



July 11, 2025

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, 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: Report of Engineering Consulting Services
UNIT F103 – BALCONY TILE DELAMINATION EVALUATION
Calais at Pelican Bay
Naples, Collier County, Florida 34108
SOCOTEC Project Number VS232306

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this report summarizing our forensic engineering consulting services related to the evaluation of delaminated tiles at the subject unit. This report has been completed following the scope of services authorized by your acceptance of our proposal No. P232306.

Project Information

Our understanding of your needs for this project is based on information provided by you to Felix M. Anton, P.E., S.I. of our firm, together with our experience on similar projects. We understand the Association would like SOCOTEC to evaluate the tile failure occurring adjacent to the column concrete restoration in the balcony of the subject condominium unit. Therefore, you have engaged SOCOTEC to evaluate the reported tiles failure and provide you with an evaluation report along with recommendations for any appropriate remediation measures if required.

SOCOTEC has endeavored to conduct the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the 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.

Field Observations

SOCOTEC representatives visited the subject unit on July 9, 2025, to observe the reported tile distress and gather site-specific information. During our site visit, we visually inspected and sounded the tiles adjacent to the column at the east side of the balcony. All tiles along the east side of the balcony edge were hollow, debonded and/or cracked, indicating signs of delamination. We also observed a crack along the east side balcony slab edge.

The following photographs were taken at the time of our site visit and are representative of the conditions observed.



Overview of unit F103 balcony.



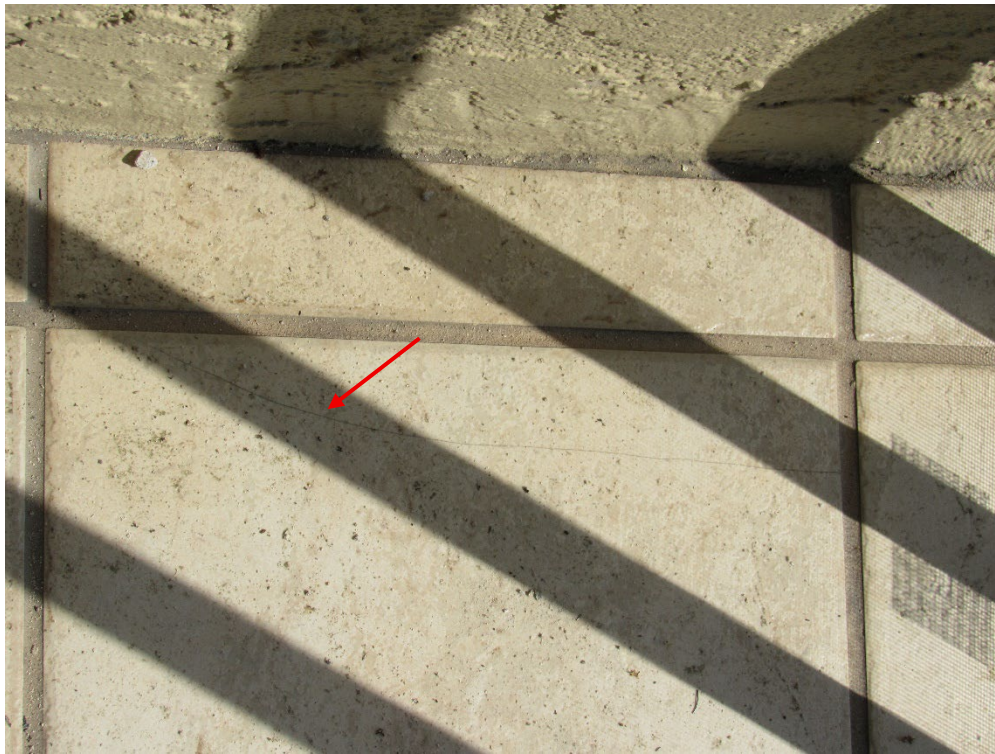
View of area of delaminated tiles.



View of ongoing concrete restoration procedure at balcony column.



View of crack observed at the balcony slab edge.



View of cracked tile observed.

Evaluations and Recommendations

Our evaluations and recommendations are based on the project information provided to us, our field observations, and our experience with similar conditions. Should new information become available or if substantially different conditions then those described herein exist, please contact us so we may evaluate the new information.

Based on our observations and evaluation, it is our professional engineering opinion that the unit balcony exhibits significant deterioration of the tiling system and/or loss of the waterproofing system integrity. The subject deterioration is revealed through several debonded and/or cracked tiles observed. This type of tile distress is typically caused by the combination of different factors. Factors causing the tile distress are most likely the age of the thin set and/or the failure or lack of the waterproofing system under the tiling system. When the thin set loses its elasticity and bonding capacity, it may cause the tiles to become delaminated as is occurring on several tiles throughout the balcony deck. The typical useful life for waterproofing systems ranges from 5 years to 20 years depending on the system installed. Based on our observations, we recommend the tiling system be removed and the waterproofing system on the balcony deck be replaced. If no remediation action is taken, the waterproofing system will continue to deteriorate exponentially, which may lead to potential water intrusion compromising the structural integrity of the balcony deck.

Based on our evaluation of the various factors, we recommend the following remediation be performed for the subject unit:

- a) Removing the screen enclosure of unit F103 to properly mitigate any concrete issue (spalling, cracking, etc.) along the deck edge.
- b) Remove the existing tile system and any membrane installed over the balcony's concrete deck.
- c) Inspecting the concrete deck for issues (cracks, spalls, etc.) and all issues should be repaired.
- d) All concrete deck surfaces shall be clean, dry and properly sealed before the waterproofing membrane application work begins.
- e) Install a suitable waterproof sealing material (silicone or elastomeric, exterior grade application is recommendable) along each exterior wall/deck junction and sliding glass door/deck junction.
- f) Applying a new waterproofing membrane along the balcony's concrete deck and 4-inches up the walls, the new waterproofing membrane should

be installed from the sliding glass doors bottom track to the outer face of the structural deck.

- g) Re-install the screen enclosure. Each fastener penetration shall be properly sealed with an exterior grade sealant such as silicone or elastomeric and new stainless-steel fasteners shall be used to re-attach the screen enclosure.
- h) If floor tiling is installed on top of the waterproofing system, the thin-set tile shall be compatible with the selected waterproofing system and include a bonding agent mixed in the mortar.

Closing

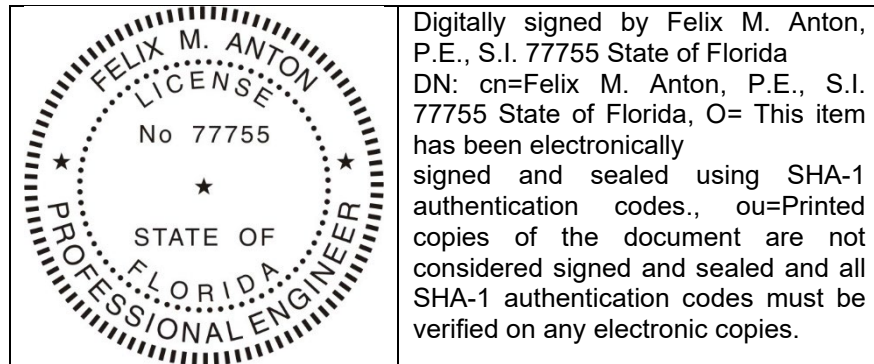
We trust the information contained herein is suitable for your needs and appreciate the opportunity to have been of service to you. Should you have any questions or if we can be of further assistance, please call

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.

Felix M. Anton, P.E.,
S.I., License No 77755
State of Florida

Digitally signed by Felix M. Anton, P.E., S.I., License No 77755 State of Florida
Date: 2025.07.11 10:59:46 -04'00'



Dyani Colon
Dyani Colon
Staff Engineer

Felix M. Anton
Felix M. Anton, P.E., S.I.
Principal Engineer
Florida Registration No. 77755

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