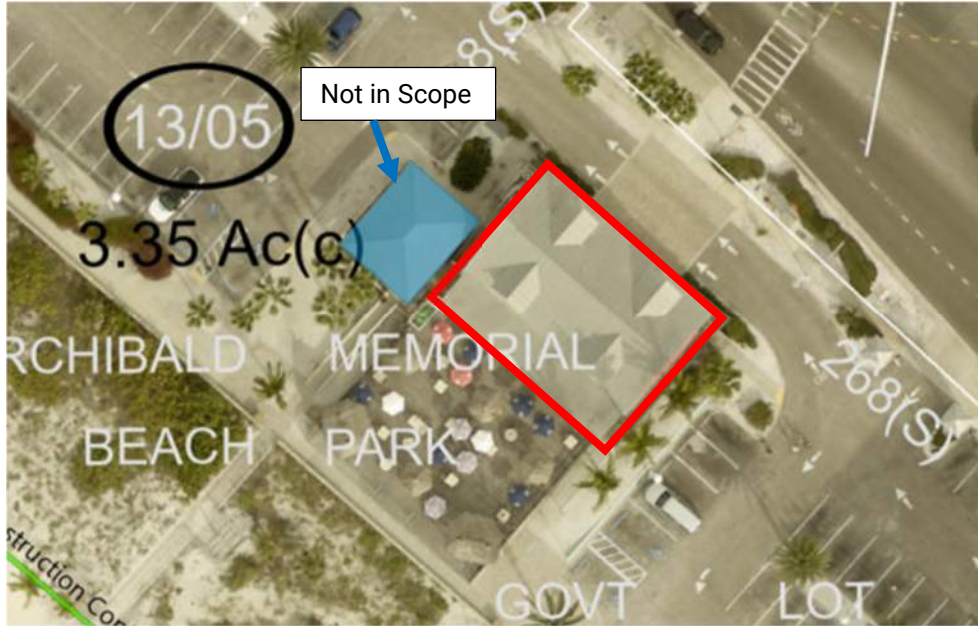




Limited Visual Crawlspace Inspection Madeira Beach Snack Shack

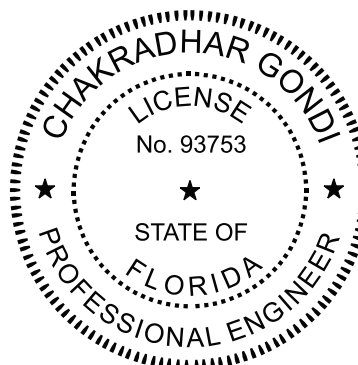


Submitted To:

Marci Forbes
City of Madeira Beach
300 Municipal Dr.
Madeira Beach, FL 33708

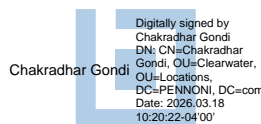
Submitted By:

Pennoni Associates Inc.
5755 Rio Vista Dr.
Clearwater, FL 33760



This item has been electronically signed and sealed by Chakradhar Gondhi PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Chakradhar Gondhi, P.E., FL #93753
Project Engineer



Project No. MDBCH25003

Issue Date: March 18, 2026

PROJECT DESCRIPTION/BACKGROUND

At your request Pennoni conducted a limited visual crawlspace inspection of the Madeira Beach Snack Shack on February 24, 2026. A previous Pennoni report dated March 3, 2025, states that the first-floor framing, or crawlspace, was unable to be inspected due to excess sand obscuring entry. Since then, the City of Madeira Beach has had the sand removed or relocated to allow access into the crawlspace. This report is supplementary to the original reports field observations of the first-floor framing and foundation inspection. The primary framing of the first-floor consists of $\frac{3}{4}$ " plywood subfloor nailed to 2x10 nominal ($1\frac{3}{4}$ " x $2\frac{1}{2}$ ") wood joists spaced at 18" on center (O.C.). The 2x10 wood joists bear on a 10"x6" wood beams at 8' O.C. and are strapped using a ~16" twist strap at every joist. The 10"x6" wood beams bear on a 10" timber pile spaced at 8' O.C. each direction, laying out a 8'x8' grid. The wood beam and timber piles are strapped approximately 8" down on each face of the timber pile and encompasses the entire wood beam, making the total strap length ~45". The depth of the 10" timber piles was not able to be confirmed at the time of the site visit. A previous retrofit of concrete piers and wood beams was also observed at the time of the site visit, the City of Madeira Beach does not have record of the repair, the original intent or use cannot be confirmed at this time.

EXECUTIVE SUMMARY

Pennoni's project scope of services includes limited visual inspection of readily accessible and exposed structural elements of the primary structural system of the 1st floor to assess the general structural condition of the building. The primary building structural elements includes load bearing components such as the piles, joists and beams. Due to the nature of a non-intrusive visual inspection, review of building structure covered by cosmetic finishes or embedded foundations may not be possible.

Based on our limited visual structural crawlspace inspection of the building, the following structural components have been identified with any observed damages/issues:

- Subfloor (**Photos 1 - 3**)
- Joists (**Photos 4 & 5**)
- Beams (**Photos 6 & 7**)
- Timber Piles (**Photos 8 & 9**)
- Previous Retrofit (**Photos 10 - 12**)

RECOMMENDATIONS & FINDINGS

The below list of damages has been included to describe typical types of issues identified during our site observation walkthrough. Where applicable, recommendations for repair or replacement are included in the below findings. Relevant photos from our inspection have been included in the attached **Exhibit A**. A full set of inspection photos can be provided upon request. An approximate damage map has also been provided to show areas and extent of damages in **Exhibit B**.

1) Subfloor

- a) Approximately 450 square feet (SF) of the existing $\frac{3}{4}$ " plywood subfloor was found to be damaged or completely detached and failed, exposing the floor finish underlayment (thin-set mortar or equivalent). These sections of subfloor is currently a **Dangerous Condition** as defined by Section 202 of the Florida Existing Building Code (FBCE). It is recommended that access be restricted above these areas until repairs can be made. One area of damaged or failed subfloor is below the existing cooler and may need to be removed to properly repair the subfloor in the area. The subfloor is recommended to be replaced in kind with $\frac{3}{4}$ " structural I APA Span Rated sheathing fastened at the edges 8" O.C. staggered with 8d ring shank nails.

2) Joists

- a) No damages were observed to the joists at the time of this limited site visit. Concealed damages to the joists may be revealed during the removal of the subfloor. New joists may need to be sistered to existing joists if cross section loss is discovered. Approximately 5% - 10% of the ~16" twist straps were observed to have heavy pitting or corrosion and are recommended to be replaced. New straps can also be added to supplement any

damaged straps. This is typical throughout the crawlspace. Overall, the joists were observed to be in stable condition.

3) Beams

- a) No damages were observed to the beams at the time of this limited site visit. Approximately 1% - 2% of the ~45" twist straps were observed to have heavy pitting or corrosion and are recommended to be replaced. New straps can also be added to supplement any damaged straps. This is typical throughout the crawlspace. Overall, the beams were observed to be in stable condition.

4) Timber Piles

- a) (2) timber piles were observed to have approximately 5% - 10% cross section loss. The surrounding framing was not observed to be deflecting or in distress due to the loss of capacity of the pile. It is recommended that these timber piles be replaced in kind or repair in place with splices.

5) Previous Retrofit

- a) A previous retrofit of concrete piers, 4x4 wood posts and 2x10 beams was observed to be in the crawl space. A 2x10 was also observed to be sistered to an original 10x6 beam. The concrete piers were observed to be undermined with minimal amounts of bearing on grade, and some 4x4 posts were observed to be detached from the beams. It is recommended to remove the concrete piles, beams and posts, as there is no evidence of these components being necessary to reinforce the existing framing.

6) Additional Recommendations

- a) Pennoni recommends that the remaining framing of the building be inspected beyond what is concealed. Possible insect damage, water damage or rot and overstressed members may be concealed by existing finishes in the building. The wall, beyond what is currently exposed and second floor framing is recommended to have the drywall removed for further inspection.

LIMITATIONS

This investigation is limited to a review of the building areas in the locations above. It is not intended to be a comprehensive inspection of every component. Existing drawings were not provided to Pennoni. Preparation of design calculations to peer review the previous repairs is not included.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,
PENNONI

Chakradhar Gondi, P.E., FL #93753
Project Engineer

Attachments – Exhibit A – Relevant Photos
Exhibit B – Approximate Damage Map

EXHIBIT A

RELEVANT PHOTOS



Photo 1 – Damaged or Failed Subfloor

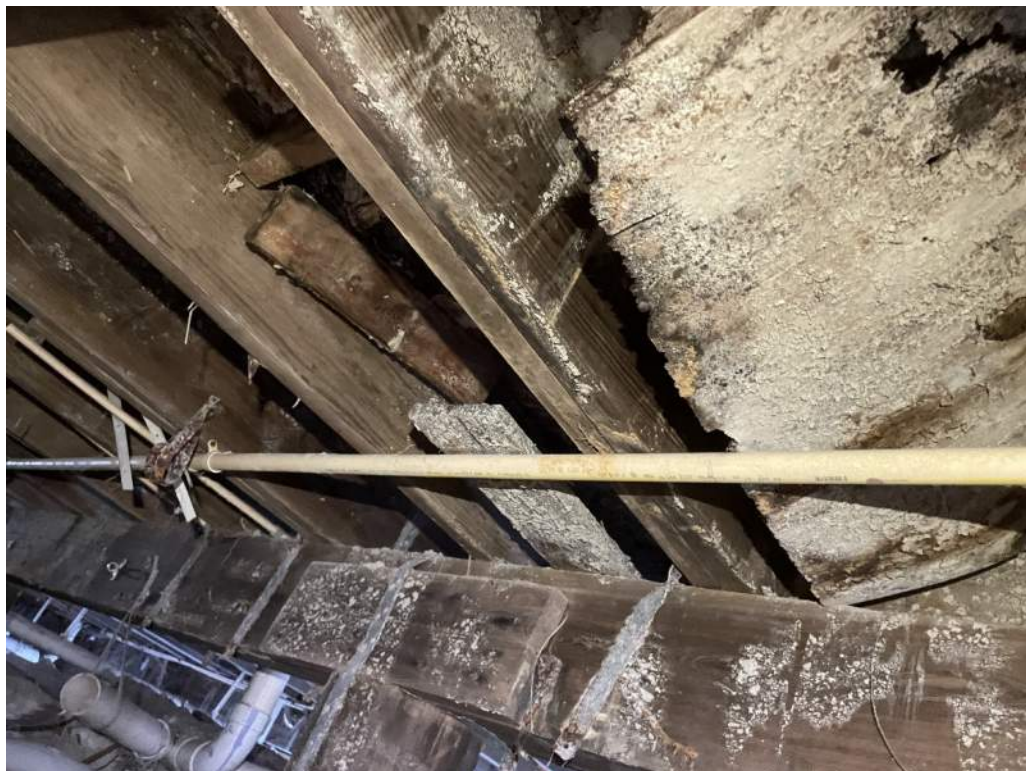


Photo 2 – Damaged or Failed Subfloor



Photo 3 – Damaged or Failed Subfloor



Photo 4 – Floor Joists



Photo 5 – Floor Joist Strap Corrosion



Photo 6 – Beam Strap Corrosion



Photo 7 – Floor Beam



Photo 8 – Timber Pile Cross Section Loss



Photo 9 – Timber Pile Cross Section Loss



Photo 10 – Previous Retrofit with Detached Post



Photo 11 – Previous Retrofit Pier with Minimal Bearing on Grade



Photo 12 – Previous Retrofit of Sistered Beam

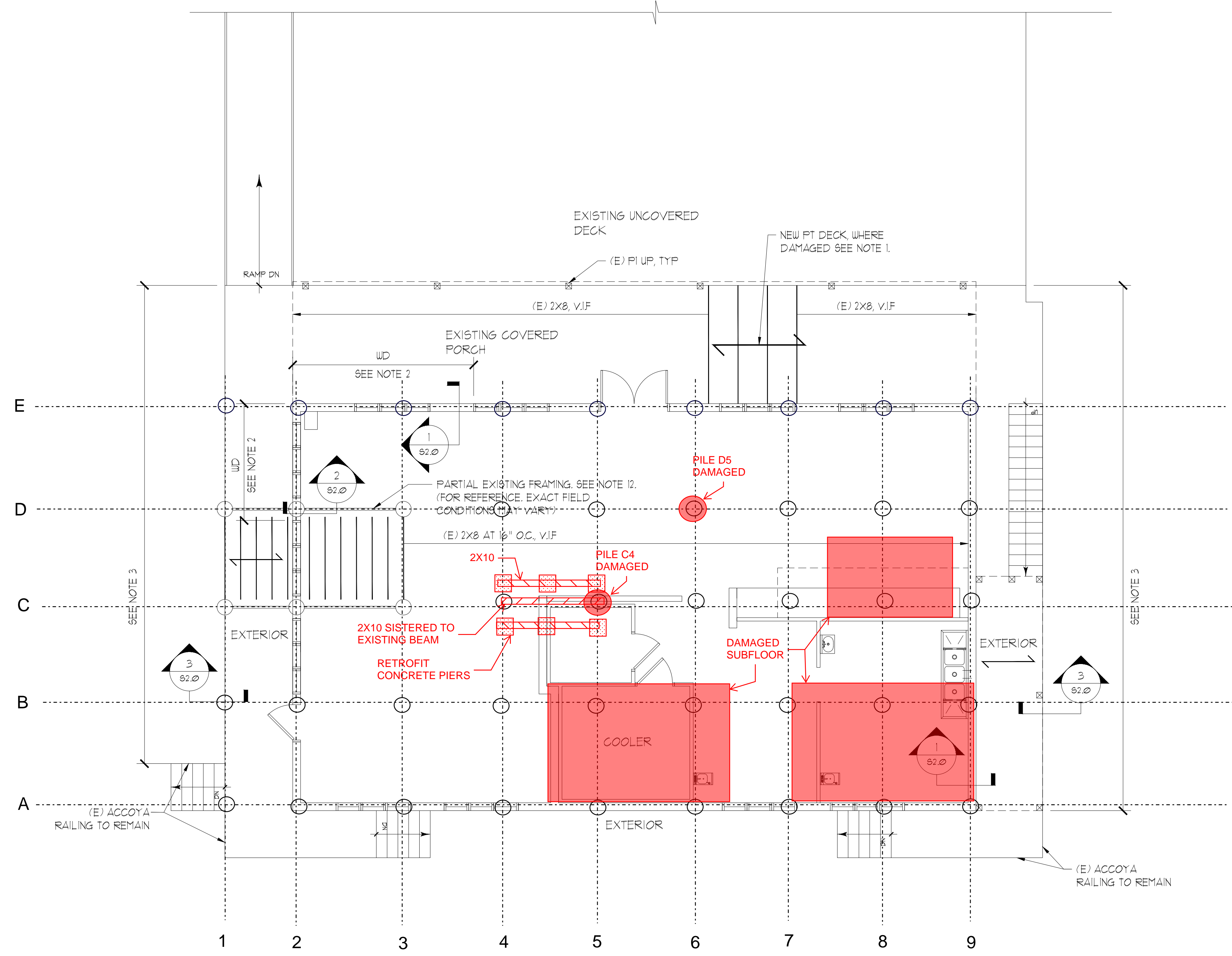
EXHIBIT B

APPROXIMATE DAMAGE MAP

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**SNACK SHACK LIMITED REPAIRS
LIMITED FLOOR ASSESSMENT & REPAIR**
15100 GULF BLVD.
MADEIRA BEACH, FL 33708

- PLAN NOTES:**
- INDICATES DECK SPAN DIRECTION IN EXTERIOR DECKS. REPLACE DAMAGED EXTERIOR DECKING WITH NEW PT2X6 TONGUE & GROOVE DECKING AT EXTERIOR. ATTACH TO SUPPORT JOISTS WITH (2) SIMPSON #2X 3 1/2" SS OR APPROVED EQUAL. MINOR EXCAVATION TO REMOVE SAND, FILL MAY BE REQUIRED TO COMPLETE REPAIRS IN AREAS OF DAMAGED DECKING.
 - WD = AREA OF WALL DAMAGE. REPLACE DAMAGED WALL SHEATHING AND REPAIR WALL STUDS PER 1/52.0 AND 2/52.0.
 - REPAIR DAMAGED HANDRAIL FOR EXTERIOR DECKS PER 3/52.0.
 - FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING DIMENSIONS & ELEVATIONS PRIOR TO FABRICATION & INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE SAFETY OF THE BUILDING UNTIL STRUCTURAL SYSTEM IS COMPLETED.
 - CONTRACTOR IS REQUIRED TO SHORE EXISTING STRUCTURE AS NECESSARY BEFORE ATTEMPTING REPAIRS.
 - (E) - INDICATES EXISTING FRAMING TO REMAIN, V.I.F. EXISTING FRAMING TO REMAIN IS SHOWN FOR INFORMATION PURPOSES ONLY. IT IS ASSUMED ALL THE EXISTING FRAMING TO REMAIN IS IN GOOD CONDITION. GC TO VERIFY IF EXISTING CONDITIONS MATCH WITH THIS STRUCTURAL PLANS, CONTACT PENNONI IF EXISTING MEMBERS TO REMAIN ARE DAMAGED OR NOT MATCHING WITH STRUCTURAL PLANS.
 - (E) PI = EXISTING 4X4 WOOD POST UP TO REMAIN.
 - ALL NEW DIMENSIONAL LUMBER SHALL BE PRESSURE TREATED SOUTHERN PINE #2 OR BETTER U.N.O. ALL NEW INTERIOR FLOOR SHEATHING SHALL BE PRESSURE TREATED APA SHEATHING.
 - ALL WOOD CONNECTION HARDWARE INCLUDING FASTENERS SHALL BE STAINLESS STEEL.
 - GC TO INSPECT EXISTING FRAMING AT FIRST FLOOR FOR DAMAGE AND DEGRADATION. NOTIFY EOR AND OWNER OF FINDINGS. REPAIR OR REPLACE THE FRAMING WHERE DAMAGED PER NOTES & DETAIL 1/52.0.
 - DENOTES EXISTING 10" DIA. TIMBER PILES TO REMAIN, V.I.F.



1ST FLOOR APPROXIMATE DAMAGE MAP
SCALE: 3/16" = 1'-0"

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	MDBCH25003
DATE	09/29/2025
DRAWING SCALE	AS NOTED
DRAWN BY	KA
APPROVED BY	VB

S1.0