

Milestone Phase I Report
Roll's Landing Condominium Association, Inc.



Report Date: 7/12/2024

Inspection Date: 3/21/2024

Field Inspector: Kieran Lehane

Consultant: **Dudley McFarquhar, Ph.D., PE**

Stone Inspections Group, LLC (SIG)
260 1st Ave S #225
St Petersburg, FL 33701

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

Building 2 , Building 6 , Building 7 , Building 8 , Building 9 , Building 10 , Clubhouse

Project Background

Year Built:	1984
Building Frame:	CMU block
Building Facade:	Stucco
Roof:	Silicone flat roof, concrete barrel tiles on the mansard portions. Building 10 is pitched roof with concrete barrel tiles.
Community Description:	This community has (5) 4-story buildings and (1) 2-story building and Clubhouse, Office building, Gazebo, Gatehouse with enter & exit gates, 1 delivery gate, pool, dock, boat slips, tennis courts, pickleball courts, carports, 2 sheds and mailbox.

Executive Summary

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

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

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

Review Methodology

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

- Exterior accessible area inspection
- Drone Inspection

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

Field Observation Summary

Inspected on 3/21/2024. Property consists of 5 (five) 4-story buildings, a 2-story building, a clubhouse, boat dock, pool, a pond with a bridge, and 6 carports. Damage from Ian was evident throughout the property; chipped tiles, tarp roofs and other remediation efforts and missing soffit was observed on all buildings. Spalling was observed on the edge of several landings throughout the property, but without further testing it is impossible to tell the extent of the damage.

Legend

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

Roof

Deficiencies	Broken barrel tiles and remedial solutions observed. Recommend replacing all broken tiles and repairing temporary remediation failure. Flat roofs were tarped up for remediation in plans to replace. Recommend replacing the flat roof. Soffit missing throughout property. Recommend replacing all missing soffit
Condition	Fair

Exterior Walls - Load Bearing

Deficiencies	No deficiencies observed.
Maintenance	Crack in stucco on roof of building 9. Recommend routing and patching with mortar.
Condition	Good

Walkways/Floors

Deficiencies	No deficiencies observed.
Maintenance	Gap in control joint under walkway of building 10. Recommend putting a backer rod in place and filling with sealant. Minor cracking at the edge of the bottom of the walkway was observed in building 10. Recommend routing and patching with mortar.
Condition	Good

Stairs

Deficiencies	Spalling was also observed at the insides of several landings. Recommend hiring a contractor to perform ultrasonic pulse velocity testing of all landings on and between floors on buildings 2, 6, 7, and 9. Testing will determine the extent of the spalling and will indicate if it can be patched with mortar or if parts of the landings need to be replaced.
Condition	Fair

Railings

Deficiencies	No deficiencies observed.
Condition	Good

WaterProofing

Deficiencies	No deficiencies observed.
Condition	Good

Balconies

Deficiencies	No deficiencies observed.
Condition	Good

After reviewing the property, it is our opinion that your association has NOT PASSED the Milestone Inspection, a Phase II inspection is required.

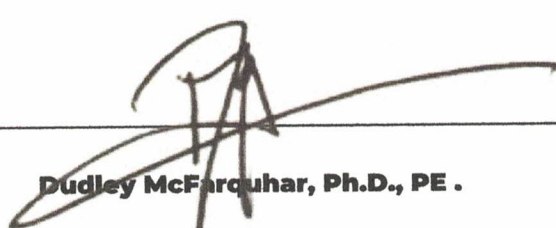
On the inspection damage to the roofs and soffits were observed throughout the property. All missing soffits must be replaced. All broken or chipped barrel tiles must be replaced. Spalling was also observed at the insides of several landings. Recommend hiring a contractor do

On inspection, damage to the roofs and soffits were observed throughout the property. All missing soffits must be replaced. All broken or chipped barrel tiles must be replaced. Flat roof must be replaced. Spalling was also observed at the insides of several landings. Recommend hiring a contractor to perform ultrasonic pulse velocity testing of all 3 landings of each stairwell in buildings 2, 6, 7, and 9 (24 total landings). Testing will determine the extent of the spalling and will tell if it can be patched with mortar or if parts of the landings need to be replaced.

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

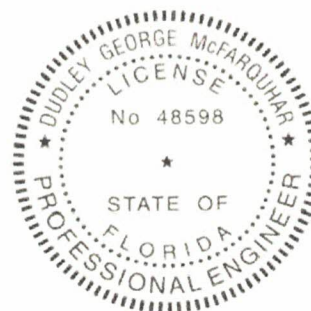
The opinions and findings expressed in this report are based upon the information available to Stone Inspections Group LLC (SIG) as of the date of this report and are the result of limited non-destructive visual investigation of the property and exposed building components. As such, SIG assumes no liability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

Respectfully Submitted,



Dudley McFarquhar, Ph.D., PE .

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Timelines

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

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

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

Instructions for Distribution

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

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

Stone Inspections Group LLC - 260 1st Ave South #225, St Petersburg FL

33701 800 (892) 1116 - stonebldg.com

Roof

Deficiencies

Broken barrel tiles and remedial solutions observed. Recommend replacing all broken tiles and repairing temporary remediation failure. Flat roofs were tarped up for remediation in plans to replace. Recommend replacing the flat roof. Soffit missing throughout property. Recommend replacing all missing soffit

Condition

Fair



Typical remediation overview



Broken barrel tiles



Twisted ridge cap



Missing soffit

Exterior Walls - Load Bearing

Maintenance	Crack in stucco on roof of building 9. Recommend routing and patching with mortar.
Condition	Good



Typical exterior wall



Typical exterior wall



Typical exterior wall



Crack in exterior wall on roof

Walkways & Floors

Maintenance	Gap in control joint under walkway of building 10. Recommend putting a backer rod in place and filling with sealant. Minor cracking at the edge of the bottom of the walkway was observed in building 10. Recommend routing and patching with mortar.
Condition	Good



Veranda walkway



First level floor



Walkways overview



Gap in control joint under veranda walkway

Stairs

Deficiencies

Spalling was also observed at the insides of several landings. Recommend hiring a contractor to perform ultrasonic pulse velocity testing of all landings on and between floors on buildings 2, 6, 7, and 9. Testing will determine the extent of the spalling and will indicate if it can be patched with mortar or if parts of the landings need to be replaced.

Condition

Fair



Spalling on face of landing



Spalling on landing



Spalling on landing



Typical stairwell

Railings

Condition

Good



Railings



Balcony railings



Veranda railings



Veranda railings

Waterproofing

Condition

Good



Typical painting



Typical painting



Typical painting

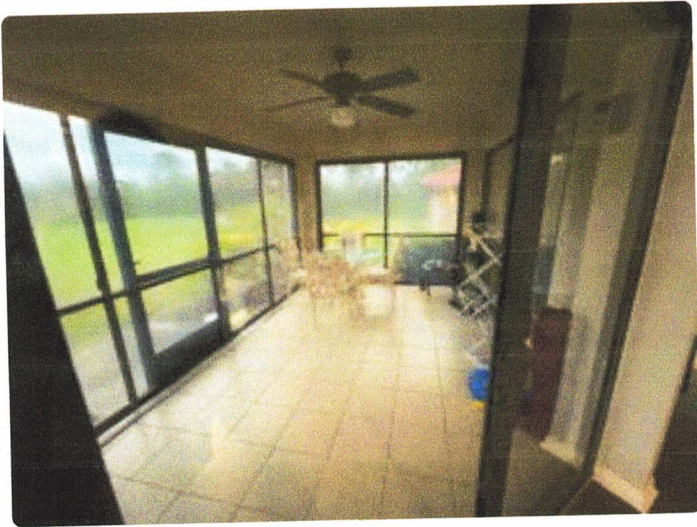


Typical painting

Balconies

Condition

Good



Patio interior



Typical balconies and patios

Building 2



Year Built:

1988

Broken barrel tiles

Address:

Building 2



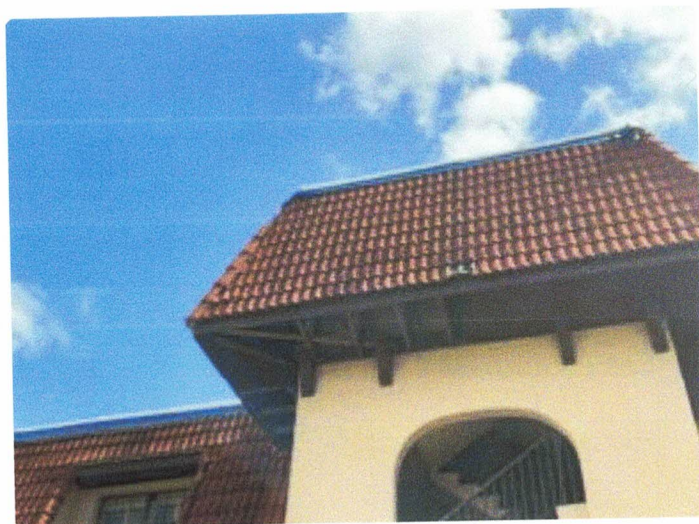
Broken barrel tiles



Remedial fix on broken barrel tile



Remedial fix on broken barrel tiles

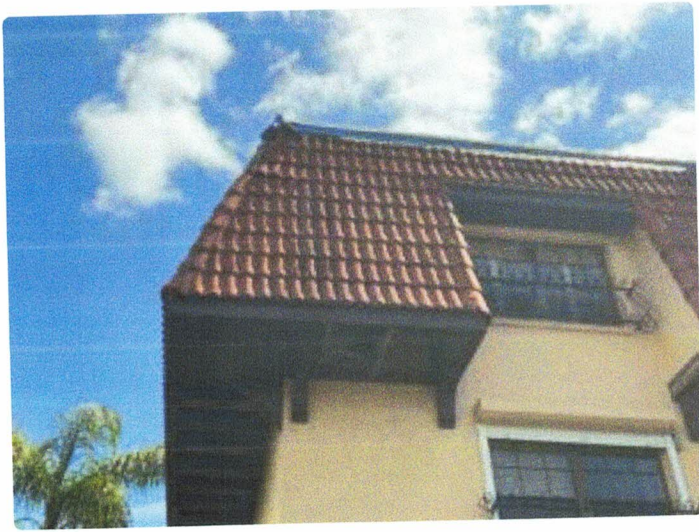


Remedial fix on broken barrel tiles

Broken barrel tiles continued...

Address:

Building 2



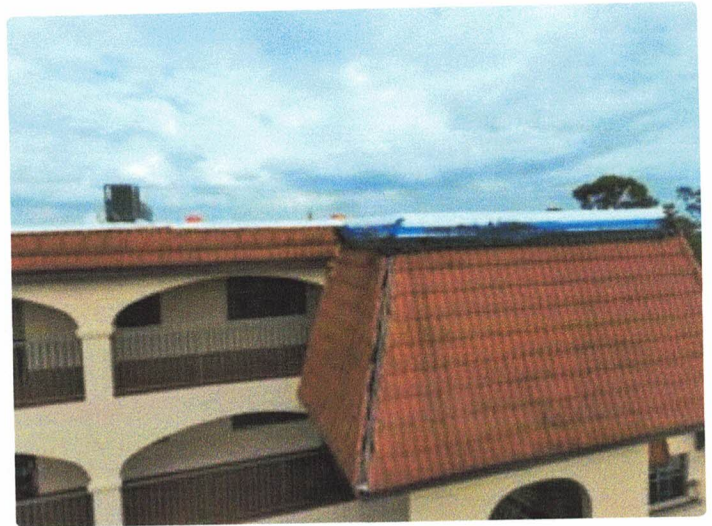
Broken barrel tiles



Broken barrel tiles



Broken barrel tiles

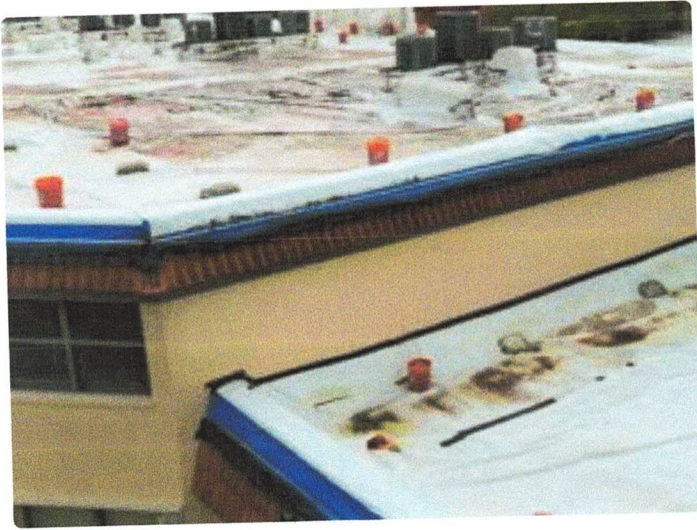


Broken barrel tiles

Broken barrel tiles continued...

Address:

Building 2



Broken barrel tile



Broken barrel tiles



Broken barrel tiles



Broken barrel tiles

Broken barrel tiles continued...

Address:

Building 2



Temporary remediation failure



Temporary remediation on roof

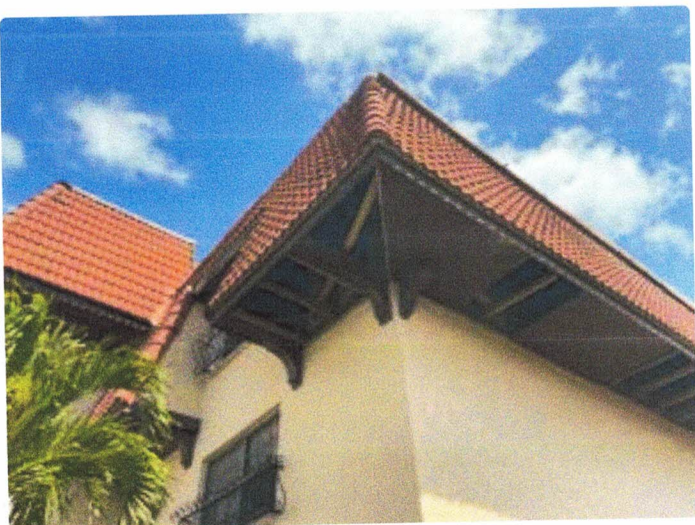
Missing soffits

Address:

Building 2



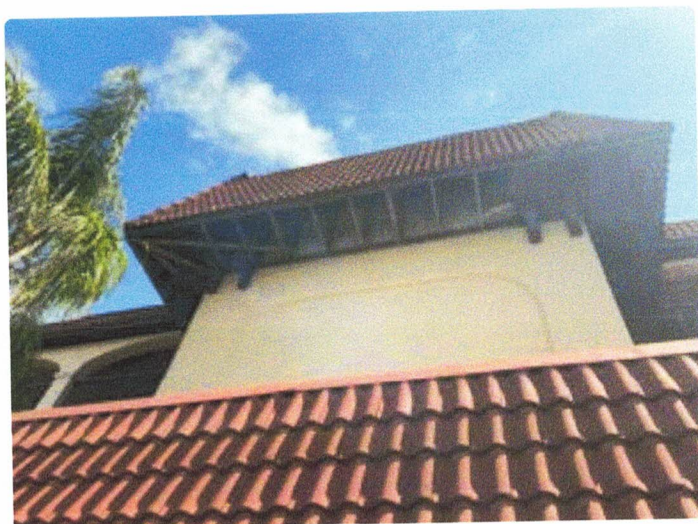
Missing soffit



Missing soffit



Missing soffit

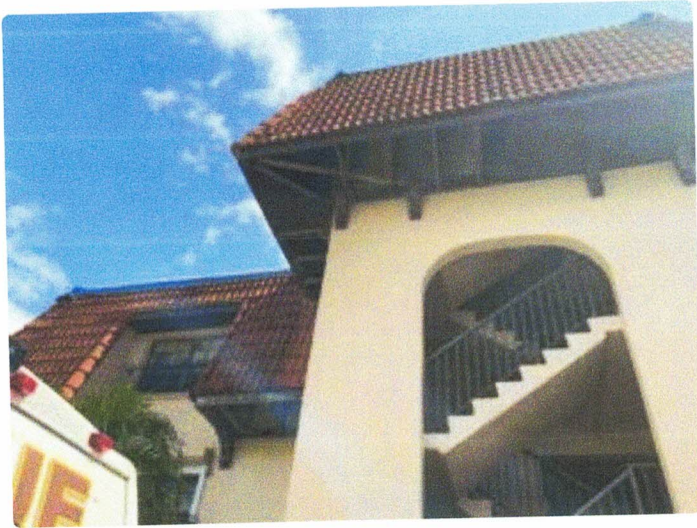


Missing soffit

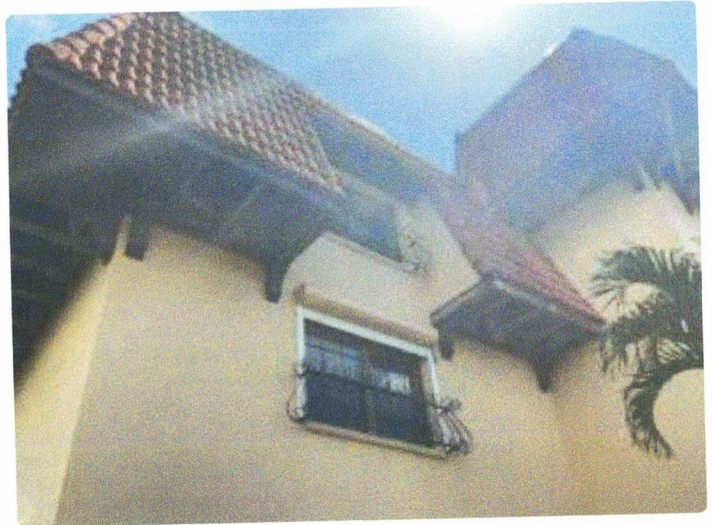
Missing soffits continued...

Address:

Building 2



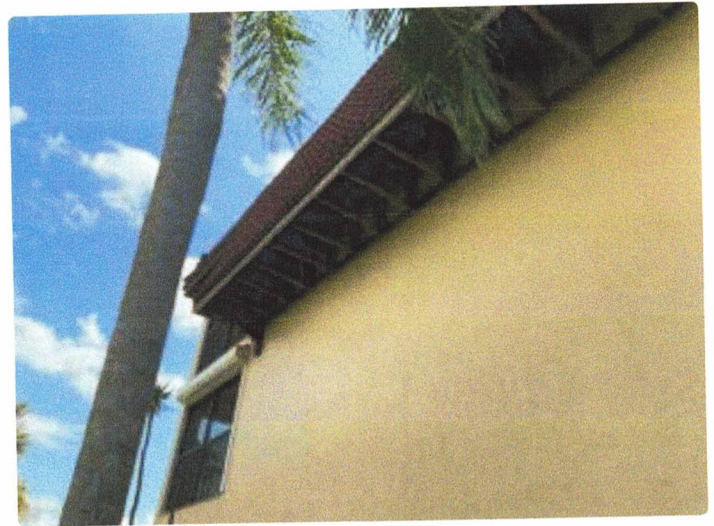
Missing soffit



Missing soffit



Missing soffit



Missing soffit

Missing soffits continued...

Address:

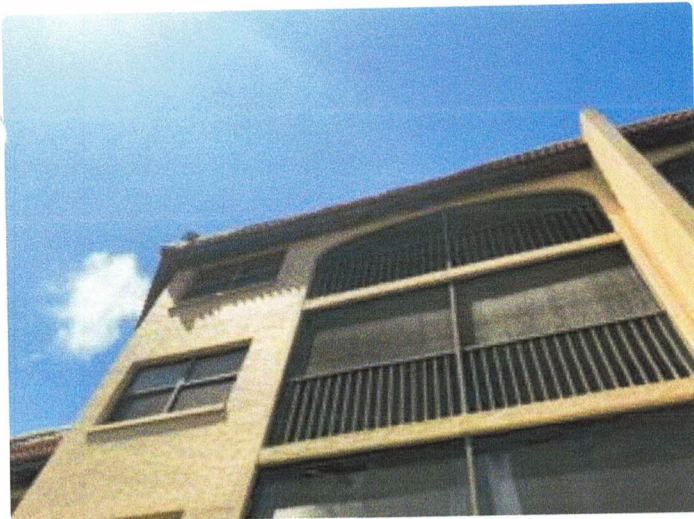
Building 2



Missing soffit



Missing soffit



Missing soffit



Missing soffit

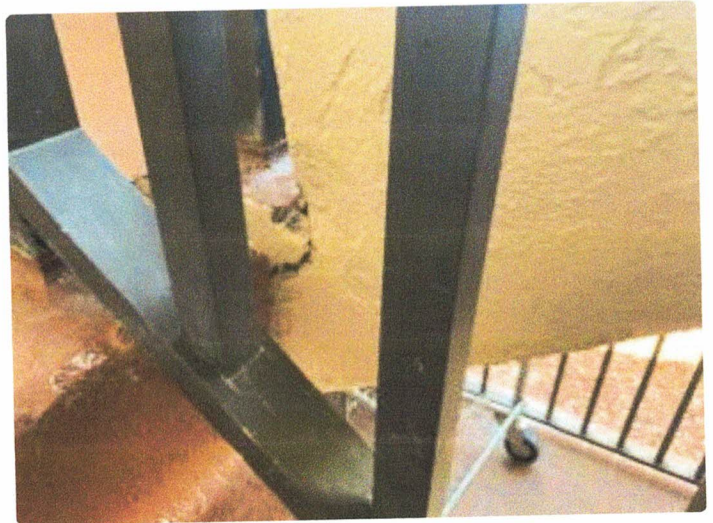
Spalling on right stairwell

Address:

Building 2



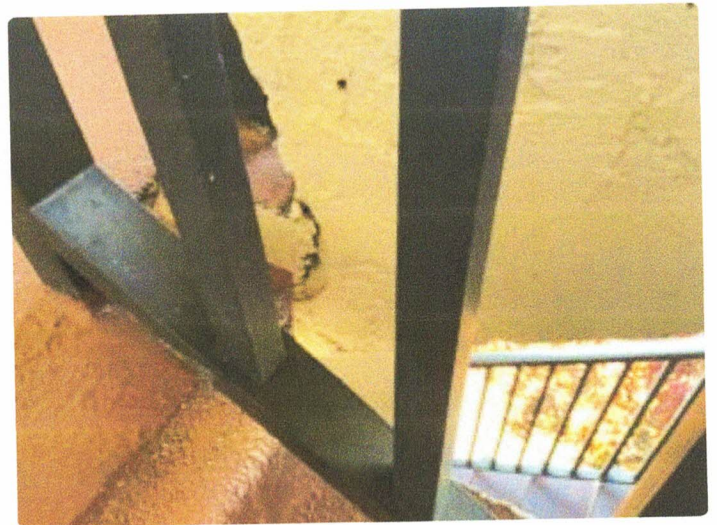
Spalling on inside of stairwell



Spalling on inside of stairwell



Crack under stairwell



Spalling inside stairwell

Spalling on right stairwell continued...

Address:

Building 2



Spalling inside stairwell

Loose railing cover

Address:

Building 2



Loose railing cover

Spalling on left stairwell

Address:

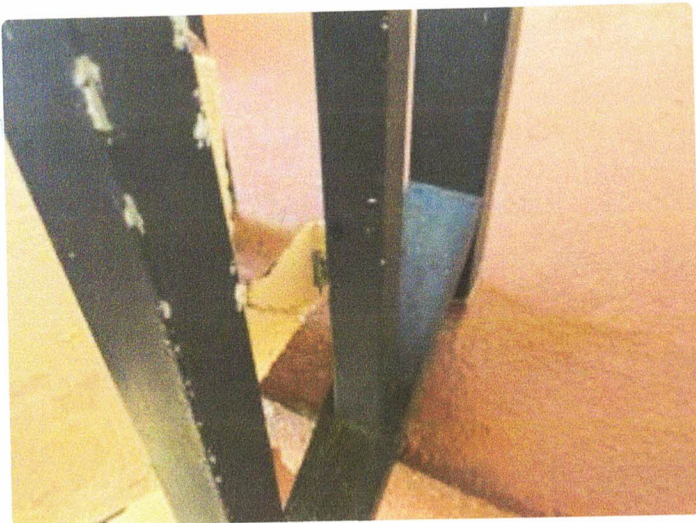
Building 2



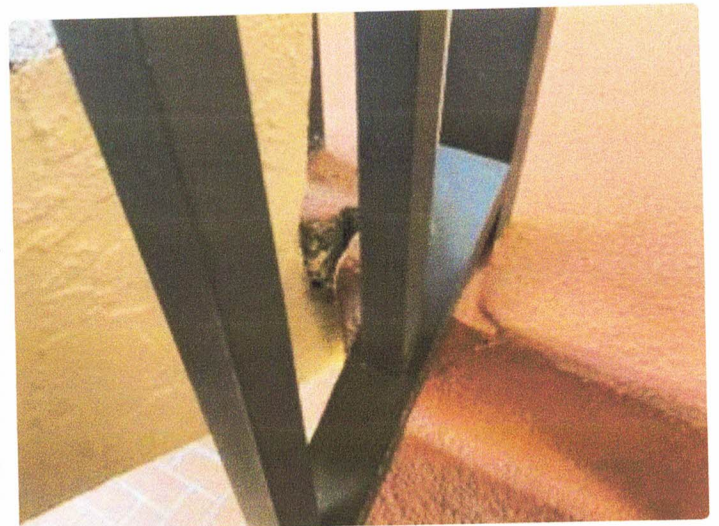
Spalling at landing on stairway



Spalling at landing on stairway



Spalling at landing on stairway



Spalling at landing on stairway

Building 6



Year Built:

1985

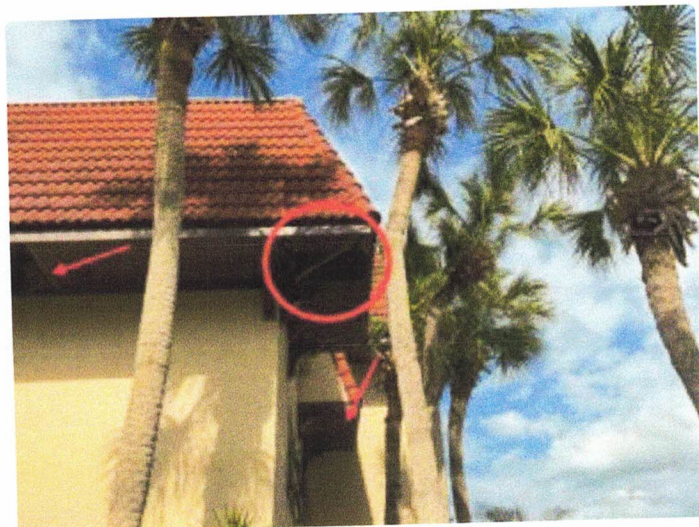
Missing soffit

Address:

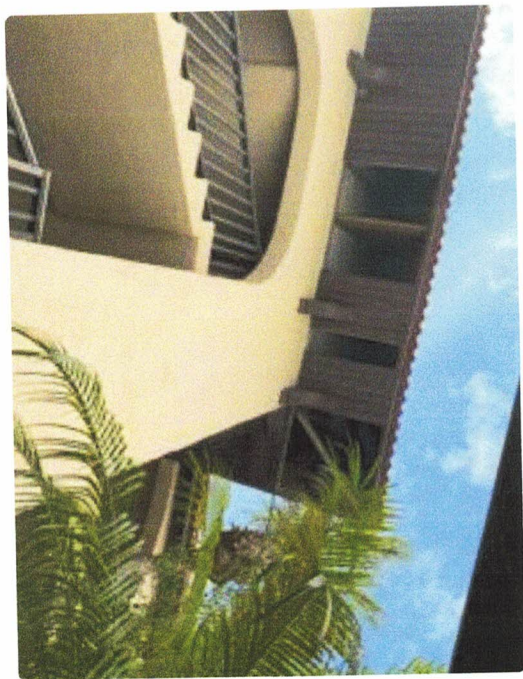
Building 6



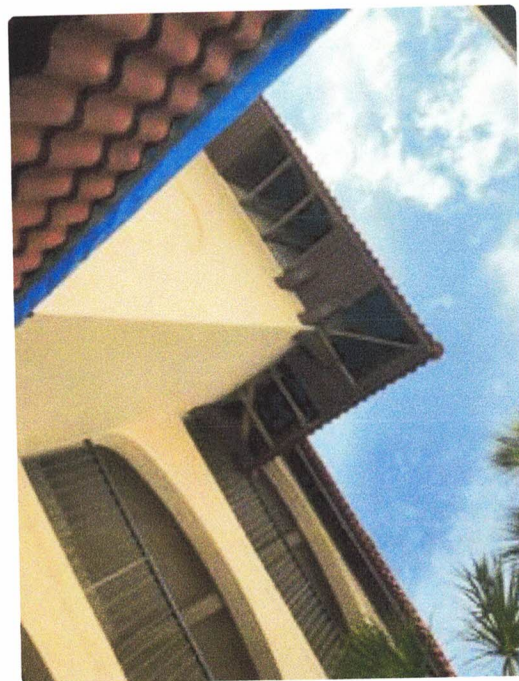
Missing soffit



Missing soffit



Missing soffit

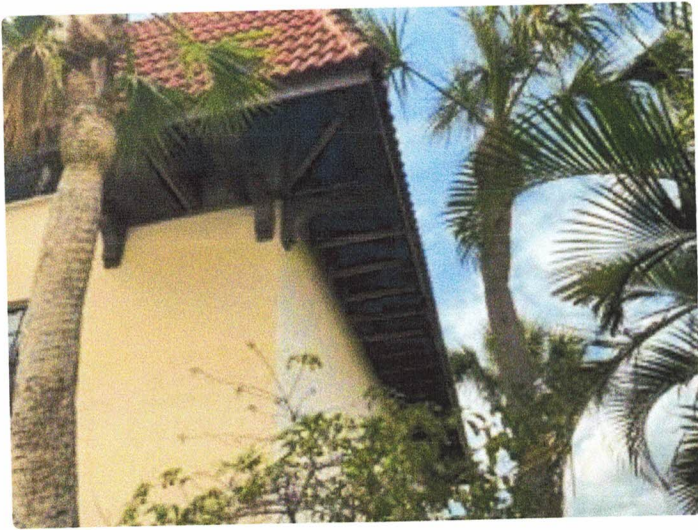


Missing soffit

Missing soffit continued...

Address:

Building 6



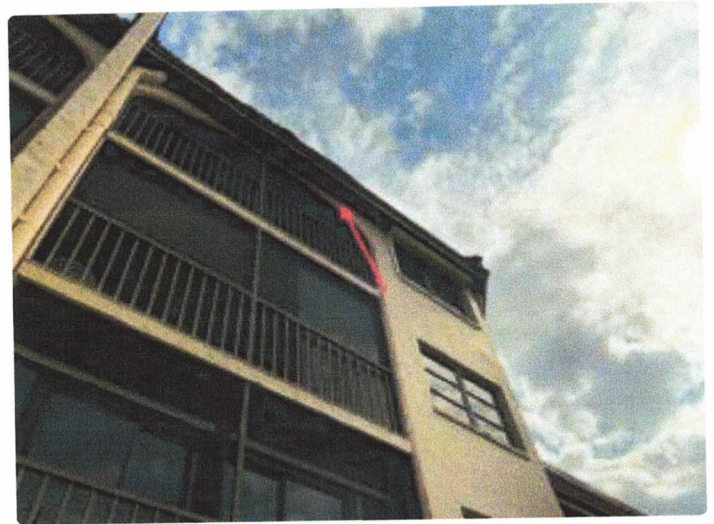
Missing soffit



Missing soffit



Missing soffit

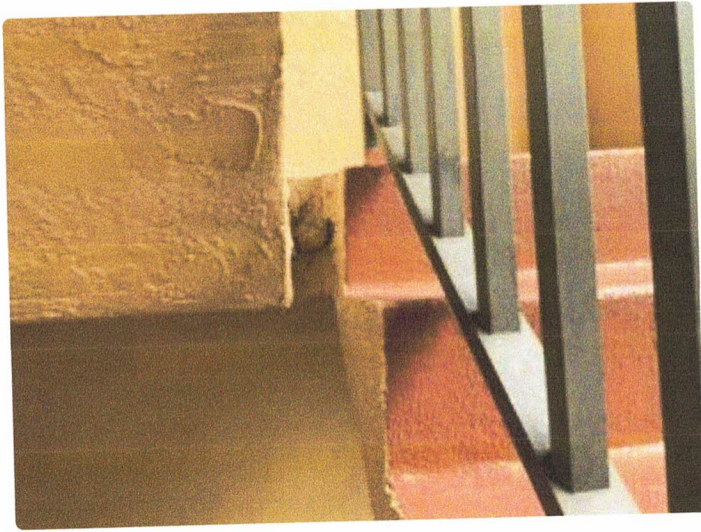


Missing soffit

Spalling on left stairwell

Address:

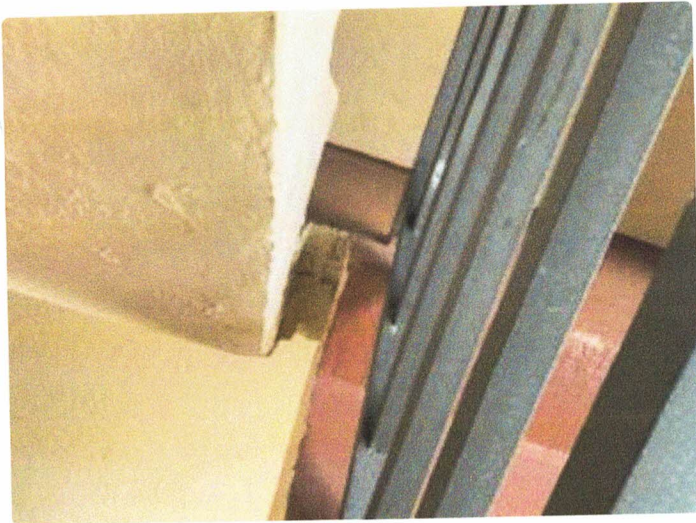
Building 6



Spalling on left stairwell landing



Spalling on left stairwell landing

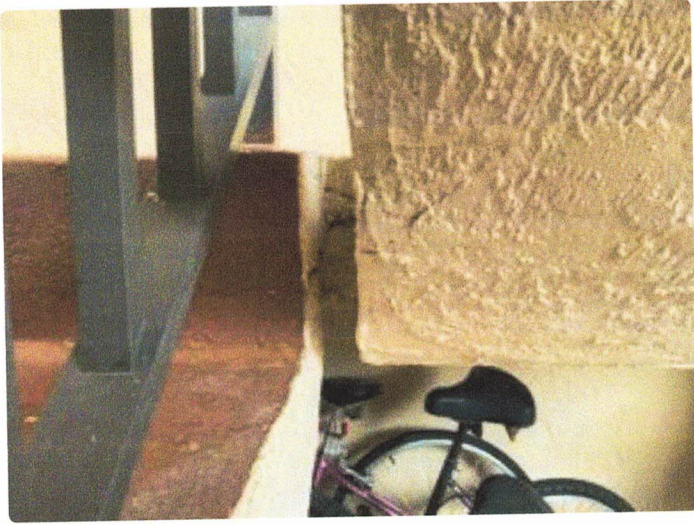


Spalling on left stairwell landing

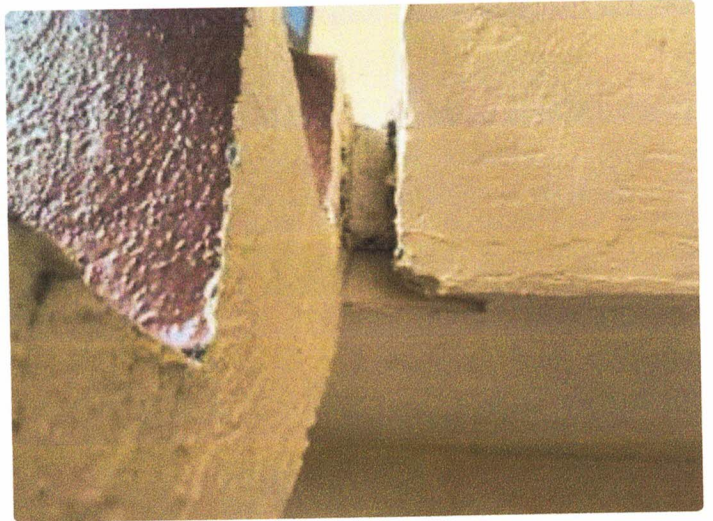
Spalling on right stairwell

Address:

Building 6



Spalling on right stairwell landing



Spalling on right stairwell landing



Spalling on right stairwell landing



Spalling on right stairwell landing

Spalling on right stairwell continued...

Address:

Building 6

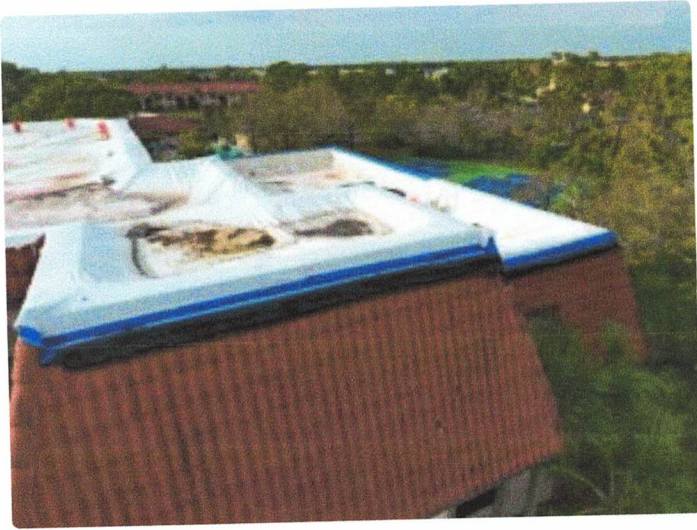


Spalling on right stairwell landing

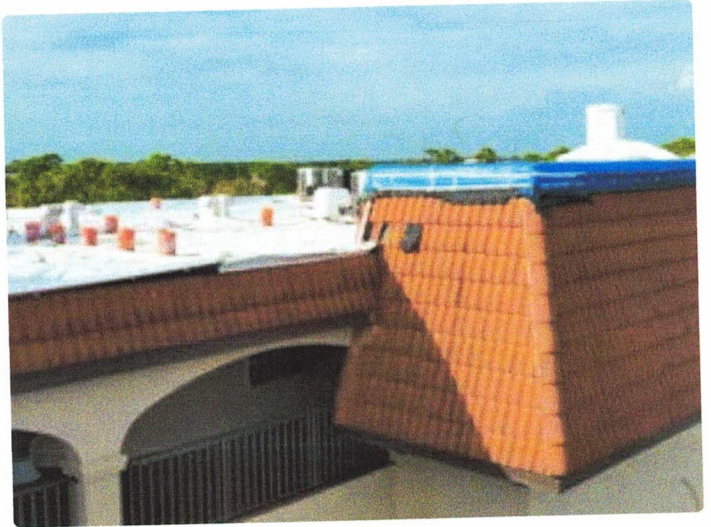
Broken barrel tiles

Address:

Building 6



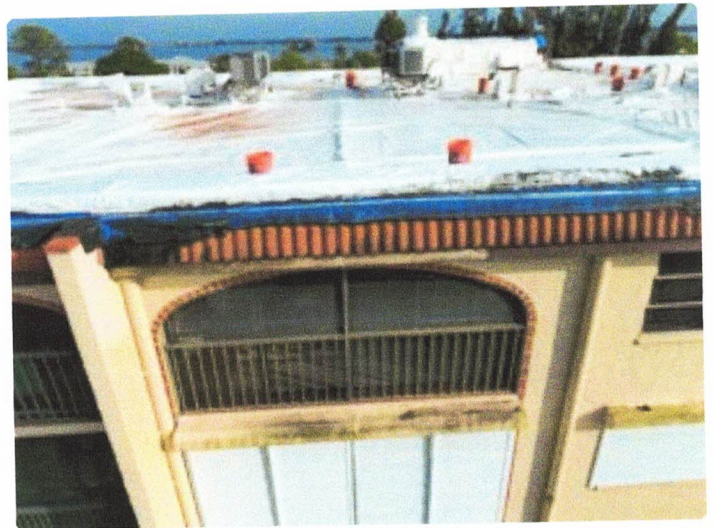
Broken barrel tiles



Broken barrel tiles



Broken barrel tiles



Broken barrel tiles

Broken barrel tiles continued...

Address:

Building 6



Broken barrel tiles

Building 7



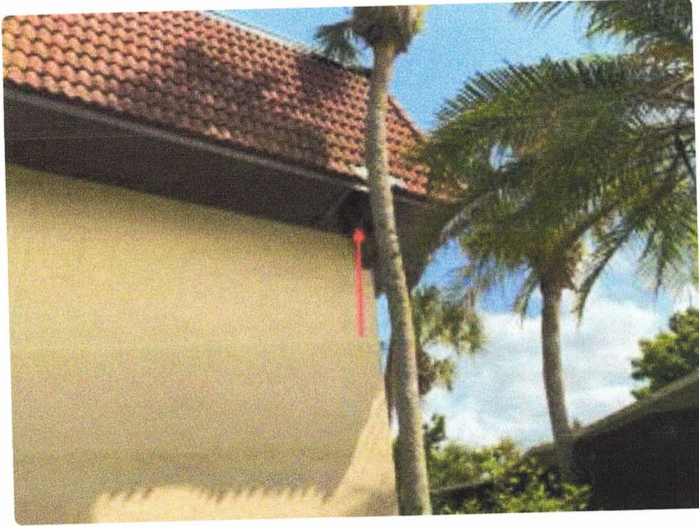
Year Built:

1983

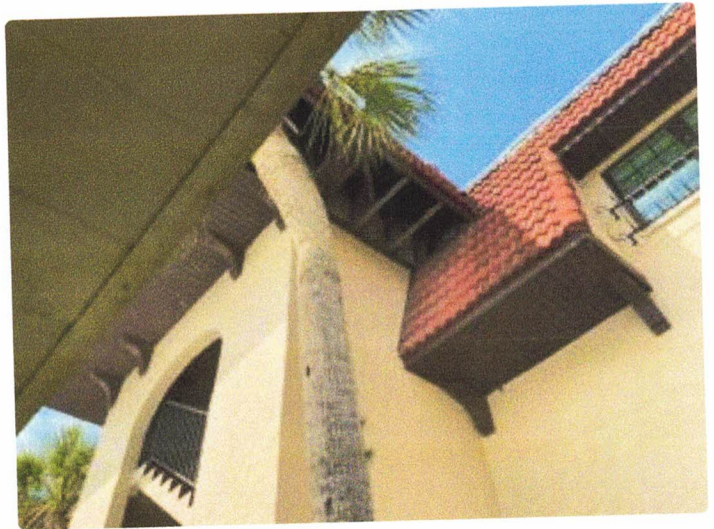
Missing soffit

Address:

Building 7



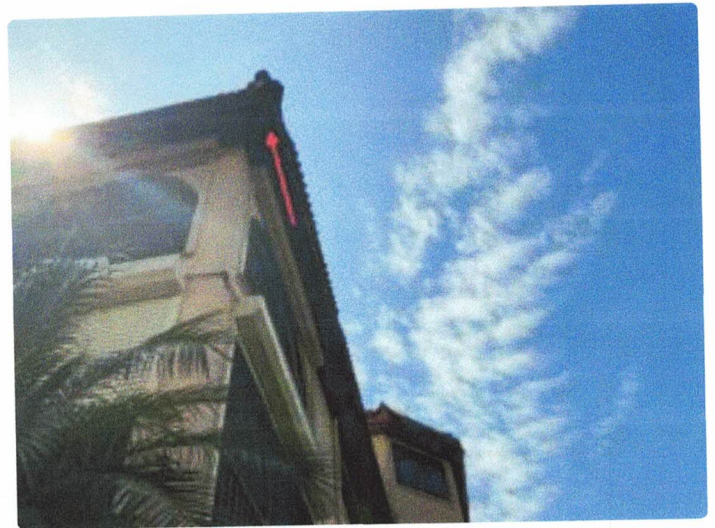
Missing soffit



Missing soffit



Missing soffit

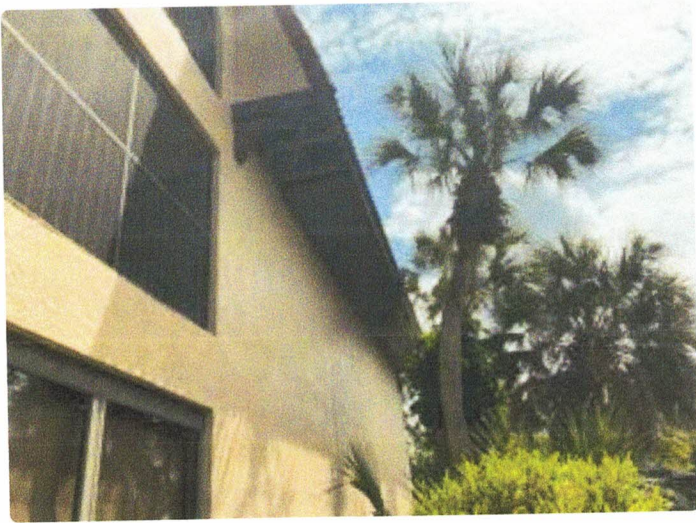


Missing soffit

Missing soffit continued...

Address:

Building 7

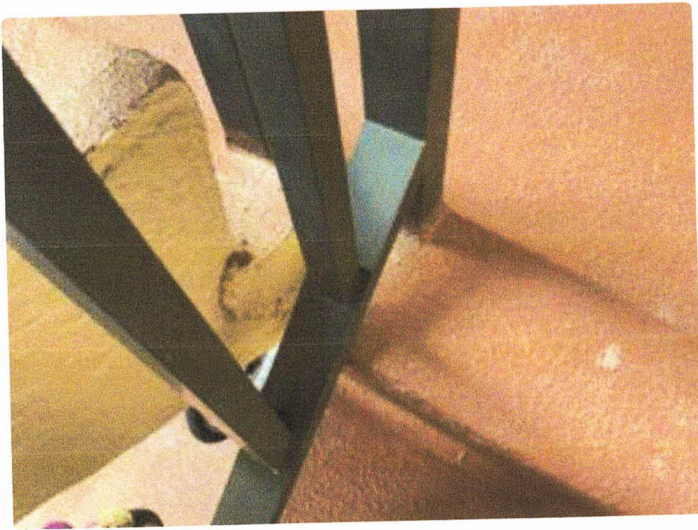


Missing soffit

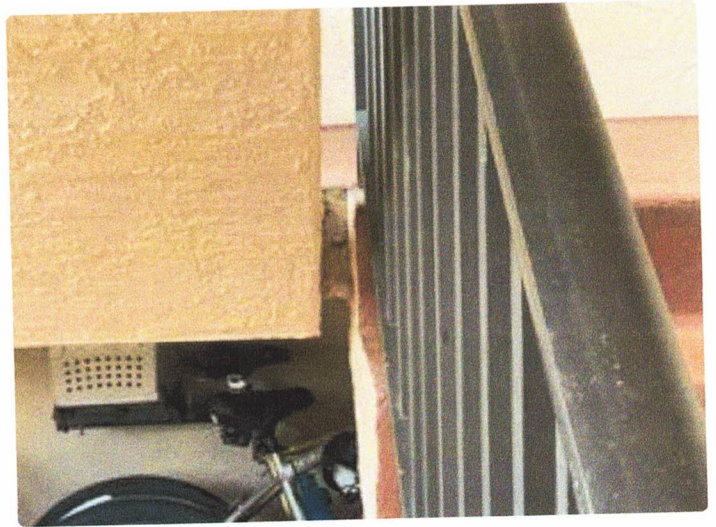
Spalling on left stairwell

Address:

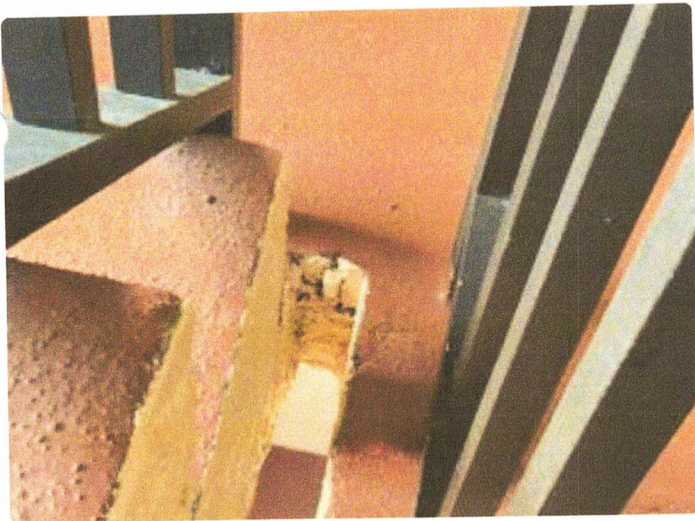
Building 7



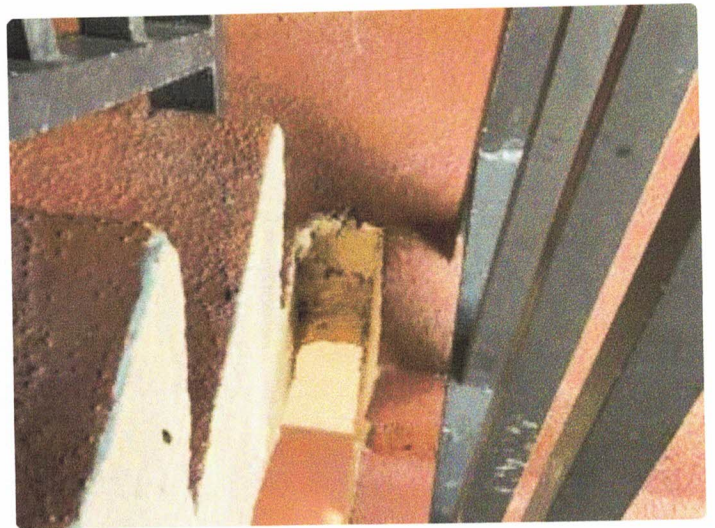
Spalling on left stairwell landing



Spalling on left stairwell landing



Spalling on left stairwell landing



Spalling on left stairwell landing

Spalling on left stairwell continued...

Address:

Building 7



Spalling on left stairwell landing

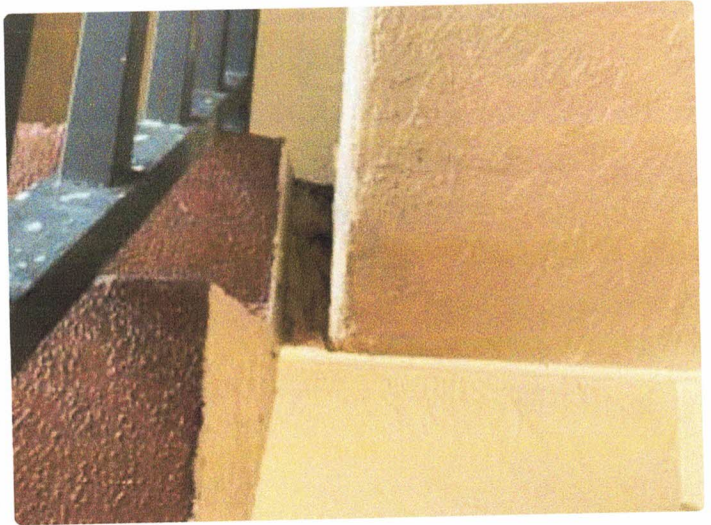
Spalling on right stairwell

Address:

Building 7



Spalling on right stairwell landing



Spalling on right stairwell landing



Spalling on right stairwell landing

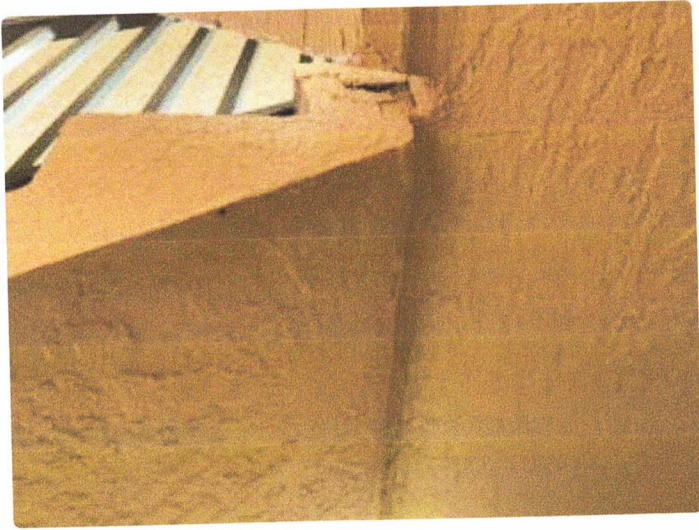


Spalling on right stairwell landing

Spalling on right stairwell continued...

Address:

Building 7



Spalling on right stairwell landing and cracking underneath

Chipped barrel tile

Address:

Building 7



Barrel tile remediation

Rotated ridge cap

Address:

Building 7



Rotated ridge cap

Building 8



Year Built:

1983

Missing soffit

Address:

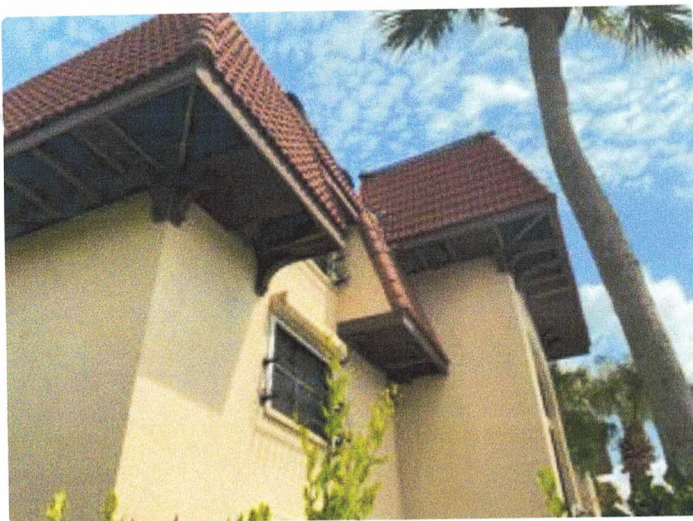
Building 8



Missing soffit



Missing soffit



Missing soffit



Missing soffit

Missing soffit continued...

Address:

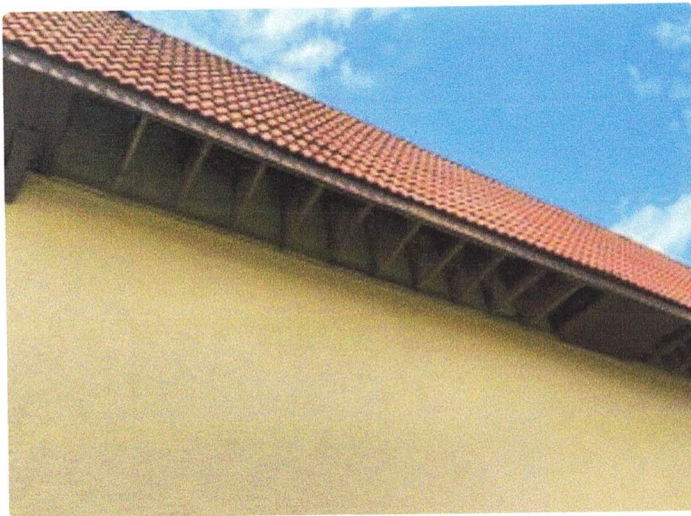
Building 8



Missing soffit



Missing soffit



Missing soffit

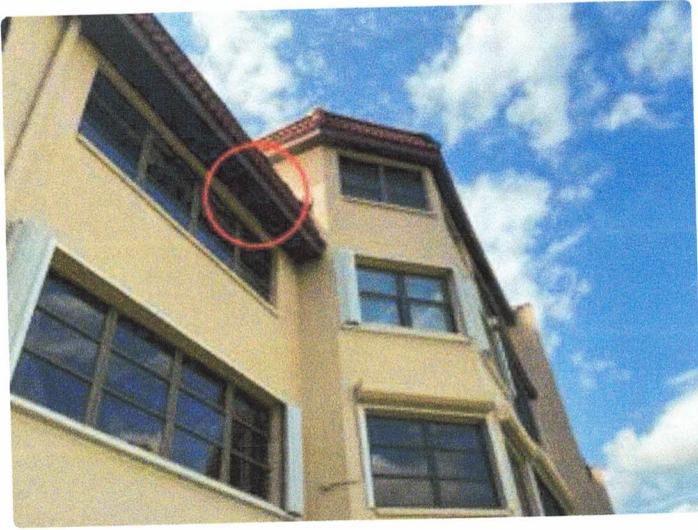


Missing soffit

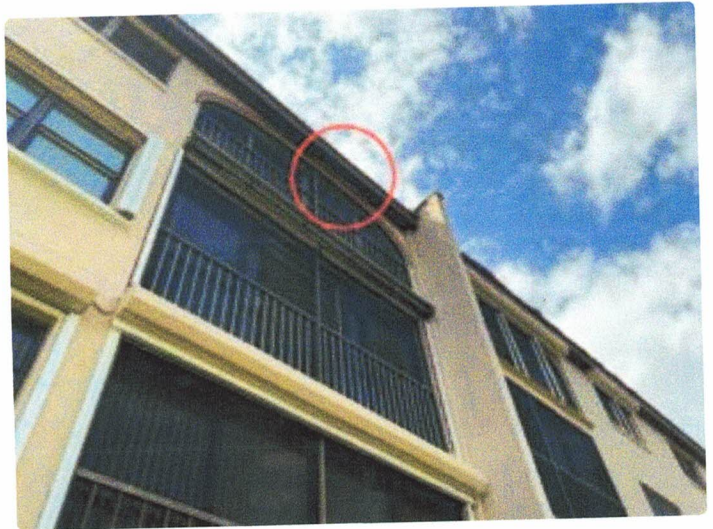
Missing soffit continued...

Address:

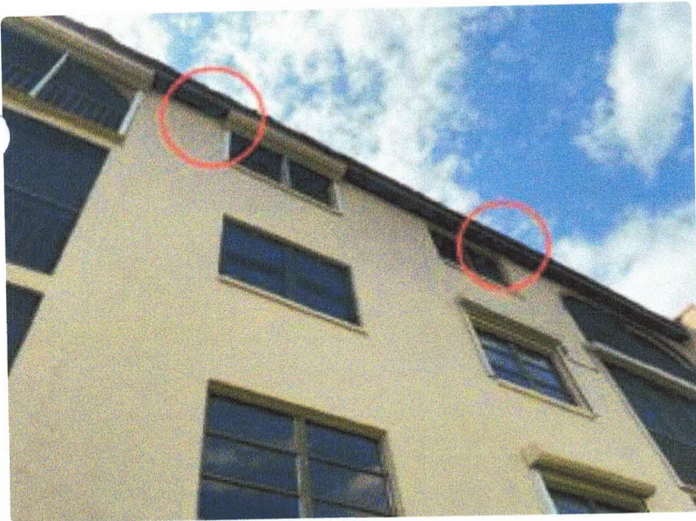
Building 8



Missing soffit



Missing soffit



Missing soffit

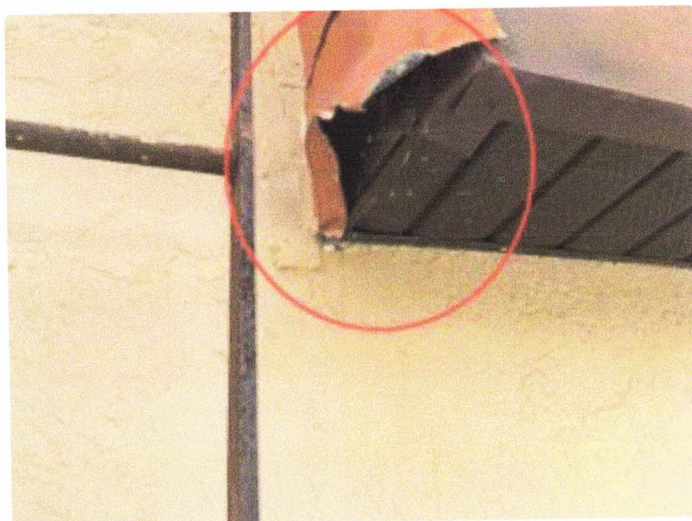
Gap at flashing and bent flashing

Address:

Building 8



Gap at flashing



Bent flashing

Broken barrel tiles/temporary remediation failure

Address:

Building 8



Broken barrel tiles



Temporary remediation failure



Broken barrel tiles

Building 9



Year Built:

1986

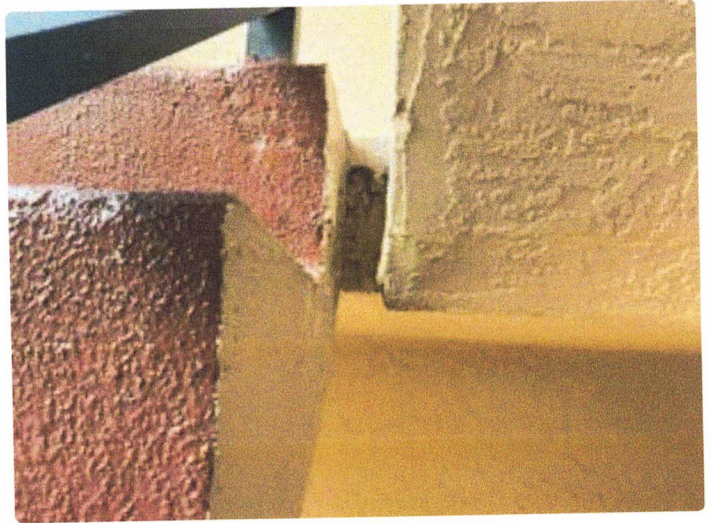
Spalling on right stairwell

Address:

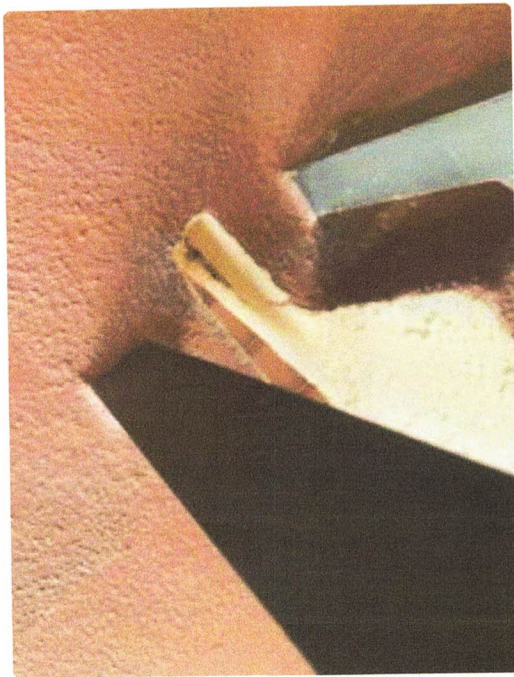
Building 9



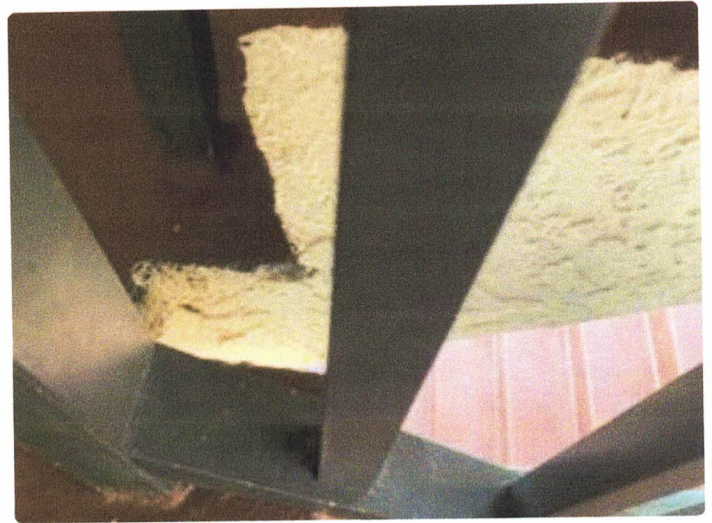
Spalling on right stairwell landing



Spalling on right stairwell landing



Spalling on right stairwell landing



Spalling on right stairwell landing

Spalling on left stairwell

Address:

Building 9



Spalling on left stairwell landing



Spalling on left stairwell landing

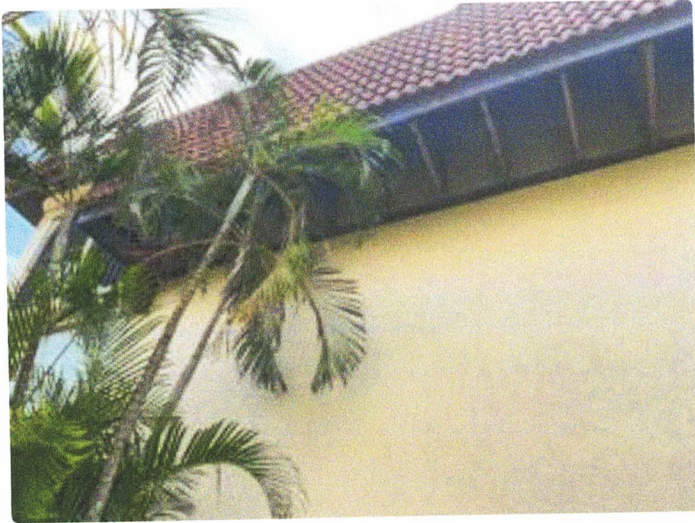


Spalling on left stairwell landing

Missing soffit

Address:

Building 9



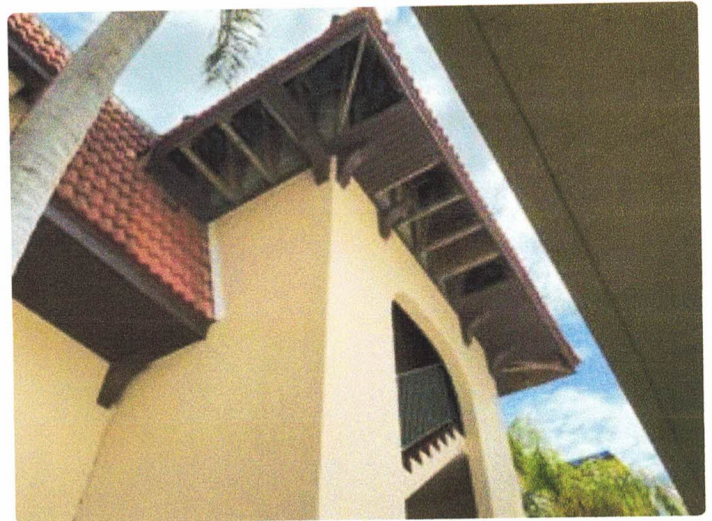
Missing soffit



Missing soffit



Missing soffit

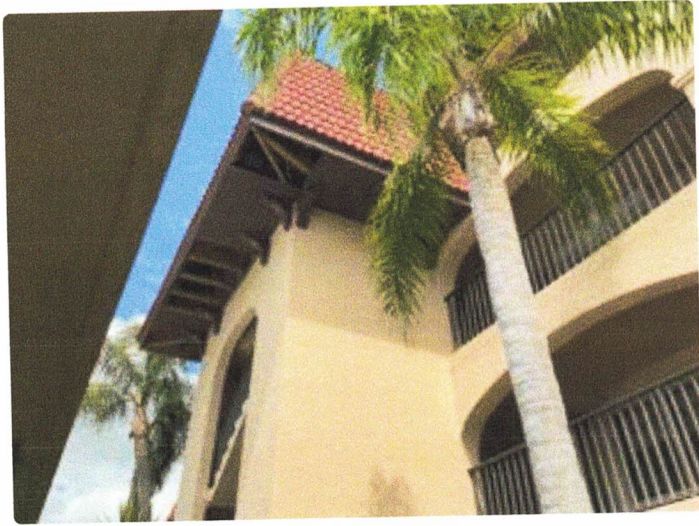


Missing soffit

Missing soffit continued...

Address:

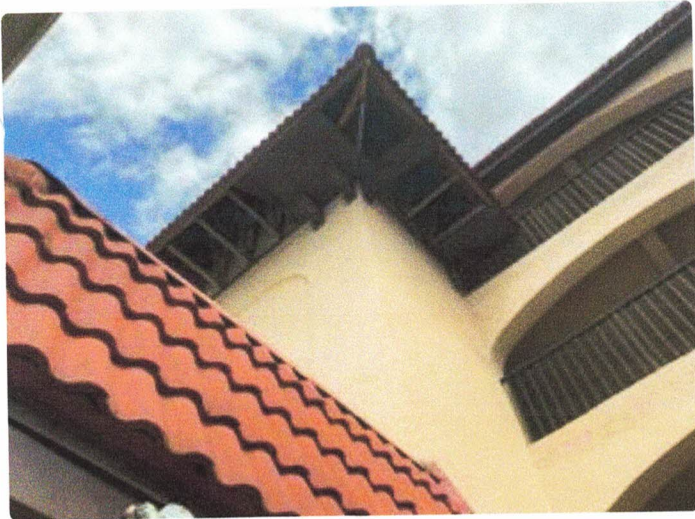
Building 9



Missing soffit



Missing soffit



Missing soffit



Missing soffit

Missing soffit continued...

Address:

Building 9



Missing soffit



Missing soffit

Crack in stucco on roof

Address:

Building 9



Crack on side of building on roof

Broken barrel tiles/gap at tile

Address:

Building 9



Broken barrel tile



Gap at tiles

Building 10



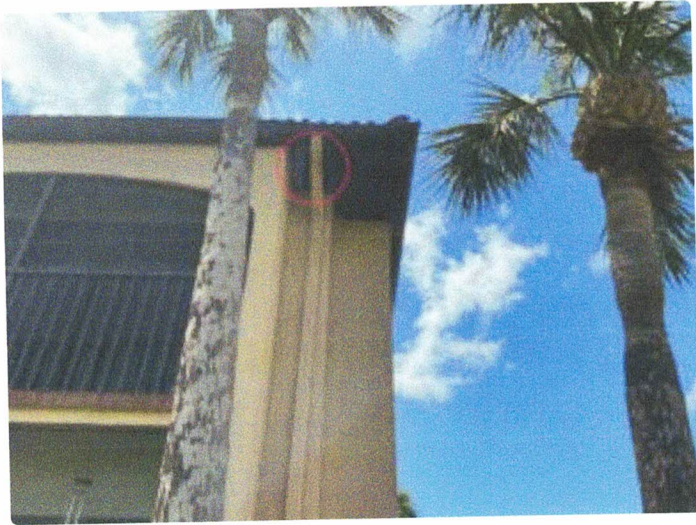
Year Built:

1985

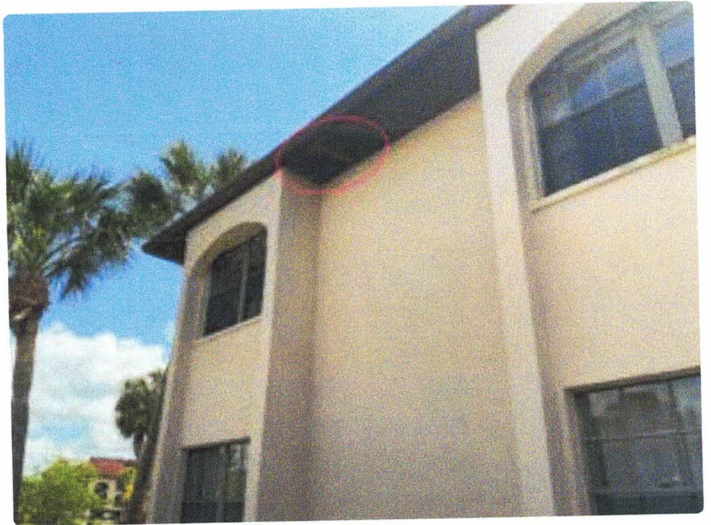
Missing soffit

Address:

Building 10



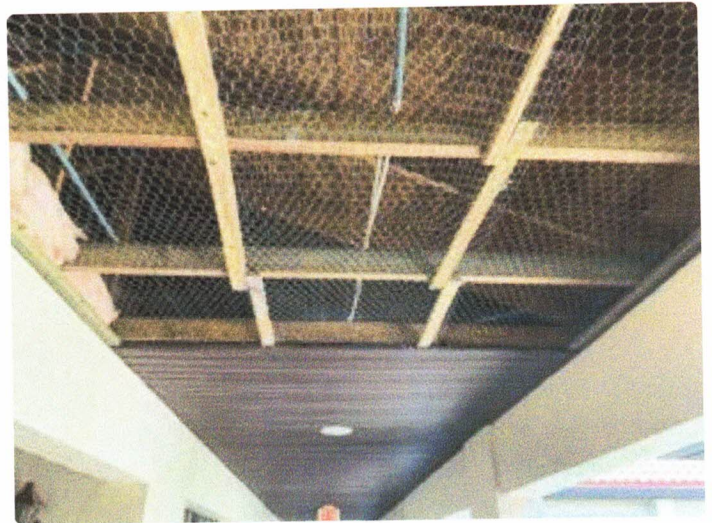
Missing soffit



Missing soffit



Missing soffit



Missing soffit

Missing soffit continued...

Address:

Building 10



Missing soffit



Missing soffit



Missing soffit

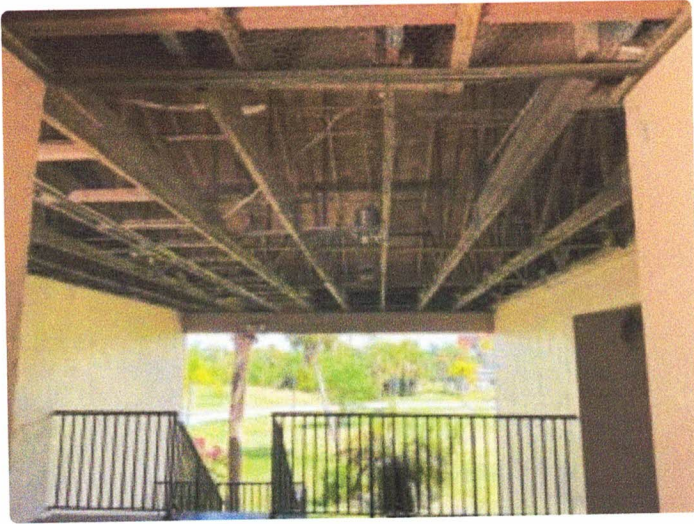


Missing soffit

Missing soffit continued...

Address:

Building 10



Missing soffit

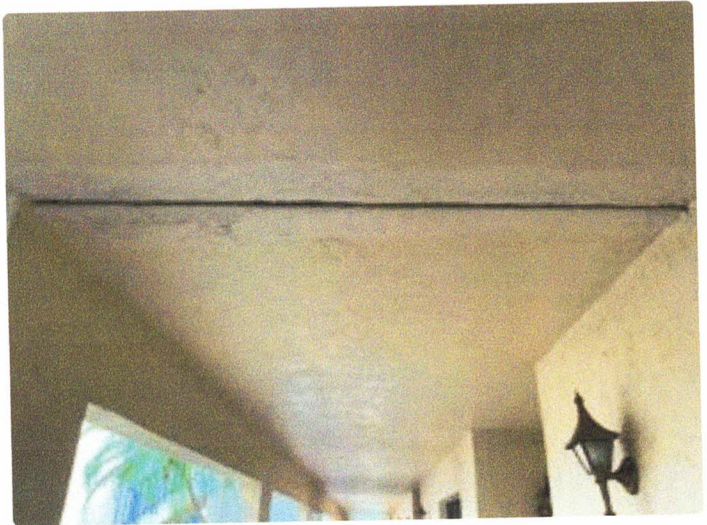
Control joint gap and crack

Address:

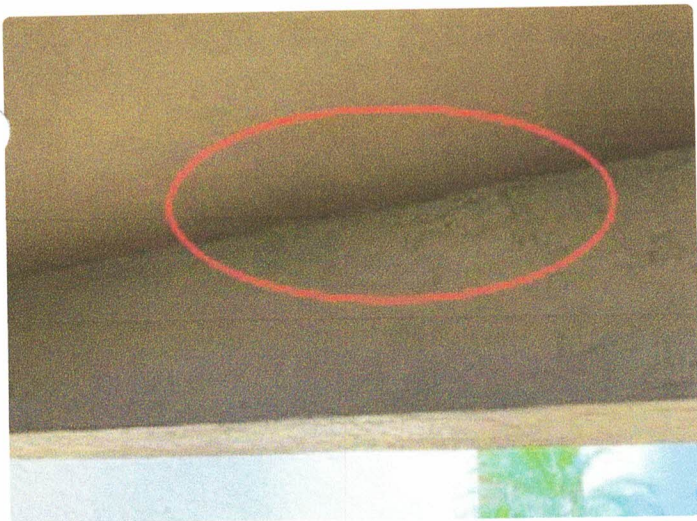
Building 10



Gap in control joint under walkway



Gap in control joint under walkway



Cracking along edge under walkway

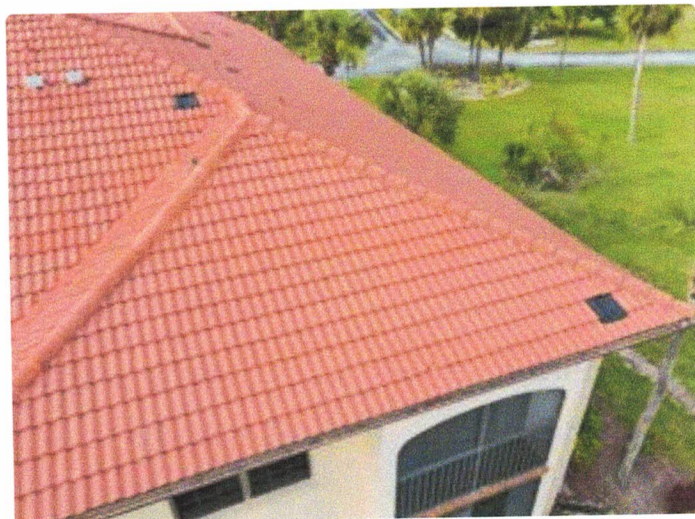
Broken/slipped barrel tiles

Address:

Building 10



Broken barrel tiles



Broken barrel tiles



Broken barrel tiles

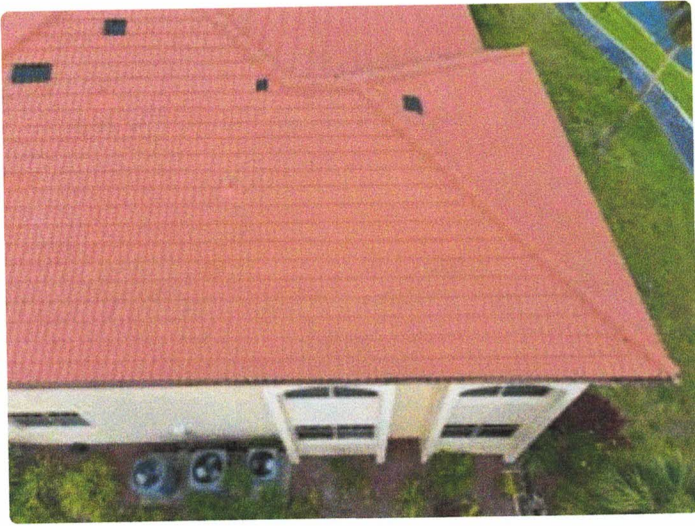


Broken barrel tiles

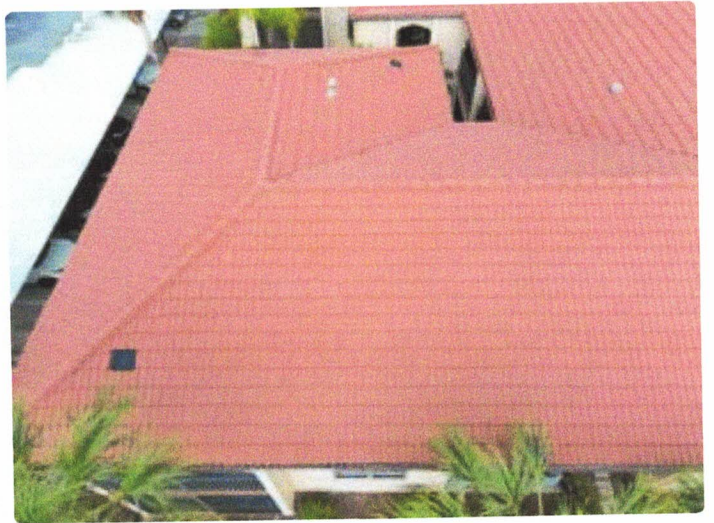
Broken/slipped barrel tiles continued...

Address:

Building 10



Slipped barrel tile



Slipped barrel tile



Slipped barrel tiles



Broken barrel tiles

Broken/slipped barrel tiles continued...

Address:

Building 10



Broken barrel tiles

Clubhouse

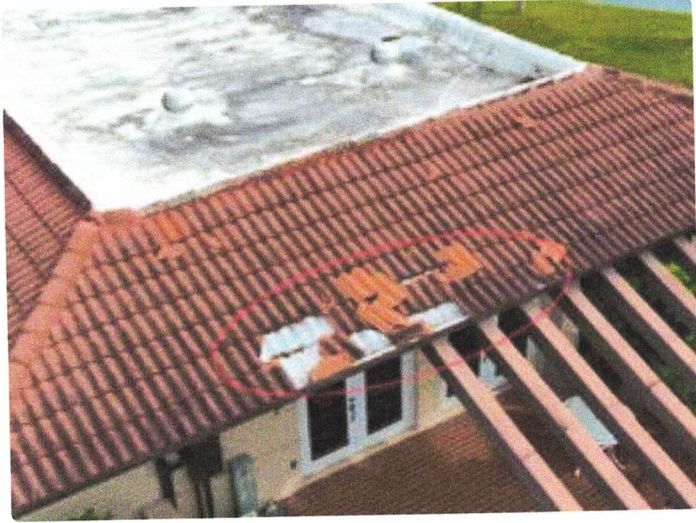


Year Built:

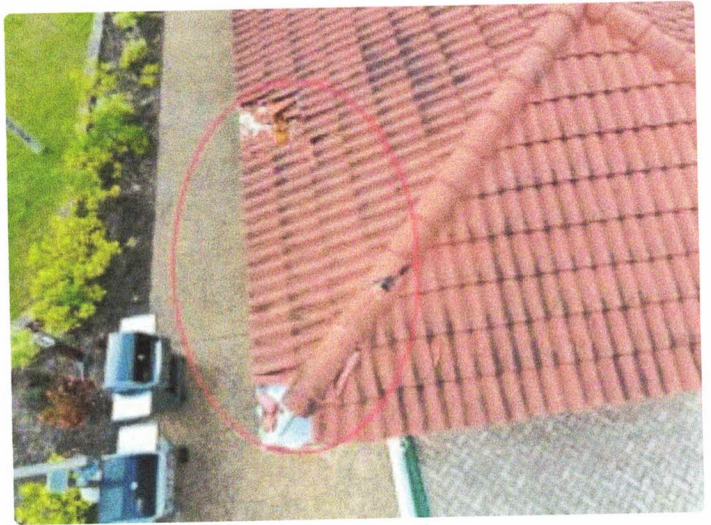
Broken barrel tiles

Address:

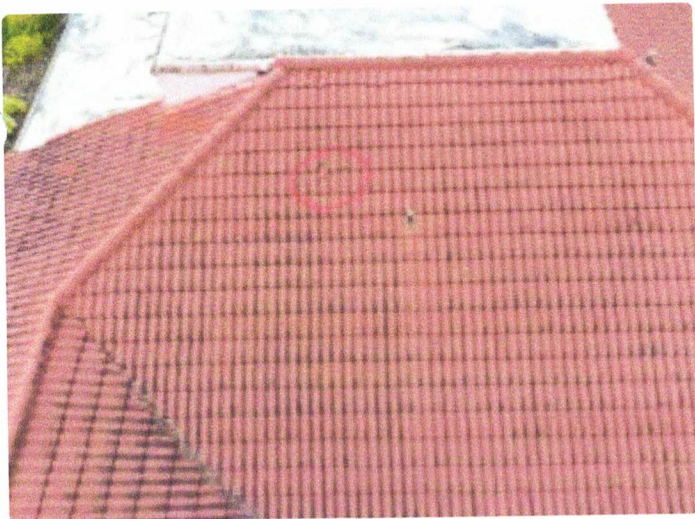
Clubhouse



Chipped barrel tiles



Chipped barrel tiles



Chipped barrel tile

Building 2



Year Built:

1988

Building 2 Overview Photos



Rear elevation



Right elevation



Front right elevation



Front left elevation



Left elevation

Building 6



Year Built:

1985

Building 6 Overview Photos



Front elevation



Right elevation



Rear right elevation



Rear left elevation

Building 6 Overview Photos continued...



Left elevation

Building 7



Year Built:

1983

Building 7 Overview Photos



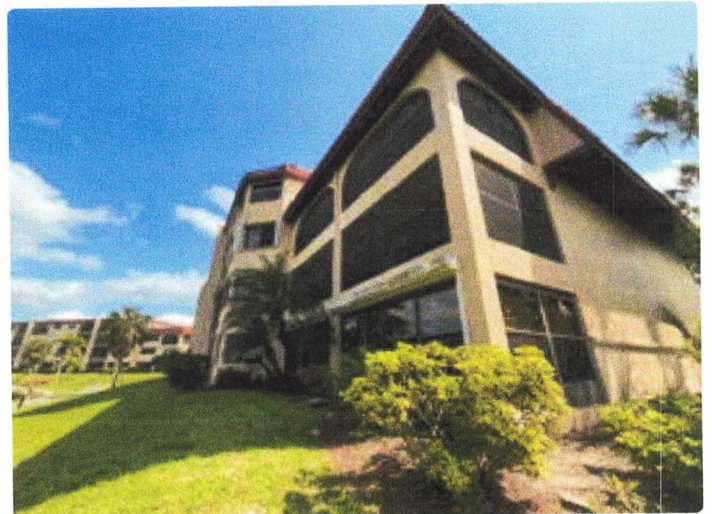
Front elevation



Right elevation



Rear right elevation



Rear left elevation

Building 7 Overview Photos continued...



Left elevation

Building 8



Year Built:

1983

Building 8 Overview Photos



Front elevation



Right elevation



Rear right elevation



Rear left elevation

Building 8 Overview Photos continued...



Left elevation

Building 9



Year Built:

1986

Building 9 Overview Photos



Front elevation



Left elevation



Rear elevation



Left elevation

Building 10



Year Built:

1985

Building 10 Overview Photos



Front elevation



Right elevation



Rear elevation



Rear elevation



Left elevation

Clubhouse



Year Built:

Clubhouse Overview Photos



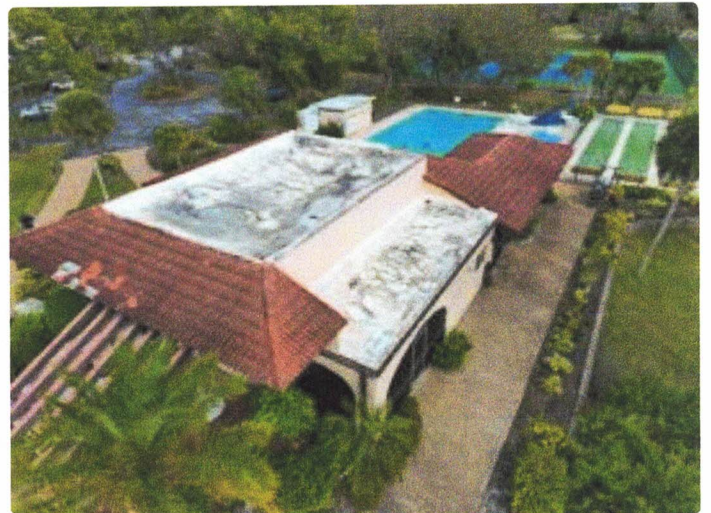
Front elevation



Left elevation



Right elevation



Rear elevation