



414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583
C.A. 4180

PHASE ONE MILESTONE INSPECTION

Name: TOWER 5 @ PONCE INLET CONDOMINIUM

Address: 4565 SOUTH ATLANTIC AVENUE, PONCE INLET, FL 32127

Assessment Date: 1/18/22

Building Owner / Jurisdiction: TOWER 5 @ PONCE INLET CONDOMINIUM / CITY OF PONCE INLET

Number of Levels (Including slab-on-grade as level #1): 8

Garage Construction Type:

▪ Steel (exposed or coated steel framing, thin floor/deck slabs, metal decking)	YES	NO	N/A
▪ Concrete Framed Poured in place	YES	NO	N/A
▪ Pre-cast	YES	NO	N/A
▪ Post-tension	YES	NO	N/A
▪ Split-slab	YES	NO	N/A
▪ Other: Explain _____	YES	NO	N/A
▪ Non-Combustible Construction (masonry & steel framed partitions for shafts,			

Stairs, mech rooms etc. present? YES NO N/A

Free-standing or occupied space/building above? YES NO N/A

VISUAL SUMMARY OF THE BUILDING

SEE LETTER DATED 2/22/22

SEE DAMAGE SURVEY & REPAIR PLAN

NO SIGNIFICANT STRUCTURAL DAMAGE FOUND BASEMENT PARKING

STRUCTURAL OBSERATIONS

▪ Thickness of concrete deck (if known)? _____			
▪ Compression strength of concrete slab ($f'c$) in psi (if known)? _____			
▪ Are there any visible deck cracks? Do they leak? _____	YES	NO	N/A
▪ Estimated visual crack widths (1/16" - 1/4" or 1/2" and greater)? _____	YES	NO	N/A
▪ Are there signs of surface scaling (freeze-thaw damage)? _____	YES	NO	N/A
▪ Is there any concrete spalling? _____	YES	NO	N/A

▪ Is there any evidence of concrete deck delamination? _____	YES	NO	N/A
▪ Any mechanical surface damage or vehicle impact? _____	YES	NO	N/A
▪ Is any steel reinforcement exposed on the deck? _____	YES	NO	N/A
▪ Is there any evidence of corrosion of reinforcing steel? (exposed or subsurface) _____	YES	NO	N/A
▪ Is rust visible? _____	YES	NO	N/A
▪ Is it surface rust or is there significant loss of reinforcing steel? _____	YES	NO	N/A
▪ If this is a precast deck, are the flange connection welds stressed, broken, or corroded? _____	YES	NO	N/A
▪ Are there any signs of water leakage? Describe conditions. _____			
_____	YES	NO	N/A
▪ Is there an existing traffic-bearing membrane installed? Does it have any Tears, abrasions, delamination's, or other deterioration? _____	YES	NO	N/A
_____	YES	NO	N/A
▪ Estimated life of existing traffic coating? _____			
▪ Are there low spots where ponding (bird baths) occurs? _____	YES	NO	N/A
▪ Are there water stains on the underside of the deck? _____	YES	NO	N/A
▪ Are drains functioning properly? When were they last cleaned? 6 MOS. +/- _____	YES	NO	N/A
▪ Are drains properly located? _____	YES	NO	N/A
▪ Has the concrete been tested for chloride-ion content? When was it last tested? _____	YES	NO	N/A

▪ Are records of previous inspections available? _____	YES	NO	N/A

STRUCTURAL SYSTEM: BEAMS, BEARINGS, AND COLUMNS

▪ Are there any cracks? If so, what is the direction, width, and depth? _____	YES	NO	N/A

▪ Are there any signs of leakage? Describe conditions and note location. _____	YES	NO	N/A

▪ Is there any concrete spalling? _____	YES	NO	N/A
▪ Any damage or major cracks from vehicular impact, etc? _____	YES	NO	N/A
▪ Is any steel reinforcement exposed? _____	YES	NO	N/A

▪ Is rust visible? Is it surface rust or is there significant loss of section?_____	YES	NO	N/A

▪ Are bearings in good condition?_____	YES	NO	N/A
▪ Are bearing plates rusted?_____	YES	NO	N/A
▪ If bearing pads have been used under beams, are the present and in good condition?_____	YES	NO	N/A
▪ Are bearing pads squashed, bulging, out of place or missing?_____	YES	NO	N/A
▪ Steel Framed concerns: Visible corrosion or section loss of steel?_____	YES	NO	N/A
▪ Steel Framed concerns: Fireproofing or protective coatings condition?_____	YES	NO	N/A

▪ Are there visible signs of beam, or double-tee deflection?_____	YES	NO	N/A
▪ Are shear cracks visible on any concrete columns, or beams?_____	YES	NO	N/A
▪ What is the condition of previous concrete patch repairs (if present)?_____			
_____LIKE NEW			

BUILDING PROTECTION & WATERPROOFING

▪ Is there an existing traffic-bearing membrane installed?_____	YES	NO	N/A
▪ Does the membrane show signs of wear including tears, deterioration, bubbling, or delamination?_____	YES	NO	N/A
▪ Is the waterproofing basecoat (membrane) intact around columns, walls & drains?_____	YES	NO	N/A
▪ Is the traffic bearing membrane detailed correctly?_____	YES	NO	N/A
▪ Is the membrane trapping moisture in the slab?_____	YES	NO	N/A
▪ Is the product chemistry known? If so, what is the chemistry?_____	YES	NO	N/A
▪ Date of last painting on building exterior?_____2022			
▪ Date of last waterproof coating on stairs, walkway & balcony slab_____			
_____2022			

PARKING GARAGE

▪ Efflorescence_____	YES	NO	N/A
▪ Visible ponding water or leaking areas?_____	YES	NO	N/A
▪ Dampness or visible water stains?_____	YES	NO	N/A
▪ Dripping from levels above through cracks, expansion joints, or deck, etc.?_____	YES	NO	N/A
▪ Freeze/thaw damage?_____	YES	NO	N/A
▪ Are there below grade walls with overburden on positive side?_____	YES	NO	N/A
▪ Are they waterproofed (positive or negative side)?_____	YES	NO	N/A
▪ Date of last waterproofing installation_____N/A			