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January 27, 2023

Mr. Walter Stone, Board President
Town Shores of Gulfport #217, Inc.
a/k/a Windsor Building Condominium
6020 Shore Drive South
Gulfport, FL 33707

Via Email: twlas@netscape.net

**RE: Town Shores of Gulfport #217, Inc.
a/k/a Windsor Building Condominium
6020 Shore Drive South, Gulfport, FL 33707
KEG File# 22RT-1072**

Dear Mr. Stone and Board of Directors:

Karins Engineering Group, Inc. (KE) agreed to render professional engineering services in connection with a Milestone Phase 1 Inspection at **Windsor Building at Town Shores Condominium** (hereinafter called the "Project"), located at **6020 Shore Drive South, Gulfport, FL 33707**, for **Windsor Building at Town Shores Condominium** (hereinafter called the "Client"), on September 13, 2022. Per the signed contract by the Client dated September 13, 2022, KE completed a limited condition observation and evaluation of the current condition and construction in November and December of 2022, 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 structural inspection is for the sole purpose of identifying structural deficiencies of the building or structure that poses an immediate threat to the life, safety, and welfare of the public. Particularly, 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:

Windsor Building Condominium is a residential multi-family condominium building within the larger Town Shores complex on approximately 5 acres of land area, in the municipality of Gulfport and the County of Pinellas. Windsor Building Condominium contains one (1) eleven-story buildings with a total of 122 living units. The parcel borders Boca Ciega Bay at the Southwestern point of Pinellas County.

Windsor Building Condominium consists of one (1) eleven story building with twelve units per floor on the first through tenth floors and two unit on the Penthouse level / eleventh floor.

Windsor Building is seemingly built with a combination of reinforced concrete framing (columns and beams) and floor slabs and 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 October 19, 2022, November 9, 2022, November 11, 2022, and December 19, 2022. During our visit, KE observed the following with Board members providing escort:

- Grounds / Common Areas
 - Parking lot
 - Sidewalks
 - Landscaping
 - Carports
- Walkways and Stairwells
- General overview of the Exterior
- Units 101, 104, 109, 202, 204, 210, 212, 301, 303, 308, 310, 407, 409, 412, 502, 503, 509, 510, 602, 604, 608, 611, 701, 704, 709, 712, 802, 804, 810, 812, 902, 905, 908, 910, 1001, 1006, 1009, 1012, 1101 and 1102 were entered.
 - Unit Doors, Windows, Sills and Shutters

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

- Karins Engineering's Tampa office predecessor company, KWA Engineers, LLC was the Engineer of Record for an exterior building restoration project that was performed during 2015. The project included concrete repairs to reinforced concrete walkways, repairs to walkway expansion joints, application of a waterproof membrane with a decorative wearing surface, replacement of all elevated walkway guardrails, stucco repairs on vertical masonry wall surfaces, and miscellaneous repairs to steel stairway components.
- 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

- Walter Stone – Board President
- Terry Stone – Board Treasurer



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.

Windsor Building Condominium's building is 11 stories tall and was built circa 1974. 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.

Windsor Building 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 Windsor Building Condominium.

Windsor Building 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 Gulfport and the Windsor Building Condominium is to make this report part of the association's official records. Additionally, the Windsor Building 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, Windsor Building 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 Windsor Building, 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 Windsor Building. An Eisenhower Matrix was used.

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. No items documented.

Important Not Urgent

1. 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.
2. Inspect and seal, as necessary, all penetrations attached to any exterior building envelope. This includes light fixtures, electrical outlets and railing brackets.
3. Remediate the surface corrosion of structural steel beams and elevator access stairway on roof top.



4. Review and remove, as needed, the not in service water piping at building roof top.

Urgent Not Important

1. Investigate and reconcile the existing AC unit configurations for each building. Multiple rusted brackets and various attachments were noted.

Not Important Not Urgent

1. Repair carport awning blown off by Hurricane Ian.
2. Further investigation into the buildings specific structural components should be considered. Our inspection was observational only.
3. Institute a monthly maintenance schedule for the stairways, and common walkways to check railings, fasteners, and expansion joints.
4. Consider locking the individual AC compressor disconnect boxes and the Meter Doors at each building.
5. Consider replacement of any rusted service doors on the exterior.

SUMMARY:

The structural inspection is for the sole purpose of identifying structural deficiencies of the building or structure that poses an immediate threat to the life, safety, and welfare of the public. Particularly, 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.

Deficiencies that require immediate attention:

- None noted.

CONCLUSION:

Our opinion is that the existing conditions at Windsor Building are good, and any items noted are due to the age 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 Windsor Building 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 Windsor Building 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 Windsor Building 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



Photo #1 – Overview of front elevation



Photo #2 – Partial overview of front elevation of building





Photo #3 - Overview of common walkway, guardrail, arches, and columns on 4th floor.



Photo #4 – Cover entry looking from east to west.





Photo #5 – Top side view of expansion joint at west end of walkway



Photo #6 – Overview of guardrails and walkway looking from west to east.





Photo #7 – Underside of typical expansion joint with cover plate attached along one edge



Photo #8 – Typical railings and flight of stairs in partially enclosed stair tower





Photo #9 – Typical existing guardrail/handrail system in stair towers



Photo #10 – Bicycle storage shed located in parking lot between carports.





Photo #11 – Damaged carport structure



Photo #12 – Typical carport





Photo #13 – Overview of rear (south) elevation of building



Photo #14 – West end stair tower

