



SOCOTEC

May 3, 2024

THE CASTLE COUNCIL, INC.

Attn: Andrew George
C/O: Ameri-tech Realty, Inc.
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Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I SUMMARY LETTER
Sea Castle Condominium
4939 Floramar Terrace
New Port Richey, Pasco County, FL 34652
SOCOTEC Project Number VS234766

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Milestone Inspection - Phase I summary letter completed for the subject building. Sea Castle Condominium consists of one 9-story structure which was constructed circa 1975 and is located within New Port Richey, Pasco County, Florida. The condominium includes a total of 104 individual units.

Material Findings

During the completion of our Phase I Milestone Inspection for the subject building, we **did not** observe any evidence of **substantial structural deterioration** to any of the building components. Therefore, it is our professional engineering opinion that **Phase II** of the Milestone Inspection is **not** required.

We **did not** observe any substantial structural deterioration that would pose a threat to the public health, safety, or welfare that could decrease the structural integrity of the structure. We reserve the right to amend our opinion should new information be brought to our attention.

Remedial/Preventive Repair Recommendations

During our Phase I Inspection we observed the following building components that should be considered for repair/replacement within the near future. Please note that these items are not considered substantial structural deterioration:

- A few areas of distressed stucco throughout the structure.

- Delaminated exterior paint.
- Delaminated concrete on the breezeways.
- Rust staining under the stairs.
- Distressed coating on the breezeways.
- Possible water intrusion in a few units.

We appreciate working with you as your engineering consultant. We recommend that you read this report thoroughly and contact us with any questions.

Sincerely,

SOCOTEC CONSULTING, INC.

Casey M. Ward, P.E.
Principal Engineer
Florida Registration No. 69788

Nicholas Massaro

Nicholas Massaro, P.E.
Project Engineer
Florida Registration No. 94693

Note: Please review our full Milestone Inspection Phase I Report which includes the details of our inspection and the known specifics regarding the design and construction of the subject building.

Distribution: 1 – Addressee (via email), 1 – File

