

December 27, 2023

Laurie Rudorf, Community Association Manager  
Professional Bayway Management  
[lrudorf@pbmfla.com](mailto:lrudorf@pbmfla.com)

RE: *Clearwater Key Association-South, Inc. (South Beach I)*  
*1400 Gulf Boulevard*  
*Clearwater, Florida 33767*  
*KEG File #23RP-0412: Milestone Inspection*

Dear Mrs. Rudorf:

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 structure consists of conventionally reinforced concrete slabs supported by reinforced concrete columns with infill masonry walls. The plans are dated 1972 and the property appraiser states that the building was built in 1973, making the building approximately 50 years old. The structure is primarily used as condominium (Florida Building Occupancy Class Residential, Risk Category II). The structure consists of 8 occupied stories over 1 floor of ground level parking. The estimated total actual building areas for all floors is approximately 254,600 square feet (30600 square feet for the garage area and 28,000 square feet for the interior sections based on measurements from Google Earth). Construction primarily consists of conventionally reinforced concrete systems with masonry infill walls and stucco with paint finishes. Below are brief qualitative summaries of the primary items reviewed in the report:

Foundation: Fair Condition. It was unobservable but no indications of failure or undermining were present during the inspections. Due to the level of exposure from salt water and repairs, regular inspections of the columns at the pile caps is recommended.

Overall Structure: Good Condition. Minor spalls and other forms of expected damage from exposure were observed, but regular maintenance can address these items before they adversely affect the structure. Association has addressed several significant repairs to a number of columns in the garage and regular inspections and repairs of the remaining columns is to be expected.

Bearing Walls and Structural Systems: Good Condition. Minor spalls and other forms of expected damage from exposure were observed, but regular maintenance can address these items before they adversely affect the structure.

Roof System: Fair Condition. Coating application of varying thickness was observed. KEG recommends manufacturer and installer inspections be performed.

Floor System: Fair Condition. Minor spalls and other forms of expected damage from exposure were observed, particularly on the exposed sections of the slabs, but regular maintenance can address these items before they adversely affect the structure.

Concrete Framing: Fair Condition. Minor spalls and other forms of expected damage from exposure were observed, but regular maintenance can address these items before they adversely affect the structure.

Windows, Storefronts and Doors: Moderate Condition. A number of the units appeared to have older door and window systems are suffering from signs of advanced age and should be replaced.

Exterior Coating Systems: Moderate Condition. Areas of unsound paint finishes were observed but regular maintenance can address these items before they adversely affect the structure. The balcony waterproofing systems

were in poor condition. As KEG noted in the report, Client has scheduled a building envelope project which will address the paint, sealants and balcony waterproofing.

Unit Interiors: Good Condition. Areas of apparent moisture damage were observed, but were not prevalent and can be addressed during maintenance projects.

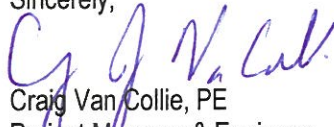
Each of these evaluations are based on the apparent age of the element. No substantial damage was identified during the inspections. For further information on each of the items identified or maintenance efforts, please refer to the full report.

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 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 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.

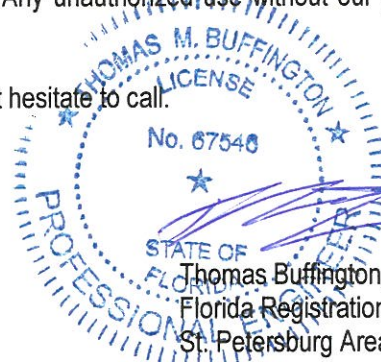
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We trust this information is helpful. Should questions arise, please do not hesitate to call.

Sincerely,



Craig Van Collie, PE  
Project Manager & Engineer  
Karins Engineering Group, Inc.



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

CC:

Kevin Garriott, City of Clearwater Building Official  
100 S Myrtle Ave.  
Clearwater, Florida 33756

