

**SOCOTEC**

**MILESTONE INSPECTION – PHASE II REPORT**

Seminole Square Apartments II Association Inc  
11720 Park Boulevard  
Seminole, Pinellas County, FL 33772

SOCOTEC Project Number VS233380



June 26, 2024

**SEMINOLE SQUARE APARTMENTS II ASSOCIATION INC**

Attn: Arnie Holder  
C/O: Ameri-Tech Community Management Inc.  
24701 US Highway 19 North, Suite 102  
Clearwater, FL 33763  
Phone: 727.726.8000 Ext. 270  
Email: aholder@ameritechmail.com

**Subject:** Report of Engineering Consulting Services  
**MILESTONE INSPECTION – PHASE II**  
Seminole Square Apartments II  
11720 Park Boulevard  
Seminole, Pinellas County, FL 33772  
SOCOTEC Project Number VS233380

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Phase II 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 outlining 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.

Methodology of Phase II Inspection

A licensed professional engineer from our firm completed the Phase II Milestone Inspection on February 13, 2024. The Phase II inspection was to further evaluate the substantial structural deterioration outlined in the Phase I Milestone Inspection report prepared by SOCOTEC. During our inspection, we determined through visual observations that the following distress is considered substantial structural deterioration and needs immediate repair.

- Concrete distress at load bearing structural elements including, but not limited to,

concrete spalling, cracking, delamination as well as exposed corroding reinforcing steel. The distressed concrete was observed on the ceiling of the 1<sup>st</sup> and 2<sup>nd</sup> floor walkways.

#### Building Condition

It is our professional engineering opinion that the areas of observed structural distress do not currently pose a threat to the public health, safety, or welfare but could decrease the structural integrity of the concrete framing over time.

#### Repair Recommendations

The areas of distressed concrete should be repaired. The repair process should include permitting of the work, inspections by a threshold inspector, temporary shoring as required, removal of all loose deteriorated concrete, repair and/or replacement of all corroding reinforcing steel, coating reinforcing steel with an anti-corrosive system, and patching with a polymer modified high-strength concrete to reconstruct the affected areas.

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.**

*Alejandra Mercado*

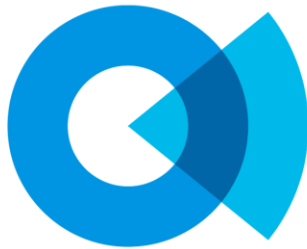
Alejandra Mercado, E.I.  
Staff Engineer

*Nicholas Massaro*

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

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





# SOCOTEC

June 26, 2024

## **SEMINOLE SQUARE APARTMENTS II ASSOCIATION INC**

Attn: Arnie Holder

C/O: Ameri-Tech Community Management Inc.

24701 US Highway 19 North, Suite 102

Clearwater, FL 33763

Phone: 727.726.8000 Ext. 270

Email: aholder@ameritechmail.com

**Subject:** Report of Engineering Consulting Services  
**MILESTONE INSPECTION – PHASE II SUMMARY**  
Seminole Square Apartments II  
11720 Park Boulevard  
Seminole, Pinellas County, FL 33772  
SOCOTEC Project Number VS233380

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Milestone Inspection - Phase II summary letter completed for the subject building. Seminole Square Apartments II consists of one 3-story structure constructed circa 1973 and is located within Seminole, Pinellas County, Florida. The subject building includes 30 individual residential units.

### Substantial Structural Deterioration/Material Findings

Following the completion of our Phase II Milestone Inspection for the subject property, it is our opinion the subject structure is adequate for its intended use and that the areas of observed substantial structural deterioration **do not** currently pose a threat to the public health, safety, or welfare, but could decrease the structural integrity of the concrete framing over time. The areas of substantial structural deterioration outlined in the Phase II report should be repaired. The repair process should include permitting of the work, inspections by a threshold inspector, temporary shoring as required, removal of all loose deteriorated concrete, repair and/or replacement of all corroding reinforcing steel, coating reinforcing steel with an anti-corrosive system, and patching with a polymer modified high-strength concrete to reconstruct the affected areas. 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:

- Distressed stucco on the building's exterior and in the lanai of unit 109
- Deteriorated paint on the building's exterior
- Distressed concrete throughout the walkways
- Generalized deteriorated walkway concrete topping slabs
- Generalized standing water on the roof
- Localized roof membrane delamination

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.**

*Alejandra Mercado*

Alejandra Mercado, E.I.  
Staff Engineer

*Nicholas Massaro*

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

***Note: Please review our full Milestone Inspection Phase I and II Reports which include the details of our inspections and the known specifics regarding the design and construction of the subject building.***

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

