Condominiums at Paradise Shores Long Term Maintenance Report
July 21, 2025
J. Scott Rasbach, Maintenance Director

Roofs:

Building 1

Wood truss construction, plywood sheating, Mansard roof, attachment : toenails. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no hurricane tie downs can be retrofitted. Wind mitigation available for insurance discount.
Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed. No rain gutters.

Building 2

Wood joist construction (2x8), plywood sheathing, Mansard roof, no attic access. Bulkhead around the perimeter with vents in the vertical wall. When the last roof was installed (2024) several electric lines were pierced by screws used to apply insulation boards as electric lines run close to the underside of the sheathing. In some cases lines ran over the top of a joist through a notch. Inaccessible, therefore no hurricane tie downs can be retrofitted. Wind mitigation available for insurance discount.
Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed. No rain gutters.

Building 3

Steel rebar joist system with gypsum deck (not light weight concrete), attachment: structural. Scheduled for replacement 2026. Rain gutters and downspouts to be upgraded. Does qualify for wind mitigation insurance discount.

Building 4

Wood truss construction, plywood sheating, Mansard roof, no attic access. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no hurricane tie downs can be retrofitted. Wind mitigation available for insurance discount.
Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed. No rain gutters.

Building 5

Steel rebar joist system with gypsum deck (not light weight concrete). Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed.
New 6 inch gutters and downspouts installed. Does qualify for wind mitigation insurance discount.

Building 6

Steel rebar joist system with gypsum deck (not light weight concrete). Scheduled for replacement 2025. Does qualify for wind mitigation insurance discount. Rain gutters to be upgraded.

Building 7

Steel rebar joist system with gypsum deck (not light weight concrete). Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed.
New 6 inch gutters and downspouts installed. Does qualify for wind mitigation insurance discount.

Building 8

Steel rebar joist system with gypsum deck (not light weight concrete). Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed.
New 6 inch gutters and downspouts installed. Does qualify for wind mitigation insurance discount.

Building 9

Steel rebar joist system with gypsum deck (not light weight concrete). Scheduled for replacement 2028. Does qualify for wind mitigation insurance discount. Rain gutters and downspouts will be upgraded.

Building 10

Wood truss construction, plywood sheating, Mansard roof, attachment: clips. No rain gutters. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no

hurricane tie downs can be retrofitted. Scheduled for replacement 2026. Wind mitigation available for insurance discount.

Building 11

Wood truss construction, plywood sheating, Mansard roof, attachment: clips. No rain gutters. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no hurricane tie downs can be retrofitted. Scheduled for replacement 2026. Wind mitigation available for insurance discount.

Building 12

Wood truss construction, plywood sheating, Mansard roof, attachment: clips. No rain gutters. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no hurricane tie downs can be retrofitted. Wind mitigation available for insurance discount. Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed.

Building 14

Wood truss construction, plywood sheating, Mansard roof, attachment: clips. No rain gutters. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no hurricane tie downs can be retrofitted. Wind mitigation available for insurance discount. Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed.

Vents in the bulkhead:

In the buildings with this configuration air vents are in the vertical wall surrounding the roof surface. During hurricane Helene and Milton wind driven rain was driven through these vents staining the ceilings of the Florida room below.

Roof Maintenance Contract:

Universal Two inspections per year. Inspection after a named storm.

Storm Sewers:

A portion of storm sewers are county owned. They run from the drainage ditch behind building 5 along 52nd avenue north along 81st Street N and through the street outside buildings 8 and 12

exiting under the fence to Carmalita's plaza. (See attached maps). These are the county's responsibility.

The remainder are Paradise Shore's responsibility. They need to be inspected and cleaned regularly. We are currently soliciting quotes for cleaning.

Building Sewers:

Cast iron piping. The cast iron pipe used within our buildings has a fifty year life expectancy. Ours are beyond their useful life. Using a cable sewer snake, as we do, is known to shatter the cast iron line.

We have had buildings 8 and 9 inspected. There are broken lines and lines which the bottom has rotted away. We have solicited quotes for lining the sewer lines. These quotes are in the $300,000 range.

A decision and plan of action must be developed.

Building Water Lines:

The copper water lines used in our buildings have a useful life of 15 to 50 years depending upon the type of copper used. Copper water lines are categorized into different types (K, L, M, and DWV) based on their wall thickness, with Type K being the thickest and Type M being the thinnest.

Some of our lines are type M, which has a life span of 15 years. Some lines are type L which has a 50 year life span. It may be that the thinner type M copper was used in making repairs in an effort to save money.

As our buildings are over fifty years of age, continued failure can be expected.

Plumbing issues are a significant amount of maintenance time and material. They require opening and closing the wall or ceiling to access the pipe, then make the repair. Then the wall or ceiling drywall must be replaced.

Our governing documents make the association responsible for any ancillary damage such as removing cabinets to access the plumbing.

The association should look into changing the governing documents.

A/C Condensate Lines:

Our governing documents make maintenance of these lines the associations responsibility. This is contrary to how the lines were dealt with in the past. We received an opinion from the Association's attorney which opined that the Association is responsible for condensate line maintenance as they serve two or more units. This means condensate lines are a common element.

We have developed a procedure to clean these lines on a regular basis.

Downspout Drains:

Buildings 3, 5, 6, 7, and 8 are currently being changed to 6" diameter pipes. This is necessary as the volume of water shed from the roof overwhelms the old system. The cost for material alone is $1,800 per building. This should be assessed to the roof replacement budget.

Fire Alarm System:

The system is old and the responder aspect has been disabled. It has been recommended that we remove all the responder equipment from the meter room as the Fire Department could insist that it be operational. The system has been "grandfathered" by the Fire Department as a local alarm only.

Parts, particularly the mother board, are hard to acquire. We have had two go out of service during the past year. The cost is between $2,000 and $1,000 per board.

When we have to replace the system it must meet current code. This includes a sensor inside the condominium. The cost will be substantial.

Pavement:

It is recommended that the surface be sealed every 5 to 6 years. We have not kept to that schedule. Based upon the wear in the street area I suggest we plan to seal the streets every 3 years and the entire street-carport area each 6th year. We did the entire area at the beginning of 2025. The cost for sealing the pavement was about $ 33,950

Paint, exterior:

- Buildings every 7 to 8 years.
- Walkway/Balcony floor stained and sealed every three years
- The breezeway is to be sealed every year.
- Trash room floors annually.

Rear Doors, first floor:

These are unprotected from weather and deteriorate quickly. We replace these doors about every 8 to 10 years. Since they swing outward a storm door cannot be attached. It should be considered changing the swing to the "traditional" interior swing. This would allow a storm door to protect the door. Also, an awning specification should be developed which would also provide protection from the elements.

The cost to replace a door-*in house*- is $885. This does not include the cost of painting the door which is $185. We expect to replace 20 doors this year.

Windows:

Replacement of widows has been the option of the unit owner. The replacement must be approved by the Specifications Committee and comply with our requirements and current building codes. Once installed they become the responsibility of the association.

We do <u>not</u> have a policy to require the replacement of windows in a unit after a certain age. Therefore since not all of a building's windows meet current building code for impact resistance that building is not eligible for an insurance credit. It also is possible that replacement windows done some time ago no longer qualify to the current code and insurance requirements.

During Hurricane Milton all but one damaged widow was of the old, original aluminum windows. And that damage was broken glass. The association is required to repair damaged windows by a peril covered by our insurance policy. The Milton storm damage did <u>not</u> exceed our deductible and was paid by the association.

As window damage is a significant liability to the association it is recommended the board develop a comprehensive plan to upgrade the windows which do not meet current building code standards. This action would also help to reduce our property insurance expenses.

Banisters and Railings:

We had all the banisters cleaned this year. This took one person approximately two months. These need to be cleaned at least once a year. During the cleaning process we found buildings and areas where the railings required painting.

The railings are either powder coated or anodized aluminum. Some are deteriorating and need to be painted. One estimate was $3,800 to manually paint the banister of one building.

Support Columns:

These need to be scraped, sanded, primed and painted once a year on a spot basis.
The base where the column enters the concrete, both on the second floor, and the first need close inspection and paint.

Buildings 1-2 and 4:

The lintels above the window and door openings have deteriorated. The brick facade has settled and cracked. These concrete brick buildings should have waterproofing applied on the same schedule as building painting. Unfortunately, they have been neglected.

We have had Beryl Engineering inspect these buildings and produce an assessment of required repairs. Currently we are soliciting bids for repairs. Their report is attached.

It is suggested we hire Beryl Engineering as project manager for the repair of these buildings.

Natural Gas Distribution:

System overview

- Master meter systems: In some condominiums, especially older ones, a master meter system may be in place. This means the association purchases gas from an outside source and then distributes it through a pipeline system to individual units.
- Separately metered units: In other cases, each unit may be separately metered, meaning the utility company directly meters and bills each unit owner for their gas consumption.

- Commonly owned facilities: Condominium associations often use gas in shared spaces for purposes like heating, hot water, or backup generator

Responsibilities

- Association's responsibility: The condominium association generally holds responsibility for the master meter system, its maintenance, safety compliance, and potentially the billing of gas usage to individual units.

Regulatory and safety considerations

- Federal regulations: Natural gas distribution systems, including master meter systems in condominium associations, are subject to federal safety regulations issued under the Natural Gas Pipeline Safety Act, according to the Pipeline and Hazardous Materials Safety Administration.
- Operator Qualification (OQ): The association (or its designated operator/contractor) must have an OQ program to ensure that individuals performing operations and maintenance tasks on the pipeline system are qualified and have the necessary knowledge and skills, notes the Pipeline and Hazardous Materials Safety Administration.
- Damage Prevention Program (DIMP): Master meter system operators also need a DIMP plan to identify, evaluate, and mitigate potential risks and threats to the system, explains Entech Engineering, Inc..
- Emergency procedures: The association must establish and follow written procedures to minimize the hazards resulting from natural gas pipeline emergencies, advises the Department of Transportation.
- Inspections and maintenance: Regular inspections, maintenance, and testing of the natural gas system are crucial for ensuring safety and preventing issues like leaks, says the Department of Transportation.

In a consultation with Largo Gas about this issue I learned that the supply pipes have a useful life of fifteen years. The diaphragms, which are serialized, are required to be replaced each fifteen years.

Retrofitting condominiums with aluminum wiring:

Approximately 60 percent of our condominiums are wired with aluminum wire. We have been told by our insurance broker that the existence of aluminum wiring makes those buildings ineligible for coverage by many underwriters, including Citizens. In a discussion with Marsh and McLennan, a national insurance broker interested in quoting Paradise Shores coverage, I asked how many markets do you have for buildings with aluminum wiring? The answer was none, except excess and surplus companies.

It has been suggested in the past discussions on this issue that perhaps AlumiConn connectors be used to upgrade the switch/outlet connections. Some insurers currently accept this retrofit, but not all. It is possible that future underwriting rules for these insurers will change and disallow the AlumiConn modification.

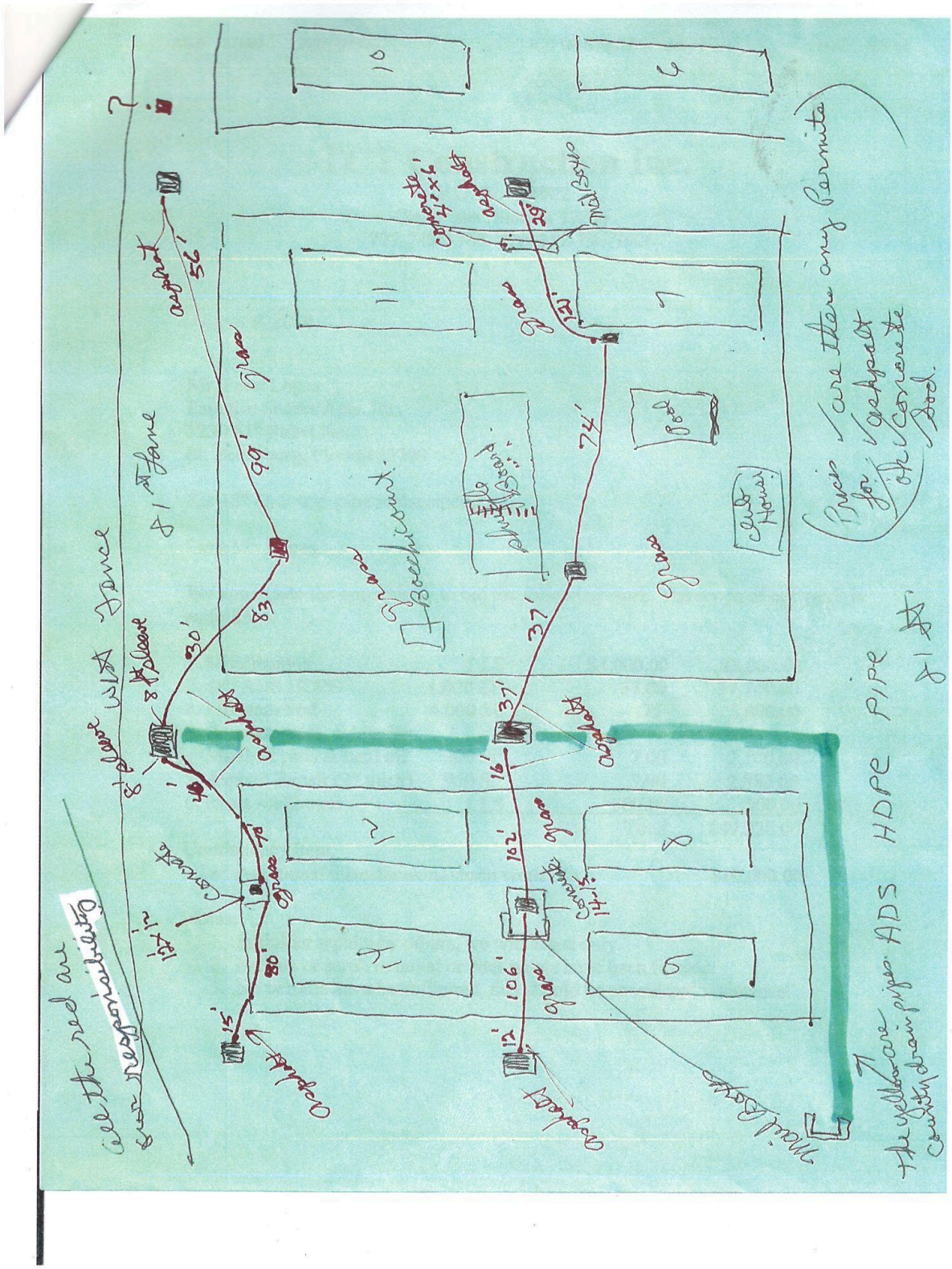
This issue has been before Paradise Shores for years. Our current three year period during which our "take out" carrier (Slide) is required to keep our policies provides the remaining two years to solve this problem.

Carports:

Carports are a reserve item. No repairs have been made on carports except for minor patching 3 years ago.

A plan must be developed for systematic replacement of carport roofs.

Maps of storm sewers:




COUNTY
Yellow = OURS
RED = COUNTY

Beryl Engineering Inspection Report
Buildings 1,2 and 4

RE: Your Inspection Report (5247 81st St N, Saint Petersburg, FL 33709)

As requested here is an electronic copy of the property inspection for '5247 81st St N, Saint Petersburg, FL 33709' completed on 06/23/2025 at 9:00AM. It has been a pleasure working with you and we hope you think of us for your future inspection needs.

Should you have any further questions or need any clarification please feel free to call us at (813) 616-3301.

Thank you for using Beryl Engineering & Inspection.

To: Paradise Shores Condominium
From: Leo Cannyn, PMP, P.E., Principal Project Manager
Subject: 5357 81st St. N. Bldg. #1 St. Petersburg, FL 33709 Engineering Affidavit
Date: 6/23/2025

To Whom This May Concern:

Beryl Engineering & Inspection, LLC ("Beryl") was retained by Paradise Shores Condominium with regards to inspection located at 5357 81st St. N. Bldg. #1 St. Petersburg, FL 33709. According to the Pinellas County Property Appraiser Website, the building was built in 1971. The structural systems are consistent with a Wood Frame Wall on Slab on Grade foundation with Wood Frame walls clad in Fluted Block veneer. The roof structure is consistent with Trusses and Plywood sheathing with a predominantly Flat and Mansard roof design covered with TPO and Dimensional Shingles.

Beryl performed a review of the property file as found on the Pinellas County website and visited the property on 6/23/2025. This review and inspection was a visual and non-invasive review of the accessible areas of the exterior. Photographs were retained by Beryl for future reference and some relevant photographs are attached.

The primary purpose of this letter is to certify that, during Beryl's engineering review conducted on June 23, 2025, we found the building to be structurally deficient at the time of observation.

The deficiency observed is due to sagging or deflected metal lintels on the first floor, which have resulted in cracking within the fluted concrete block directly above these structural members. This failure has extended to the second floor, where noticeable and severe separation has occurred at certain window locations where the frames meet the block construction. Upon closer inspection, many of the affected lintels were found to exhibit heavy corrosion, including laminar (or stratified) corrosion—a condition where rust causes the steel to flake or separate in layers, significantly reducing the section size and compromising structural performance.

For the lintels and adjacent masonry areas that are heavily damaged, Beryl recommends that temporary shoring be installed to safely support the structure above during repairs. Once shoring is in place, the damaged fluted block or brick masonry surrounding the lintels should be carefully removed. The corroded lintels should then be extracted and replaced with new corrosion-resistant

steel lintels, such as galvanized or high-grade painted structural steel, ensuring that the new lintels provide at least 6 inches of end bearing on each side.

It is essential that proper flashing and weep hole systems are installed or repaired during reconstruction to prevent future water infiltration, which is often a primary cause of corrosion in steel components. After installing the new lintels, the masonry should be rebuilt with materials that match the original in appearance and strength, using appropriate mortar and joint tooling. The masonry should be allowed adequate curing time before the temporary shoring is safely removed. Additionally, regular inspections should be scheduled as part of ongoing property maintenance, along with periodic repainting of exposed steel elements with corrosion-inhibiting coatings to preserve long-term durability.

In locations where the lintels show only slight corrosion—specifically noted at the first-floor front elevation under the walkway and around the perimeter of the second floor—Beryl recommends removal of all loose surface rust using a wire brush, grinder, or similar abrasive method. Once cleaned, the exposed metal should be treated with a rust-inhibiting primer, followed by the application of a high-performance protective paint or coating system designed for exterior steel. In areas where minor section loss has occurred, a structural-grade epoxy or metal filler compound should be used to restore uniformity and strength to the member. During these repairs, it is critical to inspect and ensure proper flashing and drainage above these areas to limit moisture exposure. Ongoing routine maintenance should be performed to monitor these lintels for signs of further deterioration and to apply protective coatings as needed over time.

All of the above work must be conducted by a licensed General Contractor in accordance with the current edition of the Florida Building Code and under any applicable local permitting and inspection requirements.

From,

_____

Richard Leon Cannyn
Florida PE # 65994
6/23/2025

CC: Beryl Project Files

BERYL
Engineering · Inspection

This document has been electronically sealed in accordance with Florida Statute 471.025 and Florida Statute 668.001 - 668.006.

1 Front of Building

2 Right Side of Building

3 Rear of Building

4 Left Side of Building

5 Front Left Lintel Sag w/ Severe Corrosion

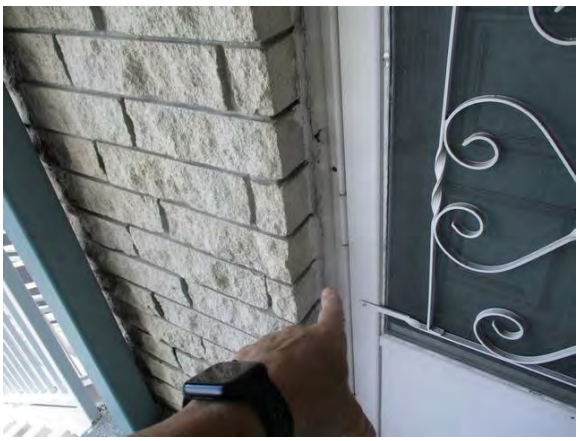
6 Front Left Lintel Sag w/ Severe Corrosion

7 Front Left Fluted Block Cracking Between 1st & 2nd Floors

8 2nd Floor Walkway Lintels Minor Corrosion

9 2nd Floor Walkway Lintels Minor Corrosion

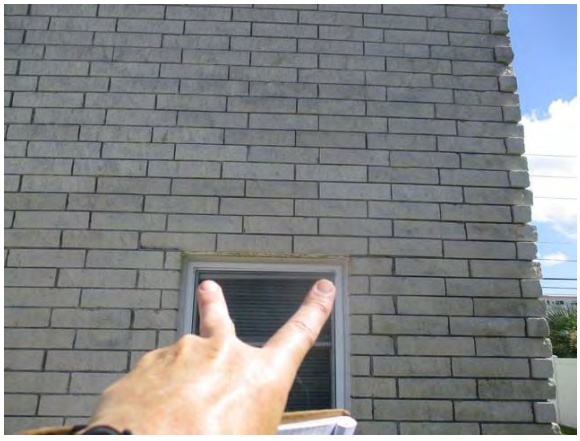
10 Window Caulking Deteriorated/Missing Throughout



11 Door Caulking Deteriorated/Missing Throughout

12 Front Right Lintel Sag w/ Severe Corrosion

13 Front Right Lintel Sag w/ Severe Corrosion



14 Front Right Fluted Block Cracked

15 1st Floor Walkway Lintels Minor Corrosion

16 Hallway Lintel Minor Corrosion/Peeling Paint

17 Hallway Lintel Minor Corrosion/Peeling Paint

18 Right Side of Building Lintel Sag w/ Severe Corrosion

19 Right Side of Building Fluted Block Cracked Between 1st & 2nd Floors

20 Right Side of Building Lintel Sag w/ Severe Corrosion

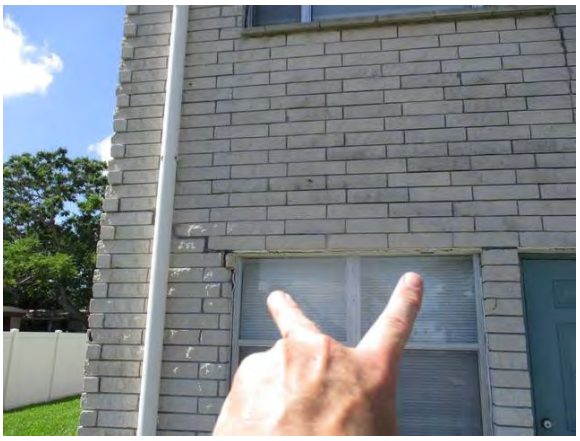
21 Right Side of Building Lintel Sag w/ Severe Corrosion

22 Right Side of Building Lintel Sag w/ Severe Corrosion

23 2nd Floor Lintels Minor Corrosion

24 Right Side of Building Lintel Sag w/ Severe Corrosion

25 Right Side of Building Lintel Sag w/ Severe Corrosion



26 Rear of Building Lintel Sag w/ Fluted Block Cracking

27 Rear of Building Lintel Sag w/ Severe Corrosion

28 Rear of Building Lintel Sag w/ Severe Corrosion

29 Rear of Building Lintel Sag w/ Severe Corrosion

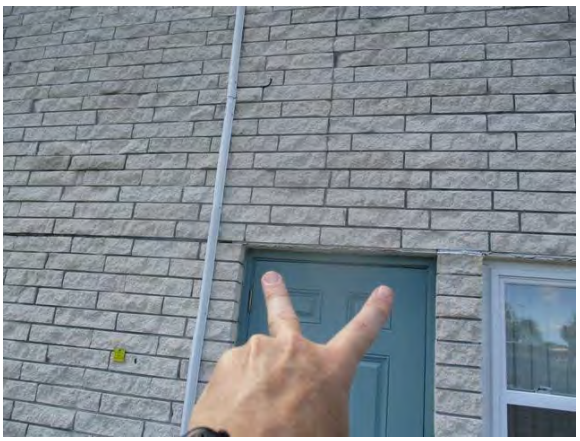
30 Rear of Building Fluted Block Cracked Between 1st & 2nd Floor

31 Rear of Building Lintel Sag w/ Severe Corrosion

32 Rear of Building Lintel Sag w/ Severe Corrosion

33 Rear of Building Fluted Block Cracked Between 1st & 2nd Floor

34 Rear of Building Fluted Block Cracked Between 1st & 2nd Floor



35 Rear of Building Lintel Sag w/ Severe Corrosion

36 Rear of Building Lintel Sag w/ Severe Corrosion

37 Rear of Building Fluted Block Cracked Between 1st & 2nd Floor

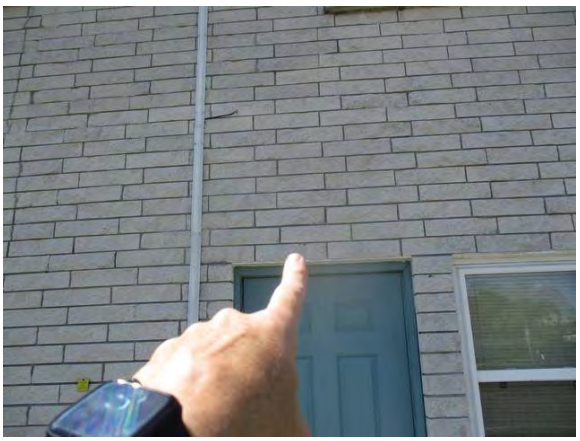
38 Rear of Building Lintel Sag w/ Severe Corrosion

39 Rear of Building Lintel Sag w/ Severe Corrosion

40 Rear of Building Lintel Sag w/ Severe Corrosion

41 Rear of Building Lintel Sag w/ Severe Corrosion

42 Rear of Building Fluted Block Cracked Between 1st & 2nd Floor



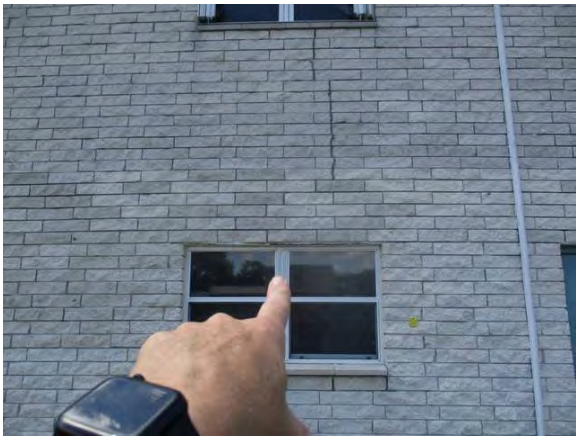
43 Rear of Building Fluted Block Cracked Between 1st & 2nd Floor

44 Rear of Building Lintel Sag w/ Severe Corrosion

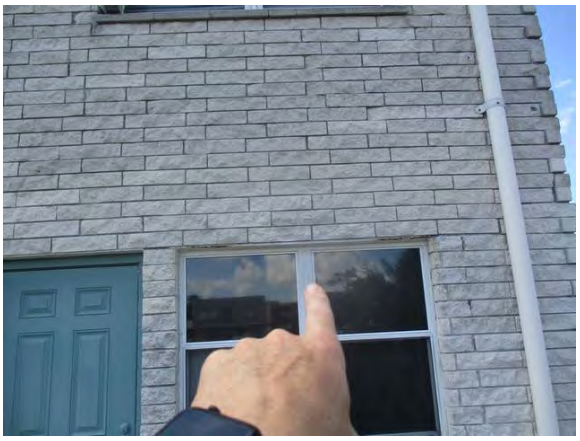
45 Rear of Building Fluted Block Cracked Between 1st & 2nd Floor

46 Rear of Building Lintel Sag w/ Severe Corrosion

47 Rear of Building Fluted Block Cracked Between 1st & 2nd Floor



48 Rear of Building Lintel Sag w/ Severe Corrosion



49 Rear of Building Lintel Sag w/ Severe Corrosion

50 Rear of Building Lintel Sag w/ Severe Corrosion

51 Left Side of Building Lintel Severe Corrosion

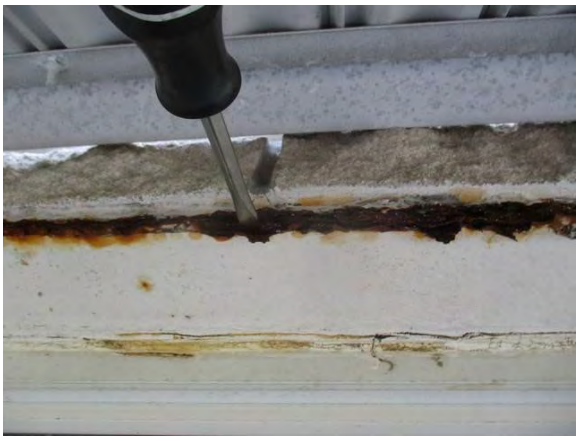
52 Left Side of Building Fluted Block Cracked Between 1st & 2nd Floor

53 Left Side of Building Fluted Block Cracked Between 1st & 2nd Floor

54 Left Side of Building Lintel Sag w/ Severe Corrosion

55 Left Side of Building Fluted Block Cracked Between 1st & 2nd Floor

56 Left Side of Building Fluted Block Cracked Between 1st & 2nd Floor

 **57** Left Side of Building Fluted Block Cracked Between 1st & 2nd Floor	

To: Paradise Shores Condominium
From: Leo Cannyn, PMP, P.E., Principal Project Manager
Subject: 5287 81st St. N. Bldg. #2 St. Petersburg, FL 33709 Engineering Affidavit
Date: 6/23/2025

To Whom This May Concern:

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From,

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Richard Leon Cannyn
Florida PE # 65994
6/23/2025

CC: Beryl Project Files

BERYL
Engineering ▪ Inspection

This document has been electronically sealed in accordance with Florida Statute 471.025 and Florida Statute 668.001 - 668.006.

1 Front of Building

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3 Rear of Building

4 Left Side of Building

5 2nd Floor Lintels Minor Corrosion

6 Front Left Lintel Sag

7 Door Caulking Deteriorated/Missing Throughout

8 Walkway Lintels Minor Corrosion

9 Unit #12 Lintel Sag w/ Fluted Block Cracking

10 Window Caulking Deteriorated/Missing Throughout

11 Front Right Lintel Sag w/ Severe Corrosion

12 Front Right Lintel Sag w/ Severe Corrosion

13 Front Right Fluted Block Cracked

14 Right Side of Building Lintel Sag w/ Severe Corrosion

15 Right Side of Building Fluted Block Cracked Between 1st & 2nd Floors

16 Right Side of Building Lintel Sag

17 Right Side of Building Fluted Block Cracked Between 1st & 2nd Floors

18 Right Side of Building Lintel Sag w/ Severe Corrosion

19 Rear of Building Lintel Sag w/ Severe Corrosion

20 Rear of Building Fluted Block Cracked Between 1st & 2nd Floors

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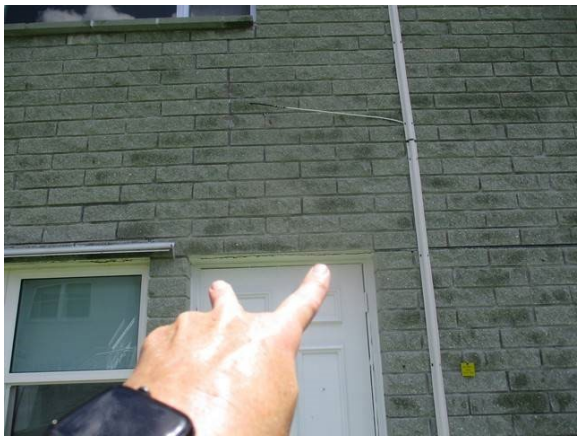
25 Rear of Building Fluted Block Cracked Between 1st & 2nd Floors



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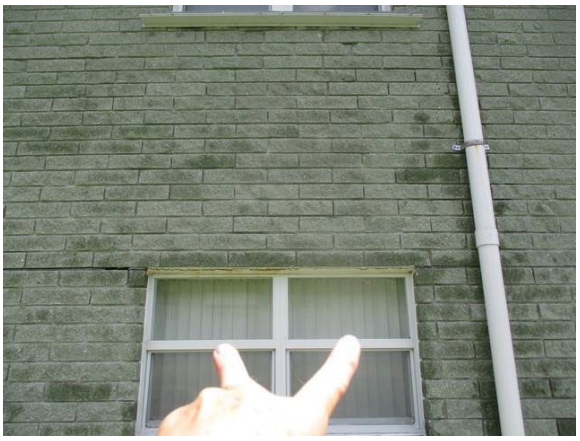
27 Rear of Building Fluted Block Cracked Between 1st & 2nd Floors

28 Rear of Building Lintel Sag w/ Severe Corrosion



29 Rear of Building Lintel Sag w/ Severe Corrosion

30 Rear of Building Lintel Sag w/ Severe Corrosion

31 Rear of Building Lintel Sag w/ Severe Corrosion

32 2nd Floor Lintels Minor Corrosion

33 Window Caulking Deteriorated/Missing Throughout

34 Door Caulking Deteriorated/Missing Throughout

35 Rear of Building Lintel Sag w/ Severe Corrosion

36 Rear of Building Lintel Sag w/ Severe Corrosion

37 Rear of Building Lintel Sag w/ Severe Corrosion

38 Rear of Building Fluted Block Cracked Between 1st & 2nd Floors

39 Rear of Building Lintel Sag w/ Severe Corrosion

40 Rear of Building Lintel Sag w/ Severe Corrosion

41 Hallway Lintel Minor Corrosion

42 Rear of Building Lintel Sag w/ Severe Corrosion

43 Rear of Building Fluted Block Cracked Between 1st & 2nd Floors

44 Rear of Building Fluted Block Cracked Between 1st & 2nd Floors

45 Unable To Inspect Rear Left Lintel Due To Roll Down Shutters

46 Left Side of Building Fluted Block Cracked Between 1st & 2nd Floors

47 Left Side of Building Unable To Inspect Lintels Due To Roll Down Shutters

48 Left Side of Building Fluted Block Cracked Between 1st & 2nd Floors

49 Left Side of Building Fluted Block Cracked Between 1st & 2nd Floors

50 Left Side of Building Unable To Inspect Lintels Due To Roll Down Shutters

51 Left Side of Building Fluted Block Cracked Between 1st & 2nd Floors

To: Paradise Shores Condominium
From: Leo Cannyn, PMP, P.E., Principal Project Manager
Subject: 5247 81st St. N. Bldg. #4 St. Petersburg, FL 33709 Engineering Affidavit
Date: 6/23/2025

To Whom This May Concern:

Beryl Engineering & Inspection, LLC ("Beryl") was retained by Paradise Shores Condominium with regards to inspection located at 5247 81st St. N. Bldg. #4 St. Petersburg, FL 33709. According to the Pinellas County Property Appraiser Website, the building was built in 1971. The structural systems are consistent with a Wood Frame Wall on Slab on Grade foundation with Wood Frame walls clad in Fluted Block veneer. The roof structure is consistent with Trusses and Plywood sheathing with a predominantly Flat and Mansard roof design covered with TPO and Dimensional Shingles.

Beryl performed a review of the property file as found on the Pinellas County website and visited the property on 6/23/2025. This review and inspection was a visual and non-invasive review of the accessible areas of the exterior. Photographs were retained by Beryl for future reference and some relevant photographs are attached.

The primary purpose of this letter is to certify that, during Beryl's engineering review conducted on June 23, 2025, we found the building to be structurally deficient at the time of observation.

The deficiency observed is due to sagging or deflected metal lintels on the first floor, which have resulted in cracking within the fluted concrete block directly above these structural members. This failure has extended to the second floor, where noticeable and severe separation has occurred at certain window locations where the frames meet the block construction. Upon closer inspection, many of the affected lintels were found to exhibit heavy corrosion, including laminar (or stratified) corrosion—a condition where rust causes the steel to flake or separate in layers, significantly reducing the section size and compromising structural performance.

For the lintels and adjacent masonry areas that are heavily damaged, Beryl recommends that temporary shoring be installed to safely support the structure above during repairs. Once shoring is in place, the damaged fluted block or brick masonry surrounding the lintels should be carefully removed. The corroded lintels should then be extracted and replaced with new corrosion-resistant

steel lintels, such as galvanized or high-grade painted structural steel, ensuring that the new lintels provide at least 6 inches of end bearing on each side.

It is essential that proper flashing and weep hole systems are installed or repaired during reconstruction to prevent future water infiltration, which is often a primary cause of corrosion in steel components. After installing the new lintels, the masonry should be rebuilt with materials that match the original in appearance and strength, using appropriate mortar and joint tooling. The masonry should be allowed adequate curing time before the temporary shoring is safely removed. Additionally, regular inspections should be scheduled as part of ongoing property maintenance, along with periodic repainting of exposed steel elements with corrosion-inhibiting coatings to preserve long-term durability.

In locations where the lintels show only slight corrosion—specifically noted at the first-floor front elevation under the walkway and around the perimeter of the second floor—Beryl recommends removal of all loose surface rust using a wire brush, grinder, or similar abrasive method. Once cleaned, the exposed metal should be treated with a rust-inhibiting primer, followed by the application of a high-performance protective paint or coating system designed for exterior steel. In areas where minor section loss has occurred, a structural-grade epoxy or metal filler compound should be used to restore uniformity and strength to the member. During these repairs, it is critical to inspect and ensure proper flashing and drainage above these areas to limit moisture exposure. Ongoing routine maintenance should be performed to monitor these lintels for signs of further deterioration and to apply protective coatings as needed over time.

All of the above work must be conducted by a licensed General Contractor in accordance with the current edition of the Florida Building Code and under any applicable local permitting and inspection requirements.

From,

_____

Richard Leon Cannyn
Florida PE # 65994
6/23/2025

CC: Beryl Project Files

BERYL
Engineering ▪ Inspection

This document has been electronically sealed in accordance with Florida Statute 471.025 and Florida Statute 668.001 - 668.006.

1 Front of Building

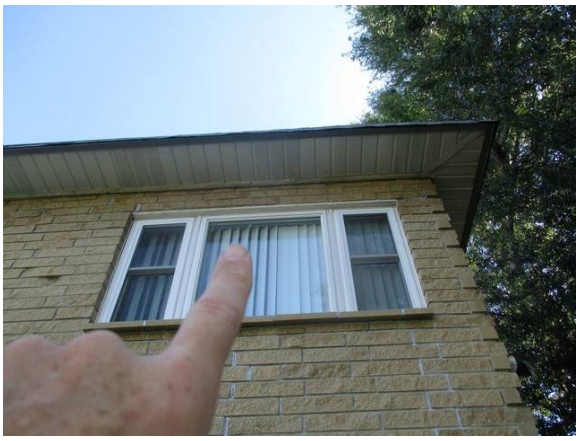
2 Right Side of Building

3 Rear of Building

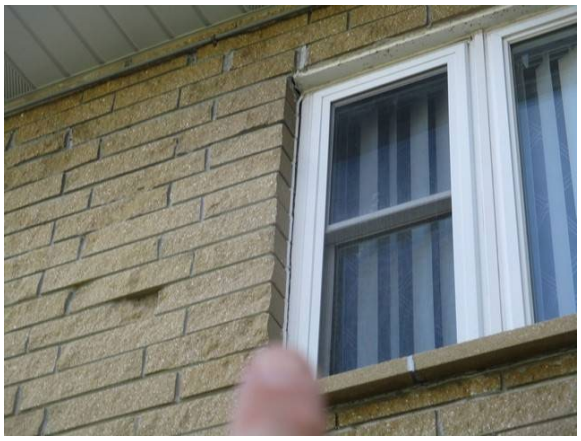
4 Left Side of Building

5 Front Right #13 Lintel Sag

6 Front Right Fluted Block Cracked



7 2nd Floor Lintel Minor Corrosion



8 Front Right 2nd Floor Window Separation

9 Lintels 2nd Floor Walkway Minor Corrosion

10 Caulking Deteriorated/Missing Windows Throughout

11 Caulking Deteriorated/Missing Doors Throughout

12 Front Left Lintel Sag w/ Excessive Corrosion

13 Front Left Lintel Sag w/ Excessive Corrosion Fluted Block Cracking

14 Front Left Lintel Sag w/ Excessive Corrosion Fluted Block Cracking

15 Front Left 2nd Floor Window Separation

16 Lintels 1st Floor Walkway Minor Corrosion

17 Right Side 1st Floor Lintel Severe Corrosion

18 Right Side 1st Floor Lintel Severe Corrosion w/ Sag

19 Right Side 1st Floor Lintel Severe Corrosion

20 Right Side 1st Floor Lintel Severe Corrosion w/ Sag & Fluted Block Cracks

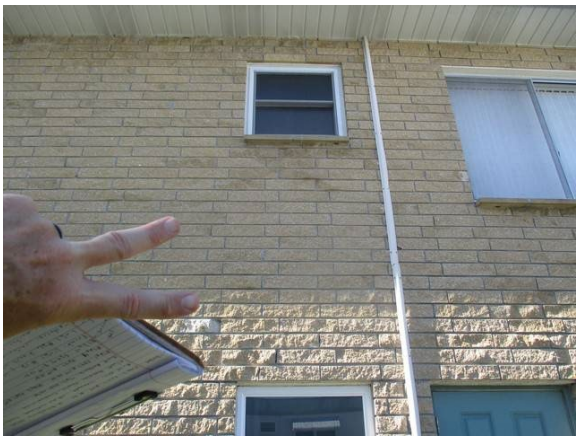
21 Right Side 1st Floor Lintel Severe Corrosion w/ Sag

22 Right Side 1st Floor Lintel Severe Corrosion w/ Sag & Fluted Block Cracks

23 Right Side 1st Floor Lintel Severe Corrosion

24 Rear of Building Lintel Severe Corrosion w/ Sag

25 Rear of Building Lintel Severe Corrosion w/ Sag



26 Fluted Block Cracks Between Floors

27 Rear of Building Lintel Severe Corrosion w/ Sag

28 Rear of Building Lintel Severe Corrosion w/ Sag

29 Rear of Builidng Lintel Severe Corrosion w/ Sag

30 Rear of Building Lintel Severe Corrosion w/ Sag

31 Rear of Building Lintel Severe Corrosion w/ Sag

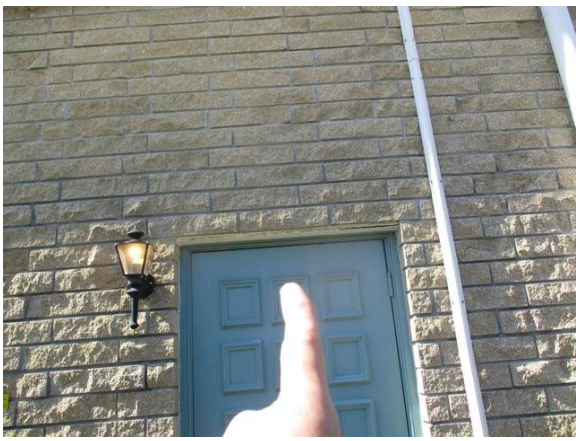
32 Rear of Building 2nd Floor Lintels Minor Corrosion

33 Rear of Building Lintel Severe Corrosion w/ Sag

34 Rear of Building Lintel Severe Corrosion w/ Sag

35 Rear of Building Lintel Sag

36 Rear of Building Lintel Sag/Severe Corrosion & Block Cracked



37 Rear of Building Lintel Sag w/ Severe Corrosion

38 Rear of Building Lintel Sag w/ Severe Corrosion

39 Rear of Building Lintel Sag

40 Rear of Building Lintel Sag w/ Severe Corrosion

41 Rear of Building Lintel Sag w/ Severe Corrosion

42 Rear of Building Lintel Sag w/ Severe Corrosion

43 Rear of Building Lintel Sag w/ Severe Corrosion

44 Rear of Building Lintel Sag w/ Severe Corrosion

45 Rear of Building Lintel Sag w/ Severe Corrosion

46 Rear of Building Lintel Sag w/ Severe Corrosion

47 Rear of Building Lintel Sag w/ Severe Corrosion

48 Left Side of Building 2nd Floor Lintels Minor Corrosion

49 Left Side of Building Lintel Sag w/ Severe Corrosion

50 Left Side of Building Lintel Sag w/ Severe Corrosion

51 Left Side of Building Lintel Sag w/ Severe Corrosion

52 Left Side of Building Lintel Sag w/ Severe Corrosion

53 Left Side of Building Fluted Block Cracking Between 1st & 2nd Floor

54 Left Side of Building Lintel Sag w/ Severe Corrosion