



Milestone Phase II Report

Roll's Landing Condominium Association, Inc.

23465 Harbor View Road

Punto Gorda, FL 33980



1/30/2025



Milestone Phase II Report

Rolls Landing
23465 Harbor View Road
Punto Gorda, FL 33980
Attn: JD Stout

Consultant: Quincy Brown
Stone Inspections Group, LLC
260 1st Ave S #225
St Petersburg, FL 33701

Per your request, a team from Stone Building Solutions, LLC (SBS) conducted a Milestone Phase 2 Inspection on four (4) of the buildings that showed some questionable conditions at Buildings 2, 6, 7 & 9.

A: Project Background

Roll's Landing Facility comprises seven buildings, each with multiple staircases and landings. A preliminary inspection was conducted to assess the structural integrity of the stair landings and identify any necessary repairs. The primary concern was the presence of potential concrete spalling, which could indicate deeper structural issues affecting the embedded reinforcement. As part of this evaluation, ground penetrating radar (GPR) testing was employed to assess the internal condition of the concrete landings.

Building Frame:	CMU Block
Building Façade:	Stucco
Roof Type:	Silicone Flat roof, concrete barrel tiles on Mansard
Year Built:	1984

B: Site Review

A comprehensive site review was performed on all four (4) buildings at the Rolls Landing Facility. As a part of the inspection, we evaluated the stair landings for visible defects such as spalling, cracking, and material degradation.



The following buildings were observed to have visible surface deterioration:

- **Building 2**
- **Building 6**
- **Building 7**
- **Building 9**

To complement the assessment, ground penetrating radar (GPR) testing was conducted on the affected stair landings, to evaluate the condition of the embedded rebar, and determine whether the observed surface defects extended deeper into the structure at the landing.

C: Observation Report

During the visual inspection, spalling and surface imperfections were noted on select stair landings in **Buildings 2, 6, 7, and 9**. The observed defects primarily consisted of:

- Superficial spalling
- Surface gaps (minor)
- Surface-level imperfections with no visible exposure of reinforcement

REPRESENTATIVE PHOTOGRAPHS [Concrete Spalling & Gaps]

Building 2

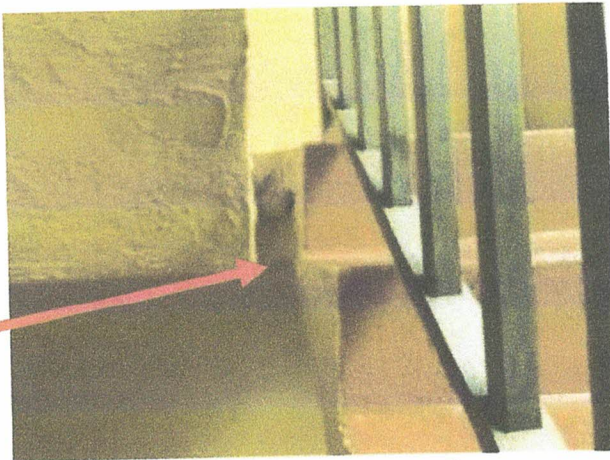


Gap at top of stair landing



Spalling at top of stair landing

Building 6

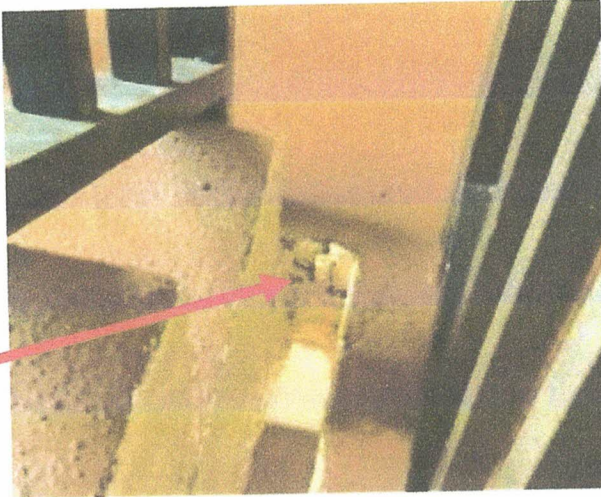


Gap at top of stair landing

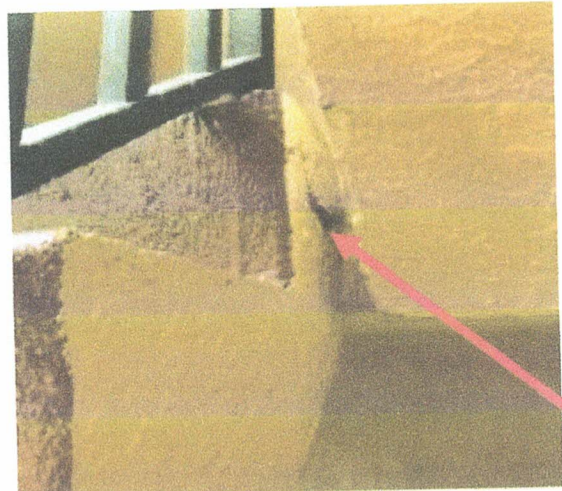


Gap at top of stair landing

Building 7

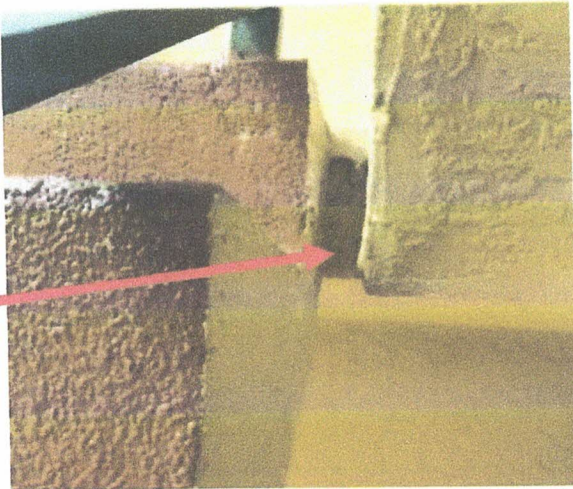


Gap at top of stair landing



Gap at top of stair landing

Building 9



Gap at top of stair landing



Gap at top of stair landing



D: Ground Penetrating Radar (GPR) Discussion

The **GPR testing results confirmed that the embedded rebar in the stair landings remained intact**, and the structural integrity of the landings was **not compromised**. The defects observed were determined to be **cosmetic in nature** and did not indicate significant deterioration of the concrete.

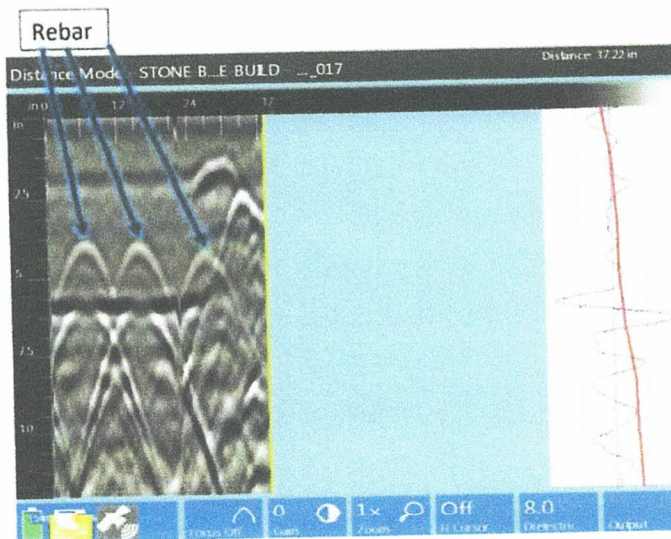
Photographic Documentation

GPR Results:

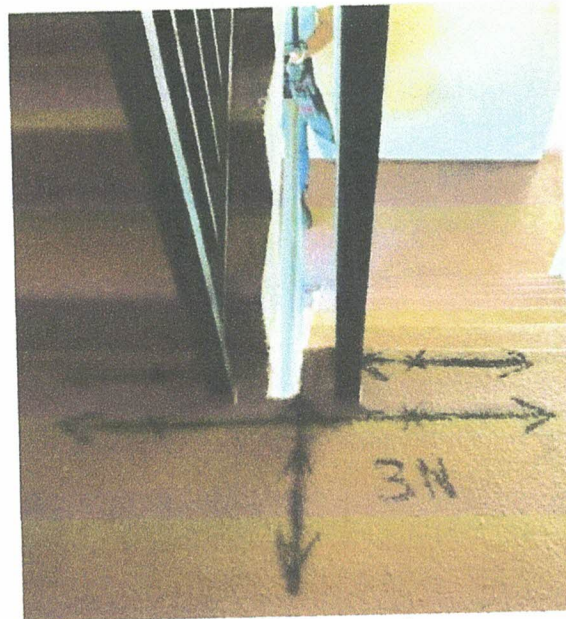
Building 2



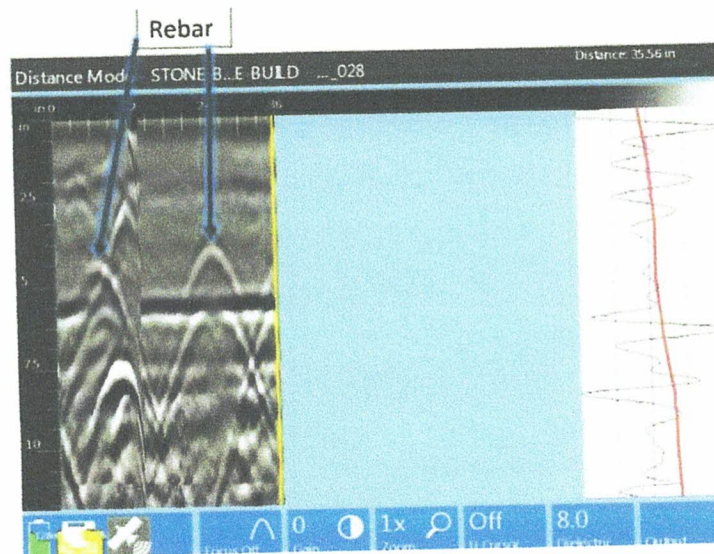
Third Floor South



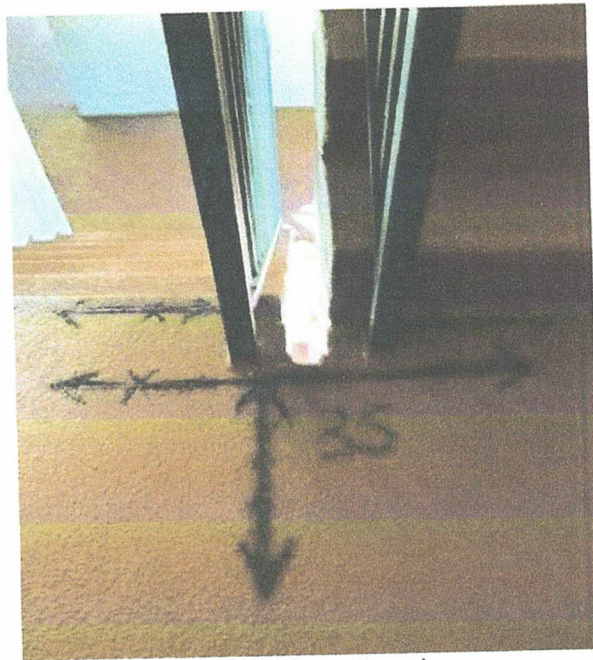
Building 6



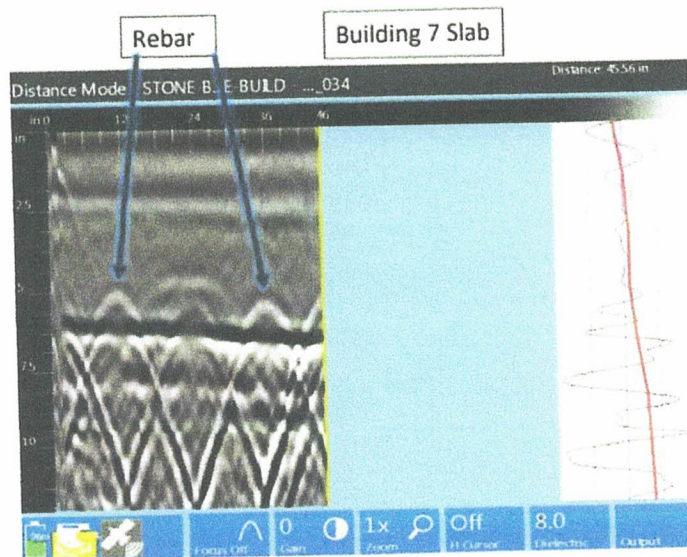
Third Floor North



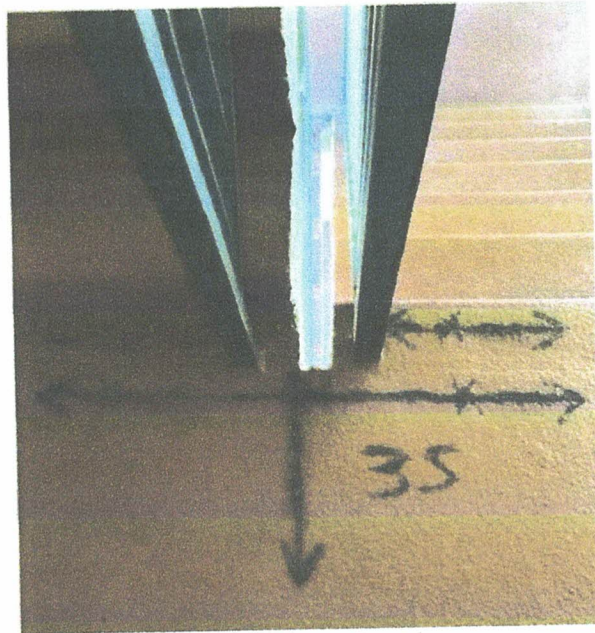
Building 7



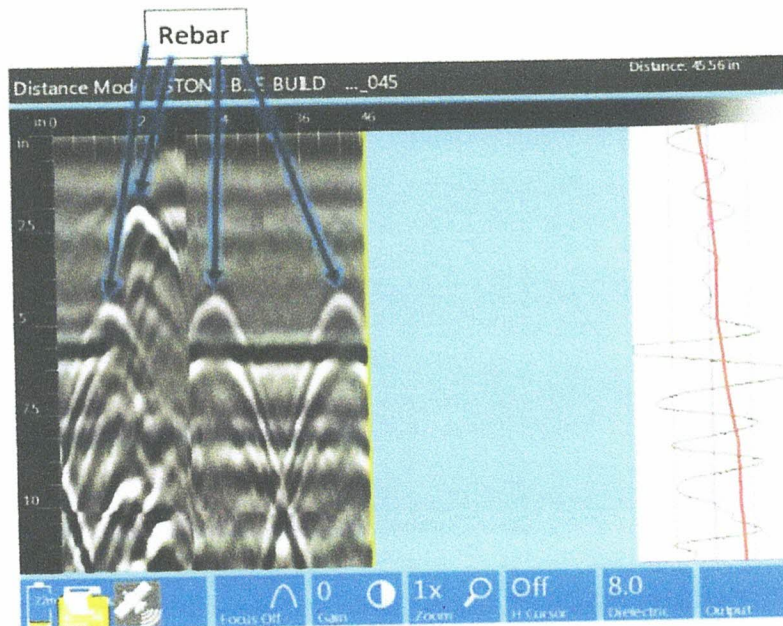
Third Floor South



Building 9



Third Floor South



E: Recommendations

Based on our inspection findings incorporating GPR testing, the following remedial actions are recommended:

1. **Surface Refinishing:** Address gaps and imperfections by applying a high-quality non-shrink cementitious repair mortar to restore a smooth, uniform finish.
2. **No Structural Repairs Required:** As the rebars remain intact and no deep concrete deterioration was identified, no additional reinforcement or structural modifications are necessary at this time.

Maintenance

3. **Protective Coating:** Apply waterproof and anti-corrosion coating to prevent future surface wear and minor spalling.
4. **Routine Monitoring:** Schedule periodic inspections to ensure that no further deterioration develops over time.

Conclusion

The preliminary inspection and subsequent GPR testing confirmed that while **surface defects were observed on stair landings in Buildings 2, 6, 7, and 9, these defects are superficial and do not impact structural integrity.** The recommended concrete refinishing and protective maintenance measures will address the aesthetics and will promote the longevity of the affected areas. Continued monitoring is advised in your regular maintenance schedule.

Prepared by:



Quincy Brown
Stone Building Solutions

FL PE # 79275
1/30/2025



Digitally signed
by Quincy Brown
Date: 2025.01.30
18:28:50 -0500



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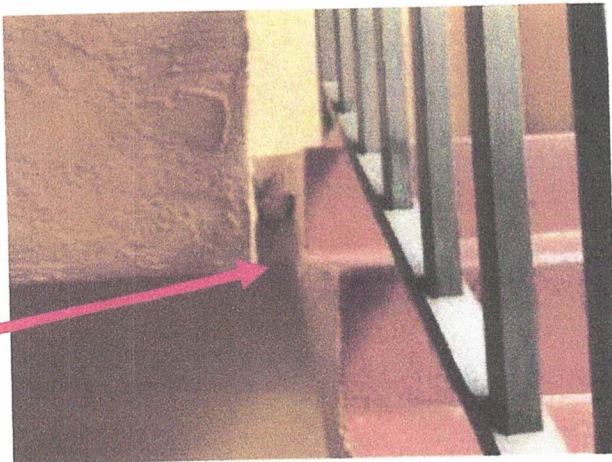


Gap at top of stair landing

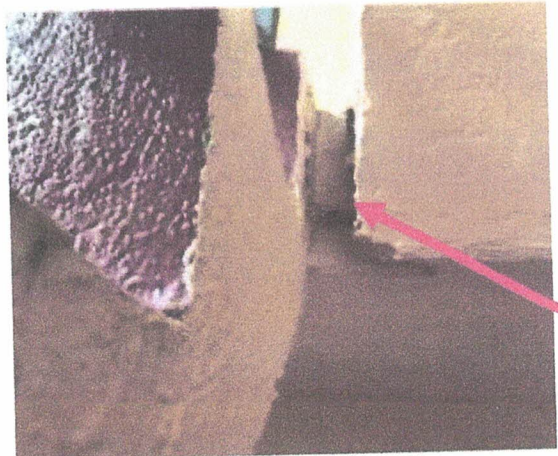


Spalling at top of stair landing

Building 6

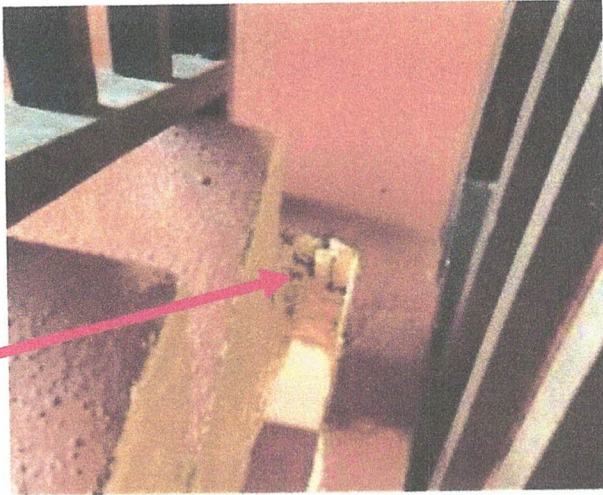


Gap at top of stair landing

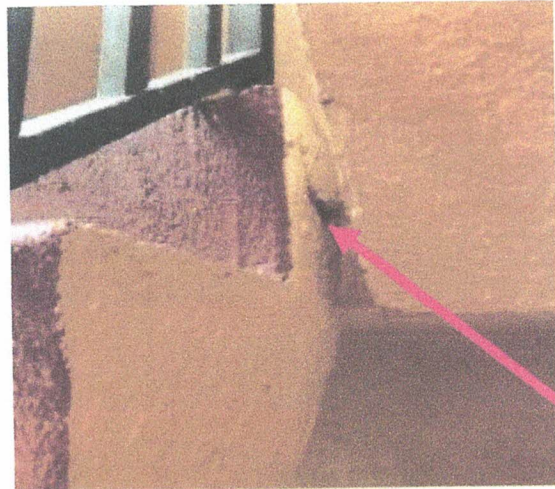


Gap at top of stair landing

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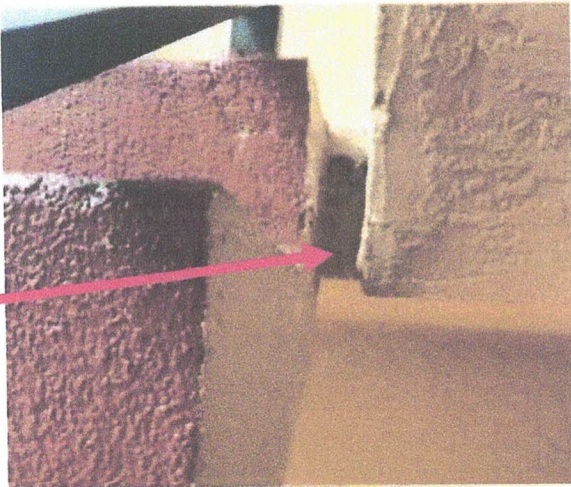


Gap at top of stair landing

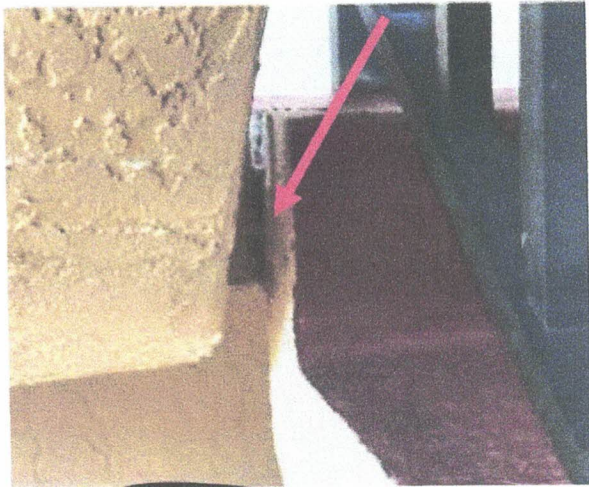


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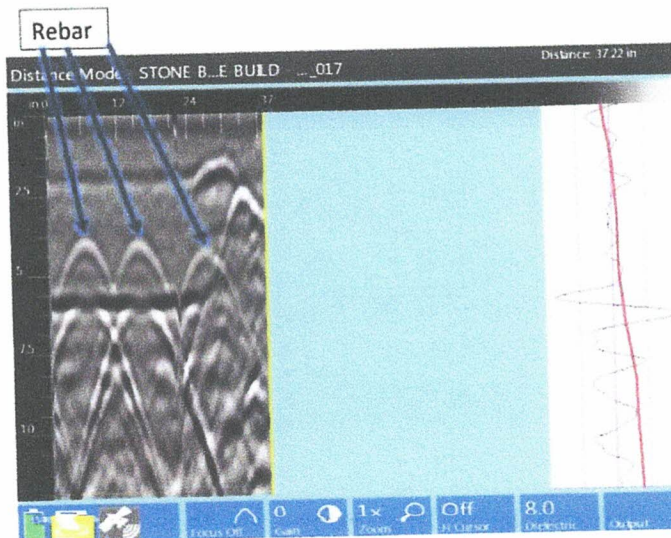
Photographic Documentation

GPR Results:

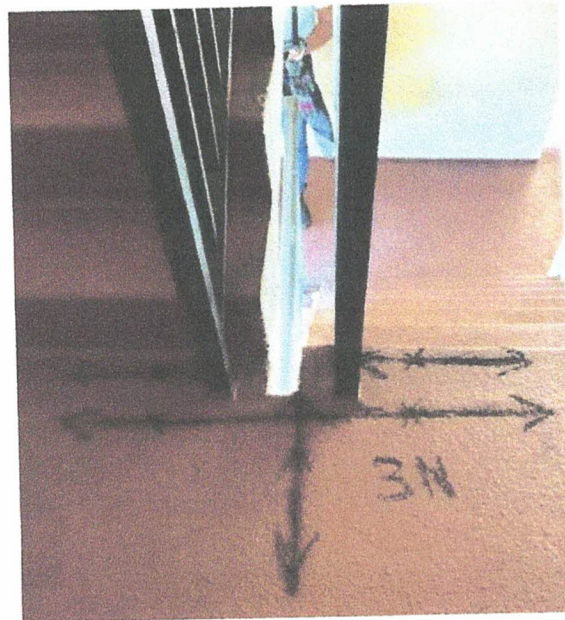
Building 2



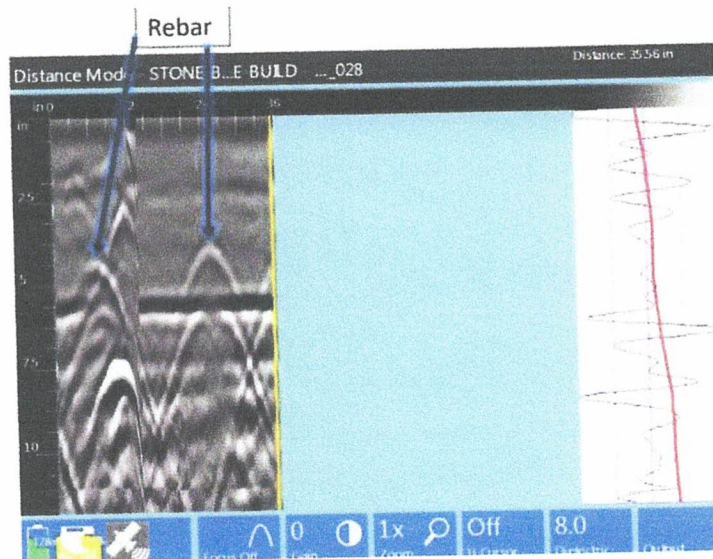
Third Floor South



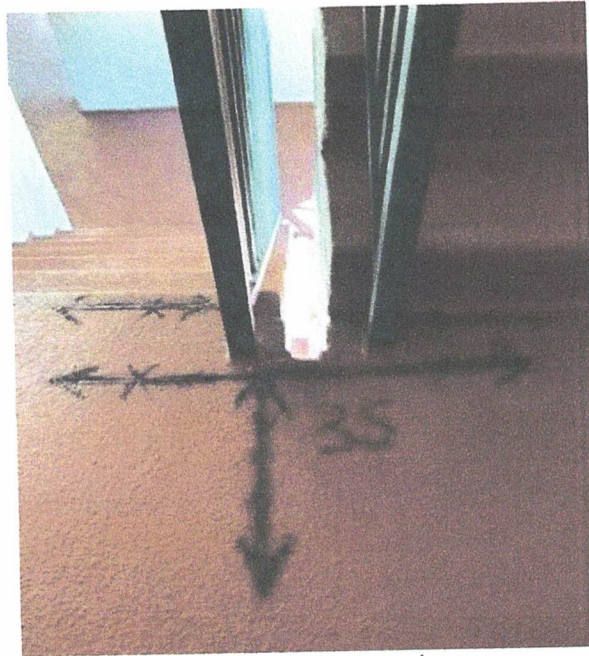
Building 6



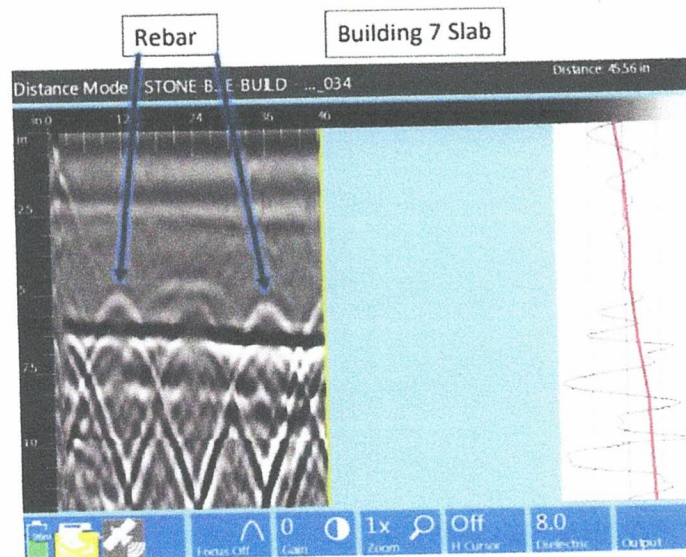
Third Floor North



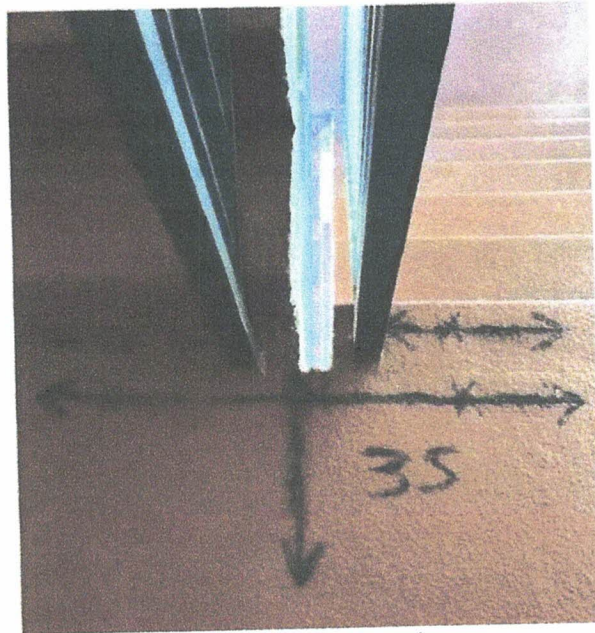
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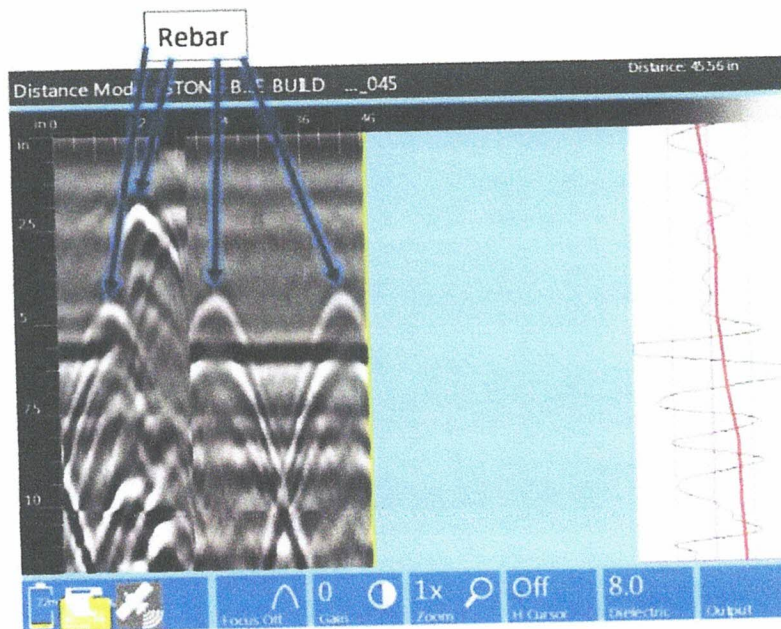
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