KARINS ENGINEERING GROUP, INC.

2017 Fiesta Drive
Sarasota, FL 34231
Tel: (941) 927-8525
Fax: (941) 927-8075
www.keg-engineering.com

Existing Condition Report

KEG File: 18RS-0416
October 8, 2018

Final Copy

For:

Royal St. Andrew Association, Inc.
555 South Gulfstream
Sarasota FL 34236

10/8/2018

Arthur C. Schoenewaldt III. PE #60401
Florida Certificate of Authorization Number 8371

Royal St. Andrew Associaton, Inc.
555 South Gulfstream Avenue
Srasota FL 34236
KEG File #18RS-0416

TABLE OF CONTENTS

KARINS
ENGINEERING
GROUP, INC.

2017 Fiesta Drive
Sarasota, FL 34231
(866) 927-8525
(941) 927-8525
Fax (941) 927-8075
AS@keg-engineering.com

October 8, 2018

Randy Peachey, Manager
Royal St. Andrew Association, Inc.
555 South Gulfstream Avenue
Sarasota, Fl 34236

Via Email: royalstandrew@verizon.net

RE: Royal St. Andrew
KEG Project P18RS-0416 REV02
Professional Engineering Services – Existing Conditions Survey

Dear Mr. Peachey and Members of the Board of Directors:

In accordance with our agreement, dated July 2, 2018 and authorized July 17, 2018, Karins Engineering Group, Inc. (**KEG**) representatives reviewed pertinent documents and performed cursory on-site observations for Royal St. Andrew Association, Inc. in order to issue this report for an existing conditions baseline survey report.

PRELIMINARY MATTERS

Our observations were limited to exposed surfaces of accessible components and included visual observations. KEG did not attempt to verify the adequacy of the original design or supplant the responsibility of the original Engineer/Architect of Record.

Neither our observations nor this report is intended to address hidden defects, mechanical, electrical, architectural, code compliance, or other areas of the building not specifically mentioned herein. Our investigation was not intended to be exhaustive or to detect deficiencies except as specifically mentioned herein. Due to the limited scope of this investigation, we cannot attest to the structure's compliance with applicable building codes and/or accepted construction techniques, except as noted herein.

GENERAL INFORMATION

The observations performed were documented by photographs, videos and drawings for the items as listed below.

- **Roof Area-** Roof and AC condensers were photographed and videoed with no major issues documented. There is a condenser unit with a loose panel at unit # 1601. Reference photo exhibit 7, videos 1 and 2 and the drone videos and photos.

- **Paving, Parking and Walks**- Parking areas and paving were photographed and videoed with the issues documented. There are areas of cracked concrete at the drives and walks and deteriorated asphalt paving. The carports and knee walls were included. Reference photo exhibit 9 and videos 3, 4, 5, 6, 7, and 17.

- **Fence and Walls**- fencing and walls were photographed and videoed with no major issues documented. Reference photo exhibit 2 and videos 8, 15, and 16.

- **Ground Floor Elevations and Foundations**- elevations and foundations were photographed and videoed with no major issues documented. The are some minor hairline cracks and these were documented. Reference photo exhibit 1 and videos 9, 14, and 18.

- **Shed and Garbage Area**- the Shed and Garbage Area was photographed and videoed with no major issues documented. Reference photo exhibit 5 and videos 10 and 13.

- **Pool Area and Equipment**- the Pool area was videoed with no major issues documented. Reference videos 11 and 12.

- **Paint finish** was observed and photographed with the only documented issue was surface dirt. Reference photo exhibit 3.

- **Electric and Lighting** was photographed with no major issues documented. Reference photo exhibit 4.

- **Residential Balconies** were photographed with minor issues documented of mostly hairline wall cracks and water stains at the windowsills. Reference photo exhibit 6.

- **Mechanical Balconies** were photographed with no major issues documented. There are areas of hairline cracks in the masonry wall. Reference photo exhibit 8.

- **Plumbing** inspections were videoed and reported by Specialized Pipe Technologies (SPT). Reference photo exhibit 10. KEG reviewed the SPT videos and did not observe any significant issues. A maintenance report is provided under separate cover.

- **Exterior Elevations**; Drone video recording was performed on October 3, 2018 with no significant issues noted the building appears to be in good condition. The videos and related photos have been provided electronically for the Owners records.

SUMMARY

The conditions are documented and KEG recommends contacting us if any issues become apparent during the construction project. Once the project is complete we will be available to perform a similar condition survey to document the conditions for any deficiencies that may be attributed to the construction project.

This report is prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering Group, Inc.

We trust this information is helpful and appreciate this opportunity to provide our services to Royal St. Andrew.

Sincerely,

KARINS ENGINEERING GROUP, INC.

Arthur C. Schoenewaldt III, PE
Karins Engineering Group, Inc.
Director of Restoration
Florida Registration #60401

Attachments: Photo Exhibits 1-10
Videos provided electronically and on media

ROOF and AC CONDENSERS PHOTO EXHIBIT

Photo 1-General view

Photo 2-General view

Photo 3-General view, elevator penthouse

Photo 4-General view

Photo 5-General view, elevator penthouse

Photo 6-General view, elevator penthouse

Photo 7-General view, ponding

Photo 8-General view, ponding

Photo 9-Raised corner pad

Photo 10-General view, ponding

Photo 11-General view, ponding

Photo 12-General view

Photo 13-General view, ponding

Photo 14-General view, AC curbs, ponding

Photo 15-General view, typical vents, ponding

Photo 16-General view

Photo 17-Elevator penthouse, rusted vent hood, north elevator penthouse

Photo 18-Elevator penthouse AC condenser, good condition, north

Photo 19-Elevator penthouse, good condition, west

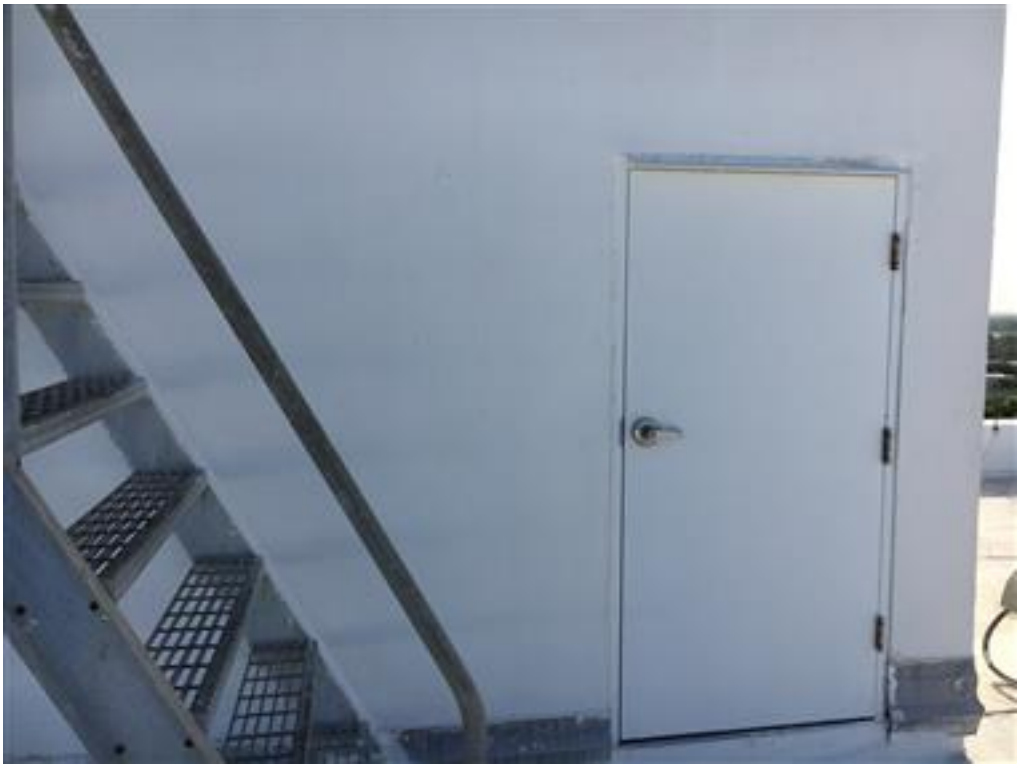


Photo 20-Elevator penthouse, good condition, west

Photo 21-Elevator penthouse, good condition, south

Photo 22-Elevator penthouse, good condition, south

Photo 23-Roof access hatch, average condition, ponding

Photo 24-Typical scupper

Photo 25-Typical vent stack

Photo 26-Typical vent hood

Photo 27-Typical drain

Photo 28-General view, AC stands, vents

Photo 29-General view of coping detail, wrap over

AC Condensers

Photo 30-Unit 1-1603 good condition

Photo 31-Unit 2-1603 good condition

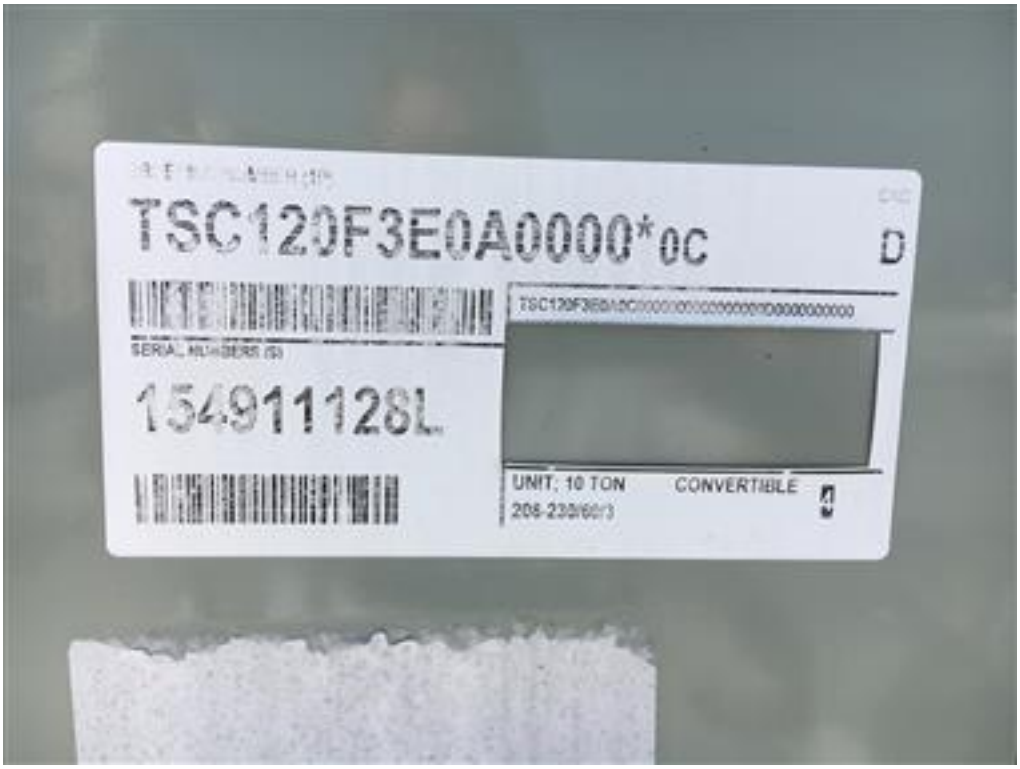


Photo 32-Main common unit- good condition

Photo 33-Main common unit- good condition


Photo 34-Main common unit AC Stand, good condition

Photo 35-Unit 1602, loose panel

Photo 36-Unit 1-1601 good condition

Photo 37-Unit 2-1601 good condition


Photo 38-Typical AC mounting-curb

Photo 39-Typical drain

Photo 40-Typical scupper

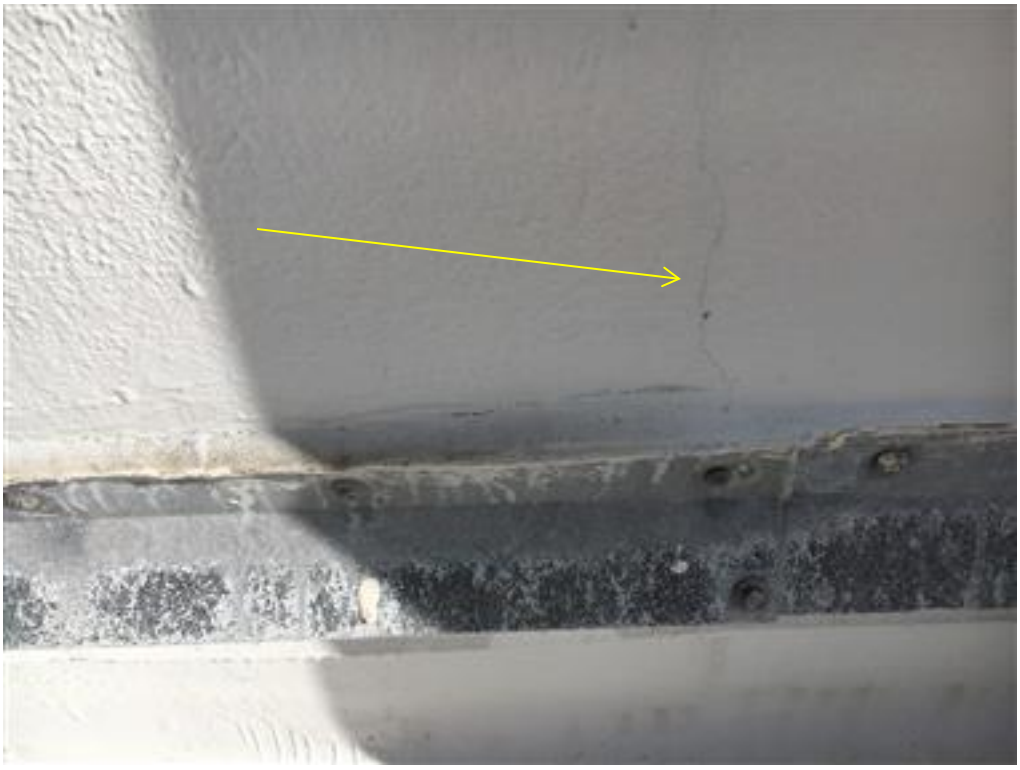


Photo 41-Elevator penthouse, hairline crack at south end

Photo 42-Elevator penthouse condenser, good condition

Common Interior Air Handlers

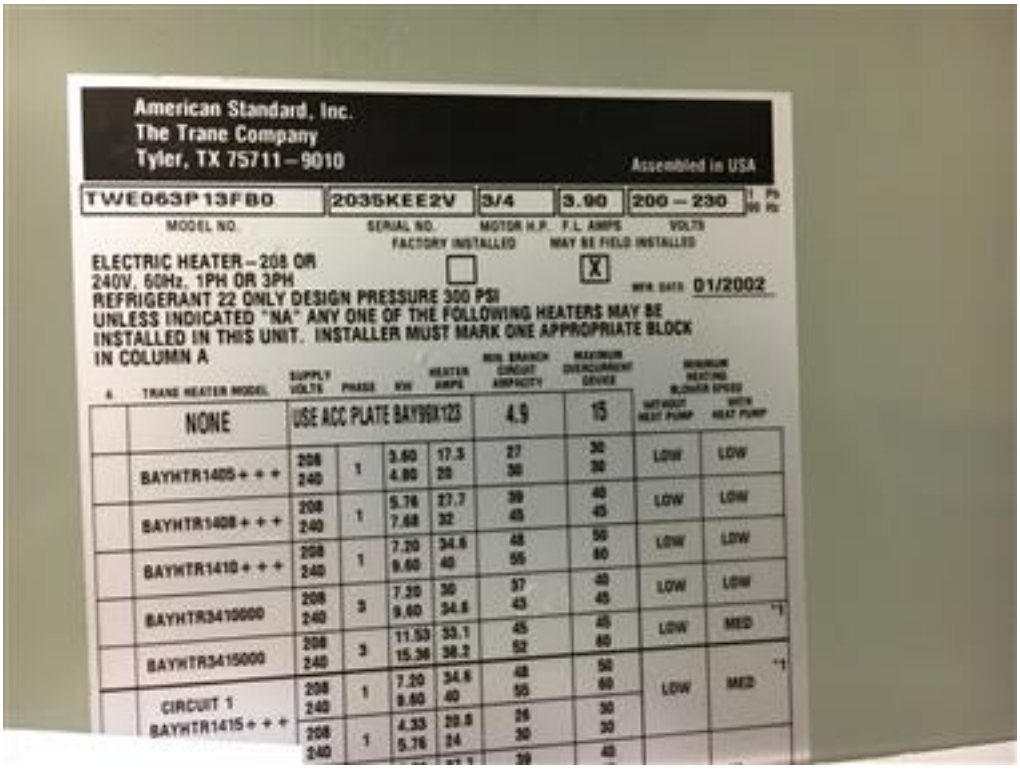


Photo 43-Maintenance office, good condition

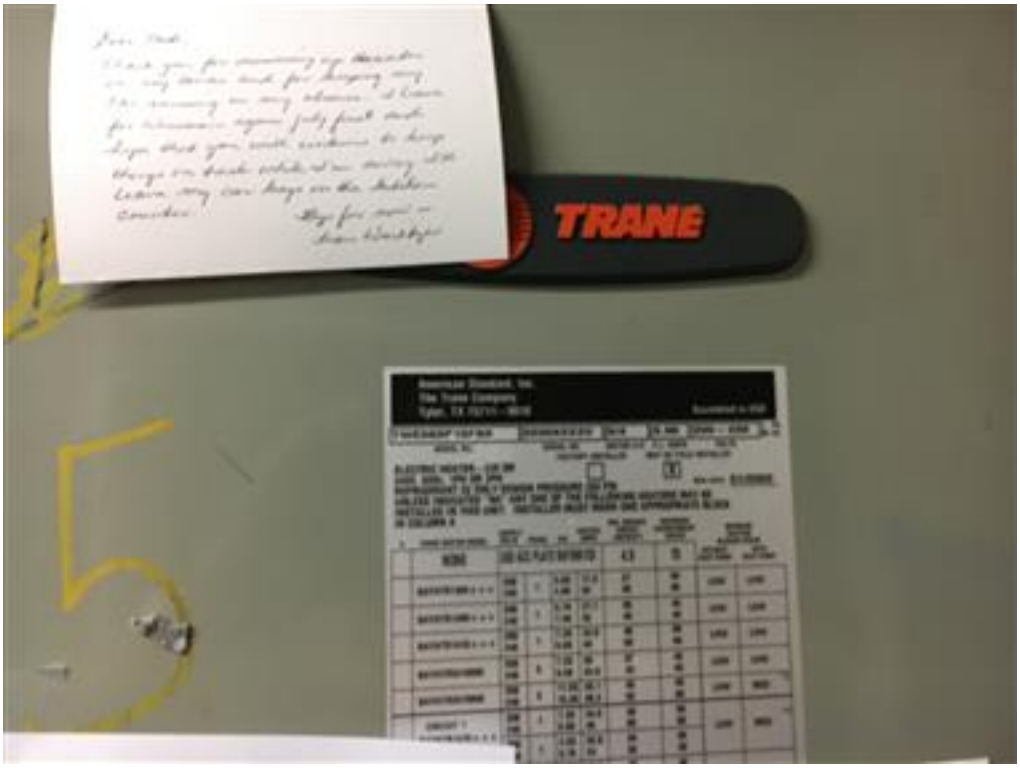


Photo 44-Maintenance office, good condition

Photo 45-East unit AH, good condition

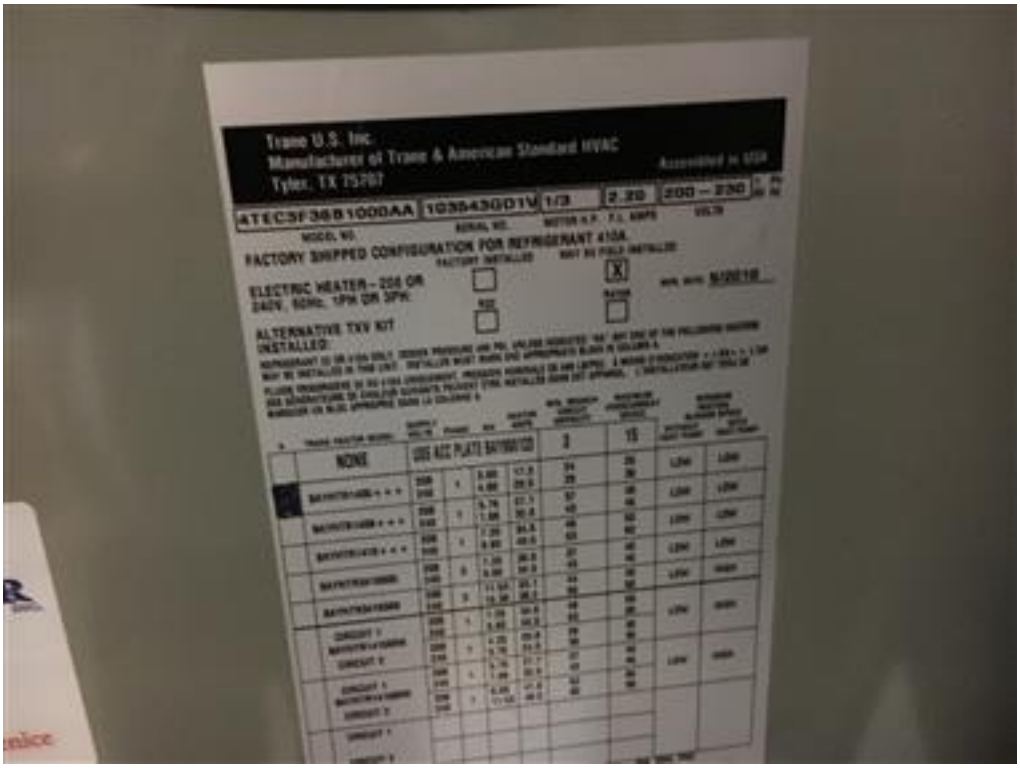


Photo 46-East unit AH, good condition

Photo 47-Men’s room/storage unit AH, good condition

Photo 48-Men’s room/storage unit AH, good condition

Ground Floor Exterior Condensers

Photo 49-Men's room/storage unit AC condenser, good condition

Photo 50-Kitchen AC condenser, good condition

Photo 51-Kitchen AC condenser, good condition


Photo 52-Office Condenser, good condition

Photo 53-Office Condenser, good condition

Photo 54-Unit 101 AC condenser, good condition

PHOTOS SHOWN ARE FOR EXAMPLES, FOR COMPLETE DETAILS SEE THE VIDEO ATTACHMENTS.

PARKING AREAS

Photo 1-EXIT RAMP

Photo 2-EXIT RAMP- TYPICAL CRACKS

Photo 3- EXIT RAMP- TYPICAL CRACKS

Photo 4-EXIT RAMP- TYPICAL CRACKS

Photo 5-EXIT RAMP- TYPICAL CRACKS

Photo 6-EXIT RAMP- TYPICAL CRACKS

Photo 7-EXIT RAMP- TYPICAL CRACKS

Photo 8-UPPER LEVEL WALLS- TYPICAL

Photo 9-UPPER LEVEL WALLS- TYPICAL

Photo 10-UPPER LEVEL WALLS- TYPICAL

Photo 11-UPPER LEVEL WALLS- TYPICAL

Photo 12-ENTRANCE RAMP- TYPICAL CRACKS

Photo 13-ENTRANCE RAMP- TYPICAL CRACKS

Photo 14-ENTRANCE RAMP- TYPICAL CRACKS

Photo 15-ENTRANCE RAMP- TYPICAL CRACKS

Photo 16-ENTRANCE RAMP- TYPICAL CRACKS

Photo 17-ENTRANCE RAMP- TYPICAL CRACKS

Photo 18-ENTRANCE RAMP- TYPICAL CRACKS

Photo 19- UPPER LEVEL-TYPICAL CRACKS

Photo 20- UPPER LEVEL-TYPICAL CRACKS

Photo 21- UPPER LEVEL-TYPICAL CRACKS

Photo 22- UPPER LEVEL-TYPICAL CRACKS

Photo 23- UPPER LEVEL-TYPICAL CRACKS

Photo 24-DENT AT ENTRANCE RAMP CARPORT ROOF

Photo 25- RUSTED CARPORT ROOF NEAR EXIT

PHOTOS SHOWN ARE FOR EXAMPLES, FOR ANY ADDITIONAL DETAILS SEE THE VIDEO ATTACHMENTS.

STORAGE SHED, IRRIGATION

Photo 1

Photo 2- Irrigation pressure tank, average condition

Photo 3- Irrigation controls, good condition

Photo 4- Irrigation well, good condition

Photo 5- Backflow Preventer

PHOTOS SHOWN ARE FOR EXAMPLES, FOR ANY ADDITIONAL DETAILS SEE THE VIDEO ATTACHMENTS.

FOUNDATION-WALLS-DOORS-WINDOWS PHOTO EXHIBIT

Photo 1- WEST SIDE

Photo 2- WEST SIDE

Photo 3- WEST SIDE

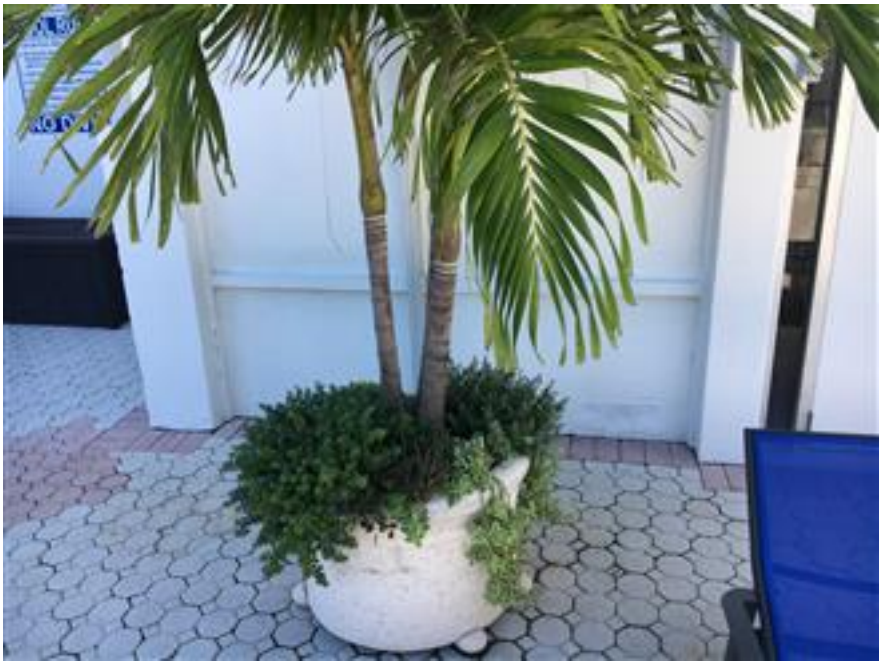


Photo 4- WEST SIDE

Photo 5- WEST SIDE

Photo 6- SOUTH SIDE

Photo 7- SOUTH SIDE

Photo 8- SOUTH SIDE

Photo 9- SOUTH SIDE

Photo 10- SOUTH SIDE

Photo 11- SOUTH SIDE

Photo 12- SOUTH SIDE

Photo 13- EAST SIDE

Photo 14- EAST SIDE

Photo 15- EAST SIDE

Photo 16- EAST SIDE

Photo 17- EAST SIDE

Photo 18- EAST SIDE

Photo 19- EAST SIDE

Photo 20- EAST SIDE

Photo 21- EAST SIDE

Photo 22- EAST SIDE

Photo 23- EAST SIDE

Photo 24- EAST SIDE

Photo 25- EAST SIDE

Photo 26- EAST SIDE

Photo 27- EAST SIDE

Photo 28- NORTH SIDE

Photo 29- NORTH SIDE

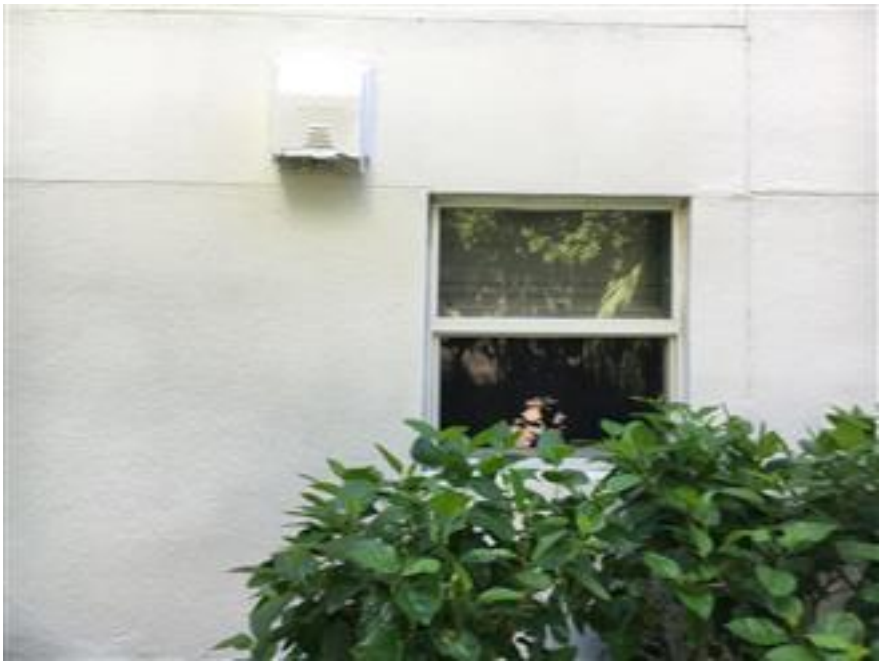


Photo 30- NORTH SIDE

Photo 31- NORTH SIDE

Photo 32- NORTH SIDE

Photo 33- NORTH SIDE

Photo 34- WEST SIDE

Photo 35- WEST SIDE

Photo 36- WEST SIDE

Photo 37- WEST SIDE

Photo 38- WEST SIDE

Photo 39- WEST SIDE

Photo 40- WEST SIDE

Photo 41- WEST SIDE

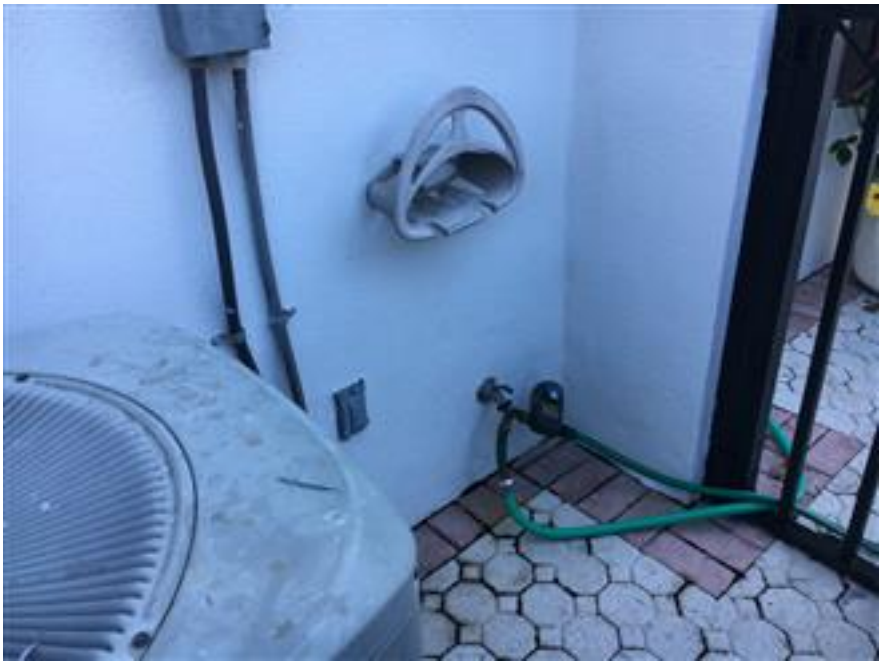


Photo 42- WEST SIDE

PHOTOS SHOWN ARE FOR EXAMPLES, FOR ANY ADDITIONAL DETAILS SEE THE VIDEO ATTACHMENTS.

BOUNDARY AND LANDSCAPING PHOTO EXHIBIT

Photo 1- AREA BY SOUTH BOUNDARY

Photo 2- AREA AT PARKING CENTER

Photo 3- FRONT 40 FT.

Photo 4- FRONT 80 FT.

Photo 5- FRONT 120 FT/

Photo 60- FRONT 160 FT.

Photo 7- FRONT 200 FT,

Photo 8- FRONT PROPERTY LINE MARKER

Photo 9- NW PROPERTY LINE AT WOODEN STAKE

Photo 10- NW PROPERTY LINE AT 217.5 FT.

Photo 11-NW PROPERTY LINE AT 40 FT.

Photo 12-NW PROPERTY LINE AT 80 FT.

Photo 13-NW PROPERTY LINE AT 80 FT.

Photo 14-NW PROPERTY LINE AT 120 FT.

Photo 15-NW PROPERTY LINE AT 120 FT.

Photo 16-NW PROPERTY LINE AT 160 FT.

Photo 17-NW PROPERTY LINE AT 160 FT.

Photo 18-NW PROPERTY LINE AT 200 FT.

Photo 19-NW PROPERTY LINE AT 200 FT.

Photo 20- NW PROPERTY LINE AT 40 FT.

Photo 21- REAR 40 FT.

Photo 22- REAR 40 FT.

Photo 23- REAR 120 FT.

Photo 24- REAR 160 FT.

Photo 25- REAR 200 FT.

Photo 26- REAR MONUMENT

Photo 27- REAR PROPERTY LINE MARKER

Photo 28- SOUTH PROPERTY LINE

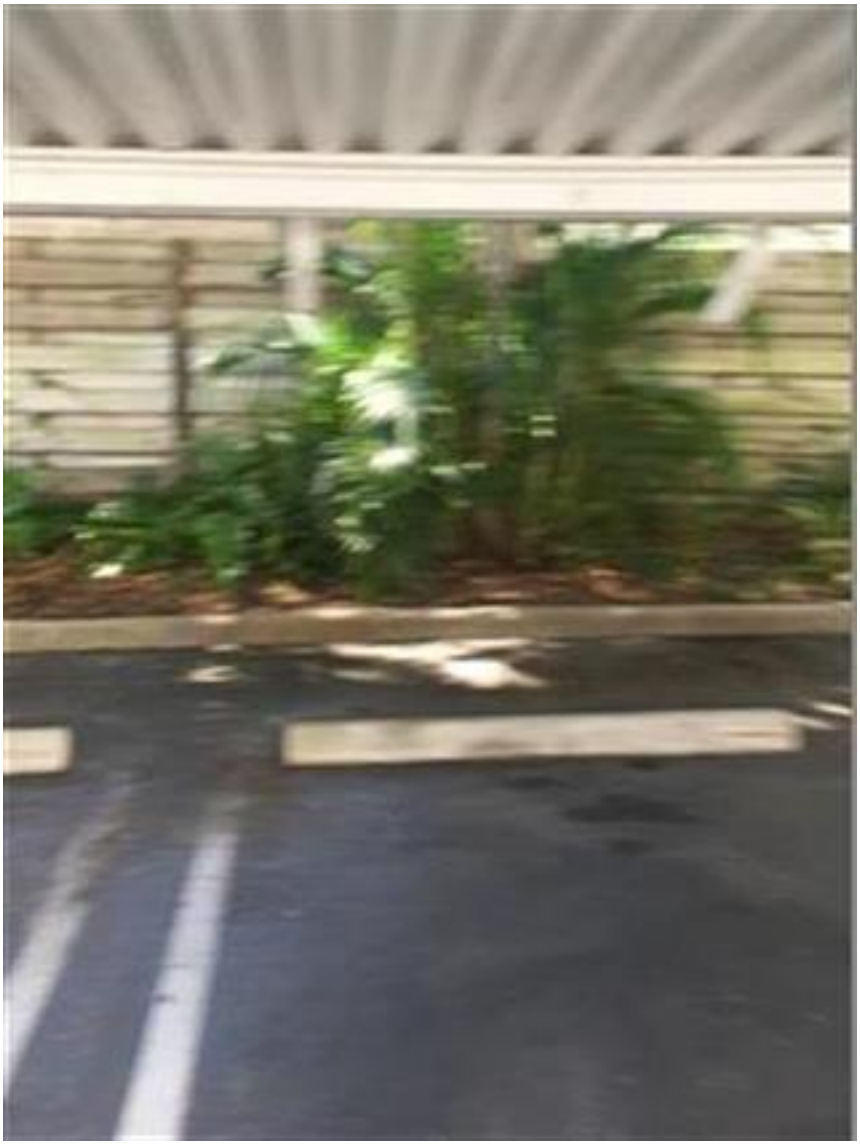


Photo 29- SOUTH PROPERTY LINE

Photo 30- SOUTH PROPERTY LINE

Photo 31- SOUTH PROPERTY LINE

Photo 32- SOUTH PROPERTY LINE

Photo 33- SOUTH PROPERTY LINE

Photo 34- SOUTH PROPERTY LINE

Photo 35- SOUTH PROPERTY LINE

Photo 36- SOUTH PROPERTY LINE

Photo 37- SOUTH PROPERTY LINE

Photo 38- SOUTH PROPERTY LINE

Photo 39- SOUTH PROPERTY LINE

Photo 40- SOUTH PROPERTY LINE

Photo 41- SOUTH PROPERTY LINE

Photo 42- SOUTH PROPERTY LINE

PHOTOS SHOWN ARE FOR EXAMPLES, FOR ANY ADDITIONAL DETAILS SEE THE VIDEO ATTACHMENTS.

ELECTRIC – LIGHTING

Photo 1 – GENERATOR

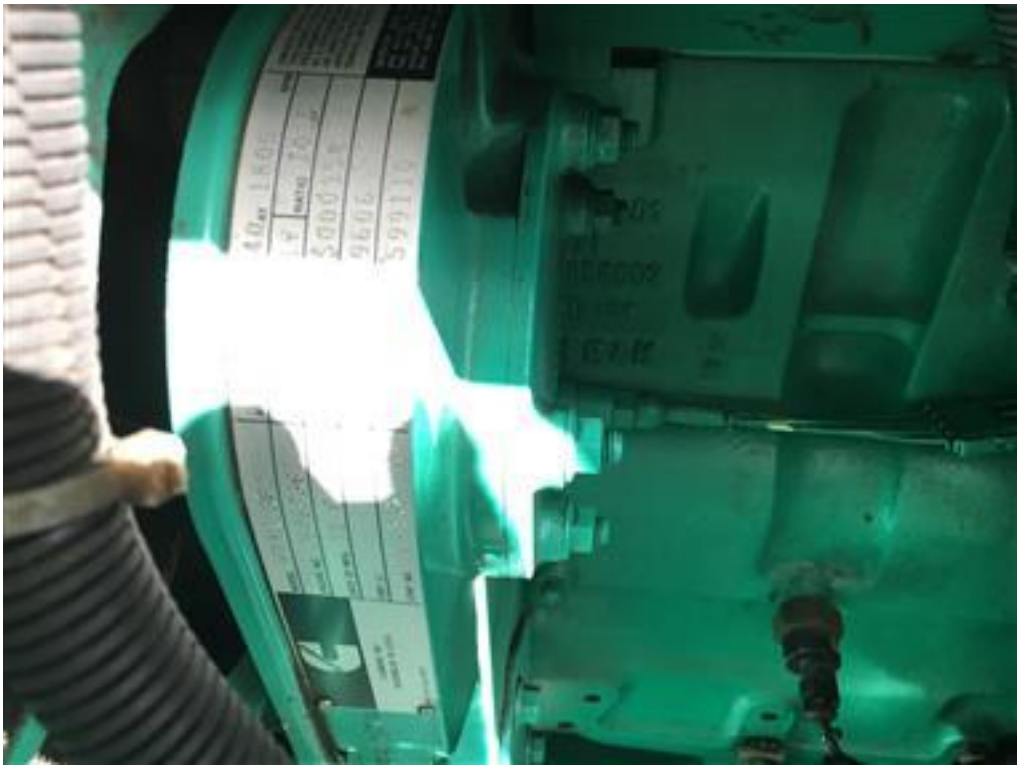


Photo 2- GENERATOR

Photo 3- LAMP POOL AREA

Photo 4- LAMP POOL AREA

Photo 5- LAMP POOL AREA

Photo 6- FRONT LAMP

Photo 7- FRONT LAMP

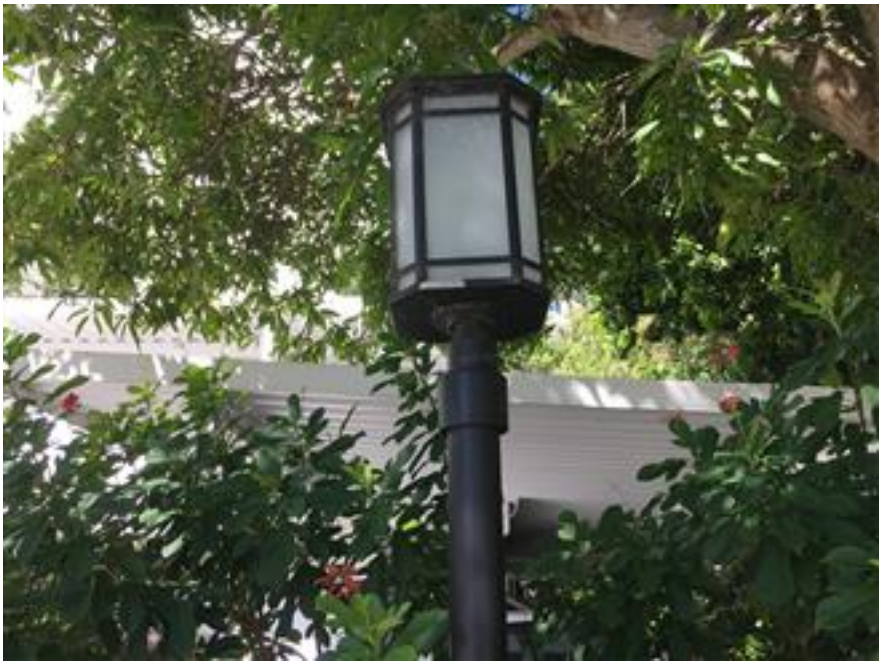


Photo 8- REAR LAMP

Photo 9- REAR LAMP

Photo 10- REAR LAMP

Photo 11- REAR LAMP

Photo 12- HOUSE METERS

Photo 13- EXTERIOR LIGHT AT REAR WALKWAY

PHOTOS SHOWN ARE FOR EXAMPLES, FOR ANY ADDITIONAL DETAILS SEE THE VIDEO ATTACHMENTS.

PAINT PHOTO EXHIBIT

Photo 1- SURFACE DIRT ALL SIDES

Photo 2- SURFACE DIRT ALL SIDES

Photo 3- SURFACE DIRT ALL SIDES

RESIDENTIAL BALCONIES

Photo 1-Unit 1601

Photo 2-Unit 1601

Photo 3-Unit 1601, possible pest infestation

Photo 4-Unit 1601

Photo 5-Unit 1601

Photo 6-Unit 1601, evidence of water intrusion

Photo 7-Unit 1601, gap at raised panel door

Photo 8-Unit 1602, evidence of water intrusion

Photo 9-Unit 1602, evidence of water intrusion

Photo 10-Unit 1602

Photo 11-Unit 1501

Photo 12-Unit 1502

Photo 13-Unit 1502

Photo 14-Unit 1502, blistering paint

Photo 15-Unit 1502

Photo 16-Unit 1502

Photo 17-1502, blistering paint

Photo 18-1502, blistering paint

Photo 19-Unit 1403

Photo 20-Unit 1403

Photo 21-Unit 1403 - Tile

Photo 22-Unit 1404

Photo 23-Unit 1404

Photo 24-Unit 1404 - Carpet

Photo 25-Unit 1404, Water damage at sill, typical

Photo 26-Unit 1404, Water damage at sill

Photo 27-Unit 1404

Photo 28-Unit 1404

Photo 29-Unit 1404, evidence of water intrusion

Photo 30-Unit 1404, water leak at SGD

Photo 31-1404, evidence of water damage

Photo 32-1404, alternate view of water leak at SGD

Photo 33-Unit 1401

Photo 34-Unit 1401

Photo 35-Unit 1204

Photo 36-Unit 1204

Photo 37-Unit 1203

Photo 38-Unit 1203

Photo 39-Unit 1203, sealant joint failure

Photo 40-Unit 1203, pool noodles used for possible water absorption at SGD

Photo 41-Unit 1201

Photo 42-Unit 1201

Photo 43-Unit 1201, tissues used to absorb water intrusion at SGD, typical

Photo 44-Unit 1201, tissues used to absorb water intrusion at SGD

Photo 45-Unit 1202

Photo 46-Unit 1202

Photo 47-Unit 1202, deteriorated joint sealant

Photo 48-Unit 1104

Photo 49-Unit 1104

Photo 50-Unit 1103

Photo 51-Unit 1103

Photo 52-Unit 1103, water stain from evaporated water puddle due to possible water intrusion

Photo 53-Unit 1101

Photo 54-Unit 1101

Photo 55-Unit 1101, joint sealant issue

Photo 56-Unit 1102

Photo 57-Unit 1102

Photo 58-Unit 1001

Photo 59-Unit 1001

Photo 60-Unit 1001, material used for water absorption at SGD, typical

Photo 61-1001, material used for water absorption at SGD

Photo 62-Unit 1002

Photo 63-Unit 1002

Photo 64-Unit 1002, evidence of water intrusion at SGD threshold

Photo 65-Unit 1002, evidence of water intrusion from rust stain on carpet

Photo 66-Unit 1004

Photo 67-Unit 1004

Photo 68-Unit 1004, blistering paint at window sill

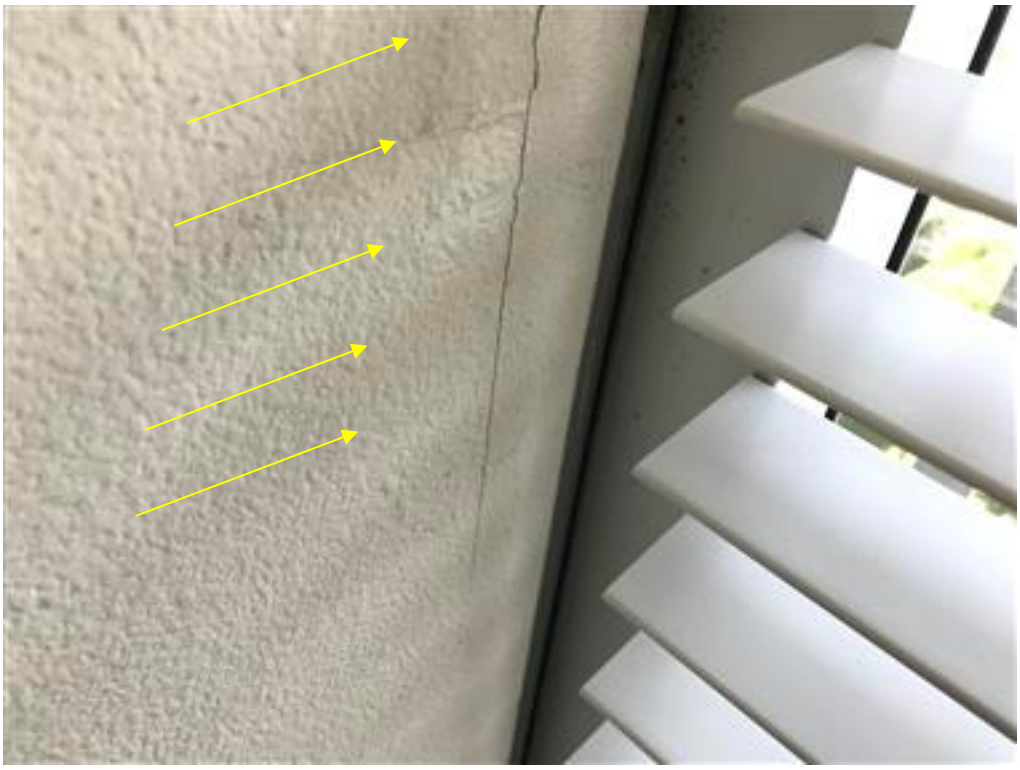


Photo 69-Unit 1002, crack in drywall at SGD, typical

Photo 70-Unit 1002, crack in drywall at SGD

Photo 71-Unit 1003

Photo 72-Unit 1003

Photo 73-1003, peeling paint at SGD threshold due to water infiltration

Photo 74-Unit 1003, hairline crack at window sill, typical

Photo 75-Unit 1002, hairline crack at window sill, typical

Photo 76-Unit 904, water stain on curtain due to water infiltration

Photo 77-Unit 904

Photo 78-Unit 904, water stain on curtain due to water infiltration

Photo 79-Unit 904, mold bloom

Photo 80-Unit 904, blistering paint due to water infiltration

Photo 81-Unit 903

Photo 82-Unit 903

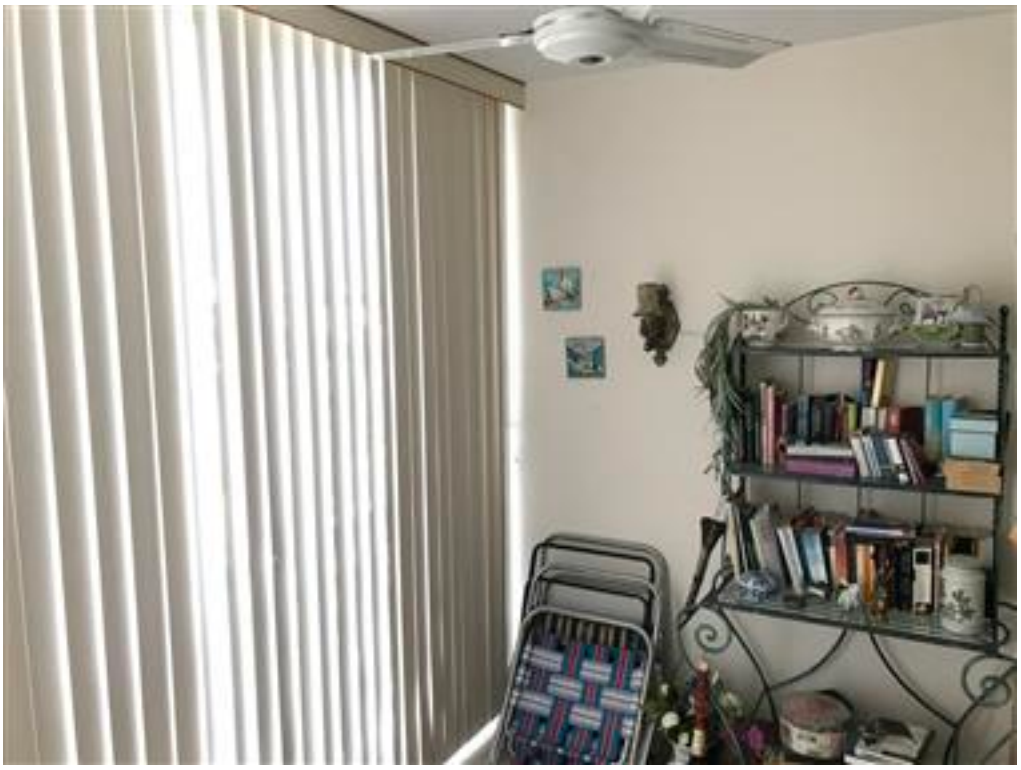


Photo 83-Unit 902

Photo 84-Unit 902

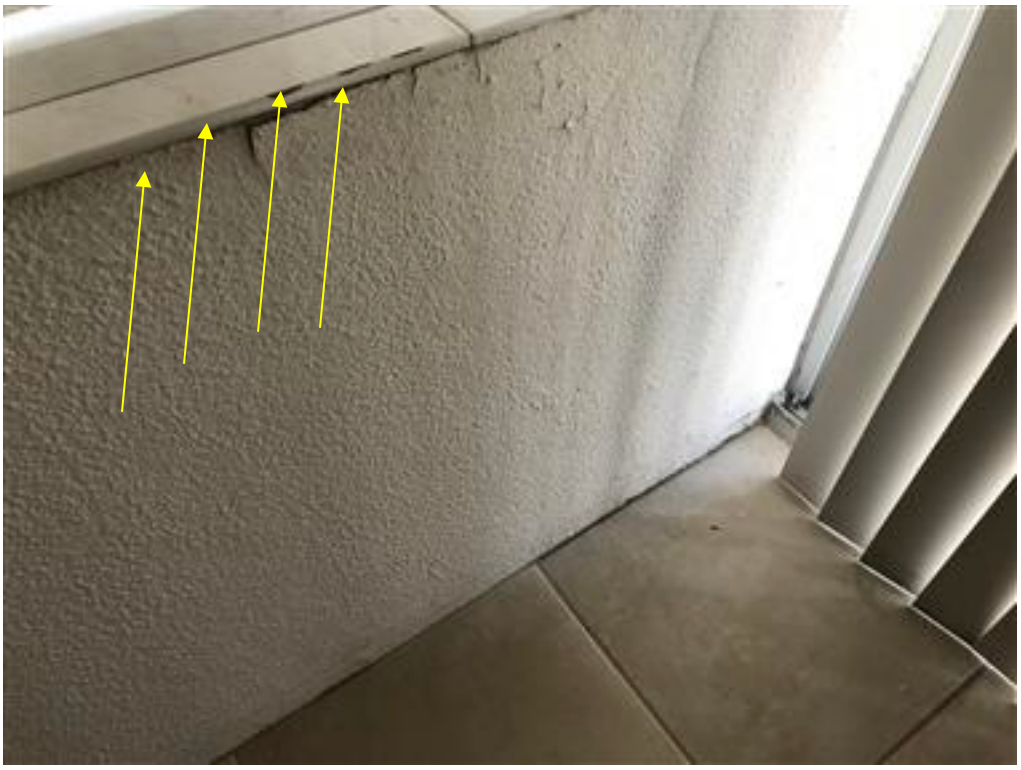


Photo 85-902, paint peeling due to water infiltration

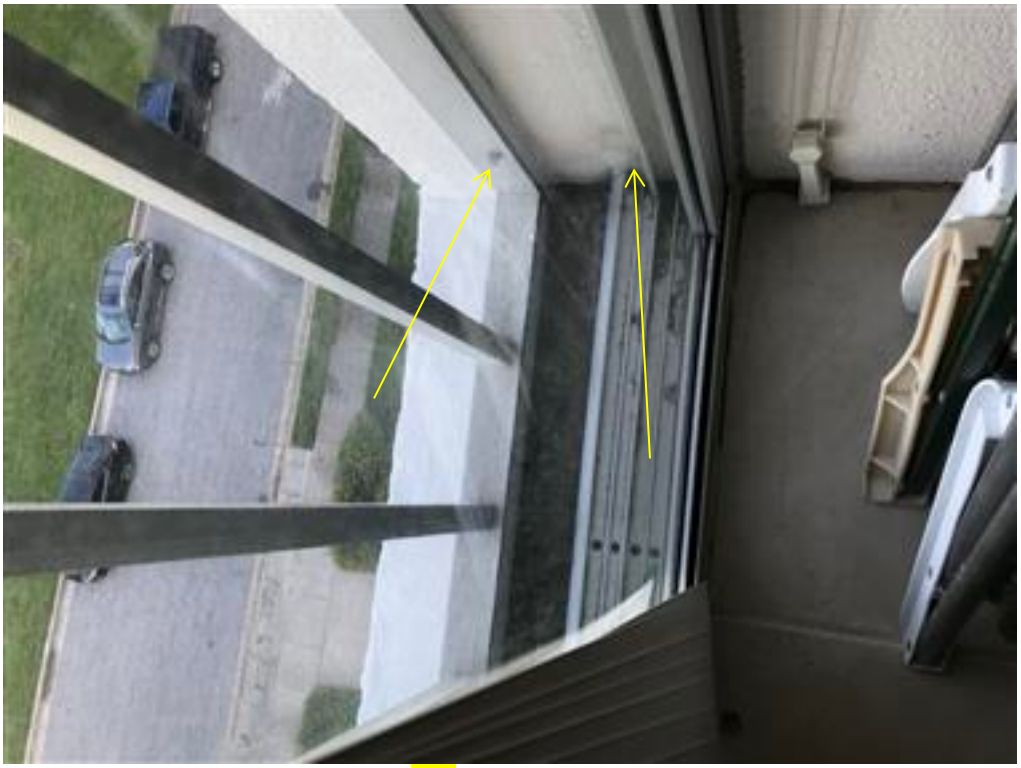


Photo 86-902- water damage at wall

Photo 87-902, paint peeling due to water infiltration

Photo 88-902

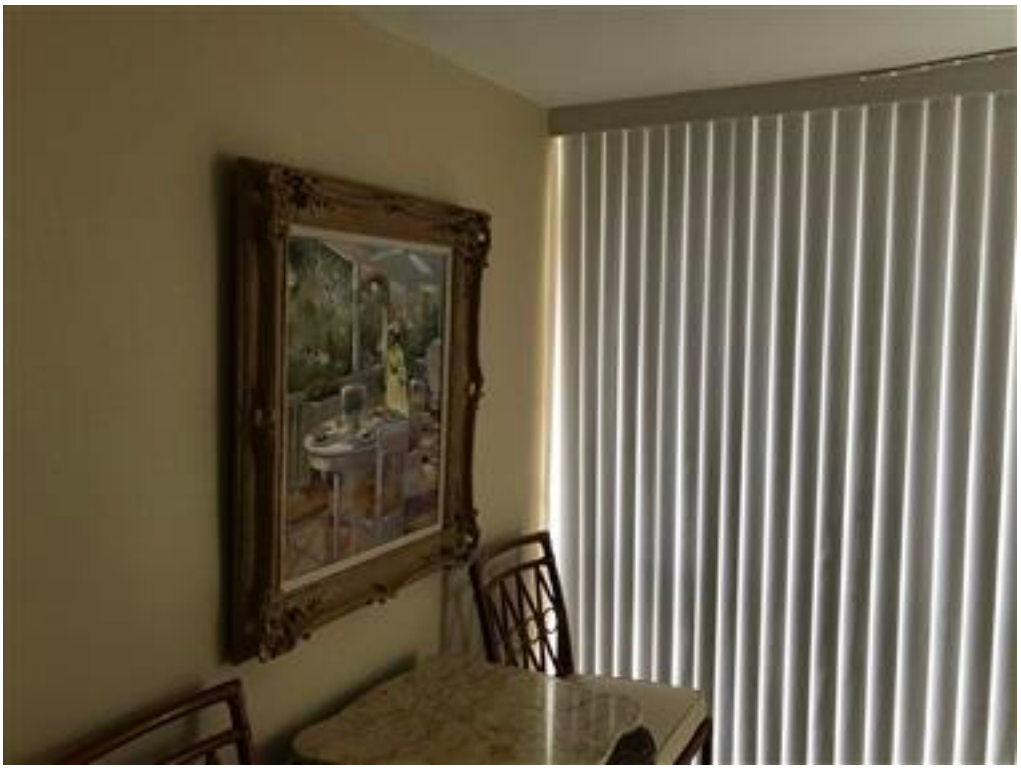


Photo 89-Unit 901

Photo 90-Unit 901

Photo 91-Unit 901

Photo 92-Unit 901

Photo 93-Unit 801

Photo 94-Unit 801

Photo 95-Unit 802

Unit 802

Photo 96-802, unfamiliar joint at SGD, typical

Photo 97-Unit 802

Photo 98-Unit 802

Photo 99-Unit 802, unfamiliar joint at SGD

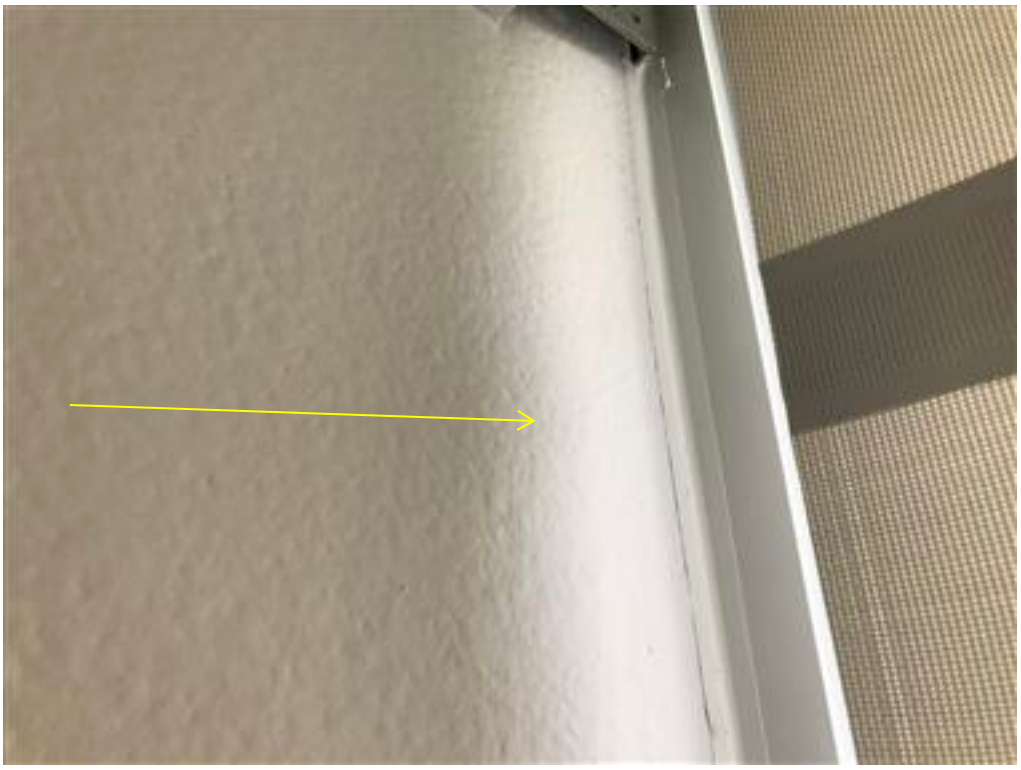


Photo 100-802, unfamiliar joint at SGD

Photo 101-Unit 802

Photo 102-Unit 802

Photo 103-Unit 704

Photo 104-Unit 704

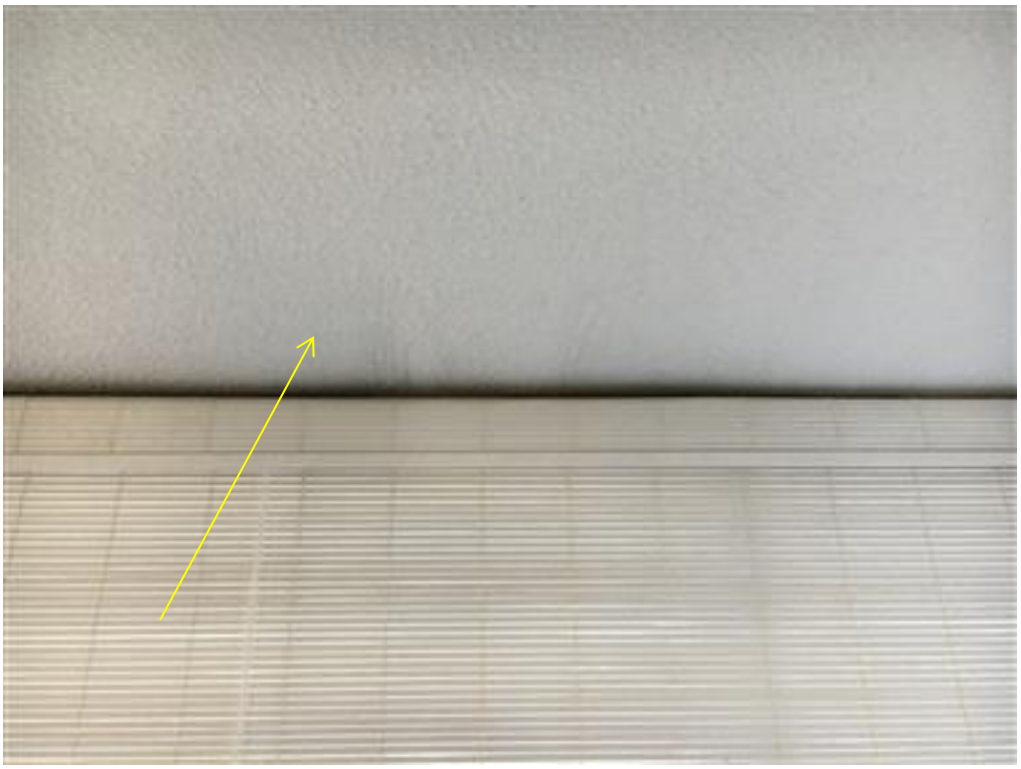


Photo 105-Unit 704, water marks on ceiling

Photo 106-Unit 703

Photo 107-Unit 703

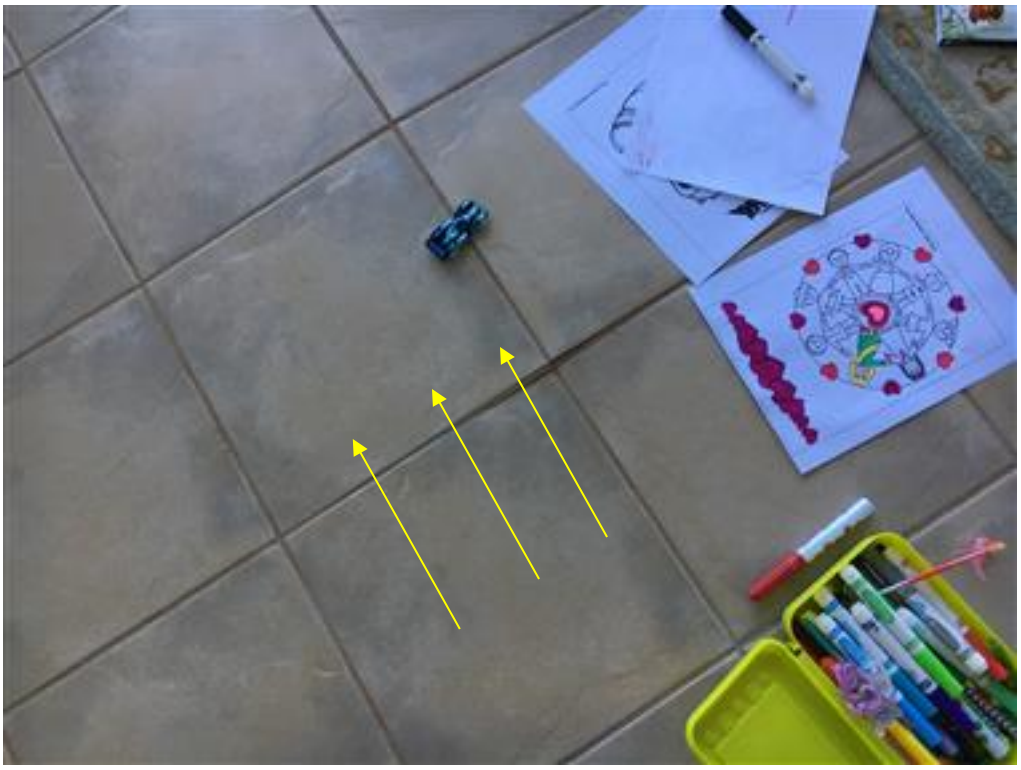


Photo 108-Unit 703 lifted tiles

Photo 109-Unit 703

Photo 110-Unit 702

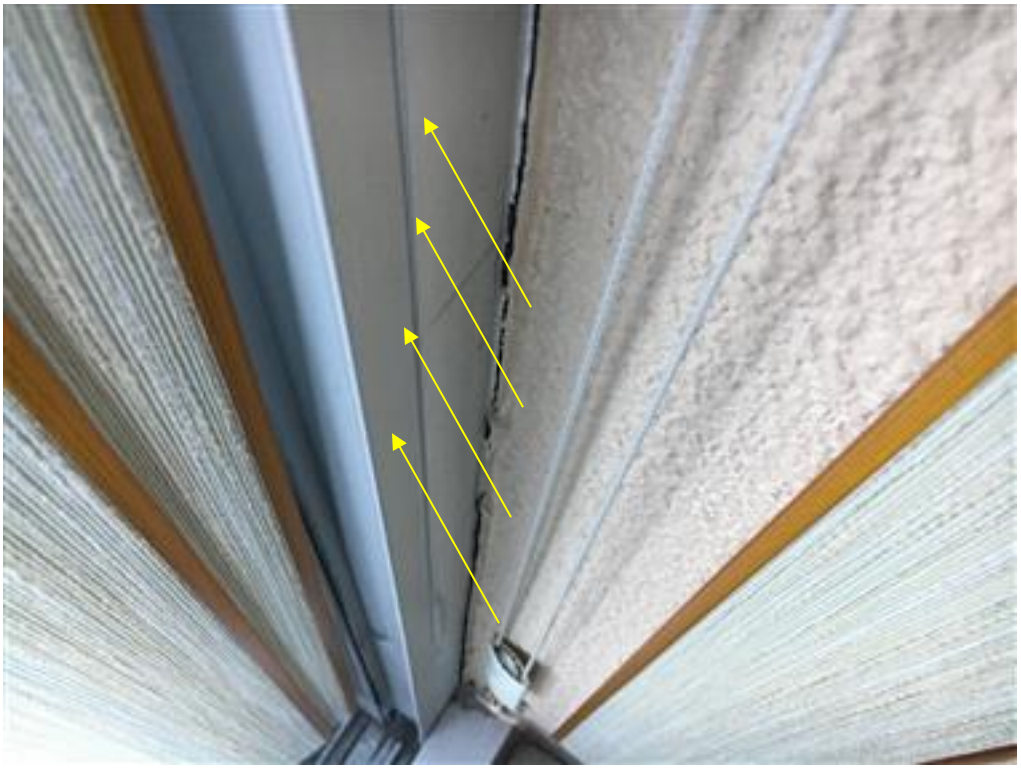


Photo 111-Unit 702, vertical crack at SGD, typical

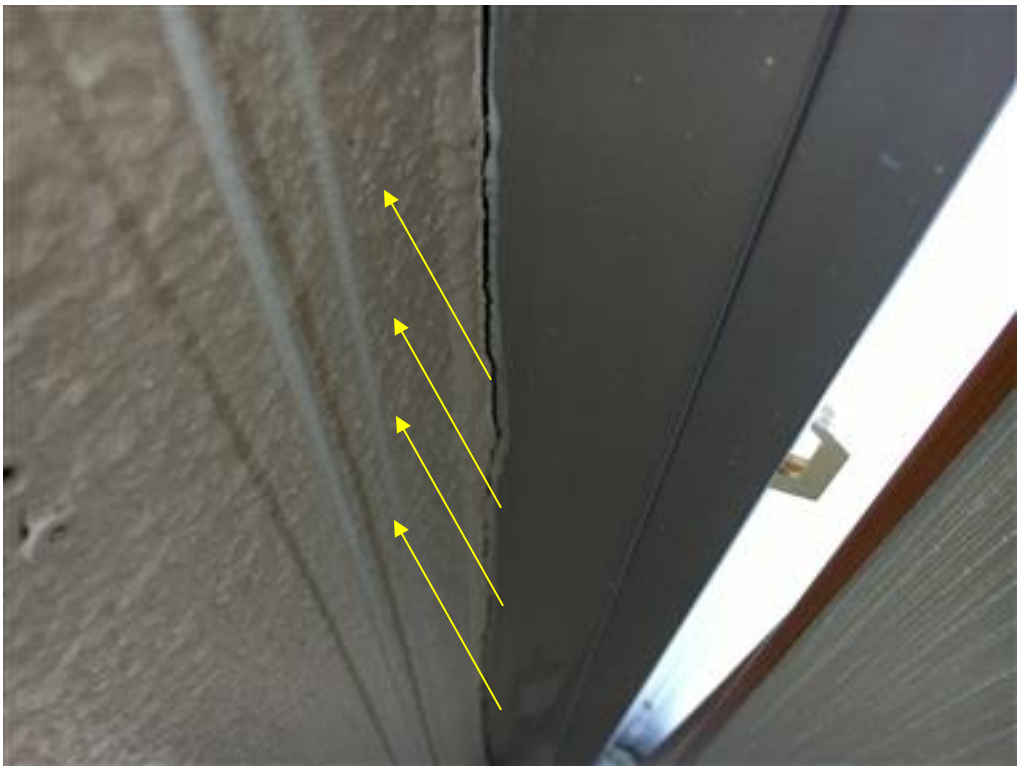


Photo 112-Unit 702, vertical crack at SGD

Photo 113-Unit 601

Photo 114-Unit 601

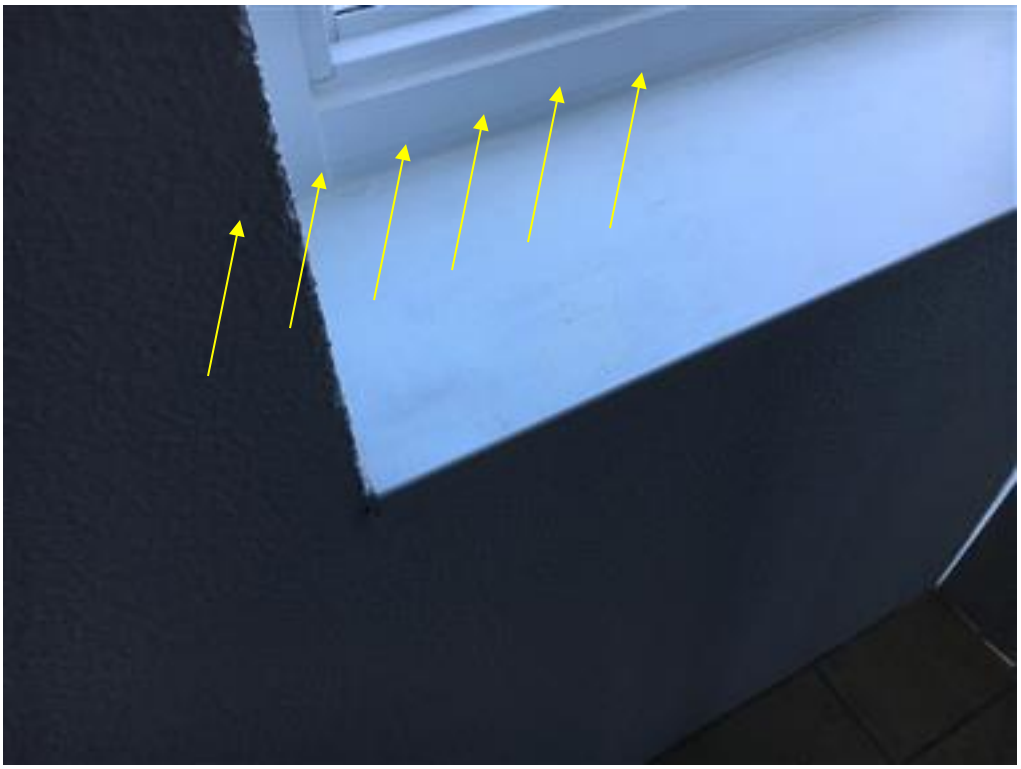


Photo 115-Unit 601, evidence of water intrusion at window

Photo 116-Unit 602

Photo 117-Unit 602

Photo 118-Unit 603

Photo 119-Unit 603

Photo 120-Unit 604

Photo 121-Unit 604

Photo 122-Unit 504

Photo 123-Unit 504

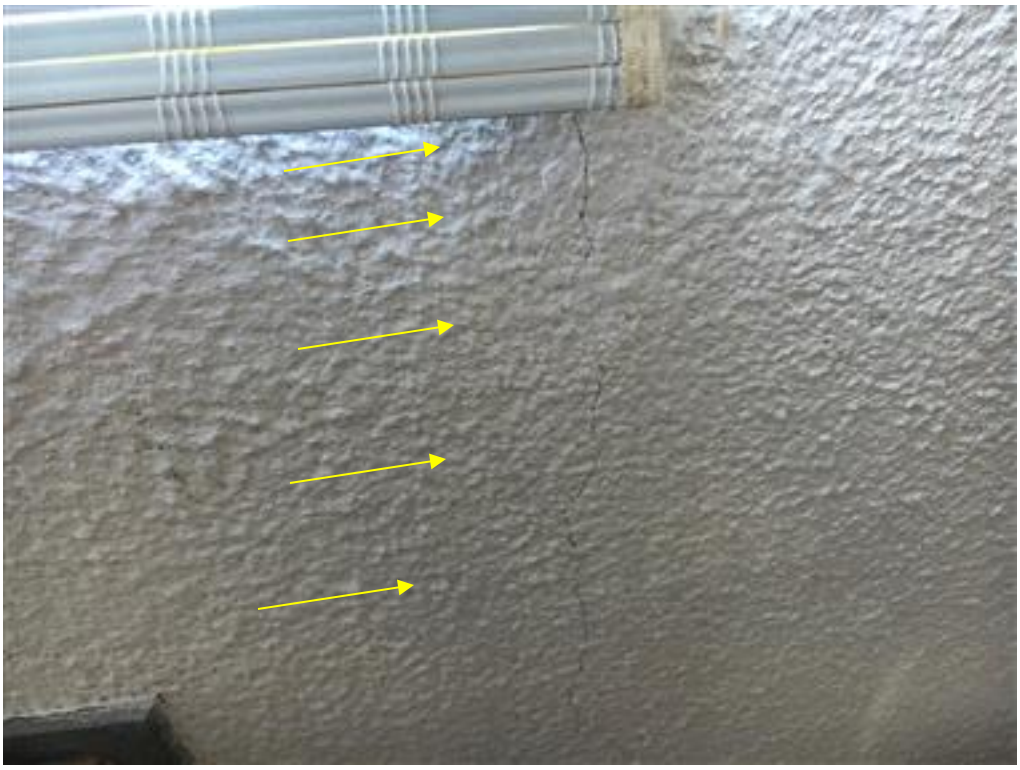


Photo 124-Unit 504, hairline crack at window sill, typical

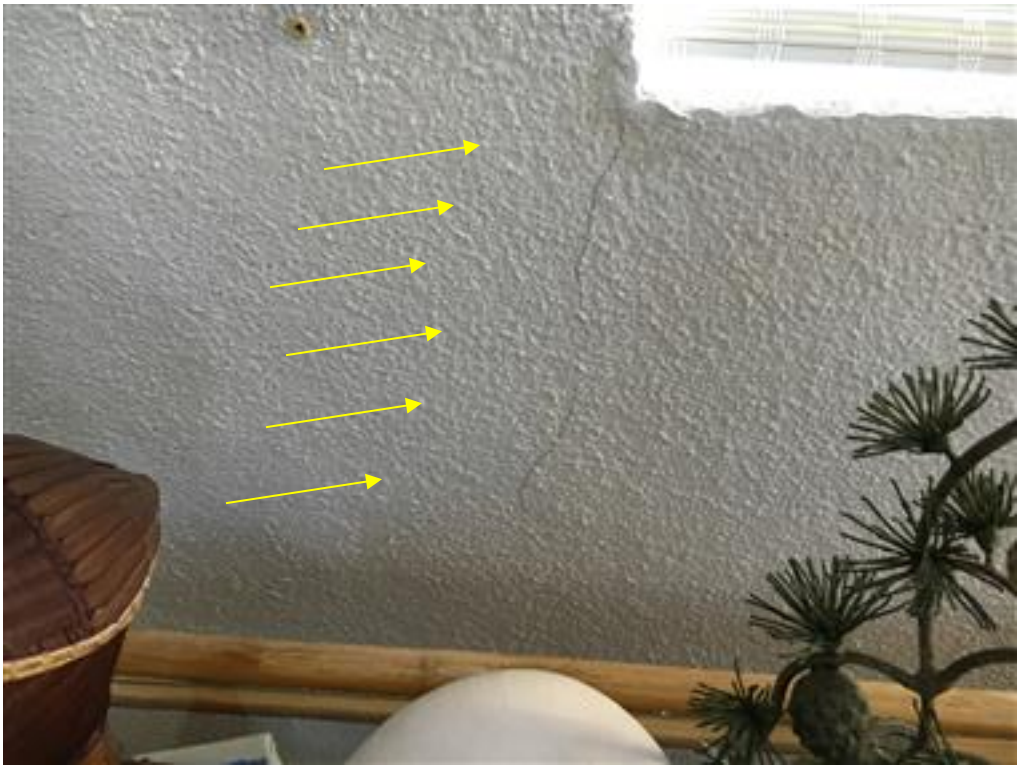


Photo 125-Unit 504, hairline crack at window sill

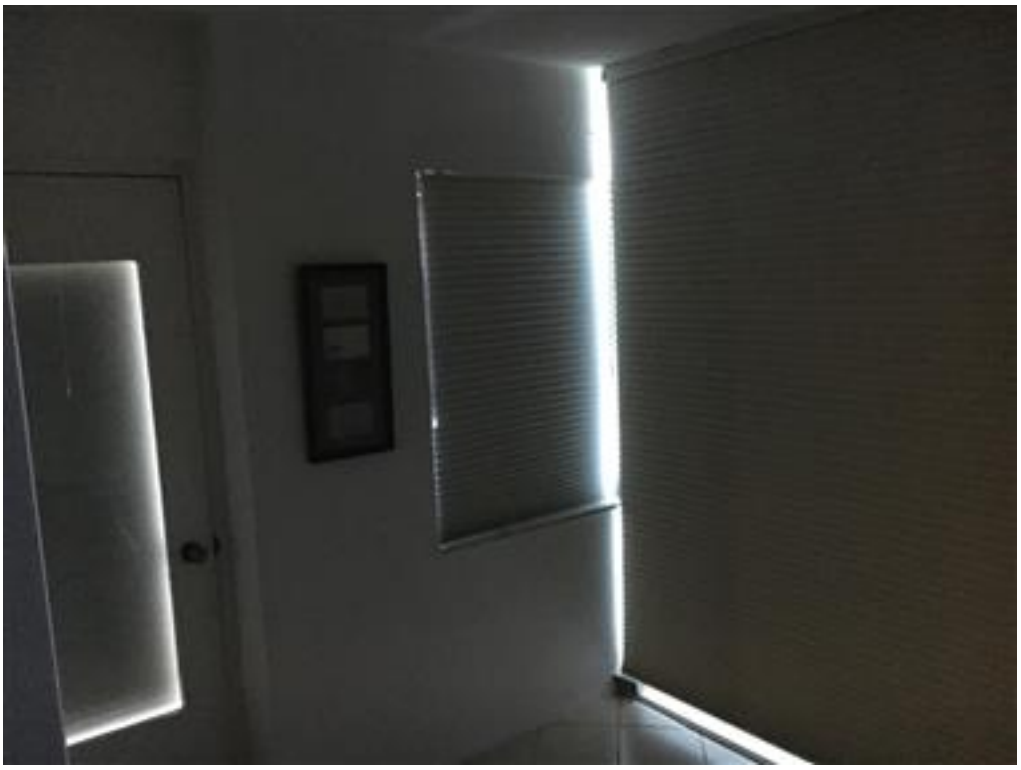


Photo 126-Unit 503

Photo 127-Unit 503

Photo 128-Unit 501

Photo 129-Unit 501

Photo 130-Unit 501, water damage at window sill, typical

Photo 131-Unit 501, water damage at window sill

Photo 132-Unit 501

Photo 133-Unit 501, previous hairline crack repair

Photo 134-Unit 501, water damage at window sill

Photo 135-Unit 401

Photo 136-Unit 401

Photo 137-Unit 401

Photo 138-Unit 401

Photo 139-Unit 403

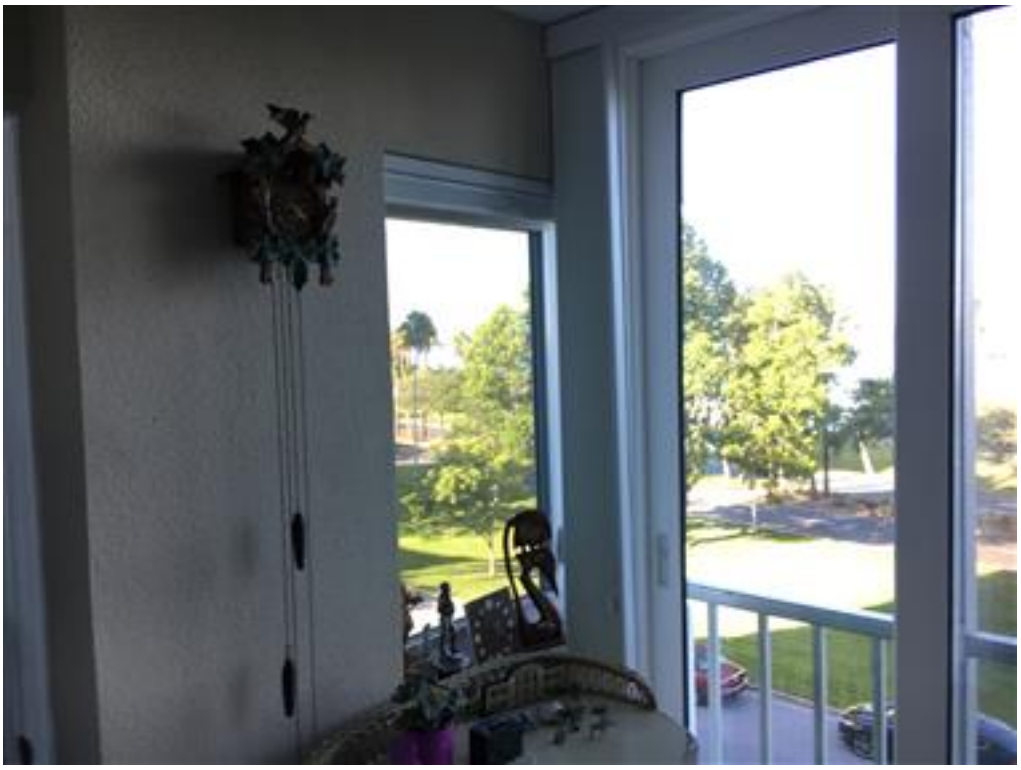


Photo 140-Unit 403

Photo 141-Unit 404

Photo 142-Unit 404

Photo 143-Unit 405

Photo 144-Unit 405

Photo 145-Unit 405, hairline crack

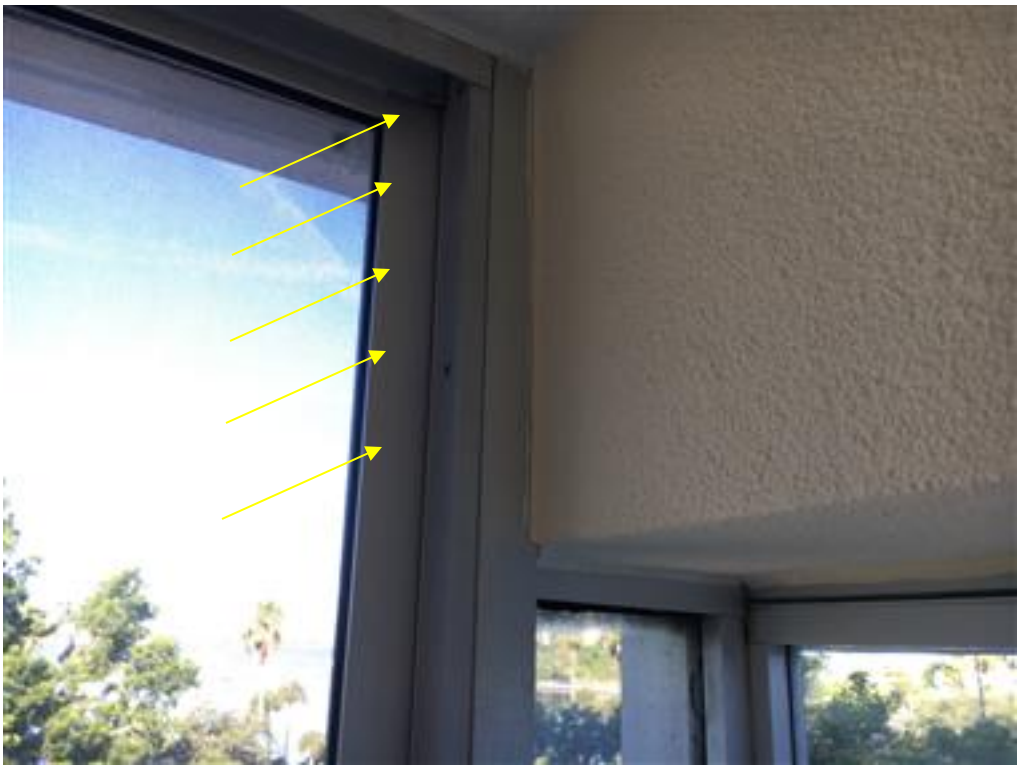


Photo 146-Unit 405, open crack at SGD above window

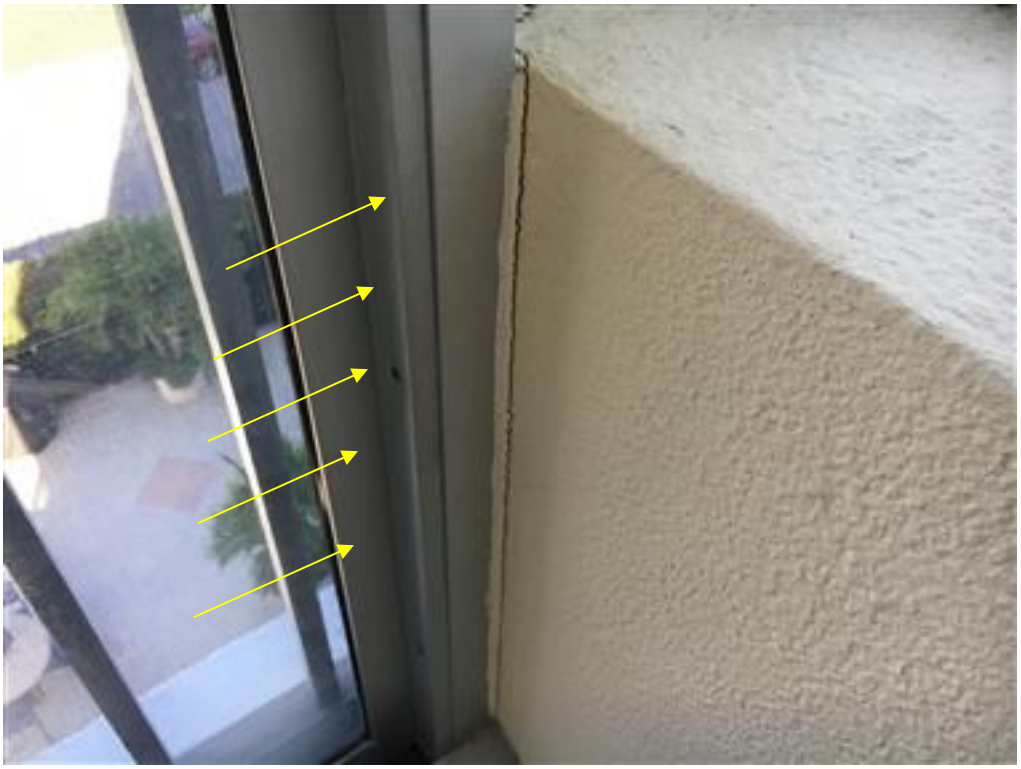


Photo 147-Unit 405, open crack at SGD below window

Photo 148-Unit 305

Photo 149-Unit 305

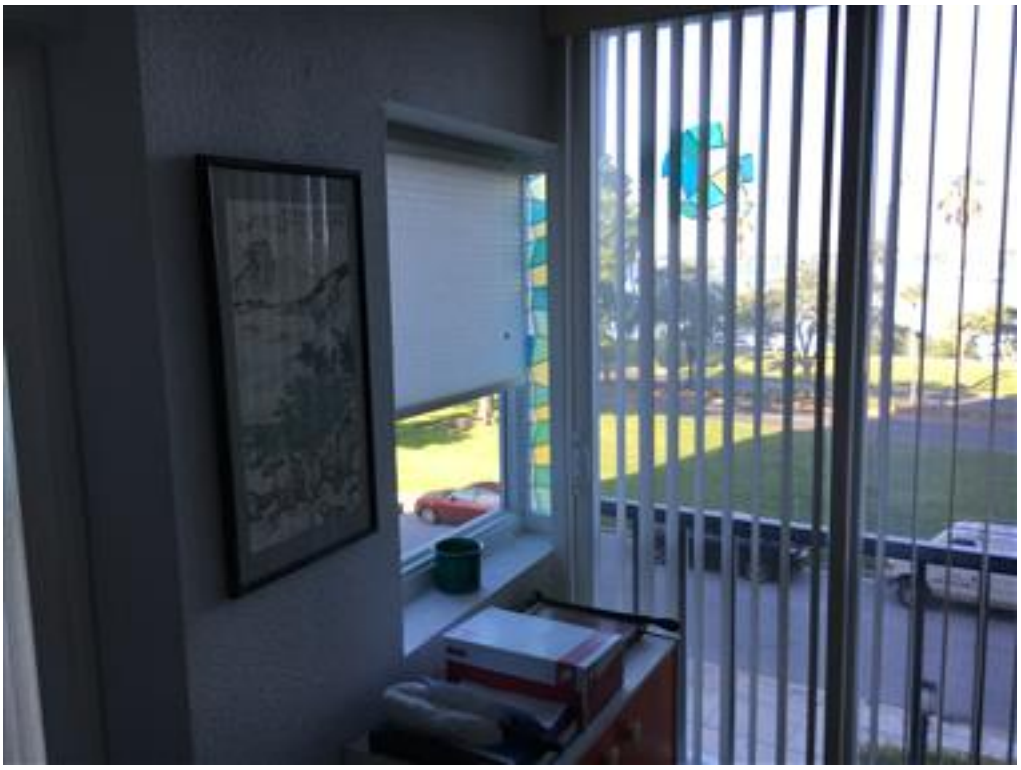


Photo 150-303

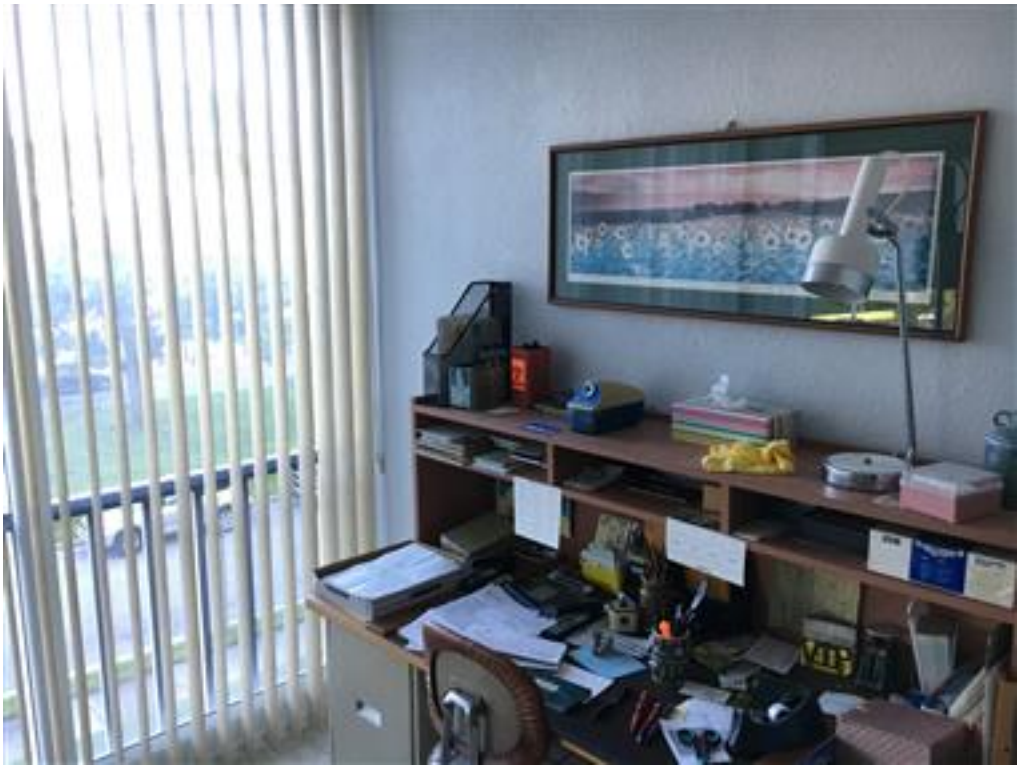


Photo 151-Unit 303

Photo 152-Unit 302

Photo 153-Unit 302

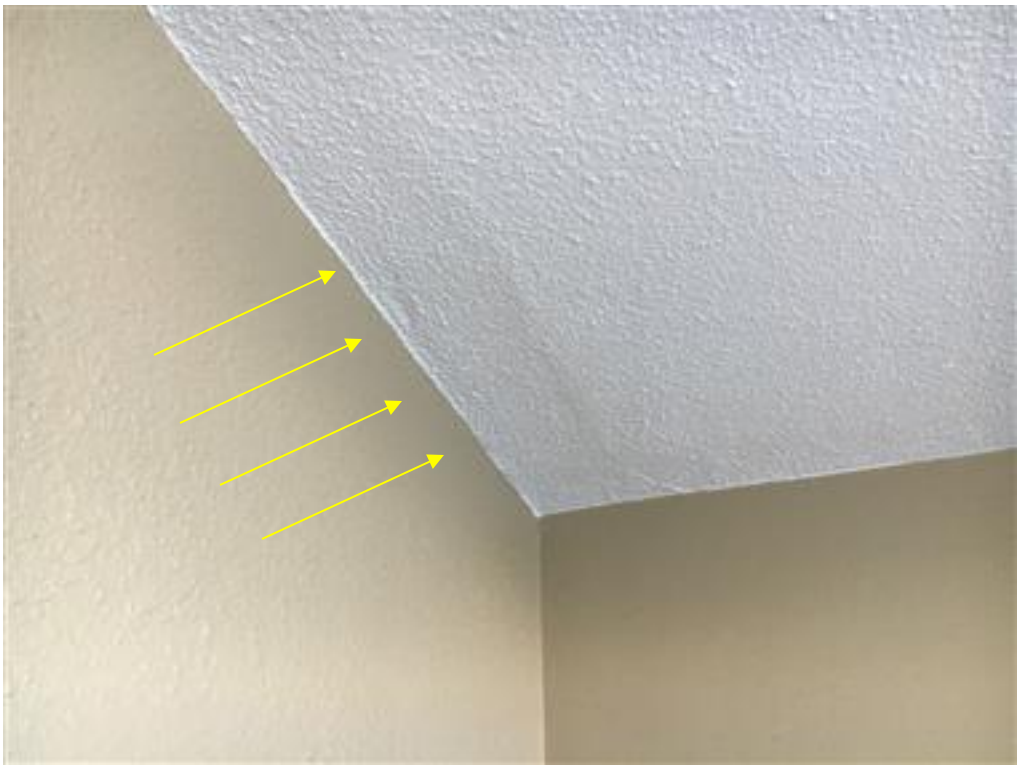


Photo 154-Unit 302, previous ceiling repair

Photo 155-Unit 301

Photo 156-Unit 301

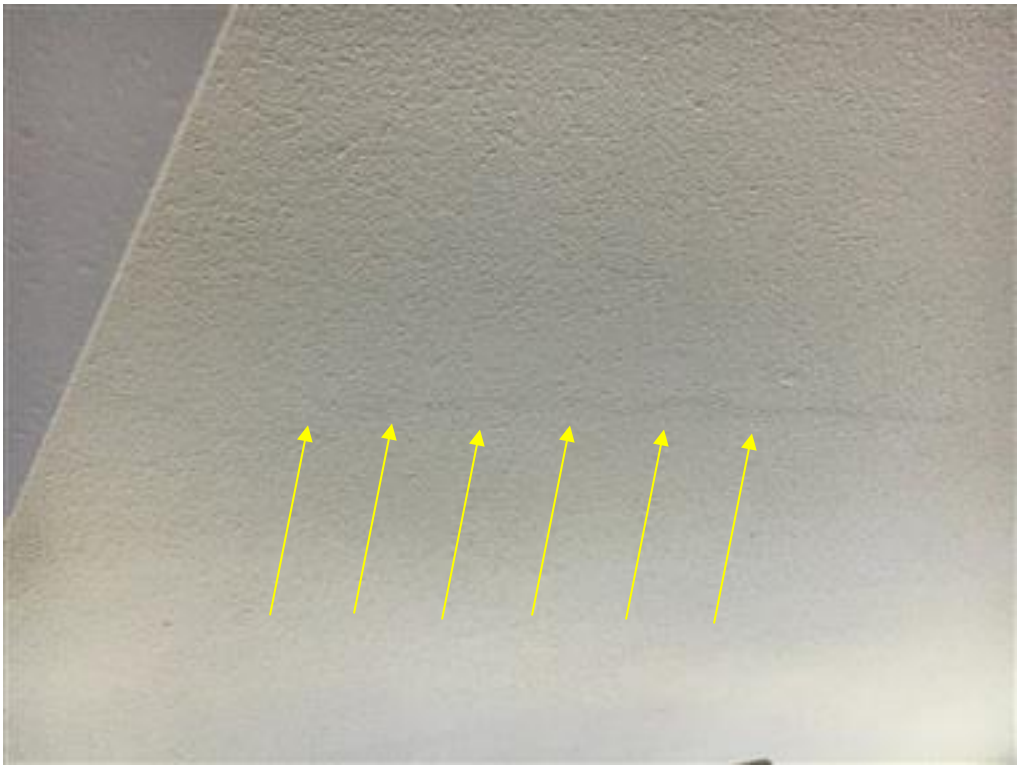


Photo 157-Unit 301, previous repair at ceiling, full length

Photo 158-Unit 201

Photo 159-Unit 201

Photo 160-Unit 202

Photo 161-Unit 202

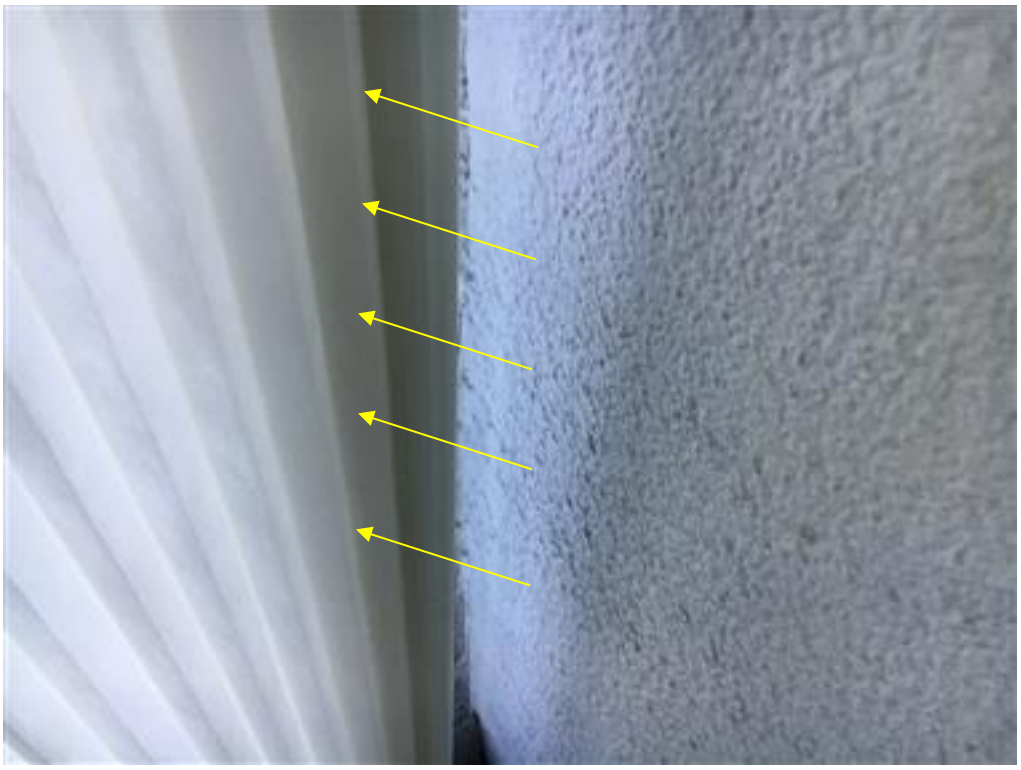


Photo 162-Unit 202, open crack at SGD

Photo 163-Unit 203

Photo 164-Unit 203, water intrusion at window sill

Photo 165-Unit 204

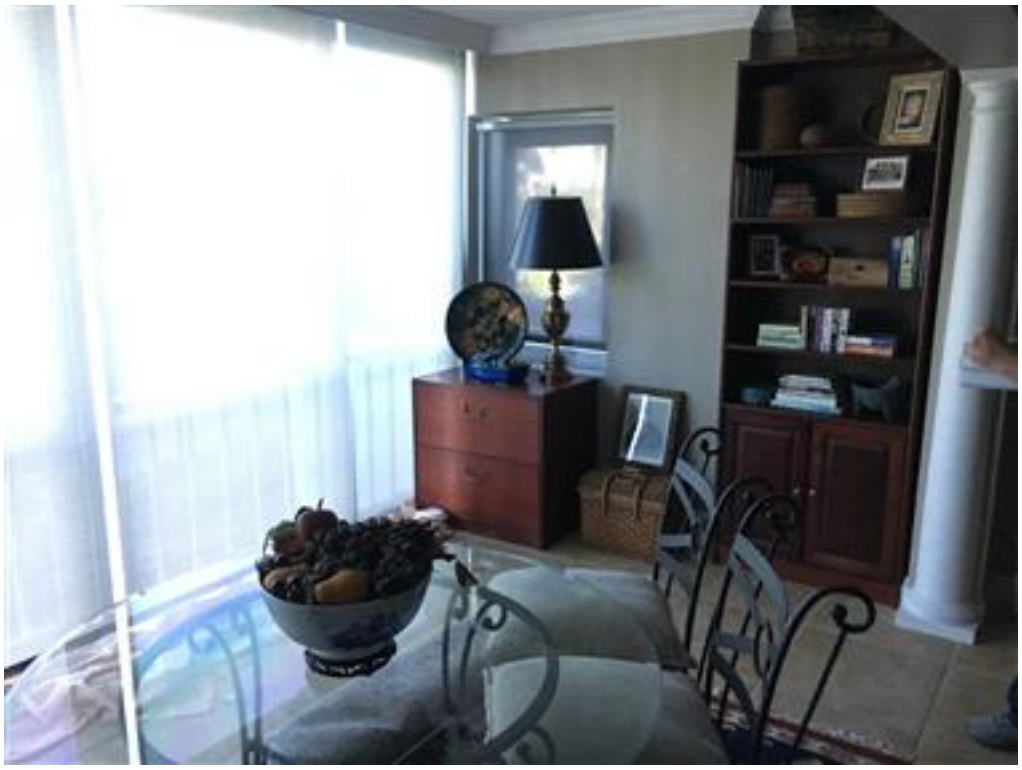


Photo 166-Unit 204

Photo 167-Unit 204, evidence of water intrusion utilizing a sheet to absorb water infiltration

Photo 168-Unit 204, cracked tile

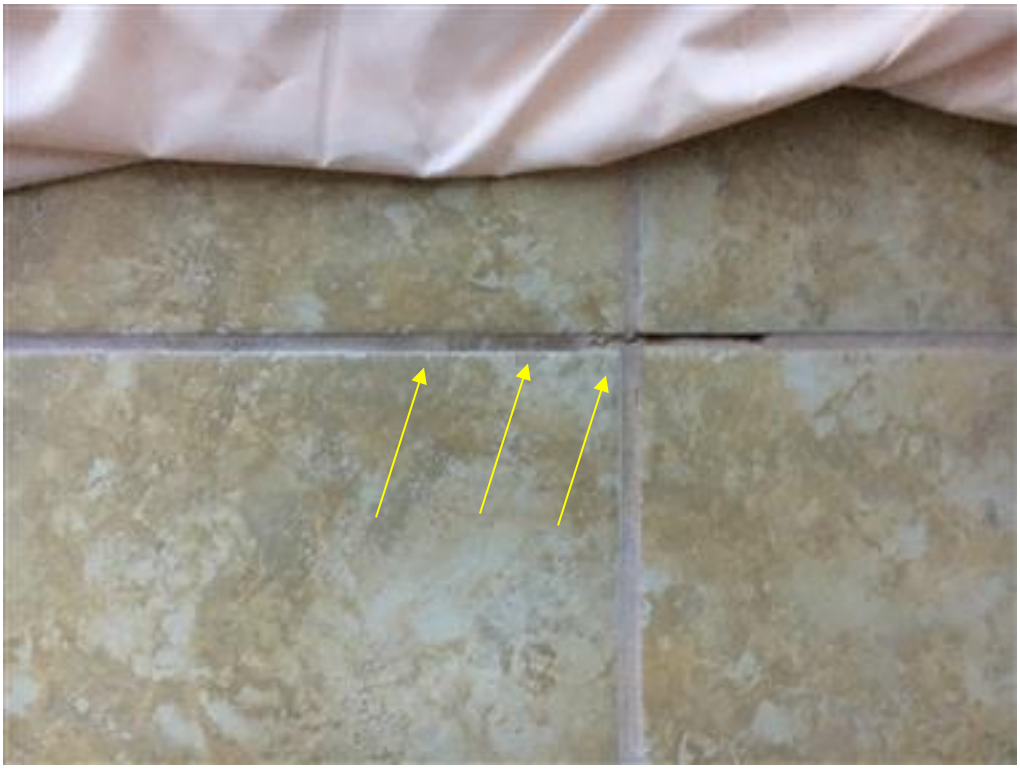


Photo 169-Unit 204, deteriorated grout and hollow tile

Photo 170-Unit 205

Photo 171-Unit 205

Photo 172-OFFICE

Photo 173-OFFICE

Photo 174-Unit 304

Photo 175-Unit 304

Photo 176-Unit 304, peeling paint

Photo 177-Unit 304, cracked marble sill, typical

Photo 178-Unit 304, cracked marble sill

Photo 179-EXTERIOR

Photo 180-EXTERIOR

Photo 181-EXTERIOR, vertical stucco crack

Photo 182-EXTERIOR, stucco cracks

Photo 183-1504

Photo 184-1504

Photo 185-701

Photo 186-701

Photo 187-701- water damage

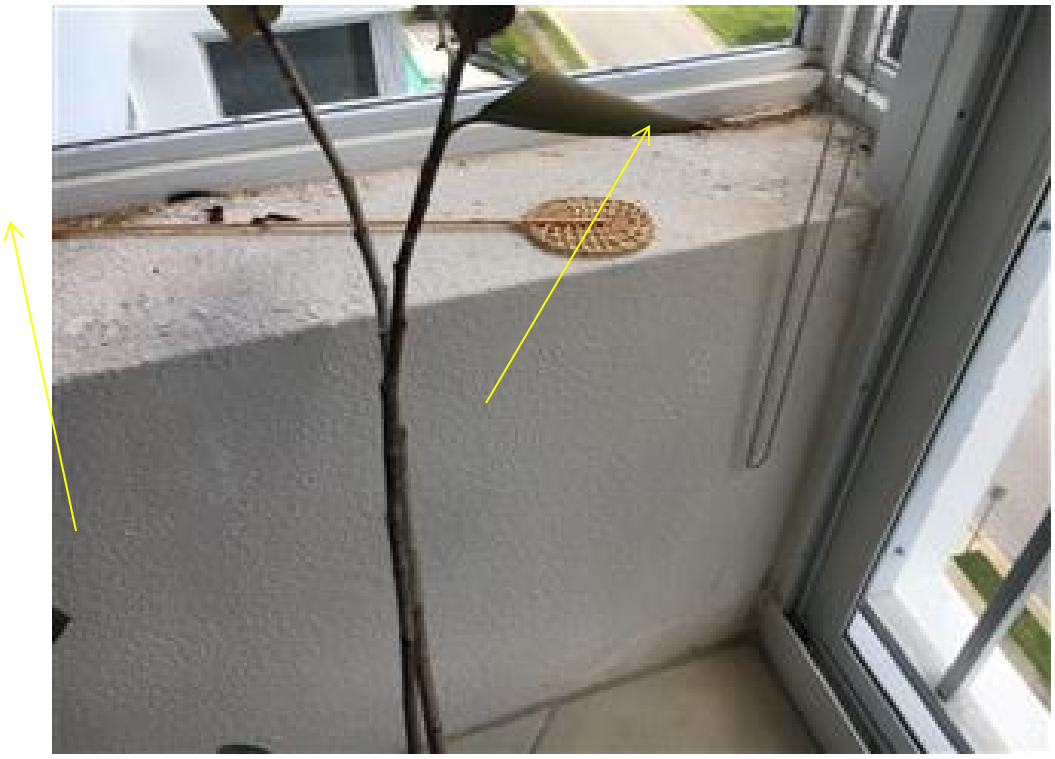


Photo 188-701- water damage

Photo 189-701- water damage

MECHANICAL BALCONIES

Photo 1-15TH FLOOR

Photo 2-15TH FLOOR

Photo 3-14IH FLOOR

Photo 4-14IH FLOOR

Photo 5-12TH FLOOR

Photo 6-12TH FLOOR

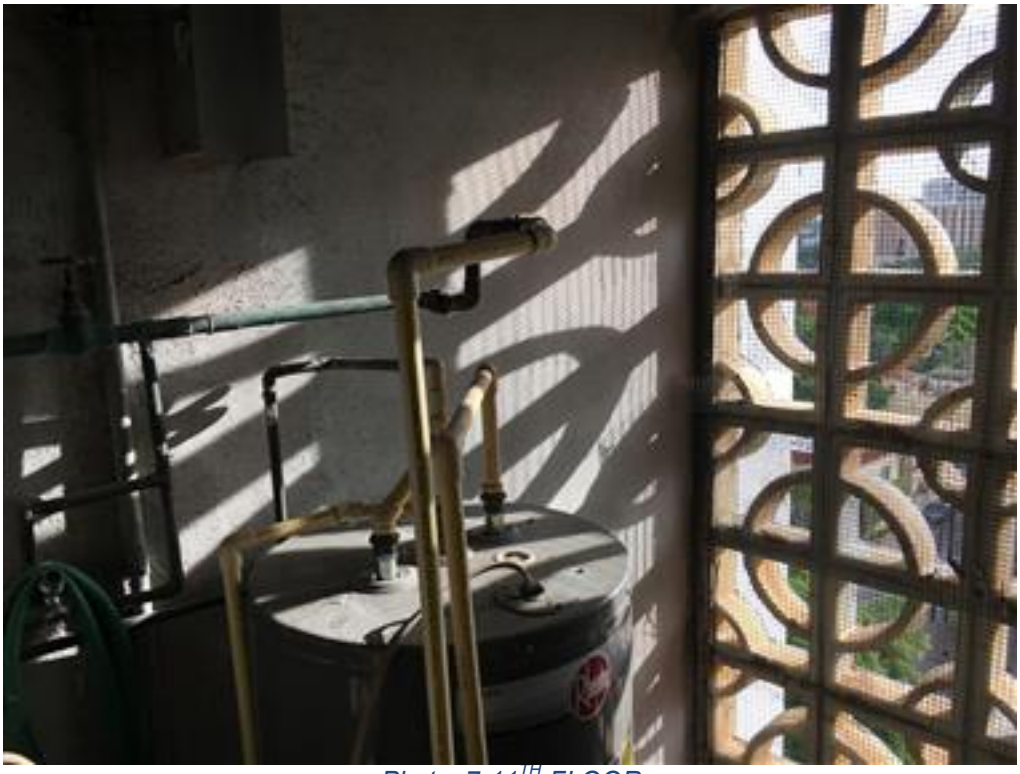


Photo 7-11TH FLOOR

Photo 8-11TH FLOOR

Photo 9-11TH FLOOR-HLC

Photo 10-11TH FLOOR- HLC

Photo 11-10^{IH} FLOOR

Photo 12-10^{IH} FLOOR

Photo 13-10TH FLOOR – CRACKS AT DOOR

Photo 14-9TH FLOOR

Photo 15-9TH FLOOR

Photo 16-9TH FLOOR- HLC

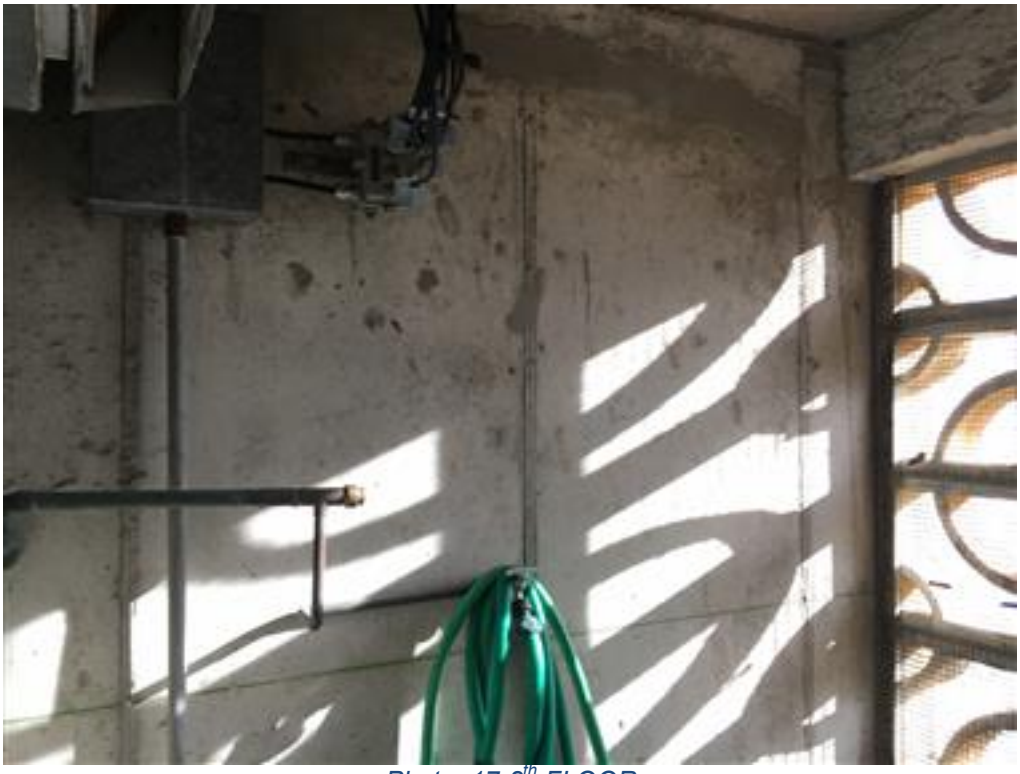


Photo 17-8th FLOOR

Photo 18-8TH FLOOR

Photo 19-8IH FLOOR- AC LEAK

Photo 20-8IH FLOOR- HLC

Photo 21-7IH FLOOR

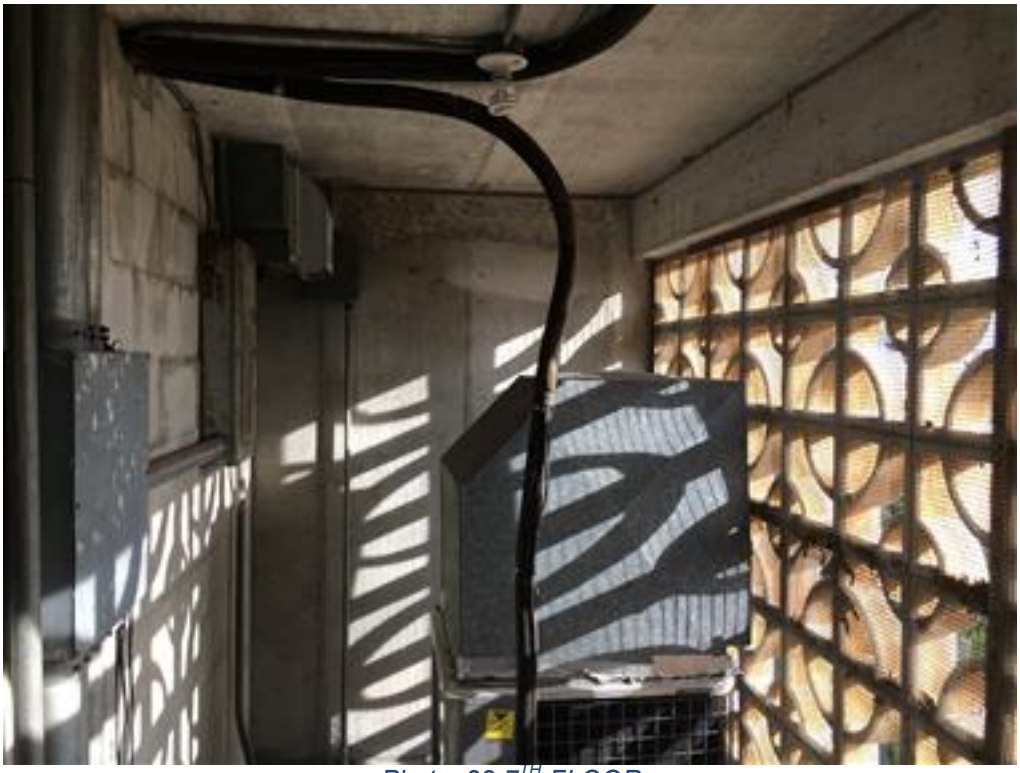


Photo 22-7IH FLOOR

Photo 23-7TH FLOOR- VOIDS

Photo 24-6TH FLOOR

Photo 25-6TH FLOOR

Photo 26-5TH FLOOR

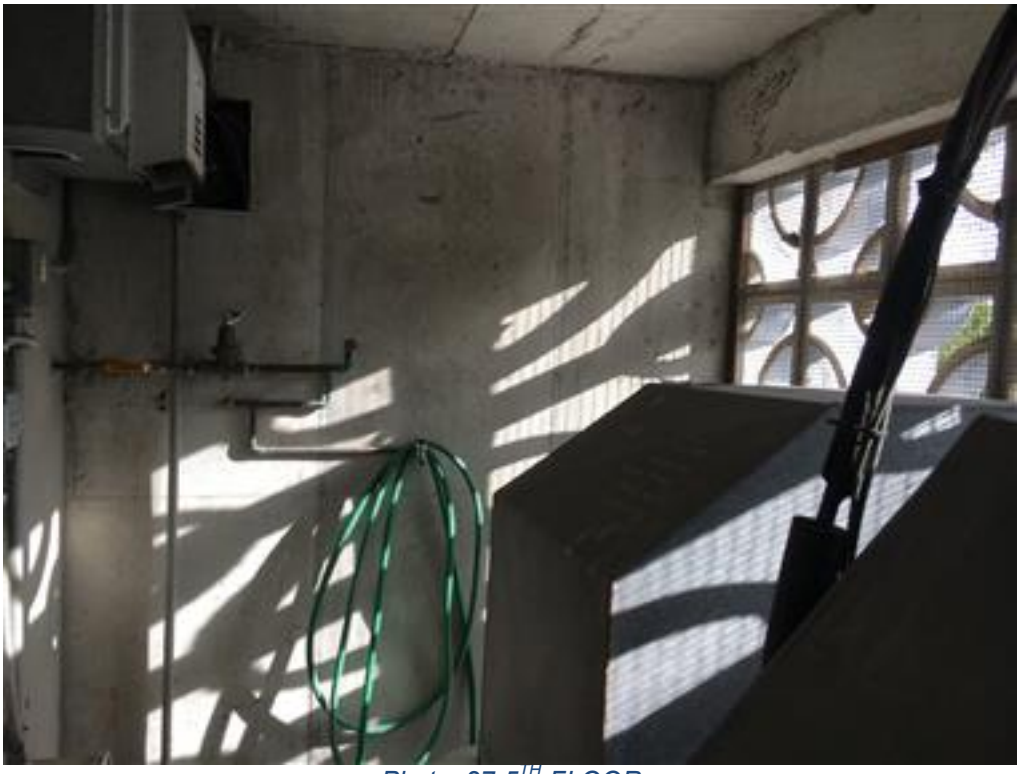


Photo 27-5TH FLOOR

Photo 28-5TH FLOOR- HLC

Photo 29-5^{IH} FLOOR – HLC

Photo 30-5^{IH} FLOOR- HLC

Photo 31-4IH FLOOR

Photo 32-4IH FLOOR

Photo 33-4TH FLOOR- CRACKS

Photo 34-3RD FLOOR

Photo 35-3RD FLOOR

Photo 36-3RD FLOOR- CRACK

Photo 37-3RD FLOOR- CRACK

Photo 38-2ND FLOOR

Photo 39-2nd FLOOR

Photo 40-2ND FLOOR-

Photo 41-2ND FLOOR-

Photo 42-2ND FLOOR-

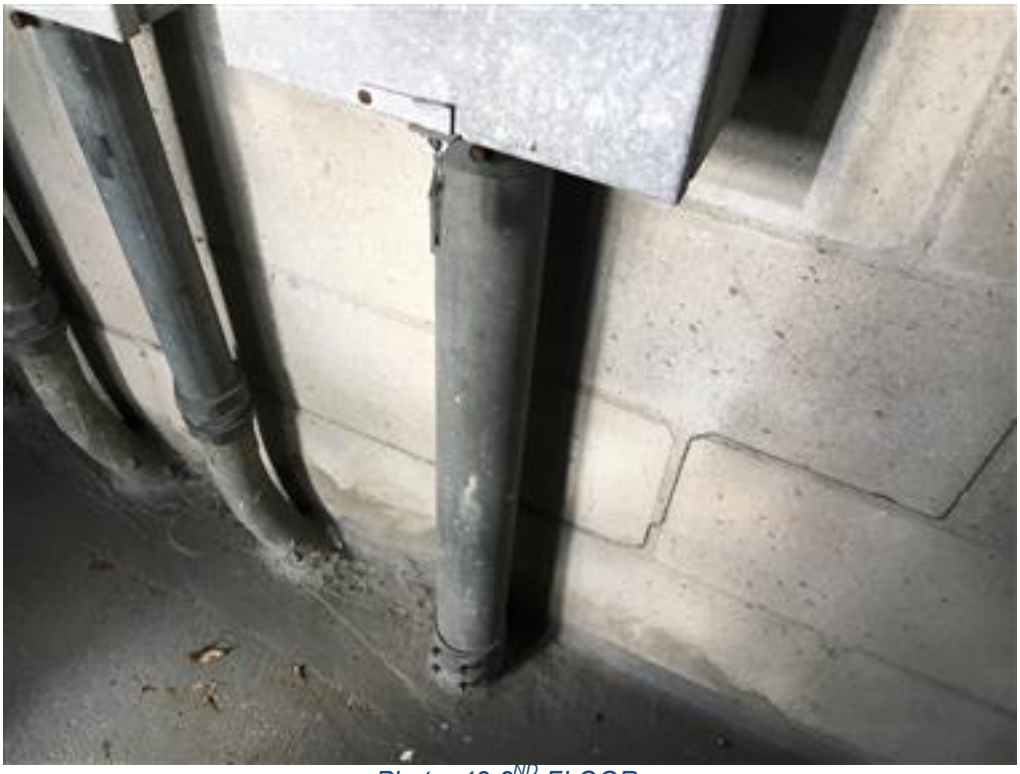


Photo 43-2ND FLOOR-

Photo 44-2ND FLOOR-

Photo 45-2ND FLOOR-

PHOTOS SHOWN ARE FOR EXAMPLES, FOR ANY ADDITIONAL DETAILS SEE THE VIDEO ATTACHMENTS.

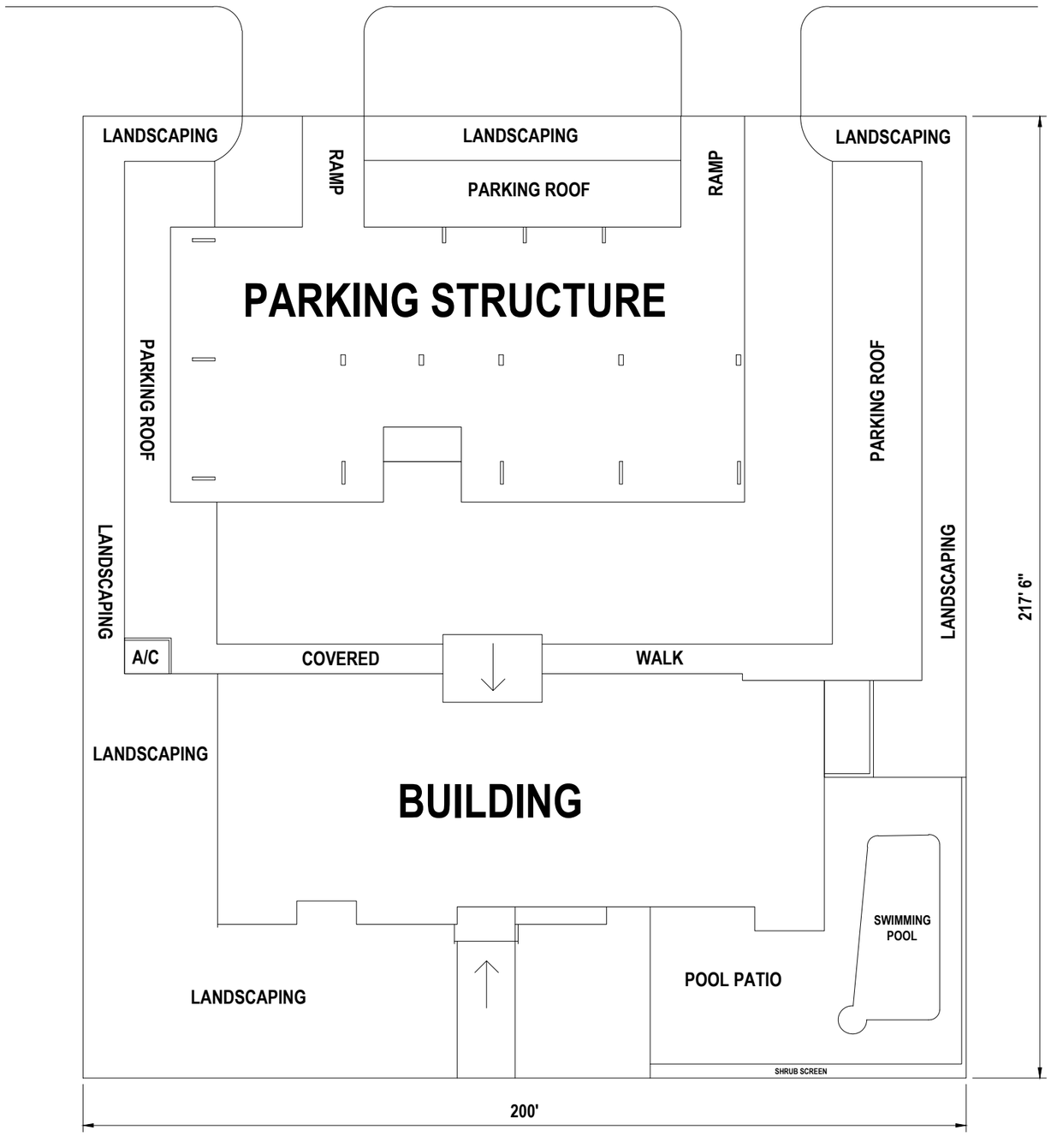
PLUMBING PHOTO EXHIBIT

Photo 1-

Photo 2-

Photo 3

Photo 4



Royal St. Andrew Association, Inc.
555 South Gulfstream Avenue
Sarasota, Florida 34236

Project Name:

Sheet Title:

Site Plan

Drawn:	RDW
Checked:	ACS
KEG File#:	18RS-0416
Scale:	NTS
Date:	08/06/2018

Karins Engineering Group, Inc.

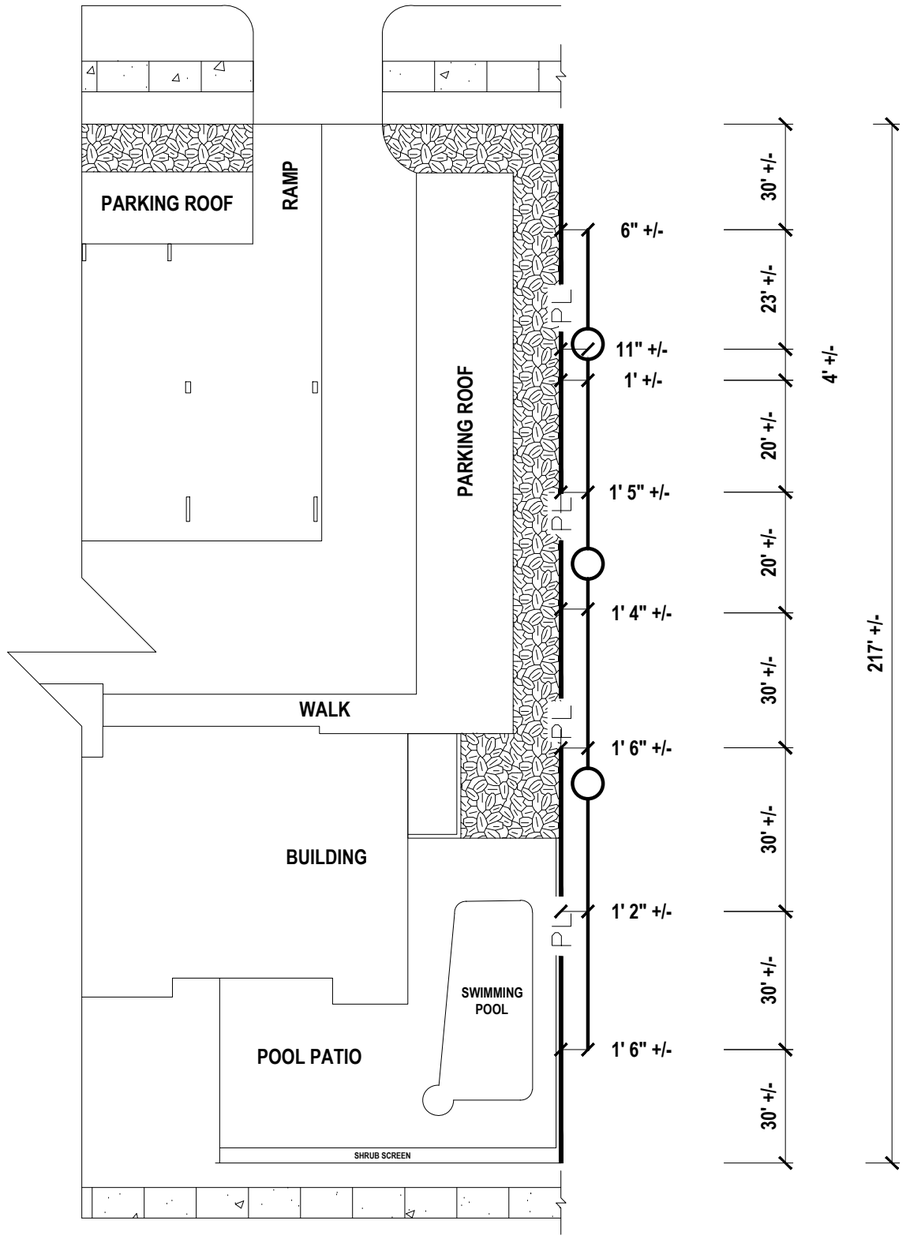
FL. Cert. of Auth. # 8371
2017 Fiesta Drive
Sarasota, FL 34231
(941) 927-8525/ Fax (941) 927-8075
Arthur C. Schoenewaldt, III, PE
FL. Registration # 60401

SEAL

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES.

Sheet No.:

SP-1



"ROYAL ST. ANDREW" PROPERTY

"VERSAILLES" PROPERTY

LEGEND

PL — PROPERTY LINE

EXISTING FENCE

EXISTING FOLIAGE

Project Name:
Royal St. Andrew Association, Inc.
555 South Gulfstream Avenue
Sarasota, Florida 34236

Sheet Title:
South Boundary Survey

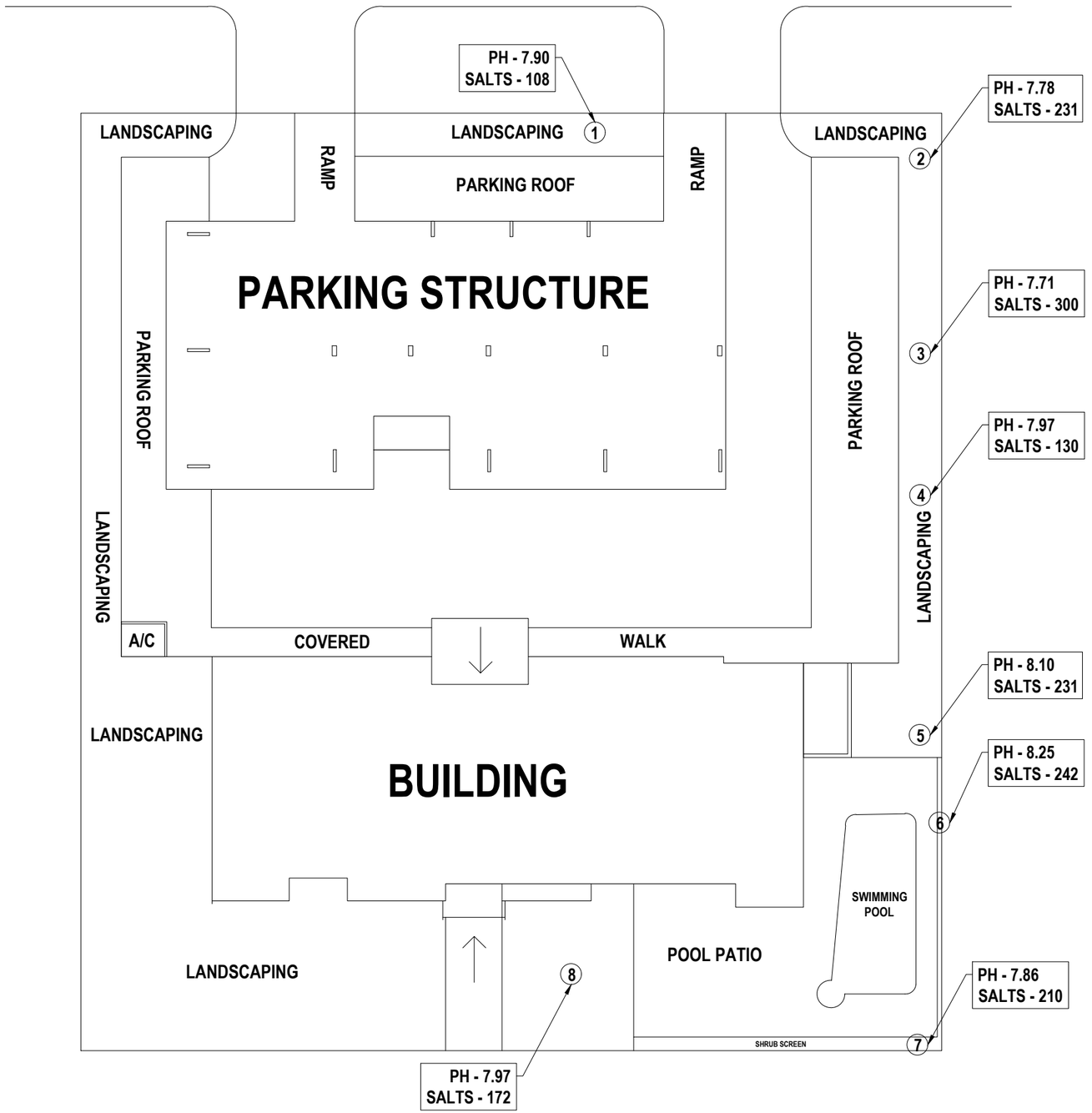
Drawn:	RDW
Checked:	ACS
KEG File#:	18RS-0416
Scale:	NTS
Date:	08/06/2018

Karins Engineering Group, Inc.
FL. Cert. of Auth. # 8371
2017 Fiesta Drive
Sarasota, FL 34231
(941) 927-8525/ Fax (941) 927-8075
Arthur C. Schoenewaldt, III, PE
FL. Registration # 60401

SEAL

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES.

Sheet No.:
SP-2



Project Name:
Royal St. Andrew Association, Inc.
555 South Gulfstream Avenue
Sarasota, Florida 34236

Sheet Title:
Pre-existing Soil
Test Results

Drawn:	RDW
Checked:	ACS
KEG File#:	18RS-0416
Scale:	NTS
Date:	08/23/2018

Karins Engineering Group, Inc.
FL. Cert. of Auth. # 8371
2017 Fiesta Drive
Sarasota, FL 34231
(941) 927-8525/ Fax (941) 927-8075
Arthur C. Schoenewaldt, III, PE
FL. Registration # 60401

SEAL

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES.

Sheet No.:
SP-3