PRESCOTT ENGINEERING, LLC

August 22, 2023

Golden Shores Condominiums
c/o Mr. Rick Erhbar
19531 Gulf Blvd.
Indian Shores, Florida 33708

Email: gcondo5@tampabay.rr.com

Subject: Building Condition Survey
Milestone Inspection
19531 Gulf Blvd.
Indian Shores, Florida

Mr. Erhbar,

Prescott Engineering, LLC (PE) has been requested to provide a proposal for "milestone inspection" as required by the Florida Statute 553.899. It is important to note that the full requirements of the statute have not been established as the Florida Building Commission submitted recommendations last year, however the legislature has not updated any requirements for the "milestone inspection".

As outlined in the current version the statute ""Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in S.627.706, by a licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code."

The state has established some preliminary requirements for the structural inspection and have outlined the requirements of a phase one and phase two inspection. The phase one inspection is currently outlined as "For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and non-habitable areas of a building, including major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph (b), is not required. An architect or engineer

who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to subsection (8)."

The phase one inspection is not a structural analysis of the structure or to determine if the structure meets current building code requirements. If upon completion of the phase one inspection, "substantial structural deterioration" is observed then a phase two inspection may be required.

The statute currently outlines a phase two inspection as "A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determine testing locations, the inspector must give preference to locations that are least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection report pursuant to subsection (8)."

If required, the phase two inspection would include destructive testing as recommended by PE. Any destructive testing would be overseen by PE but conducted by a licensed general contractor that is has been retained directly by the association.

The survey conducted by PE was completed on Friday, July 14, 2023. The survey included the roof, walkways, stairwells, a sample of the balconies, and the accessible exterior walls of the building. The survey was visual and included mechanical sounding. No destructive testing was performed.

Project History

The following information was provided regarding the history of the structure:

1. The structure was built circa 1982.
2. The structure is six stories in height with the first level being a garage and the remaining levels residential.
3. The structure consists of precast reinforced concrete slabs, conventionally reinforced concrete columns, with concrete masonry unit (CMU) exterior walls.
4. The walkways were stripped and waterproofed circa 2007/2008.
5. The walkways were recoated circa 2020.
6. The building exterior was painted circa 2020.
7. A balcony repair project was completed circa 2005.
8. The existing roof is approximately 5 years old.

Observations

Based on the survey the following conditions were observed:

Balconies

1. The flooring on the balconies consisted of either a urethane coating or ceramic tile. Refer to *Figure 1*.

Figure 1

2. The railing of the balconies was found to be 42.25 inches in height, which is in compliance with the current building code. Refer to *Figure 2*.

Figure 2

3. The clear opening between the pickets in the guardrail on the balconies was found to be 5 inches. The current building code requires a clear opening of less than 4 inches. Refer to *Figure 3*.

Figure 3

4. Tiles in the area of balcony columns evidenced widespread delamination and tile cracking. Refer to *Figure 4*.

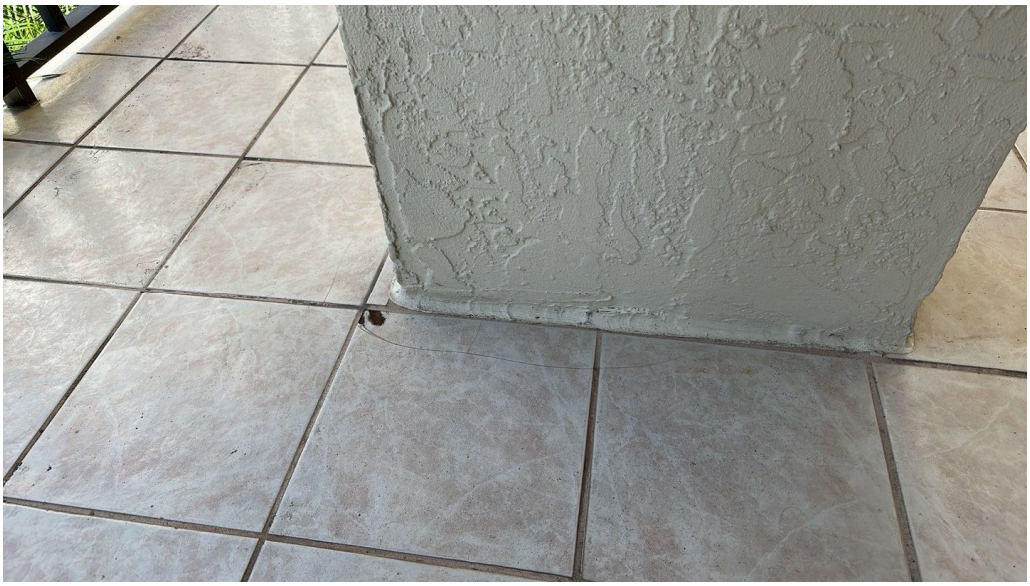


Figure 4

5. Portions of the balconies were detected by mechanical sounding to have spalling present. Refer to *Table 1*.

Balcony Sounding							
Unit	Balcony Floor Type	Deck Spalls/Delamination	Size Range	Slab Edge Spall	Size Range	Overhead Spall	Size Range
201	Ceramic Tile	20% Delamination		2	6"	1	4'x1'
206	Ceramic Tile	15% Delamination		-	-	1	2'x3'
207	Ceramic Tile	10% Delamination		-	-	-	-
208	Ceramic Tile	30% Delamination		-	-	-	-
210	Urethane	-	-	-	-	-	-
214	Urethane	-	-	-	-	-	-
219	Ceramic Tile	60% Delamination		1	6"	-	-
301	Urethane	1	6"x6"	-	-	-	-
302	Ceramic Tile	50% Delamination		-	-	-	-
309	Urethane	-	-	-	-	-	-
314	Ceramic Tile	30% Delamination (Tented Tiles)		-	-	-	-
414	Urethane (Peeling)	-	-	-	-	-	-
416	Urethane	-	-	2	4'	-	-
418	Ceramic Tile	-		-	-	-	-
419	Ceramic Tile	15% Delamination		-	-	-	-
508	Urethane	1	6"x6"	-	-	-	-
509	Ceramic Tile	20% Delamination		-	-	-	-
514	Ceramic Tile	50% Delamination		1	6"	-	-
519	Ceramic Tile	10% Delamination		-	-	-	-
601	Urethane	-	-	1	6"	-	-
602	Urethane	-	-	-	-	-	-
603	Urethane	-	-	-	-	2	6"x6"
Note: 1) Unit 519 noted as having no waterproofing beneath tile.							

Table 1

Walkways

6. The flooring on the walkways consisted of a waterproofing membrane that was recoated with a rexthane circa 2020. Refer to *Figure 5*.

Figure 5

7. The railing of the walkways was found to be 42.25 inches in height, which is in compliance with the current building code. Refer to *Figure 6*.

Figure 6

8. The clear opening between the pickets in the guardrail on the balconies was found to be 4.75 inches. The current building code requires a clear opening of less than 4 inches. Refer to *Figure 7*.

Figure 7

9. The walkway railings evidenced corrosion and coating failure. Refer to *Figure 8 and Figure 9*.

Figure 8

Figure 9

10. The walkway railings evidenced multiple locations of supplemental clipping. Refer to *Figure 10 and Figure 11*.

Figure 10

Figure 11

11. The walkway sealant at the slab to wall interface evidenced cracking. Refer to *Figure 12*.

Figure 12

12. Several faux columns on the walkway evidenced cracking in the stucco. Refer to *Figure 13*.

Figure 13

13. Some areas of the walkway coating evidenced failure and exposure of the previous coating below. Refer to *Figure 14*.

Figure 14

14. Portions of the walkway were detected by mechanical sounding to have spalling present. Refer to *Table 2*.

Walkway Sounding								
Floor	Deck Spalls	Size Range	Column Spalls/cracking	Size Range	Slab Edge Spall	Size Range	Overhead Spall	Size Range
6th	8	2'x1' to 4'x2'	-	-	1	6"	-	-
5th	4	3'x2' to 4'x3'	3	4'x1' to 8'x1'	-	-	-	-
4th	11	3'x1' to 6'x6'	2	6'x1' to 7'x1'	-	-	-	-
3rd	10	1'x1' to 7'x2'	-	-	2	6" to 1'	-	-
2nd	15	6"x6" to 25'x2'	1	7'x1'	-	-	-	-
Note: 1) Widespread column stucco delamination was noted on all floors. Cracking was noted in 8 of the columns. 2) Majority of the 2nd floor breezway slab evidenced delamination of either topping slab or sloping material.								

Table 2

Stairs

10. The stairs were observed to consist of a concrete stair system and concrete landings. Refer to *Figure 15*.

Figure 15

Exterior Walls

15. The majority of the exterior walls of the structure appeared to be stucco overtop concrete and/or concrete masonry units (CMU) in-fill walls. No widespread cracking was observed within the majority of walls of the structures. Refer to *Figure 16* and *Figure 17.*

Figure 16

Figure 17

Garage

16. Spalling and/or stucco delamination was detected, by mechanical sounding, to be present in 15 locations of the garage. Refer to *Table 3, Figure 18 and Figure 19*.

Garage Sounding					
Column Spalls	Size Range	Vertical Spall	Size Range	Overhead Spall	Size Range
3	6"x6"	7	6"x6" to1'x1'	5	6"x6" to 1'x1'
Note:					

Table 3

Figure 18

Figure 19

Roof

17. The roof was observed to consist of a modified bituminous roof membrane. Refer to *Figure 20.*

Figure 20

18. The rooftop air conditioning units were observed to be currently mounted on aluminum stands. Refer to *Figure 21*.

Figure 21

Conclusions and Recommendations

Based on the conditions observed it appears that the structure is generally in good condition. However, areas of spalling were observed on the balconies and garage indicating that active spalling is occurring in localized areas. Based on the conditions observed PE does not believe that an immediate unsafe condition exists at the structure. However, if repairs are not made to the structure the spalling conditions will worsen and may develop into unsafe conditions.

The survey completed consisted of a Phase One inspection as outlined by the State of Florida SB-4D. Based on the survey no substantial structural deterioration was observed at the time of the assessment. Furthermore, based on the conditions observed PE does not believe that a Phase Two survey is necessary.

Spalling occurs when moisture and chlorides from the ocean are able to penetrate the deck and reach the reinforcing bars. When exposed to moisture and chlorides the reinforcing bars will corrode. The corrosion causes the reinforcing bars to expand which in turn creates internal stresses in the concrete. These internal stresses cause areas of the concrete to break loose and expose the reinforcing bars. The breaking loose of the concrete is what is referred to as “spalling”. Spalling generally affects older buildings near the water more than it affects newer construction that is inland. Periodic maintenance and application of a quality waterproofing membrane on the balconies can significantly reduce the amount of repairs that are needed in the future. It appears that the majority of the balconies do not currently have a waterproofing membrane installed under the tiles.

Based on the conditions observed, PE recommends the following scope of work to the structural components:

Immediate Action Items

1. The spalling on the balconies and garage columns should be repaired in accordance with guidelines prepared by the International Concrete Repair Institute (ICRI). This includes the following:
    a. Square cutting repair areas
    b. Removal of concrete back to uncorroded reinforcing bars
    c. Supplementation of deteriorated reinforcing bars exhibiting significant section loss
    d. Proper surface preparation of the repair area
    e. Installation of sacrificial anodes
    f. Application of corrosion inhibitors to the exposed portions of reinforcing steel
    g. Application of an appropriate concrete repair material
2. The balconies with widespread delaminated tile and tented tiles should have the tile removed and a new waterproofing membrane installed. PE does not recommend tile be reinstalled. For improved aesthetics a Gemstone coating can be applied to look similar to tile.
3. The faux columns on the walkways with cracking present should be repaired.

Preventive Maintenance Items

1. The balconies with localized delaminated tiles should be monitored and if the delamination is found to increase, or tenting develop, the tiles should be removed and a waterproofing membrane installed. PE does not recommend tile be reinstalled. For improved aesthetics a Gemstone coating can be applied to look similar to tile.
2. The walkways and decks with urethane finish should be resealed as according to the manufacturer.
3. The rail system on the walkways evidenced widespread corrosion, supplemental clipping and were not in compliance with current code. If the noncompliant railing is ever removed from the structure it will be required to be replaced with new code compliant railing.

It is important to note that this report is intended to outline the current state of the structure and cannot be used to evaluate future conditions of the structure that may develop. Additionally, PE does not guarantee that this report will satisfy any future reporting requirements that may be issued by the State of Florida, Pinellas County, the Authority Having Jurisdiction, or any insurance company.

Neither the survey nor this report is intended to cover hidden defects, mechanical, electrical, or architectural features, nor environmental concerns. Unauthorized use of this

report, without the permission of PE, shall not result in any liability or legal exposure to Prescott Engineering, LLC.

Prescott Engineering, LLC reserves the right to update the information contained in this report if deemed necessary due to modified site conditions or the availability of new/additional information.

Thank you for offering us the opportunity to provide our services for this project. Please contact our office if you have any questions regarding this report.

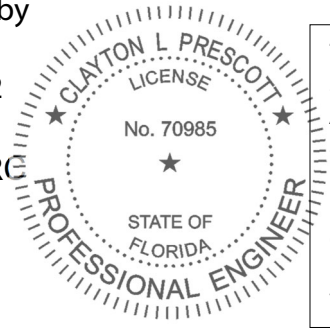
Sincerely,

Prescott Engineering, LLC
State of Florida Certificate of Authorization No. 31922

Clayton Prescott

Digitally signed by Clayton Prescott
Date: 2023.08.22 17:43:09 -04'00'

Clayton Prescott PE, FRSE, SI, RRC
Principal Engineer
Florida P.E. No. 70985



This item has been digitally signed and sealed by Clayton L Prescott, PE on August 22, 2023 using a digital signature.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Teddy Watkins

Prescott Engineering, LLC

8/15/2023 | 46 Photos

Golden Shores Condominiums-Milestone Inspection

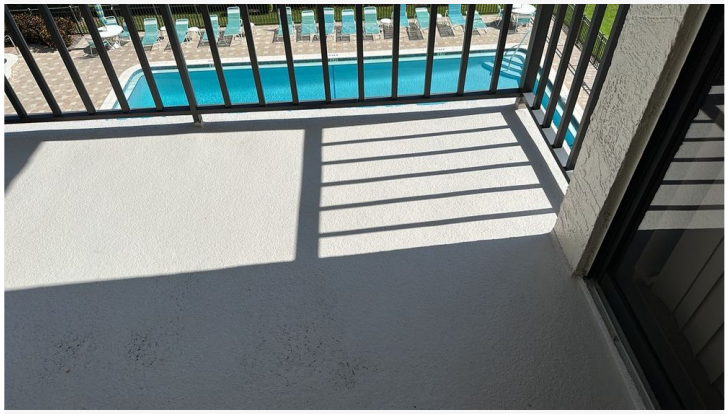
Balconies

1

Crack in tile grout beneath sliding glass door track.

Project: Golden Shores
Date: 7/14/2023, 10:24am

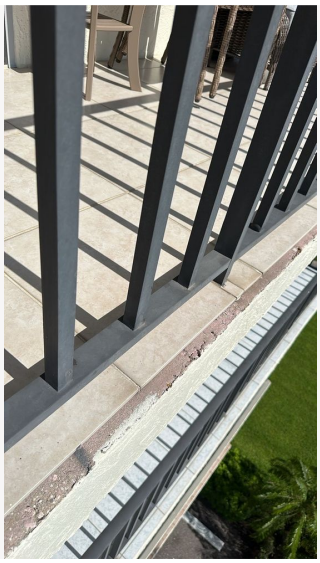
2



Balcony with urethane coating.

Project: Golden Shores
Date: 7/14/2023, 10:27am

3



Tile installed short of exposed slab edge.

Project: Golden Shores
Date: 7/14/2023, 10:34am

4

Peeling of urethane balcony coating

Project: Golden Shores
Date: 7/14/2023, 10:46am

5

Tented tile.

Project: Golden Shores
Date: 7/14/2023, 10:52am

6

Blisters in coating.

Project: Golden Shores
Date: 7/14/2023, 11:06am

7

Tile installed higher than sliding glass door track.

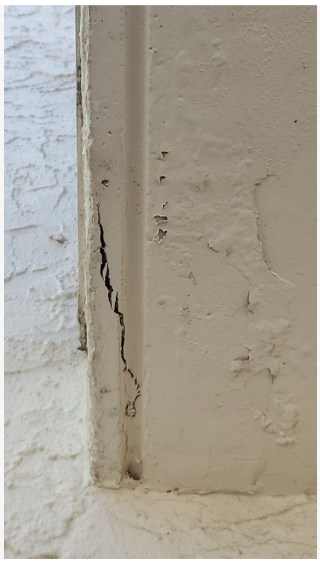
Project: Golden Shores
Date: 7/14/2023, 11:27am

8

Slab edge spall.

Project: Golden Shores
Date: 7/14/2023, 2:53pm

9



Slab edge spall.

Project: Golden Shores
Date: 7/14/2023, 2:54pm

Walkways

1

Crack in column stucco

Project: Golden Shores
Date: 7/14/2023, 1:07pm

2

Cracks in walkway coating

Project: Golden Shores
Date: 7/14/2023, 1:18pm

3

Cracking in expansion joint sealant coating.

Project: Golden Shores
Date: 7/14/2023, 1:20pm

4

Crack in column stucco

Project: Golden Shores
Date: 7/14/2023, 1:22pm

5

Crack in column stucco

Project: Golden Shores
Date: 7/14/2023, 1:22pm

6

Supplemental clips on rail system

Project: Golden Shores
Date: 7/14/2023, 1:27pm

7

Supplemental clips on rail system

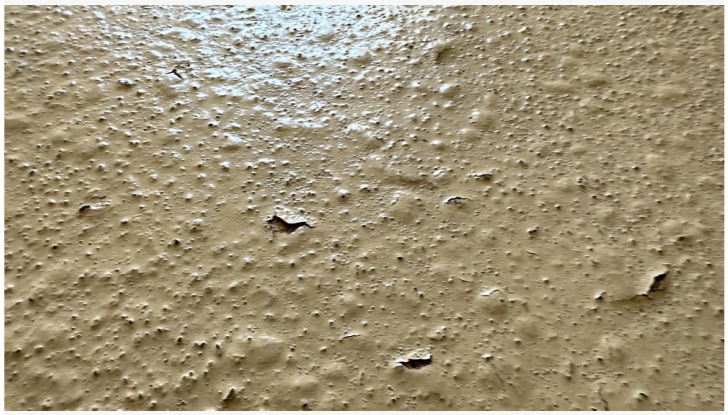
Project: Golden Shores
Date: 7/14/2023, 1:32pm

8

Supplemental clips on rail system

Project: Golden Shores
Date: 7/14/2023, 1:33pm

9



Peeling walkway coating

Project: Golden Shores
Date: 7/14/2023, 1:40pm

10

Peeling walkway coating

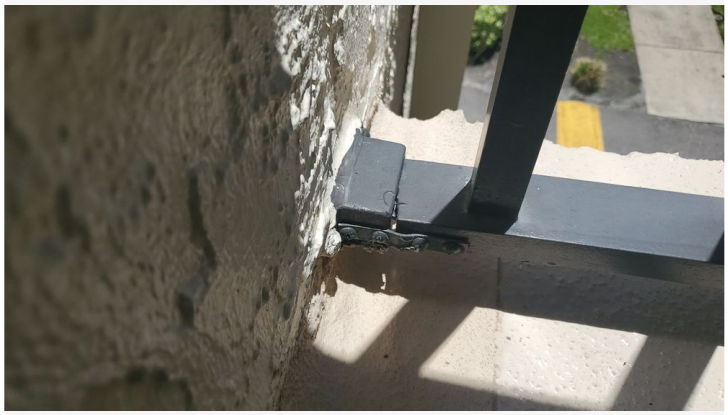
Project: Golden Shores
Date: 7/14/2023, 1:40pm

11

Peeling walkway coating

Project: Golden Shores
Date: 7/14/2023, 1:57pm

12



Supplemental clips on rail system

Project: Golden Shores
Date: 7/14/2023, 1:51pm

13

Supplemental clips on rail system

Project: Golden Shores
Date: 7/14/2023, 1:52pm

14

Supplemental clips on rail system

Project: Golden Shores
Date: 7/14/2023, 1:56pm

15

Corroded fasteners and supplemental clip

Project: Golden Shores
Date: 7/14/2023, 2:04pm

16

Corroded clips

Project: Golden Shores
Date: 7/14/2023, 2:04pm

17

Crack in column stucco

Project: Golden Shores
Date: 7/14/2023, 2:05pm

18

Supplemental clips on rail system

Project: Golden Shores
Date: 7/14/2023, 2:10pm

19

Drainage gap in base of faux columns

Project: Golden Shores
Date: 7/14/2023, 2:33pm

20

No drainage gap in base of column

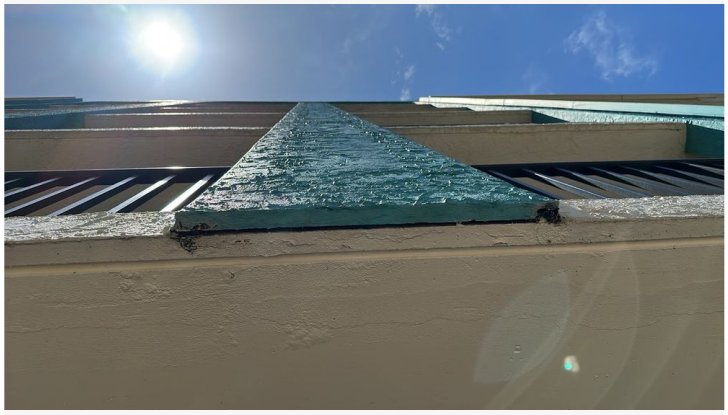
Project: Golden Shores
Date: 7/14/2023, 2:33pm

21

Paint blister and no drainage gap in base of column

Project: Golden Shores
Date: 7/14/2023, 2:40pm

22



Drainage gap in base of column

Project: Golden Shores
Date: 7/14/2023, 2:40pm

23

Spall beneath walkway.

Project: Golden Shores
Date: 7/14/2023, 2:41pm

24

Previously repaired wall cracks

Project: Golden Shores
Date: 7/14/2023, 1:54pm

25

Previously repaired wall cracks

Project: Golden Shores
Date: 7/14/2023, 2:17pm

26

Previously repaired wall cracks

Project: Golden Shores
Date: 7/14/2023, 2:17pm

Garage

1

Overhead spall.

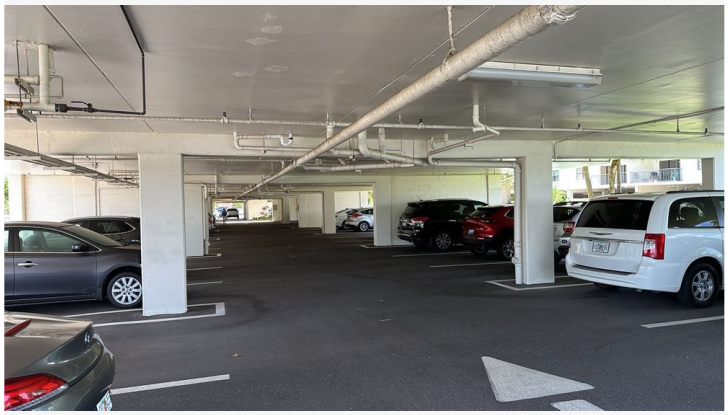
Project: Golden Shores
Date: 7/14/2023, 2:25pm

2

Vertical spall.

Project: Golden Shores
Date: 7/14/2023, 2:27pm

3



Overall view of garage

Project: Golden Shores
Date: 7/14/2023, 2:32pm

4

Vertical spall

Project: Golden Shores
Date: 7/14/2023, 2:32pm

5

Overhead spall

Project: Golden Shores
Date: 7/14/2023, 2:48pm

6

Vertical spall

Project: Golden Shores
Date: 7/14/2023, 2:49pm

Roof

1

Surface mounted counterflashing.

Project: Golden Shores
Date: 7/14/2023, 2:19pm

2

Modified bituminous membrane

Project: Golden Shores
Date: 7/14/2023, 2:19pm

3

Overall view of roof

Project: Golden Shores
Date: 7/14/2023, 2:19pm

4

Overall view of roof

Project: Golden Shores
Date: 7/14/2023, 2:20pm

5

A/C lines on supports

Project: Golden Shores
Date: 7/14/2023, 2:22pm