



To: Seville Building 8
From: Leo Cannyn, PMP, P.E., Principal Project Manager
Subject: 2612 Pearce Dr. Clearwater, FL 33764 Engineering Affidavit for Milestone
Inspection Phase 1
Date: 6/19/2023

To Whom This May Concern:

Beryl Engineering & Inspection, LLC ("Beryl") was retained by Seville Building 8 with regards to the inspection located at 2612 Pearce Dr. Clearwater, FL 33764. According to the Pinellas County Property Seville BuilAppraiser Website, the building was built in 1971. The structural systems are consistent with a Slab-on-Grade foundation with Concrete Masonry Units (CMU) walls clad in Stucco veneer. The roof structure is consistent with Trusses and Plywood sheathing with a predominantly Flat roof with SPF. The mansard roof is built with concrete/clay tiles.

Beryl performed a review of the property file as found on the Pinellas County website and visited the property on 6/19/2023. 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 2022 4-D / 2023 154 Milestone Inspection as part of a Structural Integrity Reserve Study process. 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 6/19/2023 we found that the building appeared to be structurally sound during our inspection for the areas inspected but in need a maintenance.

At the time of inspection, Beryl found multiple areas that needed maintenance. These deficiencies were found in the walkways around the property in the form of cracking due to shrinkage and or minor settling. These cracks should be sealed to help prevent water penetration and ensure proper drainage away from the building to help prevent rapid settlement. These cracks were also noted in the balcony guardrails and carport columns which should be repaired. Beryl recommends that the building is repainted this coming year in order to address these concerns. At that time, the cracks can be remediated using elastomeric caulking and sealing.

Beryl also noted some cracks in the retaining wall around the front of the property. These cracks need to be repaired to ensure the retaining wall will continue to hold the soil back. Due to the age



of this wall along with the amount of damage found, Beryl is recommending replacement at this time.

Beryl also found multiple areas of ponding on the roof along with reviewing repair proposals to attend to the defects found on the roof. Beryl recommends proceeding with the repair protocols outlined in that proposal.

Beryl further recommends maintaining the roof scuppers so that they are clean and draining all the water off the roof as this can prematurely deteriorate the roofing system. Furthermore, Beryl recommends creating and or keeping a rigorous maintenance schedule to help preserve the building's integrity.

From,

Richard Leon Cannyn
Florida PE # 65994
6/19/2023

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 Side of Building



4 Left Side of Building



5 Roof Ponding



6 Roof Ponding



7 Roof Ponding



8 Roof Ponding



9 Cracked Concrete



10 Cracked Concrete



11 Cracked Concrete



12 Cracked Concrete



13 Breezeway Separation Location



14 Side View of Separation



15 Gap at Column Overview



16 Gap at Column



17 Cracks in Patio Wall



18 Cracks in Patio Wall



19 Support Column Crack



20 Support Column Crack



21 Retaining Wall Crack



Retaining Wall Crack