
DISCOVERY SUMMARY

File #26-172

SUBMITTED TO:

Elias Brothers Group
4626 Arnold Ave. #201
Naples, FL 34108

On Site Contact: Chris Di Rienzi

May 30, 2026

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Job Location: Calais @ Pelican Bay

7024 Pelican Bay Blvd. Bldg. F, Unit #303,304,035

Naples, FL 34108

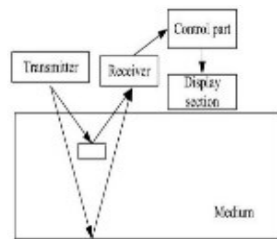
Date of services: Tuesday, May 26, 2026

SCOPE OF WORK:

- The customer request 2D Concrete Structure Radar Scan services of the elevated decks interior of units 303, 305, & 305 in attempt to trace post tension cables that were stressed by PT Pro's and resulted in blow-outs.

Application – Concrete Structure Radar

Concrete Structure Radar also referred to as (GPR) Ground Penetrating Radar is a common application used to evaluate concrete dimensions, embedment location, embedment coverage, transition between mediums, concrete thickness, and structural members. The antenna transmits high frequency electromagnetic waves through the concrete medium, bouncing back to the concrete surface and instantly reflects data through the transmitter. The electrical property contrast that causes the reflections is the dielectric permittivity which is directly related to conductivity of a material. Data is viewed in real time and can be recorded-saved for post processing, as applicable. Data grams provide a graphic cross-sectional view of subsurface; x,y and z axis. The site conditions, technician training, education and field experience contribute the accuracy of interpretation. See the image below of the radar antenna and process to capture/record data.



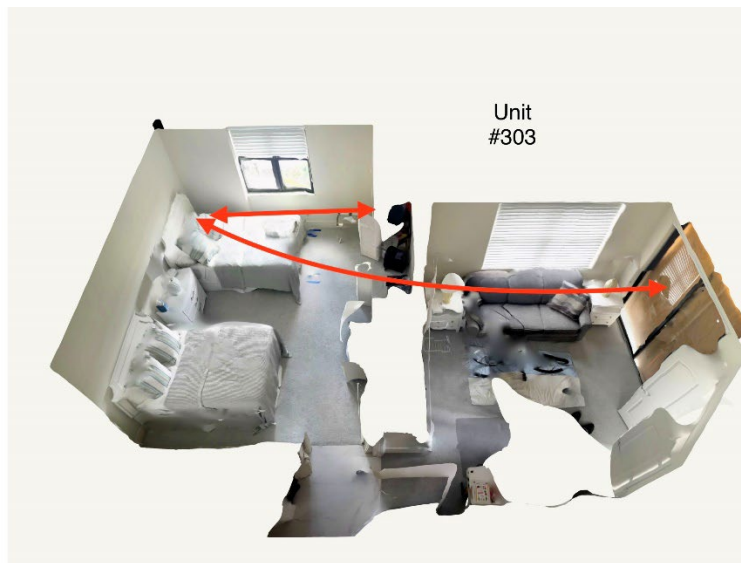
Limitations – Concrete Structure Radar

Site conditions: data collection terminates 3 inches from obstructions, change in medium plane, edges, or materials.

EQUIPMENT-

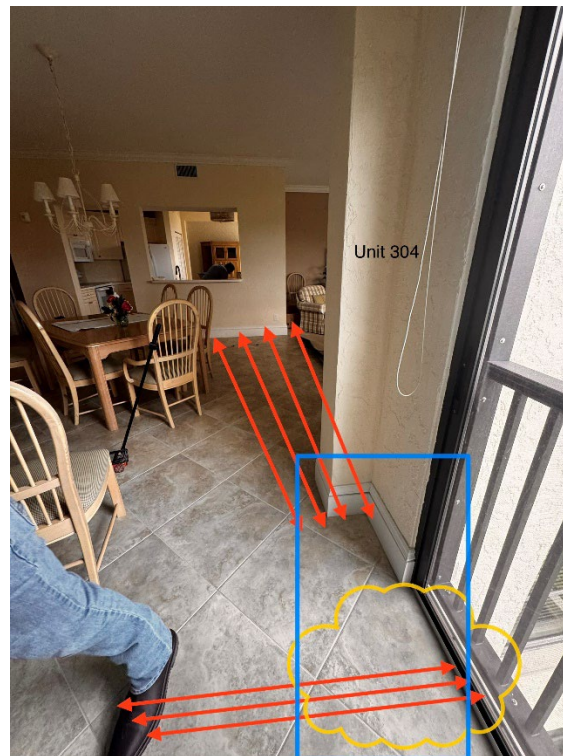
Manufacturers: Geophysical Survey Systems (GSSI)
Equipment: Mini XT
Data Collection: 2D

PHOTO SET EXHIBIT



- Path of tendon groups.

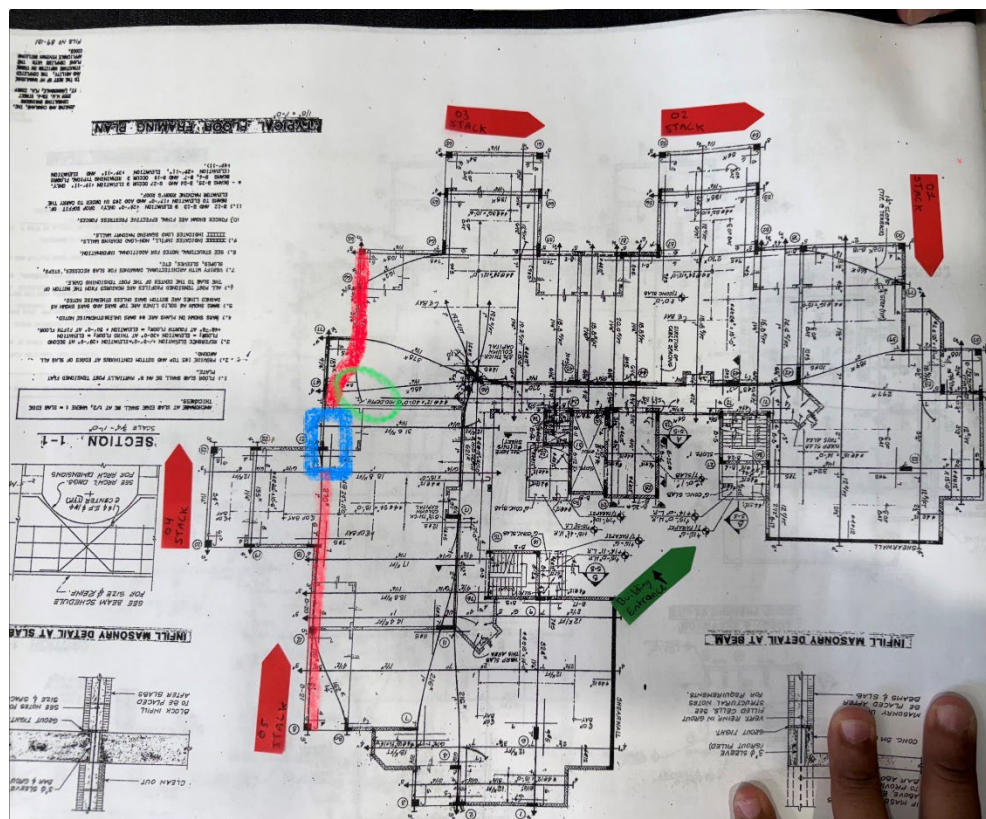
Figure #2 – Unit #304



- Red- Post tension band line and uniform path(s).
Yellow- Data reflects heavy saturation.
Blue- Area for consideration of tendon transitions. HCT cannot confirm at this time this is where the tendon issue is sourced. Please consider other means to confirm, before interior demo.
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Figure #4 – Plan View



- The tendon group leading from the lanai on unit #303 doesn't appear to follow the same path as the plan reflects. The band line group joins the new group starting in the guest bedroom of 303 heads towards the column on the northeast wall and transitions to 304. The groups never separate, so identifying how many tendons are in each of the 4 reflections is not possible. Radar requires a minimum of two inches of separation to identify individual targets.
- Band line tendons marked in the photo above.

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- There are 3-4 uniform tendons that terminate on the enclosed lanai of 304. This area backs up to the bedroom of 303.
- Area highlighted in blue reflects heavy concrete saturation and is in the direct path of uniform and bandline tendons.
- Observed in this area – the screen frame anchors are installed on an angle.
- Data collection was not possible in the kitchen of 304. The bandline tendons transition under existing cabinetry.

Discoveries are limited to the day services were provided. Data interpretation by our technician does not imply, confirm, or deny compliance of the current Florida Building Code. HCT will not assume liability for the structural integrity or contents before or after providing the said services. Horizon Construction Technologies is a certified general contractor licensed and insured in the state of Florida and holds certifications for theory in (NDT)Non-Destructure Testing for the provided services. **In NO way is Horizon Construction Technologies, LLC., implying or acting as a Structural Engineer, Geotechnical Engineer, Architect, Building Inspector or design professional. This discovery can be used for informational purposes only. Others should mechanically explore to confirm, per the direction of a design professional.**

We hope this information is sufficient for your needs currently. Thank you for trusting HCT, with these services.

Respectfully submitted,
Kara Selvia
Horizon Construction Technologies, LLC. (HCT)
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