



ELEVATED

Engineering Services, LLC

MILESTONE INSPECTION REPORT

SHORE TOWERS

CONDOMINIUMS

1868 SHORE DRIVE SOUTH
SOUTH PASADENA, FL 33707

ISSUE DATE:

2/6/24

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GENERAL BUILDING AND OBSERVATION INFORMATION



GENERAL BUILDING AND OBSERVATION INFORMATION

1.0 BUILDING INFORMATION

Building Owner Name: Shore Towers Condominium Association, Inc.
Building Street Address: 1868 Shore Drive South, South Pasadena FL 33707
Building Height: Six Stories
Year Built: 1968 (As per Pinellas County Property Appraisers Website)

Building Location:



Building Description:

Elevated Engineering was not provided with any structural or architectural building plans of the subject structure. Therefore, onsite observations of the structure and knowledge of similar construction were relied upon for the information within this report.

The Shore Towers Condominium Building is composed of a six (6) story structure with condominium units on the 1st through 6th floor levels. There are a reported total of 84 condominium units within the building structure. The structure appears to be constructed of



cast-in-place reinforced concrete slabs, columns and beams, and concrete masonry unit (CMU) exterior walls finished with stucco. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

2.0 MILESTONE INSPECTION DETAILS

Milestone Inspector Details

Company Performing Milestone Inspection:	Elevated Engineering Services, LLC
Address:	3306 West Knights Avenue, Tampa, FL 33611
Florida Certificate of Authorization #:	CA 31855
Phone:	(727) 265-2070
Email:	info@elevatedeng.com
Website:	www.elevatedeng.com

Engineer(s) Performing Milestone Inspection:	Daniel R. Sapp, PE FL PE # 86452
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Florida Statute Utilized	SB 4-D Building Safety Bill, which became effective on May 26, 2022 creating s. 553.899
Type of Inspection:	Phase 1 Milestone Inspection
Date(s) of Inspection:	January 24, 2024
Date of Report:	February 6, 2024

Building Elements Inspected

Building Exterior Envelope:	A visual observation of the exterior elevations of the structure was performed on all sides from the ground without the use of any special access equipment.
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Exterior Walkways:	A visual observation of six (6) of six (6) exterior walkways was performed.
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Stairways:	A visual observation of three (3) of three (3) stairways was performed.
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Interiors of Individual Units and Common Areas:	A visual observation of the interiors of twenty-seven (27) of eighty-four (84) individual unit interiors and interior common areas was performed.
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Excluded Building Elements: Mechanical Systems, Electrical Systems, Fire Systems, Elevators, Plumbing and Drainage Systems, and general property or structures not related to the building itself.

3.0 MILESTONE INSPECTION DEFINITIONS

“Milestone inspection” (as per SB 4-D 2022) 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.

“Substantial structural deterioration” (as per SB 4-D 2022) means substantial structural distress that negatively affects a building’s general structural condition and integrity. The term 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 one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

“Phase 1” (as per SB 4-D 2022): 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 nonhabitable areas of a building, including the 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).

“Phase 2” (as per SB 4-D 2022): A phase two 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



determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).

“Dangerous” (as per 2022 Florida Building Code, Building, 7th Edition) means any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

- 1.The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.
- 2.There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

“Unsafe” (as per 2022 Florida Building Code, Existing Building, 7th Edition) means: Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual members meet the definition of “Dangerous,” or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

4.0 MILESTONE INSPECTION LIMITATIONS

This report represents the condition at the time of inspection. Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability this report represents an accurate appraisal of the present condition based upon careful evaluation of observed conditions, to the extent reasonably possible.

The Milestone Inspection and Milestone Report was created as Elevated Engineering understands the requirements of SB 4-D at the time of this report. It is possible that changes and clarifications from governing bodies on both a local and state level may occur. As such, Elevated Engineering reserves the right to issue clarification and addendums to this report as required.

END OF SECTION



**BUILDING EXTERIOR ENVELOPE
OBSERVATIONS AND RECOMMENDATIONS**



BUILDING EXTERIOR ENVELOPE OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Milestone Inspection: Phase 1

Method of Observation: A visual observation of the exterior elevations of the structure was performed on all sides from the ground without the use of any special access equipment.

Construction Type: The Shore Towers Condominium Building is composed of a six (6) story structure with condominium units on the 1st through 6th floor levels. There are a reported total of 84 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete slabs, columns and beams, and concrete masonry unit (CMU) exterior walls finished with stucco. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.



4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The exterior building elevations are shown in Figures E-1 through Figure E-5.
- The windows, doors, air conditioning components, and shutters around the building exterior appear to be a mix of various of different types and ages with many likely original to the building and owned and maintained by individual unit owners. Elevated Engineering cannot comment on the effectiveness of these items as there are so many different types. The age and current effectiveness of these individual unit owner items is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore no comments on these items are made within this report.
- Multiple unsealed gaps and separations through the exterior walls on the west elevation were observed along the perimeter of the air conditioning wall penetrations (Refer to Figure E-6 through Figure E-8).
- Multiple previously sealed exterior wall cracks were observed with majority along transitions between cast-in-place reinforced concrete components and CMU infill walls, which is expected for a structure of this age and construction type (Refer to Figure E-9 and Figure E-10).
- Localized areas of delaminated exterior wall stucco finishes and/or concrete spalls were observed along the exterior wall surfaces (Refer to Figure E-11 through Figure E-13).
- Multiple areas of concrete spalls and/or cracks were observed on concrete windowsills (Refer to Figure E-14 through Figure E-17).
- The roof appears to be constructed of cast-in-place reinforced concrete elevated slabs. The roof covering appears to be a modified bitumen type roofing system (Figures E-18 and Figure E-19). The age and effectiveness of the roof covering is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore there are no comments on the current effectiveness of the roof covering.

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior building paint coating. While not required by the building code, “best practices” for longevity of exterior building paint coatings is recommended to be recoated every 7 years.
- Regular maintenance of the roofing system. Please note maintenance of roofing systems is typically dependent on the age and effectiveness of the roofing system, which is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore no comments on the recommended maintenance of the roofing system are included.
- Repair existing areas of unsound concrete and concrete spalls on the exterior wall and windowsill surfaces along the building exterior elevations. Currently this condition does not appear to represent a serious structural condition, however, concrete spalls need to



be addressed as soon as possible as once concrete spalling starts the rate of additional corrosion increases rapidly, which leads to further concrete deterioration, which may develop into a more serious structural condition.

- Repair existing areas of delaminated, cracked and/or spalled exterior stucco finishes on the exterior wall surfaces along the building exterior elevations. Currently this condition does not appear to represent a serious structural condition, however if left unaddressed these areas will likely worsen and may develop into a more serious structural condition.
- Repair of gaps and separations around the perimeters of the air conditioning penetrations along the exterior wall surfaces on the west elevation . Currently this condition does not appear to represent a serious structural condition, however if left unaddressed these areas may develop into more serious structural conditions.



Shore Towers Condominiums
Milestone Inspection Report



Figure E- 1



Figure E- 2



Shore Towers Condominiums
Milestone Inspection Report



Figure E- 3



Figure E- 4



Shore Towers Condominiums
Milestone Inspection Report



Figure E- 5



Figure E- 6



Shore Towers Condominiums
Milestone Inspection Report



Figure E- 7



Figure E- 8



Shore Towers Condominiums
Milestone Inspection Report



Figure E- 9



Figure E- 10





Figure E- 11



Figure E- 12





Figure E- 13



Figure E- 14





Figure E- 15



Figure E- 16





Figure E- 17



Figure E- 18





Figure E- 19

END OF SECTION



EXTERIOR WALKWAY
OBSERVATIONS AND RECOMMENDATIONS



EXTERIOR WALKWAY OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Inspection: Phase 1

Method of Observation: A visual observation of all six exterior walkways was performed.

Construction Type: The Shore Towers Condominium Building is composed of a six (6) story structure with condominium units on the 1st through 6th floor levels. There are a reported total of 84 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete slabs, columns and beams, and concrete masonry unit (CMU) exterior walls finished with stucco. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the exterior walkway observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the exterior walkway observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the exterior walkway observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the exterior walkway observations.



4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The exterior walkways appear to be constructed of cast-in-place reinforced concrete elevated slabs and slabs on grade (Refer to Figure W-1 and Figure W-2).
- The exterior walkway floor surfaces are finished with a decorative coating (Refer to Figure W-3 and Figure W-4).
- The existing guardrails appear to be a welded metal type guardrail system with core mounted slab connections finished with an exterior paint coating (Refer to Figure W-5 and Figure W-6). Guardrails appear to be designed to be approximately 42 inches in height and resist a 4-inch diameter sphere, which is the current building code requirements (Refer to Figure W-7 and Figure W-8).
- Multiple areas of delaminated stucco finishes were observed along the underside and edge surfaces of the elevated concrete floor slabs.
- Multiple areas of unsound concrete and/or concrete spalls were observed along the underside and edge surfaces of the elevated concrete floor slabs with portions appearing to be failed previous repair attempts (Refer to Figure W-9 through Figure W-20).
- Multiple areas of unsound concrete and/or concrete spalls were observed along concrete beams adjacent to elevators (Refer to Figure W-21 through Figure W-27).

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the exterior walkway guardrail paint coatings. Maintenance of finishes are dependent on coating product manufacturer's specifications and recommendations.
- Regular maintenance of the exterior walkway decorative floor coating. Maintenance of floor coating is dependent on floor coating product manufacturer's specifications/recommendations. Please note Elevated Engineering is not aware if a waterproofing membrane system was applied below the existing decorative floor coating on the exterior walkways but while not required by the building code, "best practices" for longevity of exterior walkways Elevated Engineering suggests all exterior elevated floor surfaces should be finished a pedestrian grade waterproofing membrane system as preventative maintenance to slow corrosion and concrete deterioration.
- Repair existing areas of unsound concrete and concrete spalls along beams, and the underside and edge surfaces of the elevated concrete floor slabs of the exterior walkways. Currently this condition does not appear to represent a serious structural condition, however, concrete spalls need to be addressed as soon as possible as once concrete spalling starts the rate of additional corrosion increases rapidly, which leads to further concrete deterioration, which may develop into a more serious structural condition.
- Repair existing areas of delaminated, cracked and/or spalled exterior stucco finishes along the underside and edge surfaces of the elevated concrete floor slabs of the exterior



walkways. Currently this condition does not appear to represent a serious structural condition, however if left unaddressed these areas will likely worsen and may develop into a more serious structural condition.



Shore Towers Condominiums
Milestone Inspection Report



Figure W- 1



Figure W- 2



Shore Towers Condominiums
Milestone Inspection Report



Figure W- 3



Figure W- 4



Shore Towers Condominiums
Milestone Inspection Report



Figure W- 5



Figure W- 6



Shore Towers Condominiums
Milestone Inspection Report



Figure W- 7



Figure W- 8



Shore Towers Condominiums
Milestone Inspection Report



Figure W- 9



Figure W- 10





Figure W- 11



Figure W- 12



Shore Towers Condominiums
Milestone Inspection Report



Figure W- 13



Figure W- 14



Shore Towers Condominiums
Milestone Inspection Report



Figure W- 15



Figure W- 16



Shore Towers Condominiums
Milestone Inspection Report



Figure W- 17



Figure W- 18



Shore Towers Condominiums
Milestone Inspection Report



Figure W- 19



Figure W- 20



Shore Towers Condominiums
Milestone Inspection Report



Figure W- 21



Figure W- 22





Figure W- 23



Figure W- 24





Figure W- 25



Figure W- 26





Figure W- 27

END OF SECTION



STAIRWAY
OBSERVATIONS AND RECOMMENDATIONS



STAIRWAY OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Inspection: Phase 1

Method of Observation: A visual observation of all three stairways was performed.

Construction Type: The Shore Towers Condominium Building is composed of a six (6) story structure with condominium units on the 1st through 6th floor levels. There are a reported total of 84 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete slabs, columns and beams, and concrete masonry unit (CMU) exterior walls finished with stucco. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the stairway observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the stairway observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the stairway observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the stairway observations.



4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The stairways appear to be constructed of cast-in-place reinforced concrete landings and risers supported by exterior walls. Exterior walls appear to be composed of cast-in-place reinforced concrete columns and beams with concrete masonry unit (CMU) infill walls (Refer to Figure S-1 through S-3).
- The stairways floor surfaces appear to be finished with painted floor coating (Refer to Figure S-4).
- Guardrails appear to be a metal type guardrail system with core mounted slab and surface mounted wall connections and finished with a painted coating (Refer to Figure S-5). Guardrails appear to be designed to be approximately 35 to 36 inches in height with a 15 to 20 inch clear spacing (Refer to Figure S-6 through Figure S-7).
- Localized areas of unsound concrete and/or concrete spalls were observed along the interior faces of the concrete columns (Refer to Figure S-8 through Figure S-11).
- Area of unsound concrete topping slab was observed on the 6th floor landing of the north stairway (Refer to Figure S-12).

Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the stairway floor finishes. Maintenance of floor finishes are dependent on floor coating product manufacturer's specifications/recommendations.
- Regular maintenance of the exterior paint coatings including treating areas of surface corrosion on metal guardrail components. While not required by the building code, "best practices" for longevity of exterior building paint coatings is recommended to be recoated every 7 years. Please note the areas surface corrosion observed do not currently appear to represent a serious structural condition, however if left unaddressed these areas will likely worsen and may develop into a more serious structural condition.
- Repair existing areas of unsound concrete and concrete spalls along the concrete slab and column surfaces. Currently this condition does not appear to represent a serious structural condition, however, concrete spalls need to be addressed as soon as possible as once concrete spalling starts the rate of additional corrosion increases rapidly, which leads to further concrete deterioration, which may develop into a more serious structural condition.



Shore Towers Condominiums
Milestone Inspection Report



Figure S- 1



Figure S- 2



Shore Towers Condominiums
Milestone Inspection Report



Figure S- 3



Figure S- 4





Figure S- 5

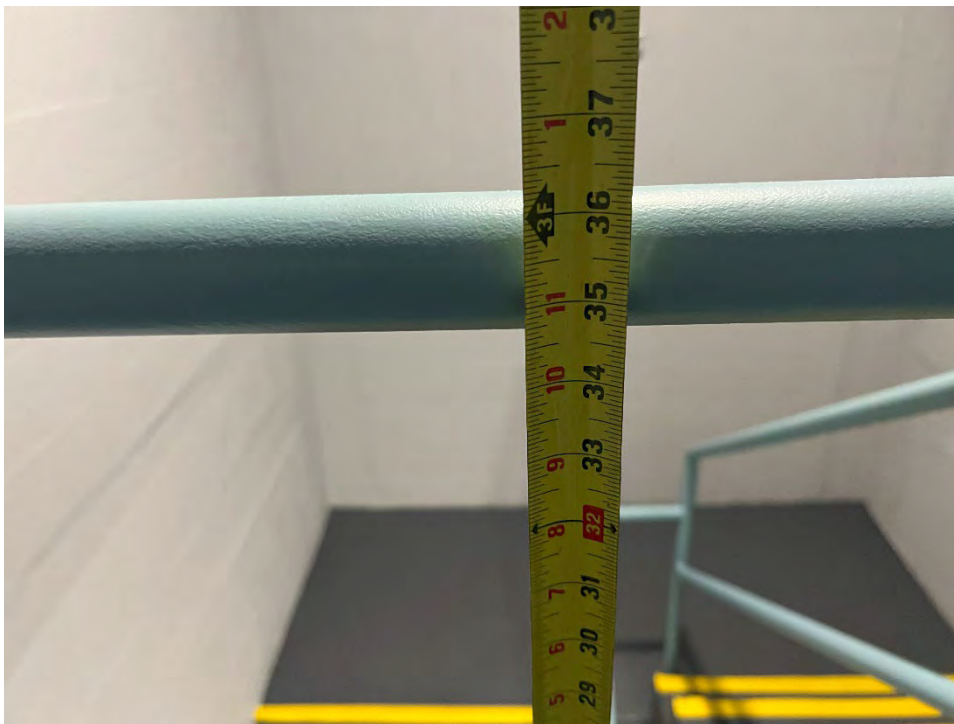


Figure S- 6





Figure S- 7



Figure S- 8





Figure S- 9



Figure S- 10





Figure S- 11



Figure S- 12

END OF SECTION



**INTERIORS OF INDIVIDUAL UNITS AND COMMON AREAS
OBSERVATIONS AND RECOMMENDATIONS**



INTERIORS OF INDIVIDUAL UNITS AND COMMON AREAS OBSERVATIONS AND RECOMMENDATIONS

1.0 OBSERVATION AND BUILDING INFORMATION

Type of Inspection: Phase 1

Method of Observation: A visual observation of twenty-seven (27) of eighty-four (84) individual unit interiors and interior common areas was performed. Unit interiors included 101, 106, 109, 111, 112, 114, 203, 209, 210, 302, 303, 304, 307, 310, 312, 407, 408, 409, 414, 501, 505, 506, 510, 604, 605, 608, and 611. Common areas included electrical rooms, mechanical rooms, laundry rooms, trash rooms, and storage rooms.

Construction Type: The Shore Towers Condominium Building is composed of a six (6) story structure with condominium units on the 1st through 6th floor levels. There are a reported total of 84 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete slabs, columns and beams, and concrete masonry unit (CMU) exterior walls finished with stucco. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

2.0 SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

3.0 UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.



Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.

4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

Less than Substantial Structural Deterioration Damage Observations

- The individual unit interiors and common areas appear to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns and beams, CMU infill exterior walls, and light gauge metal for timber framed and CMU interior walls.
- Typical individual unit interiors areas shown in Figure U-1 through Figure U-4.
- Interior wall and ceiling surfaces appear to be covered with drywall and interior finishes.
- Interior floor surfaces are finished with a variety of floor finishes (carpet, tile, vinyl, etc.).
- The electrical rooms, mechanical rooms, laundry rooms, trash rooms, and storage rooms are shown in Figure U-5 through Figure U-10.
- Area of unsound concrete and/or concrete spall was observed along the top surface of the concrete floor slab in the air conditioning equipment closet of Unit 312 (Refer to Figure U-11). Please note the air conditioning equipment closets of multiple units were observed with stored items and floor finishes, which may be concealing other areas of unsound concrete and/or concrete spalls (Refer to Figure U-12).

Less than Substantial Structural Deterioration Damage Recommendations

- Repair existing areas of unsound concrete and concrete spalls along the top surfaces of the floor slab of the air conditioning equipment closets. Currently this condition does not appear to represent a serious structural condition, however, concrete spalls need to be addressed as soon as possible as once concrete spalling starts the rate of additional corrosion increases rapidly, which leads to further concrete deterioration, which may develop into a more serious structural condition.



Shore Towers Condominiums
Milestone Inspection Report



Figure U- 1



Figure U- 2



Shore Towers Condominiums
Milestone Inspection Report



Figure U- 3



Figure U- 4



Shore Towers Condominiums
Milestone Inspection Report



Figure U- 5



Figure U- 6





Figure U- 7



Figure U- 8



Shore Towers Condominiums
Milestone Inspection Report



Figure U- 9

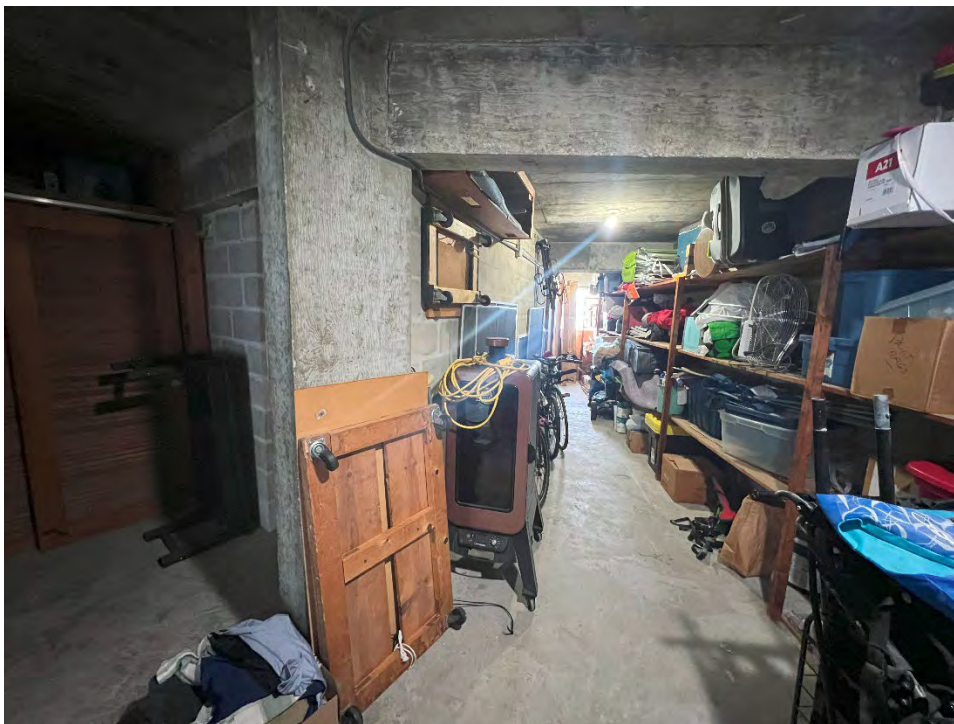


Figure U- 10





Figure U- 11



Figure U- 12

END OF SECTION



MILESTONE INSPECTION REPORT SUMMARY



MILESTONE INSPECTION REPORT SUMMARY

1.0 BUILDING INFORMATION

Building Owner Name: Shore Towers Condominium Association, Inc.
Building Street Address: 1868 Shore Drive South, South Pasadena FL 33707
Building Height: Six Stories
Year Built: 1968 (As per Pinellas County Property Appraisers Website)

Building Location:



Building Description:

Elevated Engineering was not provided with any structural or architectural building plans of the subject structure. Therefore, onsite observations of the structure and knowledge of similar construction were relied upon for the information within this report.

The Shore Towers Condominium Building is composed of a six (6) story structure with condominium units on the 1st through 6th floor levels. There are a reported total of 84 condominium units within the building structure. The structure appears to be constructed of



cast-in-place reinforced concrete slabs, columns and beams, and concrete masonry unit (CMU) exterior walls finished with stucco. The foundation is likely composed of concrete pile and reinforced concrete slab-on-grade foundations.

MILESTONE INSPECTION DETAILS

Milestone Inspector Details

Company Performing Milestone Inspection:	Elevated Engineering Services, LLC
Address:	3306 West Knights Avenue, Tampa, FL 33611
Florida Certificate of Authorization #:	CA 31855
Phone:	(727) 265-2070
Email:	info@elevatedeng.com
Website:	www.elevatedeng.com

Engineer(s) Performing Milestone Inspection:	Daniel R. Sapp, PE FL PE # 86452
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Florida Statute Utilized	SB 4-D Building Safety Bill, which became effective on May 26, 2022 creating s. 553.899
Type of Inspection:	Phase 1 Milestone Inspection
Date(s) of Inspection:	January 24, 2024
Date of Report:	February 6, 2024

Building Elements Inspected

Building Exterior Envelope:	A visual observation of the exterior elevations of the structure was performed on all sides from the ground without the use of any special access equipment.
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Exterior Walkways:	A visual observation of six (6) of six (6) exterior walkways was performed.
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Stairways:	A visual observation of three (3) of three (3) stairways was performed.
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Interiors of Individual Units and Common Areas:	A visual observation of the interiors of twenty-seven (27) of eighty-four (84) individual unit interiors and interior common areas was performed.
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Excluded Building Elements: Mechanical Systems, Electrical Systems, Fire Systems, Elevators, Plumbing and Drainage Systems, and general property or structures not related to the building itself.

2.0 MATERIAL FINDINGS BY ITEM OBSERVED

2.1 BUILDING EXTERIOR ENVELOPE

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the building exterior observations.

UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building exterior observations.

LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

- See individual sections of this report as it is not a summary item. Please note that structural repair items were noted along the building exterior within less than substantial structural deterioration damage observations and recommendations. While these items do not appear to represent serious structural conditions that require immediate repair at this time, Elevated Engineering believes repair plans



to address these items should be considered since if left unaddressed these items will likely continue to worsen and may develop into more serious structural conditions.

2.2 EXTERIOR WALKWAYS

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the exterior walkway observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the exterior walkway observations.

UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations*

- **No** Unsafe or Dangerous Conditions within the scope of the Milestone Inspection were observed during the exterior walkway observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the Milestone Inspection were observed during the exterior walkway observations.

LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

- See individual sections of this report as it is not a summary item. Please note that structural repair items were noted along the exterior walkways within less than substantial structural deterioration damage observations and recommendations. While these items do not appear to represent serious structural conditions that require immediate repair at this time, Elevated Engineering believes repair plans to address these items should be considered since if left unaddressed these items will likely continue to worsen and may develop into more serious structural conditions.



2.3 STAIRWAY

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the stairway observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the stairway observations.

UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the stairway observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the stairway observations.

LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

- See individual sections of this report as it is not a summary item. Please note that structural repair items were noted along the stairways within less than substantial structural deterioration damage observations and recommendations. While these items do not appear to represent serious structural conditions that require immediate repair at this time, Elevated Engineering believes repair plans to address these items should be considered since if left unaddressed these items will likely continue to worsen and may develop into more serious structural conditions.



2.4 INTERIORS OF INDIVIDUAL UNITS AND COMMON AREAS

SUBSTANTIAL STRUCTURAL DETERIORATION OBSERVATIONS AND RECOMMENDATIONS

Substantial Structural Deterioration Observations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

Substantial Structural Deterioration Recommendations

- **No** Substantial Structural Deterioration within the scope of the Milestone Inspection was observed during the interior of individual units and common area observations.

UNSAFE OR DANGEROUS CONDITION OBSERVATIONS AND RECOMMENDATIONS

Unsafe or Dangerous Condition Observations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.

Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the interior of individual units and common area observations.

LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

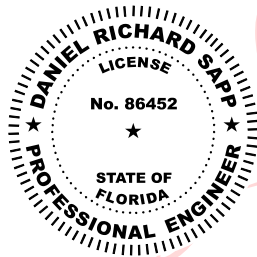
- See individual sections of this report as it is not a summary item. Please note that structural repair items were noted along the individual units and common areas within less than substantial structural deterioration damage observations and recommendations. While these items do not appear to represent serious structural conditions that require immediate repair at this time, Elevated Engineering believes repair plans to address these items should be considered since if left unaddressed these items will likely continue to worsen and may develop into more serious structural conditions.



3.0 PHASE TWO INSPECTION RECOMENDATIONS

Elevated Engineering did not observe any items that are deemed to require a Phase 2 level inspection.

4.0 SEAL AND SIGNATURE OF LICENSED ENGINEER PERFORMING INSPECTION



Digitally signed
by Daniel R Sapp
Date: 2024.02.06
13:00:24 -05'00'

Elevated Engineering Services, LLC
3306 West Knights Avenue
Tampa, Florida 33611
(727) 265-2070
CA # 31855

Daniel R. Sapp, PE
FL PE #86452

This item has been electronically signed and sealed by Daniel R. Sapp, PE using a Digital Signature on the date included within the digital signature stamp. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

END OF SECTION

