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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:

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 property contained a single structure built circa 1974/75 and occupied during 1976 with an estimated age of 48 years with a Florida Building Occupancy Class Residential, Risk Category II. The building consisted of 11 floors, with an estimated total actual building area for all floors of approximately 224,250 square feet. The structure appears to be constructed of conventional reinforced concrete slabs spanning between concrete reinforced columns and masonry infill walls. The roof is constructed of a modified bitumen built up roof with aggregate covering. The exterior walls are concrete masonry infill walls covered with painted stucco. The foundations are unknown but reported to be strip footings. Below are brief qualitative summaries of the primary items reviewed in the report:

Foundation: Good Condition. It was unobservable but no indications of failure or undermining were present during the inspections.

Overall Structure: Good Condition. No spalls and other forms of expected damage from exposure were observed. Regular maintenance can address these items if noted and before they adversely affect the structure. No substantial structural deterioration was noted. A comprehensive concrete restoration and waterproofing project was completed on the common walkways during 2015.

Bearing Walls and Structural Systems: Good Condition. Many of the bearing systems were located behind interior finishes. The exterior walls did not have any major observable deficiencies. No substantial structural deterioration was noted.

Roof System: Good Condition. Routine inspections and maintenance are recommended for the current roof system. No substantial structural deterioration was noted.

Floor System: Good Condition. No spalling or other forms of damage from exposure were observed, but regular maintenance can address any items before they adversely affect the structure. Walkways appeared to be in good condition, no balconies are present at this building. No substantial structural deterioration was noted.

Concrete Framing: Good Condition. No spalling or other forms of damage from exposure were observed. Regular maintenance could address these items before they adversely affect the structure. No substantial structural deterioration was noted.

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Windows, Storefronts and Doors: Fair to Good Condition. Selected Owners reported minor moisture intrusion during high wind events such as tropical storms or hurricanes. Most owners have replaced with newer windows. Maintenance of the perimeter sealants shall be maintained during painting of the exterior building. KEG did not observe any active water intrusion during inspections, however selected units experienced water intrusion directly at older and what appear to be windows from original construction.

Exterior Coating Systems: Good Condition. Building paint and walkway coating systems shall be renewed at the end of service life, which typically is 7 to 10 years.

Unit Interiors: Good Condition. However, Units 810, 812, 608, and 503 were reported of having water intrusion at the living room windows. No signs of structural deterioration were noted.

Stairwells and Doors: Fair to Good Condition. Handrails do not meet current codes.

Each of these evaluations are based on the apparent age of the element. 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 (except as noted) 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 age of the building and 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.

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

Sincerely,



Joshua Mannix, PE
Florida Registration #76974
Tampa Branch Manager
Karins Engineering Group, Inc.

CC:
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2401 – 53rd Street South
Gulfport, Florida 33707
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