



# ELEVATED

Engineering Services, LLC

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## MILESTONE INSPECTION REPORT

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**IMPERIAL POINT #6**

**CONDOMINIUM**

**10216 REGAL DRIVE**

**LARGO, FL 33774**

**ISSUE DATE:**

**11/6/23**

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# **GENERAL BUILDING AND OBSERVATION INFORMATION**



## GENERAL BUILDING AND OBSERVATION INFORMATION

### 1.0 BUILDING INFORMATION

Building Owner Name: Imperial Point #6 Condominium  
Building Street Address: 10216 Regal Drive, Largo, FL 33774  
Building Height: Seven Stories  
Year Built: 1975 (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.

Imperial Point #6 Condominium is composed of a seven (7) story structure with condominium units on the 2<sup>nd</sup> through 7<sup>th</sup> floor levels and a parking garage and common areas (storage rooms, mechanical rooms, electrical rooms, garbage rooms, etc.) on the 1<sup>st</sup> floor level. There are a



reported total of 60 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, columns, and beams and concrete masonry unit (CMU) and frame (light gauge metal) exterior infill 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:	October 10, 2023 and October 11, 2023
Date of Report:	November 6, 2023

### 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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Interior Walkways:	A visual observation of six (6) of six (6) interior walkways was performed.
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Stairways:	A visual observation of two (2) of two (2) stairways was performed.
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Parking Garage:	A visual observation of the 1 <sup>st</sup> floor parking garage was performed.
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Exterior Balconies:	A visual observation of sixty (60) of sixty (60) individual unit's exterior balconies was performed.
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#### Interiors of Individual Units

and Common Areas: A visual observation of the interiors of sixty (60) of sixty (60) individual unit interiors, and interior common areas was performed.

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 non-habitable 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, 7<sup>th</sup> 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, 7<sup>th</sup> 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:** Imperial Point #6 Condominium is composed of a seven (7) story structure with condominium units on the 2<sup>nd</sup> through 7<sup>th</sup> floor levels and a parking garage and common areas (storage rooms, mechanical rooms, electrical rooms, garbage rooms, etc.) on the 1<sup>st</sup> floor level. There are a reported total of 60 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, columns, and beams and concrete masonry unit (CMU) and frame (light gauge metal) exterior infill 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-4.
- The exterior windows and sliding glass doors were reported to have been recently removed and replaced, however the age and current effectiveness of individual windows and doors is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore no comments on individual windows and doors are made within this report.
- Exterior wall cracks were observed at exterior CMU wall to reinforced concrete slab transitions on the east and west elevations with portions previously sealed, which is expected for a structure of this age and construction type (Refer to Figure E-5 through Figure E-7).
- The roof appears to be constructed of cast-in-place reinforced concrete elevated slabs. The roof covering appears to be a bitumen type built-up (BUR) roofing system covered with gravel (Figure E-8). The age and effectiveness of the roof covering is outside of the intent of the Milestone Inspection as Elevated Engineering understands it and therefore no comments on the current effectiveness of the roof covering.
- Areas of surface corrosion to metal guardrail and framing components were observed at rooftop metal access stairs to mechanical room with portions exhibiting section loss (Refer to Figure E-9 through Figure E-11). Access to areas of metal guardrails exhibiting section loss should be limited until repairs are made and/or guardrails are replaced.
- Multiple loose and/or disconnected lightning rod connections were observed in the lightning protection system along the interior perimeter of the roof parapet wall (Refer to Figure E-12 and Figure E-13).

### Less than Substantial Structural Deterioration Damage Recommendations

- Repair any existing exterior wall cracks via routing and sealing with a urethane sealant along the building exterior elevations.
- 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.
- Repair any areas of surface corrosion on rooftop metal access stair structural steel framing components and guardrails/handrails exhibiting section loss. It should be noted



that due to the extent of metal guardrail repairs it may not be feasible to just repair areas exhibiting section and replacement of all the metal guardrail components may need to be considered.

- Surface preparation and application of exterior paint coatings on rooftop metal access stair structural steel framing components and guardrails/handrails including treating areas of surface corrosion. While not required by the building code, “best practices” for longevity of exterior building paint coatings is recommended to be recoated every 7 years, however the existing surface corrosion should be monitored and may need to be addressed more frequently as preventative maintenance. Elevated Engineering would also recommend being proactive and planning for replacement of the metal stair components in the future as addressing areas of surface corrosion will be an ongoing maintenance item that will become no longer feasible in the future and replacement will need to be considered. 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 loose and/or disconnected lightning rod connections in the lightning protection system along the interior perimeter of the roof parapet wall.
- 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 is included.



Imperial Point #6  
Milestone Inspection Report



Figure E- 1



Figure E- 2



Imperial Point #6  
Milestone Inspection Report



Figure E- 3



Figure E- 4





Figure E- 5



Figure E- 6





Figure E- 7



Figure E- 8





Figure E- 9



Figure E- 10







Figure E- 11



Figure E- 12





Figure E- 13

**END OF SECTION**



**INTERIOR WALKWAYS**  
**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 (6) interior walkways was performed.

**Construction Type:** Imperial Point #6 Condominium is composed of a seven (7) story structure with condominium units on the 2<sup>nd</sup> through 7<sup>th</sup> floor levels and a parking garage and common areas (storage rooms, mechanical rooms, electrical rooms, garbage rooms, etc.) on the 1<sup>st</sup> floor level. There are a reported total of 60 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, columns, and beams and concrete masonry unit (CMU) and frame (light gauge metal) exterior infill 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 interior walkway observations.

#### Substantial Structural Deterioration Recommendations

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

#### Unsafe or Dangerous Condition Recommendations

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



#### **4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS**

##### Less than Substantial Structural Deterioration Damage Observations

- The interior walkways appear to be constructed of cast-in-place reinforced concrete elevated slabs, reinforced concrete columns and beams, and light gauge metal framed and CMU interior walls.
- The interior walkway floor surfaces are finished with carpet (Refer to Figure W-1 and Figure W-2).
- Interior wall and ceiling surfaces appear to be covered with drywall and interior finishes (Refer to Figure W-1 and Figure W-2).

##### Less than Substantial Structural Deterioration Damage Recommendations

- No conditions observed within the interior walkways appear to require repair at time of inspection.





Figure W- 1



Figure W- 2

**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 two interior stairways was performed.

**Construction Type:** Imperial Point #6 Condominium is composed of a seven (7) story structure with condominium units on the 2<sup>nd</sup> through 7<sup>th</sup> floor levels and a parking garage and common areas (storage rooms, mechanical rooms, electrical rooms, garbage rooms, etc.) on the 1<sup>st</sup> floor level. There are a reported total of 60 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, columns, and beams and concrete masonry unit (CMU) and frame (light gauge metal) exterior infill 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 stairway observations.

#### Substantial Structural Deterioration Recommendations

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





### Unsafe or Dangerous Condition Recommendations

- **No** Unsafe or Dangerous Conditions within the scope of the milestone inspection were observed during the building 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 concrete filled metal pan stairs and intermediate landings supported by structural steel framing components attached to the exterior walls. Exterior walls appear to be composed of cast-in-place reinforced concrete columns and beams with concrete masonry unit (CMU) infill walls. Please note the bottom of metal pan components at landings are concealed with interior finishes (Refer to Figure S-1 and Figure S-2).
- The stairway floor surfaces appear to be finished with a painted floor coating (Refer to Figure S-3).
- Guardrails appear to be steel type with components attached to metal post at each landing connected directly to the metal stair stringers finished with exterior paint coatings (Refer to Figure S-4). Guardrails appear to be designed to be approximately 37 inches high with an 11-inch clear spacing at the top floor landing and 32 to 33 inches high with a 11 to 11.5 inch clear spacing along the stair risers (Refer to Figure S-5 and Figure S-6).
- Localized areas of peeling paint and/or surface corrosion were observed along metal pan and steel framing components (Refer to Figure S-7 and Figure S-8).

### Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the stair floor coatings. Maintenance of floor coating is dependent on floor coating product manufacturer's specifications/recommendations.
- Regular maintenance of the exterior paint coatings on structural steel framing components, metal pan stairs, and guardrails/handrails including treating areas of surface corrosion. 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.



Imperial Point #6  
Milestone Inspection Report



Figure S- 1



Figure S- 2





Figure S- 3



Figure S- 4





Figure S- 5



Figure S- 6





Figure S- 7



Figure S- 8

**END OF SECTION**



**PARKING GARAGE**  
**OBSERVATIONS AND RECOMMENDATIONS**



## PARKING GARAGE OBSERVATIONS AND RECOMMENDATIONS

### 1.0 OBSERVATION AND BUILDING INFORMATION

**Type of Milestone Inspection:** Phase 1

**Method of Observation:** A visual observation of the 1<sup>st</sup> floor parking garage of the structure was performed from the ground without the use of any special access equipment.

**Construction Type:** Imperial Point #6 Condominium is composed of a seven (7) story structure with condominium units on the 2<sup>nd</sup> through 7<sup>th</sup> floor levels and a parking garage and common areas (storage rooms, mechanical rooms, electrical rooms, garbage rooms, etc.) on the 1<sup>st</sup> floor level. There are a reported total of 60 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, columns, and beams and concrete masonry unit (CMU) and frame (light gauge metal) exterior infill 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 parking garage observations.

#### Substantial Structural Deterioration Recommendations

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



### Unsafe or Dangerous Condition Recommendations

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

## **4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS**

### Less than Substantial Structural Deterioration Damage Observations

- The 1<sup>st</sup> floor parking garage is shown in Figure P-1 and Figure P-2.
- The 1<sup>st</sup> floor parking garage appears to be constructed of reinforced concrete columns, masonry infill walls, and reinforced concrete slab-on-grade components.
- Multiple areas of delaminated exterior stucco finishes and/or concrete spalls were observed along the concrete columns (Refer to Figure P-3 through Figure P-8).
- Multiple cracks were observed in the concrete slab-on-grade components, which is expected for a building component of this age and construction type (Refer to Figure P-9).

### Less than Substantial Structural Deterioration Damage Recommendations

- Repair existing areas of unsound concrete and concrete spalls along the concrete columns. Currently this condition does not appear to represent a serious structural condition, however, concrete spalls need to be addressed 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 concrete column surfaces. 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.





Imperial Point #6  
Milestone Inspection Report



Figure P- 1



Figure P- 2





Figure P- 3



Figure P- 4





Figure P- 5



Figure P- 6





Figure P- 7



Figure P- 8





Figure P- 9

**END OF SECTION**



**EXTERIOR BALCONIES  
OBSERVATIONS AND RECOMMENDATIONS**



## EXTERIOR BALCONIES OBSERVATIONS AND RECOMMENDATIONS

### 1.0 OBSERVATION AND BUILDING INFORMATION

**Type of Inspection:** Phase 1

**Method of Observation:** A visual observation of sixty (60) of sixty (60) individual unit exterior balconies was performed. Unit balconies included 710, 709, 708, 707, 706, 705, 704, 703, 702, 701, 610, 609, 608, 607, 606, 605, 604, 603, 602, 601, 510, 509, 508, 507, 506, 505, 504, 503, 502, 501, 410, 409, 408, 407, 406, 405, 404, 403, 402, 401, 310, 309, 308, 307, 306, 305, 304, 303, 302, 301, 210, 209, 208, 207, 206, 205, 204, 203, 202, and 201.

**Construction Type:** Imperial Point #6 Condominium is composed of a seven (7) story structure with condominium units on the 2<sup>nd</sup> through 7<sup>th</sup> floor levels and a parking garage and common areas (storage rooms, mechanical rooms, electrical rooms, garbage rooms, etc.) on the 1<sup>st</sup> floor level. There are a reported total of 60 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, columns, and beams and concrete masonry unit (CMU) and frame (light gauge metal) exterior infill 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 balcony observations.

#### Substantial Structural Deterioration Recommendations

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



### Unsafe or Dangerous Condition Recommendations

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

## **4.0 LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS**

### Less than Substantial Structural Deterioration Damage Observations

- The exterior balconies appear to be constructed of cast-in-place reinforced concrete elevated slabs (Refer to Figure B-1).
- The exterior balconies appear to have been previously enclosed with sliding glass door components to be used as interior living space with exception to the balcony at Unit 304 that is currently unenclosed (Refer to Figure B-2 and Figure B-3).
- The exterior balcony floor surfaces appear to be finished with a waterproofing membrane system along the exterior slab edges of the enclosed balconies and along the exterior slab surfaces of the unenclosed balcony at Unit 304 (Refer to Figure B-4 and Figure B-5). The interior floor surfaces of the enclosed balconies are finished with a variety of floor finishes (carpet, tile, vinyl, etc.) (Refer to Figure B-6 through Figure B-8).
- Guardrails are present along the exterior of the balconies. The guardrails appear to be aluminum type guardrail systems with mechanical connections finished with an exterior paint coating (Refer to Figure B-9 and Figure B-10). Guardrails have surface mounted slab and wall connections and appear to be designed to be approximately 42 inches high and resist a 4-inch diameter sphere, which is the current building code requirements (Refer to Figure B-11 and Figure B-12).

### Less than Substantial Structural Deterioration Damage Recommendations

- Regular maintenance of the waterproofing membrane floor finish systems on the exterior portions of the elevated balcony floor slabs. Maintenance of waterproofing membrane system is dependent on product manufacturer's specifications/recommendations. This system is not required by the building code but is considered "best practices" for longevity of the exterior elevated floor surfaces and would recommend reevaluating the condition of the existing waterproofing membrane system prior to the next exterior building painting project, which is recommended every 7 years.
- Regular maintenance of the exterior balcony guardrail paint coating finishes. Maintenance of guardrail finishes are dependent on guardrail coating product manufacturer's specifications/recommendations.





Imperial Point #6  
Milestone Inspection Report



Figure B- 1



Figure B- 2



Imperial Point #6  
Milestone Inspection Report



Figure B- 3



Figure B- 4



Imperial Point #6  
Milestone Inspection Report



Figure B- 5



Figure B- 6





Figure B- 7



Figure B- 8





Figure B- 9



Figure B- 10





Figure B- 11



Figure B- 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 sixty (60) of sixty (60) individual unit interiors, and interior common areas was performed. Unit interiors included 710, 709, 708, 707, 706, 705, 704, 703, 702, 701, 610, 609, 608, 607, 606, 605, 604, 603, 602, 601, 510, 509, 508, 507, 506, 505, 504, 503, 502, 501, 410, 409, 408, 407, 406, 405, 404, 403, 402, 401, 310, 309, 308, 307, 306, 305, 304, 303, 302, 301, 210, 209, 208, 207, 206, 205, 204, 203, 202, and 201. Common areas included electrical rooms, mechanical rooms, storage rooms, laundry rooms, and dumpster room.

**Construction Type:** Imperial Point #6 Condominium is composed of a seven (7) story structure with condominium units on the 2<sup>nd</sup> through 7<sup>th</sup> floor levels and a parking garage and common areas (storage rooms, mechanical rooms, electrical rooms, garbage rooms, etc.) on the 1<sup>st</sup> floor level. There are a reported total of 60 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, columns, and beams and concrete masonry unit (CMU) and frame (light gauge metal) exterior infill 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 and frame (light gauge metal) exterior walls, and light gauge metal 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, storage rooms, laundry rooms, and dumpster room are shown in Figure U-5 through Figure U-12.
- Localized concrete slab spall was observed in the rooftop mechanical room (Refer Figure U-13).

#### Less than Substantial Structural Deterioration Damage Recommendations

- Repair existing concrete spall in rooftop mechanical room. Currently this condition does not appear to represent a serious structural condition, however, concrete spalls need to be addressed 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.



Imperial Point #6  
Milestone Inspection Report



Figure U- 1



Figure U- 2



Imperial Point #6  
Milestone Inspection Report



Figure U- 3



Figure U- 4



Imperial Point #6  
Milestone Inspection Report



Figure U- 5



Figure U- 6



Imperial Point #6  
Milestone Inspection Report



Figure U- 7



Figure U- 8





Figure U- 9



Figure U- 10



Imperial Point #6  
Milestone Inspection Report



Figure U- 11



Figure U- 12





Figure U- 13

**END OF SECTION**





# **MILESTONE INSPECTION REPORT SUMMARY**



## MILESTONE INSPECTION REPORT SUMMARY

### 1.0 BUILDING INFORMATION

Building Owner Name: Imperial Point #6 Condominium  
Building Street Address: 10216 Regal Drive, Largo, FL 33774  
Building Height: Seven Stories  
Year Built: 1975 (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.

Imperial Point #6 Condominium is composed of a seven (7) story structure with condominium units on the 2<sup>nd</sup> through 7<sup>th</sup> floor levels and a parking garage and common areas (storage rooms, mechanical rooms, electrical rooms, garbage rooms, etc.) on the 1<sup>st</sup> floor level. There are a



reported total of 60 condominium units within the building structure. The structure appears to be constructed of cast-in-place reinforced concrete elevated slabs, columns, and beams and concrete masonry unit (CMU) and frame (light gauge metal) exterior infill 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

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: October 10, 2023 and October 11, 2023  
Date of Report: November 6, 2023

### 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.

Interior Walkways: A visual observation of six (6) of six (6) interior walkways was performed.

Stairways: A visual observation of two (2) of two (2) stairways was performed.

Parking Garage: A visual observation of the 1<sup>st</sup> floor parking garage was performed.

Exterior Balconies: A visual observation of sixty (60) of sixty (60) individual unit's exterior balconies was performed.



#### Interiors of Individual Units

and Common Areas: A visual observation of the interiors of sixty (60) of sixty (60) individual unit interiors, and interior common areas was performed.

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 MATERIAL FINDINGS BY ITEM OBSERVED

#### 3.1 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**

### Less than Substantial Structural Deterioration Damage Observations/Recommendations

- See individual sections of this report as it is not a summary item.

## **3.2 INTERIOR 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 building interior walkway observations.

#### Substantial Structural Deterioration Recommendations

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

#### Unsafe or Dangerous Condition Recommendations

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

## **LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS**

- See individual sections of this report as it is not a summary item.



### 3.3 STAIRWAYS

#### **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.

### 3.4 PARKING GARAGE

#### **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 parking garage observations.



### Substantial Structural Deterioration Recommendations

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

### Unsafe or Dangerous Condition Recommendations

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

## **LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS**

- See individual sections of this report as it is not a summary item.

## **3.5 EXTERIOR BALCONIES**

### **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 balcony observations.

#### Substantial Structural Deterioration Recommendations

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

### Unsafe or Dangerous Condition Recommendations

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

## LESS THAN SUBSTANTIAL STRUCTURAL DETERIORATION DAMAGE OBSERVATIONS AND RECOMMENDATIONS

- See individual sections of this report as it is not a summary item.

## 3.6 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.

### **4.0 PHASE TWO INSPECTION RECOMENDATIONS**

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

### **5.0 SEAL AND SIGNATURE OF LICENSED ENGINEER PERFORMING INSPECTION**

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

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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**

