SOCOTEC

July 18, 2023

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATITON, INC.
Attn: Mr. Rich Meyer
7064 Pelican Bay Boulevard
Naples, FL 34108
Office: 239.566.3320
Phone: 239.784.9680
Email: rmeyer@swpropmgt.com

Subject: **MILESTONE INSPECTION – PHASE 1**
Calais at Pelican Bay – Building C
7048 Pelican Bay Boulevard
Naples, Collier County, Florida 34108
SOCOTEC Project Number 2775-002.01

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. This report presents an executive summary, background information, methodology of our evaluation, a description of the building, representative photographs, and a summary of findings with our opinion of repair/replacement costs and a time frame for completion.

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 visual and engineering methodologies to evaluate the structural condition of the subject building to form our professional engineering opinions.

Executive Summary

Calais at Pelican Bay Condominium consists of three two-story structures, two three-story structures, and three five-story structures that are located just North of Gulf Park Drive on

the East side of Pelican Bay Boulevard in Naples, Collier County, Florida. The property contains 131-individual residential units and was developed circa 1990 to 1992. This report is focused on **Building C,** a three-story structure. Based on the scope of the inspections and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed any conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

Methodology of Phase I Inspection

Professional engineering personnel, led by a licensed professional engineer, from our firm visited the subject site on January 20, 2022 to evaluate the current structural condition of the subject building. During our visit we inspected all common ("non-habitable") areas and 25% or more of the habitable residential units across the subject building, including the major structural components of the building.

We began our evaluation within the residential units. We inspected the windows/sliding glass doors for previous/on-going water intrusion, concrete distress (cracks or spalling concrete) along the balcony edges, wall penetrations (hose bibs, electrical outlets, wall mounted light fixtures), and other areas where the structural slab, column, or beam could be directly observed (mechanical/AC rooms and storage rooms). Following the inspection of the residential units, we inspected the roofs, stairwells (roof top to ground floor), maintenance room, mechanical room, garage and trash room looking for signs of any structural distress. We ended our site visit by inspecting the exterior walls and balcony edges from the ground floor with a telephoto lens camera. The exterior was also viewed from each floor via the residential balcony inspections.

Substantial Structural Deterioration/Material Findings

Following the completion of our phase I milestone inspection for the subject property, we observed the following conditions that we considered to **not be substantial structural deterioration.**

- Deck waterproofing failures and delaminated deck tile on many private balconies. These areas should be further evaluated and addressed to protect the underlying structural elements.

2224 Trade Center Way ~ Naples, FL 34109 ~ 239.514.4100 ~ Fax 239.514.4161
www.Socotec.us

- Stucco spalling should be investigated further to determine the condition of the underlying structural elements and then repaired as appropriate to preserve the structure.
- Water intrusion at windows and many sliding glass doors appears to be a commonly occurring problem that should be addressed in a comprehensive way. The damage caused is both cosmetic and a threat to the structure if not repaired. Sealant repairs and replacements should be completed in the near term.
- Garage water intrusion and cracking warrants further investigation in the short term. The multiple findings common to several of the garages with concrete cracking should be further investigated and monitored.
- See Appendix A diagrams as indicators of problem areas.

The areas of observed structural deterioration **do not** currently pose a threat to the public health, safety, or welfare but could decrease the structural integrity if not maintained. We reserve the right to amend our opinion should new information be brought to our attention.

Remedial/Preventive Repairs

During our phase I 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:

- Repairs associated with blistering paint and water intrusion on exterior and repair to delaminated stucco and associated underlying repairs.
- Repairs to water intrusion at unit sliders and windows.
- Garage level water intrusion, cracking concrete.
- Deck waterproofing and delaminated tile repair.

We also observed building components that should be addressed within the next 2-years. We have provided the locations of the visible distress in Appendix A at the end of this report.

Background Information

Included in our assessment is a review of the following documents requested and provided by the Association. Tabulated below is the status of each.

2224 Trade Center Way ~ Naples, FL 34109 ~ 239.514.4100 ~ Fax 239.514.4161
www.Socotec.us

ITEMS REQUESTED	STATUS OF DOCUMENTS
Construction plans	Sets of architectural and structural building plans were available for review for each building type. The plans were prepared by Hector A. Valdivia Architect, P.A. and C.A.L. Engineering Co. Structural Engineers for the three-story buildings. Hector A. Valdivia Architect P.A. and Jenkins & Charland Structural Engineers designed the five story buildings. Hector A. Valdivia Architect, P.A. designed the two-story buildings with C.A.L. Engineering as structural engineers.
Access to building components	Access to building areas was provided by the Calais Property Manager's team. SOCOTEC viewed all grade level areas, the roof, the stairwells, common areas, the exterior walls, garages and 6 individual units.
Past engineering reports	SOCOTEC was not provided any previously completed engineering reports or plans.
Past building repairs	SOCOTEC has not been involved on past building repairs and was not provided information on work on the building in the past.
Past loading modifications to the building	Many residences have enclosed their terraces into living space after original development. SOCOTEC observed many of the units evaluated to include this condition. **This assessment does not include calculating the additional loads of the modifications listed above and their effect on the overall structure. We recommend that this analysis be completed. However, we did not observe indications of structural distress to the subject building from the load modifications to the units observed.**
Description of any known structural issues or concerns.	**None**

Methodology of Evaluation

Engineering personnel from SOCOTEC visited the subject site on January 20 and 21, 2022 to evaluate the current structural condition of the subject building. We were provided access to the following residential units to evaluate.

Unit C101	Unit C105	Unit C202	Unit C204	Unit C302
Unit C201				

Description of Building

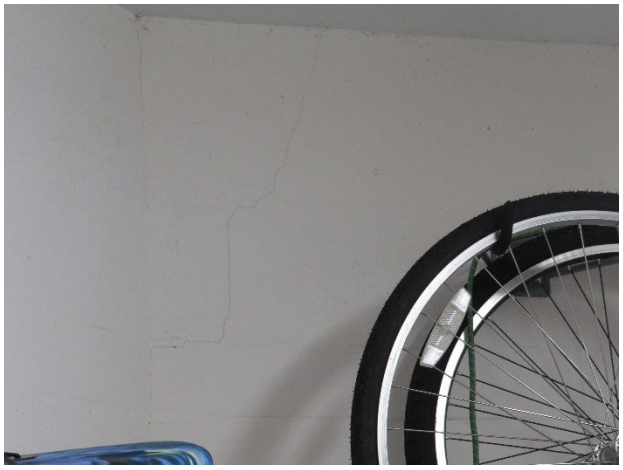
The subject building is a three-story structure and includes a cast-in-place concrete framed structure with precast reinforced structural decks supported by steel reinforced

2224 Trade Center Way ~ Naples, FL 34109 ~ 239.514.4100 ~ Fax 239.514.4161
www.Socotec.us

concrete columns and load bearing masonry on shallow footings. The concrete decks (floor slabs) are typically 6-inches precast reinforced concrete or cast in place slabs. The structural plans indicate the structure is supported on reinforced concrete footings (3,000 psi). The exterior walls of the structure consist of stucco covered load bearing masonry concrete block. The roofs of the buildings are covered with a combination of flat bituminous roof systems over the service core and with most other roof areas of a barrel tile roof system.

Representative Photographs

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

<table>
<tr><td>  </td><td>  </td></tr>
<tr><td>Water leak and staining in garage, Unit C204</td><td>Water intrusion, failed sealants, Unit C302</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Water intrusion, efflorescence, Unit C201</td><td>Garage wall cracking, Unit C201</td></tr>
<tr><td></td><td></td></tr>
</table>

2224 Trade Center Way ~ Naples, FL 34109 ~ 239.514.4100 ~ Fax 239.514.4161
www.Socotec.us

	
Apparent mold at window sealant, Unit C105	

2224 Trade Center Way ~ Naples, FL 34109 ~ 239.514.4100 ~ Fax 239.514.4161
www.Socotec.us

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 the local environmental conditions, wear and tear and use, and by the 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 buildings 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

Digitally signed by Thomas E Conrecode
Reason: Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2023.07.18 11:18:59 -04'00'

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

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

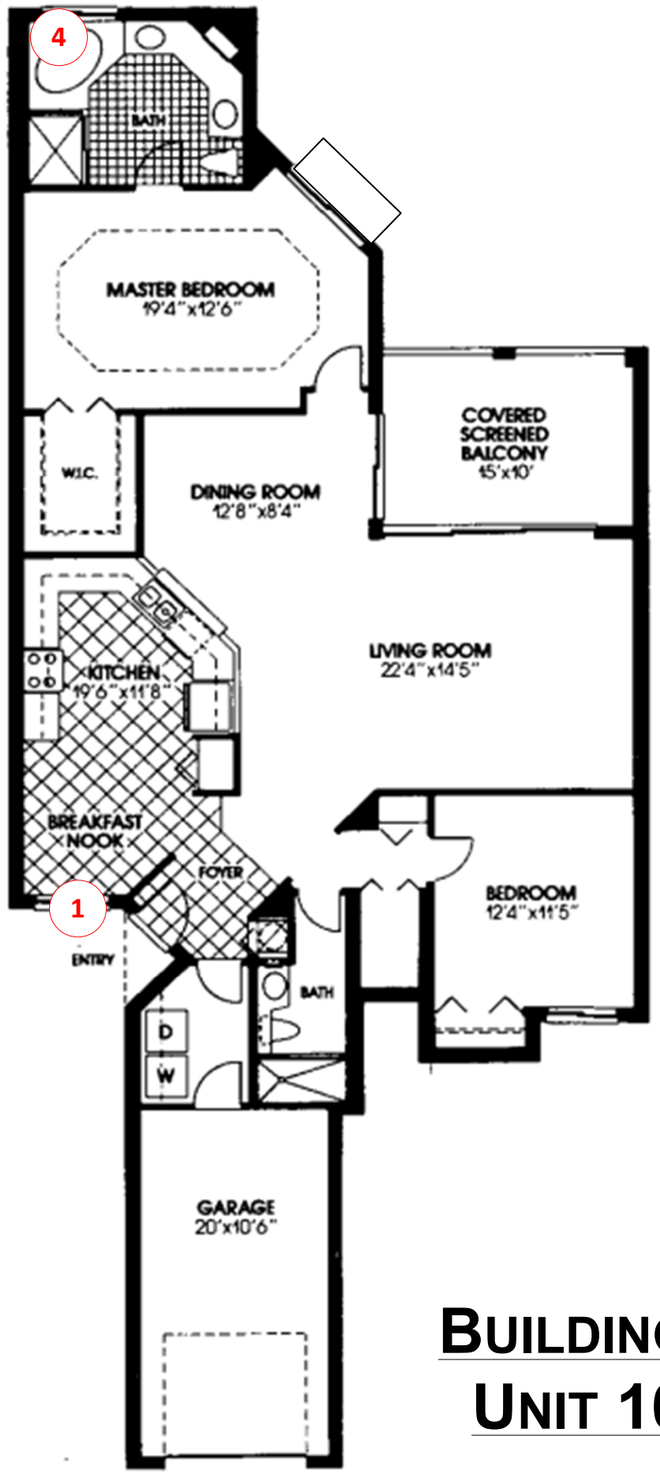
2224 Trade Center Way ~ Naples, FL 34109 ~ 239.514.4100 ~ Fax 239.514.4161
www.Socotec.us

LEGEND

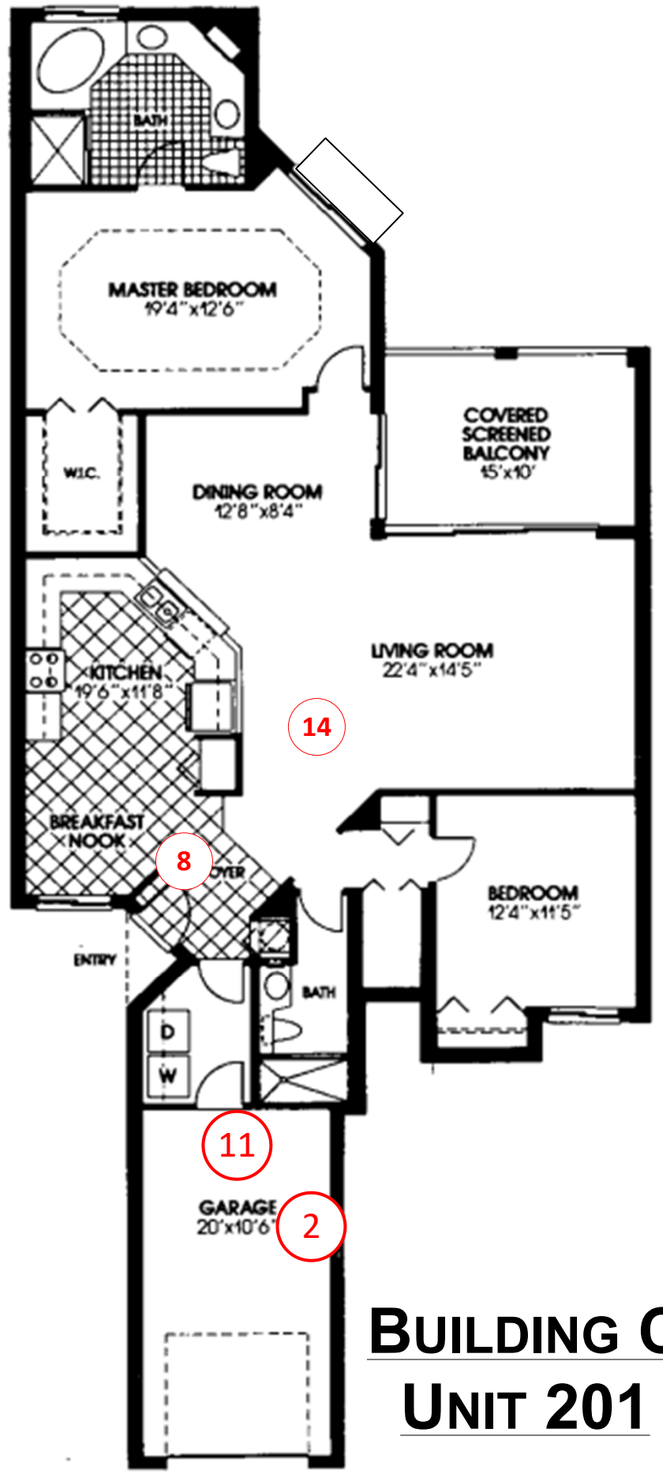
1. Delaminated Stucco
2. Stair Step Cracking
3. Efflorescence
4. Signs of water Intrusion
5. Crack in Concrete
6. Damaged Ceiling
7. Hairline Cracking
8. Water Staining
9. Stucco Crack
10. Failing Waterproofing
11. Crack in Garage Beam
12. Water Leak
13. Spalled Stucco / Concrete
14. Delaminated Tile
15. Bubbling Paint
16. Exterior Grade Higher than Lanai Slab
17. Settlement

APPENDIX A

CALAIS AT PELICAN BAY
SOCOTEC PROJECT NO. 2775-002.01



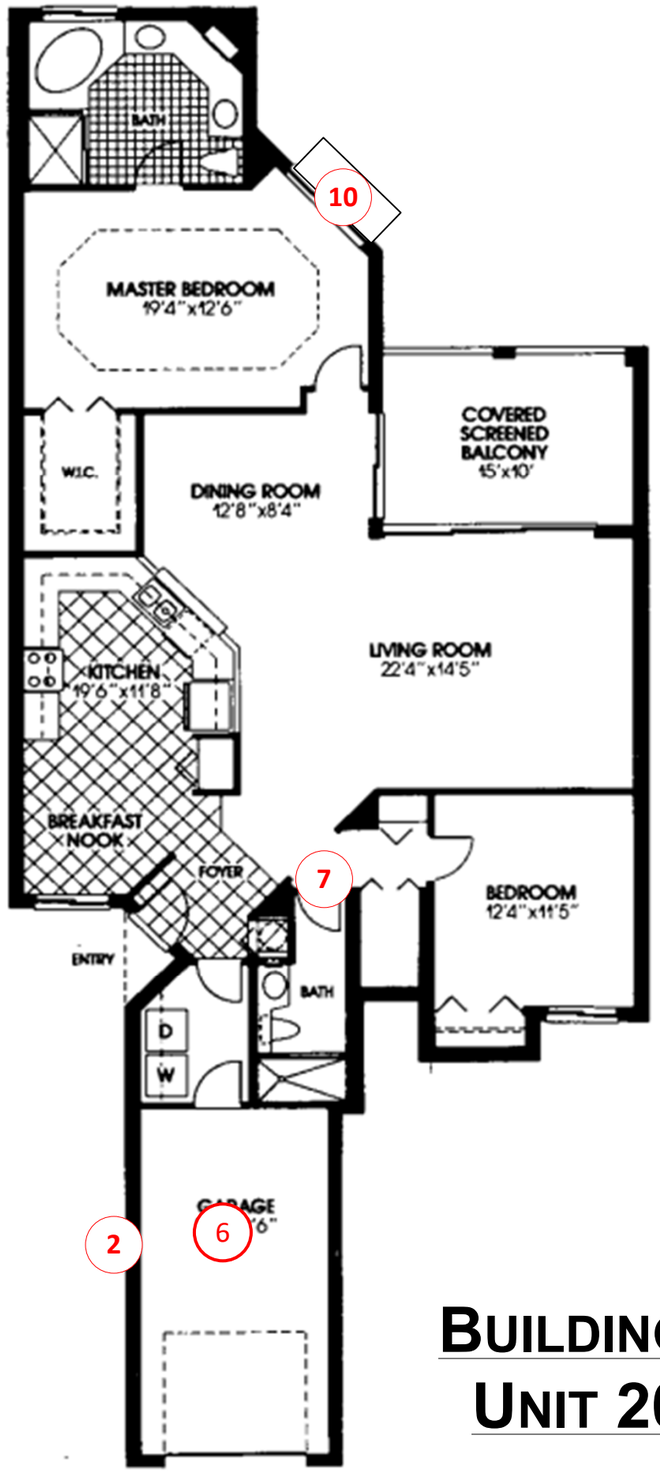
BUILDING C
UNIT 101



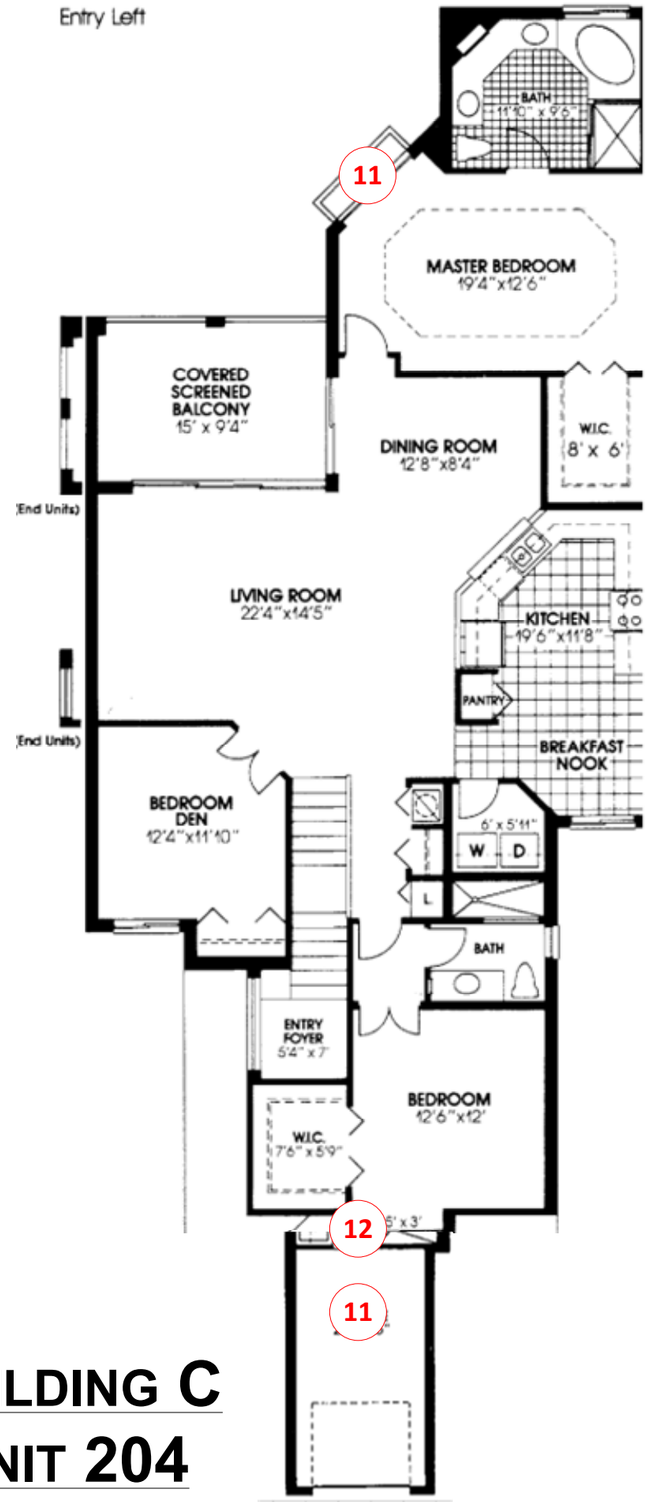
BUILDING C
UNIT 201

APPENDIX A

CALAIS AT PELICAN BAY
SOCOTEC PROJECT NO. 2775-002.01



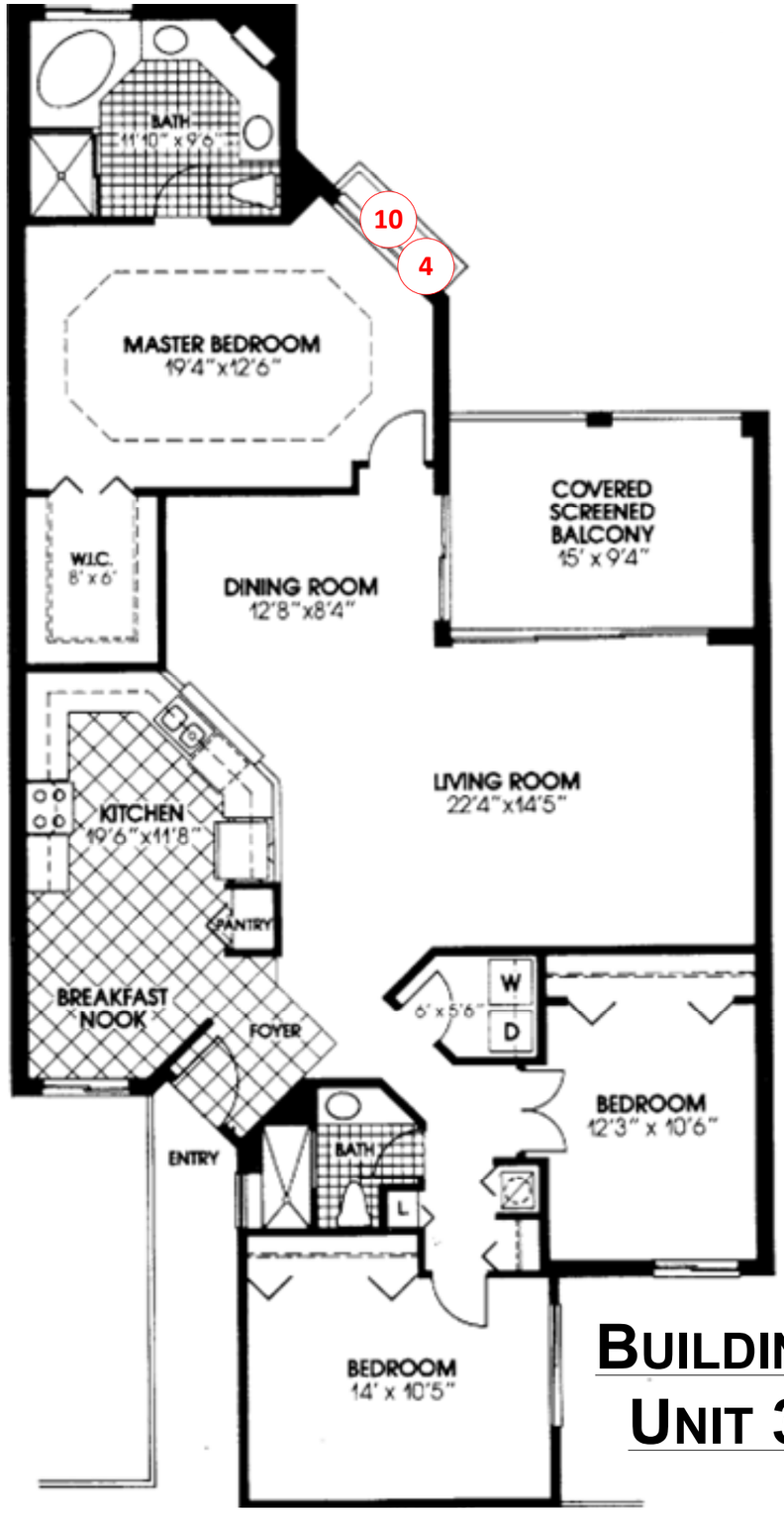
BUILDING C
UNIT 202



BUILDING C
UNIT 204

APPENDIX A

CALAIS AT PELICAN BAY
SOCOTEC PROJECT NO. 2775-002.01



BUILDING C
UNIT 302

APPENDIX A

CALAIS AT PELICAN BAY
SOCOTEC PROJECT NO. 2775-002.01