



September 1, 2022

Bogie Korszen, Board President
LAWRENCE POINTE CONDOMINIUM ASSOCIATION, INC.
C/O: Sunstate Association Management Group, Inc.
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Subject: Summary of Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I SUMMARY
Lawrence Pointe Condominium
97 Sunset Drive
99 Sunset Drive
101 Sunset Drive
Sarasota, Sarasota County, Florida 34236
SOCOTEC Project Number S206-001.01

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Milestone Inspection -Phase I summary letter completed for the subject buildings. Lawrence Pointe Condominium consist of three 6-story mid-rise structures located along the west side of Sunset Drive in Sarasota, Sarasota County, Florida. The building contains 40-individual residential units and was developed circa 1978.

Material Findings

During the completion of our Phase I Milestone Inspection for the subject property, we did not observe/find/document any evidence of substantial structural deterioration to any of the building components. Therefore, it is our professional engineering opinion that Phase II of the milestone inspection is not required.

We did not observe any substantial structural deterioration that would pose a threat to the public health, safety, or welfare that could decrease the structural integrity of the structures. We reserve the right to amend our opinion should new information be brought to our attention.

Remedial/Preventive Repair Recommendations

During our phase I inspection we observed the following building components that should be considered for repair/replacement within the near future. Please note that these items are not considered substantial structural deterioration:

- Stucco cracking at the exterior building elevations should be repaired as required.
- Further investigation of water intrusion at the following locations:
 - Building 97: Windows/sliding glass doors of unit 501.
 - Building 99: Windows/sliding glass doors of units 103, 402, 502.
 - Building 101: Windows/sliding glass doors of unit 403.
 - Building 99: North facing entrance door.
- Roof repairs to include:
 - Deteriorated and delaminated roof membrane
 - Cracked roof membrane

We appreciate working with you as your engineering consultant. We recommend that you read this report thoroughly and contact us with any questions.

Sincerely,
SOCOTEC CONSULTING, INC.

Alejandra Mercado

Alejandra Mercado, E.I.
Field Engineer



Digitally signed by Casey M Ward
Reason: This item has been
digitally signed and sealed by
Casey M. Ward, P.E., on the date
shown. Printed copies of this
document are not considered
signed and sealed and the
signature must be verified on any
copies.
Date: 2022.09.01 11:51:07 -04'00'

Casey M. Ward, P.E.
Senior Engineer/ Regional Director
Florida Registration No. 69788

Note: Please review our full Milestone Inspection Phase I Report which includes the details of our inspection and the known specifics regarding the design and construction of the subject building.

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