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May 26, 2023

Ms. April Perez
Landmark Towers 2 Condominium Association
1250 Gulf Boulevard
Clearwater, FL 33767

Via Email: lmtngr1@gmail.com

**RE: Landmark Towers 2 – Milestone Inspection Phase 1
1250 Gulf Boulevard, Clearwater, FL
KEG File# 23RT-0067**

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 **1250 Gulf Boulevard, Clearwater, FL 33767**, for **Landmark Tower 2 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 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 and the primary structural members and primary structural systems for the sole purpose of 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:

Landmark Towers 2 Condominium is a mid-rise condominium building in Clearwater, Pinellas County, Florida. Landmark Towers 2 Condominium contains one (1) ten-story building with a total of 72 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 2 Condominium consists of one (1) ten-story building with eight units per floor on the second through tenth floors.

Landmark Towers 2 Condominium is seemingly built with a combination of reinforced concrete columns, beams and floor slabs with concrete masonry unit in-fill vertical exterior walls. Stucco appears to be the standard exterior surface.

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 February 1, 2023, and February 8, 2023. During our visit, KE observed the following with Board members providing escort:

- Grounds / Common Areas
 - Parking lot
 - Sidewalks
 - Landscaping
 - Garage
- 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, 202, 205, 207, 208, 301, 305, 308, 401, 405, 408, 501, 505, 508, 601, 605, 608, 701, 705, 708, 801, 807, 805, 808, 901, 905, 908, 1001, 1005, and 1008
 - 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:

- Foundations or groundwork
- Structural members are covered with finishes
- Major electrical components beyond corrosion
- Major mechanical components beyond obvious deterioration
- Major plumbing components beyond obvious and present leaks
- Doors and windows beyond visual inspection of sealants and frames
- Inspection of exterior finishes beyond reasonable 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.*

REFERENCES AND CONTACTS:

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

1) Documents

- No 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

- Arlene Musselwhite – Board President
- April Perez – Property Manager





Figure 1: Aerial 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 2 Condominium's building is 10 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 2 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 2 Condominium.

Landmark Towers 2 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 2 Condominium is to make this report part of the association's official records. Additionally, the Landmark Towers 2 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 2 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 2 Condominium Association, 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 2 Condominium Association.

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:

Important and Urgent

1. Observations of the IRMA (Inverted Roofing Membrane Assembly) found several locations with damage to the designed metal strapping holding down the Protected Membrane Roofing panels at the main roof of the building. It is recommended that the damaged strapping be repaired in accordance with the manufacturers guidelines to ensure the designed uplift restraint ability of the strapping remains as intended.
2. Sloped architectural roofs at west elevation of building which cover closer areas at balconies show signs of failure



with evidence of active water intrusion at several balcony closet locations. Due to the existing design of the roof deck, it is recommended that the existing apparent liquid applied roofing system be removed and replaced with a new code compliant liquid applied roofing system such as Sikalastic Roofpro which can be installed over existing designed plywood roof deck configuration.

Important Not Urgent

1. Spalling concrete and failed previous concrete repairs were observed at isolated areas of the 2nd floor elevated terrace deck and stairs the service the terrace deck from the parking garage. It is recommended that all damaged concrete be repaired in accordance with ICRI and ACI specification.
2. Spalling concrete and failed previous concrete repairs were observed at isolated locations at select 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 on 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. It is recommended that all balconies be waterproofed, including all balconies with original or existing tile that pre-dated the installation of the newer style aluminum guard rails. It is KEGs understanding that at locations with original tile and/or tile installed prior to the installation of the balcony guardrails do not have a waterproofing membrane and/or the time elapsed since the tile install exceeds any reasonable warranty period or useful life of typical materials used for these applications.
4. KEG was not able to determine installation date and age of existing inverted roofing membrane assembly roof from building department permitting records. In addition to damage observed at strapping, damage to individual panels was observed throughout each roof level. In general, it is recommended that low sloped roofs be replaced on 20-30 year intervals depending on the system installed. Due to the existing condition of the roof panels, the unknown condition of the underlying roofing membrane and the assumed age of the roof based on the condition, 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.
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. 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. N/A

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 and the primary structural members and primary structural systems for the sole purpose of 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 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 2 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 aggressive 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 2 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 2 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 2 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
Tampa Branch Manager
FL Reg. # 76974

Attachments: Representative Photos



REPRESENTATIVE PHOTOS



Rear Elevation of Building



Typical Exterior Walkway





Post Pocket Below Slab Allowing Water to Pond and Damage to Slab Edge Waterproofing



Typical Walkway Guard Wall Height = +/- 41"





Typical Interior Stair Tower Railings



Typical Stair Tower Railing Height = +/- 35"





Apparent Water Ponding Staining at 3rd Level Walkway



Stucco and Sealant Damage at Guard Wall to Railing Transition





Elevated Terrace Deck at 2nd Floor



Typical Terrace Deck Stairs to Garage with Non Code Complaint Railings (36" Height 6" Picket Spacing)





Ponding Staining at Stair Landing



Abandoned Corroded Metal Pipe Hangers Remain in Ceiling





Cracking Stucco and Spalling Concrete at Terrace Deck Stairs (South)



Typical Apparent Staining and Potential Water Intrusion Indicators at Sloped Roof





Water Intrusion Indicators into Balcony Closet



Typical Original Tile at Balcony With Old Post Pocket from Original Railing.





Original Tile Damaged Exposing Slab Edge with No Apparnet Waterproofing Under Tile



Typical Isolated Concrete Spall in Balcony Closet





Sapling Concrete at Slab Edge



Rusted Corner Bead Stucco Accessory





Overview of Inverted Roofing Membrane System



Broken Strapping and Missing Fasteners at Roof System

