



650 ISLAND WAY CONDOMINIUM ASSOCIATION, INC

C/O: Ameri-Tech Property Management

Attention: Tim Hendrix

Project: 650 ISLAND WAY CONDOMINIUM ASSOCIATION, INC

Clearwater, FL 33767

Regarding: Phase 1 Milestone Inspection

Dear Property Manager,

Engineering Inspections & Restoration Services recently performed a Phase 1 Milestone Inspection at 650 Island Way Condominium Association, Inc. Our services were provided at the association's request to comply with the requirements of Florida Statutes 553.899. This report and attachments contain the result of our inspection.

We appreciate the opportunity to provide this inspection. Should you have any questions regarding our report, please do not hesitate to contact us.

Sincerely,

Tom Crosier, CGC

CEO/Managing Partner

Art Fleahman

President/Managing Partner



1.0 Executive Summary

The Executive Summary of the Milestone Inspection Report by Engineering Inspection and Restoration Services (EIRS) provides a concise overview of the key findings, recommendations, and observations from our comprehensive inspection and evaluation of **650 Island Way** located at **650 Island Way, Clearwater, FL 33767**. This summary aims to provide our client with a quick insight into the property's condition and any necessary actions required to maintain or improve its integrity.

Scope of Inspection

The inspection, conducted on August 16th, 2023 & March 21st, 2024 covered the following key areas and components:

- Roofing, fire system, electrical room, elevators, stairwells, railings, exterior walls, walkways, trash room, and unit balconies.

Results

Following a thorough visual assessment and considering the scope of the inspection, it is determined with professional confidence that the structural condition of the building is deemed good. As a result, the Phase I Milestone Inspection is successfully passed.

A Phase II Milestone Inspection is NOT required.

Client Considerations

EIRS encourages 650 Island Way to consider the following points:

- Observed severe rusting along the Northwest and Center west Carports. Continuous monitoring recommended, with immediate repair if further degradation occurs.

Conclusion

EIRS's Milestone Inspection Report provides an overview of the project's condition, key findings, and recommended actions. It is essential that 650 Island Way addresses the identified issues promptly to ensure the continued safety, integrity, and longevity of the property.

Should you have any questions, require clarification, or wish to discuss the findings and recommendations in detail, please do not hesitate to contact us. We are here to serve your needs and assist in ensuring the long-term success of this project.

Sincerely,

Engineering Inspection and Restoration Services

