



## PHASE 1 MILESTONE INSPECTION SUMMARY REPORT



Placido Gardens  
4535 1<sup>st</sup> Street North  
Saint Petersburg Florida

EIRS  
5901 Sun Blvd. Suite #207  
St. Petersburg Fl. 33715  
727.800.5822

Placido Gardens Condominium Association  
4535 1<sup>st</sup> Street North  
Saint Petersburg Florida



February 24th, 2025

Placido Gardens Condominium Association

C/O: HOA President

Project: Placido Gardens  
4535 1<sup>st</sup> Street North  
Saint Petersburg Florida

Regarding: Summary of the Milestone Inspection

To Whom It May Concern,

Engineering Inspections & Restoration Services recently performed a Phase One for the Milestone Inspection for the Placido Gardens Condominium Association. Our services were provided at the association's request to comply with the requirements of Florida Statutes 553.899. This report and attachments contain the summarized results of our inspection.

During our inspection, the following observations were made about the structural components of the building:

Observations in this report are **defined** by the following terms:

- **Immediate repair required.** This indicates a critical life safety issue or structural issue that requires immediate attention.
- **Repair required.** This indicates a critical life safety or structural issue that requires repair in order to successfully pass the Phase One Milestone Inspection.
- **Repair recommended.** This indicates an issue of note at the time of inspection that is NOT required to be repaired in order to pass the Phase One Milestone, but the association should be made aware of and make every effort to repair quickly.
- **Continuous monitoring recommended.** This indicates an issue of note at the time of inspection that is NOT required to be repaired in order to pass Phase One Milestone. However, it has potential to become a larger issue, and it should be monitored regularly and immediately repaired upon any further degradation.

During our pre-inspection, the following observations were made about the structural components of the building:

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## Observations

Placido Gardens Condominiums is a single three-story building located in the Saint Petersburg jurisdiction of Pinellas County. The building consists of precast concrete, concrete masonry units and a TPO single membrane roof system. The building also features concrete walkways and concrete stairs that are exposed to the elements. There are no exposed balconies. The building was built in 1968.

### Perdido Gardens 3 Story Building:

#### We have found the need for:

- **Concrete cracking at Laundry room door Jamb and minimal spalling at PIP concrete ceiling beam-** Repair recommended. This indicates an issue of note at the time of inspection that is NOT required to be repaired in order to pass the Phase One Milestone, but the association should be made aware of and make every effort to repair quickly. EIRS recommends repair of beam and Jamb within 6 to 9 months.
- **Corner beams at front side (west) of building that support walkways.-** Repair recommended. This indicates an issue of note at the time of inspection that is NOT required to be repaired in order to pass the Phase One Milestone, but the association should be made aware of and make every effort to repair quickly. There are cracking and spalling in two locations that EIRS recommends repair to these areas within 6 to 9 months,

### Roof:

**Roof** – The roof was installed in 2021. The roof is a single ply TPO membrane roofing system. The roof appears to be in good condition.



**PHOTO ATTACHMENTS:**









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