May 3, 2024

THE CASTLE COUNCIL, INC.
Attn: Andrew George
C/O: Ameri-tech Realty, Inc.
24701 U.S. Highway 19 North, Suite 102
Clearwater, Fl 33763
Phone: 727.726.8000
Email: andrewg@ameritechmail.com

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.

Nicholas Massaro

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

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

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MILESTONE INSPECTION – PHASE I REPORT

The Castle Council, Inc.
4939 Floramar Terrace
New Port Richey, Pasco County, FL 34652

SOCOTEC Project Number VS234766

May 2024

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C/O: Ameri-tech Realty, Inc.
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Clearwater, Fl 33763
Phone: 727.726.8000
Email: andrewg@ameritechmail.com

Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I
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 Phase I report of our Milestone Inspection completed at the subject property. We have completed the required engineering services in general accordance with the recently enacted Florida Statute 553.899 mandatory structural inspections for condominiums and cooperative buildings.

We have endeavored to conduct the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality and under similar conditions as this project. No other representation, express or implied, is included or intended in this document. We used routine and repeatable scientific and engineering methodologies to evaluate the structural condition of the subject building and to form our professional engineering opinions.

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.

Methodology of Phase I Inspection

Professional engineering personnel, led by a licensed professional engineer, from our firm visited the subject site on February 29, 2024, to evaluate the current structural condition of the subject building. During our visit we inspected all common ("non habitable") areas and approximately 25% of the habitable residential units across the subject building, including the major structural components of the building.

We began our evaluation within the residential units. We inspected the windows for previous/on-going water intrusion, openings for water intrusion, wall penetrations (hose bibs, electrical outlets, wall mounted light fixtures, etc.), and other areas where the structural slabs, columns, or beams could be directly observed. We then inspected the exterior breezeway slabs. We concluded our site visit by inspecting the exterior building elevations and breezeway edges from the ground floor with a telephoto lens camera. The exterior was also viewed from each floor via the breezeway inspections. Please refer to Appendix A for observations/information noted and visible distress observed during our site inspection.

Substantial Structural Deterioration/Material Findings

Following the completion of our Phase I inspection for the subject property, we **did not** observe any conditions that we considered **substantial structural deterioration**. 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 structures. We reserve the right to amend our opinion should new information be brought to our attention.

Remedial/Preventive Repairs

During our Phase I Milestone 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.

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

Background Information

Included in our assessment is a review of the following documents requested in our proposal. Tabulated below is the status of each.

ITEMS REQUESTED	STATUS OF DOCUMENTS/UNITS INSPECTED
Construction plans	SOCOTEC was provided a set of structural and architectural drawings done by Lanbanque Engineering.
Access to building components	Engineering personnel were provided access to the common areas of the subject property for purposes of this study. Our personnel viewed all grade level areas, common rooms, exterior walls, and 26 individual residential units.
Past engineering reports	No past engineering reports were provided to SOCOTEC.
Past building repairs	SOCOTEC was notified of a painting and restoration project that took place in 2023.
Past loading modifications to the building	SOCOTEC was not notified of any past loading modifications across the subject property.
Description of any known structural issues or concerns	SOCOTEC was not notified of any known structural issues or concerns.
Inspected residential units	204, 302, 311, 314, 401, 406, 414, 502, 505, 507, 510, 603, 605, 608, 609, 610, 612, 701, 703, 711, 806, 809, 904, 907, 912, and 914.

Description of Building

It is assumed the subject building is a cast-in-place concrete structure supported by concrete beams and columns. The concrete decks are supported by steel trusses, and the cantilevered breezeways are concrete decks with reinforced steel. The structure is assumed to be supported on a deep foundation system. The exterior walls of the structure were observed to consist of CMU block and are finished with painted stucco. The low sloped roof consists of a TPO roof system. There is the possibility the actual construction of the building could deviate from our assumptions.

Representative Photographs

The following photos are representative of the observed conditions on the date(s) of our site visit(s):

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View of the front of the building.	View of the back of the building.
	
Typical view of the roof.	Typical view of the breezeways.
	
View of typical delaminated paint.	View of deteriorated coating on the breezeways.

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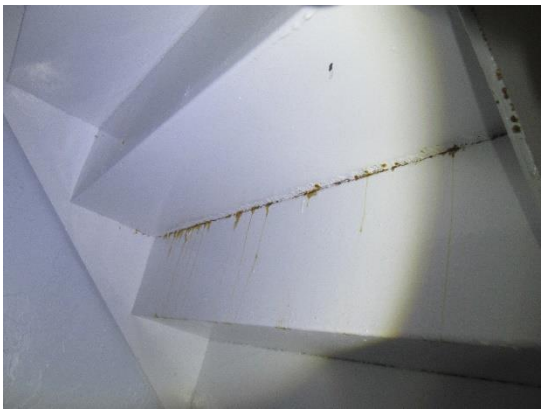	
View of typical rust staining under stairs.	View of delaminated concrete on breezeway.
	
View of delaminated concrete in the laundry room.	View of delaminated stucco on the breezeway edge.
	
View of typical breezeway crack.	View of typical enclosed balcony.

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View of possible water intrusion in unit 904.	View of possible water intrusion in unit 605.

Closing

Buildings are complicated structures that require periodic inspections to determine the current condition of the structure. As a structure ages, the condition of the structure changes and is affected by local environmental conditions, wear and tear, use, and performance of maintenance or lack thereof to the structure on a timely basis.

The current structural condition of the subject building above was determined based on our review of the provided and listed documents, an interview of available individuals with historical knowledge of the structure, and our visual evaluation of the structure. There is always the possibility that undetectable conditions may exist that would be considered detrimental to the structure. Therefore, it is imperative that if any conditions not listed in this report or that occur after the date of our evaluation are discovered, we be notified immediately to evaluate the nature of the condition. Additionally, the Association should report any modifications to the structure that would alter a structural component or change the loading condition to the structure to the building's engineer of record for evaluation prior to the modification.

Protection of the structure from environmental conditions is of the utmost importance during the life of the structure and therefore must be performed on a routine basis. The above opinions are based on the requirement that the Association performs maintenance to the structure on a timely routine basis.

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

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Sincerely,
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Nicholas Massaro

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Principal Engineer
Florida Registration No. 69788

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Project Engineer
Florida Registration No. 94693

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LEGEND

1 Stucco Crack

2 Delaminated Stucco

3 Concrete Crack

4 Spalled Concrete

5 Delaminated Concrete

6 Exposed Rebar

7 Delaminated Paint

8 Possible Water Intrusion

9 Rust Staining

10 Unsealed Penetration

11 Efflorescence

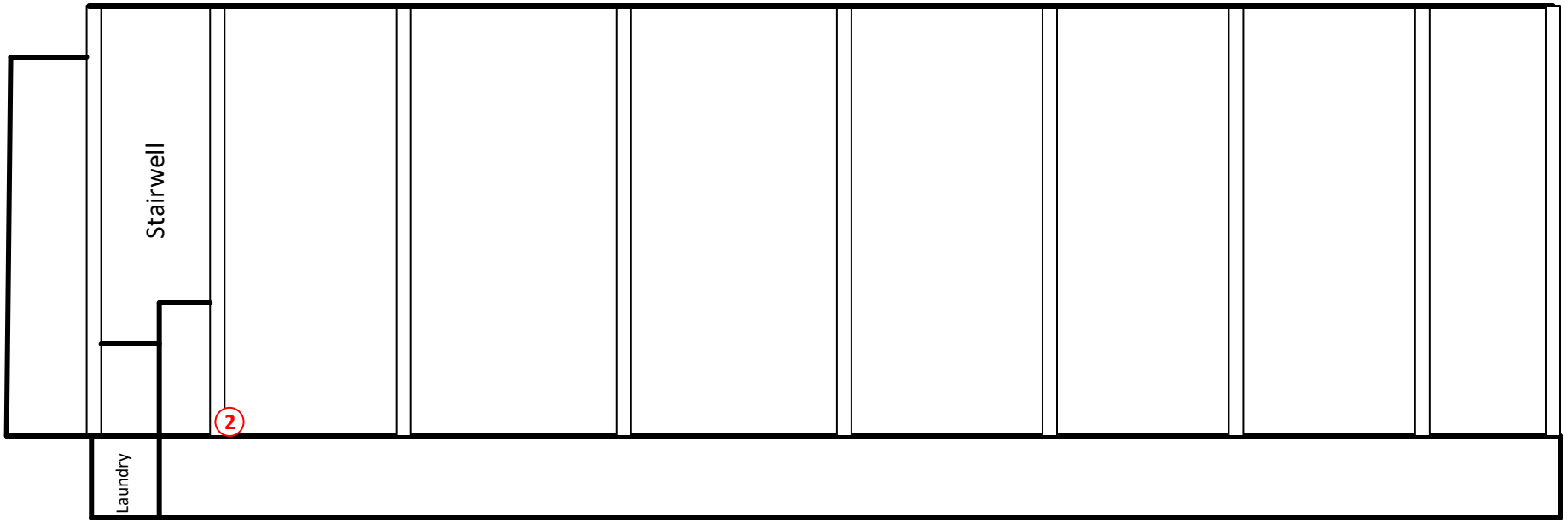
12 Stair-Step Cracking

13 Vegetation Growth

C- REFERS TO CEILING

APPENDIX A
SEA CASTLE
SOCOTEC PROJECT NO. VS234766

GROUND FLOOR - WEST SIDE



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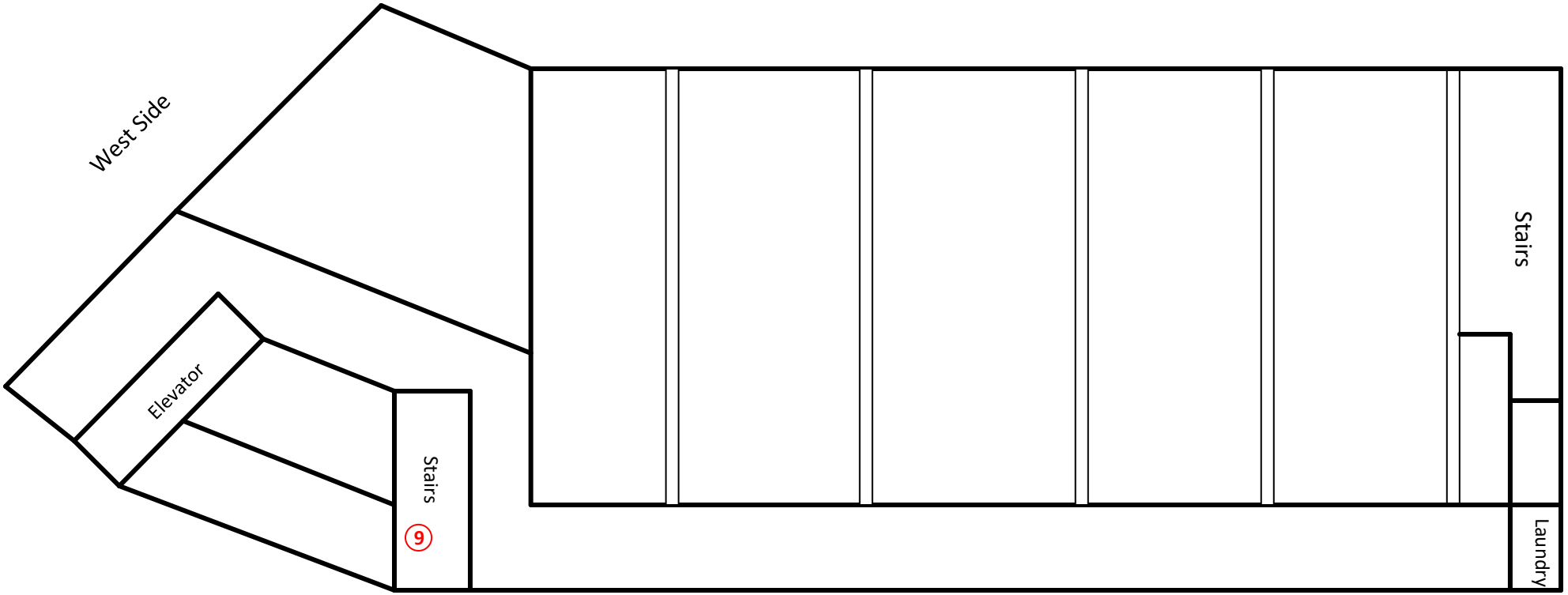
GROUND FLOOR – EAST SIDE



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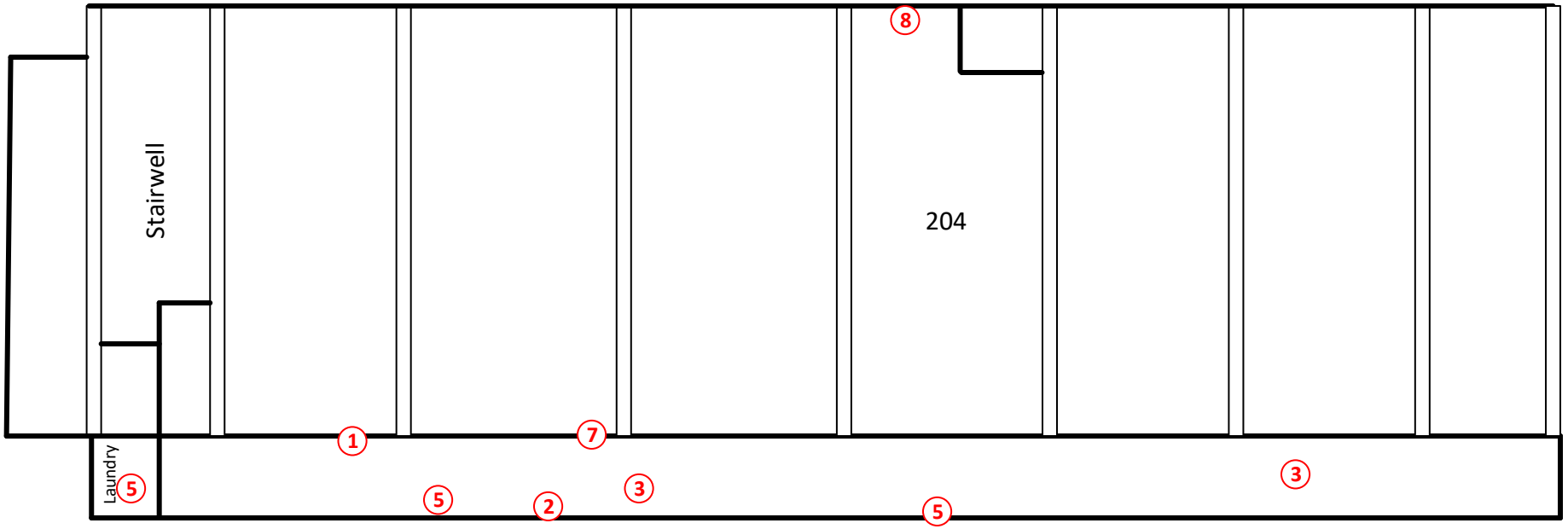
SOCOTEC PROJECT NO. VS234766

2ND FLOOR - WEST SIDE



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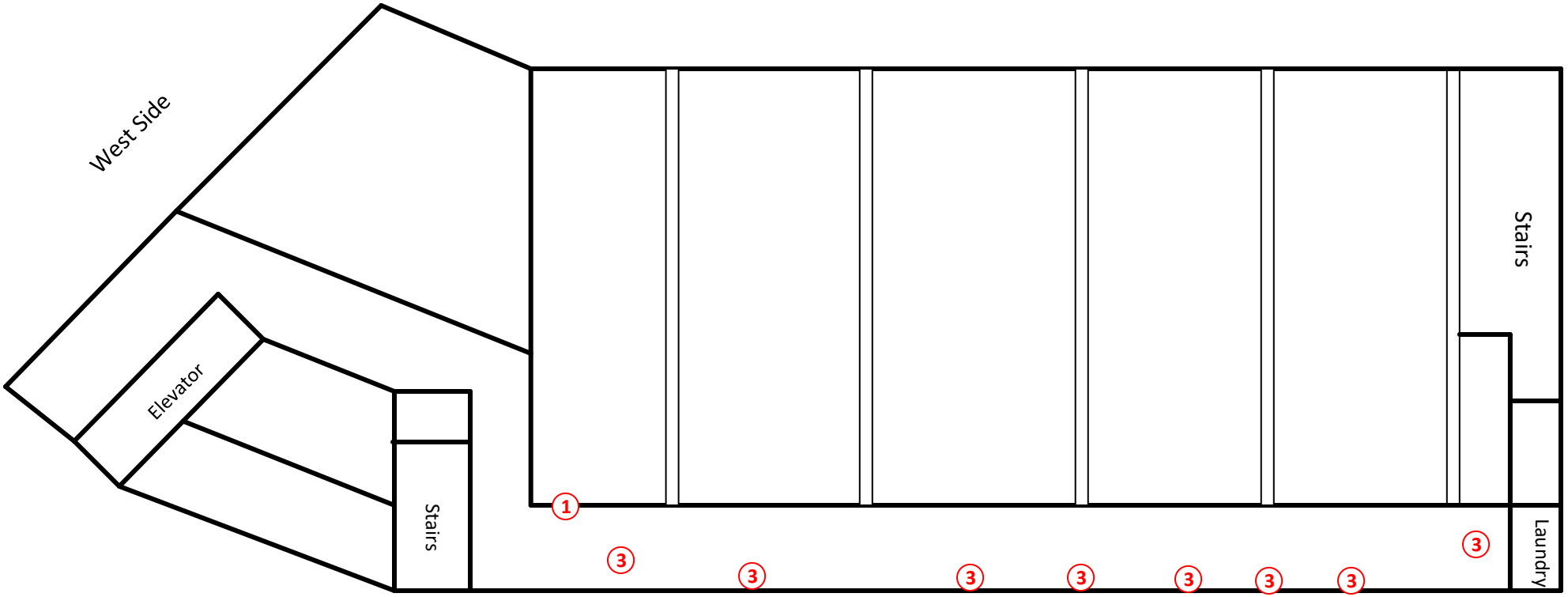
2ND FLOOR – EAST SIDE

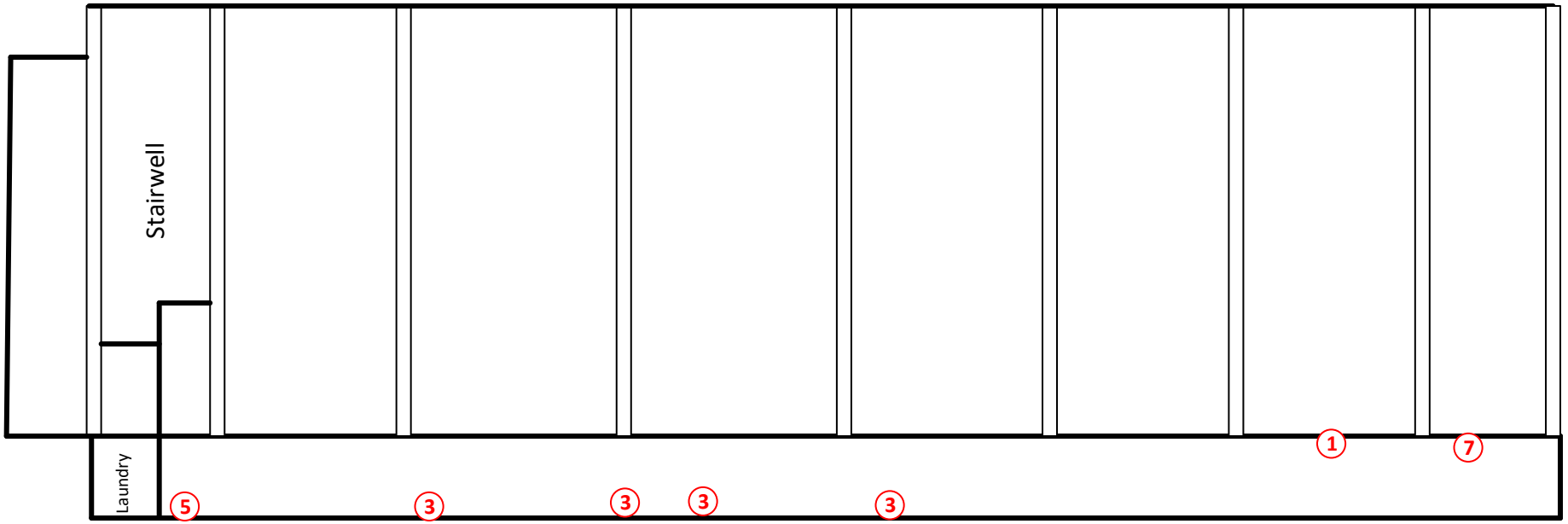


APPENDIX A

SEA CASTLE

SOCOTEC PROJECT NO. VS234766

3RD FLOOR - WEST SIDE



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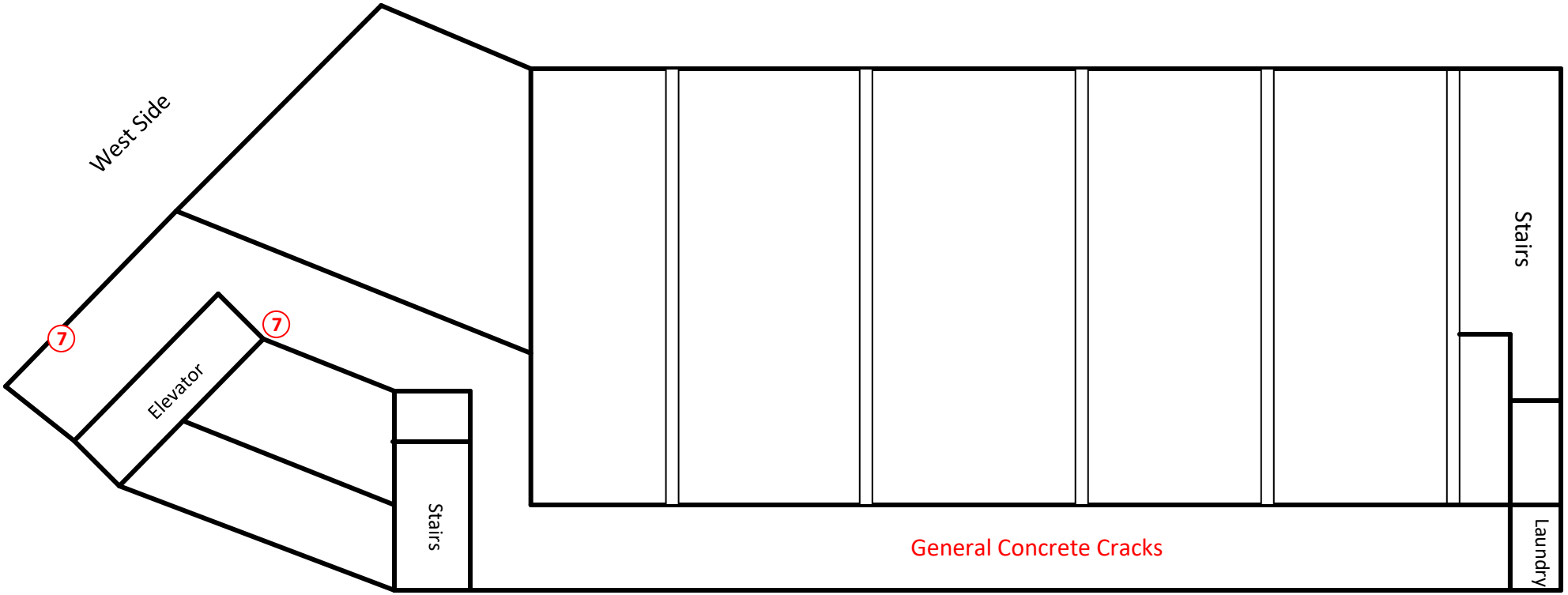
3RD FLOOR – EAST SIDE



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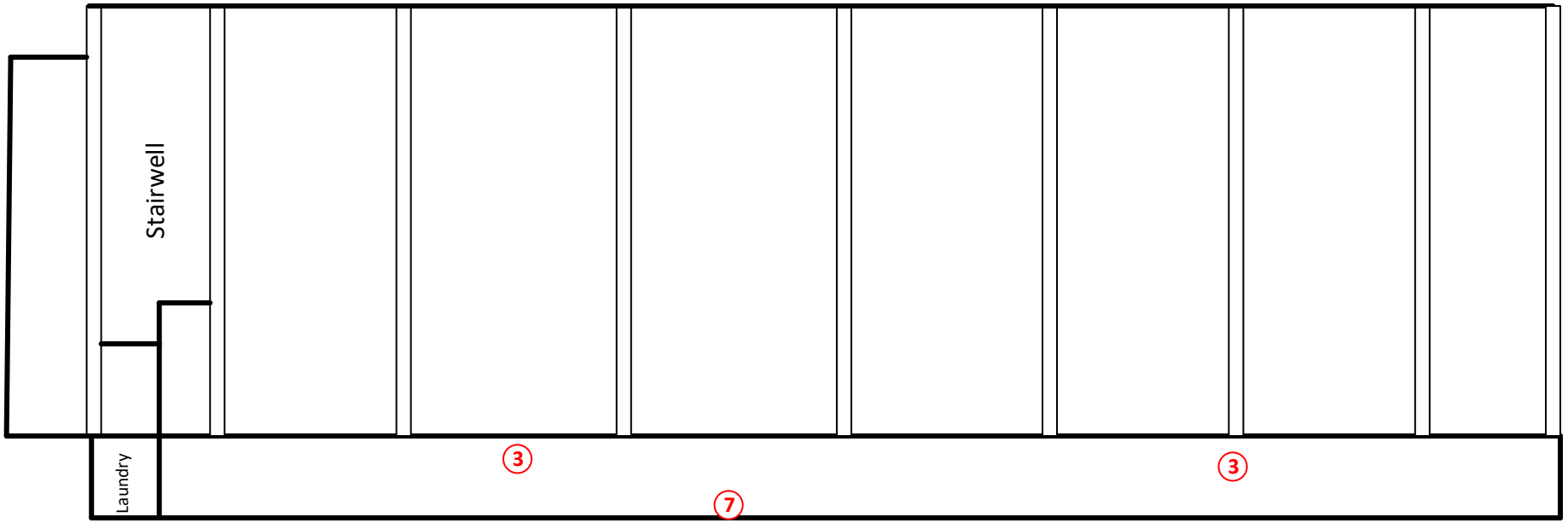
4TH FLOOR - WEST SIDE



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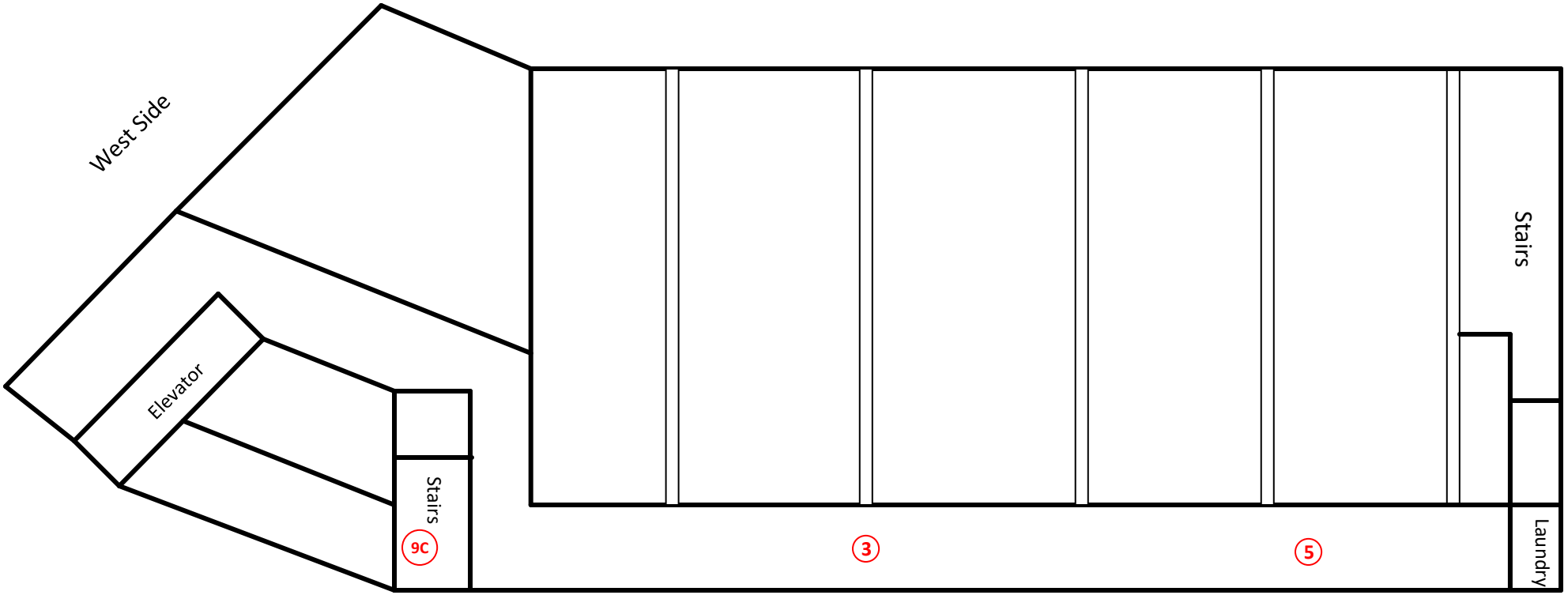
SOCOTEC PROJECT NO. VS234766

4TH FLOOR – EAST SIDE



APPENDIX A
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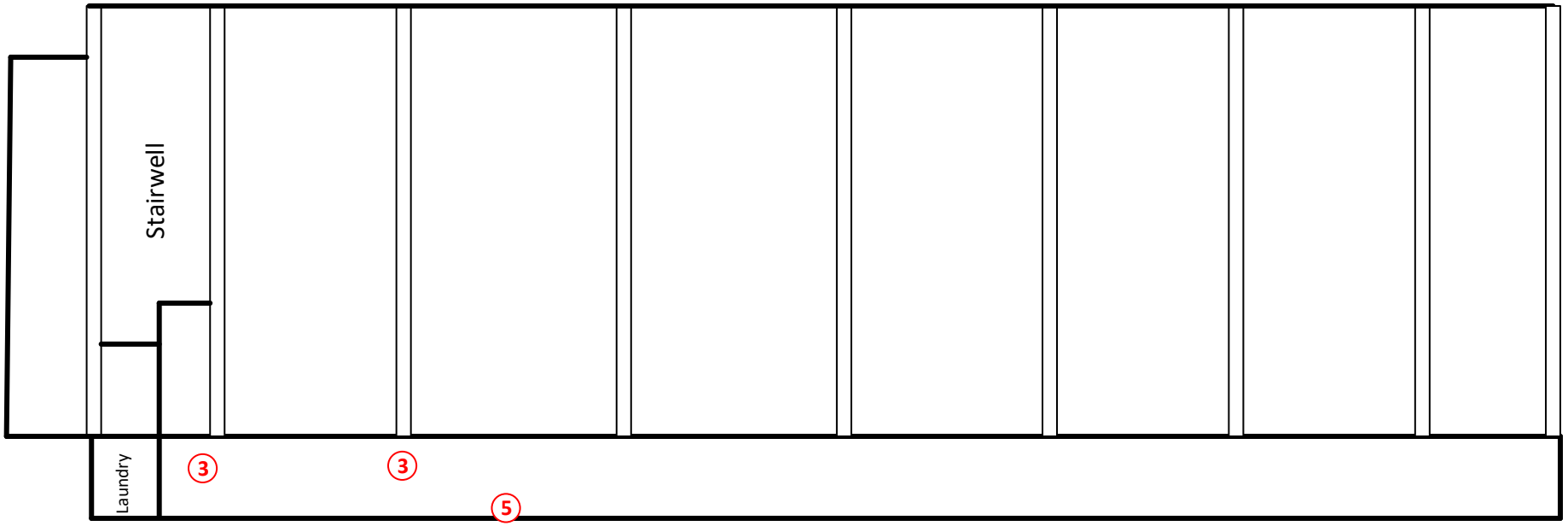
SOCOTEC PROJECT NO. VS234766

5TH FLOOR - WEST SIDE



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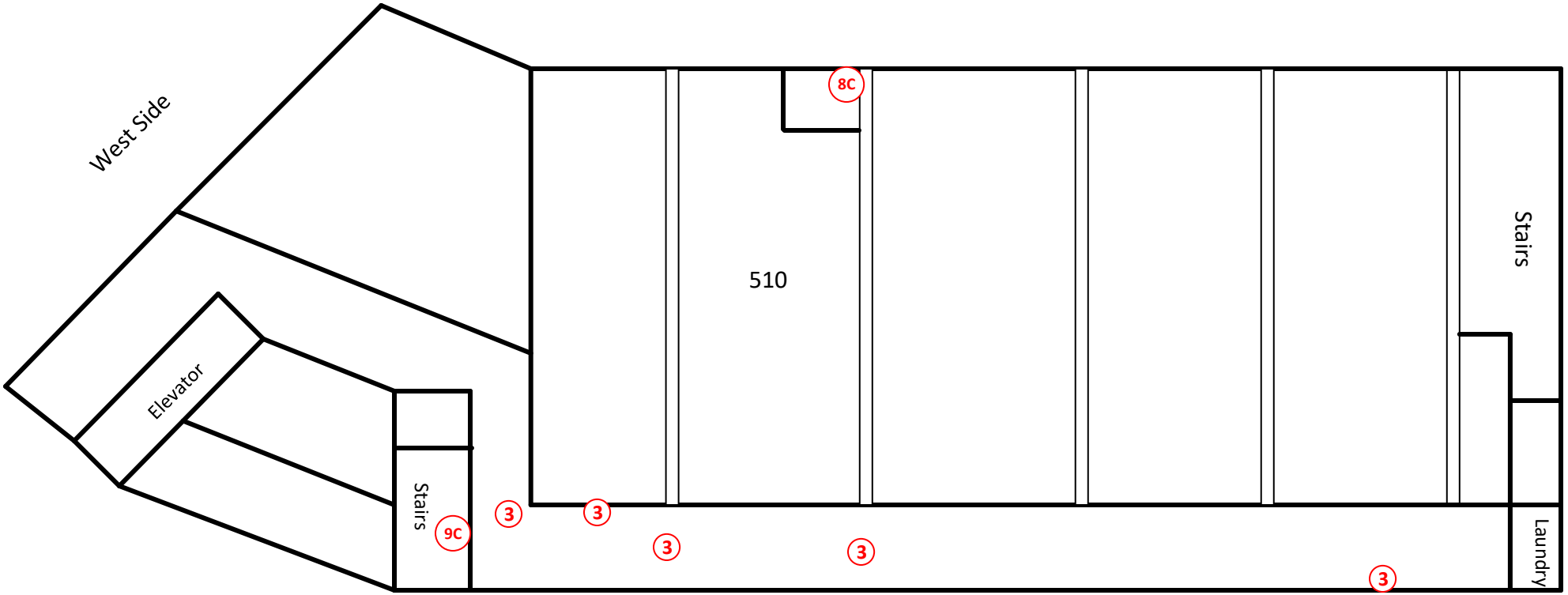
SOCOTEC PROJECT NO. VS234766

5TH FLOOR – EAST SIDE



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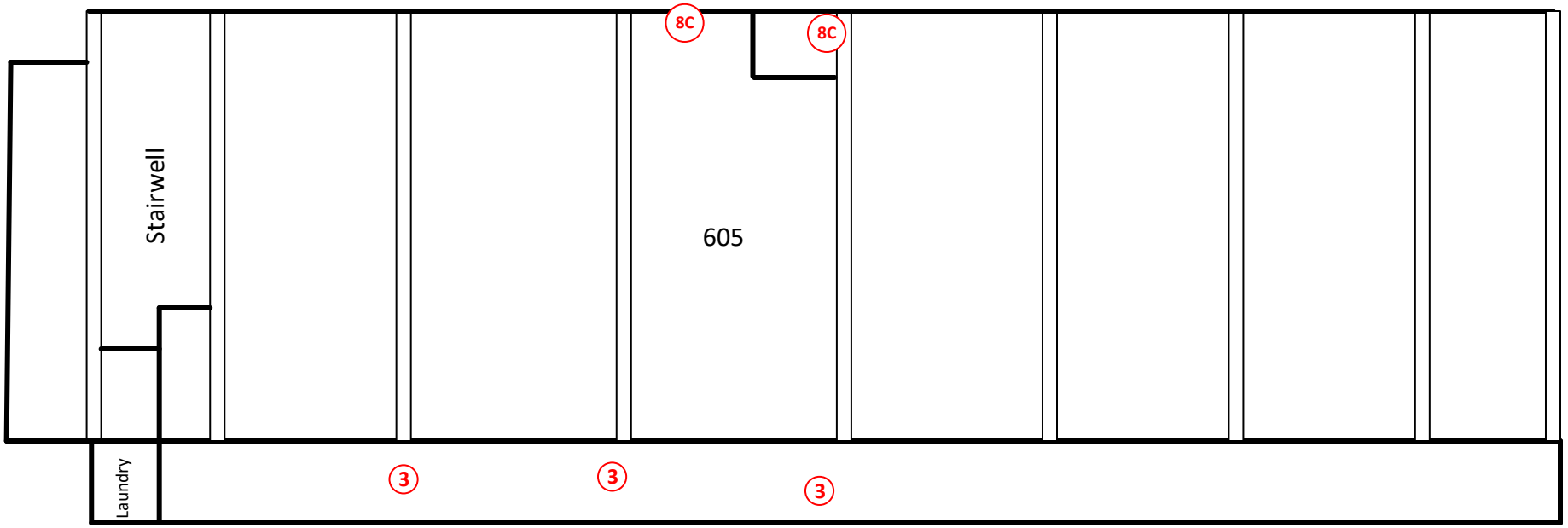
6TH FLOOR - WEST SIDE



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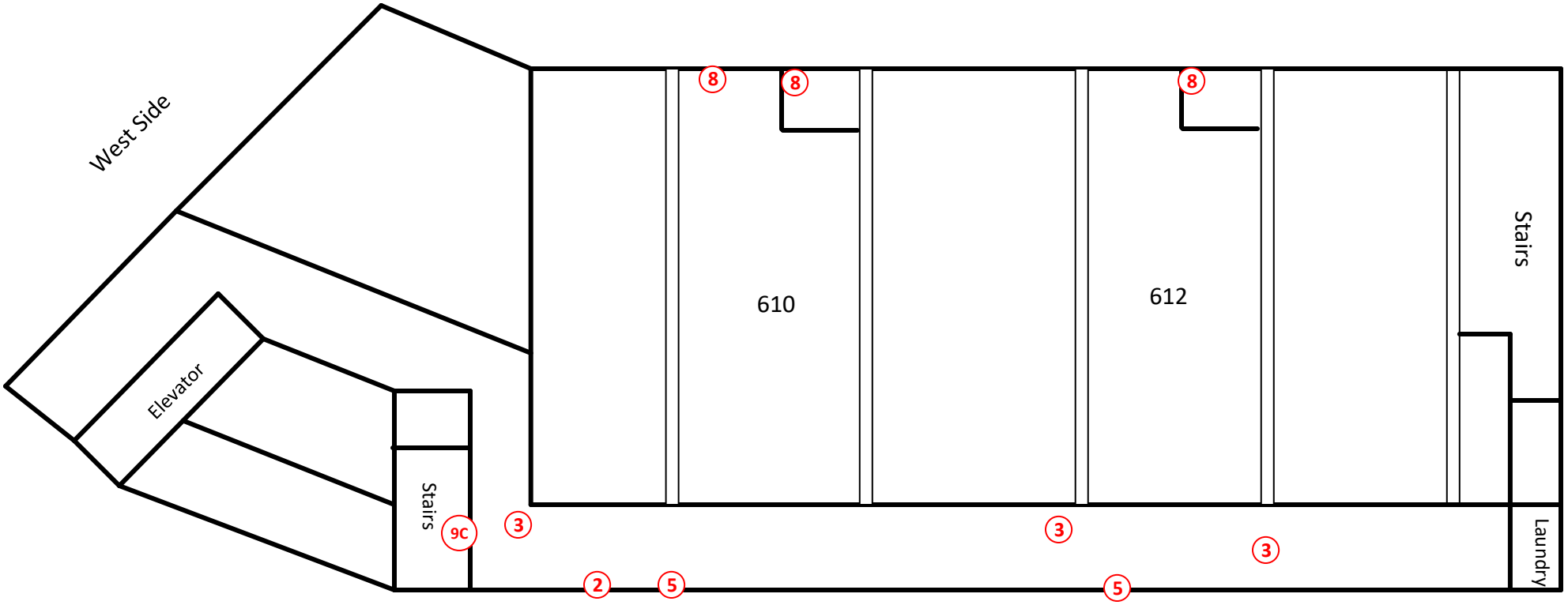
6TH FLOOR – EAST SIDE



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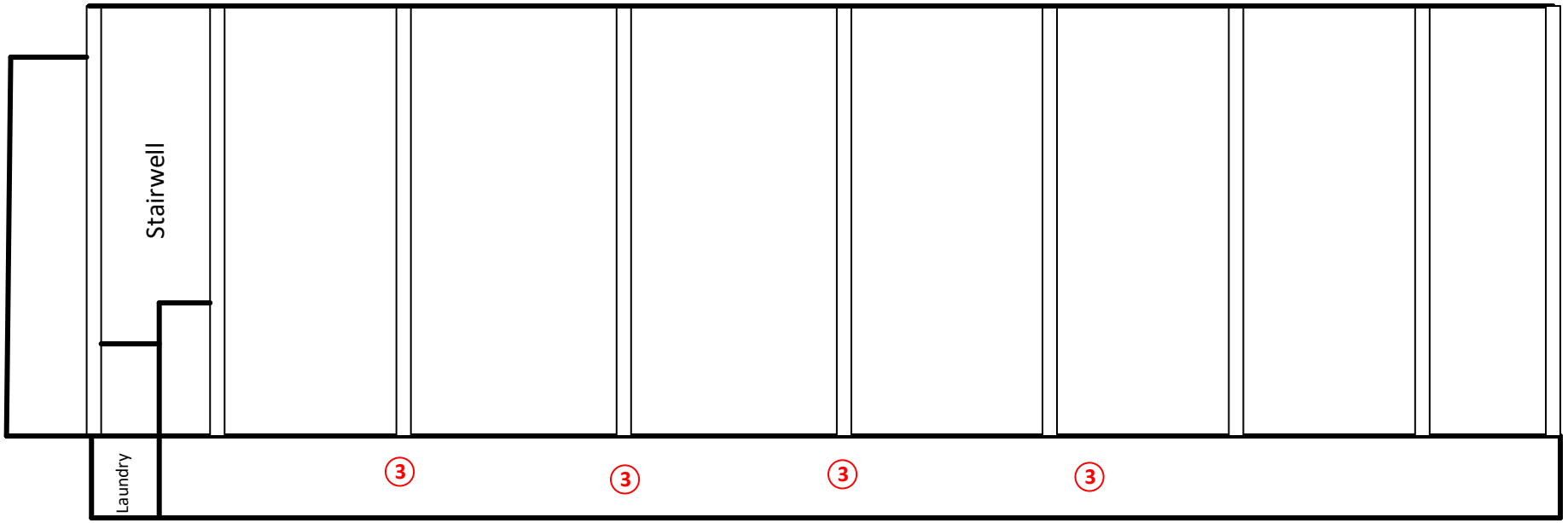
7TH FLOOR - WEST SIDE



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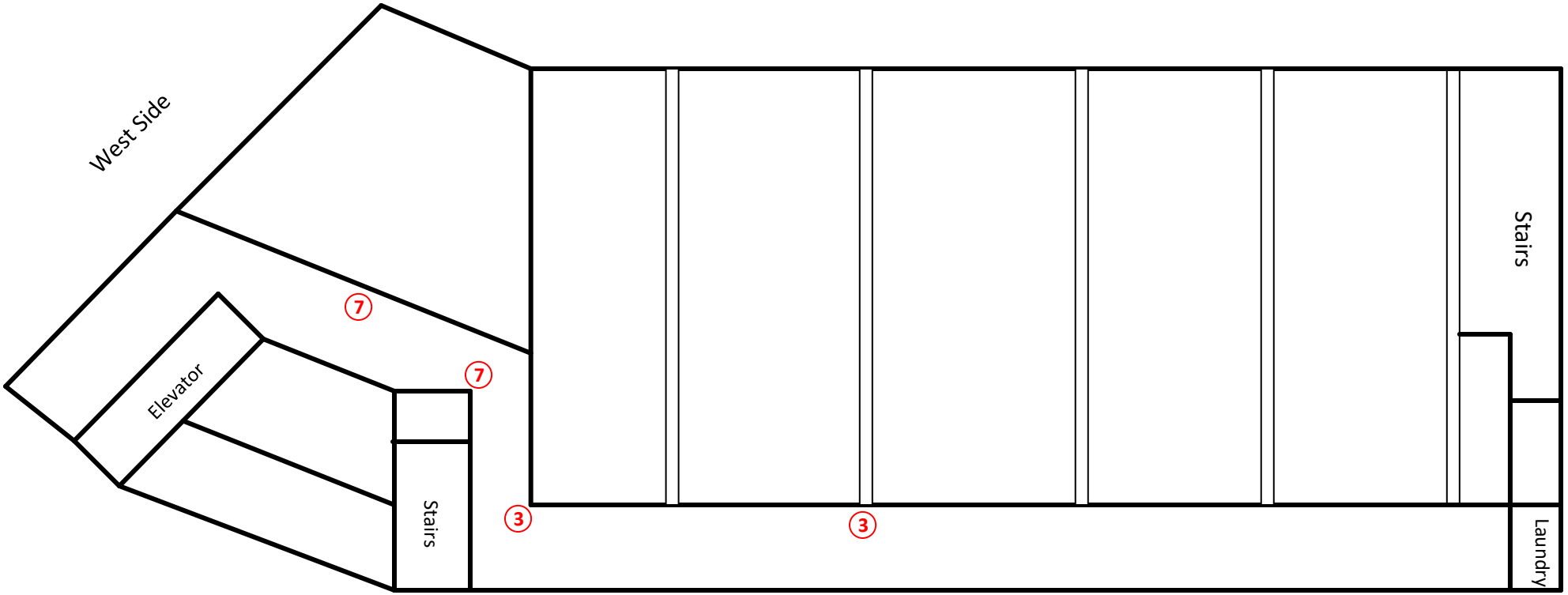
SOCOTEC PROJECT NO. VS234766

7TH FLOOR – EAST SIDE



APPENDIX A
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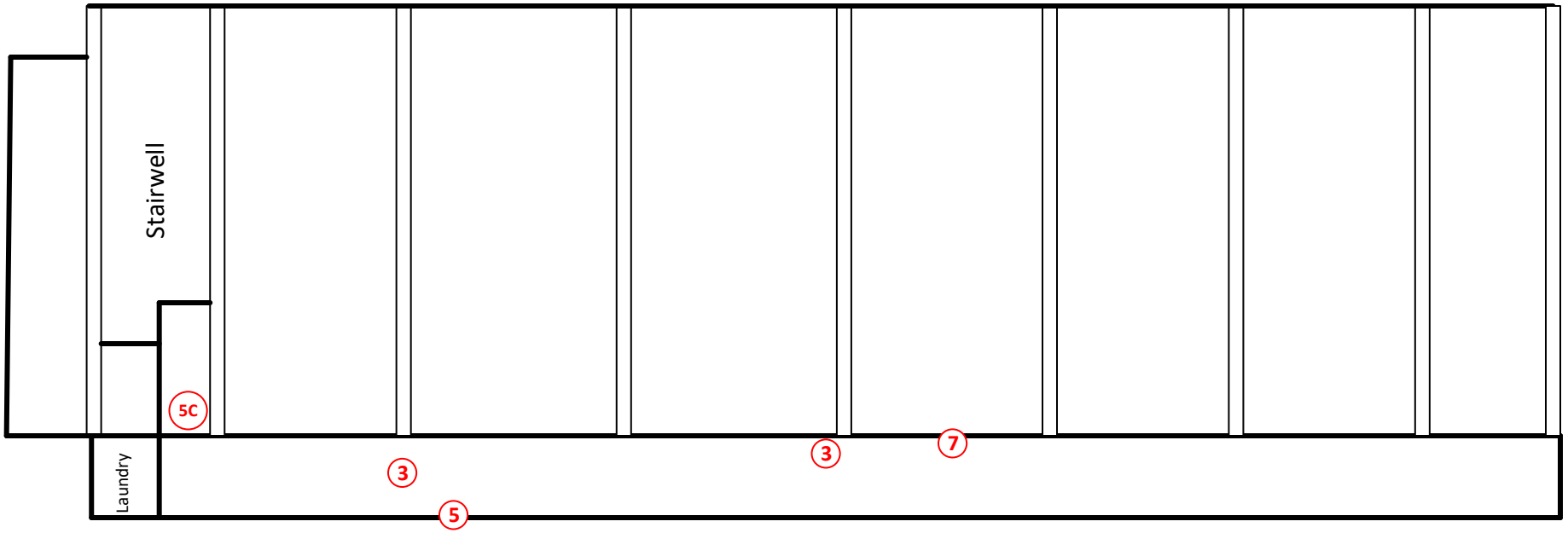
SOCOTEC PROJECT NO. VS234766

8TH FLOOR - WEST SIDE



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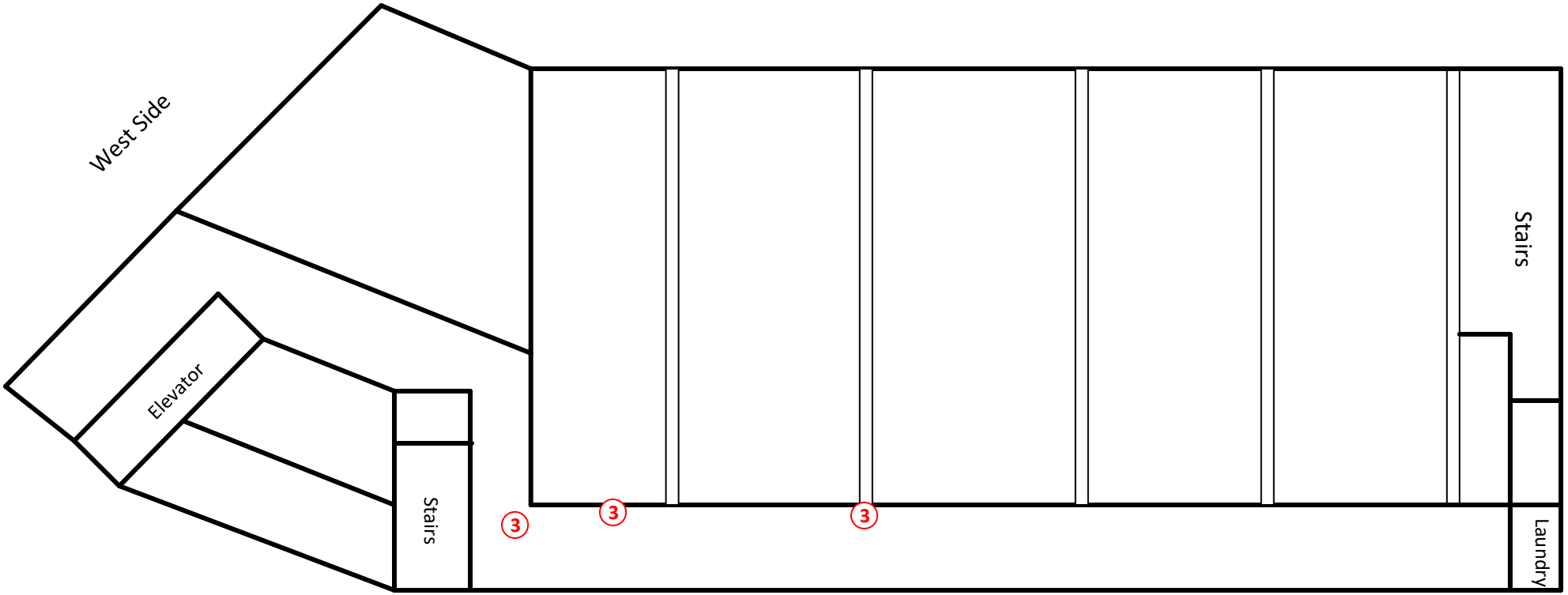
8TH FLOOR – EAST SIDE



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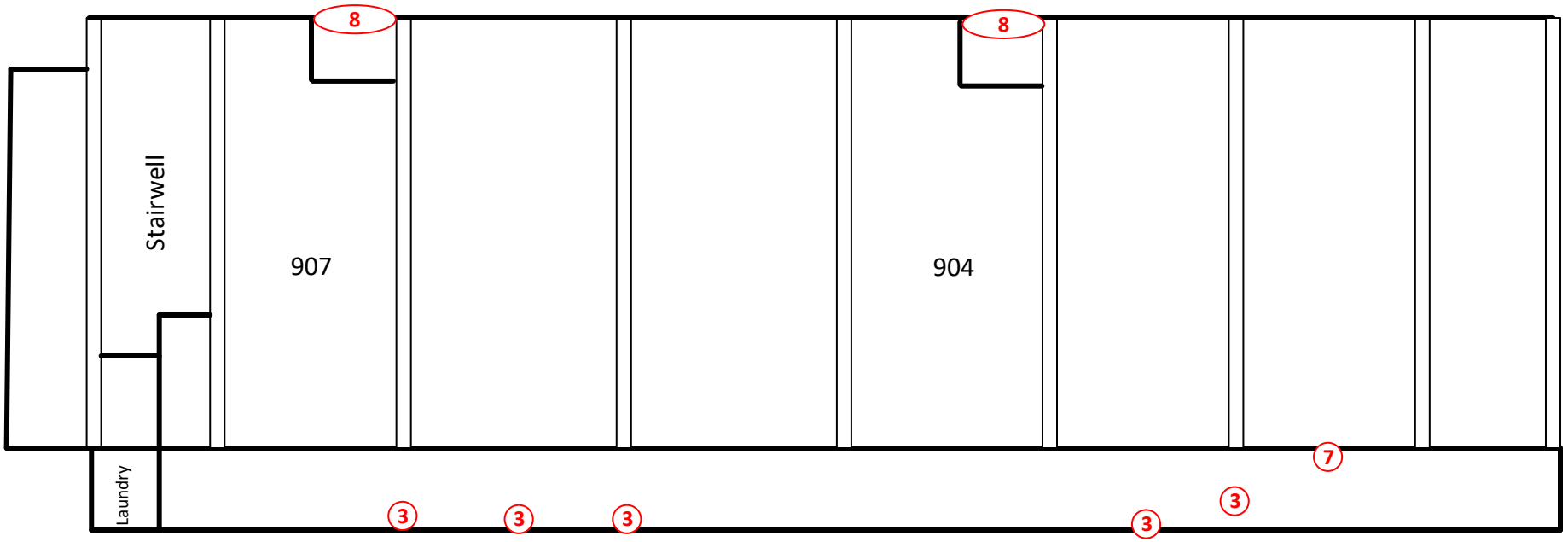
SOCOTEC PROJECT NO. VS234766

9TH FLOOR - WEST SIDE



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SOCOTEC PROJECT NO. VS234766

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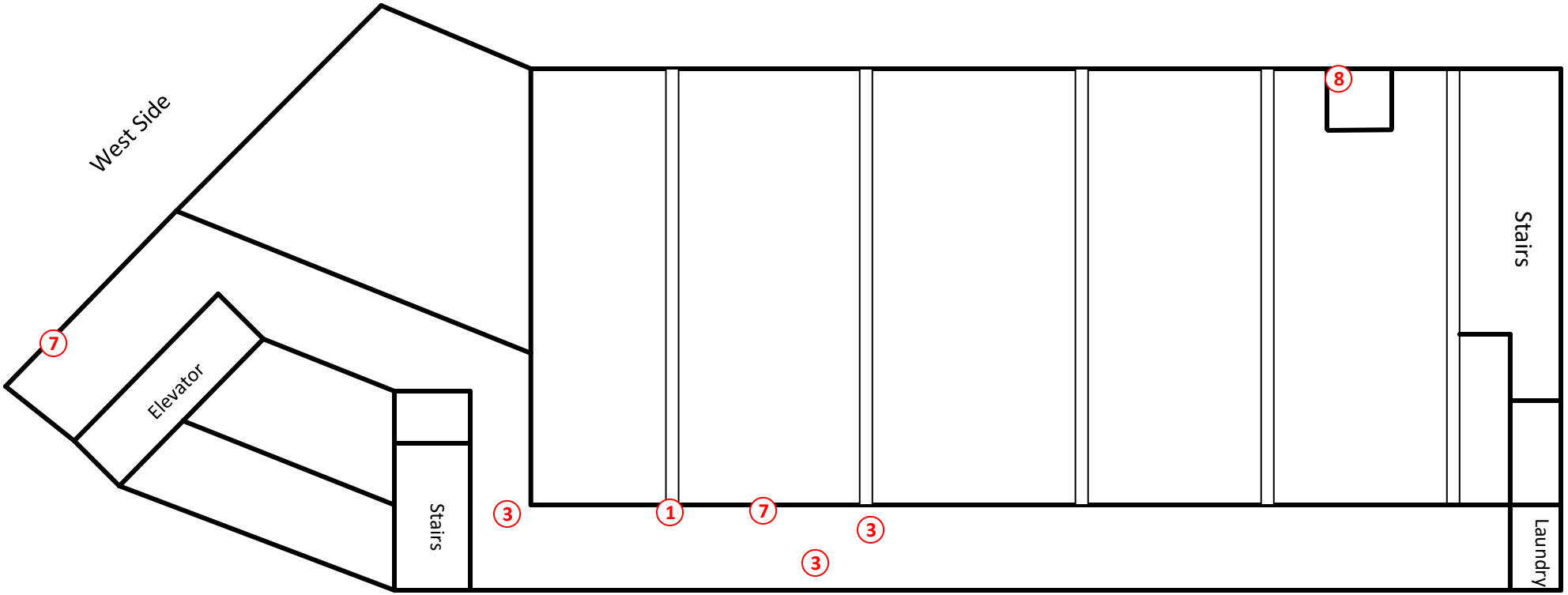

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