

August 27, 2025

Beach House of Pass-A-Grille Condominium, Inc.
Luke Heath, Property Manger
luke@tvpmm.org

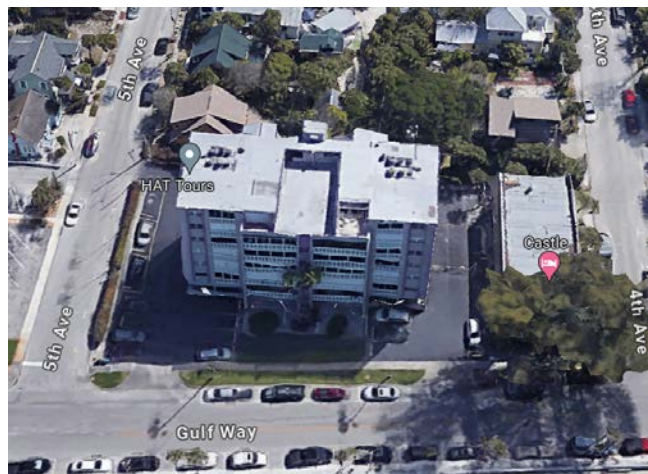
RE: *Beach House of Pass-A-Grille Condominium, Inc.*
403 Gulf Way
St. Pete Beach, Florida 33706
KEG File #24RP-0314: Milestone Inspection

Dear Mr. Heath:

As requested, an engineer from Karins Engineering Group, Inc. (KEG) visited the above referenced condominium for a milestone inspection on May 23rd of 2024. The purpose of our visit was to perform a milestone survey on the structure constructed on the property located at 403 Gulf Way, St. Pete Beach, Florida. 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 of the building envelope, roof, ground floor, and stairwells. 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. The Association experienced damage from Hurricanes in 2024 and requested KEG to revisit the property on August 25, 2025 to review the exterior portions of the building. 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



403 Gulf Way, St. Pete Beach, Florida 33706

Firm Registration Number 8371
www.karins.com

Tampa

St. Petersburg

Sarasota

Ft. Lauderdale

Daytona Beach

Naples / Ft. Myers

The Association appears to consist of a single structure built circa 1974, per the Pinellas County property appraiser website. The structure is primarily used as a residential condominium (Florida Building Occupancy Class Residential, Risk Category II). The inspected buildings consisted of 7 occupied floors, including ground level parking under the building on the north and south ends of the building. The estimated total building area is approximately 54,000 square feet.

Drawings of the structure were provided to Karins Engineering to conduct the milestone inspection. The construction of the structure appears to be conventional reinforced concrete beams and columns with reinforced concrete slabs spanning in between supports. The exterior walls are constructed out of concrete masonry units with a painted stucco finish. The existing roof prior to the hurricane damage appeared to be a built-up modified bitumen with a bitumen cap sheet.

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 structure appeared to be in generally fair condition. According to the Association, stucco repairs completed in 2024 on the exterior faces have been ongoing for the last 5 years. The exterior building paint is approximately 4 years old. The windows and sliding glass doors are the owner's responsibility to replace, KEG noted a mix of older and newer window and sliding glass door systems were observed during the inspection. The roof was damaged during the hurricanes of 2024 and is in the process of a new roof being installed.

The new roof is being replaced with a multi-ply membrane modified bitumen cap sheet system along with all new coping caps and flashings.

KEG noted the unit interiors to be in generally fair condition. While performing the initial inspection in 2024 of the interior units, KEG noted Units 704, 603, 602, and 304 appeared to have stains or water damage at ceiling throughout the unit. Unit 603 and 602 owners that were present during the time of the inspection stated active water leaks occurring during high wind driven rain and storms that move through the area on a repeated basis. However, the exterior walls of units 701 and 704 are currently being reconstructed along with the roof to address the previous water leaks.

KEG noted the balconies appeared to be in generally fair condition. While inspecting the balconies, KEG noted numerous concrete guardrails appeared to be cracking, including exposed reinforcement at Unit 701. The constant exposure to the harsh Florida environment and lack of maintenance for the concrete guardrail are likely creating the cracks and spalls. KEG noted the older sliding glass doors appeared to have door thresholds located level or below the tiled finishes with rusting or deteriorating fasteners. KEG noted Unit 701 appeared to have visible water damage at the balcony ceiling, including failing sealants at the wooden joists and sliding glass doors, damaged coping caps on top of the built out wall and damaged tile adjacent to the balcony door; Unit 704 appeared to have a void in the built out wall underneath the roof gutter where moisture is likely entering at this area, Unit 503 balcony closet appeared to have a visible spall forming on the concrete column, including damaged tile that appeared to be tenting and hollow at Units 402 and 203.

KEG noted the stairwells to be in generally good condition. No signs of structural distress were observed at the time of the inspection. However, KEG noted deterioration of the steel pan on the 5th floor causing the material to break down with rusting and minor section loss.

KEG noted the walkways to be in generally good condition. However, KEG noted on the 6th and 3rd floor walkways, Unit 602 and 302 exterior concrete windowsills appeared to have minor isolated spalls. Additionally, KEG noted windows on



the walkways that have hurricane shutters installed appeared to have rusting and deteriorating fasteners embedded in the concrete windowsills.

KEG noted MEP and storage rooms to be in generally good condition. However, KEG noted, in the elevator room, a crack forming in the concrete masonry wall.

KEG noted the parking under the building at the north and south ends of the building to be in generally fair condition. KEG observed multiple columns with cracks at the base and appeared to sound hollow when utilizing mechanical sounding tool, potentially spalls are occurring at the identified columns. These columns have been discussed with the current EOR and shall be incorporated into the current workload.

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 requirements of 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.

OBSERVATIONS



Overall Structure



Current Front Elevation of 403 Gulf Way

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

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.



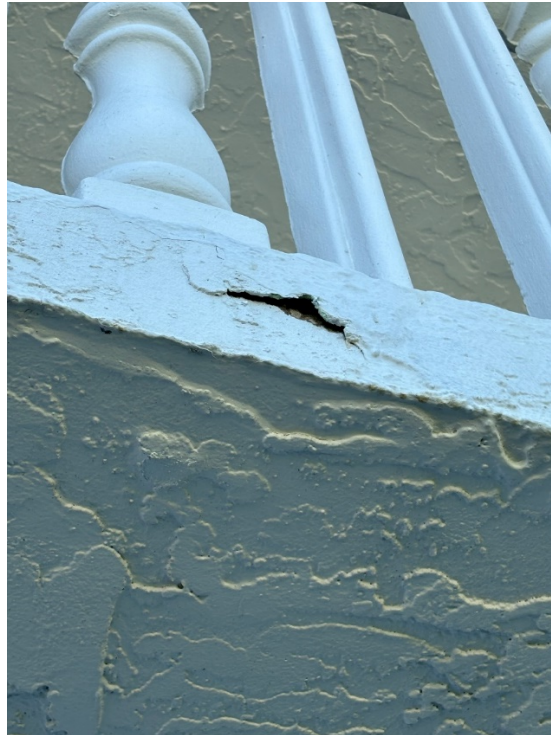
Expansion and contraction of the members are essentially terms that describe the same behavior but in different directions. These terms refer to the loss or gain of dimensional size in the members. This behavior can be the result of moisture absorption or evaporation and thermal heating and cooling. 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.



Rear Elevation of 403 Gulf Way

KEG noted the overall structure to be in generally fair condition. According to the Association, stucco repairs on the exterior faces have been ongoing for the last 5 years. The exterior building paint is approximately 4 years old. The windows and sliding glass doors are the owner's responsibility to replace, KEG noted a mix of older and newer window and sliding glass door systems were observed during the inspection. The roof is currently under construction for a new roof along with the exterior framed walls at Unit 701 and 704.





Visible Spall at Slab Edge of Unit 204 from Ground



Stucco Repairs Visible at South Elevation of Building





Stucco Repairs Visible at North Elevation of Building

Building Foundation

At the time of the inspection, KEG was unable to observe the foundations for the building. No signs of excess settling nor cracking related to major settlement was observed. According to the drawings provided by the Association, the foundation appears to be constructed out of deep piles. These are typically used for structures that are in close proximity to the Gulf waters. The piles are typically constructed out of either pre-stressed pre-cast concrete piles or reinforced auger piles for this type of building structure.



Roof System

The roof is under construction to install a brand-new roof. The roofing contract is with McMullen Roofing, Inc. and the Engineer is Prescott Engineering, LLC to install a Soprema modified bitumen system. The permit number with the City of St Pete Beach is #2505486 and dated 7/3/2025.



Roof Replacement in Progress with Dry-In Layer Currently in Place



Roof Material Store on Site for Completion of New Roof Covering



Bearing Walls and Structural Systems

The bearing walls and structural systems appeared to be in generally fair to good condition. According to the Association, stucco repairs to the exterior walls have been ongoing for the last 5 years. The construction of the bearing walls and structural systems consist of conventional reinforced concrete slabs spanning between reinforced concrete columns and beams. The exterior walls are made up of concrete masonry units with a painted stucco finish. While inspecting the balcony closets, KEG identified a visible isolated spall at the concrete column for unit 503. KEG would recommend performing concrete repairs that follow proper ICRI guidelines to the affected area.



Stucco Repairs to Exterior Walls at Front Elevation of Building





Isolated Spall to Concrete Column Unit 503 Balcony Closet



Windows, Storefronts and Exterior Doors

The windows appeared to be in generally good condition. The windows of the building appeared to be a mix of older and newer systems. Unit owners that were present at the time of the inspection stated no active leaks occurring from windows during high wind driven rain or storms. The Association stated the replacement of windows falls under the responsibility of the owners. If unit owners are replacing windows, KEG would recommend the windows conform to the proper wind pressures, energy requirements, and air/ water infiltration for the debris zones of the area. The windows should also have an approved Florida Product Approval or NOA.

While observing the windows at Unit 301, KEG noted minor water damage to the drywall in the kitchen. The water damage appeared to be old, however KEG would recommend the Association to monitor the area for active water leaks during high wind driven rain or storms that move through the area.



Water Damage at Kitchen Window Unit 301



The sliding glass doors appeared to be in generally good condition. Much like the windows, the sliding glass doors for the units were a mix of older and newer systems. Unit owners present at the time of the inspection stated no active leaks occurring at the sliding glass doors during high wind driven rain or storms. The Association stated the replacement of the sliding glass doors falls under the responsibility of the owners. If unit owners are replacing sliding glass doors, KEG would recommend the sliding glass doors conform to the proper wind pressures, energy requirements, and air/ water infiltration for the debris zones of the area. The sliding glass doors should also have an approved Florida Product Approval or NOA.

Stairs

Beach House contained two interior stairwells at the north and south elevation of the building. The construction of the stairwells appeared to be steel stair pans filled with concrete treads with metal guard and handrails. KEG noted the stairs to be in generally good condition. No signs of structural distress were observed in the stairwells at the time of the inspection.

While inspecting the stairwells at the north stairwells, KEG noted deterioration to the lower landing steel pan on the 5th floor. The steel stair pan showed signs of rusting and minor section loss of the material. KEG would recommend the replacement of the deteriorating concrete filled steel pan at the identified stairwell. If repairs are not made in a timely matter, the condition could worsen and cause a trip hazard for tenants using the stairwell.



Deteriorating Concrete Steel Pan Identified in North Stairwell





Observed Rusting and Minor Section Loss for Identified Concrete Filled Steel Pan



Unit Interiors

KEG observed most of the units at Beach House. The interior of the units was accessed by KEG in the presence of the property manager, or the owner of the unit was present. The building consists of two penthouse units on the 7th floor and four units on floors two through six. According to the Association, the original construction of the building did not have the two 7th floor penthouse units. These units were constructed years later. KEG noted the interior units appeared to be in generally good condition. However, while inspecting the interior units, KEG noted units 704, 603, 602 and 304 appeared to have water stains or damage to the ceilings of the units. Unit owners present for units 603 and 602 stated active water leaks occurring at the identified areas during high wind driven rain or storms repeatedly.

Prior to performing the Milestone Inspection, KEG was on site to perform a water intrusion test at units 701 and 704. Unit owners in 602 and 603 reported active water leaks in the ceilings during high wind driven rain and storms. KEG conducted the water test for unit 701 to find damaged coping caps at the framed wall and failing sealants that are likely allowing moisture to enter unit 602. Additionally, KEG noted the framed wall is likely not built to proper FBC standards. KEG recommended to the Association performing repairs or demolishing the entire wall and rebuilding to conform with current FBC standards, including providing proper waterproofing measures to prevent water from entering the units below.

The Association has a current contract with WKM Restoration Group for work to reconstruct the exterior walls of Unit 701 and 704 to address the previous leaks. Prescott Engineering is the design engineer for the exterior walls and permit #2505502 is currently under review by the City of St Pete Beach.



Exterior Frame Wall Reconstruction in Progress





Water Damage at Ceiling of Unit 704





Unit Owners in Unit 603 Stated Water Leaks Occurring in Bathroom



Water Damage in Ceiling of Master Bedroom Unit 602



Balconies and Balcony Coatings

KEG was able to access most balconies at Beach House. Access was provided through the units to gain access to the rear exterior balcony. The construction of the balconies appeared to be conventional reinforced concrete slabs with a tiled finish for most of the balconies. Due to the tiled finishes KEG was unable to observe the concrete substrate for signs of cracks or spalls. All slab edges for the balconies contained a precast concrete guardrail, including most of the balconies containing storm shutters at the slab edges. KEG noted the balconies to be in generally fair condition.

While inspecting the balconies, KEG noted numerous concrete guardrails appeared to be cracking, including exposed reinforcement at Unit 701. The constant exposure to the harsh Florida environment and lack of maintenance for the concrete guardrail are likely creating the cracks and spalls. Over time, without maintenance for the concrete guardrails, the material will spall and potentially fall off the balconies creating a hazard for tenants or pedestrians. KEG would recommend performing concrete repairs to the identified concrete guardrails. KEG would also recommend applying a penetrating concrete sealer for the guardrails to help prolong the life of the material.



Exposed Reinforcement at Concrete Guardrail Unit 701



KEG noted the older sliding glass doors appeared to have thresholds level or below the tiled finishes with rusting or deteriorating fasteners. Thresholds that are below or level with the tiled finishes are suspect areas of water intrusion due to not allowing moisture to exit the area properly. The deterioration of the fasteners potentially could allow moisture to enter the building from the sliding glass door thresholds. If the unit owners are not replacing the sliding glass doors, KEG would recommend replacing deteriorating fasteners by wet setting new stainless-steel fasteners with a waterproofing sealant to help minimize the chances of moisture to enter into the building and units below.



Sliding Glass Door Threshold Below Tile Finish Unit 502

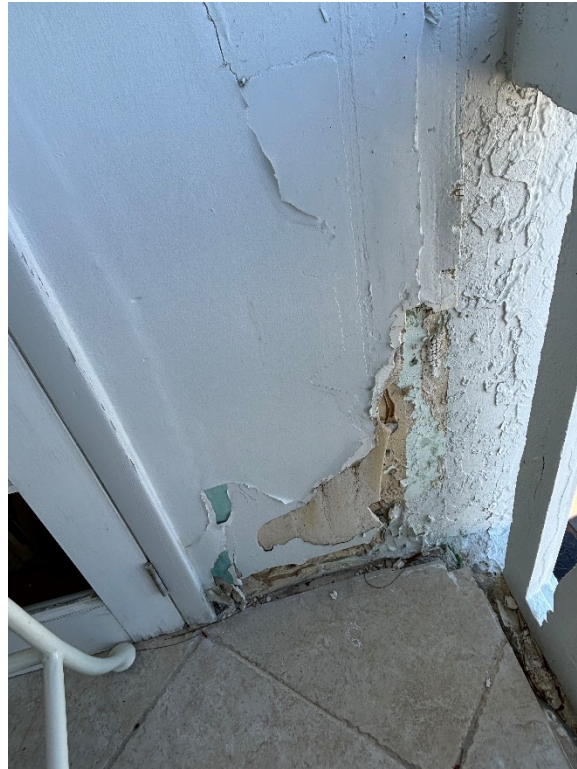


KEG noted Unit 701 appeared to have failing sealants at the wooden joists and sliding glass doors, damaged coping caps on top of the frame wall and damaged tile adjacent to the balcony door at the open balcony; Additionally for Unit 701, KEG noted visible damage to the ceiling finish, and other damages to balcony components that potentially could be areas for moisture to enter at the enclosed balcony. Unit 704 appeared to have a void in the frame wall underneath the roof gutter where moisture is likely entering this area. As previously stated in the water intrusion report provided by Karins Engineering, KEG would recommend the remediation of the frames walls and be rebuilt to conform to current FBC standards, including providing proper waterproofing measures to minimize moisture from entering at these areas. KEG would also recommend performing repairs to the identified damaged areas on the enclosed balcony for Unit 701.



Damaged Ceiling Finish Unit 701





Damaged Balcony Component Unit 701





Additional Damage at Balcony Unit 701



Void at Unit 704 Balcony Wall



KEG noted damaged tiles that appeared to be tenting and hollow at Units 402 and 203. Due to the tiled finishes, KEG was unable to observe the concrete substrate. However, it is likely the concrete beneath the tile is spalling and creating the tenting affect on the tiles. KEG would recommend the removal of the tiled finishes as they are susceptible to holding moisture if maintenance to the tiles is not performed routinely. KEG would also recommend the Association to further investigate installing a polyurethane waterproofing membrane or cementitious waterproofing system if the tiles are removed from the balconies.



Damaged Tile at Balcony Door Threshold Unit 402



Area of Tenting Tile/ Hollow at Balcony Unit 203



Walkways

The walkways for Beach House appeared to contain six elevated walkways. The construction of the walkways consisted of conventional reinforced concrete slabs with four-foot-tall parapet walls at the slab edges, including a tiled finish over the concrete substrate. KEG noted the walkways are in generally good condition. However, while KEG was inspecting the walkways, KEG noted on the 6th and 3rd floor walkways, Unit 602 and 302 exterior concrete windowsills appeared to have minor isolated spalls. Additionally, KEG noted windows on the walkways that have hurricane shutters installed appeared to have rusting and deteriorating fasteners embedded in the concrete windowsills. KEG would recommend performing concrete repairs to the identified window sills during the next building envelope project, including removing the deteriorating fasteners from the storm shutters and wet setting new stainless steel fasteners with a waterproofing sealant.



Minor Isolated Spall Identified on Third Floor Walkway, Unit 302





Minor Isolated Spall Identified on Sixth Floor Walkway, Unit 602



Rusting Fasteners at Identified Exterior Window Sills with Shutters



Parking Areas Under the Building

The Beach House contained two parking areas located at the north and south elevations under the building. The construction of the parking areas appeared to consist of conventional reinforced concrete slabs supported by concrete reinforced columns with painted stucco finishes. KEG noted the parking areas to be in generally fair condition.

While inspecting the parking garages, KEG observed multiple columns in both the north and south garage appearing to be cracking. KEG utilized a mechanical sounding tool to sound out the areas cracking to determine if there were sounds of hollowness in the stucco or concrete. After using the mechanical tool, KEG identified areas of hollowness where the cracking was occurring. Typically, with hollow sounding concrete there is an isolated spall occurring where the material is breaking down, allowing moisture to penetrate the steel reinforcement. Once the steel is exposed to the Gulf salt laden air and water, the steel begins to oxidize. The oxidation of the steel causes rusting and expanding while embedded in the concrete, over time this leads the concrete to break down and spall. KEG would recommend performing concrete repairs to the identified columns by following proper ICRI guidelines. All repairs to load bearing structural components should be reviewed by the current EOR for shoring and repairs.



Visual Crack Forming at Column of North Parking Garage



MEP and Storage Rooms

The Beach House contained a rec room, laundry room, storage room for unit owners, FACP room and elevator room. KEG was unable to access an additional electrical room in the south stairwell. KEG noted the MEP and Storage rooms to be in generally good condition. No signs of significant structural distress were observed at the time of the inspection. However, while inspecting the elevator room, KEG noted a crack larger than a hairline formed in the concrete masonry unit wall. The crack is minor but should be addressed during the next building envelope project during the concrete and stucco repairs. KEG would recommend performing crack repairs to the identified area during the next building envelope project.



Crack Formed in Concrete Masonry Wall of Elevator Room



CONCLUSION

In our professional opinion, Beach House of Pass-A-Grille Condominium, Inc. is in generally fair condition for the age of the structure. 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. 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.

During the inspections, KEG noted that the structure appeared to be in generally fair condition. According to the Association, stucco repairs on the exterior faces have been ongoing for the last 5 years. The exterior building paint is approximately 4 years old. The windows and sliding glass doors are the owner's responsibility to replace, KEG noted a mix of older and newer window and sliding glass door systems were observed during the inspection. The roof and the exterior frame walls of Unit 701 and 704 are in the process of being reconstructed and should address the water intrusion in the units below.

KEG noted the balconies appeared to be in generally fair condition. While inspecting the balconies, KEG noted numerous concrete guardrails appeared to be cracking, including exposed reinforcement at Unit 701. The constant exposure to the harsh Florida environment and lack of maintenance for the concrete guardrail are likely creating the cracks and spalls. KEG noted the older sliding glass doors appeared to have thresholds level or below the tiled finishes with rusting or deteriorating fasteners. KEG noted Unit 701 appeared to have visible water damage at the balcony ceiling, including failing sealants at the wooden joists and sliding glass doors, damaged coping caps on top of the built out wall and damaged tile adjacent to the balcony door; Unit 704 appeared to have a void in the built out wall underneath the roof gutter where moisture is likely entering at this area, Unit 503 balcony closet appeared to have a visible spall forming on the concrete column, including damaged tile that appeared to be tenting and hollow at Units 402 and 203. KEG would recommend the removal of the tiled finishes as they are susceptible to holding moisture if maintenance to the tiles is not performed routinely. KEG would also recommend the Association to further investigate installing a polyurethane waterproofing membrane or cementitious waterproofing system if the tiles are removed from the balconies.

KEG noted the stairwells to be in generally good condition. No signs of structural distress were observed at the time of the inspection. However, KEG noted deterioration of the steel pan on the 5th floor causing the material to break down with rusting and minor section loss. KEG would recommend the replacement of the deteriorating concrete filled steel pan at the identified stairwell. If repairs are not made in a timely matter, the condition could worsen and cause a trip hazard for tenants using the stairwell.

KEG noted the walkways to be in generally good condition. However, KEG noted on the 6th and 3rd floor walkways, Unit 602 and 302 exterior concrete windowsills appeared to have minor isolated spalls. Additionally, KEG noted windows on the walkways that have hurricane shutters installed appeared to have rusting and deteriorating fasteners embedded in the concrete windowsills. KEG would recommend performing concrete repairs to the identified window sills during the next building envelope project, including removing the deteriorating fasteners from the storm shutters and wet setting new stainless steel fasteners with a waterproofing sealant.

KEG noted MEP and storage rooms to be in generally good condition. However, KEG noted in the elevator room a crack forming in the concrete masonry wall. KEG would recommend performing crack repairs to the identified area during the next building envelope project.

KEG noted the parking areas under the building at the north and south ends of the building to be in generally fair condition. KEG observed multiple columns with cracks at the base and appeared to sound hollow when utilizing mechanical



sounding tool, potentially spalls are occurring at the identified columns. KEG would recommend performing concrete repairs to the identified columns by following proper ICRI guidelines. All repairs to load bearing structural components should be reviewed by a EOR for shoring and repairs.

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, except as noted herein. 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,

Thomas Buffington, PE
Florida Registration #67546
St. Petersburg Area Manager
Karins Engineering Group, Inc.

CC:
Bill Palmer, Building Official
Building and Permitting
155 Corey Avenue, 1st Floor
St. Pete Beach, FL 33706

