

March 24, 2023

Town Shores of Gulfport No. 216, Inc., A Condominium
Attn: Holly Everett, Board of Directors

RE: *Town Shores of Gulfport No. 216, Inc. A Condominium*
6075 Shore Boulevard South
Gulfport, Florida 33707
KEG File #22RP-0592: Milestone Inspection – Phase 1 Summary

Dear Ms. Everett:

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 was approximately 50 years old. The building appears to be primarily used as condominiums (Florida Building Occupancy Class Residential, Risk Category II). The tower consisted of 6 occupied floors. The estimated total actual building areas for all floors is approximately 130,000 square feet (21,500 square feet for each floor). The building appears to be composed of concrete topping slabs supported by steel open web joists supported by concrete masonry unit walls at interior spaces and cast in place walkways. 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.

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.

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. Minor loss of coating material observed as well as small areas of apparent regular ponding of stormwater. Drainage systems are heavily dependent on proper sloping of the surface.

Floor System: Good 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.

Framing: Good Condition. Framing consists of concrete masonry unit walls supporting joists with concrete topping slabs. No indication of significant joist deflection or crushing of the masonry unit walls

Windows and Doors: Fair Condition. Framing and Glazing appears to be in good condition, but sealants on the exterior of windows and sliding glass doors should be removed and replaced.

Exterior Coating Systems: Fair Condition. Areas of unsound material and debonding finishes were observed but regular maintenance can address these items before they adversely affect the structure.

Unit Interiors: Fair Condition. Areas of apparent moisture damage were observed throughout the building. These areas may be due to old leaks, but KEG recommends that they be evaluated on a case by case basis.

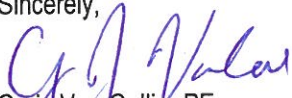
Each of these evaluations are based on the apparent age of the element. No substantial damage was identified during the inspections. For further information on each of the items identified or maintenance efforts, please refer to the full report.

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.

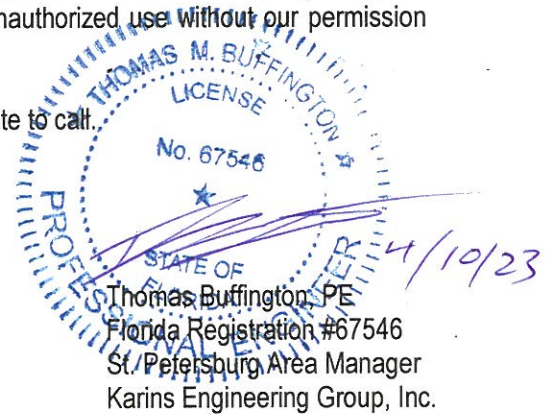
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We trust this information is helpful. Should questions arise, please do not hesitate to call.

Sincerely,



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



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4/10/23
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