MATERIAL FINDINGS AND RECOMMENDATIONS:
INSPECTOR SUMMARY OF MILESTONE PHASE 1 INSPECTION

Property Name: Seville Condominium 2, Inc.
Address: 1001 Pearce Drive, Clearwater FL 33764
Inspection Date(s): 3/10/23, 5/10/2023, 5/18/2023
Summary Date: 5/30/2023

Inspection Findings:

1) No substantial structural deterioration was observed.

2) A potentially dangerous condition exists at the balcony guardrails on some units. Balcony guardrails where width between vertical posts is greater than 6" may pose a falling hazard for small children. **Keep small children OFF balconies until the balconies can be inspected and addressed.**

3) Less-than-substantial structural deterioration as defined by Florida Senate Bill 4-D (SB4D) was observed in the following locations:

a. Elevated Walkway Concrete Slabs

b. Concrete Stairs

Inspection Recommendations:

1) Inspect all balconies for presence of post width greater than 6". Address as required by Fire Marshall or Building official. Note that any guardrail modifications need to be permitted.

2) Hire a licensed building or general contractor to perform concrete repairs to the walkways and stairs. These repairs are structural in nature and must be permitted.

3) Waterproof the walkways and balconies to reduce the severity of future corrosion issues.

4) Consider complete replacement of the roofs.

Andy Schrader

Andrew Schrader, PE
Florida License #72231
Certificate of Authorization #31955
Recon Response Engineering, LLC

Andrew Schrader
Digitally signed by Andrew Schrader
Date: 2023.05.30 17:40:14 -04'00'

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