



1111 N. West Shore Boulevard, Suite 502  
Tampa, Florida 33607-4529  
Tel: (813) 228-8212  
[JMannix@karins.com](mailto:JMannix@karins.com)

April 14, 2023

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

Via Email: [lmtngr1@gmail.com](mailto:lmtngr1@gmail.com)

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

Dear Ms. Perez:

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 contained a single high-rise condominium tower built circa 1980. With an estimated age of 43 years with a Florida Building Occupancy Class Residential, Risk Category II. The building is 19 stories tall (no floor 13), and appears to be constructed of conventional reinforced concrete slabs spanning between concrete reinforced columns and masonry infill walls. The roof is constructed of coal tar pitched roof with aggregate covering. The exterior walls are concrete masonry infill walls covered with painted stucco. The foundations are unknown but reported to be concrete piles. Below are brief qualitative summaries of the primary items reviewed in the report:

Foundation: Good Condition. It was unobservable but no indications of failure or undermining were present during the inspections.

Overall Structure: Good to Fair Condition. Limited isolated concrete spalls and other forms of expected damage from exposure were observed. Conducting isolated concrete repairs, waterproofing and sealants can address these items if noted and before they adversely affect the structure. No substantial structural deterioration was noted.

Bearing Walls and Structural Systems: Good to Fair Condition. Many of the bearing systems were located behind interior finishes. The exterior walls did not have any major observable deficiencies. Isolated damaged and cracking stucco and isolated damage to structural elements at fenestrations was observed. It is recommended that a limited building envelope repair project address these isolated concerns to prevent further damage. No substantial structural deterioration was noted.

Roof System: Fair to Poor Condition. Due to the age and condition of the existing roof system, continued monitoring of the condition and if any leaks present themselves is recommended. Additionally, the association should plan for roof system replacement when feasible. No substantial structural deterioration was noted.

Floor System: Good to Fair Condition. Limited isolated concrete spalling or other forms of damage from exposure were observed. Apparent regular maintenance by onsite staff has been ongoing, however damaged isolated elements should be properly repaired before they adversely affect the structure. Walkways appeared to be in good condition, with utility closets containing most of the damage at the east side of the building. Limited isolated concrete spalling and other damage was observed at balconies along with waterproof coatings nearing the end of useful life where applied. No substantial structural deterioration was noted.

Firm Registration Number 8371  
[www.karins.com](http://www.karins.com)

Tampa

St. Petersburg

Sarasota

Ft. Lauderdale

Daytona Beach

Naples / Ft. Myers

Concrete Beams and Columns: Good to fair Condition. Limited spalling or other forms of damage from exposure were observed. It is recommended that isolated repairs address these items in a repair project before they adversely affect the structure. No substantial structural deterioration was noted.

Windows, Storefronts and Doors: Fair to Good Condition. Selected Owners reported minor moisture intrusion during high wind events such as tropical storms or hurricanes. Several owners have replaced older windows with newer windows. Maintenance of the perimeter sealants should be maintained during painting of the exterior building. KEG did not observe any active water intrusion during inspections, however select units reported water intrusion mostly at the west elevation living room window either related to installation of new window or damage to exterior cladding or other elements at the window penetration and/or sliding glass doors.

Exterior Coating Systems: Good to fair Condition. Building paint and walkway coating systems shall be renewed at the end of service life, which typically is 7 to 10 years.

Unit Interiors: Good Condition. However, Units 1201, 1207, and 708 were reported of having water intrusion at the living room windows and/or sliding glass doors. No signs of structural deterioration were noted.

Stairwells and Doors: Fair to Good Condition. Handrails do not meet current codes.

Under Building Parking Slab-on-Grade: Good to Fair Condition. Settlement of slab on grade observed slab on grade is not a primary structural system of the building. Soil testing is required to determine cause and repair recommendations.

Each of these evaluations are based on the apparent age of the element. 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 (except as noted) 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 age of the building and 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,



Joshua P Mannix, PE  
Florida Registration #76974  
Tampa Branch Manager  
Karins Engineering Group, Inc.

