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Lakewood Ranch, FL 34211

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Certificate of Authorization No. 8301

Report of Findings

Structural Milestone Inspection

Phase I

Caxambas Tower Condominium Association, Inc.

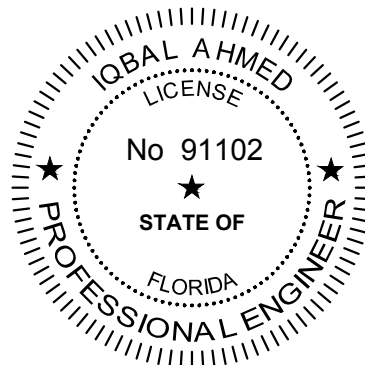
Rimkus Matter No: 100240433

Prepared For:
Caxambas Tower Condominium Association, Inc.
1036 South Collier Boulevard
Marco Island, FL 34145

Attention:
Ms. Linda Herdt

Iqbal Ahmed

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Iqbal Ahmed, PE.

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TABLE OF CONTENTS

I.	General Information / Scope of Service	1
II.	Building Description	5
III.	Field Observations	7
IV.	Engineer's Opinions and Recommendations	9
V.	Limitations / Information Sources	10
VI.	Exhibits	12
	A. Photographs	

Section I

GENERAL INFORMATION / SCOPE OF SERVICE

General Information

Rimkus was retained to conduct a Structural Milestone Inspection (SMI). This summary and report have been prepared in compliance with the state-mandated inspection requirements for conducting an SMI as outlined in the Florida Senate Bill 4D Building Safety Act, Senate Bill 154, and Florida Statute Section 553.899.

This report was prepared for the exclusive use of Caxambas Tower Condominium Association, Inc. and was not intended for any other purpose. Our report was based on the information available to us at this time, as described in the **Basis of Report**. The opinions and conclusions herein are based on sufficient facts or data; they are the product of our analysis utilizing reliable, generally accepted principles and methods in our applicable professional field; and they reflect a reliable application of these principles and methods to the facts of this matter. Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions and to revise our opinions and conclusions if necessary and warranted.

A prior preliminary structural survey at the subject property performed by Delta Engineering & Inspection (Delta) on November 5, 2021, identified several areas of structural deterioration, such as spalled and delaminated concrete with exposed rebar, compromised waterproofing coatings at balconies, deteriorated sealants, as well as stucco cracks and debonding. These issues have since been rectified through repairs (Permit No. COMM-22-04417) performed during July 2022 through December 2023 by RL James, Inc., as part of the “Building and Carport Repairs and Related Work” project No. R2104-221 in which Delta developed specifications and drawings and performed construction administration services.

This report was prepared by Mr. Iqbal Ahmed and Mr. Skerdi Brahimaj. Mr. Ahmed is the Practice Leader for Assessments and is a Licensed Professional Engineer in the State of Florida (Reg. No. 91102) specializing in building assessments. Mr. Brahimaj is an associate consultant specializing in structural restoration and property investigations.

Scope of Service

The scope of this structural milestone inspection is limited to the requirements as defined by Florida Senate Bill 4D and Florida Statute Section 553.899. The scope of service shall include:

1. Documentation Review: If available, construction documents, plans, specifications, and prior exploratory and engineering reports shall be provided to the Consultant by the Client to assist in the visual evaluation of the structural elements of the buildings.
2. Visual Survey (Phase I): Visual observations of the habitable and non-habitable areas will be conducted to evaluate the major structural components of the building with the intent to provide an initial assessment of the structural condition of the buildings.
3. Engineer's Report and Summary: Pursuant to F.S. 553.899 (8), the milestone inspection report shall meet the following minimum criteria:
 - a. A report and summary shall be issued and certified by a registered Florida Professional Engineer (P.E.) to the Client and local Authority Having Jurisdiction (AHJ).
 - b. Describe the manner and type of inspection used to form the basis for the inspection report.
 - c. Identify any substantial structural deterioration as defined by the Florida Statutes, within a reasonable professional probability based on the scope and limitations of the inspection, describe the extent of such deterioration, identify any recommended repairs for such deterioration, and state whether the building(s) are "unsafe" or "dangerous" as defined by the Florida Building Code.
 - d. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
 - e. Identify and describe any items requiring further inspection. This may include the recommendation to proceed with Phase II of the Milestone Inspection.

Components and Systems Visually Evaluated (to the extent they are exposed, accessible, and within view):

- Exterior Walls
- Columns and Beams
- Floor System
- Balconies
- Walkways
- Stairs
- Foundation
- Interior Units
- Common Area

For the purpose of this report, the following definitions will be used as they relate to the current condition of the component or system:

- **Excellent** – The component or system is in new or like new condition. There is little or no evidence of deferred maintenance, or needed repairs can be accomplished through routine scheduled maintenance.
- **Good** – The component or system is sound and performing its function. It may show signs of normal aging or wear and tear, and some remedial and routine maintenance or rehabilitation work may be necessary but does not rise to the level of substantial structural deterioration.
- **Fair** – The component or system is performing its function at this time but exhibits signs of deferred maintenance, evidence of previous repairs, and/or substantial structural deterioration. Repairs or replacement will be required to prevent further deterioration, prevent failure, and extend its service life.

- **Poor** – The building/components or system has either failed or cannot be relied upon to perform its original function. This may be a result of having exceeded its typical expected useful life, exhibiting excessive deferred maintenance, advanced substantial structural deterioration, or being in a state of disrepair. The present condition could contribute to or cause the deterioration of other adjoining components or systems. Significant repairs will be required.

Section II

BUILDING DESCRIPTION

Building Information

Caxambas Tower is a waterfront residential condominium located at 1036 South Collier Boulevard in Marco Island, Florida. The subject property was designed by Hobart Pop Architects in 1977. The structural design was by Allen M. Reese & Associates, Inc. The subject property consists of one, 10-story condominium building of 43 residential units. According to information provided by the Collier County Property Appraiser's Office, the subject property was originally constructed in 1978 (**Photograph 1**).

The subject building is comprised of the following elements according to provided building plans:

Exterior Walls: The building's exterior cladding consists of direct-applied stucco over concrete masonry units (CMU) and concrete. The building's exterior coatings and sealants are comprised of acrylic-based paint and polyurethane sealants.

Columns and Beams: Primary structural support appears to be provided by cast-in-place mild-steel reinforced concrete beams and columns.

Floor System: Elevated floors are comprised of a 6 1/2-inch composite decking consisting of mild-steel reinforced concrete topping on steel deck.

Exterior Balconies: Elevated balconies are comprised of cantilever, sloped, 4 1/2-inch cast-in-place, mild-steel reinforced concrete slabs with a core-mounted aluminum guardrail situated along the perimeter. Balcony floors are finished with a waterproof coating.

Stairs: Two stairwells located at the central service core of the building adjacent to elevators provide access to each level of the property. The stairs are comprised of painted steel stringers and risers with concrete-filled steel pan treads. Stair landings are comprised of composite landing. Stairwell walls are CMU. The stairs are provided with painted aluminum handrails and guardrails and have a waterproofing finish.

Foundations: The subject buildings appear to be situated on a mild-steel reinforced deep pile foundation system consisting of driven concrete pile caps under load-bearing elements.

Table 1 – Building identification.

Building Identification	Building Address	Number of Stories	Number of Units	Year Built¹
1	1036 South Collier Boulevard Marco Island, FL 34145	10	43	1978

¹ Based on the Collier County Property Appraiser information.

Section III

FIELD OBSERVATIONS

Field observations were limited to visual observations of the major structure components (including the interior units and common areas) to the extent they are exposed, accessible, and within view at the time of the site visit with the intent to identify areas of “substantial structural deterioration” as outlined in Senate Bill 4D and Florida Statute Section 553.899. This term as defined by Florida Statute 553.899 (b) means substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections, such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration. An evaluation of the structural elements of the building, which included a survey of the interior units and common areas, is as follows:

Exterior Walls:

General Structural Condition: **Good**

- The exterior walls were found to be in good condition, and there were no indications of substantial structural damage present (**Photographs 2 through #6**).

Columns and Beams:

General Structural Condition: **Good**

- Majority of the columns and beams were not visible. There were no indications of substantial structural deterioration present at limited locations where columns and beams were visible (**Photograph #7**).

Floor System:

General Structural Condition: **Good**

- The floor system was found to be in good condition, and although the majority of the floor system was not visible, there were no indications of substantial

structural deterioration present (**Photographs #8 and #9**).

Exterior Balconies:

General Structural Condition: **Good**

- The balconies were found to be in good condition with no indications of substantial structural deterioration present (**Photographs #10 through #12**).

Stairs:

General Structural Condition: **Good**

- The exterior stairs were found to be in good condition, and there were no indications of substantial structural deterioration present.
- Minor cracking was observed at landings and walls. This condition does not represent substantial structural deterioration (**Photographs #13 through #15**).

Foundation:

General Structural Condition: **Good**

- The foundation system was not visible at the time of the site visit and, therefore, was not visually inspected. Substantial structural deterioration was not observed for visible components related to the foundation.

Interior Units:

General Structural Condition: **Good**

- Interior units were found to be in good condition, and there was no indication of substantial structural deterioration present (**Photographs #16 through #21**).

Common Areas:

General Structural Condition: **Good**

- Common areas were found to be in good condition, and there was no indication of substantial structural deterioration present (**Photograph #22**).

Section IV

ENGINEER'S OPINIONS AND RECOMMENDATIONS

Based on the scope and limitations of this SMI, substantial structural deterioration was not observed at the time of the site visits. Additionally, Delta did not observe structural concerns that rise to the level of “unsafe” or “dangerous” conditions as defined by the Florida Building Code. As a result of these findings, a Phase II Structural Milestone will NOT be required.

For areas that did not rise to the level of substantial deterioration, Rimkus recommends routine building maintenance which includes but is not limited to repair of cracks in concrete and stucco and repair of exterior painted surfaces and sealants of the building (**Photographs #13 and #15**). Forgoing repairs and routine maintenance may adversely affect the integrity of the structure.

Section V

LIMITATIONS / INFORMATION SOURCES

The scope of work for this SMI was limited to performing tasks as defined in the agreement between Rimkus and the Client. The use of this report by any unauthorized third party shall be at their own risk.

Excluded from said contract is the existence of any code violations within the property, the location of any well field protection areas, urea formaldehyde insulation or testing for lead within any structures on the subject property, the existence of the “sick-building” syndrome within any structure on the subject property, geo-technical analysis or indoor air quality, structural stability of building(s), or construction claims.

This SMI was performed to render a professional opinion regarding the structural condition of the aforementioned components of the subject property (based upon on-site visual observations) as outlined in the Florida Senate Bill 4D Building Safety Act and Florida Statute Section 553.899. The engineer’s opinions and initial repair recommendations provided within this report are limited by the methods of this assessment which did not include the mechanically sounding of concrete, materials testing, destructive investigation, or other technically exhaustive evaluation methods. This assessment did not include an assessment of the roof, windows, doors, mechanical, electrical, plumbing, fire protection, site characteristics, inaccessible areas, or interior components or areas that were inaccessible or hidden from view. It is important to note that all but an exhaustive investigation might fail to locate or identify deficiencies that may be buried, covered, or not reasonably visible. Rimkus assumes that there are no hidden or unapparent physical or environmental conditions of the buildings, site, subsoil, groundwater, structures, or surroundings that may have an adverse effect on the subject property, whether the source is on-site, located on adjacent properties, or in surrounding areas. This report is not intended to identify construction defects or to determine if the condition of the existing building is in compliance with the Florida Building Code or the Fire Safety Codes that may be associated with the construction of the property or to provide an environmental, geotechnical, or building envelope analysis or survey of the building other than the components cited.

Information and opinions furnished by Rimkus and its representatives were obtained from sources that are considered and assumed reliable and believed to be true and correct.

Rimkus and its representatives assume no responsibility for any inaccuracies in such items that may be revealed because of subsequent action. These occurrences are beyond our control.

Opinions and recommendations drawn from the results of this assessment are limited by the methods used and do not represent a warranty. All portions of this report, including the summary and limitations, are an integral part of this SMI and should not be separated from any other portion of the report.

Section VI

EXHIBITS

A. Photographs

EXHIBIT A PHOTOGRAPHS

PHOTOGRAPH #1



**CAXAMBAS TOWER
CONDOMINIUM ASSOCIATION,
INC.**

PROPERTY SIGNAGE

PHOTOGRAPH #2



**EXTERIOR WALLS
NORTH ELEVATION**

PHOTOGRAPH #3



**EXTERIOR WALLS
EAST ELEVATION**

PHOTOGRAPH #4



**EXTERIOR WALLS
SOUTHEAST BUILDING CORNER**

PHOTOGRAPH #5



**EXTERIOR WALLS
SOUTH ELEVATION**

PHOTOGRAPH #6



**EXTERIOR WALLS
WEST ELEVATION**

PHOTOGRAPH #7



**COLUMNS AND BEAMS
FIRST FLOOR
OVERVIEW**

Mild-steel reinforced concrete beam (note composite decking above).

PHOTOGRAPH #8



**FLOOR SYSTEMS
FIRST FLOOR
OVERVIEW**

Composite decking bearing on mild-steel reinforced concrete beams and columns.

PHOTOGRAPH #9



**FLOOR SYSTEMS
FIRST FLOOR
OVERVIEW**

Composite decking bearing on mild-steel reinforced concrete beams and columns.

PHOTOGRAPH #10



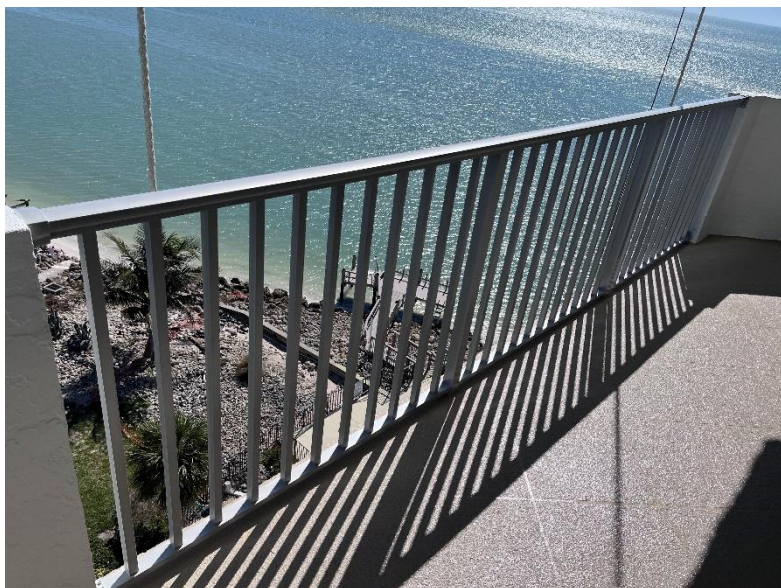
**BALCONIES
UNIT 403
TYPICAL OVERVIEW**

PHOTOGRAPH #11



**BALCONIES
UNIT 503
TYPICAL OVERVIEW**

PHOTOGRAPH #12



**BALCONIES
UNIT 703
TYPICAL OVERVIEW**

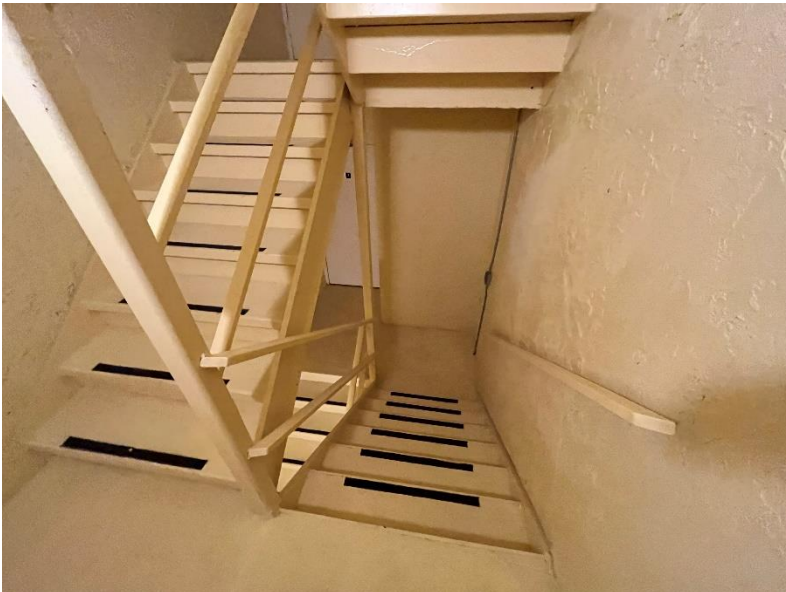
PHOTOGRAPH #13



**STAIR ASSEMBLIES
STAIR # 1
TYPICAL OVERVIEW**

Note concrete crack at landing. This condition does not represent substantial structural deterioration.

PHOTOGRAPH #14



**STAIR ASSEMBLIES
STAIR # 1
STAIR LANDING FLOOR SYSTEM**

PHOTOGRAPH #15



**STAIR ASSEMBLIES
STAIR # 1**

Stucco cracks were observed at several areas throughout the stair assemblies. This condition does not represent substantial structural deterioration.

PHOTOGRAPH #16



**INTERIOR UNITS
UNIT 304
TYPICAL OVERVIEW**

PHOTOGRAPH #17



**INTERIOR UNITS
UNIT 404
TYPICAL OVERVIEW**

PHOTOGRAPH #18



**INTERIOR UNITS
UNIT 504
TYPICAL OVERVIEW**

PHOTOGRAPH #19



**INTERIOR UNITS
UNIT 604
TYPICAL OVERVIEW**

PHOTOGRAPH #20



**INTERIOR UNITS
UNIT 704
TYPICAL OVERVIEW**

PHOTOGRAPH #21



**INTERIOR UNITS
UNIT 803
TYPICAL OVERVIEW**

PHOTOGRAPH #22



**COMMON AREAS
CLUBHOUSE
TYPICAL OVERVIEW**