ILESTONE INSPECTION RE ORT OR S STRU TURAL BSIP INSPECTION OR

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM PHASE 2

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MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM

PHASE 2 Milestone Inspection

Note: All Required Fields Appear in Red

Licensed Engineer(s) or Architect(s) Responsible for the Milestone Inspection

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Inspection Firm Name (if applicable): RAY ENGINEERING, INC.

Inspection Engineer/Architect Name and License Number: Steven W. Ray, P.E., R.S. 54977

Address: 5001 N. Nebraska Avenue, Ste A, Tampa, FL 33603

Telephone Number: 770-923-1122

Assuming Responsibility for: (•) All ( ) Portion - If Portion please list: _____

Inspection Commenced Date: 10/07/2024 Inspection Completed Date: 10/07/2024

Additional Inspection Firm Name (if applicable): ECS Florida, LLC

Additional Inspection Engineer/Architect Name: N/A

Address: 2815 Directors Row, Orlando, Florida 32809

Telephone Number: 305-849-7858

Assuming responsibility for: ( ) All (•) Portion – If portion please list: Structural Testing and Documenting, not SOW

Inspection Commenced Date: 10/07/2024 Inspection Completed Date: 10/07/2024

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Milestone Inspection or portions thereof.

Please check all that apply:

Summary of Phase 1 Findings

[X] Substantial Structural Deterioration Observed; Structural Evaluation is required.

[ ] Inaccessible Condition of Major Structural Component; The Milestone Inspection was not able to conclude the Structural Condition of inaccessible areas.

[ ] Potentially Dangerous Condition Observed; Structural Evaluation is required.

[ ] Dangerous Condition Observed; Notify Building Official; Structural Evaluation is required.

See Section 10 Summary of Findings for Phase 2 Milestone Inspection

Licensed Design Professional: [X] ngineer [ ] Arc itec

Name: Steven W. Ray, P.E., R.S.

License Number: 54977

Digitally signed by Steves FL Signature
Date: 2025.06.23 11:03:52 -04'00'

Sea

Click the button below to check if all required fields are completed.
If they are not, you will be told which fields must be completed.
If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

I am qualified to practice in the discipline in which I am hereby signing,

Signature: _____ Date 06/23/2025

This report has been based upon the minimum milestone inspection requirements as listed in *Chapter 18 of the Florida Building Code, Existing Building*. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

Licensed Design Professional: ☐ Engineer ☐ Architect

Name: _____

License Number: _____

Seal

Click the button below to check if all required fields are completed.
If they are not, you will be told which fields must be completed.
If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

I am qualified to practice in the discipline in which I am hereby signing,

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See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

. DESCRIPTION O STRUCTURE

Add Attachments

a. Name on Title: Pointe Condominium

b. Street Address: 19236 Gulf Blvd., Indian Shores, FL 33785

c. Legal Description: Pointe Condominium Association, inc.

d. Owner's Name: Pointe Condominium Association, inc.

e. Owner's Mailing Address:
19236 Gulf Blvd., Indian Shores, FL 33785

f. Email Address: belinda.scaglione7@gmail.com
Contact Number: (813) 453-6295

g. Folio Number of Property on Which Building is Located: 30-30-15-72380-000-1000

h. Building Code Occupancy Classification: R-2

i. Present Use: Residential

j. General Description: one (1) six-story building containing a total of 20 units, first level is a parking area and uninhabitable spaces
Type of Construction: Type I - Bearing walls are CMU block walls

k. Square Footage:
1. Total Building Area: 35,238
Number of Stories: 6
2. Building Footprint Area: 5,873

l. Name of the Condo or Coop Entity: Pointe Condominium Association, inc.

m. Special Features:
The first level was observed to be parking and uninhabited areas.

n. Describe any Additions to Original Structure:
No additions were observed.

o. Approximate Distance to the Coast and Method Used to Determine Distance:
Less than 1 mile.

. DESCRIBE REFERENCES CITED NDER PHASE 1 REPORT OR OLLOW- P:

The fire pump room was observed to contain a shear crack in the shear zone of a beam that is supporting upper level floors.

3. IDENTIFY THE DAMAGE AND DESCRIBE THE EXTENT OF THE SUBSTAN IAL STRUCTURAL DETERIORATION ALONG WITH NEED FOR MAINTENANCE, REPAIR, AND/ OR REPLACEMENT RECOMMENDATIONS:

The damage observed is shear cracking which has developed in the height of the member. The test results conclude that the appropriate scope of work is to reform the beam in areas with low cover, as well as install carbon fiber wrap in specified locations to increase the shear strength of the beam.

4. IDENTIFY AND DESCRIBE AREAS REQUIRING ADDED INSPECTION AS WELL AS RESULTS OF ANY TESTING:

The beam in the fire pump room in the first-level was in need of additional inspection. The complete results from the testing can be found in the CFTL report No. 250295. The shear cracking originally observed at the end of the beam is due to an unequal distribution of shear reinforcement in the beam. The spacing between the shear reinforcement elements vary between 7 inches to 12 inches based on GPR testing. The rebar located at the base of the beam has a cover depth that ranges from 1 inch on the East side of the beam to 4 inches on the West side of the beam.

5. DESCRIBE MANNER AND TYPE OF INSPECTION PERFORMED:

GPR, the Swiss Hammer Test, and visual inspection was completed by CFTL on September 12, 2024.

Note: When testing and at the discretion of the design professional, scientific testing protocols must be used in addition to visual inspection techniques for determining the structural integrity of a building.

6. PROVIDE GRADED URGENCY OF EACH RECOMMENDED REPAIR:

The grade of urgency for this repair will be medium as this beam is a bearing beam for a portion of the slab above, however, lateral forces from storm events can result in spalling of the concrete if not repaired.

7. STATE WHETHER UNSAFE OR DANGEROUS CONDITIONS EXIST, AS THESE TERMS ARE DEFINED IN THE FLORIDA BUILDING CODE, WHERE OBSERVED:

No dangerous or unsafe conditions exist, however we recommend that the slab at the beam be shored during repair.

[X] By checking this box, the undersigned states that the inspections detailed in this report were performed with the primary objective of identifying potential structural issues. Other conditions may render a building unsafe, including, but not limited to, the existence of unsanitary conditions, inadequate maintenance, illegal occupancy, inadequate means of egress, or inadequate lighting and ventilation. If potentially unsafe conditions were observed, they will be noted, but the inspections were not intended to be a comprehensive assessment of whether any such conditions exist in the subject building.

8. IDENTIFY AND DESCRIBE ANY ITEMS REQUIRING ADDITIONAL INSPECTIONS:

No additional items require inspections.

Add Attachments

9. SAFE OCCUPANCY DETERMINATION

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated, secured, or access limited? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated, secured, or access limited?

○ Yes ◉ No

10. SUMMARY OF FINDINGS

The below Condition(s) were noted within this Phase 2 Inspection.

☐ The Building has Substantial Structural Deterioration or is considered dangerous, Corrective Action is Required.

☒ A Need for Maintenance was Observed, but Does Not Meet the Standard of Substantial Structural Deterioration at This Time. The Building Passes the Milestone Inspection Program.

☐ There Are No Signs of Substantial Structural Deterioration. The Building Passes the Milestone Inspection Program.

If Corrective Action is required an Amended Milestone Inspection Report must be submitted upon completion of the work.

**Upon completion of the corrective action the Design Professional in charge of the Milestone Inspection must submit an amended Phase 1 Milestone Inspection Report per Chapter 18 of the Florida Building Code - Existing Buildings.*

Add Attachments

Central Florida Testing Laboratories, Inc.

Testing Development and Research

12625 – 40TH STREET NORTH • CLEARWATER, FL 33762

ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 224

TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL FAX (727) 299-0023

September 13, 2024

Pointe Condominium Association, Inc.
c/o Condo Management Plus, Inc.
5666 Seminole Blvd.
Seminole, Florida 33772

Re: Pointe Condominiums – 19236 Gulf Boulevard, Indian Shores
Concrete Beam Evaluation

As authorized by Pointe Condominium Association, Inc., our office has completed the concrete scanning and evaluation services on a concrete beam in the fire pump room on the ground floor of the Pointe Condominium building at 19236 Gulf Boulevard, in Indian Shores, Florida. Our evaluation of the concrete beam included the following scope of services.

- Scan the beam using a StructureScan Mini, which is a specialized high resolution GPR system manufactured by Geophysical Survey Systems Inc. (GSSI) specifically as a concrete imaging or inspection tool.
- Use the Standard Test Method for Rebound Number of Hardened Concrete (ASTM C-805) to assess the strength of the concrete within the beam. This test method is often referred to a Schmidt Hammer or Swiss Hammer test, and provides an unconfined compressive strength of concrete.
- Chisel or cut a small area in the beam as determined by the GPR scanning to expose the reinforcing steel bars and stirrups to allow measurement of the steel size.
- Patch and repair the chiseled area of the beam with an appropriate high strength, non-shrink material.

The beam was evaluated to address concerns in the Milestone Inspection reported completed by Ray Engineering at the building.

Site Description

The Pointe Condominium is a six story masonry and concrete residential condominium structure located at 19236 Gulf Boulevard in Indian Shores, Florida. The property is located just north of the Park Boulevard Bridge on the west side of Gulf Boulevard on a barrier island in western Pinellas County. Based on information from the Pinellas County Property Appraiser, the condominium building was construction in 1980.

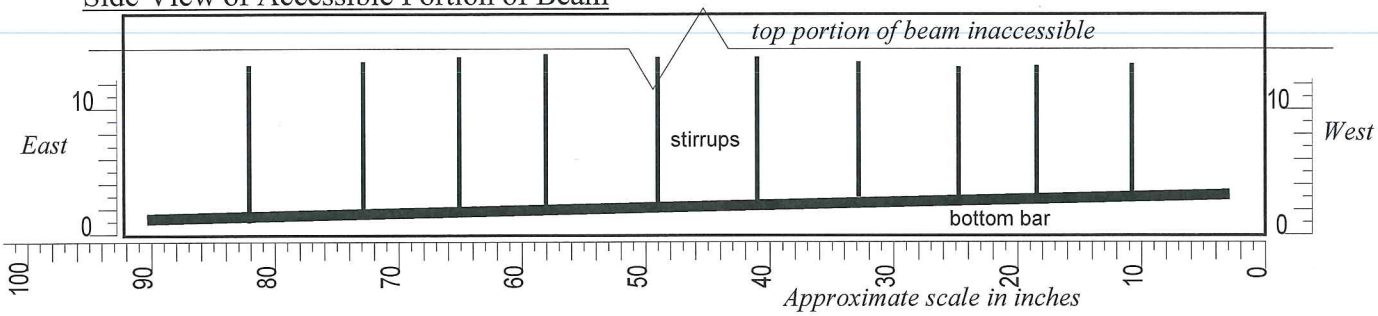
Beam Scans

The subject concrete beam was scanned vertically and horizontally to observe the number and location of steel reinforcement within the accessible portions of the beam.

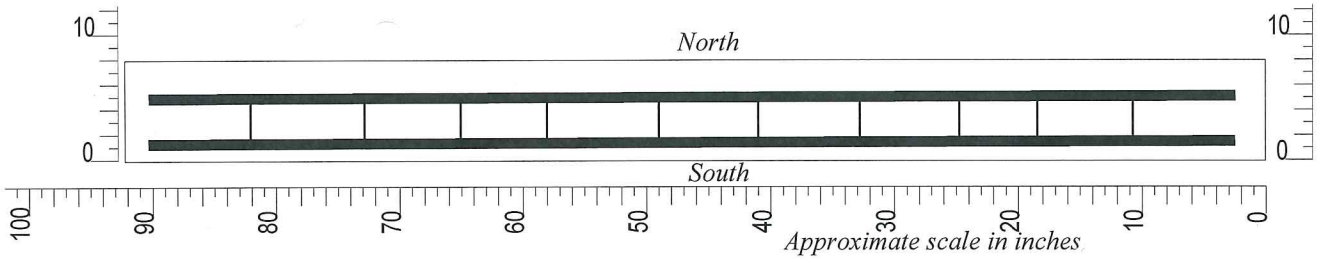
The equipment used was a StructureScan Mini, which is a specialized high resolution GPR system manufactured by Geophysical Survey Systems Inc. (GSSI) specifically as a concrete imaging or inspection tool. It is a self-contained unit with a 1600 MHz antenna, positioning system and control unit.

Based on our review of the scans completed, it appears that the beam has 2 horizontal bottom bars of steel reinforcement in the 8 inch wide concrete beam, and 10 vertical stirrups along the 92 inch long section of accessible beam scanned. The stirrup spacing varied from approximately 7 inches to approximately 12 inches along the beam. Any top reinforcement within the beam could not be observed due to access limitations. The total height of the beam was approximately 24 inches. The steel reinforcement cage did not appear to be centered within the cast-in-place concrete beam. Along the accessible portion of the beam in the pump room, the bottom reinforcing steel was within an inch of the bottom of the beam near the east wall of the room, and approximately 4 inches from the bottom of the beam near the west end. The steel reinforcement cage was also closer to the south edge of the beam than the north edge. See sketches below.

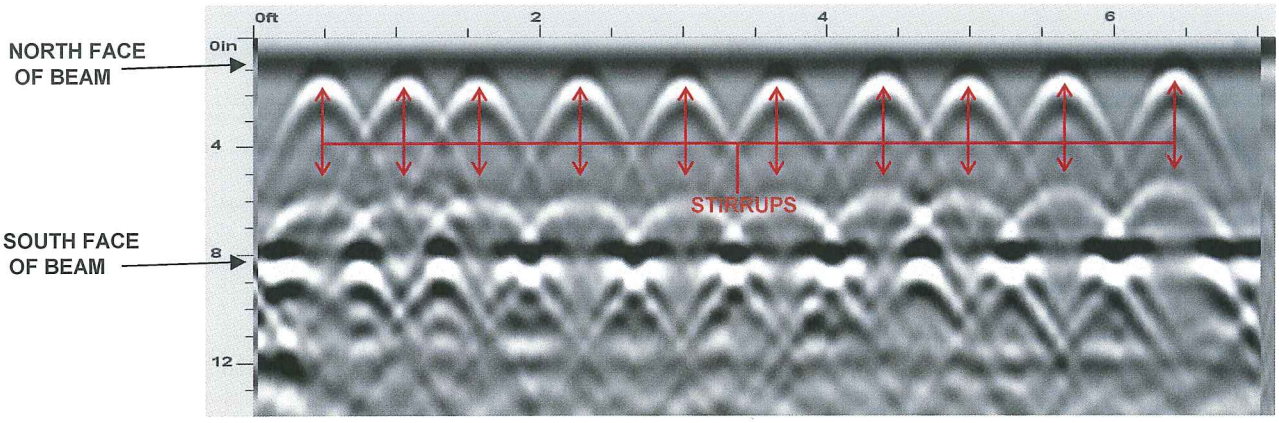
Side View of Accessible Portion of Beam



Bottom View of Accessible Portion of Beam



Radar Scan along the North Face of the Beam, West to East



Schmidt Hammer Test

Two locations along the cast-in-place concrete beam were tested according to ASTM C-805 Standard Test Method for Rebound Number of Hardened Concrete. One location was on the south side of the beam toward the west end, and the other on the north side of the beam toward the east end. A Model N-23 Schmidt rebound hammer was used for the tests. The results of the tests showed the concrete strength to be approximately 4300 PSI and 4800 PSI respectively. A copy of the full *Rebound Number of Hardened Concrete ASTM C-805* report is attached for reference.

Determination of Reinforcing Steel Size

Destructive testing was used to expose a small area of the reinforcing steel to measure its sizes. An angle grinder with a diamond cutting blade and a chisel were used to remove the concrete cover over the steel on the south side of the beam, toward the west end. The area was then patched with high-strength material after the measurements were completed.

The testing measured the vertical stirrups were found to be No. 3 rebar (3/8" diameter), and the bottom bars were No. 8 rebar (1" in diameter). Only one area was used to measure the steel, therefore the other bars of similar function are assumed to be the same size.

After the reinforcing bars were measured, the affected area of the beam was patched with a high strength, non-shrink material.

Area of Beam where Steel was Exposed

Area of Beam where Steel was Exposed; after Patching

We appreciate the opportunity to have been of service. If any further evaluation of the site or testing services are needed, please do not hesitate to contact our office.

Sincerely,

CENTRAL FLORIDA TESTING LABORATORIES, INC.

Russell B. Keith, P.E.
Senior Project Engineer
Florida License No. 57502

RBK/CAS/GCS/cs
Attachments

George C. Sinn, Jr., P.E.
President/Principal Engineer
Florida License No. 16911

Central Florida Testing Laboratories, Inc.

Testing Development and Research

12625 - 40TH STREET NORTH, CLEARWATER, FL 33762
ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 224
TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL

LAB NO.:	250295	SAMPLED BY:	RK
MATERIAL:	Concrete Beam	SAMPLED FROM:	Concrete Beam in Pump Room
PROJECT:	Pointe Condominium, 19236 Gulf Boulevard, Indian Shores	DATE SAMPLED:	9-12-2024
SOURCE OF SUPPLY:		TESTED BY:	RK
CONTRACTOR:		DATE TESTED:	9-12-2024
CLIENT:	Pointe Condominium Association, Inc.	DATE REPORTED:	9-12-2024
REPORTS TO:	Pointe Condominium Association Inc., Ray Engineering		

Rebound Number of Hardened Concrete
ASTM C-805

Test Location	Age	Hammer Test Readings 1	2	3	4	5	6	7	8	9	10	Avg	Indicated Strength(psi)
South side of the concrete beam near the west end	44 yr.	38	37	37	35	38	36	39	38	37	37	37.2	4300
North side of the concrete beam near the east end	44 yr.	40	38	40	38	43	38	39	38	44	41	39.9	4800

Location Description

Swiss Hammer readings were taken on the concrete beam in the pump house at Pointe Condominium, 19236 Gulf Boulevard, Indian Shores, Florida

Field Data and Observations			
Concrete Design Strength:	NA	Hammer Identification:	N-23
Mix Characteristics:	NA	Surface Finish :	Smooth
Concrete Forms Used:	NA	Surface Grinding:	Yes
Field Curing Conditions:	NA	Orientation of Hammer:	0°
Exposure to Environment:	interior	Air Temperature:	89°
Unusual Conditions:			

GEORGE C. SINN, JR. LICENSE No 16911 STATE OF FLORIDA PROFESSIONAL ENGINEER

Engineer in Charge
George C. Sinn, Jr., P.E.
FLR 16911 9-13-24

The above information represents only those materials within the specified limits of the individual test location at the time the test was conducted. No further assumptions or interpretations can be made regarding additional site conditions not specifically addressed.