



July 21, 2023

ANGLERS COVE CONDOMINIUM ASSOCIATION, INC.

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Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I
Anglers Cove – Building K
1003 Anglers Cove
Marco Island, Collier County, Florida
SOCOTEC Project Number 1384-003.01

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.

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.

Anglers Cove Condominium consists of twelve 5-story structures that require Milestone Inspections per Florida Statute. The K building consists of 28 total individual residential units and was constructed circa 1982. The property is located in Marco Island, Collier County, Florida.

Methodology of Phase I Inspection

Engineering personnel, led by a licensed professional engineer, from our firm visited the subject site on March 21, 22, and 23, 2023 to evaluate the current structural condition of the subject building. During our visit we inspected all common (“non habitable”) areas and approximately 25% 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, all screen enclosures for integrity and openings for 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. Following the inspection of the residential units, we inspected the stairwells (roof top to ground floor), breezeways, electrical room, mechanical room, storage rooms, and rooftops for signs of any structural distress. We concluded 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 and breezeways.

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** that requires the completion of Phase II of the Milestone Inspection.

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.

We did however observe the following conditions that should be addressed:

- Peeling coating in several locations on the building breezeways.



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	No plans were provided.
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, attic space, the stairwells, common rooms, the exterior walls, and 7 individual residential Units.
Past engineering reports	SOCOTEC was previously involved in an exterior restoration project at the subject site.
Past building repairs	SOCOTEC was the engineer of record for the exterior façade removal project in 2022. This project also included concrete restoration on the building. The permit number was COMM-22-01573.
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.	We were not notified of any structural concerns across the subject property.
Inspected Residential Units	204, 302, 404, 505, 306, 402, 503

Description of Building

The subject building is a concrete framed structure with reinforced structural decks with cast-in-place columns and beams. The condominium structure is conventionally built and is most likely supported on a deep foundation system with a concrete slab-on-grade. The exterior walls of the structure consist of stucco covered masonry concrete block in-fill. The roof consists of a TPO roof covering system on the main flat rooftop and metal roof panels on the mansard roof.

Representative Photographs

The following photos are representative of the observed conditions during our site inspections:





View of front of building.



View of rear of building.



View of coating failure on breezeway.



View of coating failure on breezeway.



View of TPO roof system.



View of flat roof system.



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.

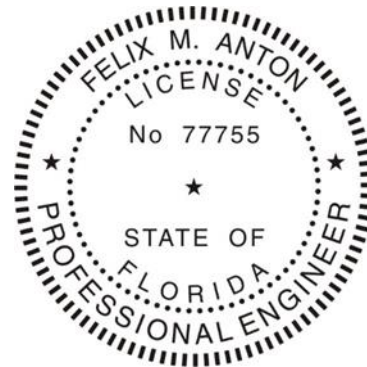
The current structural condition of the subject building above was determined based on our review of the provided and listed documents, an interview of available individuals with historical knowledge of the structure, and our visual evaluation of the structure. There is always the possibility that undetectable 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 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 Felix M. Anton, P.E., S.I.
77755 State of Florida
DN: cn=Felix M. Anton, P.E., S.I. 77755 State
of Florida, O= This item has been
electronically
signed and sealed using SHA-1 authentication
codes., ou=Printed copies of the document
are not considered signed and sealed and all
SHA-1 authentication codes must be verified
on any electronic copies.



Noah C. Marker

Noah C. Marker, E.I.
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