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**Pinnacle Lake Anchoring Inspection**

**Property Address:**102 Skyline Dr, New Florence, MO 63363

**Inspector: Nick Davis & Jason Howarth**09/22/2020

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| **Date:** 09/22/2020 | **Time:** 1:00PM | **Report ID:** PEAI |

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| **Property:** 102 Skyline Dr  New Florence, MO | **Contact:**  Carley Lewis | **Marina:**  Pinnacle Lake Estates |

**Inspection Notes**

**SOUTH DOCK: - SEE ATTACHED LAYOUT DRAWING**

* Currently the only connected anchoring are the two anchors that were installed by Tiger Docks connected to corner gussets and #11 winches on the end slips.
* There are two cables attached to dock frames on the second slip from the end. Diver discovered both cables were broken and not connected to anchors.
* There is a cable on the north side of the main in the next slip in from those. Diver discovered this cable was also broke and not connected to an anchor.
* There is one more cable connected to the dock frame on 4th finger from shore on the north side of the dock. This cable is also broken and not connected to an anchor.
* Two current anchors were located right next to each other on the south side of the docks which consist of 30 gallon plastic cylinders filled with concrete and is insufficient to use as a replacement anchor.
* There are two cable going back to shore which were used in an emergency situation and are not providing much anchoring for the docks. Once the dock is properly anchored these could be removed.

**RECOMMENDATION -**  Minimum of two more corner gussets with winch stands and winches need to be added to the middle section of the docks and two more 5 ton anchors need to be dropped in order to properly secure this dock section.

**NORTH DOCK: - SEE ATTACHED LAYOUT DRAWING**

* There are two chains connected to the frames on the end slip just prior to the dock additions on the end. Diver traced both chains to two 50 gallon blue steel barrels filled with concrete buried roughly half way with mud. Chain appears to be in good condition. These appear to be holding sufficiently.
* On the fifth finger from shore on the south side of the dock there is another chain around the dock frames. This chain was traced down where the diver discovered it was broken at a point, where then a cable had been attached to the chain with a cable clamp that was then attached to a rusted steel drum of concrete. It is currently holding but is in not in good shape.

**RECOMMENDATION –** The chains on the end seem to be holding and to save costs on repair can be re-used. We would recommend adding corner gussets with winch stands and winches to the middle section and dropping additional blocks. We cannot make any guarantees that the chain system will hold as long as new cables but they could be used for now.

**Value Engineering-** The two blocks that are 30 gallon plastic cylinders laying on the south dock could be re-used and moved to act as one larger anchor in the middle of the south side of the south dock. Then we could drop one larger anchor in the middle between the North and South docks and use that block for both the North side of the South Dock as well as the South Side of the North dock. We could leave the current chain anchors on the North Dock. Doing it that way would save the cost of 2-4 blocks.

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| In Attendance: Nick Davis, Jason Howarth | Type of structure: Steel Frame Docks | Approximate age of building: Unknown |

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