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Lakewood Ranch, FL 34211

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Certificate of Authorization No. 8301

March 6, 2024

Victor Argobright, Property Manager
Grand Bay Condominium Association, Inc.
c/o Beachside Property Management
20 Marco Lake Drive, Suite 9
Marco Island, FL 34145

Re: Rimkus Matter No: 100226528
Subject: Summary of Findings

Dear Mr. Argobright:

Rimkus was retained to conduct a Structural Milestone Inspection (SMI). This summary and report have been prepared in compliance with the state-mandated inspection requirements for conducting an SMI as outlined in the Florida Senate Bill 4D Building Safety Act, Senate Bill 154, and Florida Statute Section 553.899.

This report was prepared for the exclusive use of Grand Bay Condominium Association, Inc. and was not intended for any other purpose. Our report was based on the information available to us at this time, as described in the **Basis of Report**. The opinions and conclusions herein are based on sufficient facts or data; they are the product of our analysis utilizing reliable, generally accepted principles and methods in our applicable professional field; and they reflect a reliable application of these principles and methods to the facts of this matter. Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions and to revise our opinions and conclusions if necessary and warranted.

Conclusions

Based on the scope and limitations of this SMI, substantial structural deterioration was not observed at the time of the site visits. However, further investigation is required to confirm the structural condition of reinforced concrete at various cracks and spalls observed. If not addressed, these conditions could rise to the level of substantial structural deterioration as defined by the Florida Building Code. As a result of these findings, a Phase II Structural Milestone will be required. The scope of this inspection shall include:

- **Acoustical Emissions Testing:** Sounding of the concrete elements using lightweight hammers, delamination detecting tools with the intent to identify debonded areas typically associated with reinforcement corrosion.
- **Destructive Investigation and Visual Assessment:** Partial demolition of select concrete exterior members, walkway and balcony floor systems, and visual assessment of the enclosed reinforcing steel.

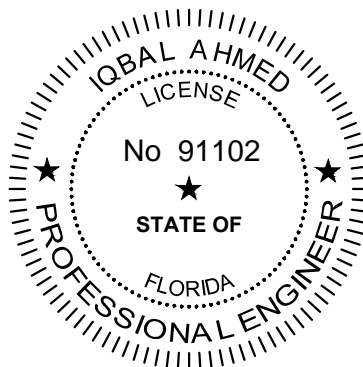
Once the Phase II Inspection is completed and if substantial structural deterioration is observed, engineering specifications and details will be required to correct the structural deficiencies cited within this report and provide preventative repair procedures. Due to the structural nature of the damages, the design of the repair should be prepared by a licensed Florida Professional Engineer. If the repairs are not performed to correct these deficiencies, these conditions will worsen, thereby further compromising the capacity and integrity of the structural elements and resulting in a greater expense for the Association to repair and, if left unmitigated, could result in unsafe conditions. Rimkus did not observe structural concerns that rise to the level of “unsafe” or “dangerous” conditions as defined by the Florida Building Code.

For areas that did not rise to the level of substantial deterioration, Rimkus recommends routine building maintenance which includes but is not limited to repair of cracks, voids, and spalls in concrete and stucco; repair of interior finishes; removal of rust along with rust-inhibiting treatment underneath affected composite floor system surfaces; repair of corroded screen-enclosure fastener holes; repair of deteriorated rail post pockets; and exterior painting and caulking of the building. Forgoing repairs and routine maintenance may adversely affect the integrity of the structure.

Thank you for allowing us to provide this service. If you have any questions or need additional assistance, please call.

Sincerely,
Rimkus

Iqbal Ahmed, P.E.
FL Engineering Number 91102
Principal Consultant



Attachments: Structural Milestone Inspection Report

This item has been digitally signed and sealed by Iqbal Ahmed, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.