



To: Bayshore Trace COA
From: Leo Cannyn, PMP, P.E., Principal Project Manager
Subject: 3325 Bayshore Blvd, Tampa, FL 33629 Engineering Affidavit for Milestone Inspection Phase 1
Date: 8/31/2023

To Whom This May Concern:

Beryl Engineering & Inspection, LLC (“Beryl”) was retained by Bayshore Trace COA with regards to inspection located at 3325 Bayshore Blvd, Tampa, FL 33629. According to the Hillsborough County Property Appraiser Website, the building was built in 1975. The structural systems are consistent with a Slab-on-Grade foundation with Concrete Masonry Units (CMU) walls clad in Stucco veneer.

Beryl performed a review of the property file as found on the Hillsborough County website and visited the property on 8/31/2023. 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 8/31/2023 we found that the Building appeared to be structurally deficient during our inspection for the areas inspected and we recommend moving into a Phase 2 Milestone inspection to further defined the extent of the structural deficiencies and start the process of making permit plan sets for construction rehabilitation. Upon Beryl’s arrival, the inspector found multiple areas of concern:

- The exterior stairs in the F hallway have significant rust to the stringers and below the landing. Beryl recommends having engineered drawings rendered for the affected staircase and being repaired by licensed tradesmen following the Florida Building Code.
- The exterior stairs in the E hallway rust was found on structural members. Beryl recommends having engineered drawings rendered for the affected staircase and being repaired by licensed tradesmen following the Florida Building Code.
- The exterior stairs in the A hallway have rust and loose spindles to and on structural members. Beryl recommends having engineered drawings rendered for the affected staircase and being repaired by licensed tradesmen following the Florida Building Code.



- In Unit C-27 the rail cap was loose and no longer secured. Beryl recommends properly securing the affected rail cap.
- There were multiple cracks in the skylights on the roof. Beryl recommends the repair or replacement of all skylights.
- The exterior stairs in the B hallway rust was found on structural members. Beryl recommends having engineered drawings rendered for the affected staircase and being repaired by licensed tradesmen following the Florida Building Code.
- In unit D-32 the small section of railing on the right side of the balcony was loose. Beryl recommends properly securing the affected railing.

From,

Richard Leon Cannyn
Florida PE # 65994
8/31/2023

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



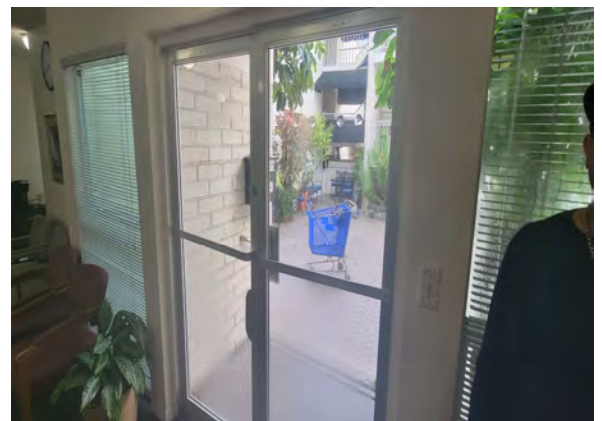
5 Fire Alarm



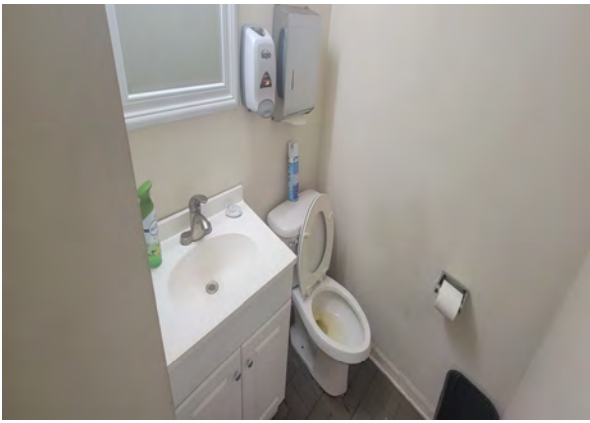
6 Fire Alarm Internal



7 Clubhouse



8 Clubhouse Doors



9 Clubhouse Bath Male



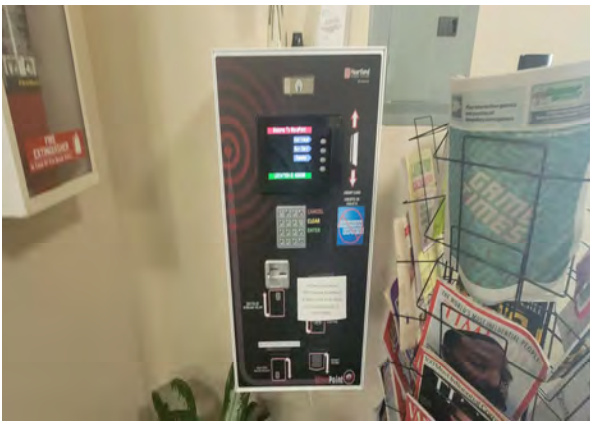
10 Clubhouse Bath Female



11 Clubhouse Electrical Panel



12 Clubhouse Panel Internal



13 Paid Parking Machine



14 Fire Extinguisher



15 Main and Sub Electrical Panels



16 Main Panel Internal



17 Sub Panel Internal



18 Elevator Control Board



19 Elevator Light Disconnect



20 Elevator Cab Disconnect



21 Elevator Motor



22 Elevator Motor Disconnect



23 Laundry Room Overview



24 Laundry Room Electrical Panel



25 Laundry Room Electrical Panel Internal



26 Laundry Room Electrical Sub Panel



27 Laundry Room Electrical Sub Panel Internal



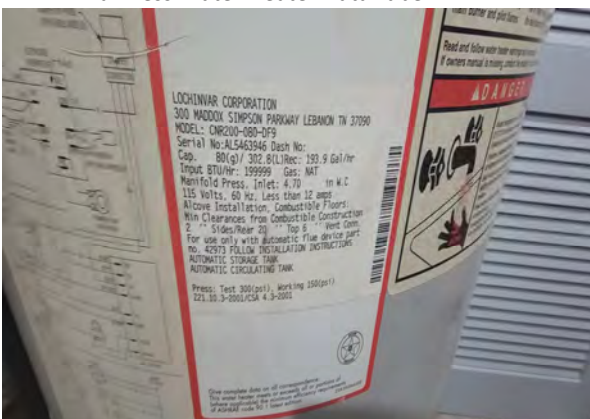
28 Tankless Water Heater



29 Tankless Water Heater Data Label



30 Tanked Water Heater



31 Tanked Water Heater Data Label



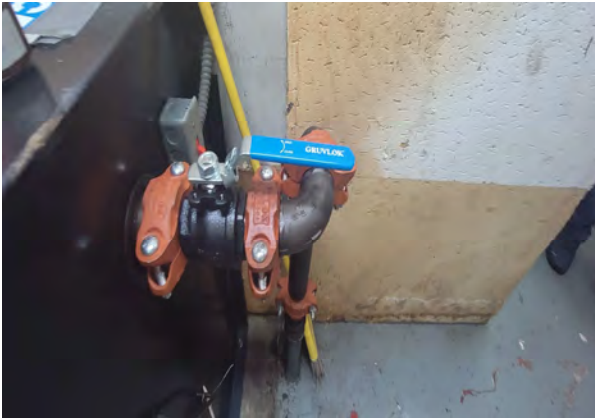
32 Elevator Control Board



33 Elevator Disconnect



34 Elevator Motor



35 Elevator Motor Disconnect



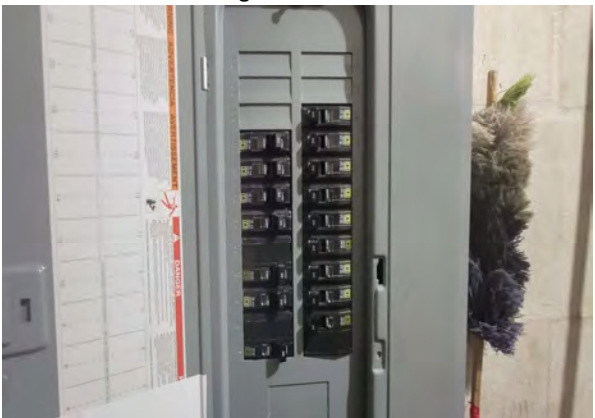
36 Community Mailboxes



37 Chemical Storage



38 Chemical Storage Sub Electrical Panel



39 Chemical Storage Sub Electrical Panel Internal



40 Chemical Storage Electrical Panel



41 Chemical Storage Eletrical Panel Internal



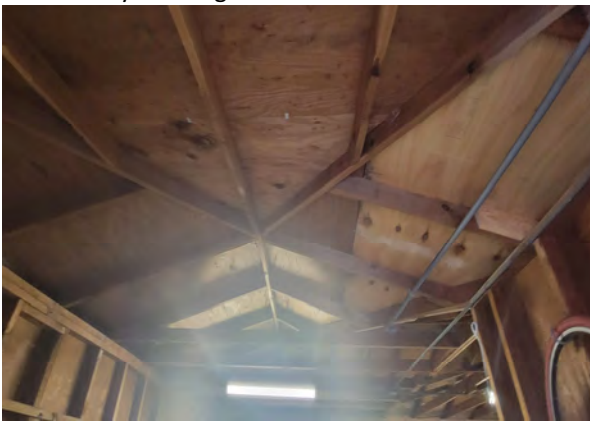
42 Phone Room



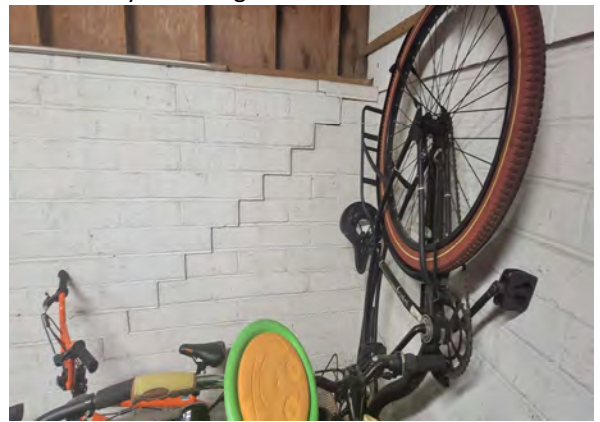
43 Bicycle Storgae



44 Bicycle Storage



45 Bicycle Storage Roof Members



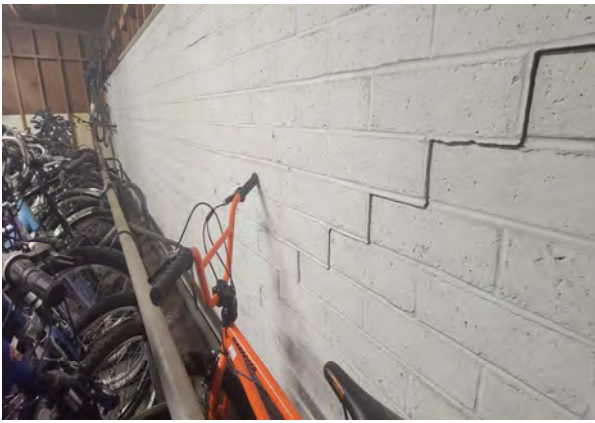
46 Differential Step Cracking Bicycle Storage



47 Differential Step Cracking Bicycle Storage



48 Differential Step Cracking Bicycle Storage



49 Differential Step Cracking Bicycle Storage



50 Exterior Side of Bicycle Storage Room Wall



51 Exterior Side of Bicycle Storage Room Wall



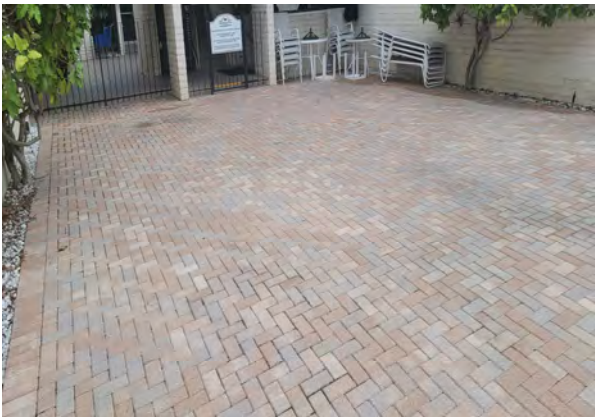
52 Pool Overview



53 Pool Overview



54 Pool Surface



55 Pool Deck



56 Pool Pump/Plumbing



57 Pool Room Electrical Panel Internal



58 Water Damage/Organic Growth Pool Pump Room



59 Tool Shed Front



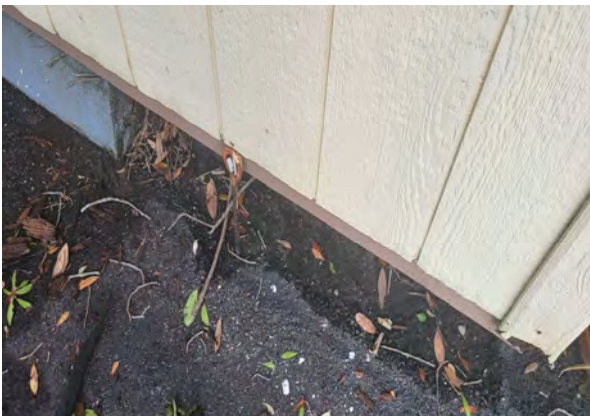
60 Tool Shed Right



61 Tool Shed Rear



62 Tool Shed Left



63 Tool Shed Anchor Point



64 Tool Shed Water Damage



65 Tool Shed Interior



66 Tool Shed Roof Framing



67 Tool Shed Water Penetration



68 Tool Shed Water Penetration



69 Hallway F Rust at Stairs



70 Hallway F Rust at Stairs



71 Hallway F Rust at Stairs



72 Hallway F Rust at Stairs



73 Hallway F Rust at Stairs



74 Hallway E Rust at Stairs



75 Hallway A Stairs Loose Spindles and Rust



76 Roof Overview



77 Roof Overview



78 Roof Overview



79 HVAC Stand



80 Skylight Overview



80 Cracks in Skylight



81 Cracks in Skylight



82 Cracks in Skylight



83 Cracks in Skylight



84 Roof Hatch



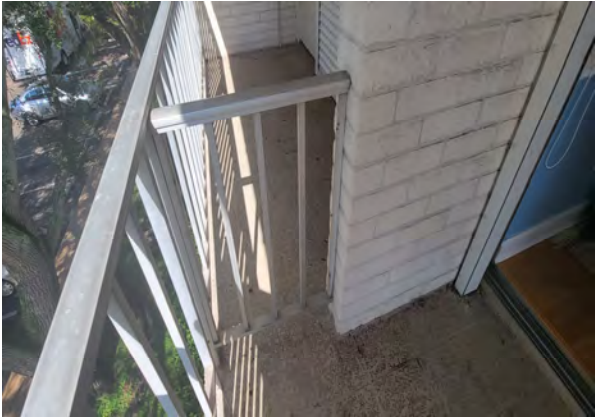
85 Unit C-27



86 Loose Rail Cap



87 Unit D-32



88 Loose Railing