertically and horizontally, which will typically cause the crack to travel in a diagonal direction from the source of the stress in cast-in-place concrete elements. In the case of masonry walls, the cracking will form a stairstep pattern as it travels through the weakest part of a masonry wall, the joint mortar. Looking for these signs, KEG did not observe any significant signs of settlement. KEG did not note any evidence of damage such as spalling or cracking of concrete that would indicate degradation of the foundations or significant differential movement between the ground supported and pile supported sections of the structure.

As noted above, undermining and loss of containment soil can occur due to excavation in the vicinity or washout caused by stormwater runoff. High velocity runoff and improperly sloped adjacent grade can cause soil loss surrounding the footings and reduce the capacity of the underlaying soils which increases the possibility of foundation movement. Visibility of the soils was limited to the west face of the building, as the other faces of the building had asphalt covered ground surface. The drainage control methods, such as gutters, outflow onto the carport roof or the asphalt parking area. KEG did not note any significant depressions or other indications of soil loss in the parking area.



Downspout Outflow with No Soil Loss or Indication of Significant Soil Loss

At this time, KEG does not believe that additional investigation into the site soils is necessary.

Overall Structure

KEG's visual inspections documented the structural elements of the building. During this process, KEG observations were focused on identifying signs of significant structural distress within the columns, beams and walls of the structure.

Partial Western Elevation from Adjacent Grade

Significant distress in the structure can be identified using visual means by examining the structural elements of the building to see if the elements are in general alignment. This means evidence of settling, bulging, deflections, expansion or contraction of the members. Each of these behaviors would point to stresses in the structural members that may cause a failure in the future.

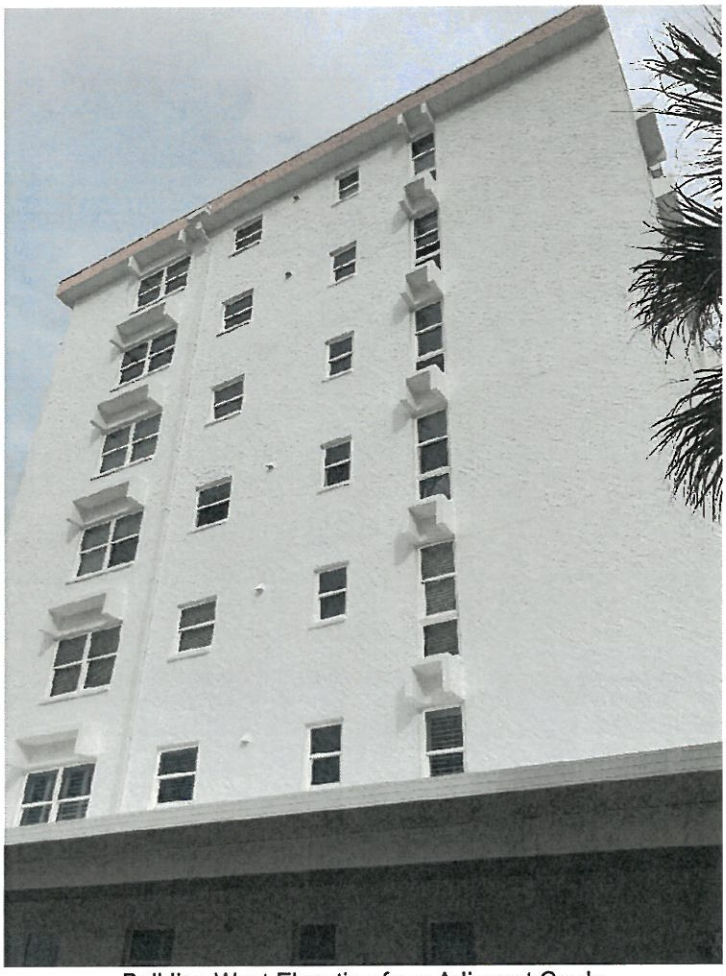
Settling is the term used to describe the movement of the foundation under loading. Settling foundations means that the structural elements supported by the foundations will move with them. While settling of the building as a whole can cause significant problems with utilities and exterior elements such as slabs, the most concerning item with regards to building stresses is differential settlement, which is when two sections of the building settle at different rates. This type of settlement causes additional stresses to the members which may lead to failures.

Bulging is the term used to describe when a vertical member is loaded in compression and not properly secured to the adjacent joints or flooring systems, which would limit the out of plane movement of the vertical member. This type of behavior leads to reduced load capacities as the load becomes eccentric and causes buckling failure of the element.

Deflections are similar to buckling in behavior but are for horizontal members instead of vertical ones. Excessive deflection is often the result of large loads or wide spans between supporting columns. Both bulging and deflection can affect the performance of windows and doors, making them difficult to open and close as the member's displacement changes the opening dimensions.

Expansion and contraction of the members are essentially terms that describe the same behavior but in different directions. These terms refer to the loss or gain of dimensional size in the members. This behavior can be the result of moisture absorption or evaporation and thermal heating and cooling. Depending on construction and environmental factors, the members may expand or contract in such a way as to stress the surrounding members and cause failures.

KEG did not observe any of these behaviors in the structure from the accessible areas. All of the primary structural members appeared to be in generally good condition from the accessible areas.



Building West Elevation from Adjacent Grade

KEG did not observe any scattered spalls and minor cracking as would be typical of a building with this type of construction at the time of the milestone inspections. This was due to the recent completion of a building envelope project where the debonding stucco and spalling concrete was identified and addressed. The repaired spalls had been spread throughout the building, including on balconies, columns and beams, as well as window sills. Most notable was that several spalls on the balconies had developed where the ICCP systems had been installed. KEG recommends regular inspections of both the ICCP system and the sections of concrete structure protected by the systems. This will help prevent significant damage from developing as a result of spalling and provide additional information on the performance of the Cathodic protection system.

Repair In-Progress of Identified Spall on Unit 2N Balcony (Taken 2023-02-14, Repair Completed)

Repair In-Progress of Identified Spall on Unit 4N Column (Taken 2023-02-14, Repair Completed)

Repairs were performed during the building envelope project, which had been completed in September of 2023, where KEG was the EOR during the project. The observed repairs appeared to be in generally excellent condition and KEG did not identify any additional cracking or spalling during the inspections.

Balcony 2N after Repair Completion (Taken 2023-03-27)

The current nature of the structure is for residential use. KEG estimates that the average loading for each floor is approximately 40 pounds per square foot (psf) within the unit, 60 psf at the balconies, and 100 psf at the interior walkways or landings and there is no indication of overloading of the slabs or structural members. The structure does not appear to be modified from the original intent of construction.

Bearing Walls and Structural Systems

As noted above, the structural systems, including the cement masonry unit walls, concrete columns and beams appeared to be in generally good condition. Also noted previously in the report, there were repaired spalls throughout the building but KEG did not observe any additional cracking or spalling. During the inspections, KEG did not observe any significant cracking or spalling in the lintel beams or sills for the windows and doors on the property.

1st Floor Breezeway Bearing Walls and Beams

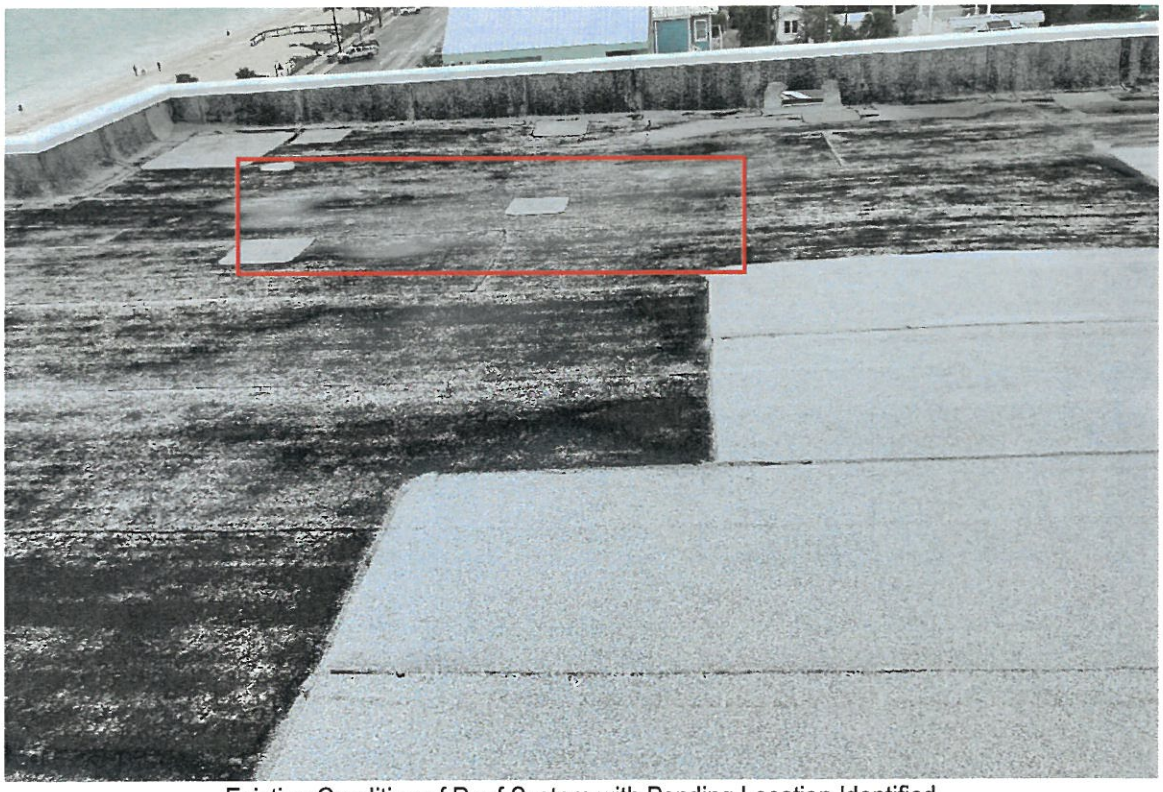
These systems are finished with a stucco and paint coating that form the primary moisture barrier and shedding mechanism. These systems appeared to be in excellent condition, as the building had been recently repainted and resealed. This also included an application of a coating system to the balcony decks. Regular installation of a new paint coating is necessary in order to maintain the performance of the system, especially given the level of exposure to sun and salt laden, moist air of Florida.

Newly Painted East Face of the Building

The interior finishes consisted of drywall and paint for the walls and tile finishes for the floors. As KEG inspected the interior of the units, it noted several areas of apparent minor moisture intrusion. These areas appeared to be older and not recent as well as appeared to have several sources. For further documentation of these concerns, refer to the Unit Interior section of the report.

Roof System

The building roof is a low slope roof with a parapet around the exterior edge. The roof was finished with built-up modified bitumen membrane system. KEG did not perform roofing cores and could not identify if the existing roof system was installed over cover board, insulation, light weight concrete, or directly to the concrete roof slab. Per conversations with the client, the roof had been replaced in 2009 and was inspected twice a year for maintenance concerns by the installer.



Existing Condition of Roof System with Ponding Location Identified

The condensers for the unit air conditioning equipment had all been installed on metal stands that raised the condensers above the roof to allow for maintenance of the roof under the mechanical systems. The HVAC equipment stands were observed to be in good condition and there appeared to be minor oxidation of the fasteners and straps that secured the equipment to the stands. Over time, the oxidation may become an issue that will affect performance, but there were not any specific concerns at the time of the inspection.

Oxidized Fasteners on Roof Level

Primary drainage of water on the roof occurs from the roof slope towards the perimeter parapet scuppers. The scuppers appeared to be performing their task adequately, but there were a number of areas where ponding moisture was observed on the roof system. These areas appeared to be deep enough that the moisture would remain after a 48-hour drying period, which increases the likelihood of damage to the roof and moisture penetration under the weatherproofing system.

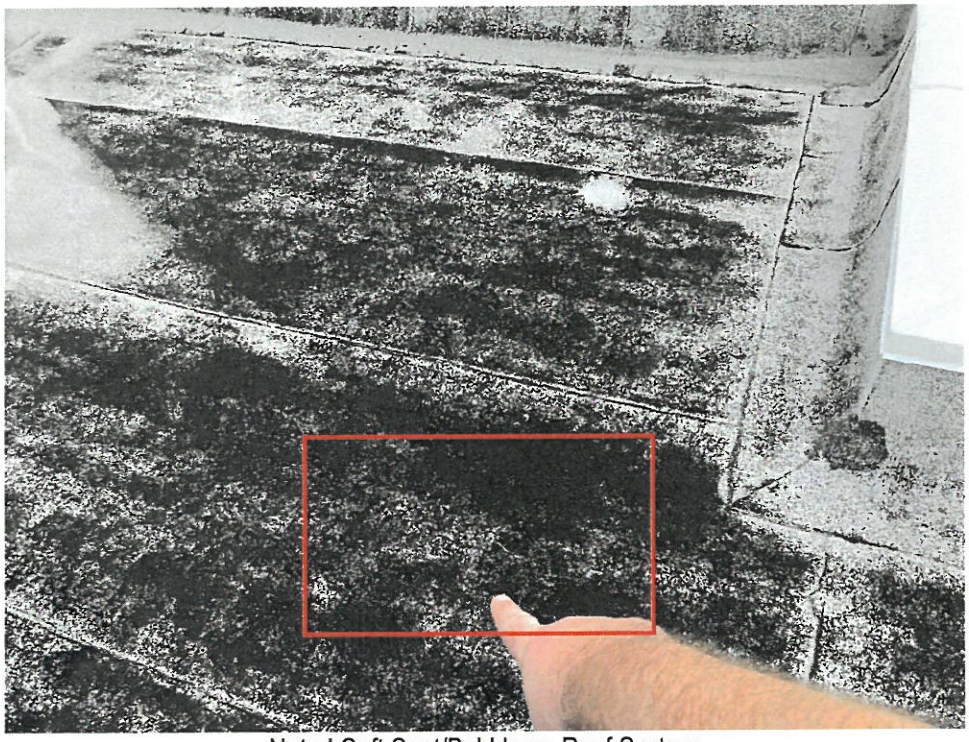
Scupper with Minor Ponding (Scupper Appears to be Above the Sloped Roof)

KEG also noted large amounts of protective granules from the modified bitumen sheets had been washed away, as well as what appeared to be repairs performed to the roof system. When the granules are washed away or dislodged due to abrasion from weather or traffic, they expose the asphalt impregnated fabric to UV radiation, which is the primary factor in the breakdown and damaging of asphaltic materials. As these sheets are exposed to UV radiation, they lose their flexibility and begin to crack. These cracks begin to grow in size and depth as the sheets are subjected to more movement from traffic, loading and sunlight until the cracks damage the ability of the modified bitumen sheet to prevent moisture intrusion, causing leaks. It is likely that the repaired areas were, at least in part, the result of the exposure and damage that occurs as a result of granule loss.

Granule Loss and Ponding on Roof Membrane Surface

Based on the observed condition of the roof, the current design appears to be performing moderately well as KEG noted several areas it appears that water ponded in enough quantities that deeper sections may not dry within a 48-hour time period. It appears to be primarily the result of the design of the roof, the drainage system and likely age of the overall system. KEG observed numerous locations where small low areas had developed in the roof system and were holding stormwater. These areas varied in size but were scattered across the roof.

KEG noted one area that appeared to be developing signs of moisture intrusion. The area was an apparent bubble under the modified bitumen sheets that was identified when it was stepped on. No visible signs of cracking or failure of the sheets in that area were observed. This indicates that any moisture may be entering the system through another location, such as the adjacent parapet or overlapping seam. Outside of that location, the roof appeared to be well adhered to the substrate.

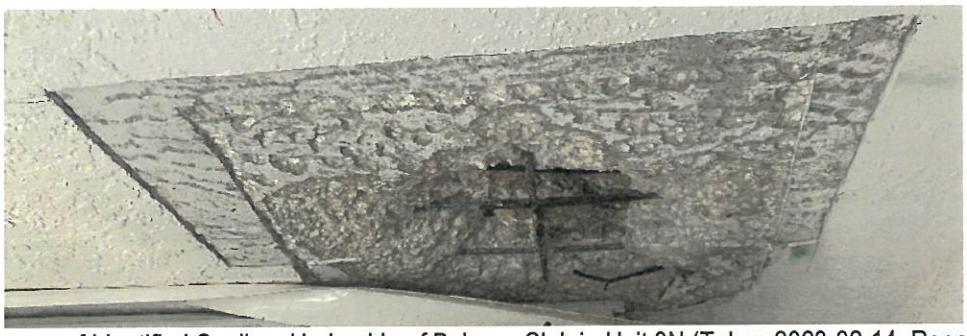


Noted Soft Spot/Bubble on Roof System

KEG did not observe any areas where there were signs of overloading or significant deterioration of roof structural elements. However, given the current condition of the roof weatherproofing systems, KEG recommends regular inspections by a roof specialist to ensure proper performance and develop a proper timeline for replacement.

Floor System

The floor systems for the buildings appeared to consist of conventionally reinforced concrete for the slabs, which include the balconies, elevator landings and stair systems. The slabs appeared to have a maximum span of approximately 15 feet between columns. The slabs were observed to be in generally good condition. Repairs had been performed several of the balcony slab sections as part of a recent building envelope project.



Repair In-Progress of Identified Spall on Underside of Balcony Slab in Unit 3N (Taken 2023-02-14, Repair Completed)

The stairwells for the building appear to be constructed of conventionally reinforced concrete sections, most likely precast sections. Visual inspections of the stair systems did not indicate any signs of cracking or damage that would indicate deterioration of the element. However, KEG did observe that the coatings for the tread surfaces appeared to be worn and at or near the end of their expected life span. In the case of exposed systems, the coatings perform an important protective role by limiting the intrusion of moisture and chlorides into the concrete, but with interior sections, the primary concern is appearance and anti-slip functions.

Stair Sections

The stairs and balconies had guardrails as fall protection for the residents. The balcony railings appeared to be constructed of aluminum and had recently been repainted as part of the building envelope project. The fasteners had also been replaced as part of the project. KEG did not observe any damage to the railings or to the post pockets that would affect the performance of the railings.

Newly Painted Railing System (Taken 2023-03-27)

KEG also documented the state of the handrails for the stairwells. The handrails were constructed of steel and coated with a paint covering to limit oxidation. KEG did not observe regularly spaced vertical members and they were not installed on both sides of the stairwell. The railings were not continuous and did not have the code required 12 inch extension beyond the top and bottom steps. It is important to note that structures and elements that were up to code at initial installation have been grandfathered in, but significant repairs to any system will require updating the given element to new code requirements. KEG recommends the Association should review with their legal counsel on the outdated guardrail and handrail systems at the stairs.

Noncontinuous and Single-side Installation of Railings for Exit Stairwell

Framing

The beams and columns supporting the floor system and roofs were composed of reinforced concrete. Inspections were limited to visual inspection and limited sounding. Regular maintenance projects have been recently undertaken to repair spalling that was identified on the framing members, which included small spalls identified on the columns and beams.

In-Progress Repairs from Completed Building Envelope Project (Taken 2023-02-10, Repair Completed)

During the maintenance project, significant cracks were identified and excavated where necessary to perform the appropriate repairs. As noted earlier in the report, an ICCP system was installed to protect the balconies and serves to maintain the condition of the columns and beams that support the balconies as well as those that frame the sliding glass doors on the balconies. Inspections noted sections of the sacrificial anodic coating had begun to delaminate as well as developing spalls that were addressed as part of the building envelope project. KEG was informed that the system is inspected two times a year and recommends that this schedule be maintained in accordance with the corrosion engineer's recommendations. The association may want to consider updating the system as the expected end of life approaches in order to limit damage that may occur to the structural systems. However, at the time of the site visits, the framing was in good condition and with regular repairs, the likelihood of significant repairs being necessary is small for the near future.

ICCP Protected Column with Repairs Limited to Debonding Stucco Finishes (Taken 2023-02-10, Repair Completed)

During the building envelop project where reinforcement was visible, corrosion had begun to affect the reinforcement, but no new material installation was deemed necessary. KEG did not take samples from the areas of damaged concrete but visual observations indicated that the concrete aggregate and cement matrix did not show signs of poor quality or consolidation.

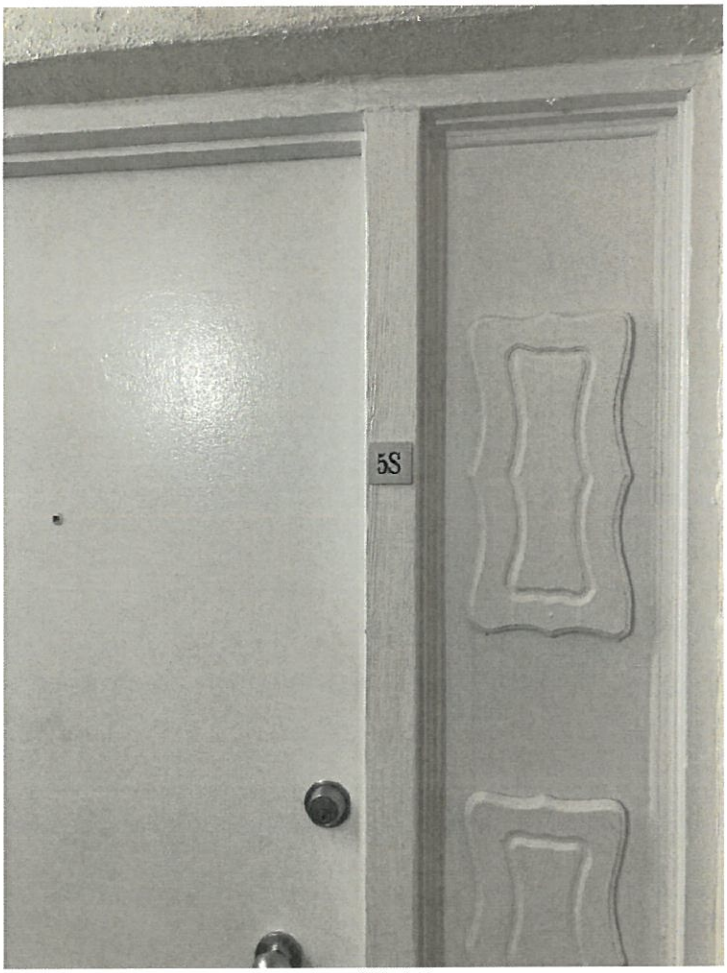
Windows and Exterior Doors

KEG's visual inspections included documentation of the glazing (windows, sliding glass doors) and doors of the structure. The windows appeared to be in good condition. The windows appeared to have the same construction and apparent condition. The client noted that all of the windows had been replaced at the same time.

Window Exterior (Taken 2022-12-20) and Window Interior (Taken 2024-01-16)

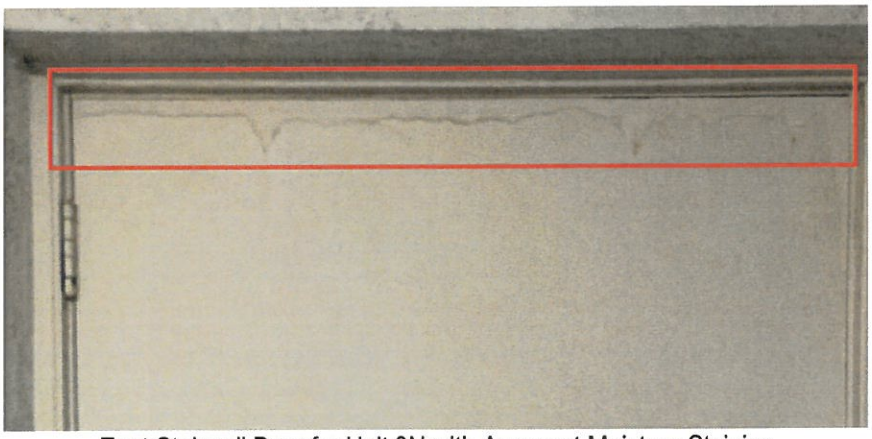
KEG could not confirm the anchorage system for the window frames. However, the majority of the window systems of this type are anchored using screws embedded into the masonry and concrete of the opening.

Access to the unit was through an interior door that could be used from the elevator landing. Each of the units had two two-panel sliding glass doors that provided access to the balconies. The unit entrance and stairwell doors appeared to be constructed of wood with wood framing. However, the ground floor doors for the utility, elevator room, storage rooms and stairwells were composed of steel with steel framing. These doors had been replaced as part of the building envelope project. The stairwell and unit doors appeared to be in good condition.



Exterior of Unit Door

KEG observed a second door that exited into the east stairwell from one of the unit bedrooms. These doors appeared to be wood with wood framing, similar to the main unit entrance. The doors appeared to be in moderate condition but KEG noted what appeared to be moisture staining that may be the result of condensation due to the interaction between interior and exterior air at the edge of the door.



East Stairwell Door for Unit 3N with Apparent Moisture Staining

KEG observed that the installed sliding glass doors were vinyl framed. The doors appeared to be in excellent condition. KEG recommends the doors be regularly cleaned and maintained in order to extend the life expectancy of the doors. The sealants for the sliding glass doors and windows were in excellent condition, as they had recently been replaced. These sealants are expected to have a lifespan of 15 to 20 years and should be replaced when they are showing signs of cracking and loss of elasticity in order to continue to properly protect the building.

Interior of Unit Sliding Glass Doors

A number of the balconies had been equipped with storm shutters, which provided protection during significant storm events, but can also be a very effective tool for protecting the sliding glass door systems when they remain closed for long stretches of the year, such as the case when part time residents own a unit.

North Stack of Units with Storm Shutters Identified

Building Exterior Coating System

While on site, KEG documented the current state of the exterior finishes and coatings using visual inspection. Field testing was limited to sounding of the surface to identify concerns with the coatings and finishes. Sounding tests the material for loose or cracked sections by running a metal tool over the surface while the tester listens for any changes to the tone or quality of the sound. Hollow sounds can indicate debonding or material loss from the main element, while "crackling" or "crinkling" sounds can indicate cracks in the surface or loss of adhesion for the paint coatings.

Mechanical Sounding of Balcony Finishes

During the initial preparation for the building envelope project and over the course of the work, KEG noted several areas of the building where sounding identified damaged areas of stucco finishes or concrete structure. Hollow sounding stucco without major cracking is typically the result of debonding of the material from the concrete substrate. In our experience, the debonding is typically caused by moisture or material break down from age. Breakdown of the material that causes loss of adhesion can be accelerated when moisture penetrates the stucco and flows down the structure.

Repair In-Progress of Debonded Stucco (Taken 2023-02-10, Repair Completed)

Hollow sounding stucco accompanied by major cracking and movement of the stucco material can be indicative of two behaviors. The first is that debonding of the stucco finish has progressed to the point of failure and movement away from the building or substrate. This condition leads to falling stucco, which can be a hazard for pedestrians and vehicles parked below the building. With this in mind, the areas of unsound and cracking stucco were repaired during the building envelope project.

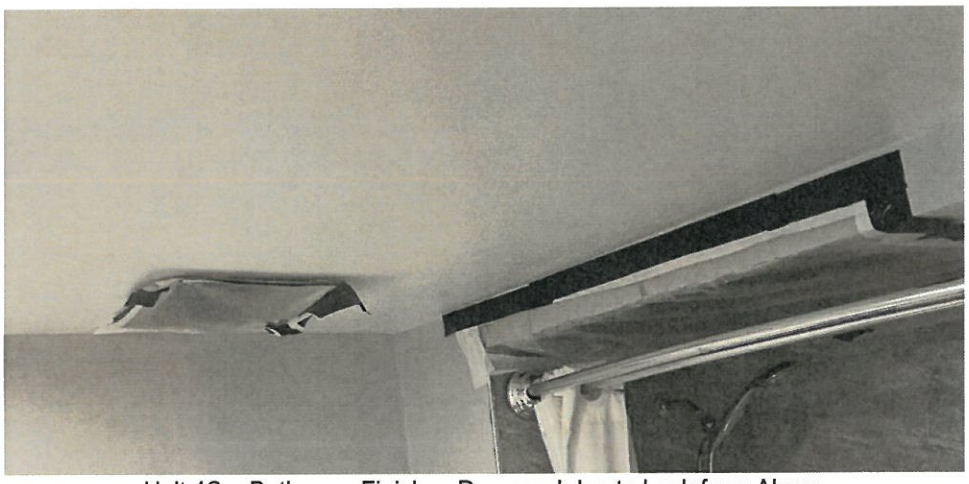
Balcony Coatings

The balconies had recently been refinished with the MasterBuilders HB400 system over the existing coating system, which was StoCoat Acryl and the ICCP cathodic coating. The HB400 system consisted of two coats of HB400 and one coat of MasterKure CC 1315. A waterproofing system was not used due to the limitations and requirements of the cathodic coating, which required a breathable system. These systems have three purposes, visual appeal, installation of a non-slip or limited slip surface, and as a barrier against moisture and chloride intrusion. The coatings appeared to be in excellent condition with only minor build-up of deposits due to some ponding on one of the balconies. As noted in the structural section of this report. KEG observed several sections of spalled or debonded material which were repaired during the building envelope project. The current lifespan of the coatings will be heavily dependent on the condition of the ICCP anodic coating.

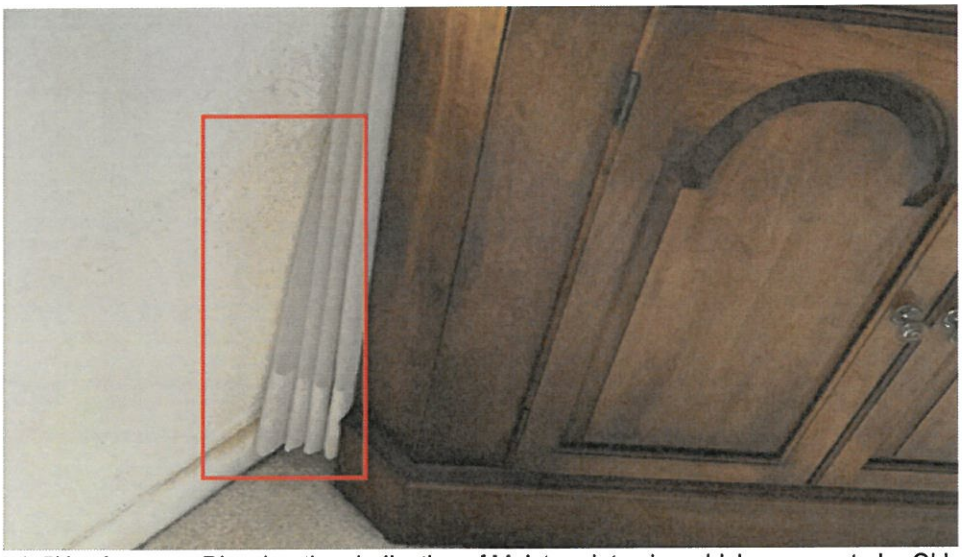
Applied Floor Coating on Balcony

Unit Interiors

KEG performed inspections of the unit interiors with the specific tasks of documenting the finishes for evidence of moisture intrusion such as spalls or water damage. This type of damage can indicate a failure of the weather proofing installed on the exterior of the building, such as roof systems, sealants and paint. However, depending on the location the damage may be the result of leaking pipes, flooding or HVAC systems. The most significant damage observed was in Unit 4S, where apparent moisture intrusion from the unit 5S's plumbing had caused damage. The client reported apparent mold growth at the bottom of the wall section below the damaged finishes and KEG noted a section of drywall had been removed.



Unit 4S – Bathroom Finishes Damaged due to Leak from Above



Unit 5N – Apparent Discoloration, Indicative of Moisture Intrusion which appears to be Older

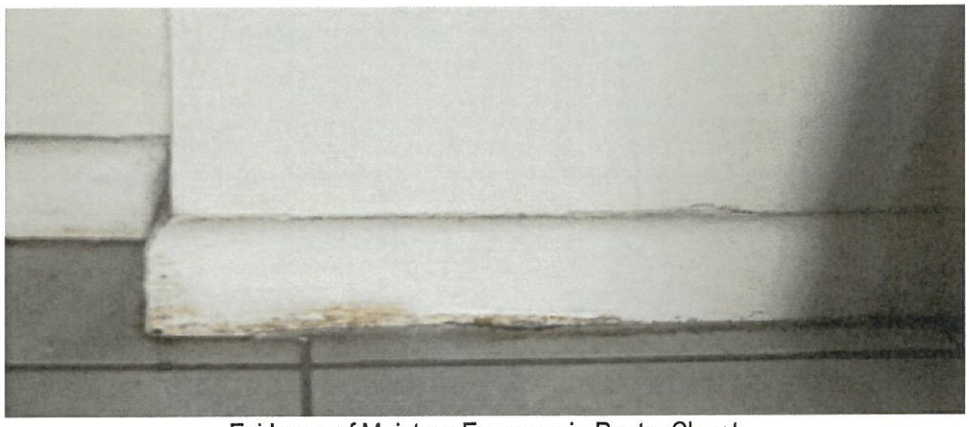
However, KEG did note one unit, Unit 4N, that appeared to have debonded tile finishes. The unit was in the middle of renovation and KEG observed three areas within the unit where tile finishes were unsound or had been removed from the surface of the concrete slab. Two of these areas were in one of the bedrooms of the unit and the third was in the living room between the entrance and the kitchen. The areas in the bedroom were adjacent to each other and one section of it, an area of approximately 20 feet, had been covered with OSB sheathing likely to limit the possibility of a

trip hazard. The tile sections were identified through traffic and sounding. In order to limit damage to the existing finishes, the OSB sheathing was removed and the slab appeared to be in good condition with no cracking or apparent unsound material was observed.

Removed Tile Finishes from Unit Bedroom and Exposed Slab

KEG also observed what appeared to be moisture damage at the base board of the small pantry closet adjacent to where the water heater had been installed and the client noted that the unit had previously had overflow problems from the HVAC unit, which has since been replaced. Apparent damage was also observed in the top of the pantry. Based on the observed conditions, It is possible that the overtime the moisture degraded the grout and the tile debonded from the concrete substrate. KEG recommends that, if the tile is removed for repair that the condition of concrete slab underneath be inspected for any spalling or any other deficiencies.

Section of Apparent Debonding Tile Finishes



Evidence of Moisture Exposure in Pantry Closet

Elevator Pit and Shaft

KEG was given access to the elevator pit and documented the current state of both the pit and the shaft. KEG observed that the concrete appeared to be in good condition with no noticeable spalls or significant cracking. The elevator shaft did not appear to be suffering from distress. KEG did not observe any significant oxidation or degradation of the elevator systems. However, KEG noted fluid ponding on the floor of the elevator pit. The fluid appeared to be hydraulic material that may have leaked from the elevator systems. Following notification of the client, the client informed KEG that the elevator maintenance company had been contacted for an inspection. KEG recommends that the association regularly inspect the pit and drain as needed in order to limit the exposure of the reinforcement to excessive moisture. Limiting moisture in the elevator pit will also extend the life of the mechanical systems. KEG did not observe any significant signs of cracking or spalling as a result of moisture intrusion.

Elevator Pit with Ponding Fluid in Bottom

SUMMARY & RECOMMENDATIONS

In our professional opinion, the structure is not suffering from significant structural distress and is in good condition for the age of the structure. A regular maintenance project had been recently completed and addressed a number of spalls and debonding stucco. Continuing maintenance of paint coatings, sealants and other systems will have to be performed in order to maintain the condition of the building.

KEG recommends that the association consult with their corrosion engineer for the most accurate timeline for remaining life on the ICCP system and prepare accordingly in order to maintain the current protections that are prevention of damage to the balconies. During the building envelope project, KEG noted several spalls had developed in areas where the ICCP system had been applied, which indicates that the system is approaching end of expected service life. The effectiveness of the system will only decrease as new spalls develop and decrease the effective area of the anodic coating, even as it continues to break down. Other options that would help to effectively protect the balcony reinforcement is a waterproof coating system, but it would not protect the column and beam reinforcement which the ICCP system currently does.

The roof appears to be generally in fair condition, with a number of areas where wear and exposure are beginning to negatively effect the condition of the primary weather barrier as well as a number of clearly visible repairs. Efforts to address this could take several forms including a replacement, recovering, or new coating, that can extend the life of the roof system by protecting the modified bitumen sheets. However, coatings are not typically recognized as an acceptable roofing material by insurance companies. These areas should be addressed in order to maintain the current condition of the roof and prevent leaks from developing into the interior of the structure. Routine maintenance and regular inspections, which appear to be ongoing, to repair any deficiencies shall be conducted to maintain the condition of the building.

The windows and sliding glass doors appeared to be in good condition with the sealants having been recently removed and replaced during the building envelope project. However, KEG recommends regular inspections and maintenance to maintain performance and to identify any spalls or other forms of damage that can develop as a result of the fasteners and penetration embedded in the concrete. These inspections should also include the storm shutter systems that had been installed on building.

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 KEG recommends that the Association has the building structure reviewed every ten years based on the Florida Statues. 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.

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3/25/24

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