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February 24, 2025

Casa del Sol Circle  
33761 Seabell Rd,  
Sanibel, FL 33957

Attention: Lili Menendez

Regarding: Casa del Sol Condominiums – Phase I Milestone Inspection

Ms. Menendez,

Pursuant to the request of Casa del Sol Condominium Owner's Association, **BECI – Tampa** has completed an on-site Phase I Milestone Inspection of the components at Casa del Sol Condominium located in Clearwater, FL, in accordance with Florida Statute 553.899 and Florida Senate Bill 154. Roddy Herrera with BECI conducted the Phase I Milestone Inspection on January 22nd, 2025. This report consists of four (4) sections: an Executive Summary Section that gives the reader an overall understanding of our inspection, an Observations Section that provides a summary of the components observed while on-site, a Limitations of Report section, and a Conclusions and Recommendations Section that summarizes our findings, overall recommendations, and provides our recommended immediate next steps.

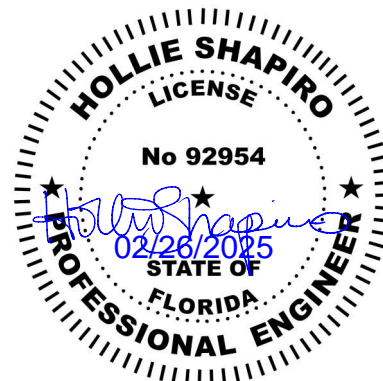
The purpose of this inspection was to verify the safety and adequacy of the structural components of the building, as required by Florida Statute 553.899 and Florida Senate Bill 154. There are two possible phases of this Milestone Inspection, a Phase I Inspection and Phase II Inspection, respectively. If the building is deemed to pass Phase I by the Engineer or Architect performing the inspection, then a Phase II Inspection will not be required. If a building does not pass the first inspection phase, the building is required to undergo the second inspection phase, which will include selective destructive demolition, as deemed necessary by the Engineer or Architect. Based on visual observations performed at Casa del Sol Condominium, BECI is of the opinion that a Phase II Milestone Inspection is **not required at this time**. The following sections will document the results of our observations and recommendations regarding the typical conditions and anomalies we have noted.

Respectfully Submitted,

**BECI – TAMPA**

Roddy Herrera, E.I.  
Project Engineer II

Attachments:  
Appendix A – Summary of Report (1 Pages).  
Appendix B – Photo Exhibits (5 Pages).



Hollie Shapiro, P.E.  
Senior Project Engineer I

## 1.0 EXECUTIVE SUMMARY

The purpose of the Phase I Milestone Inspection was to visually observe the general and typical overt and existing conditions related to the building's structural components and components affecting the structural integrity of the building, as enumerated in Florida Statute 553.899 and Florida Senate Bill 154, including but not limited to exterior walls, cladding systems, sheer walls, demising walls, private balconies, common walkway, stairs, windows, sliding glass doors, columns, and beams. Overall recommendations for the discussed anomalies have been provided in ***italic font*** throughout the report. We performed visual observations at all elevations of the buildings from the ground level, common walkways, and private balconies. Visual observations were performed at typical and overt conditions including common walkways, exterior walls, roofs, and seven (7) individual units to observe the interior and exterior surfaces, and private balcony railings.

### 1.1 CURRENT PROJECTS/REPORTED AND KNOWN ISSUES

No known issues reported at the time of the on-site inspection.

### 1.2 SUMMARY OF CONSTRUCTION

Casa del Sol Condominium consists of three (3) 3-story buildings: Alhambra, Barcelona, & Cadiz. The property also consists of two (2) 2-story buildings that fall outside of the requirements of the milestone inspections according to the F.S. 553.899 and therefore are not included in the anomalies in this report. The condominium buildings were constructed between 1983 and 1984 and feature painted stucco over concrete masonry unit walls. The buildings also featured concrete slab balconies and common walkways. The building roofs were replaced in 2020, per the Board, and consisted of modified bitumen roofs with sections of clay tile roofs. (Reference Photo Exhibit Nos. 1 through 6).

## 2.0 OBSERVATIONS:

### 2.1 ANOMALIES OBSERVED:

While on site, BECI observed several anomalies that are in need of remediation, however they are not currently affecting the immediate structural safety and adequacy of the building. It should be noted that these items, if left unaddressed, will continue to deteriorate over time which could affect the safety and adequacy of the building's structural components in the future. Below are our recommendations to resolve these anomalies:

- 2.1.1 BECI identified safety concerns regarding the guardrails at Buildings Alhambra, Barcelona, & Cadiz. The spacing between the guardrail pickets exceeded the maximum allowable limit of 4 inches, as specified in the Florida Building Code 8<sup>th</sup> edition, Section 1015.4 – Opening limitations. This creates potential safety hazards for occupants, visitors and staff. Due to the age of the buildings, the current railing configurations may have been acceptable at the time of construction but do not meet current code requirements. ***BECI recommends these requirements be taken into consideration for the next exterior restoration project to ensure compliance with the Florida Building Code 8<sup>th</sup> Edition*** (Reference Photo Exhibit Nos. 7 through 9).

- 2.1.2 BECI also observed isolated areas of railing post bases not sealed to the concrete slabs. Additionally, BECI observed spalled and cracking at the common walkway concrete slabs of Buildings Alhambra, Barcelona, & Cadiz. These conditions can create a path for water intrusion and corrosion of the embedded steel, which compromises the structural integrity and can lead to further deterioration if not addressed promptly. **BECI recommends that the affected areas be repaired in the next year by a licensed Florida contractor** (Reference Photo Exhibit Nos. 10 through 18).
- 2.1.3 BECI also observed isolated areas of discontinuous sealant joints and voids at the perimeter of doors and windows, dissimilar substrate interfaces and wall penetrations on Buildings Alhambra, Barcelona, & Cadiz. The gaps in the sealant joints can allow for moisture intrusion, which may lead to deterioration of the building materials. Proper sealing is crucial to maintain the integrity of the waterproofing system. **BECI recommends that all discontinuous and missing sealant joints be addressed within the next year by a licensed Florida contractor** (Reference Photo Exhibit Nos. 19 through 24).
- 2.1.4 Furthermore, BECI observed isolated areas of delaminated and deteriorated wood fascias on Buildings Alhambra, Barcelona, & Cadiz. Delamination of the exterior coatings is typically indicative of moisture intrusion in the surrounding areas. BECI also observed an isolated wall missing exterior coating on the roof of Building Cadiz. Deteriorated exterior coatings can allow for moisture intrusion, causing microbial growth and deterioration of underlying materials. **BECI recommends that the areas of deteriorated and delaminated exterior coatings be removed, and new coatings reinstalled within the next year by a licensed Florida contractor** (Reference Photo Exhibit Nos. 25 through 29).

### 3.0 LIMITATIONS OF REPORT

- 3.1 Observations and data presented in this report were obtained from review of relevant documents, visual investigation of the as-built conditions and information (written and/or verbal) supplied by others.
- 3.2 This report is not intended to be a comprehensive investigation of each and every failure, deficiency and/or damaged component observed. It does represent our professional opinion regarding the conditions we have examined to date. We reserve the right to amend this report at any time if, in our opinion, amendments are warranted based on any additional information, physical data, or evidence that becomes available.
- 3.3 The information provided by BECI that is included in this report is not meant to be a guaranty or warranty of any kind. The opinions in this report are based primarily on a visual examination and testing of reasonably accessible building systems. Therefore, we assume no responsibility for items that were not examined. BECI is not responsible for any restoration work that may need to be performed after our testing.
- 3.4 We have prepared this report exclusively for our Client and local Building Official. Any use of this report by any other individual(s) without our written consent is prohibited. Should another individual rely on this report without our consent, they shall indemnify BECI from any damages, losses, or expenses they may incur as a result of its use.

## **4.0 CONCLUSIONS AND RECOMMENDATIONS**

- 4.1** Based upon our visual observations of Casa del Sol Condominium at the time of our site visit, we do not recommend a Phase II Milestone Inspection to be performed. BECI is of the opinion that the structural components of Casa del Sol Condominium are of safe and adequate performance.
- 4.2** BECI recommends that the anomalies enumerated above be remediated by a licensed Florida contractor as soon as possible to prevent degradation of the structural components over time.
- 4.3** Before a restoration effort is scheduled or implemented, a scope of work identifying proper methods of restoration and materials to be used should be prepared by a design professional. It is fair to assume that the deficiencies observed are resulting in an undetermined amount of damage or deterioration to the building and its underlying building components at this time. The restoration documents should account for these possible damages or deterioration. BECI would be glad to assist in the development of such restoration documents in the future if a restoration of the noted anomalies is to be completed.



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## APPENDIX A – SUMMARY OF REPORT

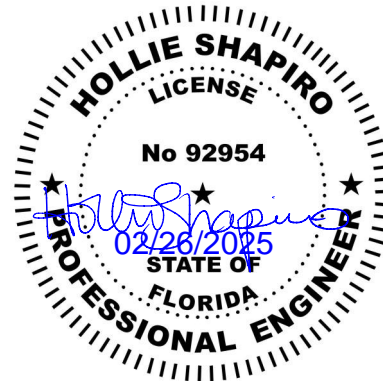
**CLIENT NAME:** Casa del Sol Condominium

**INSPECTION DATE:** 1/22/25

**PROJECT ADDRESS:** 3055 Casa del Sol  
Circle, Clearwater, FL. 33761

**ENGINEER:** Hollie Shapiro, P.E.

**INSPECTION BY:** BECI



### **RECOMMENDED FOR PHASE 2? NO**

#### **1.1 PURPOSE OF SCOPE**

The purpose of this inspection was to verify the safety and adequacy of the structural components of the building, as required by Florida Statute 553.899 and Florida Senate Bill 154. There are two possible phases of this Milestone Inspection, a Phase I Inspection and Phase II Inspection, respectively. If the building is deemed to pass Phase I by the Engineer or Architect performing the inspection, then a Phase II Inspection will not be required. If a building does not pass the first inspection phase, the building is required to undergo the second inspection phase, which will include selective destructive demolition, as deemed necessary by the Engineer or Architect.

#### **1.2 EXECUTIVE SUMMARY**

The purpose of the Phase I Milestone Inspection was to visually observe the general and typical overt and existing conditions related to the building's structural components and components affecting the structural integrity of the building, as enumerated in Florida Statute 553.899 and Florida Senate Bill 154, including but not limited to exterior walls, cladding systems, sheer walls, demising walls, private balconies, common walkway, stairs, windows, sliding glass doors, columns, and beams. Overall recommendations for the discussed anomalies have been provided in italic font throughout the report. We performed visual observations at all elevations of the building from the ground level, common walkways, private balconies and via an arial drone. Visual observations were performed at typical and overt conditions including common walkways, exterior walls, roof, and seven (7) individual units to observe the interior and exterior surfaces, and private balcony railings.

#### **1.3 RECOMMENDED NEXT STEPS**

BECI recommends that the anomalies enumerated in the Phase I Milestone Inspection report be remedied by a licensed Florida contractor within the next year to prevent degradation of the structural components over time.



**Casa del Sol Condominium  
Appendix B – Photo Log  
Site Visit Date: 01/22/25**



**Photo 1**  
Building Alhambra – Overall view.



**Photo 4**  
Building Alhambra – Roof – Overall view.



**Photo 2**  
Building Barcelona – Overall view.



**Photo 5**  
Building Barcelona – Roof – Overall view.



**Photo 3**  
Building Cadiz – Overall view.



**Photo 6**  
Building Cadiz – Roof – Overall view.



**Casa del Sol Condominium**  
**Appendix B – Photo Log**  
**Site Visit Date: 01/22/25**



**Photo 7**  
 Building Cadiz – 2nd Floor – Overall view of spacing between guardrail pickets greater than 4”.



**Photo 10**  
 Building Cadiz – 3rd Floor – Overall view of railing post base not sealed to the concrete.



**Photo 8**  
 Building Barcelona – 2nd Floor – Overall view of spacing between guardrail pickets greater than 4”.



**Photo 11**  
 Building Cadiz – 1st Floor – Overall view of railing post base not sealed to the concrete.



**Photo 9**  
 Building Alhambra – Unit No. 205 – Overall view of spacing between guardrail pickets greater than 4”.



**Photo 12**  
 Building Barcelona – 3rd Floor – Overall view of railing post base not sealed to the concrete.



**Casa del Sol Condominium**  
**Appendix B – Photo Log**  
**Site Visit Date: 01/22/25**



**Photo 13**  
 Building Alhambra – 3rd Floor - Overall view of spalling in the concrete slab.



**Photo 16**  
 Building Cadiz – 2<sup>nd</sup> Floor - Overall view of cracking in the concrete slab.



**Photo 14**  
 Building Alhambra – 3rd Floor - Overall view of spalling in the stucco cladding.



**Photo 17**  
 Building Barcelona – 2<sup>nd</sup> Floor - Overall view of spalling in the concrete slab.



**Photo 155**  
 Building Alhambra – 3rd Floor - Overall view of spalling in the stucco cladding.



**Photo 18**  
 Building Alhambra – 2<sup>nd</sup> Floor - Overall view of cracking in the concrete slab.



**Casa del Sol Condominium**  
**Appendix B – Photo Log**  
**Site Visit Date: 01/22/25**



**Photo 19**  
 Building Cadiz – 1<sup>st</sup> Floor - Overall view of deterioration and voids in the sealant joint.



**Photo 22**  
 Building Cadiz – 1<sup>st</sup> Floor - Overall view of wall penetration not sealed.



**Photo 20**  
 Building Barcelona – 2nd Floor - Overall view of missing sealant at dissimilar material interfaces.



**Photo 23**  
 Building Barcelona – 3rd Floor - Overall view of wall penetration not sealed.



**Photo 21**  
 Building Barcelona – Unit No. 102 - Overall view of missing sealant at dissimilar material interfaces.



**Photo 24**  
 Building Alhambra – 2nd Floor – Overall view of missing sealant at dissimilar material interfaces.

**Casa del Sol Condominium**  
**Appendix B – Photo Log**  
**Site Visit Date: 01/22/25**



**Photo 25**  
 Building Alhambra – Roof - Overall view of coating delamination of the wood fascia.



**Photo 28**  
 Building Cadiz – Roof – Overall view of exterior wall missing coating.



**Photo 26**  
 Building Cadiz – Roof - Overall view of deterioration of the wood fascia.



**Photo 29**  
 Building Cadiz – Roof – Overall view of exterior wall missing coating.



**Photo 27**  
 Building Barcelona – Roof - Overall view of deterioration of the wood fascia.