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December 6, 2022

Mr. Steven Mooney
Buckingham Condominium Association, Inc.
6060 Shore Boulevard South
Gulfport, FL 33707

Via Email: codogger@aol.com
Cell Phone: 727-692-3782

Reference: Buckingham Building – Water Intrusion Inspections
6060 Shore Boulevard South, Gulfport, FL 33707
KEG File# 21RT-0515

Dear Mr. Mooney:

As pursuant to your request, **Karins Engineers (KEG)** performed a site visit on November 18, 2022, to investigate reported water intrusion at multiple units at the Buckingham Building. It is KEG's understanding that water intrusion was reported by multiple unit owners when Tropical Storm Nicole was affecting the area on November 10, 2022. KEG was asked to perform a site visit to inspect the areas of reported damage, opine on the possible sources, and recommend remedial repairs, if necessary.

Buckingham Condominium Association is an eleven-story conventionally reinforced concrete and masonry block building clad in cementitious stucco. The building also has a garage under the first floor, which is at ground level. Each unit has their own exterior private balcony and storage closet.

During the site visit, KEG performed visual observations of the existing conditions. KEG did not perform any destructive testing or water testing during the site visit. KEG made the following observations while onsite.

Unit 1007 / Penthouse 6

- 1) During the storm it was reported that water was noted to be leaking at the ceiling of Unit 1007 near the front bedroom, North elevation, of the unit. While onsite, KEG noted visible water staining and damage at the ceiling. KEG noted that there was a hairline crack in the slab.
- 2) KEG made observations of the exterior walkway area directly above the leak at Unit 1007. KEG visually inspected and sounded the wall surfaces and slab topside. No major deficiencies were noted. KEG did note one small area of spalling at the walkway and hairline stairstep cracking at the exterior masonry wall.
- 3) KEG inspected the exterior and interior of the north facing window at Penthouse 6. The window is a double single hung window which appears to be original. The windows are directly above the reported ceiling leak at Unit 1007. At the exterior, KEG noted that the windows did not appear to close tightly. KEG also noted rusted and unsealed window fasteners. At the interior, KEG noted that the windows were difficult to operate due to broken balances.
- 4) KEG took moisture readings at the interior of the unit around the north facing windows and noted high moisture readings below the center mullion of the windows.

- 5) Based on our observations, it is KEG's profession opinion that the cause of the water intrusion can be contributed to the north facing windows of Penthouse 6. KEG recommends that both windows and the center mullion be replaced with new code compliant components. Care should be taken to properly wet flash the masonry opening prior to the window installation with a product such as BASF Masterseal AWB900. All new windows should be permitted through the local building department and be should installed in strict accordance with their respective Florida Product Approval Numbers.

While not directly related to the reported water intrusion, the hairline cracking at the exterior wall and small concrete spall should also be repaired. All repairs should be in accordance with current FBC and ICRI guidelines.

Unit 712

- 1) During the storm, it was reported that water intrusion was noted to be leaking at the west facing window directly above the kitchen sink. KEG was shown a video by the homeowner, showing water leaking near the top of the window. Moisture readings taken above the window indicated that the drywall was wet.
- 2) KEG made observations of the exterior of the window from the southwest balcony. KEG noted that it appeared that there may be an open sealant joint at the head of the window. This would need to be confirmed via closely observations though.
- 3) KEG made additional observations of the exterior of the wall from the balcony and did not note any obvious signs of deficiencies. KEG also made observations from the roof and did not see any apparent plumbing that would be in the wall directly by or adjacent to suspect window.
- 4) Based on our observations and limited access, KEG recommends that the window be more closely examined during the upcoming painting project when a swing stage will be installed at the building. Observations may warrant water testing at that time to pinpoint the source of the water intrusion.
- 5) During the storm, it was reported that water intrusion was also noted at the northwest sitting area of the unit. Water was reported to be coming from under the northeast wall of the room. At the exterior walkway, KEG noted a tear/void in the deck membrane under the railing.
- 6) Based on our observations, it is KEG's professional opinion that the cause of the water intrusion at the northwest sitting area was due to the tear/void in the deck membrane. KEG recommends that the membrane be repaired in accordance with manufacturer's repair instructions.

Unit 112

- 1) During the rainstorm it was reported that water intrusion was noted along the west facing wall of the unit. It was reported to KEG that an emergency restoration company was brought in after the storm to dry out the unit.
- 2) At the interior, KEG noted that the baseboard was stained, and readings indicated high moisture.
- 3) KEG noted that the sliding glass doors door servicing the southwest balcony were older and had rusted and unsealed fasteners. KEG also noted that the shutters at the balcony were older with failed sealants and unsealed fasteners.
- 4) KEG made observations of the exterior wall from the ground level and did not note any signs of stucco cracking or other deficiencies that may have been the cause of water intrusion.
- 5) Based on our observations and limited access, it is KEG's profession opinion that the cause of the water intrusion most likely can be contributed to the condition of the older sliding glass doors and windows. If the water intrusion persists on regular basis, additional water testing would be warranted during the upcoming painting project when a swing stage will be installed at the building.



The observations and resulting opinions and recommendations are based upon construction standards and methods that are considered normal and customary as of the time of this report. The staff of Karins Engineering (KEG) conducted site inspections and review of documents indicated within this report. The observations that were made were visual in nature and therefore were non-destructive.

KEG has performed these services and prepared this report in accordance with generally accepted construction and engineering consulting practices. KEG used its best engineering judgment and ability to observe and report the items presented herein, but KEG cannot guarantee that all past, present, or potential deficiencies or defective conditions have been found during this initial assessment.

KEG looks forward to working with you on this project as necessary, and if there are any questions, or more information is needed, please do not hesitate to contact myself at (813) 228-821

Sincerely,
Karins Engineering Group, Inc.



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Representative Photos



Photo 1: Stain and Crack at Ceiling of Unit 1007



Photo 2: Walkway Area at PH6



Photo 3: Window not Sealing at PH6



Photo 4: Rusted and Unsealed Window Fastener



Photo 5: Hairline Stairstep Cracking at Stucco



Photo 6: Spall at Walkway Surface





Photo 7: Moisture Reading below Window Mullion



Photo 8: Relative Reading away from Window



Photo 9: Kitchen Window at Unit 712



Photo 10: Moisture Reading above Window



Photo 11: Exterior of Kitchen Window



Photo 12: Northwest Sitting Area





Photo 13: Tear/Void in Walkway Membrane



Photo 14: Wall at Unit 112



Photo 15: Moisture Reading at Unit 112 Baseboard



Photo 16: Track of Existing Sliding Glass Door



Photo 17: Existing Shutters



Photo 18: Exterior Wall at Unit 112