

SOCOTEC

April 9, 2024

PARK SHORE LANDINGS CONDOMINIUM ASSOCIATION, INC.

Attn: Sherri Gray, Property Manager
405 Park Shore Drive
Naples, Florida 34103
Phone: 239.649.4430
Email: manager@parkshorelandings.info

Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I
255 Park Shore Drive
Naples, Collier County, FL 34103
SOCOTEC Project Number VS233678

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Phase I report of our Milestone Inspection completed at the subject property. We have completed the required engineering services in general accordance with the recently enacted Florida Statute 553.899 mandatory structural inspections for condominiums and cooperative buildings.

We have endeavored to conduct the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality and under similar conditions as this project. No other representation, express or implied, is included or intended in this document. We used routine and repeatable scientific and engineering methodologies to evaluate the structural condition of the subject building and to form our professional engineering opinions.

Park Shore Landings of Naples consists of four, 4-story residential structures which were constructed circa 1986 and is located within Naples, Collier County, Florida. The condominiums include a total of 72 individual units.

Methodology of Phase I Inspection

Professional engineering personnel, led by a licensed professional engineer, from our firm visited the subject site on April 2, 2024, to evaluate the current structural condition of the subject buildings. During our visit we inspected all common (“non habitable”) areas and approximately 25% of the habitable residential units across the subject buildings, including the major structural components of the buildings.

We began our evaluation within the residential units. We inspected the windows for previous/on-going water intrusion, openings for water intrusion, wall penetrations (hose bibs, electrical outlets, wall mounted light fixtures), and other areas where the structural slabs, columns, or beams could be directly observed. The elevator equipment was observed with the assistance of the Association’s on-site management personnel. We concluded our site visit by inspecting the exterior building elevations and balcony edges from the ground floor with a telephoto lens camera. The exterior was also viewed from each floor via the balcony inspections. Please refer to Appendix A for observations/information noted and visible distress observed during our site inspection.

Substantial Structural Deterioration/Material Findings

Following the completion of our Phase I inspection for the subject property, we **did not** observe any conditions that we considered **substantial structural deterioration**. Therefore, it is our professional engineering opinion that **Phase II** of the Milestone Inspection is **not required**.

We **did not** observe any substantial structural deterioration that would pose a threat to the public health, safety, or welfare that could decrease the structural integrity of the structure. We reserve the right to amend our opinion should new information be brought to our attention.



Remedial/Preventive Repairs

During our Phase I Milestone Inspection we observed the following building components that should be considered for repair/replacement within the near future. Please note that these items are not considered substantial structural deterioration:

- Spalling concrete and stucco in multiple areas.
- Aged and failing sealants at windows and sliding glass doors.
- Signs of previous staining on several balcony edges.
- Deck waterproofing and delaminated tiles.

Background Information

Included in our assessment is a review of the following documents requested in our proposal. Tabulated below is the status of each.

ITEMS REQUESTED	STATUS OF DOCUMENTS/UNITS INSPECTED
Construction plans	Architectural & structural plans were available for review. The plans were prepared by The Design Advocates, Inc., and H.M. Long & Associates, Inc.
Access to building components	Engineering personnel were provided access to the common areas of the subject property for purposes of this study. Our personnel viewed all grade level areas, common rooms, exterior walls and 18 individual residential units.
Past engineering reports	None
Past building repairs	SOCOTEC was notified of past building repairs across the subject property.
Past loading modifications to the building	SOCOTEC was not notified of any past loading modifications across the subject property.
Description of any known structural issues or concerns	SOCOTEC was notified of ongoing repairs and known structural issues or concerns related to differential settlement.
Inspected residential units	314, 315, 323, 331, 342

Description of Building

The subject building is a concrete framed structure with 6” reinforced structural decks with cast-in-place columns and beams. The condominium structure is conventionally built and supported on a piling foundation system with a concrete slab-on-grade. The exterior walls of the structure consist of stucco covered masonry concrete block in-fill. The roofs consist of a flat mod-bit roof system with sloped standing seam metal over plywood sheathing and pre-engineered wood trusses.





Representative Photographs

The following photos are representative of the observed conditions on the date of our site visit:

	
<p>Internal column water intrusion unit 323</p>	<p>Cracked, spalled stucco unit 323</p>
	
<p>Cracked, spalled stucco unit 323</p>	<p>Cracked, spalled stucco unit 323</p>
	
<p>Deck edge repair needed unit 331</p>	<p>Aged, failing sealants unit 342</p>



 A photograph showing a horizontal crack in a light-colored concrete wall. The crack starts near a window frame and extends to the right. There are some green plants in the foreground.	 A photograph showing three blue pipes running vertically along the edge of a deck. The deck has a brown and black striped pattern. In the background, there is a green lawn and some outdoor furniture.
Settlement at single story villa 315	Deck edge repair needed unit 331

Closing

Buildings are complicated structures that require periodic inspections to determine the current condition of the structure. As a structure ages, the condition of the structure changes and is affected by local environmental conditions, wear and tear, use, and performance of maintenance or lack thereof to the structure on a timely basis.

The current structural condition of the subject building above was determined based on our review of the provided and listed documents, an interview of available individuals with historical knowledge of the structure, and our visual evaluation of the structure. There is always the possibility that undetectable conditions may exist that would be considered detrimental to the structure. Therefore, it is imperative that if any conditions not listed in this report or that occur after the date of our evaluation are discovered, we be notified immediately to evaluate the nature of the condition. Additionally, the Association should report any modifications to the structure that would alter a structural component or change the loading condition to the structure to the building's engineer of record for evaluation prior to the modification.

Protection of the structure from environmental conditions is of the utmost importance during the life of the structure and therefore must be performed on a routine basis. The above opinions are based on the requirement that the Association performs maintenance to the structure on a timely routine basis.



We appreciate working with you as your engineering consultant. We recommend that you read this report thoroughly and contact us with any questions.

Sincerely,

SOCOTEC CONSULTING, INC

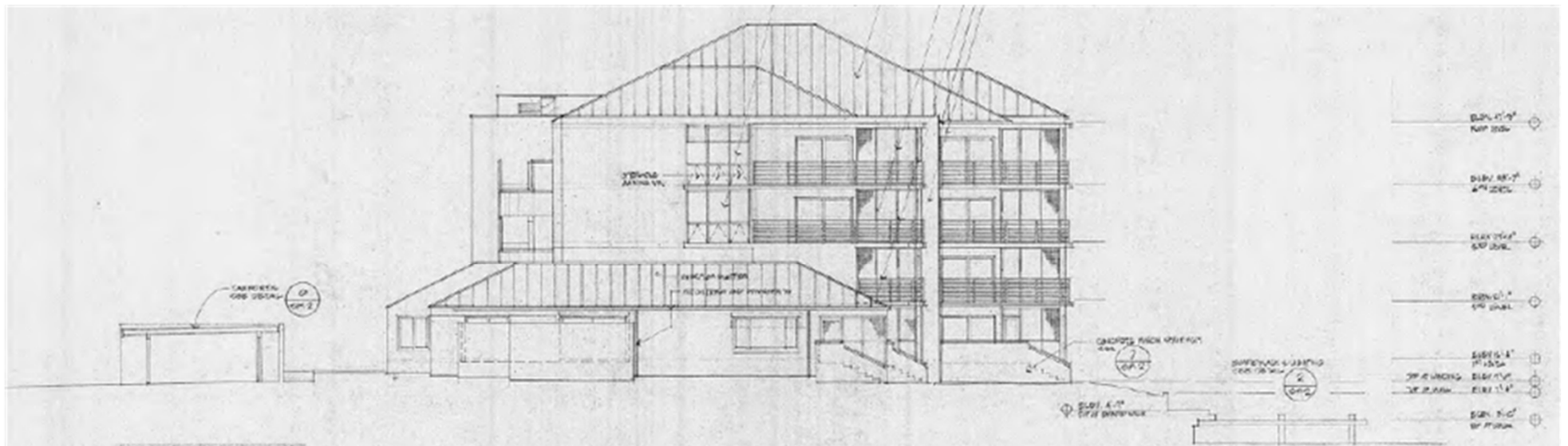
Samantha M. Brown

Samantha M. Brown, E.I.
Staff Engineer

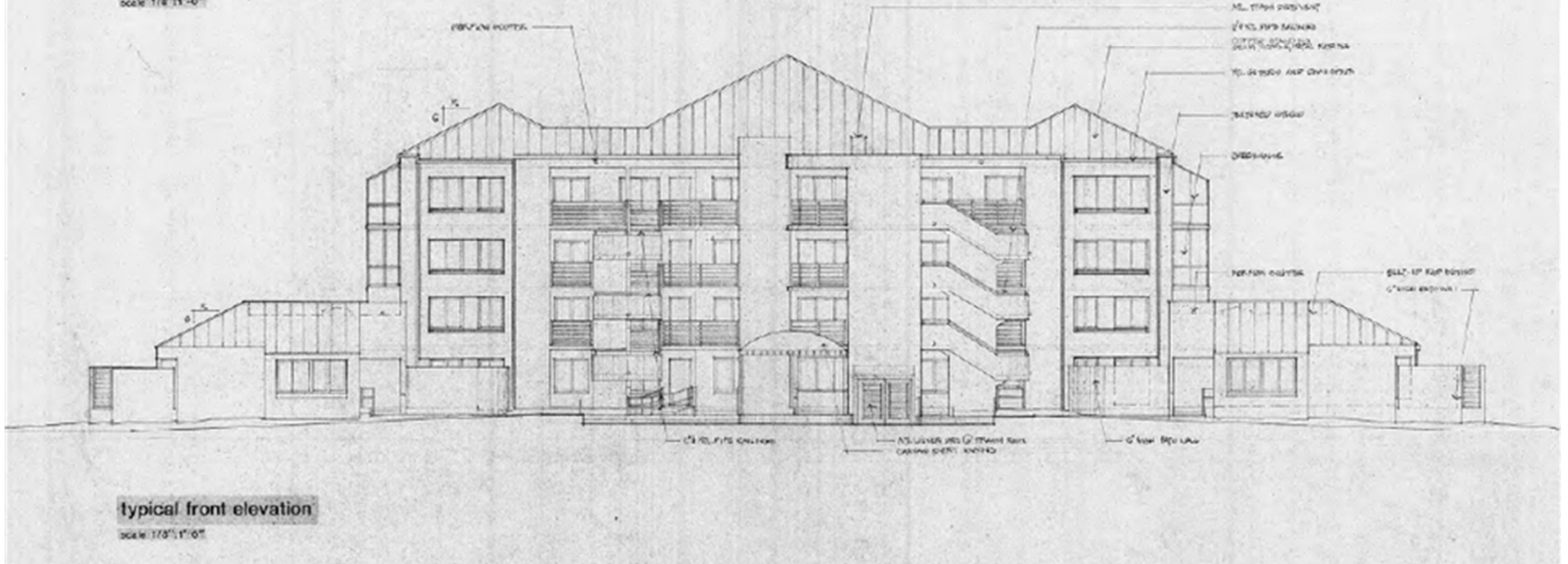
Thomas E. Conrecode, P.E.
Principal Engineer
Florida Registration No. 46571

Distribution: 1 – Addressee (via email), 1 – File



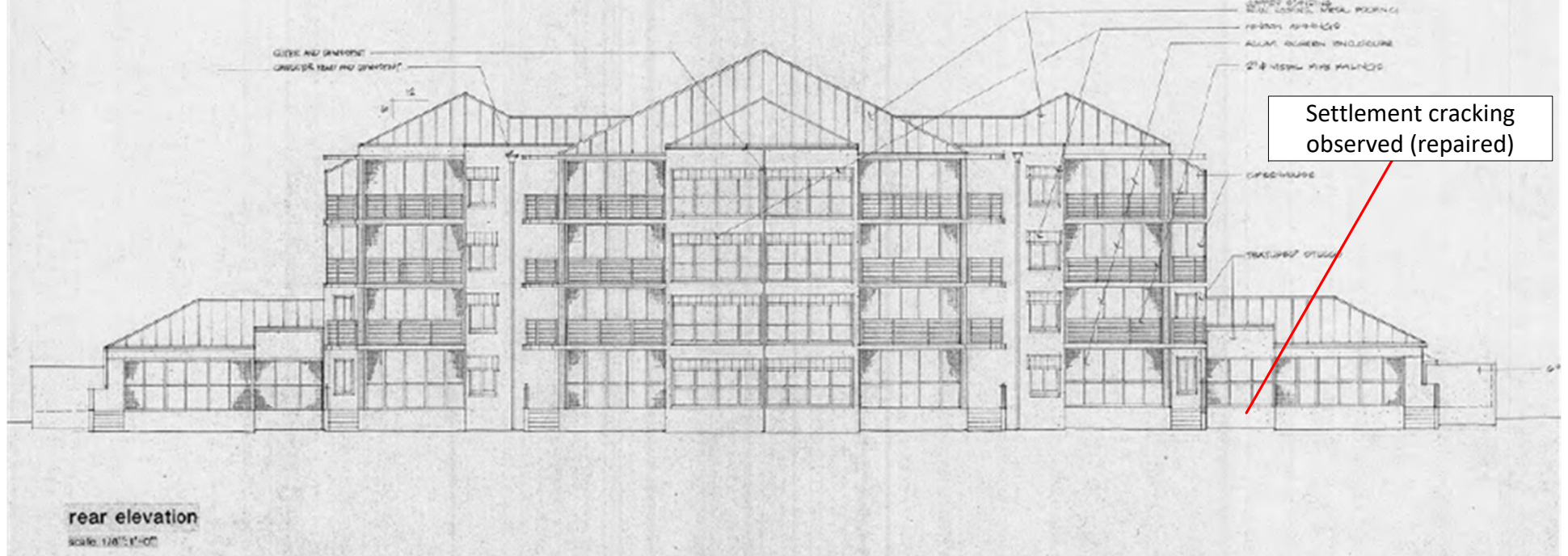
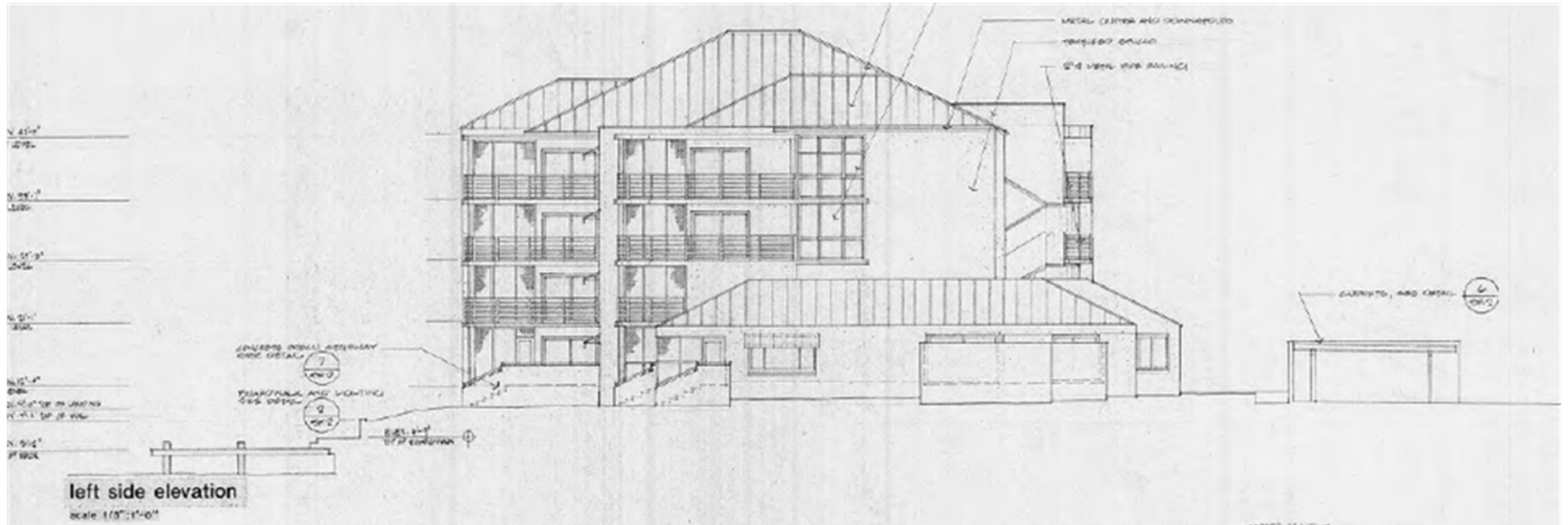


right side elevation
scale 1/8" = 1'-0"



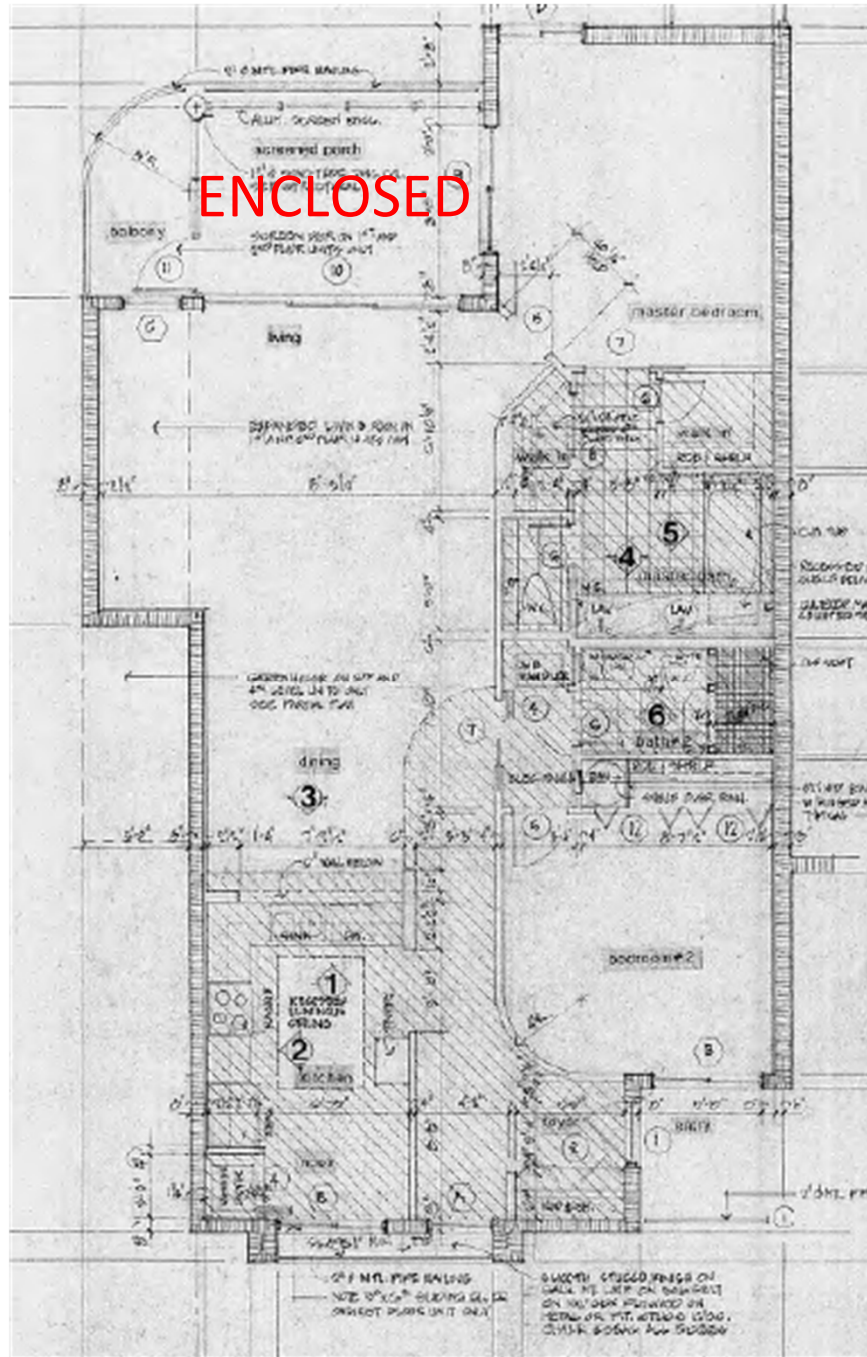
typical front elevation
scale 1/8" = 1'-0"





Settlement cracking observed (repaired)

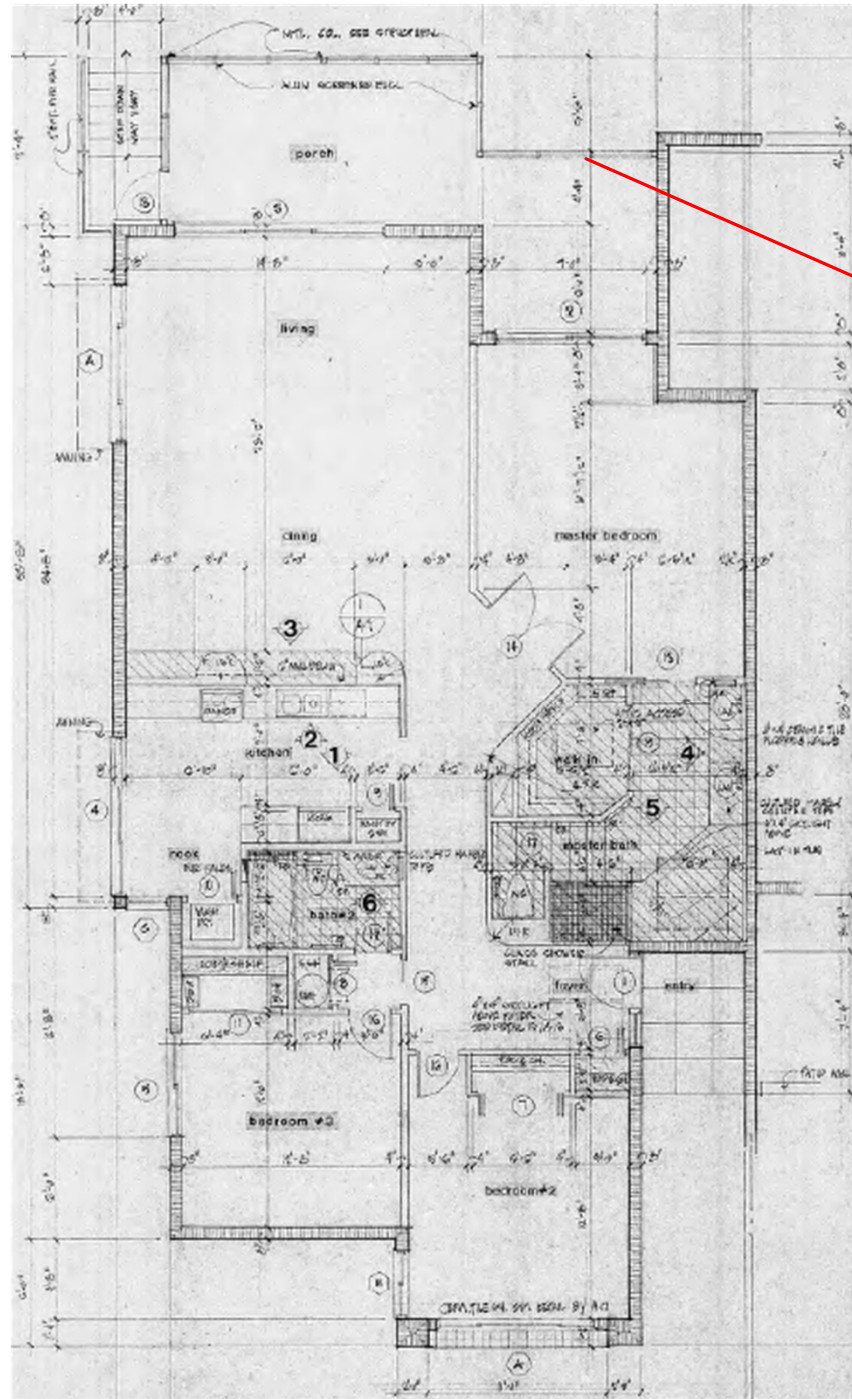




Hurricane rated windows and sliders. Nothing noted.

UNIT 314

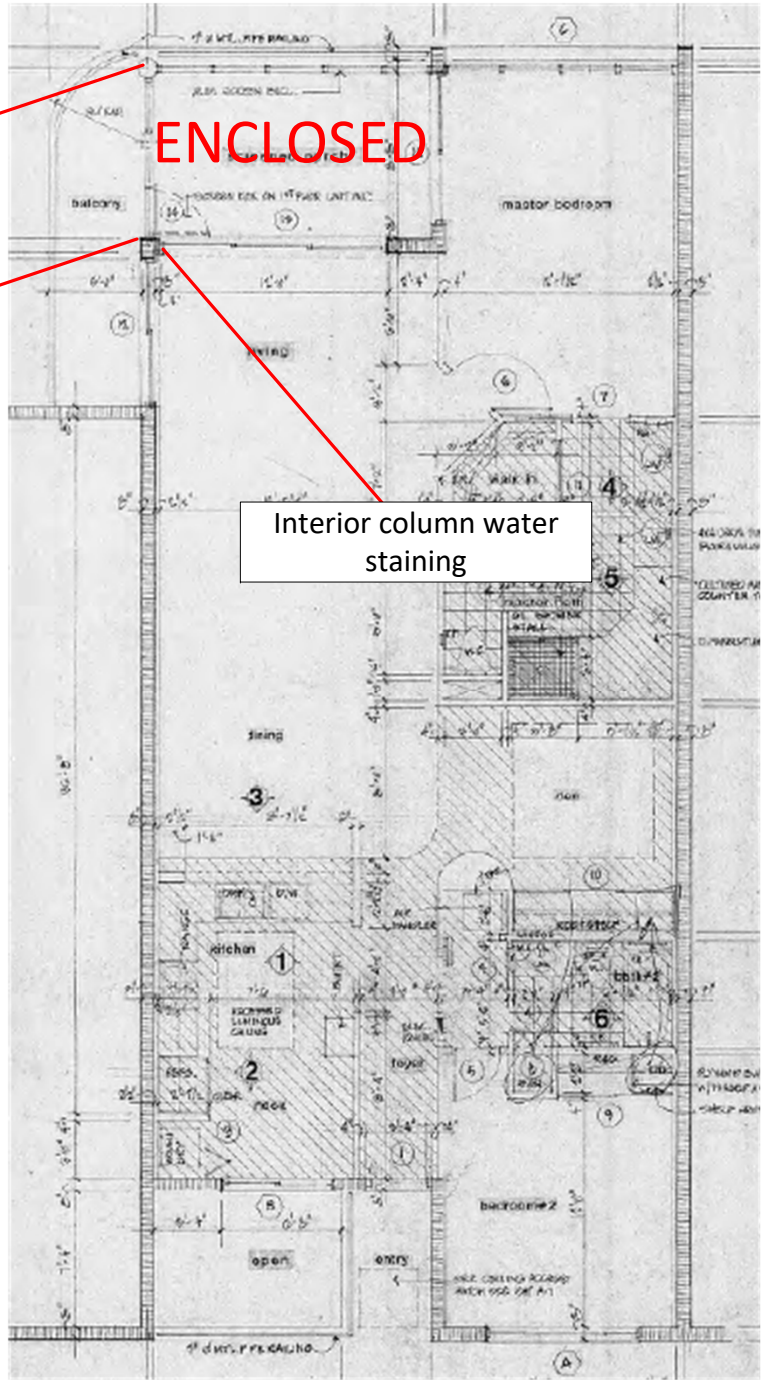




Repairs made to settlement observed

UNIT 315





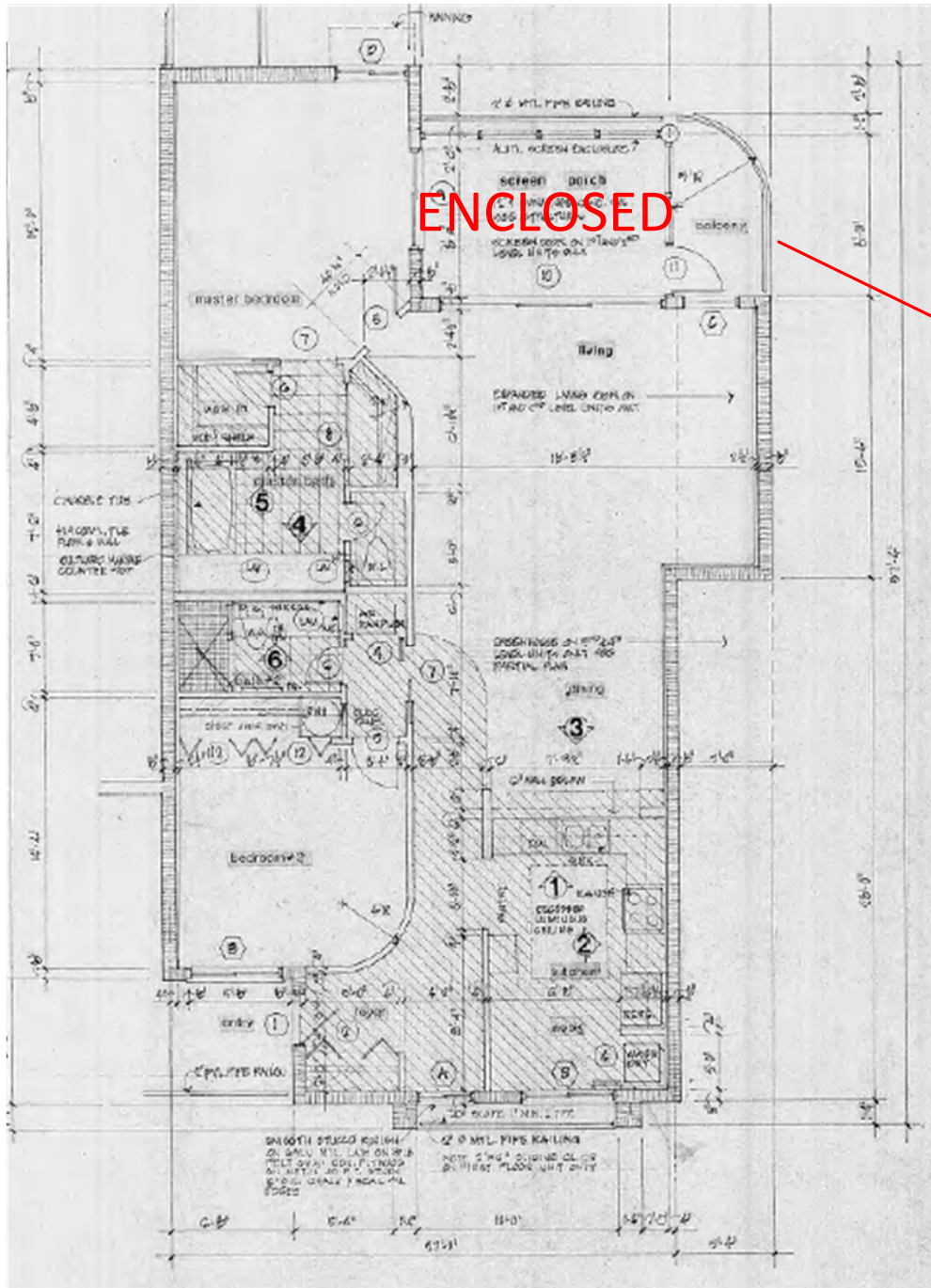
Multiple cracks observed on exterior column

Small area of spalled concrete at base of exterior column

Interior column water staining

UNIT 323

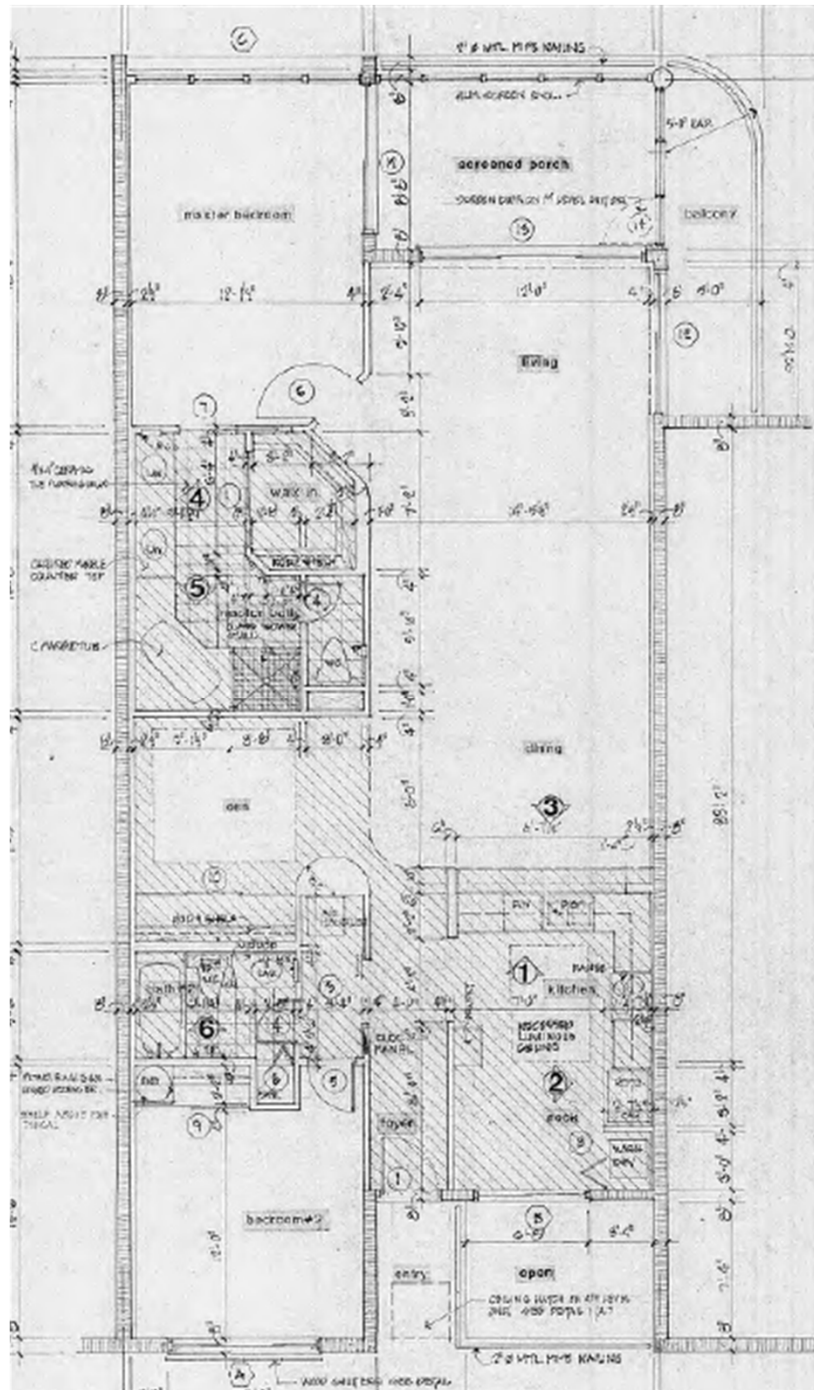




Small deck edge spalling

UNIT 331





Older interior sealants
at windows and sliders

UNIT 342



ROOF

