

# PRESCOTT ENGINEERING, LLC

May 1, 2023

#210 Lancaster of Town Shores  
c/o Ms. Sue Book, President  
5925 Shore Blvd. S.  
Gulfport, Florida 33707

Email: [45subo55@gmail.com](mailto:45subo55@gmail.com)

**Subject: Building Condition Survey  
Lancaster of Town Shores Condominiums  
5925 Shore Blvd. S.  
Gulfport, Florida 33707**

Dear Ms. Book,

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

**Restoration | Design | Roof Consulting | Forensics**

111 2<sup>nd</sup> Ave NE, Ste 360, St. Petersburg, Florida 33701

[www.prescott-engineering.com](http://www.prescott-engineering.com)

727.637.6062

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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).”

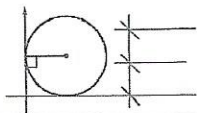
If required, the phase two inspection would include destructive testing as recommended by PE. Any destructive testing would be overseen by PE but conducted by a licensed general contractor that is has been retained directly by the association.

The survey conducted by PE was completed on Thursday, March 23, 2023. The survey included the roof, walkways, stairwells, 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 1972.
2. The structure is six stories in height.
3. The structure consists of conventionally reinforced concrete slabs and columns, with concrete masonry unit (CMU) exterior walls.
4. The existing roof is approximately ten years old and was patched fall of 2022.
5. The building was painted circa 2017.
6. Walkway rails were replaced circa 2007.
7. Walkways were urethane coated circa 2015. Elevator landing areas were originally stamped concrete.
8. A new seawall was completed in January of 2023.



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**Observations**

Based on the survey the following conditions were observed:

Walkways

1. The walkways were observed to consist of a urethane coating. Refer to *Figure 1*.

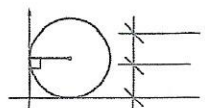


**Figure 1**

2. The railing of the walkways was found to be 42.5 inches in height, which is in compliance with the current building code. Refer to *Figure 2*.



**Figure 2**



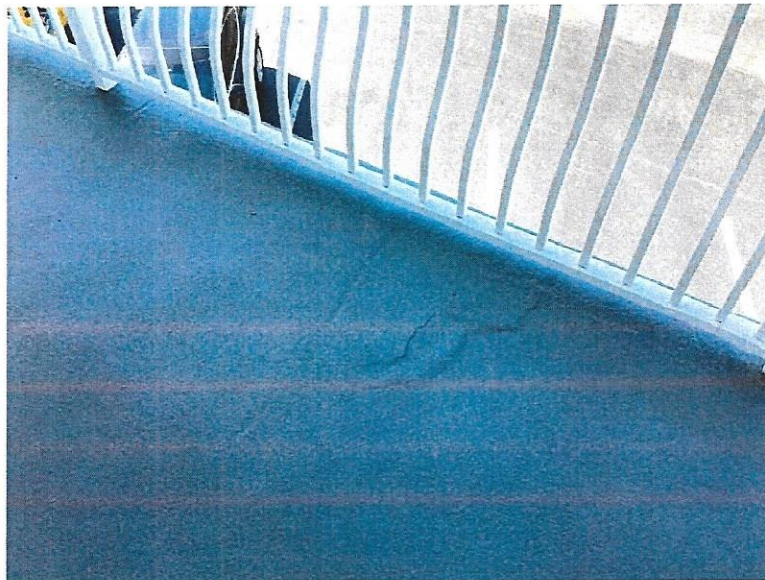
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Gulfport, Florida***

3. The clear opening between the pickets in the guardrail on the walkways was found to be 3.75 inches, which is in compliance with the current building code. Refer to *Figure 3*.

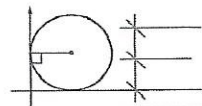


**Figure 3**

4. Some areas on the walkways evidenced open or previously repaired cracking. Refer to *Figure 4*.

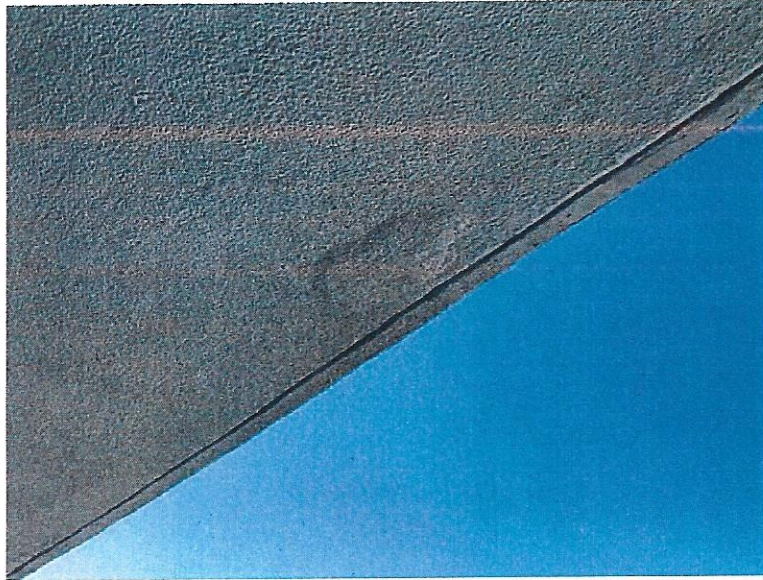


**Figure 4**



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5. Some areas of the walkway ceilings evidenced visible spalling. Refer to *Figure 5*.

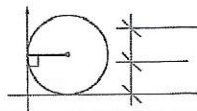


**Figure 5**

6. Some areas of the elevator landing stamped concrete coating evidenced failure. Refer to *Figure 6*.



**Figure 6**



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7. Portions of the walkways were detected by mechanical sounding to have spalling present. Spalling was detected on the sixth-floor walkway in 7 locations, ranging in size from a 6"x6" to 1'x1'. Approximately 30% of the central elevator landing area evidenced spalling. Spalling was detected on the fifth-floor walkway in five locations, ranging in size from 6"x6" to 1'x1'. Approximately 30% of the central elevator landing area evidenced spalling. Spalling was detected on the fourth-floor walkway in eight locations, ranging in size from 6"x6" to 2'x1'. Approximately 30% of the central elevator landing area evidenced spalling. Spalling was detected on the third-floor walkway in eight locations, ranging in size from a 1'x1' to 2'x2'. There was one support column spall of 1'x1'. Spalling was detected on the second-floor walkway in 15 locations. These were primarily slab edge spalls in the 1' range with one 1'x1' deck spall. There were also 3 column spalls. Approximately 15% of the central elevator landing area evidenced spalling.

Stairs

8. The stairs were observed to consist of a concrete stair system and concrete landings. Refer to *Figure 7*.

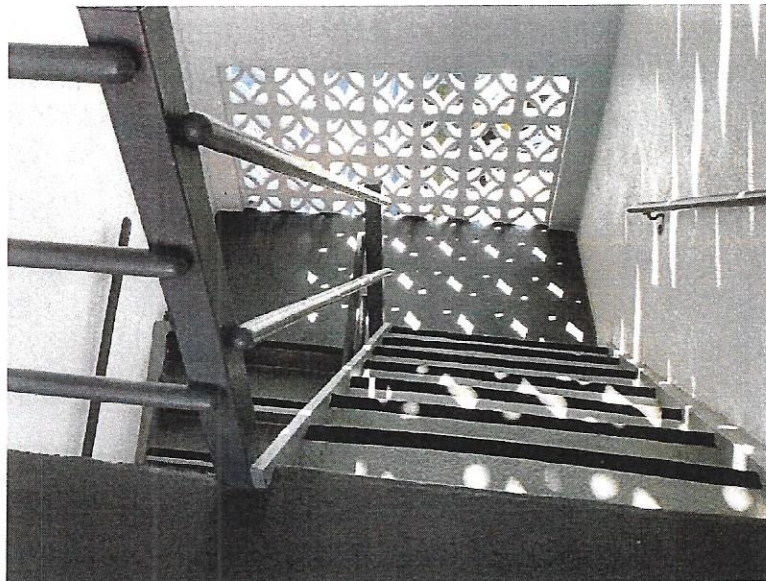
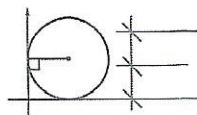
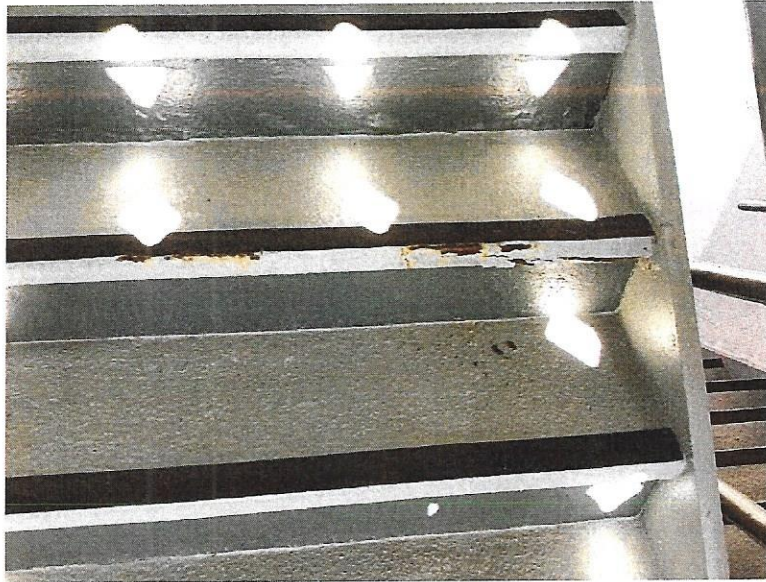


Figure 7



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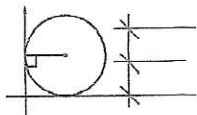
9. Several locations of corrosion and section loss were documented in the stairwells.  
Refer to *Figure 8* and *Figure 9*.



**Figure 8**

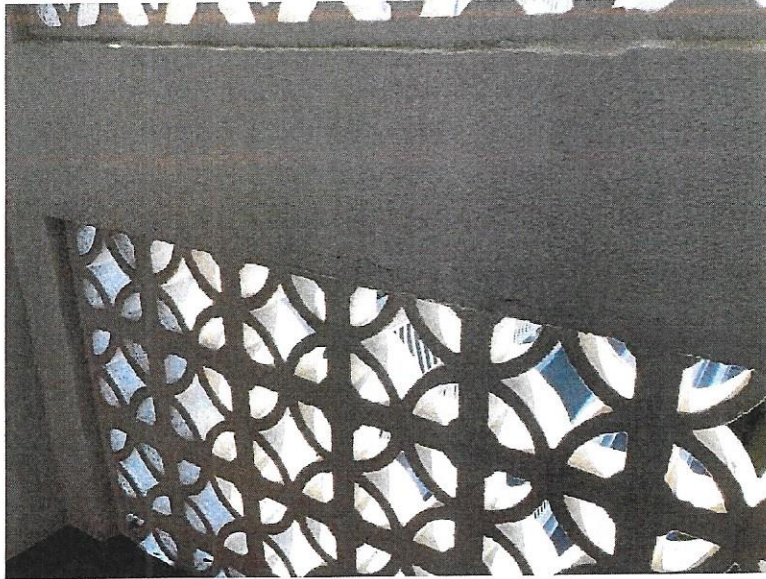


**Figure 9**



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9. Portions of the stair walls were detected by mechanical sounding to have spalling present. Spalls were detected on the western stairwell in five locations, ranging in size from 1'x1' to 6'x8". Corrosion also was detected on 6 column posts of the west. Refer to *Figure 10*.



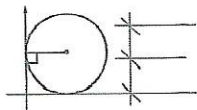
**Figure 10**

*Exterior Walls*

10. The majority of the exterior walls of the structure appeared to be stucco overtop concrete and/or concrete masonry units (CMU) in-fill walls. The exterior appeared to have been recently painted. No widespread cracking was observed within the majority of walls of the structures. Refer to *Figure 11*.



**Figure 11**

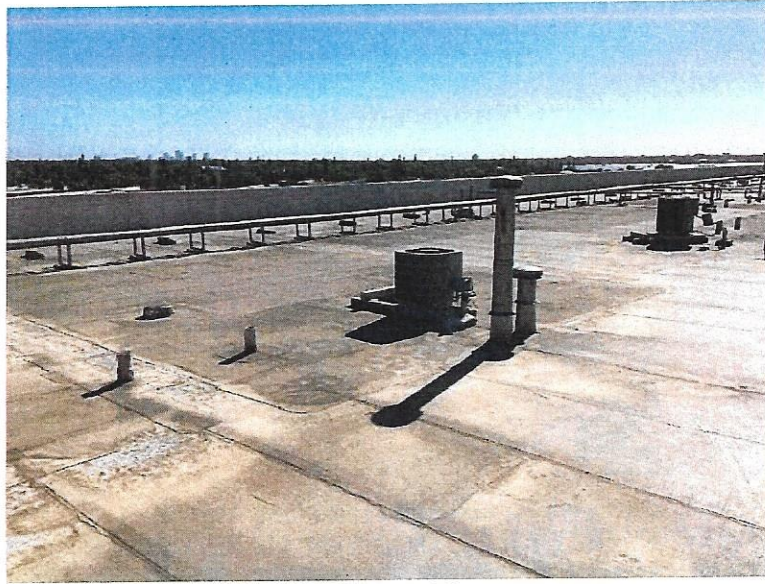




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Roof

11. The roof was observed to consist of a built-up roof with silicone coating. Refer to *Figure 12*.

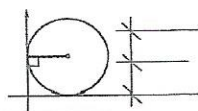


**Figure 12**

12. The rooftop air conditioning units were observed to be currently mounted on wooden sleepers. These do not meet current code requirements and will be required to be mounted on stands or curbs when the roof is replaced. Refer to *Figure 13*.

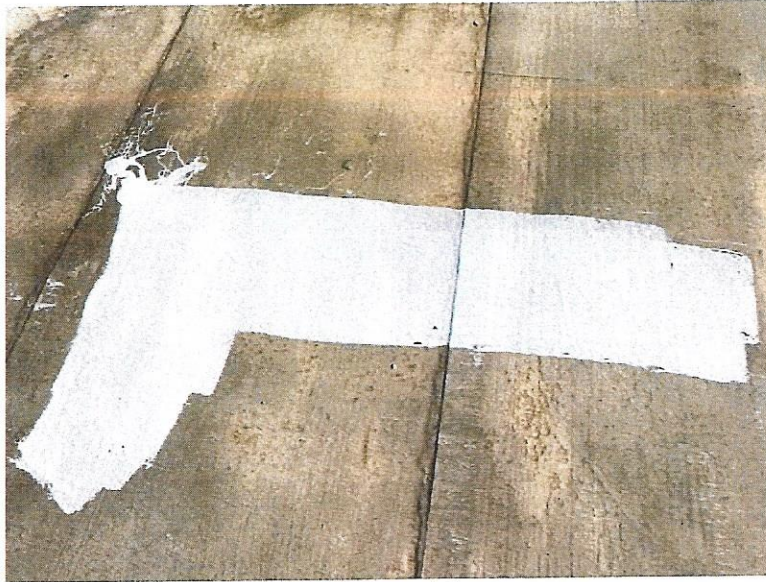


**Figure 13**

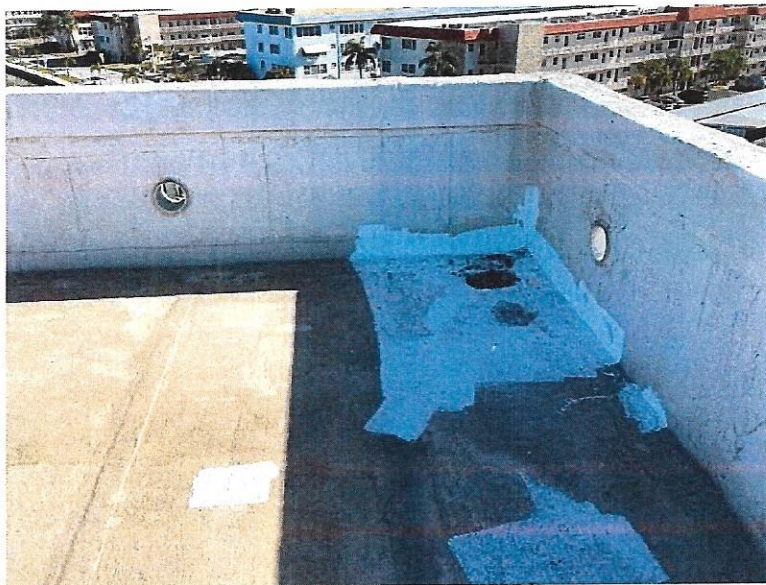


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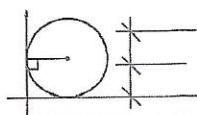
13. Numerous areas of previous repairs were identified. Refer to *Figure 14* and *Figure 15*.



**Figure 14**



**Figure 15**



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**Conclusions and Recommendations**

Based on the conditions observed it appears that the structure is generally in good condition. However, areas of spalling were observed throughout the walkways and stairs indicating that active spalling is occurring throughout. 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.

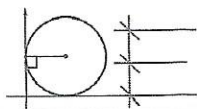
Spalling occurs when moisture and chlorides from the ocean are able to penetrate the deck and reach the reinforcing bars. When exposed to moisture and chlorides the reinforcing bars will corrode. The corrosion causes the reinforcing bars to expand which in turn creates internal stresses in the concrete. 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 walkways can significantly reduce the amount of repairs that are needed in the future.

The stairs were observed to have corrosion occurring in portions of the treads and portions of the columns. The conditions observed were typical for the buildings in this area and in this proximity to the water. The corrosion had not created an unsafe condition, however if the components area not repaired, the corrosion will worsen and may develop into unsafe conditions.

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

**Immediate Action Items**

1. The spalling on the walkways and stairwells 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. Once the concrete repairs are completed on the walkways the decks should be resealed. Given that the exact age of the coatings or manufacturer of the coatings on the walkways is unknown, the coatings may be required to be completely ground down to the existing concrete surface so a new coating can be applied.



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Most urethane coating manufacturers require the coatings to be recoated every five years to maintain the warranty and will not allow for their products to be applied overtop other manufacturer's coatings.

3. The steel posts and stair treads of the stairways should be repaired with supplemental steel components and localized tread replacement.

**Preventive Maintenance Items**

1. The roof should be continued to be monitored and repaired. When the base roof system reaches 20 years of age, the roof should be removed and replaced with a new roof system. At that time the a/c equipment should be placed on equipment stands.

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.

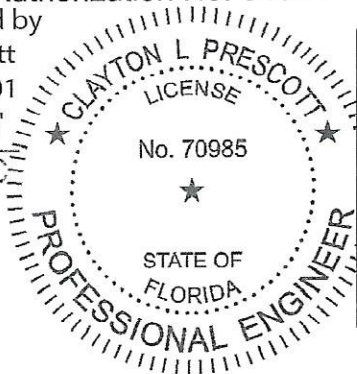
Sincerely,

**Prescott Engineering, LLC**

State of Florida Certificate of Authorization No. 31922

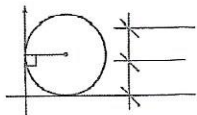
**Clayton  
Prescott**  
Digitally signed by  
Clayton Prescott  
Date: 2023.05.01  
14:17:50 -04'00'

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



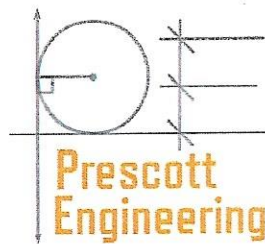
This item has been digitally signed and sealed by Clayton L Prescott, PE on May 1, 2023 using a digital signature.

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



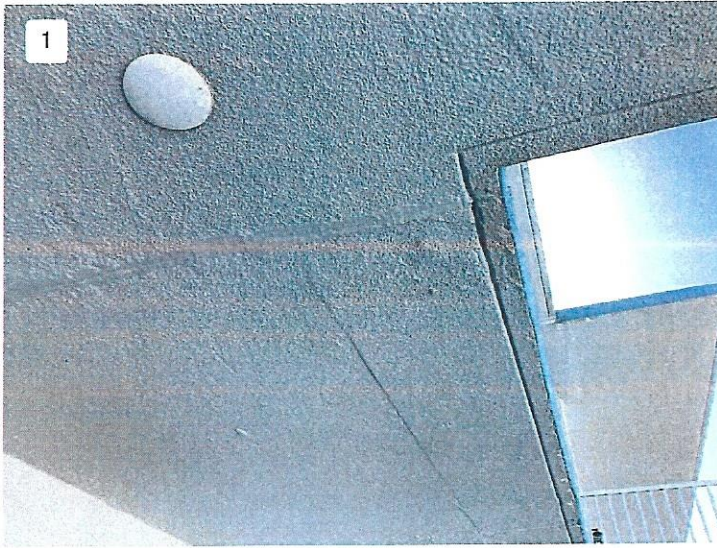
Prescott Engineering, LLC

4/26/2023 | 30 Photos



# Lancaster of Town Shores Condominiums- Milestone Inspection

## Walkways



Previous overhead repair

Project: Lancaster  
Date: 3/23/2023, 10:48am  
Creator: Clayton Prescott



Dented rail

Project: Lancaster  
Date: 3/23/2023, 10:57am  
Creator: Teddy Watkins



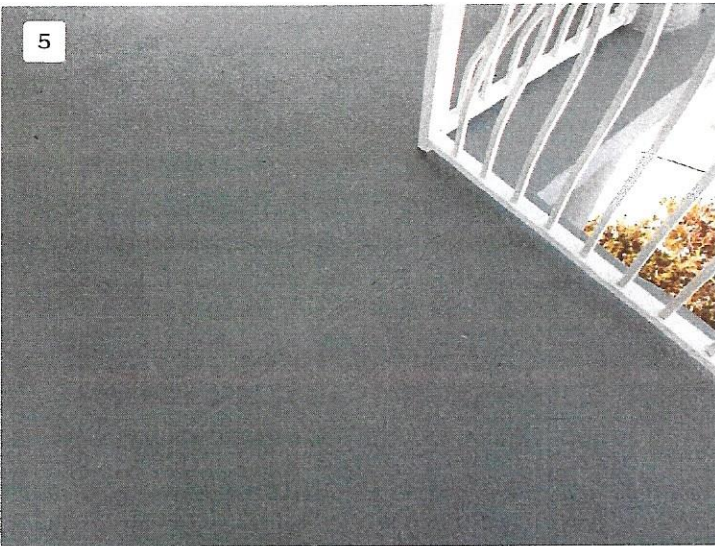
Crack in area of post pocket

Project: Lancaster  
Date: 3/23/2023, 10:59am  
Creator: Clayton Prescott



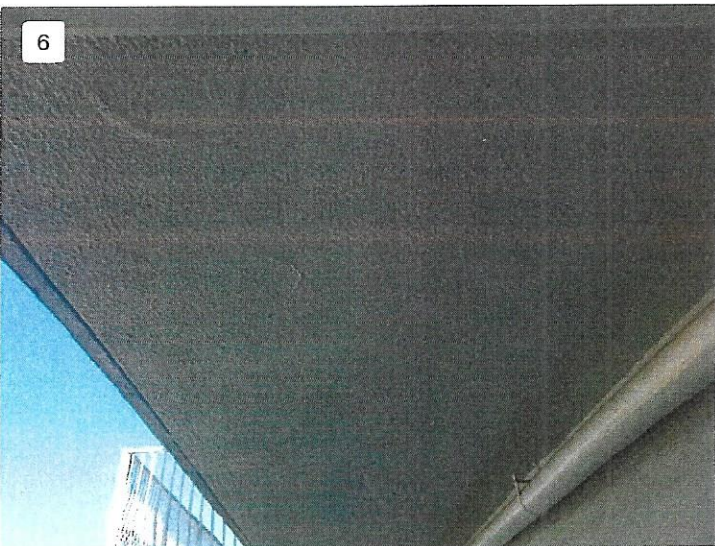
Crack in floor coating at joint

Project: Lancaster  
Date: 3/23/2023, 11:15am  
Creator: Teddy Watkins



Crack in floor coating at joint

Project: Lancaster  
Date: 3/23/2023, 11:16am  
Creator: Teddy Watkins



Paint blisters in ceiling

Project: Lancaster  
Date: 3/23/2023, 11:25am  
Creator: Teddy Watkins

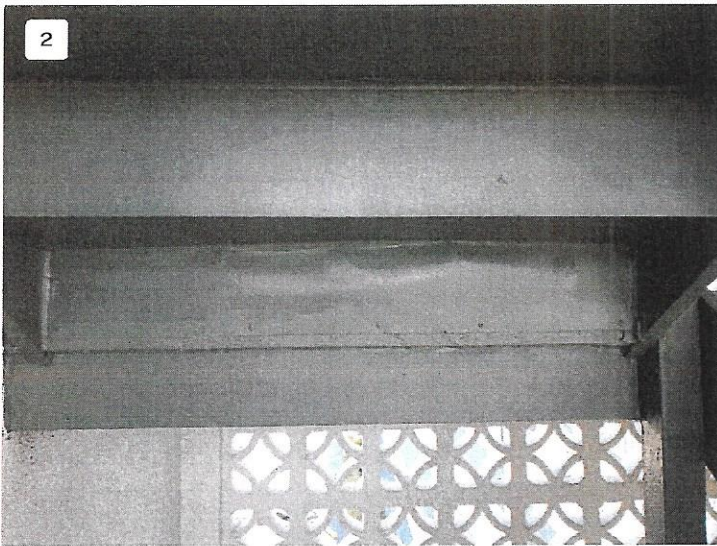


# Stairs



Corrosion of stairs

Project: Lancaster  
Date: 3/23/2023, 10:35am  
Creator: Clayton Prescott



Bulging repair to rear of stair tread

Project: Lancaster  
Date: 3/23/2023, 10:47am  
Creator: Teddy Watkins



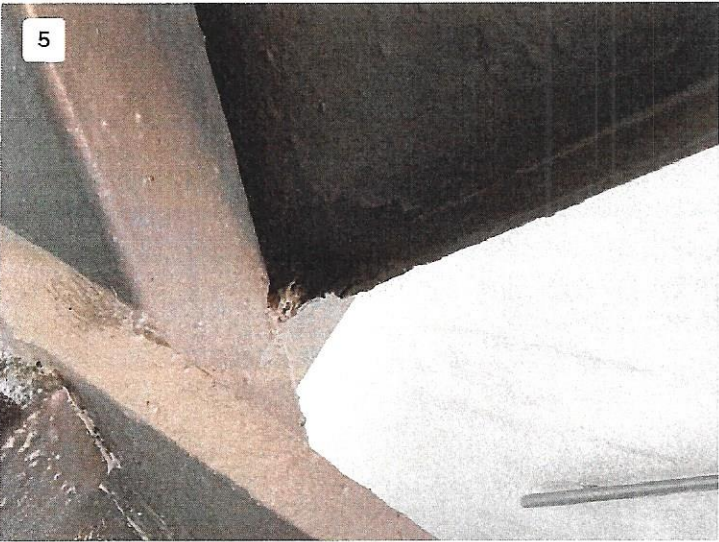
Previous repair of stair tread

Project: Lancaster  
Date: 3/23/2023, 11:01am  
Creator: Clayton Prescott



Corrosion of stair tread

Project: Lancaster  
Date: 3/23/2023, 11:02am  
Creator: Clayton Prescott



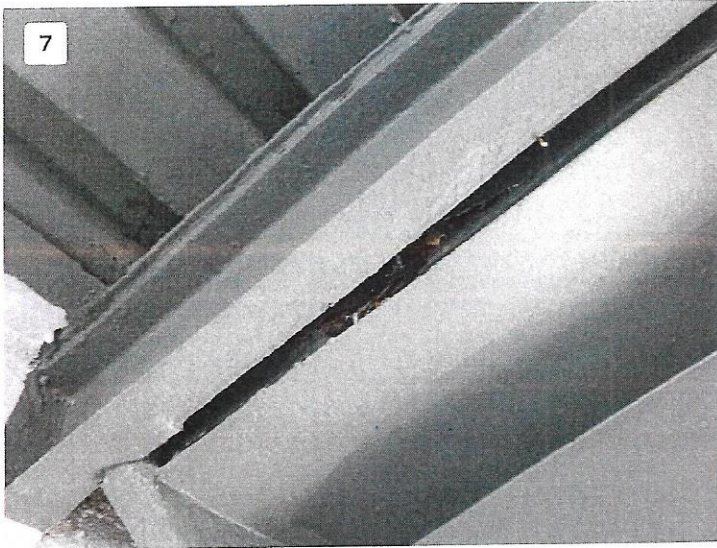
Corrosion of support post at landing connection

Project: Lancaster  
Date: 3/23/2023, 11:02am  
Creator: Clayton Prescott



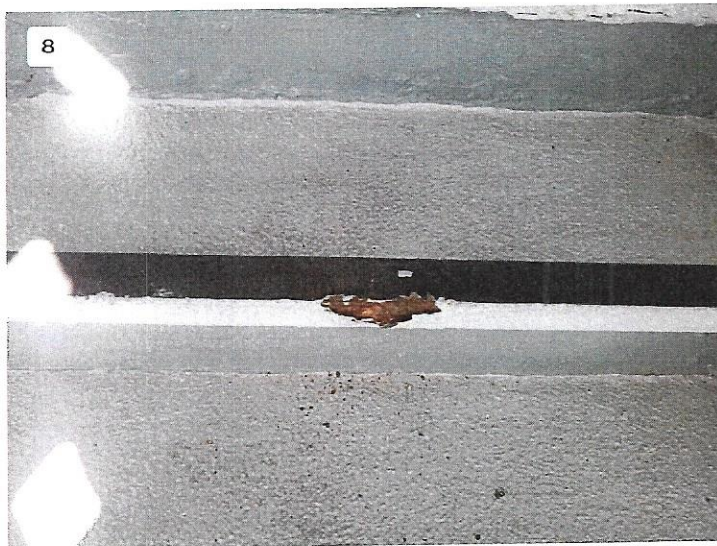
Previous repair

Project: Lancaster  
Date: 3/23/2023, 11:03am  
Creator: Teddy Watkins



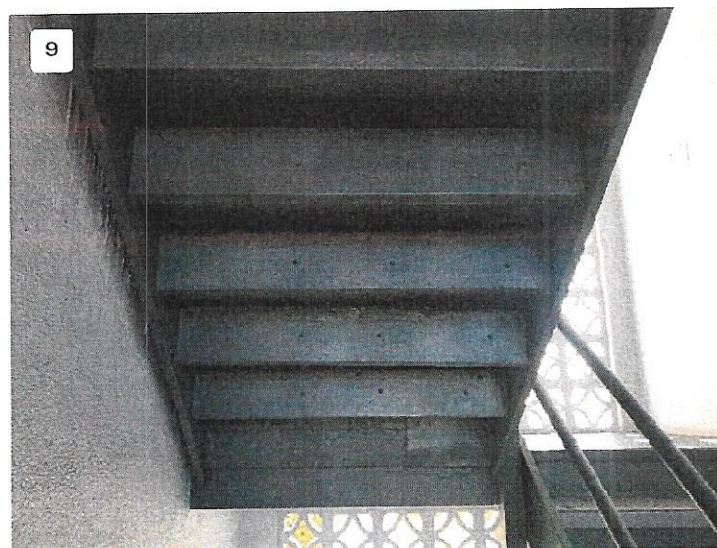
Corrosion of stair at landing

Project: Lancaster  
Date: 3/23/2023, 11:04am  
Creator: Teddy Watkins



Corrosion of stair

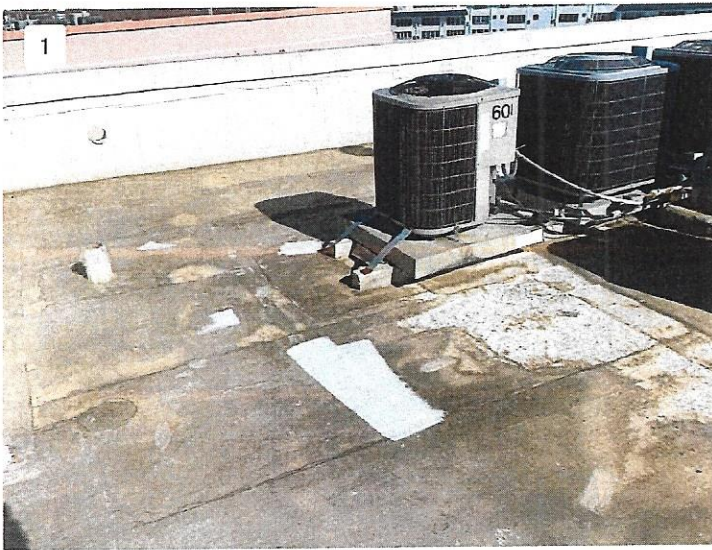
Project: Lancaster  
Date: 3/23/2023, 11:04am  
Creator: Teddy Watkins



Previous metal repair to stair.

Project: Lancaster  
Date: 3/23/2023, 11:05am  
Creator: Teddy Watkins

# Roof



Previous repairs

Project: Lancaster  
Date: 3/23/2023, 10:10am  
Creator: Clayton Prescott



AC unit on sleepers directly on roof deck

Project: Lancaster  
Date: 3/23/2023, 10:10am  
Creator: Clayton Prescott



Previous repairs

Project: Lancaster  
Date: 3/23/2023, 10:11am  
Creator: Clayton Prescott



Numerous repairs

Project: Lancaster  
Date: 3/23/2023, 10:12am  
Creator: Clayton Prescott

5



Closeup of roof coating condition

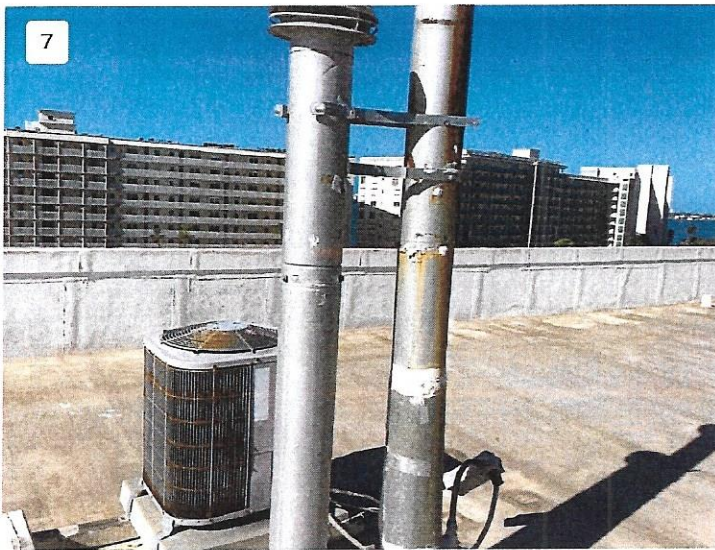
Project: Lancaster  
Date: 3/23/2023, 10:12am  
Creator: Clayton Prescott

6



Vent stacks

Project: Lancaster  
Date: 3/23/2023, 10:13am  
Creator: Clayton Prescott



Repairs to vent stacks

Project: Lancaster  
Date: 3/23/2023, 10:13am  
Creator: Clayton Prescott



Piping and abandoned stands

Project: Lancaster  
Date: 3/23/2023, 10:15am  
Creator: Clayton Prescott



Overall of roof deck.

Project: Lancaster  
Date: 3/23/2023, 10:15am  
Creator: Clayton Prescott

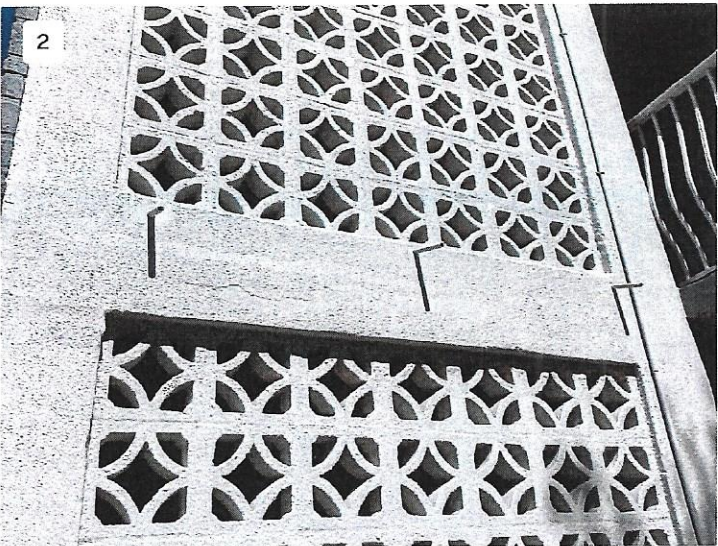


# Exterior



Front elevation

Project: Lancaster  
Date: 3/23/2023, 11:35am  
Creator: Clayton Prescott



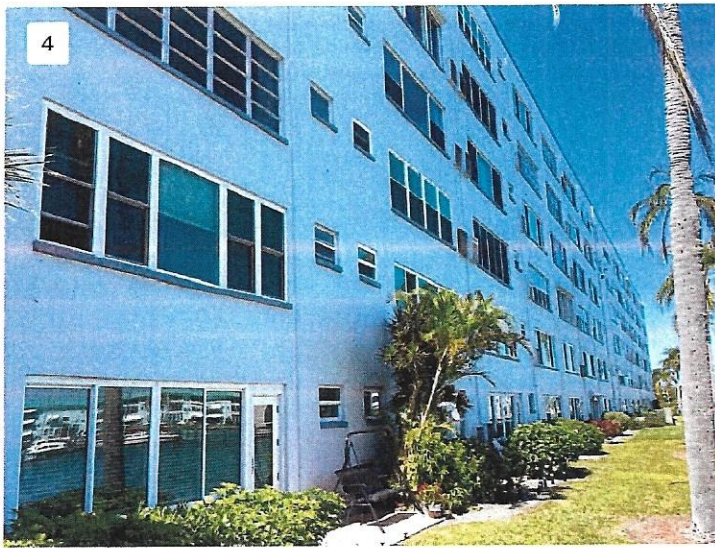
exterior of lintel spall in stairwell

Project: Lancaster  
Date: 3/23/2023, 11:37am  
Creator: Clayton Prescott



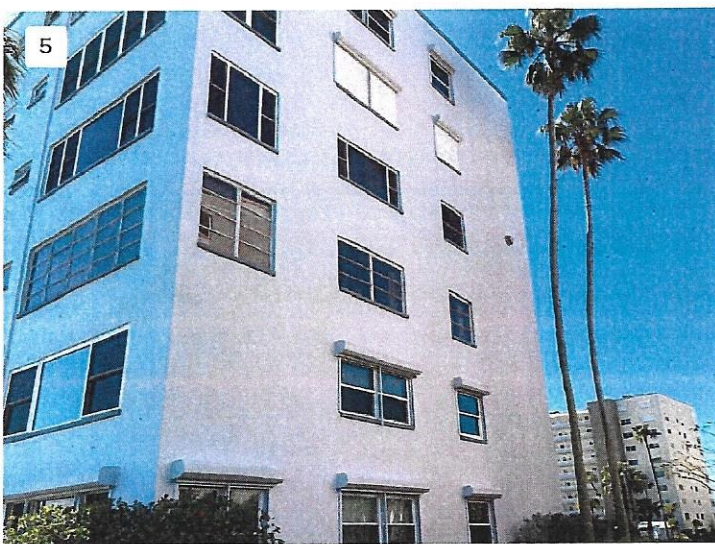
Landing drains in stairwell

Project: Lancaster  
Date: 3/23/2023, 10:30am  
Creator: Clayton Prescott



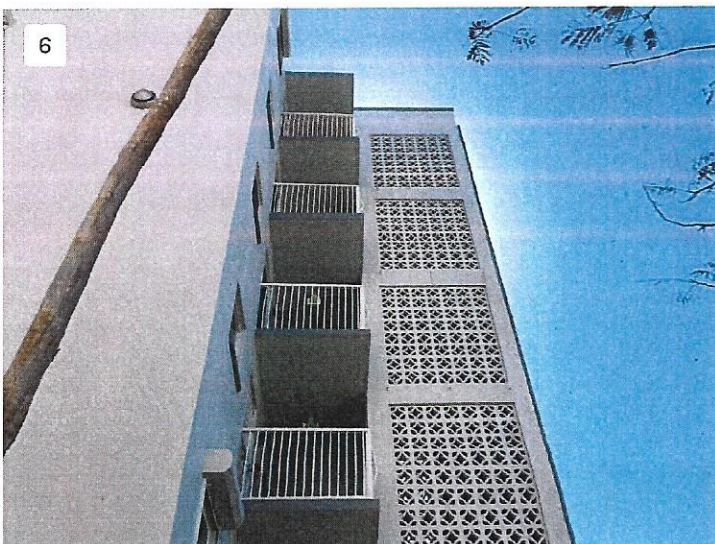
Rear elevation

Project: Lancaster  
Date: 3/23/2023, 11:38am  
Creator: Clayton Prescott



West elevation

Project: Lancaster  
Date: 3/23/2023, 11:42am  
Creator: Clayton Prescott



West Stairwell

Project: Lancaster  
Date: 3/23/2023, 11:43am  
Creator: Clayton Prescott