



To: Terrace Park of Five Towns - #27 Quincy Bldg.
From: Leo Cannyn, PMP, P.E., Principal Project Manager
Subject: 8199 Terrace Garden Dr N, St. Petersburg, FL 33709 Engineering Affidavit
Date: 4/25/2023

To Whom This May Concern:

Beryl Project Engineering, LLC (“Beryl”) was retained by Terrace Park of Five Towns - #27 Quincy Bldg. with regards to Structural Condition Assessment for a property located at 8199 Terrace Garden Dr N, St. Petersburg, FL 33709. According to the Pinellas County Property Appraiser Website, the building was built in 1984 . The structural systems are consistent with a Slab-on-Grade foundation with Concrete Masonry Units (CMU) walls clad in Stucco and brick veneer. The roof structure is consistent with Joists with a predominantly Flat roof design covered with TPO style Roofing.

Beryl performed a review of the property file as found on the Pinellas County website and visited the property on 4/25/2023. This review and inspection was a visual and non-invasive review of the accessible areas of the exterior for the purposes of a Senate Bill 4-D Milestone Inspection as part of a Structural Integrity Reserve Study. Photographs were retained by Beryl for future reference and some relevant photographs are attached.

The primary purpose of this letter is for Beryl as Engineer to certify that at the time of their review on 4/25/2023 we found that the Building appeared to be structurally sound, with an area of stucco needing repairs, during our inspection for the areas inspected. Beryl observed an area at the front left, ground level that showed signs of moisture damage at the stucco cladding. We recommend the following for repairs.

1. The stucco cladding at the front left, ground level showed signs of spalling and cracking with separation from the Concrete Masonry Unit wall structure. This area has been affected by moisture intrusion from what most likely started as a minor step crack that was not addressed in a timely manner. These minor cracks allowed water, that runs down the face of the building, to enter the void and erode the cladding.



- a. We recommend removing the damaged stucco cladding and sealing the Concrete Masonry Units (CMUs) with an Elastomeric caulking behind the stucco. After the proper repairs to the CMUs. Re-apply a stucco coating and paint the area.
- b. We recommend that all minor settlement cracks to be sealed with an Elastomeric caulking prior to the upcoming painting of the building.

From,

Richard Leon Cannyn
Florida PE # 65994
4/25/2023

CC: Beryl Project Files

This document has been electronically sealed in accordance with Florida Statute 471.025 and Florida Statute 668.001 - 668.006.



1 Front of Building



2 Right Side of Building



3 Rear of Building



4 Left Side of Building



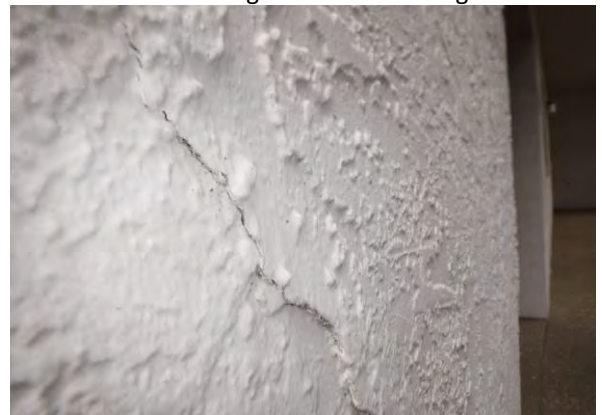
5 Area of Damaged Stucco Cladding



6 Area of Damaged Stucco Cladding



7 Area of Damaged Stucco Cladding



8 Area of Damaged Stucco Cladding