

SEVILLE CONDOMINIUM 11, INC.  
55+ Community

SALE/LEASE APPLICATION

Applications **MUST** be submitted no less than  
Fourteen (14) business days before closing or lease start date.

All Applications **MUST** be submitted to  
AMERI-TECH COMMUNITY MANAGEMENT, INC.  
24701 US HIGHWAY 19 N, SUITE 102, CLEARWATER, FL 33763  
Along with:

***Your NON-Refundable Application Fee:***

- ***Per Married Couple \$100.00***
- ***Single Person \$100.00 each***

Please make all Checks or Money Orders payable to  
Seville Condominium 11, Inc.  
**(NO cash or credit cards)**

- Please attach a copy of the lease agreement or sales contract
- A copy of each applicant's driver's license or photo ID
- Tenant Check form for both sale and rental applicants
- Applications will not be processed without all the requested documents and/or information.
- The owner must own for 2 years prior to leasing.

# Seville Condominium 11 Inc.

## Application for Sale/Lease

Please provide along with the application: non-refundable application fee of \$100.00 (per person or per married couple) money order or checks only. A copy of the purchase contract or lease agreement, and a copy of each applicant's DL or ID

Unit Address: \_\_\_\_\_

Unit will be used as (check one):  Lease  Permanent  Seasonal  Co-Occupant

### Applicant #1 Information:

Full name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Tel #: \_\_\_\_\_

Email: \_\_\_\_\_

Current Address: \_\_\_\_\_

How long \_\_\_\_\_ Rent: **Y/N**

Current Landlord Name & Tel: \_\_\_\_\_

Occupation: \_\_\_\_\_ Employer/Company Name: \_\_\_\_\_

Work Tel #: \_\_\_\_\_

### Applicant #2 Information:

Full name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Tel #: \_\_\_\_\_

Email: \_\_\_\_\_

Current Address: \_\_\_\_\_

How long: \_\_\_\_\_ Rent: **Y/N**

Current Landlord Name & Tel: \_\_\_\_\_

Occupation: \_\_\_\_\_ Employer/Company Name: \_\_\_\_\_

Work Tel: \_\_\_\_\_

### Emergency Contacts:

Name \_\_\_\_\_ Tel: \_\_\_\_\_

Name \_\_\_\_\_ Tel: \_\_\_\_\_

# Seville Condominium 11 Inc.

## Application for Sale/Lease

### Local Contact:

Name: \_\_\_\_\_ Tel: \_\_\_\_\_

### **Names and ages of people occupying the Unit:**

*Many Associations have restrictions on the number of individuals occupying the unit please check the Association by-laws to ensure that you will be in compliance.*

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

### **Vehicle Information:**

*Many Associations have restriction on different types and number of Vehicles, please review the Association 's By-Laws and Rules & Regulations to ensure that you will be in compliance, please be aware that any vehicles restricted by the By-Laws of the Association can be towed at the owner 's expense.*

Make/Model \_\_\_\_\_ License# \_\_\_\_\_

Make/Model \_\_\_\_\_ License# \_\_\_\_\_

### **REALTY CO/AGENT:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Company Name: \_\_\_\_\_

Email: \_\_\_\_\_

# Seville Condominium 11 Inc.

## Application for Sale/Lease

THIS IS FOR APPROVAL OF THE SALE/LEASE OF A UNIT IN SEVILLE 11. ALL REQUIRED INFORMATION MUST BE PROVIDED TO THE ASSOCIATION AND BOARD APPROVAL PRIOR TO OCCUPANCY. PLEASE INITIAL BELOW TO ACKNOWLEDGE YOU HAVE READ THE ABOVE.

INITIAL ..... INITIAL .....

APPLICANT(S) SIGNATURE STATES THAT THE ABOVE INFORMATION IS ACCURATE AND CONSENTS TO FURTHER BACKGROUND AND CREDIT INFORMATION INQUIRY AND THAT HE/SHE HAS RECEIVED AND READ A COPY OF THE RULES AND REGULATIONS AND AGREES TO ABIDE BY THEM. THE APPLICANT(S) ACKNOWLEDGES THAT THE ASSOCIATION MAY DIRECTLY ENFORCE THE DECLARATIONS AND RULES AND REGULATIONS AGAINST THE APPLICANT. PLEASE INITIAL BELOW TO ACKNOWLEDGE YOU HAVE READ THE ABOVE.

INITIAL ..... INITIAL .....

SEVILLE 11 CONDOMINIUM, INC. IS A 55+ COMMUNITY. ALL SALES AND RENTALS MUST PROVIDE FOR AT LEAST ONE PERMANENT OCCUPANT 55 YEARS OF AGE OR OLDER.  
PLEASE INITIAL BELOW TO ACKNOWLEDGE YOU HAVE READ THE ABOVE.

INITIAL ..... INITIAL .....

SEVILLE CONDOMINIUM 11, INC. IS A SINGLE-FAMILY DWELLING BUILDING, NO MULTIPLE OWNERSHIP IS PERMITTED UNLESS THE INDIVIDUALS ARE LIVING AS A SINGLE-FAMILY UNIT.  
PLEASE INITIAL BELOW TO ACKNOWLEDGE YOU HAVE READ THE ABOVE.

INITIAL ..... INITIAL .....

LEASING IS NOT PERMITTED UNTIL YOU HAVE OWNED THE UNIT FOR TWO (2) YEARS.  
PLEASE INITIAL BELOW TO ACKNOWLEDGE YOU HAVE READ THE ABOVE.

INITIAL ..... INITIAL .....

THIS APPROVAL IS SUBJECT TO ALL UNIT OWNER'S FINANCIAL OBLIGATIONS TO THE ASSOCIATION, INCLUDING BUT NOT LIMITED TO, MAINTENANCE FEES, LATE CHARGES, SPECIAL ASSESSMENTS, INTEREST, LEGAL FEES, AND APPLICATION FEES HAVE BEEN PAID IN FULL BEFORE APPROVAL BY THE ASSOCIATION IS GIVEN. PLEASE INITIAL BELOW TO ACKNOWLEDGE YOU HAVE READ THE ABOVE.

INITIAL ..... INITIAL .....

APPLICANT'S SIGNATURE.....

PRINT NAME:.....

APPLICANT'S SIGNATURE.....

PRINT NAME:.....

**This application has been  Approved  Disapproved by the Board of Directors of the Association.**

**If disapproved, explanation why: \_\_\_\_\_**

**Acknowledged by: \_\_\_\_\_ Date \_\_\_\_\_**

**AGE 55 COMMUNITY - AGE VERIFICATION FORM**

In 1995 Congress passed the Housing for Older Persons Act. The Federal Fair Housing Act prohibits discrimination in renting to families under eighteen (18) years of age. The 1995 law, however, permits an exception for residential properties (including manufactured home communities) that allows for a Senior Status Exemption. If a community qualifies in terms of the ages of its residents, it may declare itself a Seniors Community and **thereby**  exclude families with children.

1. Name of Resident: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Age: \_\_\_\_\_

Do you (circle one): OWN RENT Date you moved in: \_\_\_\_\_

2. Name of Resident: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Age: \_\_\_\_\_

Do you (circle one): OWN RENT Date you moved in: \_\_\_\_\_

3. Name of Resident: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Age: \_\_\_\_\_

Do you (circle one): OWN RENT Date you moved in: \_\_\_\_\_

4. Name of Resident: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Age: \_\_\_\_\_

Do you (circle one): OWN RENT Date you moved in: \_\_\_\_\_

\*Resident means the person(s) entitled to occupy the unit under the terms of the lease agreement or Ownership. This includes persons with a valid, approved lease agreement. It does not include guests and visitors.

**PROOF OF AGE** - The law also requires that the Community have and enforces effective age verification procedures. To comply with this, we ask that you attach a copy of the driver's license or other government issued photo ID issued to  of the residents listed above, showing that the resident(s) to be more than 55 (fifty-five) years of age. Thank you for your cooperation.

The information listed above and copy of ID attached is true and accurate.

Signature of Owner/Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

## **SEVILLE CONDOMINIUM 11, INC.**

### **-RULES AND REGULATIONS -**

**Revised November 2015**

## **GENERAL**

The Association, acting through its Board of Directors, has adopted or amended the following Rules and Regulations, to be effective November 19, 2015 pursuant to Section 2 Article 15.1 in accordance with the Declarations of Condominium for each building in the Community. Communal living requires an increased level of consideration and mutual respect for others. **This document establishes rules and guidelines to preserve the safety of all Owners and Residents and protect and maintain the quality, style, and harmony of expected condo living by following the high standards set forth therein.** It is the intent of these Rules and Regulations to promote the means of making them work for the benefit of every Unit Owner and Resident through their voluntary compliance and good will.

## **GENERAL RULES**

### **A. Administrative**

1. Urgent or emergency matters should be referred immediately and always to Management. Contact information for Management Company and Property Manager is located on the bulletin board in the main lobby. They are the first line of communication.
2. To ensure we maintain our 55 and over status, as proclaimed in our documents, all Owners and Residents must observe that requirement.
3. For all transactions of sales or lease, Management must be contacted and will provide applications, forms, and procedures to be followed.

4. Upon completion of any sale or lease Management will provide a copy of the Rules and Regulations at a nominal fee.
5. Leases must be a minimum of one year and will be monitored for purposes of compliance and renewal. Owners may not divide the Unit in order to reside there simultaneously with the lessee or are allowed to receive payment under such conditions.
6. Keys to each Unit must be available to the Board, either by possession or by notification in writing to the Board of the individual holding the key.
7. In an emergency, if no key is available in our files, Owner will be responsible for damages incurred during entry and any subsequent damages that occur as a result including doors, broken glass and damage to windows, locks, any property within the Unit that may be lost, stolen or destroyed, and cost of a locksmith.
8. Residents and Guests shall exercise extreme care not to disturb other Residents with excessive noise or voices, or the unreasonable use of radios, televisions, phones, or other similar devices, particularly between the hours of 11:00 p.m. and 8:00 a.m. Any use or practice which is a source of annoyance to Residents, or which interferes with the peaceful possession and proper use of the property by its Residents is prohibited.
9. Renovation, repair, or installation work shall only be conducted between the hours of 8:00 a.m. and 5:00 p.m. and only on the days of Monday through Saturday.
10. All children, when v1s1tmg, must not be unattended, and MUST be accompanied and supervised by an adult. This includes in and around the building and the recreation area. Loud noise and disruptive behavior will not be tolerated in order to preserve the expected peace and quiet of condominium living.
11. No pets are allowed in the building, including those belonging to Guests and Visitors, with the exception of those who have been grandfathered due to tacit approval by prior Board of Directors. No pets are allowed to pose a nuisance to residents.
12. Visitation is limited to the same occupant for 30 days or less to span one calendar year.

13. Renters are required to follow the same rules as Resident Owners. Both Renters and Unit Owners must keep informed of all business with regard to Building 11. Leases must be kept current, and Unit Owners must provide Board and Management of any changes in Renter status.
14. Feeding wild birds or animals is prohibited on Condominium property.
15. **No smoking** will be permitted in any common areas including courtyards and laundry rooms. Observe all signs.
16. No washers or dryers are allowed in Units. Units with existing washers and dryers are not grandfathered in upon the sale or change of ownership.
17. The North Elevator is specifically designated for: freight, furniture, construction materials, etc. Protective pads must be used. They can be found on the 1<sup>st</sup> floor in the recycle room. **Pads MUST be returned after**□- They will not be allowed to hang in the elevator indefinitely. The Board is not responsible for hanging or removing the pads. (Refer to inside elevator for further instructions.)
18. South Elevator shall be used for passenger use only.
19. No person shall enter the roof area, elevator shafts, or basement unless authorized by a Board member.
20. Lobby sofas are for sitting only and not a landing area for grocery bags, backpacks, suitcases, packages, purses, and the like. Leave them as you found them in neat, clean condition.
21. Nothing may be removed, added, or changed in lobbies and common areas without prior authorization of Board.
22. No permanent signs shall be affixed to Unit front doors, other than the Unit number and Residents' name as provided by the Board.
23. Maintenance staff, lawn crew, and vendors will only receive direction from Board members.
24. All Residents and Guests must wear shirts and shoes when in common areas.

25. All warnings for building and parking violations are given in writing. In the event compliance is not met, a letter from our attorney will follow. This action may result in some form of restitution or legal cost.
26. New policy with regard to the collection of assessments is in effect and is being enforced.

## **B. MAINTENANCE and RENOVATION**

1. Notice must be given to the Architectural Review Committee **PRIOR** to the start of construction. This includes: new floors, windows, plumbing (toilets, sinks, air, and heat.)
2. Installation of any floor covering must be approved by the Board and **MUST** include the proper specified underlayment materials. Proper sound deafening flooring underlayment specifications can be obtained from the Architectural Review Committee.
3. To ensure a uniform attractive appearance to the building, any alterations or change of exterior doors and/or windows, including screen doors, must comply with the "Windows and Door Specifications", dated March 16, 2015 or its subsequent revisions, as specified in said Specifications. Requests **MUST** be submitted for guidance and approval to the Architectural Review Committee **PRIOR** to the start of construction.
4. All construction materials and debris such as: appliances, cabinets, plumbing fixtures, flooring, and drywall **CANNOT** be left in dumpster room. There is a designated dumpster in R.O. area. Contact them to schedule proper disposal. All evidence of construction and clean-up is responsibility of Unit Owner and their contractor. Additional disposal contacts are listed on bulletin board.
5. Hurricane shutters are no longer allowed. New windows require approval from Architectural Review Committee. (See item B3 for window requirements.)

## **C. BALCONIES, WALKWAYS, WINDOWS**

1. Each Unit Owner and Resident shall keep his Unit in a good state of preservation, repair, and cleanliness.
2. It is prohibited to throw, sweep or hose any item off the balcony (for example: water, dirt, cigarettes, leaves, etc.). Rugs, mops, or dust cloths of any kind must not be shaken over balcony railings or walkways. Care and consideration of neighboring balconies below must be observed.
3. No signs, posters, colored bulbs, or decorations shall be hung or displayed from any window, door, balcony, or exterior of the Unit, with the following exceptions: The American flag (appropriately displayed) and temporary appropriate seasonal decorations. The maximum timeframe for display is 30 days.
4. To prevent water accumulation or damage, balcony floors cannot be tiled or carpeted. Only painting of balcony floor is allowed. Prior written consent from the Board is required and must use correct color and sheen as provided by Property Management Company. No optical color matches are allowed.
5. No balcony shall be used as a storage area for items such as boxes, storage chests, appliances, bicycles, or similar articles.
6. Customary lawn or patio furniture in good condition and reasonably sized, and well-tended plants, may be placed on balconies. All items should be secured so as *to* protect being blown or fall off the balcony.
7. No laundry, including clothes, clothes drying racks, rugs, towels, and the like shall be hung or draped on patios, balconies, walkways, or stairway railings.
8. Except those items intended for normal household use, no flammable, combustible, or explosive liquid, chemical or hazardous substance may be kept in any Unit, patio, balcony, or storage locker.
9. No lattice or other screening material may be used behind or in front of balcony balustrades, which is visible from the ground below.
10. No cooking or grilling allowed on balconies.

11. Walkways, including the front of the Unit, must remain clear of obstructions such as decorations and adornments due to health and safety considerations and requirements as recommended by the **Fire Inspector**.

12. Satellite dishes and antennas are not allowed.

## **D. TRASH and GARBAGE**

1. All garbage must be placed in securely tied plastic bags small enough to fit into the trash chute.

2. All recycled products will be placed in recycle bins located in the trash room.

3. Flatten all cardboard boxes and discard in the dumpster labeled Cardboard. Do not put boxes in the trash chutes or on the floor in the trash room.

4. Items **NOT PERMITTED** in the trash room:

Electronics, Appliances, Cabinets, Paint, Fluids and Combustible Liquids, and Construction or Renovation Materials.

5. Clippings and garden trash must be bagged and disposed properly.

6. Littering is prohibited anywhere in the building or on the property.

## **E. LAUNDRY**

.1. Laundry rooms and machines may be used by Residents and Guests only.

2. Hours of operation are 8:00 a.m. to 9:00 p.m.

3. Keep washers and counter tops clean and in good condition for next resident.

4. Clean dryer filters after each use.

5. No washing of large rugs or dyeing of any kind. Large or heavy rugs and bed spreads should be taken to commercial Laundromats for cleaning.

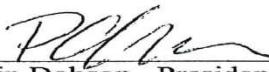
6. Observe signs posted on laundry room walls and instructions on use of equipment.
7. Building 11 is not responsible for articles left unattended in machines or on counters.
8. **Turn off lights** and be sure **door is closed** when leaving.
9. In the event of equipment problems call: Coin Mach @ 877.264.6622

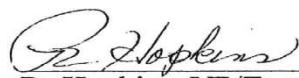
## **F. PARKING**

1. All Owners are deeded a specific parking space. Owners have the right to rent their space to any resident in Building 11 for a single vehicle only. Notification to the Management Company is required for record keeping.
2. All parked cars must be operable and licensed in all parking areas including carports. Non-compliant vehicles will be towed away at Owner's expense.
3. Guest parking spaces are located at the East and South sides of the building and are intended for Visitors and Service Vehicles.
4. Parking at the yellow curb in front of the building is prohibited but stopping for specific reasons is limited to 15 minutes or less.
5. Permission must be granted in writing by Owner for any other Resident in Building 11 to occupy their parking space and length of use must be specified.  
A copy must be on file with our Management Company for monitoring purposes.
6. All vehicles must pull into the parking space between the lines while not impeding upon neighboring spaces. No backing in of vehicles is permitted.
7. In the event there is not compliance, legal recourse will follow.

As a reminder, the above Rules and Regulations apply to all Guests and Visitors.

These Rules and Regulations adopted on November 22, 2015 by:

  
Philip Dobson, President

  
Pz Hopkins, VP/Treasurer

  
Ray Apple, Secretary

Owner may lease an Apartment without a written lease agreement, signed and executed by the parties to such lease. All lease agreements shall provide, and shall be deemed to provide if they do not, that the Association shall have the right to terminate any lease upon default by the Tenant under the lease or for the Tenant's violation of the provisions of this Declaration, the Articles, the By-Laws, as amended from time to time, or the reasonable rules and regulations promulgated from time to time by the Board of Directors. The Owner of the Apartment shall be jointly and severally liable together with any Tenant of the Apartment for any charges incurred for failure to comply with the foregoing and for any claim for injury or damage to property caused by the negligence of the Tenant. No Owner (Leasehold Owner) may lease an Apartment unless such Owner (Leasehold Owner) has owned the Ray Apartment for at least two (2) years prior to the commencement of the term of the proposed lease.

**14.6 Regulations.** Reasonable regulations concerning the use of the Condominium Property may be made and amended from time to time by the Board of Directors of the Association, provided said regulations do not conflict with this Declaration or the By-Laws. Copies of such regulations and amendments thereto shall be furnished by the Association to all Owners (Leasehold-Owners) and residents of the Condominium.

14.7 (This Section was deleted in its entirety.)

**15. Maintenance of Community Interest.** The Association is attempting to create a community of congenial residents in this Condominium, and prospective purchasers of the Apartment interest shall be screened by the Association with such purpose in view. The purpose of this is to organize and maintain a community of residents who are financially responsible, thus protecting the value of the Apartment interests. The transfer of the Apartment interest by any Owner (Leasehold-Owner) shall be subject to the following provisions as long as the Condominium exists and the Apartment building is in useful condition, which provisions each Owner (Leasehold-Owner) covenants to observe:

15.[ Transfers Subject to Approval

A. Sale. No Owner (Leasehold-Owner) may dispose of an Apartment interest by sale without approval except as provided for herein.

B. Lease. No Owner (Leasehold-Owner) may dispose of an Apartment interest by lease without approval except as provided for herein.

C. Gift. If any Owner (Leasehold-Owner) shall acquire his title by gift, the continuance of his ownership of his Apartment interest shall be subject to approval as provided for herein.

D. Devise or Inheritance. If any Owner (Leasehold-Owner) shall acquire his title by devise or inheritance, the continuance of his ownership of his Apartment interest shall be subject to approval as provided for herein.

E. Other Transfers. If any Owner (Leasehold-Owner) shall acquire

## MILESTONE INSPECTION REPORT SUMMARY

### 1.0 BUILDING INFORMATION

Building Owner Name: Seville Condominium #11  
Building Street Address: 2630 Pearce Drive, Clearwater, FL 33764  
Building Height: Five Stories  
Year Built: 1972 (As per Pinellas County Property Appraisers Website)

Building Location:



Building Description:

Elevated Engineering was not provided with any structural or architectural building plans of the subject structure. Therefore, onsite observations of the structure and knowledge of similar construction were relied upon for the information within this report.

The Seville Condominium #11 Building is composed of a five (5) story tower structure with condominium units on the 1<sup>st</sup> through 5<sup>th</sup> floor levels. There are a reported total of 52 condominium units within the building structure. The structure appears to be constructed of

Seville Condominium #11  
Milestone Inspection Report

cast-in-place reinforced concrete slabs, columns and beams, and concrete masonry unit (CMU) exterior walls finished with stucco. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

## MILESTONE INSPECTION DETAILS

### Milestone Inspector Details

Company Performing Milestone Inspection: Elevated Engineering Services, LLC  
Address: 3306 West Knights Avenue, Tampa, FL 33611  
Florida Certificate of Authorization #: CA 31855  
Phone: (727) 265-2070  
Email: info@elevatedeng.com  
Website: www.elevatedeng.com

Engineer(s) Performing Milestone Inspection: Daniel R. Sapp, PE  
FL PE# 86452

Florida Statute Utilized SB 4-D Building Safety Bill, which became effective on May 26, 2022  
creating s. 553.899  
Type of Inspection: Phase 1 Milestone Inspection  
Date(s) of Inspection: February 8, 2024  
Date of Report: February 20, 2024

### Building Elements Inspected

Building Exterior Envelope: A visual observation of the exterior elevations of the structure was performed on all sides from the ground without the use of any special access equipment.

Exterior Walkways: A visual observation of five (5) of five (5) exterior walkways was performed.

Stairways: A visual observation of two (2) of two (2) stairways was performed.

Exterior Balconies: A visual observation of nineteen (19) of fifty-two (52) individual unit exterior balconies was performed.

Interiors of Individual Units and Common Areas: A visual observation of the interiors of nineteen (19) of fifty-two (52) individual unit interiors and interior common areas was performed.

Excluded Building Elements: Mechanical Systems, Electrical Systems, Fire Systems, Elevators, Plumbing and Drainage Systems, and general property or structures not related to the building itself.

## 2.0 MATERIAL FINDINGS BY ITEM OBSERVED

### 2.1 BUILDING EXTERIOR ENVELOPE

#### SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

##### Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

##### Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

#### UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

##### Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.

##### Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.

#### LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

- See individual sections of this report as it is not a summary item. Please note that structural repair items were noted along the building exterior within less than substantial structural deterioration damage observations and recommendations. While these items do not appear to represent serious structural conditions that require immediate repair at this time, Elevated Engineering believes repair plans



to address these items should be considered since if left unaddressed these items will likely continue to worsen and may develop into more serious structural conditions.

## 2.2 EXTERIOR WALKWAYS

### SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

#### Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the exterior walkway observations.

#### Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the exterior walkway observations.

### UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

#### Unsafe or Dangerous Condition Observations\*

- **No** Unsafe or Dangerous Conditions within the scope of the Milestone Inspection were observed during the exterior walkway observations.

#### Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the Milestone Inspection were observed during the exterior walkway observations.

### LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

- See individual sections of this report as it is not a summary item. Please note that structural repair and preventative maintenance items were noted along the exterior walkways within less than substantial structural deterioration damage observations and recommendations. While these items do not appear to represent serious structural conditions that require immediate repair at this time, Elevated Engineering believes repair plans to address these items should be considered since if left unaddressed these items will likely continue to worsen and may develop into more serious structural conditions.

## 2.3 STAIRWAY

### SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

#### Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the stairway observations.

#### Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the stairway observations.

### UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

#### Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the stairway observations.

#### Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the stairway observations.

### LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

- See individual sections of this report as it is not a summary item. Please note that structural repair and preventative maintenance items were noted along the stairways within less than substantial structural deterioration damage observations and recommendations. While these items do not appear to represent serious structural conditions that require immediate repair at this time, Elevated Engineering believes repair plans to address these items should be considered since if left unaddressed these items will likely continue to worsen and may develop into more serious structural conditions.

## 2.4 EXTERIOR BALCONIES

### SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

#### Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the exterior balcony observations.

#### Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the exterior balcony observations.

### UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

#### Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the exterior balcony observations.

#### Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the exterior balcony observations.

### LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

- See individual sections of this report as it is not a summary item. Please note that structural repair and preventative maintenance items were noted along the exterior balconies within less than substantial structural deterioration damage observations and recommendations. While these items do not appear to represent serious structural conditions that require immediate repair at this time, Elevated Engineering believes repair plans to address these items should be considered since if left unaddressed these items will likely continue to worsen and may develop into more serious structural conditions.



## 2.5 INTERIORS OF INDIVIDUAL UNITS AND COMMON AREAS

### SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

#### Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

#### Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

### UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

#### Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.

#### Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.

### LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

- See individual sections of this report as it is not a summary item.



### 3.0 PHASE TWO INSPECTION RECOMENDATIONS

Elevated Engineering did not observe any items that are deemed to require a Phase 2 level inspection.

**4.0 SEAL AND SIGNATURE OF LICENSED ENGINEER PERFORMING INSPECTION**

Daniel R. Sapp, PE  
EI PF #86452

*This item has been electronically signed and sealed by Daniel R. Sapp, PE using a Digital Signature and the date included within the digital signature stamp. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.*

END OF SECTION

