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April 14th, 2023

Ms. April Perez
Landmark Towers 1 Condominium Association
1230 Gulf Boulevard
Clearwater, FL 33767

Via Email: lmtmgr1@gmailtcom

RE: Landmark Towers 1 – Milestone Inspection Report
1230 Gulf Boulevard, Clearwater, FL
KEG File# 23RT-0065

Dear Ms. Perez:

Karins Engineering Group, Inc. (KE) agreed to render professional engineering services in connection with a Milestone Phase 1 Inspection at Landmark Towers 1 Condominium Association (hereinafter called the "Project"), located at **1230 Gulf Boulevard, Clearwater, FL 33767,** for **Landmark Tower 1 Condominium Association** (hereinafter called the "Client"), on October 21, 2022. Per the signed contract by the Client dated November 16, 2022, KE completed a limited condition observation and evaluation of the current condition and construction in January and February of 2023, as it relates to the building envelope and related structural components that readily accessible.

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 from 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 of 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:

Landmark Towers 1 Condominium is a high-rise condominium building in Clearwater, Pinellas County, Florida. Landmark Towers 1 Condominium consists of one (1) nineteen-story building with a total of 144 living units. The parcel is located to the west of Gulf Blvd along the Gulf of Mexico at the western portion of Pinellas County.

Landmark Towers 1 Condominium consists of one (1) nineteen-story building with on-grade below building parking and 1 elevated parking level to the east of the tower. Each floor consists of eight residential starting at level 2 thru level 20 (with no level 13).

Landmark Towers 1 Condominium is seemingly built with a combination of reinforced concrete columns, beams and floor slabs along with concrete masonry unit in-fill vertical exterior walls. Stucco appears to be the standard exterior cladding.

During the time inspections related to the milestone reporting were underway, 1 of the 2 elevators that service each level of the building was under repair. It is KEG's understanding that the elevators are undergoing replacement of all the mechanical and electrical components to meet current Florida Building Code requirements. After repairs are completed at the one elevator, repairs to the second elevator will begin.

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 on January 30, 2023, January 31, 2023, February 9, 2023, and February 10, 2023. During our visit, KE observed the following with onsite maintenance personnel providing escort:

- Grounds / Common Areas
    - Parking lot
    - Sidewalks
    - Landscaping
    - Garage
    - Parking Deck
- Walkways, Stairwells, Electrical Rooms, Mechanical Rooms, Storage Rooms, Laundry Rooms, Elevator Equipment Rooms, Lobby, and Sundeck
- General overview of the Exterior
- Roof
- Limited Interior and Balcony Observations were conducted at units 201, 205, 208, 301, 305, 308, 401, 405, 408, 501, 505, 508, 601, 605, 608, 701, 705, 708, 801, 805, 808, 901, 905, 908, 1001, 1005, 1008, 1101, 1105, 1108, 1201, 1205, 1208, 1401, 1405, 1408, 1501, 1504, 1505, 1508, 1601, 1605, 1608, 1701, 1705, 1801, 1805, 1808, 1901, 1905, 1908, 2001, 2005, and 2008
    - Exposed Structural Components and Ceilings

- Unit Doors, Windows, Sills and Shutters
- Balconies, and Balcony Guardrails

Karins site visit was visual only. No destructive testing was undertaken during the tenure of our site visit. Only the Units listed above were entered. At no time did KE move or alter any member or component to access items not visible whether structural or non-structural (drywall over a structural wall was not inspected beyond a visual overview).

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
- Doors and windows beyond visual inspection of sealants and frames
- Inspection of exterior finishes beyond reasonable visual observation

No building plans were provided to KE. No attempts to pull public records were made. No 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 was the Engineer of Record for a concrete restoration and waterproofing project at the garage level that was completed between August 2020 and November 2020. It is our understanding that the building has had numerous painting, waterproofing and minor repair projects throughout its lifetime, however Karins was not directly involved with those projects.

REFERENCES AND CONTACTS:

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

1) Documents
    - No other documents were provided to Karins Engineering related to this Milestone Inspection and Report. Documents were provided for our use in preparing the SIRS.

2) Contacts
    - April Perez – Property Manager
    - Arlene Musselwhite – Board President

Figure 1: Arial view 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.

Landmark Towers 1 Condominium's building is 19 stories tall and was built circa 1980. Any additional buildings on the property not specifically mentioned here are less than 3 stories tall and are not required to be part of this report.

Landmark Towers 1 Condominium 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 Landmark Towers 1 Condominium.

Landmark Towers 1 Condominium does not require an additional more 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 Landmark Towers 1 Condominium is to make this report part of the association's official records. Additionally, the Landmark Towers 1 Condominium 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, Landmark Towers 1 Condominium 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 Landmark Towers 1, 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 Landmark Towers 1.

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.

It is our professional opinion that the following course of action should be taken to protect the building in the future:

<u>Important and Urgent</u>

1. Unit 1201 reported water Intrusion in at living room window at west elevation. Water reported to be entering the unit from the top right of the window (looking west). KEG understands that a newer window was previously installed, and water intrusion persists. Window should be removed by a general contractor to allow for additional observations from KEG to assist in determining cause and extent of existing damage, properly repair any damaged elements and waterproof with liquid applied waterproofing flashing material and re-installing the existing window to the Florida product approval specifications.

2. Unit 1207 reported water Intrusion in at living room window at west elevation. Water reported to be entering at windowsill and below. Window should be removed by a general contractor to allow for additional observations from KEG to assist in determining cause and extent of existing damage, properly repair any damaged elements and waterproof with liquid applied waterproofing flashing material and re-installing the existing window to the Florida product approval specifications if able to verify code compliance or replace window with new code compliant window.

3. Unit 708 reported water Intrusion to be entering at window and sliding glass door and or shutters. Additional observations from KEG to assist in determining the cause and extent of existing damage is recommended. This would include water testing to help determine the location and cause of the water intrusion.

<u>Important Not Urgent</u>

1. Spalling concrete and failed previous concrete repairs were observed at several utility/mechanical/electrical rooms throughout the building. It is recommended that all damaged concrete be repaired in accordance with ICRI and ACI specification. Concrete in these locations typically has not been previously waterproofed.

2. Spalling concrete and failed previous concrete repairs were observed at isolated locations throughout the walkways and balconies and the under-building parking area. It is recommended that all damaged concrete be repaired in accordance with ICRI and ACI specification.

3. Existing waterproofing membranes at balconies appear to be approaching the end of useful life. It is recommended that all reinforced concrete in proximity to the Gulf of Mexico be protected with liquid applied urethane membrane due to the corrosive environment typical in coastal areas.

4. Existing coal tar pitched roof at end of estimated useful life. It is recommended that the association consider replacement with new low sloped roofing system. Observations include damaged roof drains, missing lightning protection equipment etc.

5. The condition of perimeter sealants at existing windows and doors should be inspected. Sealant should be applied to all window frames and door sills to prevent water intrusion into the unit, and instead direct the water towards the weep holes and to the exterior as necessary. Selected south facing unit's windows were noted in this condition.

6. Inspect and seal, as necessary, all penetrations attached to any exterior building envelope. This includes light fixtures, electrical outlets and railing brackets and cable tv penetrations at balconies.

7. Railings at all stair towers, in general, are in fair to good serviceable condition however railings do not meet Florida Building Code height requirements, picket spacing requirements and do not have required grabrails. (42" Height, 4" Picket Spacing)

8. Guard Walls walkways in general, are in fair to good serviceable condition, however the elements do not meet Florida Building Code height requirements. (42" Height)

9. Leaking plumbing was noted in parking garage ceiling, spalling concrete and broken and corroded pipe hanger. Recommendations would include removal of all unused metal fasteners and repairs to concrete in accordance with

ACI and ICRI Guidelines.

10. Observations under building parking slab on grade noted evidence of settlement of the slab at several location throughout the parking area. The settlement appears uniform in nature and KEG did not observe obvious visual evidence of erosion or undermining of the slab. The slab on grade parking area is not a primary structural member or primary structural systems of the building. To determine the corrective repair method for the settlement of the slab on grade KEG recommends that the Association conduct soil testing by a licensed Geotechnical Engineer to determine the soil composition and cause of the movement. If requested by the board KEG can initiate a request for soil testing services and provide recommendations for corrective repairs.

Urgent Not Important

1. Corrosion to electrical panels was observed at approximately 50% of locations observed. It is recommended that Federal Pacific Electrical (FPE) meters and related electrical panels be replaced with new upgraded code compliant components.

Not Important Not Urgent

1. Consider replacement of any rusted service doors on the exterior.

2. Observations of peeling paint at interiors of storage and utility closets. It is recommended that exposed masonry in non-climate-controlled rooms be coated for protection due to proximity to coastal environment.

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 of 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 used to obtain bids from general contractors and ultimately used to obtain necessary permitting documents.

CONCLUSION:

KE opinion is that the existing conditions at Landmark Towers 1 are good, and any items noted are due to the age and normal wear and tear of the building 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 Landmark Towers 1 to appropriately exhaust insurance claims, if any, and reserve capital to satisfy our recommendations. Special Assessments may be required to comprehensively institute our recommendations. Our office would be more than happy to review these avenues and provide Landmark Towers 1 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 Landmark Towers 1 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 Mannix

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY **JOSHUA P MANNIX, PE** ON THE INDICATED DATE USING A 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.

JOSHUA P. MANNIX LICENSE No 76974 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

REPRESENTATIVE PHOTOS

Photo #1 – East Elevation on Building

Photo #2 – West Elevation of Building

Photo #3 – Overview of Roof

Photo #4 – Height of Roof Vent and Scour Below Code Required 8” Minimum

Photo #5 – Elevator Tower Ongoing Elevator Work Wall Opened to Allow Access for Equipment

Photo #6 – Spalling Concrete at Storage/Electrical Room at Roof

Photo #7 – Roof Access Closed off with Wood Framing with Spalling Concrete and Signs of Water Intrusion

Photo #8 – In Progress Elevator Equipment Replacement

Photo #9 – In Progress Elevator Equipment Replacement

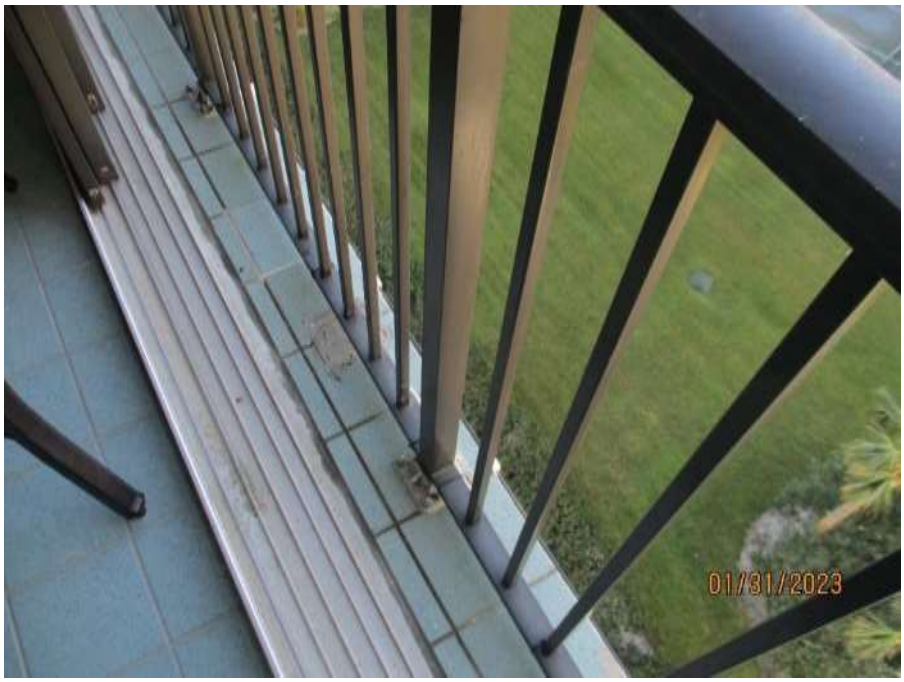

Photo #10 – Typical Balcony with No Balcony Waterproofing (Railings installed on top of existing tile)

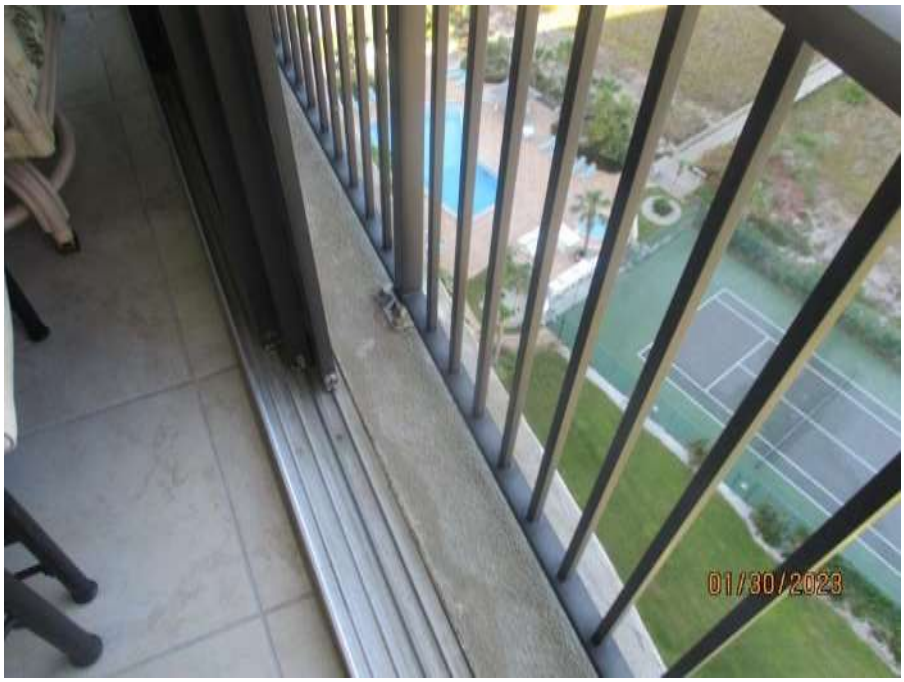

Photo #11 – Typical Balcony with Waterproofing at Slab Edge (Railings Installed Directly to Deck)

Photo #12 – Typical Balcony with Full Deck Waterproofing (Railings Installed Directly to Deck)

Photo #13 – Damaged Window Sill w/ Previous Repair. Unsealed Fasteners into Sill

Photo #14 – Typical Cracked Window Sill

Photo #15 – 1201 West Elevation Window Header Cracked and Delaminated Stucco, Unsealed Fastener Holes from Removed Shutter

Photo #16 – Typical Unsealed Cable TV Wall Penetration

Photo #17 – Isolated Spalling Concrete at Column in Maintenance Room

Photo #18 – Typical Spalling Concrete and Failed Previous Repair at Utility Closet

Photo #19 – Typical Spalling Concrete at Utility Closet Threshold

Photo #20 – Spalling Concrete with Exposed Rusted Rebar

Photo #21 – Typical Elevated Walkway and Guard Wall System

Photo #22 – Typical Guard Wall Height

Photo #23 – Abandoned/Broken Pipe Hangers with Corrosion in Garage Ceiling

Photo #24 – Isolated Concrete Spalling at Plumbing Penetration Garage Ceiling

Photo #25 – Typical Stair Tower Railing at Landing and Stairs

Photo #26 – Typical Corrosion at Stair Treads

Photo #27 – Typical Corrosion of FPE Meter Panel

Photo #28 – Domestic Water Equipment Visually in Working Order

Photo #29 – Emergency Generator Visually in Working Order

Photo #30– Fire Pump Visually in Working Order

Photo #31 – Settlement of Slab on Grade at Under Building Parking. Potential Trip Hazard due to Raised Portion of Slab at Control Joint

Photo #32 – Evidence of Slab on Grade Settlement at Existing Column. Slab Lower than Column Stucco