



# SOCOTEC

July 18, 2023

**CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.**

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**Subject:** Summary of Report of Engineering Consulting Services  
**MILESTONE INSPECTION – PHASE I SUMMARY**  
Calais at Pelican Bay – Building F  
7024 Pelican Bay Boulevard  
Naples, Collier County, Florida 34108  
SOCOTEC Project Number 2775-002.01

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Milestone Inspection - Phase I summary letter completed for the subject building. The Calais Condominium Building F is a 5-story structure that is located at 7064 Pelican Bay Boulevard in Naples, Collier County Florida. The property contains 25-individual residential units and was developed circa 1990.

Material Findings

Following the completion of our phase I milestone inspection for the subject property, we observed the following conditions that we considered **not to be substantial structural deterioration** that will not need to have a Phase II of the milestone inspection completed:

- Deck waterproofing failures appear to be a consistent problem across the property at the common exterior corridors of the 5-story buildings with delaminating deck and stair tiles. This condition is also occurring on many private balconies as evidenced by delaminating tiles. These areas should be further evaluated and addressed to protect the underlying structural elements.
- Stucco spalling on columns in private units and in common areas 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 should be further investigated and monitored.

The areas of observed conditions **do not** currently pose a threat to the public health, safety, or welfare. 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 floor.
- Deck waterproofing and delaminated tile repair.

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.**

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

**Note: Please review our full Milestone Inspection Phase I Report which includes the details of our inspection and the known specifics regarding the design and construction of the subject building.**

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