

Milestone Phase I Report
The Rose Condominium Owners Association



Report Date: ⌚ 7/28/24

Inspection Date: ⌚ 7/12/2024

Field Inspector: Kaia Iverson

Consultant: **Dudley McFarquhar, Ph.D., PE**
Stone Inspections Group, LLC (SIG)

260 1st Ave S #225
St Petersburg, FL 33701

Per your request, a team from Stone Inspections Group, LLC (SIG) conducted a Phase 1 Milestone Inspection of the referenced property on the following buildings:

19222 Gulf Blvd, Indian Shores, Florida 33785

Project Background

Year Built:	1983
Building Frame:	Concrete
Building Facade:	Stucco cladding
Roof:	Flat modified bitumen roof and tile mansard roof
Community Description:	Community consists of one (1) 7-story building with thirty (30) units. The third through fifth floors are residential above two parking levels. The building is beach-side and has a pool behind the building. This report is solely focused on the 7-story structure.

Executive Summary

The focus of the Milestone Phase I report is to observe the existing conditions related to structural components of the building and assess the level of safeness. The intent of the study, as outlined in Florida Statute 553.899, is to provide a condition assessment focusing on critical structural elements related to load bearing and/or load transfer capabilities to building structure. This Milestone inspection is to identify substantial structural deterioration only, not to address building code, fire code, environmental or regulatory compliance issues.

This Phase I report is based on deficiencies found during our walk through inspection of the exterior and common habitable areas. The visual inspection is of readily accessible areas as well as information provided by the association. A Phase I Milestone does not include any destructive investigation.

The critical structural components include foundations, walkways, columns, shear walls, roofs, and stairs. In addition, SIG reviewed existing facades, to identify pertinent maintenance items that should be brought to the attention of the ownership. Substantial structural deterioration does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the Phase I inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Review Methodology

The following outlines the principles adopted in our visual review to determine substantial structural deterioration:

- Ground based survey
- Exterior accessible area inspection
- Roof inspection
- Drone Inspection

A summary of our observations is presented herein. The following presents the observation summary and photo narrative for each of the inspected buildings.

Field Observation Summary

The building is in excellent condition. Association has just completed a full concrete restoration on the exterior of the building as well as the walkways, balconies, stairs, and the second level of the parking garage. The first level of the parking garage was not worked on during this project, but has visible areas that were remediated in the past. No areas in need of repair were identified on either of the parking levels. Tile was removed from the walkways and balconies and replaced it with a gemstone coating. The modified bitumen roof was also replaced during this project and repairs were made to the mansard roof sections. Additionally, all balcony and stair railing were replaced. Walkway railings were painted and remain in good condition.

During the inspection, four (4) balconies were accessed through the inside of the units. These balconies were for Units 304, 404, 501, and 703. The remainder of the balconies were observed from ground level, the larger third floor balcony, and through a drone inspection.

Legend

Deficiencies	Any items listed in this row MUST be remediated to pass the Milestone Inspection.
Maintenance	Any items listed in this row have damages that do not qualify as substantial structural deterioration. Maintenance should be considered, however anything listed here does not affect a passing or failing status. If there are no maintenance items noted this row will not be displayed for the section.
Condition	This row describes the general condition of the item.

Roof

Deficiencies	No deficiencies observed.
Maintenance	Chipped tiles identified on rear elevation mansard roof. Recommend monitoring chipped tiles and replacing them during the next mansard roof repair or replacement.
Condition	Modified bitumen flat roof in good condition. Tile mansard roof in average condition.

Exterior Walls - Load Bearing

Deficiencies	No deficiencies observed.
Condition	Exterior walls in good condition

Walkways/Floors

Deficiencies	No deficiencies observed.
Condition	Walkways in good condition.

Stairs

Deficiencies	No deficiencies observed.
Condition	Stairs in good condition.

Railings

Deficiencies	No deficiencies observed.
Condition	Railings in good condition.

WaterProofing

Deficiencies	No deficiencies observed.
Maintenance	Paint bubbling identified on multiple balcony soffits. No water was detected in the paint bubbles. Building was painted recently and association indicated that the contractor is coming back to repaint areas with bubbles.
Condition	Waterproofing in average condition.

Common Area Windows/Doors

Deficiencies	No deficiencies observed.
Condition	Common area windows and doors in average condition.

Balconies

Deficiencies	No deficiencies observed.
Condition	Balconies in good condition.

Parking Garages

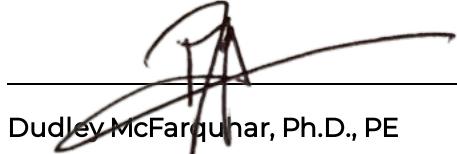
Deficiencies	No deficiencies observed.
Condition	Parking garage in good condition.

After reviewing the property, it is our opinion that your association has PASSED the Phase I Milestone Inspection.

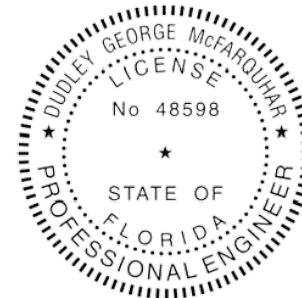
This concludes the Phase I summary that must be distributed to your membership. If you have any questions, please advise us at your earliest convenience.

The opinions and findings expressed in this report are based upon the information available to Stone Inspections Group LLC (SIG) as of the date of this report and are the result of limited non-destructive visual investigation of the property and exposed building components. As such, SIG assumes no liability for the misuse of this information by others and reserves the right to modify the conclusions contained herein upon receipt or discovery of additional information. Due to the limited access and the non-destructive nature of the investigation, SIG cannot be held responsible for any hidden defects that may negatively impact the performance of the structure. This report is intended to provide an overview of the existing conditions, and should not be used as an indicator of future performance; no expressed or implied warranties or guarantees of any kind are given. Thank you for the opportunity to provide services to your building.

Respectfully Submitted,



Dudley McFarquhar, Ph.D., PE
FL PE # 48598
(800) 892-1116 www.stonebldg.com



Timelines

Phase I report must be given to the **local building official** within **180 days** of receiving your Milestone letter.

Within 45 days after receiving a completed Milestone Report **it must be distributed to all owners** by the 4 methods listed below in 'Instructions for Distribution'.

365 days to commence work for substantial structural deterioration indicated in the deficiencies column.

Instructions for Distribution

1. Contact Stone Inspection Group with a copy of your local building official letter immediately upon receipt. The engineer of record must submit the report to your local official. **Stone Inspections Group will only submit the summary of this report to the building official when we are provided a copy of the letter.** Failure to submit the building letter to our office will result in the association not being in compliance with the Milestone requirements.
2. Distribute this report to the membership in ALL of the following ways within 45 days:
 1. **Mail** the summary of the Phase I to each unit owner at every address they have listed **AND**;
 2. **Email** the summary (if they have signed up for electronic transmissions) **AND**;
 3. **Post** the summary in a conspicuous place in your community **AND**;
 4. Make the **entire report** including the photos available on your **website** (if the association is required by statute to have a website).

The summary is all the pages before this page. It does not include the photographs.

Stone Inspections Group LLC - 260 1st Ave South, St Petersburg FL 33701

800 (892) 1116 - stonebldg.com

Roof

Maintenance	Chipped tiles identified on rear elevation mansard roof. Recommend monitoring chipped tiles and replacing them during the next mansard roof repair or replacement.
Condition	Modified bitumen flat roof in good condition. Tile mansard roof in average condition.



Modified bitumen roof overview



Modified bitumen roof overview



Modified bitumen roof overview



Modified bitumen roof overview

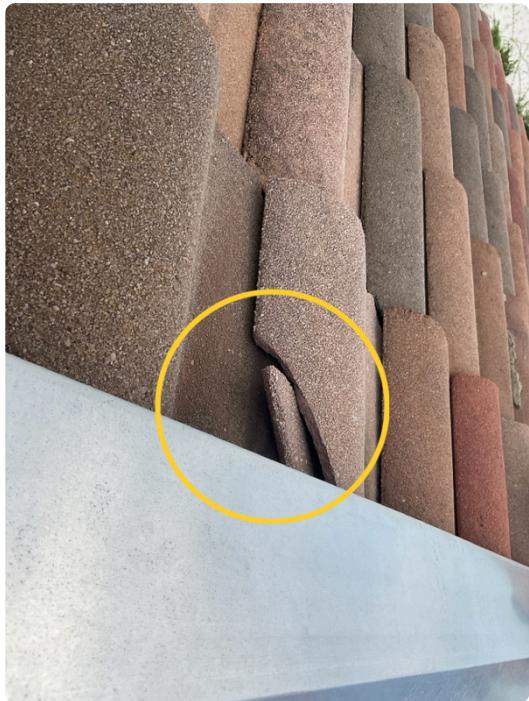
Roof continued...



Chipped tiles on rear elevation mansard roof



Chipped tile on rear elevation mansard roof



Chipped tile on rear elevation mansard roof



Front elevation mansard roofs overview

Exterior Walls - Load Bearing

Condition	Exterior walls in good condition
-----------	----------------------------------



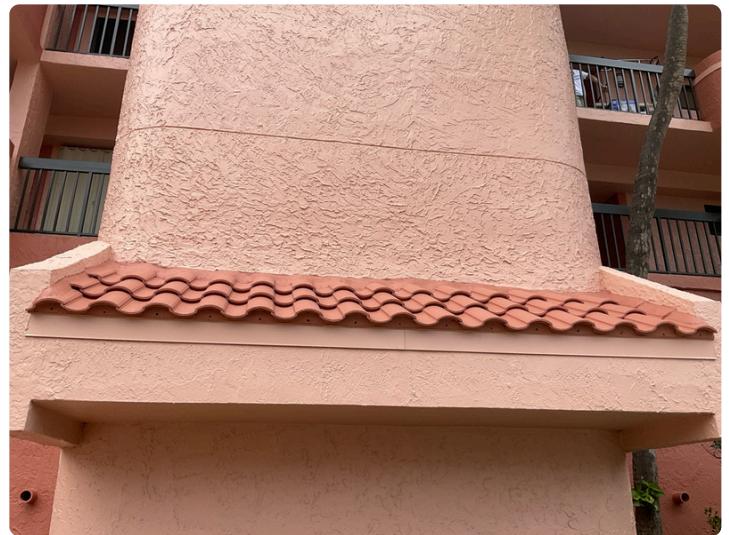
Typical exterior wall



Typical exterior wall



Typical exterior wall



Typical exterior wall

Walkways & Floors

Condition

Walkways in good condition.



Typical walkway



Typical walkway

Stairs

Condition

Stairs in good condition.



Typical concrete stair section



Typical concrete stair section



Metal spiral staircase

Railings

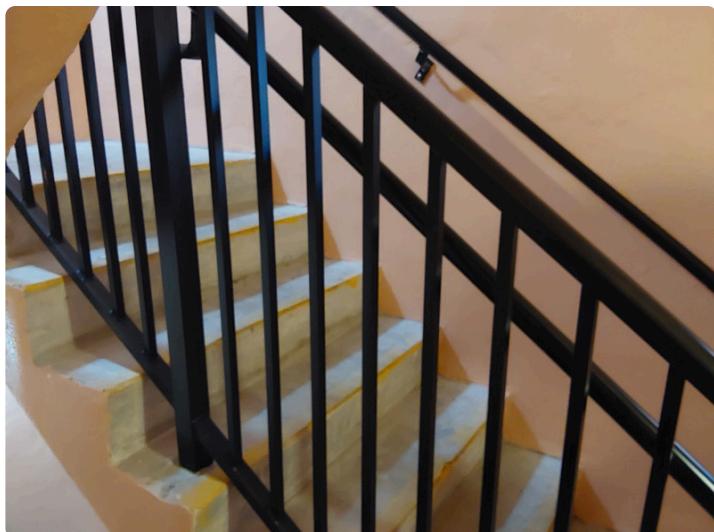
Condition	Railings in good condition.
-----------	-----------------------------



Typical balcony railings



Typical walkway railings



Typical stair railings

Waterproofing

Maintenance	Paint bubbling identified on multiple balcony soffits. No water was detected in the paint bubbles. Building was painted recently and association indicated that the contractor is coming back to repaint areas with bubbles.
Condition	Waterproofing in average condition.



Paint bubbling on Unit 501 balcony. No water in bubble.



Paint bubbling on Units 403,503, and 603 balcony soffits



Paint bubbling on Units 504 and 505 balcony soffits

Common Area Windows/Doors

Condition

Common area windows and doors in average condition.



Front entry door



Typical single fire door



Typical double fire door



Elevator window

Balconies

Condition

Balconies in good condition.



Typical third floor balcony



Typical balcony stacks



Overview of third floor balcony



Typical balcony

Balconies continued...



Typical balcony

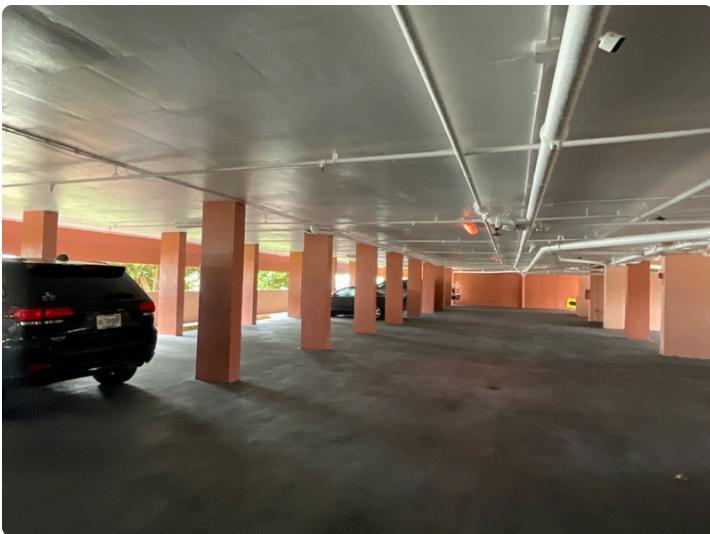


Typical balcony

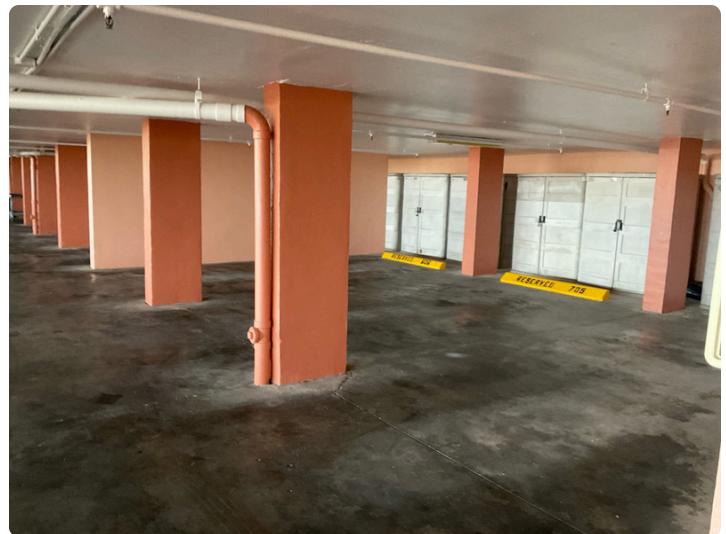
Parking Garages

Condition

Parking garage in good condition.



Parking garage overview



Parking garage overview



Parking garage overview



Parking garage overview

19222 Gulf Blvd, Indian Shores, Florida 33785



Year Built: 1983

19222 Gulf Blvd, Indian Shores, Florida 33785 Overview Photos



Front elevation



Right elevation



Rear elevation



Left elevation