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July 27, 2024

Gulf'n Bay Condominium Association
c/o: Sunstate Management
Attn: Ms. Lauren Wilson, LCAM (VIA EMAIL: lauren@sunstatemanagement.com)
Copy to: City of Venice Building Official
1400 Tarpon Center Drive
Venice, FL 34285

**RE: Gulf'n Bay Condo. - Phase One Milestone Investigation Summary
Venice, Florida (Sarasota County)**

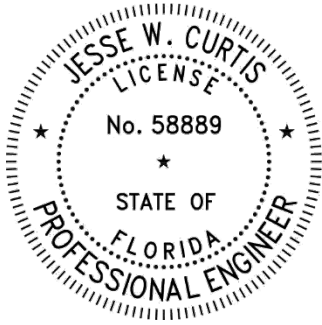
Dear Ms. Wilson,

As authorized, Jesse W. Curtis, P.E. with Florida Structural Forensics (FLSF) performed a phase one milestone structural investigation at the subject property on July 15, 2024. The building was constructed in 1970 and consists of one, three-story building with a total of 42 condominium units.

SUMMARY - For phase one of the milestone structural inspection, the licensed structural engineer performed a visual (non-destructive) examination of habitable and uninhabitable areas of the buildings, including the major structural components, in order to provide a qualitative assessment of the structural condition. If the licensed structural engineer finds no sign of substantial structural deterioration to any building components under visual examination, phase two of the inspection is not required. If the licensed structural engineer determines that a visual, qualitative assessment of the buildings is not sufficient to determine signs of substantial structural deterioration, then a phase two structural inspection is required.

Based upon our document review, visual examination and site investigation at Gulf'n Bay Condominium (1400 Tarpon Center Drive) and utilizing our education, experience, and engineering judgement, it is our professional opinion that:

1. No substantial structural deterioration was identified during the time of our site investigation.
2. No unsafe or dangerous conditions were observed during the time of our site investigation.
3. No structural items requiring further investigation were observed. A phase two inspection or destructive testing is not required at this time.
4. Functional defects in the form of steel corrosion and deterioration were observed at the three stairways. These functional defects require preventative and structural repairs to be completed as soon as possible in order to prevent further deterioration and diminished expected service life.



Florida Structural Forensics
Jesse W. Curtis, P.E.
Principal Partner
FBPE Registry Number 36238
Florida PE Number 58889

This report has been digitally signed and sealed by Jesse W. Curtis, 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.

LIMITATIONS

This engineering report is intended for the use of **Gulf'n Bay Condo.** and their designated representatives, and the local authority having jurisdiction, and is not intended for any other purpose. FLSF assumes no liability for the misuse of this information by others. The observations, evaluation, and conclusions expressed herein are based upon the data or information provided to FLSF, and/or obtained at the time of our site inspection. A structural condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation, and **Gulf'n Bay Condo.** assumes the risk for all conditions, which are concealed from view at the time of the site visit. In addition, the opinions are based upon the education, knowledge and experience of the registered professional engineer who signed and sealed this report and are based upon a reasonable degree of engineering certainty. FLSF reserves the right to amend or update the opinions and/or the recommendations to this report should conditions change, or additional information becomes available.