MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM PHASE 1

TABLE OF CONTENTS - Click on the subject or page number to advance to each section

Licensed Design Professional 1 Certification	Page 2
Licensed Design Professional 2 Certification	Page 3
1. Description of Structure	Page 4
2. Present Condition of Structure	Page 5
3. Inspections	Page 7
4. Supporting Data Attached	Page 7
5. Foundation	Page 8
6. Masonry Bearing Wall	Page 9
7. Floor and Roof System	Page 11
8. Steel Framing System	Page 16
9. Concrete Framing System	Page 17
10. Windows, Storefronts, Curtainwalls, and Exterior Doors	Page 19
11. Wood Framing	Page 21
12. Building Façade Inspection	Page 23
13. Special or Unusual Features in the Building	Page 23
14. Deterioration	Page 23
15. Unsafe Conditions	Page 24
16. Safe Occupancy Determination	Page 24
17. Summary of Findings	Page 25
18. Review of Existing Documents and Permit Records	Page 25
19. Definition of Terms	Page 26

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM

PHASE 1 Milestone Inspection

(●) Initial Phase 1 Inspection Report ( ) Amended Phase 1 Inspection Report as required after completion of any repairs.

Note: All Required Fields Appear in Red

Licensed Engineer(s) or Architect(s) Responsible for the Milestone Inspection

---

Inspection Firm Name (if applicable): Prescott Engineering, LLC

Inspection Engineer/Architect Name and License Number: Clayton Prescott, PE 70985

Address: 1144 55th Ave N, St. Petersburg, FL 33703

Telephone Number: 727.346.8966

Assuming Responsibility for: (●) All ( ) Portion - If Portion please list: _____

Inspection Commenced Date: 12/12/2024 Inspection Completed Date: 12/12/2024

Additional Inspection Firm Name (if applicable): _____

Additional Inspection Engineer/Architect Name: _____

Address: _____

Telephone Number: _____

Assuming responsibility for: ( ) All ( ) Portion – If portion please list: _____

Inspection Commenced Date: _____ Inspection Completed Date: _____

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Milestone Inspection or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check all that apply:

☐ Substantial Structural Deterioration Observed; Phase 2 inspection is required

☐ Reason to Believe a Dangerous Inaccessible Condition of Major Structural Component; Phase 2 inspection is required to complete Milestone Inspection of Inaccessible Conditions

☐ Dangerous Condition Observed; Structural Evaluation is required; A Phase 2 Inspection is required

**A condition exists that the Milestone Inspector determines would need a Phase 2 Inspection or structural evaluation of the specific item identified or area in order to determine whether a dangerous condition exists.*

☐ Immediate Dangerous Condition Observed; Notify Building and Fire Official; Structural Evaluation May be required, possible Shoring and a Phase 2 inspection is required

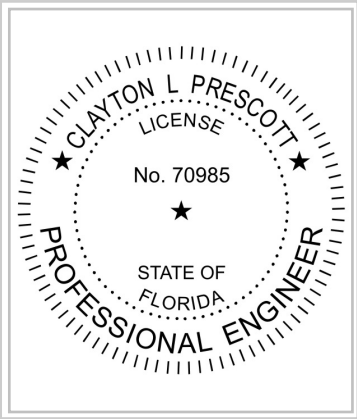
☐ Maintenance Needed but does not raise to the level of Substantial Deterioration or Dangerous. Phase 1 Inspection Passes

☑ Passed Phase 1 Inspections

Licensed Design Professional: ☑ Engineer ☐ Architect

Name: Clayton Prescott

License Number: 70985



Seal

Click the button below to check if all required fields are completed.
If they are not, you will be told which fields must be completed.
If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

I am qualified to practice in the discipline in which I am hereby signing,

Signature: Clayton Prescott Digitally signed by Clayton Prescott Date: 2024.12.18 18:59:32 -05'00' Date 12/18/2024

This report has been based upon the minimum milestone inspection requirements as listed in *Chapter 18 of the Florida Building Code, Existing Building*. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

Licensed Design Professional: ☐ Engineer ☐ Architect

Name: _____

License Number: _____

Seal

Click the button below to check if all required fields are completed.
If they are not, you will be told which fields must be completed.
If they are, the signature box below will unlock, allowing you to sign and lock the form.

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Signature: _____ Date _____

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See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

1. DESCRIPTION OF STRUCTURE

Add Attachments

a. Name on Title: MARINER'S LIGHT CONDO ASSN INC

b. Street Address: 16332 Gulf Blvd., Redington Beach, FL 33708

c. Legal Description: MARINER'S LIGHT CONDO COMMON ELEMENTS

d. Owner's Name: MARINER'S LIGHT CONDO ASSN INC

e. Owner's Mailing Address:
PO BOX 40087, St. petersburg, FL 33743

f. Email Address: dori@allmgmtllc.org

Contact Number: 727-641-5530

g. Folio Number of Property on Which Building is Located: 05-31-15-55307-000-0001

h. Building Code Occupancy Classification: High Density Multi-Family

i. Present Use: Residential condo

j. General Description: 5 story condo - Built 1985 with pool deck and lower level garage

Type of Construction: CIP post-tensioned concrete with light gauge framed walls

k. Square Footage:

1. Total Building Area: 44,050

Number of Stories: 5

2. Building Footprint Area: 8940

l. Name of the Condo or Coop Entity: MARINER'S LIGHT CONDO ASSN INC

m. Special Features:
Pool deck and retaining wall in rear portion of property

n. Describe any Additions to Original Structure:
None

o. Approximate Distance to the Coast and Method Used to Determine Distance:
160 ft., Satellite imagery

2. PRESENT CONDITION OF STRUCTURE

Add Attachments

a. General Alignment (Note: Good, Fair, Poor, Significant - Explain if significant):

1. Bulging:	(•) Good	( ) Fair	( ) Poor	( ) Significant
2. Settlement:	(•) Good	( ) Fair	( ) Poor	( ) Significant
3. Deflections:	(•) Good	( ) Fair	( ) Poor	( ) Significant
4. Expansion:	(•) Good	( ) Fair	( ) Poor	( ) Significant
5. Contraction:	(•) Good	( ) Fair	( ) Poor	( ) Significant

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

One small area of spalling on slab edge of lower level balcony

c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

Floors and walls underwent recent restoration project and are in good condition, steel stairs are corroding

d. Cracks – Note location in significant members. Identify crack size as HAIRLINE if Barely Discernible; FINE if less than 1 mm in width; MEDIUM if Between 1mm and 2 mm in Width; WIDE if Over 2mm

Location: (●) Hairline ( ) Fine ( ) Medium ( ) Wide

Minimal cracking observed in decks

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

One small area of spalling on slab edge of lower level balcony, structure recently underwent restoration project. Corrosion or metal stairs observed.

f. Note Previous Patching or Repairs:

Entire building recently underwent restoration project.

g. Nature of Present Loading Indicate Residential, Commercial, Other Estimate Magnitude:

Residential

h. Are there any other significant observations? ( ) Yes (●) No

If Yes, Describe:

3. INSPECTIONS Add Attachments

a. Date of Notice of Required Inspection: 12/12/2024

b. Date(s) of Actual Inspection: 12/12/2024

c. Name and Qualifications of the Individual Preparing Report:

Clayton Prescott, PE

d. Description of Laboratory or Other Formal Testing, If Required, Rather than Manual or Visual Procedures:

None necessary

e. Has the property record been researched for any current code violations or unsafe structure cases?

(●) Yes ( ) No

Explanation/Comments:

None found

4. SUPPORTING DATA ATTACHED Add Attachments

Check if attached:

a. Sheets of written data: ( ) Yes (●) No

b. Photographs: (●) Yes ( ) No

c. Drawings or sketches: ( ) Yes (●) No

d. Test reports: ( ) Yes (●) No

5. FOUNDATION

a. Describe Building Foundation:

Deep foundations system

b. Is Wood in Contact or Near Soil? ○ Yes ◉ No ○ N/A, Explain Below

c. Signs of Differential Settlement? ○ Yes ◉ No

If Yes, Explain:

d. Describe Any Cracks, Separation, or Other Signs in the Walls, Column or Beams that Signal Differential Settlement:

None observed

e. Is water drained away from the foundation?

If No, Explain: ◉ Yes ○ No

f. Is there additional Sub-Soil Investigation required? ○ Yes ◉ No

If Yes, Describe:

6. MASONRY BEARING WALL – Indicate Good, Fair, Poor, or Significant on Appropriate Lines (Definitions for assessments can be found in section 19)

Does this building have Masonry Bearing Walls? If yes, continue on. If no, skip to Section 7.

(Note: ⓘ Good, Fair, Poor, Significant) ◯ Yes ◉ No

a. Concrete Masonry Units:
◯ Good ◯ Fair ◯ Poor ◯ Significant ◯ N/A

b. Clay Tile or Cotta Units:
◯ Good ◯ Fair ◯ Poor ◯ Significant ◯ N/A

c. Reinforced concrete tie Columns:
◯ Good ◯ Fair ◯ Poor ◯ Significant ◯ N/A

d. Reinforced Concrete Tie Beams:
◯ Good ◯ Fair ◯ Poor ◯ Significant ◯ N/A

e. Lintel:
◯ Good ◯ Fair ◯ Poor ◯ Significant ◯ N/A

f. Other Type Bond Beams:
◯ Good ◯ Fair ◯ Poor ◯ Significant ◯ N/A

g. Masonry Finishes – **Exterior**:

1. Stucco:
◯ Good ◯ Fair ◯ Poor ◯ Significant ◯ N/A

2. Veneer:
◯ Good ◯ Fair ◯ Poor ◯ Significant ◯ N/A

3. Paint Only:
◯ Good ◯ Fair ◯ Poor ◯ Significant ◯ N/A

4. Other:
◯ Good ◯ Fair ◯ Poor ◯ Significant ◯ N/A

Explain:

h. Cracks – Note Beams, Columns, or Others, Including Locations (Description):

i. Spalling – In Beams, Columns, or Others, Including Locations (Description):

j. Rebar Corrosion – Check Appropriate Line:

1. ◯ None Visible
2. ◯ Minor – Patching will suffice
3. ◯ Significant – Patching will suffice
4. ◯ Significant – Structural repairs required

Describe:

k. Were samples chipped out for examination in spalled areas?

1. ◯ No
2. ◯ Yes – Describe color, texture, aggregate, general quality:

7. FLOOR AND ROOF SYSTEM (Note: ⓘ Good, Fair, Poor, Significant) Add Attachments

a. Roof:

1) Roof Pitch

- [x] Flat
- [ ] Pitched

2) Roof Structural Framing

- [ ] Wood
- [ ] Steel
- [x] Concrete
- [ ] Unknown
- [ ] Other

If Other, Describe:

3) Roof Structural Framing Condition:

(•) Good ( ) Fair ( ) Poor ( ) Significant

4) Roof Deck Material

- [x] Concrete
- [ ] Wood
- [ ] Structural concrete on steel deck
- [ ] Non-structural / insulating concrete on steel deck
- [ ] Bare steel deck
- [ ] Other

Describe:

5) Roof Cladding Type

- [ ] Tile
- [ ] Asphalt shingles
- [x] Built-up roofing (BUR)
- [ ] Single ply (Membrane)
- [ ] Metal
- [ ] Other

Describe:

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: Good, Fair, Poor, Significant)

6) Roof Covering Condition

(•) Good ( ) Fair ( ) Poor ( ) Significant

Replaced this year

7) Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

A/C stands on roof in good condition

8) Note Types of Drains, Scuppers, and Condition:

Field drains in good condition

9) Describe Parapet Construction and Current Condition:

Covered with modified bituminous and coping cap. In good condition

10) Describe Mansard Construction and Current Condition:

( ) Good ( ) Fair ( ) Poor ( ) Significant (•) N/A

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ⓘ Good, Fair, Poor, Significant)

11) Describe Any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

None Observed

12) Note Any Expansion Joint and Condition:

◉ Good ○ Fair ○ Poor ○ Significant

None present

b. Floor System(s):

1. Describe (Type of System Framing, Material, Spans, Condition, Balconies):

Condition:

◉ Good ○ Fair ○ Poor ○ Significant

CIP concrete with post-tension cables, in good condition

2. Balcony Structural System

- ◉ Edge and Building Face
- ○ Supported Cantilever
- ○ No Balcony

(If no balcony skip to number 7, Stairs and Elevators)

Balconies spanning between beams

3. Balcony Exposure (if structure is on the coast)

- ◉ Ocean facing
- ○ Non-ocean facing

4. Balcony Construction

- [x] Concrete
- [ ] Steel framing with concrete topping
- [ ] Wood
- [ ] Other (define in narrative)

5. Balcony Condition Rating

- (•) Good
- ( ) Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
- ( ) Poor (e.g., significant cracking, rebar corrosion requiring repairs)
- ( ) Significant

6. Balcony Condition Description (e.g., Spalling, Cracking, Rebar Corrosion)

None observed, recently underwent restoration project

7. Stairs and Elevators – Indicate location, framing system, material, and condition:

Elevator in east portion, stairs in center. Stairs are steel stairs open to environment. Stairs are corroding, in fair condition.

8. Ramps – Indicate location, framing system, material, and condition:

None

9. Guardrails – Indicate type, location, and material
(If no Guardrail, skip to "c. Inspection")

☐ Wood ☐ Stainless Steel ☐ Glass ☐ None

☐ Metal ☐ Ungalvanized Steel ☐ CMU Kneewall

☑ Aluminum ☐ Concrete Kneewall ☐ Other _____

Describe any details:

10. Guard Condition (define ratings depending on guard system)

◉ Good ○ Fair ○ Poor ○ Significant, Describe:

c. Inspection – Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

All areas open for inspection, did not require anything to be opened.

8. STEEL FRAMING SYSTEM

Add Attachments

Steel Framing System Exists: (●) Yes ( ) No (If no Steel Framing System, skip to section 9)

a. Full Description of System:

Light gauge metal framed walls, with densglass sheathing, covered with stucco and vinyl siding.

b. Exposed Steel – Describe condition of paint and degree of corrosion:

Stairs and landing by stairs were exposed and corroding, in fair condition

c. Steel Connections – Describe type and condition:

Wall connections are clips and fasteners, good condition. Stairs are welded and bolted in fair condition with corrosion present.

d. Concrete or Other Fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection:

None observed

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

No overloading observed. Stairs are corroding.

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

Equipment enclosed

9. CONCRETE FRAMING SYSTEM

Add Attachments

Concrete Framing System Exists: (●) Yes ( ) No (If no Concrete Framing System, skip to section 10)

a. Full Description of Structural System:

Columns, beams and slabs are CIP concrete with post-tension cables

b. Cracking:

1. ( ) Significant (●) Not Significant

2. Description of members affected location and type of cracking:

c. General Condition Description:

In good condition, recently underwent entire building restoration, one small area of spalling on slab edge of lower level balcony

d. Rebar Corrosion – Check Appropriate Line:

1. (●) Non-Visible
2. ( ) Significant – Patching will suffice
3. ( ) Significant – Structural repairs required

Describe:

[9. CONCRETE FRAMING SYSTEM CONTINUED]

e. Were samples chipped out for examination in spalled areas?

1. ◉ No
2. ○ Yes – Describe color, texture, aggregate, general quality:

f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):

One small area of spalling on slab edge of lower level balcony

(Note: ⓘ Good, Fair, Poor, Significant)

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Structural Glazing on the exterior envelope of threshold building: ○ Yes ◉ No

1. Previous Inspection Date:	

2. Description of Curtainwall Structural Glazing and adhesive sealant:

3. Describe Condition of System:

b. Exterior Doors:

1. Type: ○ Wood ○ Steel ○ Aluminum ○ Sliding Glass Door ◉ Other
(If Other, Describe):

Various types of doors, personnel and sliding, aluminum and vinyl

2. Anchorage Type and Condition of Fasteners and Latches

Mechanically fastened. Steel personnel doors and jambs are corroding.

3. Sealant Type and Condition of Sealant:
◉ Good ○ Fair ○ Poor ○ Significant

Urethane sealant in good condition

4. Describe General Condition:

Predominately good for the sliding glass doors. Personnel doors are fair to poor condition with corrosion present.

5. Describe repairs needed:

Corroded doors need to be replaced.

11. WOOD FRAMING

Add Attachments

Wood Framing System Exists: ◯ Yes ◉ No (If no Wood Framing System, skip to section 12)

a. Type – Fully describe if mill construction, light construction, major spans, trusses:

b. Indicate Condition of the Following:

1. Walls:

2. Floors:

3. Roof Member, Roof Trusses:

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

d. Joints – Note if well fitted and still closed:

[11. WOOD FRAMING CONTINUED]

e. Drainage – Note accumulations of moisture:

f. Ventilation – Note any concealed spaces not ventilated:

g. Note any concealed spaces opened for inspection:

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

12. BUILDING FACADE INSPECTION

Add Attachments

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

Vinyl siding and stucco

b. Identify attachment type of each appurtenance type (mechanically attached or adhered):

Mechanically attached

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

Vinyl siding and stucco in good condition

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

Pool deck and rear retaining wall

b. Indicate condition of special feature, its supports and connections:

Good to fair, some cracking in retaining wall cap and pool deck. Pavers on pool deck dislodged from recent hurricane activity.

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration.

Predominately in good condition. Stairs and doors with corrosion present. One small area of spalling on slab edge of lower level balcony.

15. UNSAFE CONDITIONS

a. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed. ◯ Yes ◉ No

✔ By checking this box, the undersigned states that the inspections detailed in this report were performed with the primary objective of identifying potential structural issues. Other conditions may render a building unsafe, including, but not limited to, the existence of unsanitary conditions, inadequate maintenance, illegal occupancy, inadequate means of egress, or inadequate lighting and ventilation. If potentially unsafe conditions were observed, they will be noted, but the inspections were not intended to be a comprehensive assessment of whether any such conditions exist in the subject building.

16. SAFE OCCUPANCY DETERMINATION

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated, secured, or access limited? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated, secured, or access limited? ◯ Yes ◉ No

Add Attachments

17. SUMMARY OF FINDINGS

The below Condition(s) were noted within this Phase 1 Inspection.	Phase 2 Inspection Required:
☐ Indication of Dangerous Condition Observed	○ Yes ◉ No
☐ Actual Dangerous Condition Observed	○ Yes ◉ No
☐ Indication of Substantial Structural Deterioration Observed	○ Yes ◉ No
☐ Actual Substantial Structural Deterioration Observed	○ Yes ◉ No
☐ Indication of Need for Maintenance	○ Yes ◉ No
☑ Indication of Need for Repair	○ Yes ◉ No
☐ Indication of Need for Replacement	○ Yes ◉ No
☐ Inaccessible Condition of Structural Component	○ Yes ◉ No

18. REVIEW OF EXISTING DOCUMENTS AND PERMIT RECORDS

It appears that unpermitted structural work has been performed as follows, and the Building Official has been notified:

○ Yes ◉ No

If yes, describe unpermitted work:

Add Attachments

19. DEFINITIONS OF TERMS

Good: No Substantial Structural Deterioration and No Dangerous Condition Observed.

Fair: Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Poor: Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Significant: Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition.

Major Structural Component. Means a building's load-bearing elements, primary structural members, and primary structural systems.

Substantial Structural Deterioration. Means a condition that negatively affects a building's structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous. 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.

Unsafe conditions. Buildings that are or hereafter become *unsafe*, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an *unsafe* condition. *Unsafe* buildings shall be taken down and removed or made safe as the *code official* deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed *unsafe*. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two milestone inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

Dangerous. 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 permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, or other environmental loads when such loads are imminent.

Clayton Prescott

Prescott Engineering, LLC

12/18/2024 | 81 Photos

Mariners Light Milestone Report

Section 1

1



Overview of roof with mod bit system

Project: Mariners Light
Date: 9/10/2024, 11:21am
Creator: Clayton Prescott

2



A/C's on stands and field drain

Project: Mariners Light
Date: 9/10/2024, 11:21am
Creator: Clayton Prescott

3



A/C chase hood

Project: Mariners Light
Date: 9/10/2024, 11:30am
Creator: Clayton Prescott

4



A/C chase hood

Project: Mariners Light
Date: 9/10/2024, 11:30am
Creator: Clayton Prescott

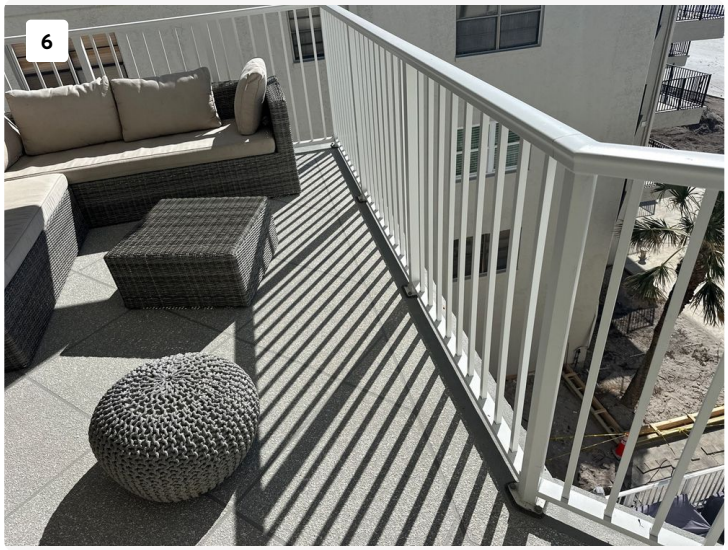
5



Unit 4C

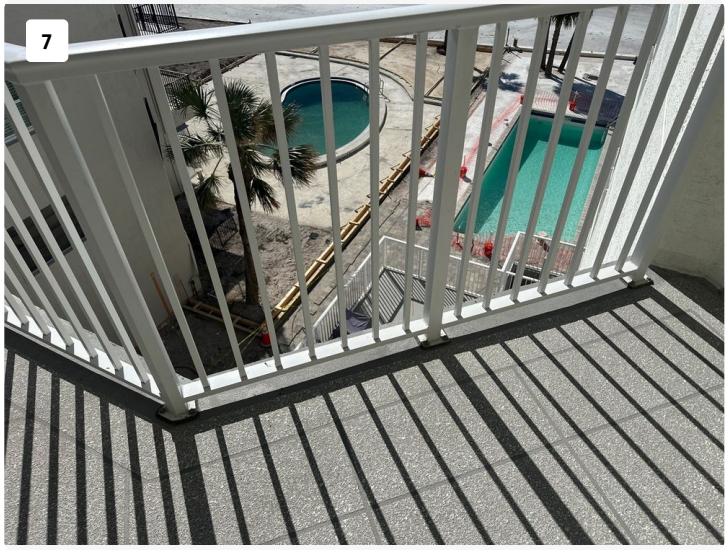
Project: Mariners Light
Date: 12/12/2024, 12:11pm
Creator: Clayton Prescott

6



Overview of rails

Project: Mariners Light
Date: 12/12/2024, 12:13pm
Creator: Clayton Prescott



Overview of rails

Project: Mariners Light
Date: 12/12/2024, 12:13pm
Creator: Clayton Prescott



Rails are code compliant for height.

Project: Mariners Light
Date: 12/12/2024, 12:14pm
Creator: Clayton Prescott



Rails are code compliant for picket spacing.

Project: Mariners Light
Date: 12/12/2024, 12:14pm
Creator: Clayton Prescott



Unit 4B

Project: Mariners Light
Date: 12/12/2024, 12:16pm
Creator: Clayton Prescott



Overview of balcony.

Project: Mariners Light
Date: 12/12/2024, 12:18pm
Creator: Clayton Prescott



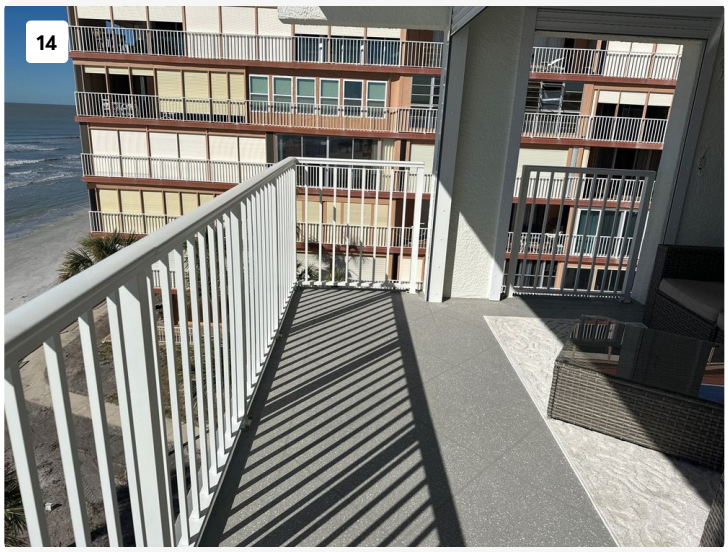
Overview of balcony.

Project: Mariners Light
Date: 12/12/2024, 12:18pm
Creator: Clayton Prescott



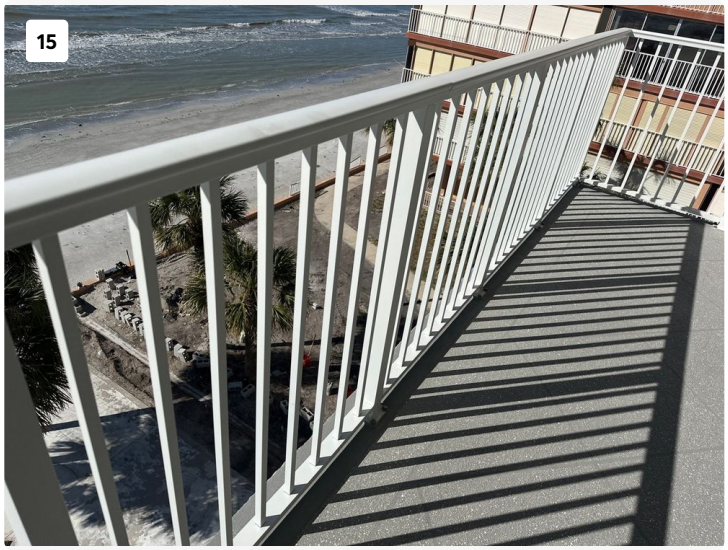
Unit 4A

Project: Mariners Light
Date: 12/12/2024, 12:19pm
Creator: Clayton Prescott



Overview of balcony.

Project: Mariners Light
Date: 12/12/2024, 12:21pm
Creator: Clayton Prescott



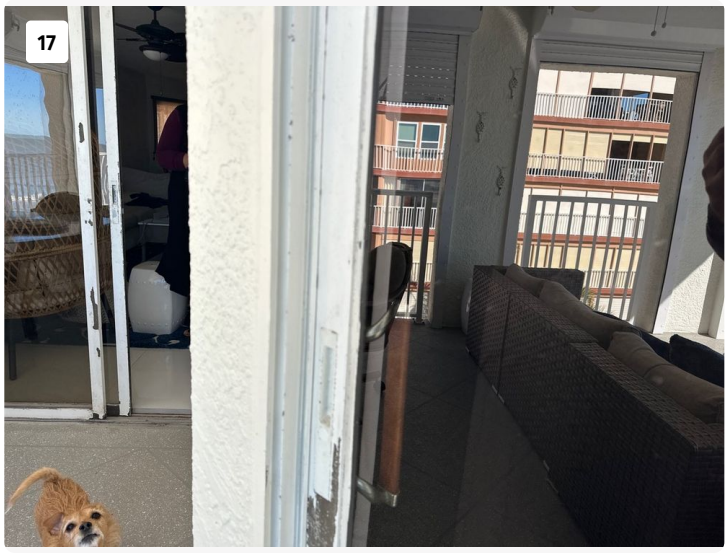
Overview of balcony.

Project: Mariners Light
Date: 12/12/2024, 12:21pm
Creator: Clayton Prescott



Older sliding glass door.

Project: Mariners Light
Date: 12/12/2024, 12:21pm
Creator: Clayton Prescott



Older sliding glass door.

Project: Mariners Light
Date: 12/12/2024, 12:21pm
Creator: Clayton Prescott



Older sliding glass door.

Project: Mariners Light
Date: 12/12/2024, 12:21pm
Creator: Clayton Prescott



Unit 3C

Project: Mariners Light
Date: 12/12/2024, 12:23pm
Creator: Clayton Prescott



Overview of balcony.

Project: Mariners Light
Date: 12/12/2024, 12:24pm
Creator: Clayton Prescott



Newer sliding glass door

Project: Mariners Light
Date: 12/12/2024, 12:24pm
Creator: Clayton Prescott



Unit 3A

Project: Mariners Light
Date: 12/12/2024, 12:26pm
Creator: Clayton Prescott



New sliding glass door.

Project: Mariners Light
Date: 12/12/2024, 12:27pm
Creator: Clayton Prescott



New sliding glass door.

Project: Mariners Light
Date: 12/12/2024, 12:27pm
Creator: Clayton Prescott



Unit 2C

Project: Mariners Light
Date: 12/12/2024, 12:30pm
Creator: Clayton Prescott



Overview of balcony.

Project: Mariners Light
Date: 12/12/2024, 12:32pm
Creator: Clayton Prescott



Older sliding glass door.

Project: Mariners Light
Date: 12/12/2024, 12:32pm
Creator: Clayton Prescott



Unit 2B

Project: Mariners Light
Date: 12/12/2024, 12:34pm
Creator: Clayton Prescott



Overview of balcony.

Project: Mariners Light
Date: 12/12/2024, 12:35pm
Creator: Clayton Prescott



Unit 2A

Project: Mariners Light
Date: 12/12/2024, 12:37pm
Creator: Clayton Prescott



Overview of balcony.

Project: Mariners Light
Date: 12/12/2024, 12:39pm
Creator: Clayton Prescott



Small slab edge spall on unit below

Project: Mariners Light
Date: 12/12/2024, 12:39pm
Creator: Clayton Prescott



Newer sliding glass doors.

Project: Mariners Light
Date: 12/12/2024, 12:40pm
Creator: Clayton Prescott



Storage room in good condition.

Project: Mariners Light
Date: 12/12/2024, 12:41pm
Creator: Clayton Prescott



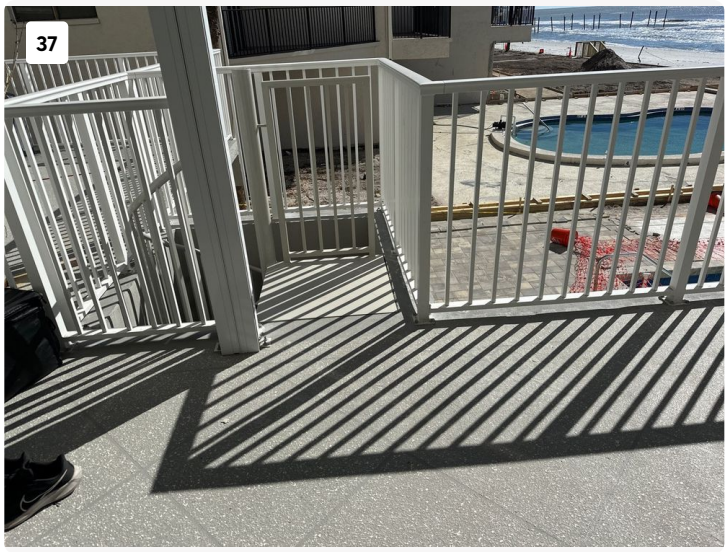
Unit 1B

Project: Mariners Light
Date: 12/12/2024, 12:45pm
Creator: Clayton Prescott



Overview of balcony.

Project: Mariners Light
Date: 12/12/2024, 12:46pm
Creator: Clayton Prescott



Overview of balcony.

Project: Mariners Light
Date: 12/12/2024, 12:46pm
Creator: Clayton Prescott



Unit 1A

Project: Mariners Light
Date: 12/12/2024, 12:49pm
Creator: Clayton Prescott



Small slab edge spall.

Project: Mariners Light
Date: 12/12/2024, 12:51pm
Creator: Clayton Prescott



Unit 1C

Project: Mariners Light
Date: 12/12/2024, 12:53pm
Creator: Clayton Prescott



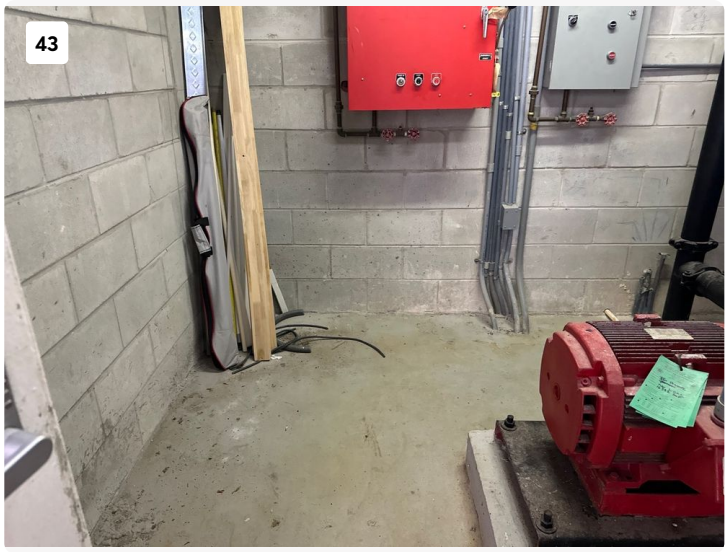
Overview of balcony.

Project: Mariners Light
Date: 12/12/2024, 12:54pm
Creator: Clayton Prescott



Fire pump room in good condition.

Project: Mariners Light
Date: 12/12/2024, 12:57pm
Creator: Clayton Prescott



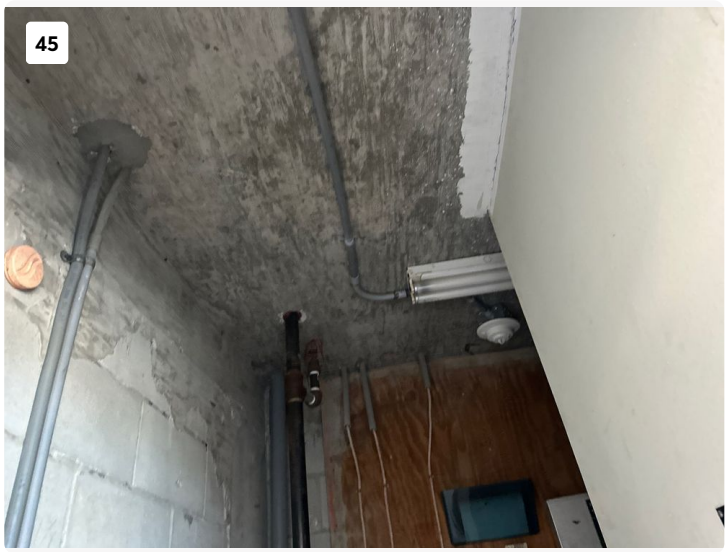
Fire pump room in good condition.

Project: Mariners Light
Date: 12/12/2024, 12:57pm
Creator: Clayton Prescott



Storage room in good condition.

Project: Mariners Light
Date: 12/12/2024, 1:00pm
Creator: Clayton Prescott



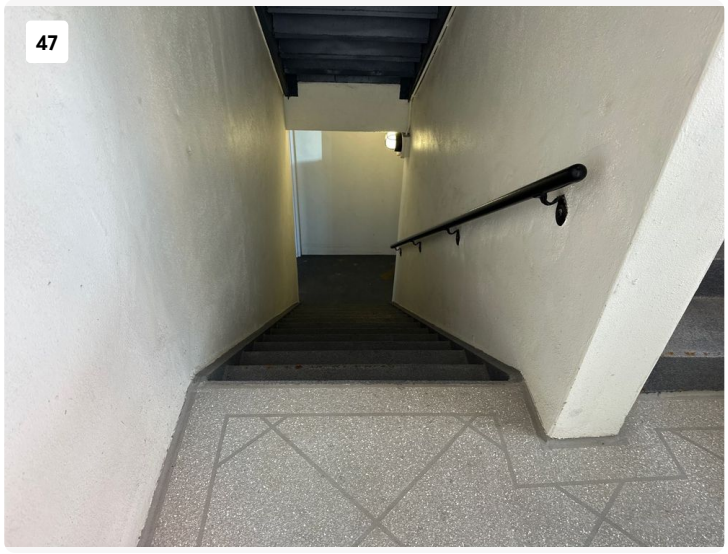
Storage room in good condition.

Project: Mariners Light
Date: 12/12/2024, 1:00pm
Creator: Clayton Prescott



Typical walkway

Project: Mariners Light
Date: 12/12/2024, 12:58pm
Creator: Clayton Prescott



Typical stair

Project: Mariners Light
Date: 12/12/2024, 12:58pm
Creator: Clayton Prescott



Corrosion of stair.

Project: Mariners Light
Date: 12/12/2024, 12:59pm
Creator: Clayton Prescott



Corrosion of stair.

Project: Mariners Light
Date: 12/12/2024, 12:59pm
Creator: Clayton Prescott



Corrosion of landing on stair.

Project: Mariners Light
Date: 12/12/2024, 12:59pm
Creator: Clayton Prescott



Corrosion of landing on stair.

Project: Mariners Light
Date: 12/12/2024, 12:59pm
Creator: Clayton Prescott



Corrosion of personnel door.

Project: Mariners Light
Date: 12/12/2024, 12:59pm
Creator: Clayton Prescott



Corrosion of personnel door.

Project: Mariners Light
Date: 12/12/2024, 12:59pm
Creator: Clayton Prescott



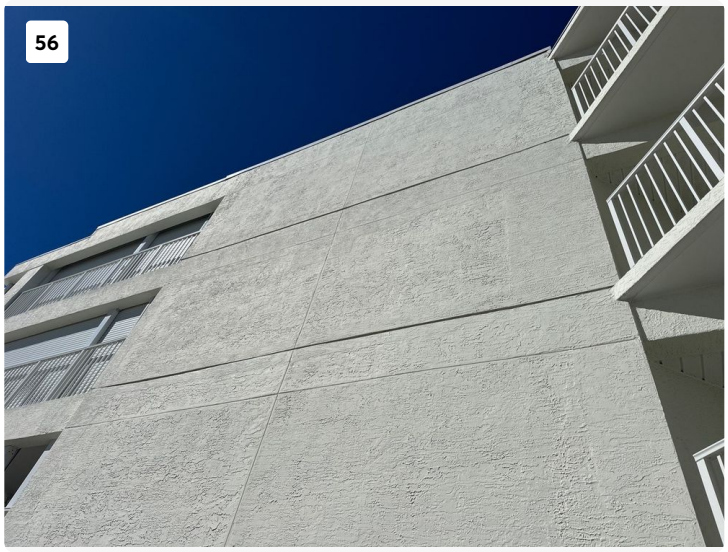
Corrosion of personnel door.

Project: Mariners Light
Date: 12/12/2024, 12:59pm
Creator: Clayton Prescott



Overview of exterior walls.

Project: Mariners Light
Date: 12/12/2024, 12:55pm
Creator: Clayton Prescott



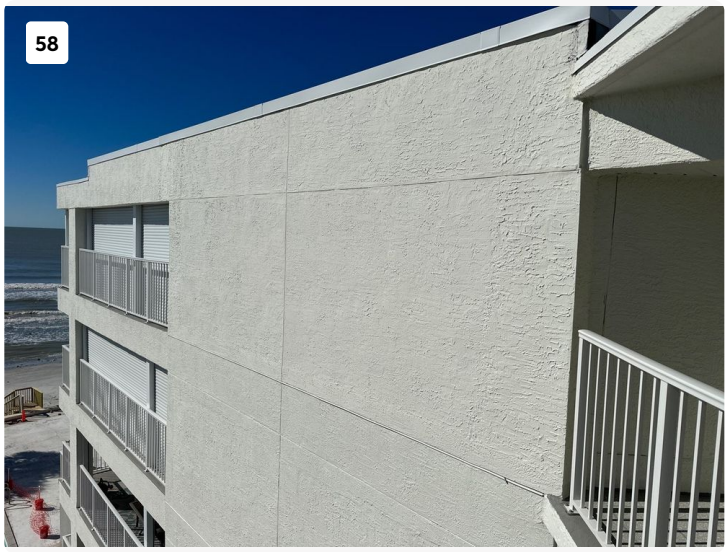
Overview of exterior walls.

Project: Mariners Light
Date: 12/12/2024, 12:55pm
Creator: Clayton Prescott



Overview of exterior walls.

Project: Mariners Light
Date: 12/12/2024, 12:55pm
Creator: Clayton Prescott



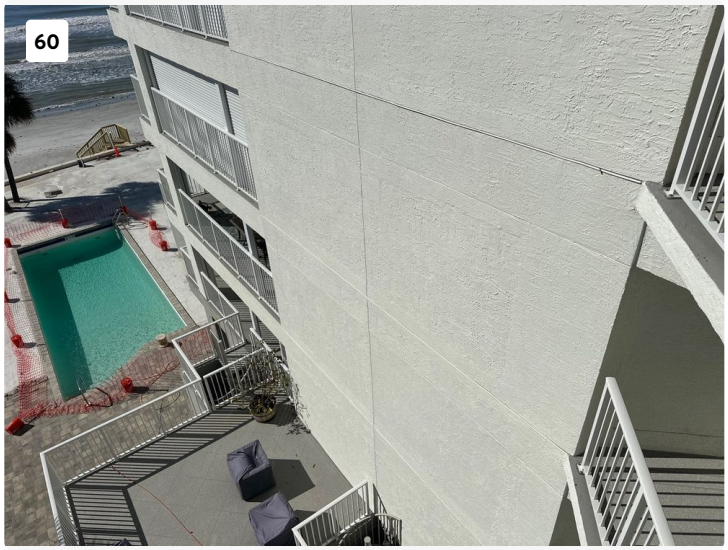
Overview of exterior wall.

Project: Mariners Light
Date: 12/12/2024, 12:15pm
Creator: Clayton Prescott



Overview of exterior walls.

Project: Mariners Light
Date: 12/12/2024, 12:47pm
Creator: Clayton Prescott



Overview of exterior wall.

Project: Mariners Light
Date: 12/12/2024, 12:15pm
Creator: Clayton Prescott



Typical vinyl siding.

Project: Mariners Light
Date: 12/12/2024, 12:59pm
Creator: Clayton Prescott



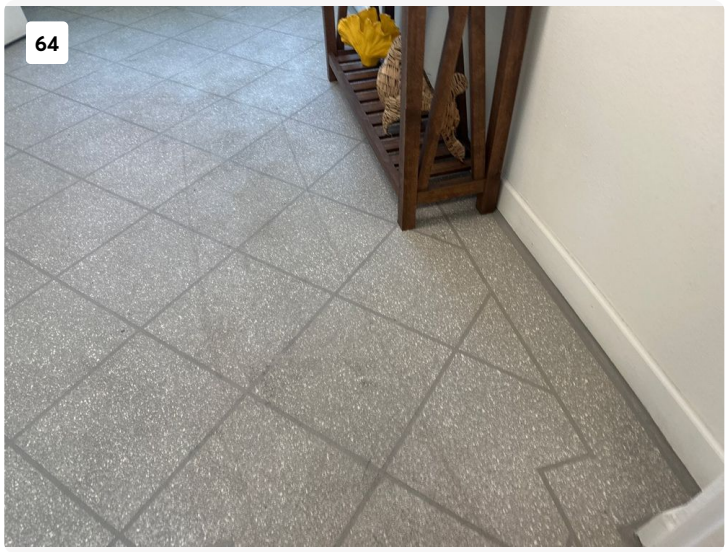
Typical vinyl siding.

Project: Mariners Light
Date: 12/12/2024, 12:59pm
Creator: Clayton Prescott



Leak in window on 3rd floor elevator area.

Project: Mariners Light
Date: 12/12/2024, 1:03pm
Creator: Clayton Prescott



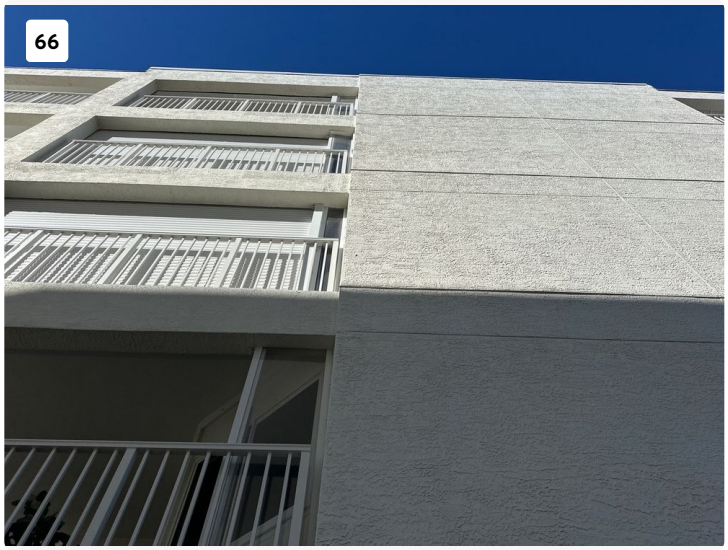
Elevator room area.

Project: Mariners Light
Date: 12/12/2024, 1:00pm
Creator: Clayton Prescott



Elevator room area.

Project: Mariners Light
Date: 12/12/2024, 1:00pm
Creator: Clayton Prescott



Exterior wall system

Project: Mariners Light
Date: 12/12/2024, 1:09pm
Creator: Clayton Prescott



Corrosion of stair.

Project: Mariners Light
Date: 12/12/2024, 1:01pm
Creator: Clayton Prescott



Corrosion of stair.

Project: Mariners Light
Date: 12/12/2024, 1:01pm
Creator: Clayton Prescott



Corrosion of stair.

Project: Mariners Light
Date: 12/12/2024, 1:02pm
Creator: Clayton Prescott



Corrosion of stair.

Project: Mariners Light
Date: 12/12/2024, 1:04pm
Creator: Clayton Prescott



Overview of balconies

Project: Mariners Light
Date: 12/12/2024, 1:09pm
Creator: Clayton Prescott



Overview of balconies

Project: Mariners Light
Date: 12/12/2024, 1:09pm
Creator: Clayton Prescott



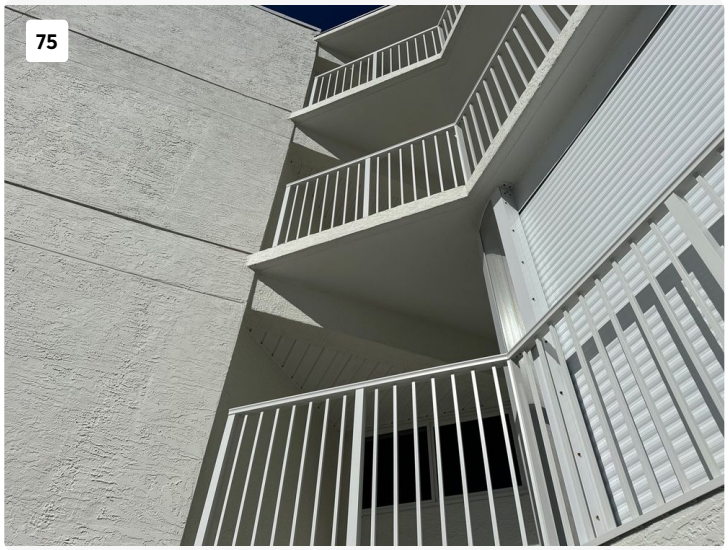
Overview of balconies

Project: Mariners Light
Date: 12/12/2024, 1:09pm
Creator: Clayton Prescott



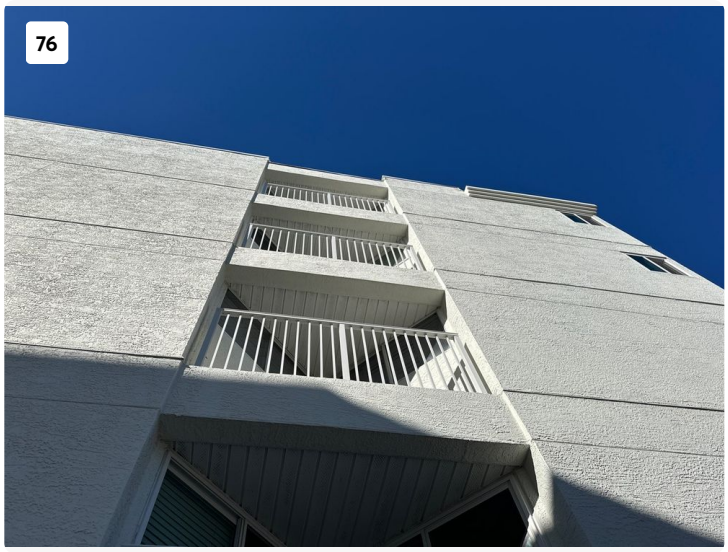
Overview of balconies.

Project: Mariners Light
Date: 12/12/2024, 12:47pm
Creator: Clayton Prescott



Overview of balconies.

Project: Mariners Light
Date: 12/12/2024, 12:55pm
Creator: Clayton Prescott



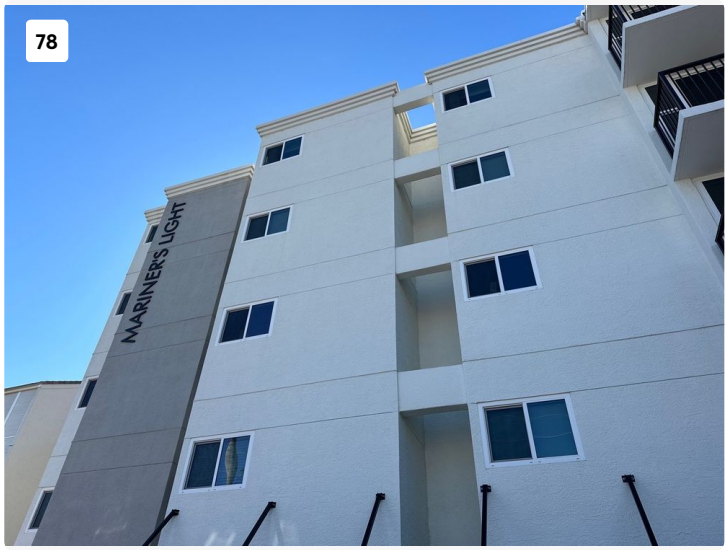
Exterior wall system

Project: Mariners Light
Date: 12/12/2024, 1:10pm
Creator: Clayton Prescott



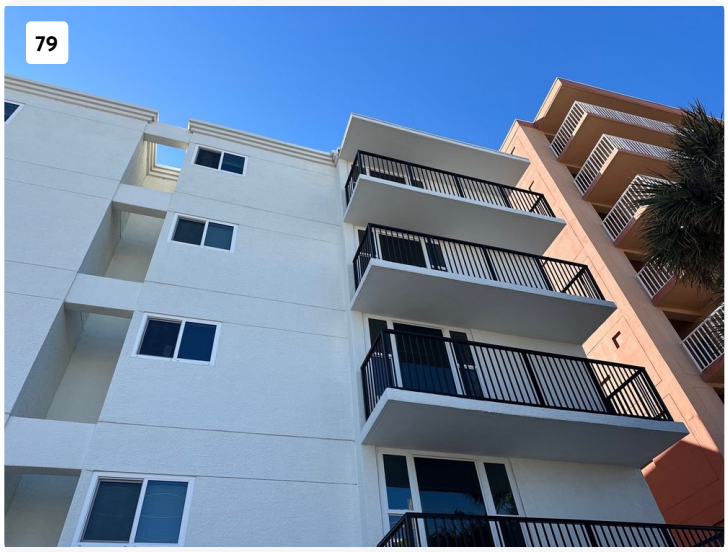
Overview of exterior walls

Project: Mariners Light
Date: 12/12/2024, 1:10pm
Creator: Clayton Prescott



Overview of exterior walls

Project: Mariners Light
Date: 12/12/2024, 1:10pm
Creator: Clayton Prescott



Overview of exterior walls

Project: Mariners Light
Date: 12/12/2024, 1:10pm
Creator: Clayton Prescott



Overview of garage area.

Project: Mariners Light
Date: 12/12/2024, 1:10pm
Creator: Clayton Prescott



Overview of garage

Project: Mariners Light
Date: 12/12/2024, 1:09pm
Creator: Clayton Prescott