

JMC Engineering Inc.

DEVELOPING SUSTAINABLE ENGINEERING SOLUTIONS

December 16, 2024

MARCO COURTYARD TOWERS CONDOMINIUM ASSOCIATION, INC.

P.O. Box 263

Marco Island, FL 34145

Attention: Jim Bonfitto, Property Manager
Office: 239.331.2495
Email: jim@beachsidepm.com

Reference: MILESTONE PHASE 1 INSPECTION REPORT
Marco Courtyard Towers Condominium
1111, 1121, 1131, & 1141 Swallow Ave.
Marco Island, FL 34145
JMC Project Number: 208MCT.02

JMC Engineering, Inc. (JMC) recently performed a Milestone Phase 1 Inspection at Marco Courtyard Towers Condominium as outlined in the proposal dated April 12th, 2024, approved by Nicholas Lordi, Board President, September 3rd, 2024.

Introduction:

JMC is providing a Milestone Phase 1 Inspection Report in connection with Senate Bill 154 regarding the mandatory reporting requirements for condominiums based on the requirements set forth in Florida State Statute 553.899, which requires condominiums and cooperative association buildings that are three or more stories in height:

- To perform a milestone inspection by December 31 of the year in which the building reaches 30 years of age and every 10 years thereafter, or
- The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, and every 10 years thereafter.

A milestone inspection is a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in s. 627.706 for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building which are visible during the inspection.

Definitions:

Condition, Good – No Substantial Structural Deterioration and No Dangerous Condition Observed

Condition, Fair – Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Condition, Poor – Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed

Condition, Significant – Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition

Substantial Structural Deterioration – Means a condition that negatively affects a building's structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous. 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.

Unsafe Conditions – Buildings that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe buildings shall be taken down and removed or made safe as the code official deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed unsafe. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two milestone inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

Dangerous – Any building, structure, or portion thereof that meets any of the conditions described below shall be deemed dangerous:

- The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
- There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, or other environmental loads when such loads are imminent.

Scope Of Report - Meet Requirements of Florida Statute 553.899 - Mandatory Structural Inspections for Cooperative and Condominium Buildings:

The Milestone inspection is a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in s. 627.706, that is three stories or more in height, as determined by the Florida Building Code, which is subject, in whole or in part, to the condominium form of ownership under chapter 718. The Milestone inspection must be performed by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If a building reached 30 years of age before July 1, 2022, the building's initial milestone inspection must be performed before December 31, 2024. The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter.

A Milestone Inspections must be performed by an architect licensed under chapter 481 or engineer licensed under chapter 471 authorized to practice in the State of Florida.

A Milestone Inspection consists of two phases:

1. For phase one of the milestone inspection, a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, provides a qualitative assessment of the structural conditions of the building. If no signs of substantial structural deterioration to any building components under visual examination are found, phase two of the inspection is not required.
2. Phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. If a phase two inspection is required, within 180 days after submitting a phase one inspection report the architect or engineer performing the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection.

JMC must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association, to any other owner of any portion of the building which is not subject to the condominium form of ownership, and to the building official of the local government which has jurisdiction. The milestone inspection report must, at a minimum, meet all the following criteria:

- Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- Indicate the manner and type of inspection forming the basis for the inspection report.
- Identifying any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identify and describe any items requiring further inspection.

Inspection Methodology:

Engineering personnel from JMC visited the subject site on August 23rd, and November 8th, 2024, to perform the Milestone Phase 1 Inspection of the subject property.

JMC conducted a review of available documentation and interviews with site personnel as well as visual observations of the exterior building envelope at the two seven-story buildings and two eight-story buildings on the property, totaling four buildings. These observations included the roofs, common areas, and more than 25% of the residential units within the community and their respective exterior balconies.

Observations of unit interiors and balconies were performed at:

1111 Swallow Ave. - Building 1 Units 402, 501, PH-1
1121 Swallow Ave. - Building 2 Units 202, 402, 602
1131 Swallow Ave. - Building 3 Units 201, 302, 401, 602
1141 Swallow Ave. - Building 4 Units 201, 202, 601, PH-1

The purpose of the inspection is to attest to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determine the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. Per the requirements of Florida Statute 553.899, the phase 1 milestone inspection's foremost objective is to determine if substantial structural deterioration to any building components under visual examination is present. It is not the intention of the phase 1 milestone inspection to be exhaustive or to find hidden defects or to verify Florida Building Code or Fire Safety Code compliance.

Due to the intent and limited scope of the inspection, no attempt to determine whether the original design of the building meets the current code or the code requirements at the time of construction was performed. Additionally, it is not the intent of JMC to supersede any responsibility of the Engineer of Record.

Community Overview:

The Marco Courtyard Towers Condominium Association comprises four buildings: two seven-story buildings and two eight-story buildings, totaling 49 private residential units. The community is located at the east side intersection of Swallow Ave and S Collier Boulevard in Marco Island, Florida. According to the Collier County property appraiser, these multi-family condominium buildings were constructed between 2000 and 2001. Each building features a first-floor lobby with access to private garages, and rooms for electrical, mechanical, and fire alarm system equipment. Each building has a single centrally located elevator servicing each individual unit, with residential units starting on the first elevated floor. Most floors have two units, except for the penthouse levels in buildings 1, 2, and 4, which contain a single residential unit.



Site Map: Marco Courtyard Towers Condominium Association

Description of the Building and Components:

Structural Members and Systems

The Marco Courtyard Towers Condominium buildings are apparently constructed with cast-in-place conventionally reinforced concrete structural framing members, with post-tensioned reinforced concrete slabs on an assumed pile foundation. No original construction plans were available to JMC for this inspection. The exterior walls appear to be made of concrete masonry units (CMU) clad with a direct-applied textured and painted stucco finish.

Residential Units

The balconies of the residential units are post-tensioned concrete decks with varying tile floor finishes. Balconies feature mechanically fastened screen enclosures with integral guard rails for fall protection and are located off the living rooms at the rear of the buildings. Additional balconies, accessed through bedrooms, are situated at the front of the building. These balconies also have similar floor finishes and are equipped with decorative aluminum picket railings for fall protection. The typical units were observed to have aluminum-framed windows throughout, as well as aluminum-framed sliding glass doors and glazed swing doors at the balcony locations.

Roof

All buildings have a low sloped modified bituminous roof system at the center of the building with an apparent concrete tile sloped roof around the perimeter of the buildings.

Available Records:

Limited building plans were provided to JMC for review. Detailed plans and specifications for restoration and repair projects were not provided. The association provided records limited maintenance and repair projects records for JMC review.

Public records of permit applications on the Collier County building department were also reviewed by JMC for each Building for the last +/- 20 years. See the permit applications and application dates listed below.

1111 Swallow Ave. - Building 1

Record Number	Record Status	Description
COMM-24-02493	ACTIVE	CONCRETE RESTORATION
FIR1-23-06591	ACTIVE	ELEVATOR MODIFICATION FIRE ALARM SYSTEM
ROOF-18-01449	FINALED	NO TILE TO TILE RE-ROOF CLUB HOUSE ONLY #14.0102.04
FIR1-14-7161	FINALED	INSTALL OF 65M RADIO FOR FIRE ALARM MONITORING
SCEN-12-4831	FINALED	REMOVE & REPLACE SCREEN ENCLOSURE UNIT 301. **PERMIT #12-4822 IS THE MASTER PERMIT AND PLANS ARE LOCATED WITH THIS PERMIT AT 1141 SWALLOW - UNIT #201.
SCEN-12-4828	FINALED	REMOVE & REPLACE SCREEN ENCLOSURE UNIT 201. **PERMIT #12-4822 IS THE MASTER PERMIT AND PLANS ARE LOCATED WITH THIS PERMIT AT 1141 SWALLOW - UNIT #201.
COMM-12-4297	FINALED	NOC REMOVE & REPLACE APROX. 200 LIN FT OF CONCRETE BALCONY EDGES
ELE 65189	FINALED	WATER DAMAGE LOBBY CK RECESSED CANS & RECEPTACLES & SWITCHES

1121 Swallow Ave. - Building 2

Record Number	Record Status	Description
COMM-24-02494	ACTIVE	CONCRETE RESTORATION
FIR1-22-05944	ACTIVE	ELEVATOR MODIFICATION FIRE ALARM SYSTEM
FIR1-14-7162	EXPIRED	INSTALL OF 65M RADIO FOR FIRE ALARM MONITORING
SCEN-12-5479	FINALED	REMOVE AND REPLACE SCREEN ENCLOSURE UNIT 201. ***PERMIT 12-4822 IS THE MASTER PERMIT AND PLANS ARE LOCATED WITH THIS PERMIT AT 1141 SWALLOW - UNIT #201

1131 Swallow Ave. - Building 3

Record Number	Record Status	Description
COMM-24-02157	ACTIVE	CONCRETE RESTORATION
FIR1-22-05947	ACTIVE	ELEVATOR MODIFICATION FIRE ALARM SYSTEM
COMM-15-2378	EXPIRED	CONCRETE RESTORATION - CONCRETE AND SLAB EDGE REPAIRS - ENGINEERED PERMIT
SCEN-14-2966	FINALED	REMOVE & REPLACE SCREEN ENCLOSURE ON BALCONY 202
SCEN-14-2965	FINALED	REMOVE & REPLACE SCREEN ENCLOSURE ON BALCONY 301
COMM-14-1625	FINALED	CONCRETE RESTORATION FOR CEILING UNITS 202 & 203

1141 Swallow Ave. - Building 4

COMM-24-02158	ACTIVE	CONCRETE RESTORATION
FIR1-22-05948	ACTIVE	ELEVATOR MODIFICATION FIRE ALARM SYSTEM
COMM-15-2379	EXPIRED	CONCRETE RESTORATION - CONCRETE AND SLAB EDGE REPAIRS - ENGINEERED PERMIT
SCEN-12-4827	FINALED	REMOVE & REPLACE SCREEN ENCLOSURE UNIT 402. **PERMIT #12-4822 IS THE MASTER PERMIT AND PLANS ARE LOCATED WITH THIS PERMIT AT 1141 SWALLOW - UNIT #201.
SCEN-12-4826	FINALED	REMOVE & REPLACE SCREEN ENCLOSURE UNIT 401. **PERMIT #12-4822 IS THE MASTER PERMIT AND PLANS ARE LOCATED WITH THIS PERMIT AT 1141 SWALLOW - UNIT #201.
SCEN-12-4825	FINALED	REMOVE & REPLACE SCREEN ENCLOSURE UNIT 302. **PERMIT #12-4822 IS THE MASTER PERMIT AND PLANS ARE LOCATED WITH THIS PERMIT AT 1141 SWALLOW - UNIT #201.
SCEN-12-4824	FINALED	REMOVE & REPLACE SCREEN ENCLOSURE UNIT 301. **PERMIT #12-4822 IS THE MASTER PERMIT AND PLANS ARE LOCATED WITH THIS PERMIT AT 1141 SWALLOW - UNIT #201.
SCEN-12-4823	FINALED	REMOVE & REPLACE SCREEN ENCLOSURE UNIT 202. **PERMIT #12-4822 IS THE MASTER PERMIT AND PLANS ARE LOCATED WITH THIS PERMIT AT 1141 SWALLOW - UNIT #201.
SCEN-12-4822	FINALED	REMOVE & REPLACE SCREEN ENCLOSURE UNIT 201. **PERMIT #12-4822 IS THE MASTER PERMIT AND PLANS ARE LOCATED WITH THIS PERMIT AT 1141 SWALLOW - UNIT #201.

Observations and Findings:**Structural Members and Systems**

Overall, based upon visual observations performed during the examination, the building's overall accessible interior and exterior structural members and systems appear to be well maintained and are in good to fair condition. Additionally, during the inspection, no substantial structural deterioration was noted, and no unsafe or dangerous conditions were present.

JMC is currently engaged with the association as the EOR in connection with an ongoing community wide concrete restoration project, which was underway at the time of the inspection, which is anticipated to be near substantial completion.

Waterproofing

Limited waterproofing was observed during the inspection due to the balconies tile finishes concealing underlying coatings. JMC notes that no water intrusion at balconies over occupied space or otherwise has been observed or reported to date. JMC also noted that existing balcony slab edge gutters are nearing the end of their intended service life and future replacement should be considered to allow for proper balcony slab edge waterproofing replacement and allow for structural slab edge observations.

Railings and Guardrails

JMC observed the private residential unit balcony railings at the locations described above and noted that the components are in good to fair condition, consistent with the expected age of the components. Select locations were noted with failing coatings and fasteners with corrosion. The interior stair tower railings were observed to be in good condition, as expected given their age and lack of exterior exposure. JMC noted that no unsafe or dangerous conditions were present.

Building Veneer, Painting and Sealants

JMC observed the existing stucco veneer, paint coatings, and sealants to be in good condition consistent with the recent replacement.

Roof

JMC observed that the existing concrete tile roofs with underlying metal-framed trusses appear to be in fair condition, which is expected given the age of the roofs at all buildings. Observations of the accessible roof trusses and framing members revealed no visual damage or concerns of active water intrusion and were generally in good condition.

At the modified bituminous flat roof locations, no indicators of active leaking was observed. However, in general, the roofs appear to be nearing the end of their useful service life, consistent with JMC's understanding of the age of the components. An apparent fluid-applied coating has been installed over the modified roof to extend its useful service life and at multiple locations that coating is exhibiting signs of wear and cracking along seam lines and patch locations. JMC noted that no unsafe or dangerous conditions were present.

Windows and Doors

In general, all community store front glass doors, sidelights and hollow steel swing doors were observed to be in good to fair condition and fully operable without damage or excessive corrosion. Observations of private residential windows and doors noted several apparently original construction components at multiple residences and other residences with components that were replaced more recently. JMC noted that no unsafe or dangerous condition were present.

Mechanical, Electrical and Emergency Systems

JMC performed visual observations of the building's elevator equipment room, electrical and fire alarm rooms, as well as the two detached fire pump houses that service all four buildings. JMC noted that all equipment appears to be in operable condition, with no significant corrosion or indications of damage. JMC also observed that all standard annual maintenance and inspections appear to have been performed, as indicated by the accessible inspection tags. JMC noted that no unsafe or dangerous condition were present.

Summary:

All observations made during the inspection were visual in nature, no destructive testing was performed during the inspection. In general, the building was observed to be in good condition consistent with a deferred maintenance to structural members and systems having been performed in an ongoing near completed concrete restoration project with JMC as the EOR with permit numbers referenced in the previous section of this report.

See Representative Photos Below for Typical Findings.

Representative Photographs



Photo 1. Similar Front Elevation of Each Building



Photo 2. Similar Rear Elevation of Each Building

Representative Photographs



Photo 3. Similar Side Elevation of Seven-Story Building



Photo 4. Similar Side Elevation of Eight-Story Building

Representative Photographs



Photo 5. Typical Building Front Entrance and Doors to Internal Stair Towers



Photo 6. Typical Front Single Glazed Swing Door

Representative Photographs



Photo 7. Typical Building Rear Entrance Storefront Door and Window System



Photo 8. Typical Building Interior at Rear Entrance

Representative Photographs



Photo 9. Typical Interior Stair Tower Railings



Photo 10. Overview Typical Unit Front Balcony and Railings Overview

Representative Photographs



Photo 11. Typical Unit Front Balcony Doors



Photo 12. Typical Unit Balcony Ceiling Stucco with No Gutter

Representative Photographs



Photo 13. Typical Rear Balcony (off Living Room) Overview



Photo 14. Typical Rear Balcony Screen Enclosure with Integral Guard Railings

Representative Photographs



Photo 15. Typical Unit Rear Balcony Shutters (Down Position)



Photo 16. Typical Unit Rear Balcony Sliding Glass Door

Representative Photographs

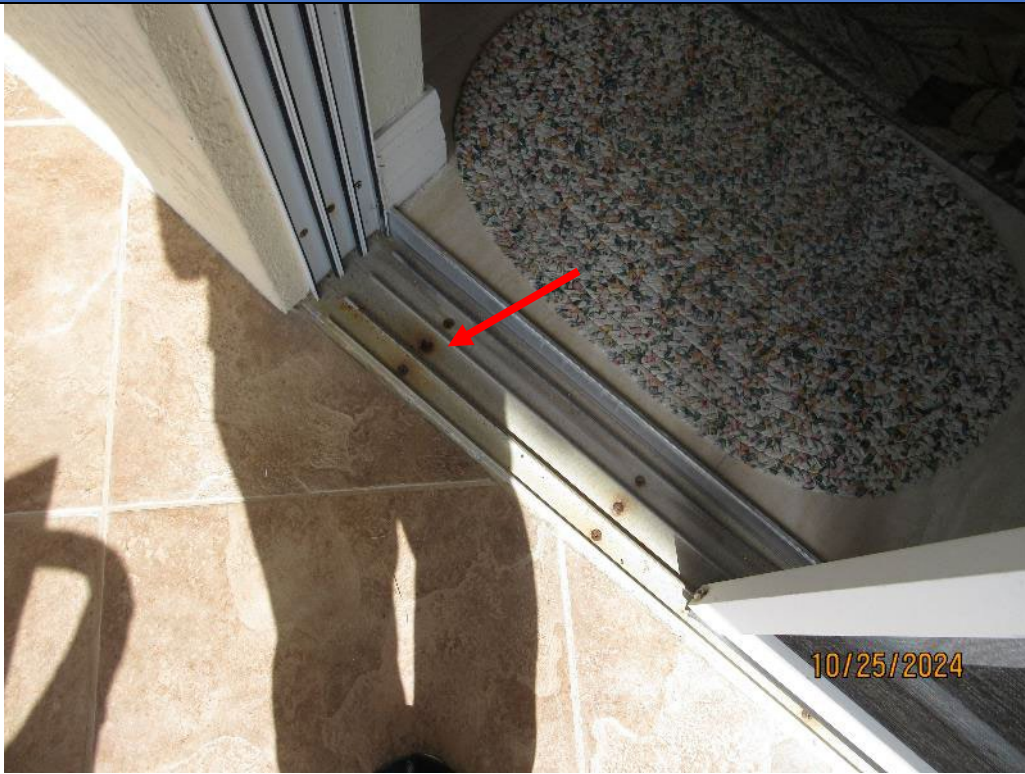


Photo 17. Select Sliding Glass Door Threshold Fasteners with Corrosion



Photo 18. Overview Typical Penthouse Wrap Around Balcony

Representative Photographs



Photo 19. Overview Typical Penthouse Wrap Around Balcony



Photo 20. Overview Typical Penthouse Wrap Around Balcony

Representative Photographs



Photo 21. Overview Penthouse Balcony Sliding Glass Doors



Photo 22. Penthouse Balcony Over Occupied Space

Representative Photographs



Photo 23. 2nd Floor Balcony Over Occupied Space



Photo 24. Typical Measured Railing Height > 42"

Representative Photographs



Photo 25. Typical Railing Picket Spacing Measured 4" or Less



Photo 26. Railing Coating Exhibiting Signs of Wear

Representative Photographs



Photo 27. Railing Coating Exhibiting Signs of Wear and Typical Core Mounted Posts



Photo 28. Base Plate Mounted Railing Post

Representative Photographs



Photo 29. Corrosion at Select Railing Fasteners

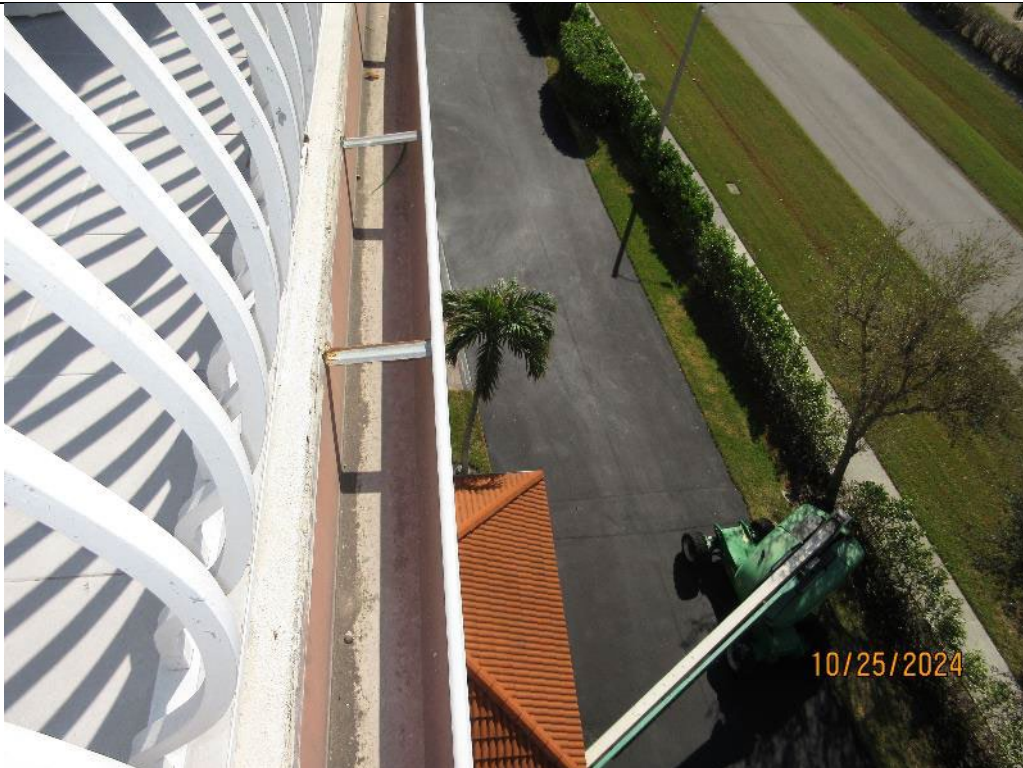


Photo 30. Typical Balcony Slab Edge Gutter Feature

Representative Photographs



Photo 31. Overview Typical Concrete Tile Roof



Photo 32. Close Up Concrete Tile Roof

Representative Photographs



Photo 33. Typical Modified Bituminous Roof System Overview and Mansard Fascia Wall



Photo 34. Typical Overview Concrete Tile Roof Truss Framing and Plywood Decking

Representative Photographs



Photo 35. Typical Overview Concrete Tile Roof Truss Framing and Plywood Decking



Photo 36. Modified Bituminous Roof Showing Signs Of Wear and Isolated Ponding

Representative Photographs



Photo 37. Modified Bituminous Roof Showing Signs Of Wear and Failed Prev Repairs



Photo 38. Corrosion at Ferrous Metal Fasteners

Representative Photographs



Photo 39. Corrosion at Ferrous Metal Fasteners



Photo 40. Typical Building Addressable Fire Alarm Control Panel

Representative Photographs



Photo 41. Cellular Commercial Fire Alarm and Emergency Communicators



Photo 42. Typical Sounders, Flashers, Pull Station and Fire Extinguisher

Representative Photographs



Photo 43. Typical Fire Pump and Motor



Photo 44. Fire Pump Controller

Representative Photographs



Photo 45. Fire Hose Stand Pipe



Photo 46. Sprinkler System Stair Tower Riser and Hose Connection

Representative Photographs



Photo 47. Fire Alarm Detection Device and Typical Sprinkler



Photo 48. Typical Residential Electric Meter Bank

Representative Photographs



Photo 49. Typical House Power Meter and Panel



Photo 50. Typical Emergency Shut Off

Representative Photographs



Photo 51. Typical Hydraulic Elevator Controller



Photo 52. Typical Elevator Control Panel

Compliance Statements Pursuant to Minimum Requirements of Florida Statute 553.899

- > Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
 - No Substantial Structural Deterioration was Observed During the Phase 1 Milestone Survey
- > State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
 - No Unsafe or Dangerous Conditions were Observed
- > Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
 - See List of Prioritized Recommendations Below.
- > Identify and describe any items requiring further inspection.
 - No Items Requiring Further Inspection were Observed at This Time.
- > Is Phase 2 Milestone Inspection Recommended?
 - JMC Does Not Recommend a Milestone Phase 2 Inspection.

Summary of Findings and Conclusions

Based on the information gathered from our document review, our interviews with site personnel and our site observations, it is JMC's opinion that overall, the community buildings have been well maintained and are currently in good to fair condition, consistent with the age, location of the buildings and the ongoing concrete restoration project addressing known areas of concern. It is JMC's opinion that the buildings are safe for continued use under the present occupancy and no substantial structural deterioration was observed during the phase 1 milestone inspection. JMC also recommends that the association perform this structural assessment every 10 years to satisfy the requirements of the Florida State Statute 553.899.

Structural Members and Systems

The buildings components were observed to be in good condition consistent with JMC's specific knowledge of the scope of work for the ongoing concrete restoration project along with other association maintenance records.

Waterproofing

Balcony tile finishes vary across all locations, limiting observations. JMC understands from prior observation, the ongoing repair project and the association's available records that limited waterproofing is present at exterior balcony locations. Given the age of the buildings, the any existing waterproofing coatings are nearing the end of their reasonable service life and are recommended for replacement in accordance with the recommendations in the Structural Integrity Reserve Study. JMC strongly recommends that all exterior exposed horizontal concrete surfaces be protected with a cold fluid-applied waterproofing membrane. It is advised that this work be performed in conjunction with other repairs, such as future scheduled railing replacements and coating projects.

Additionally, JMC noted multiple locations where balconies at the penthouse level and the 2nd-floor levels of the eight-story buildings function as roof surfaces over occupied living spaces. While no water intrusion or indicators of failed waterproofing were observed during the inspection, due to the age of the current system, JMC recommends the association proceed with the replacement as recommended in the Structural Integrity Reserve Study.

Railings and Guardrails

The interior stair railings were observed to be in good condition, as expected, due to their lack of exterior exposure to the elements. The balcony railings were observed to be in fair condition, consistent with the age of the components. Select locations were noted with failing coatings and fasteners with corrosion. JMC recommends that the association consider a railing coating replacement to prolong the useful life of the components. JMC also recommends the association follow the recommendations for replacement per the association's structural integrity reserve study.

Building Veneer, Painting and Sealants

Existing stucco veneer, paint coatings, and sealants were observed to be in good condition as expected with the recent replacement. Paints in coastal environments should be replaced every

7 years and sealant applications every 7-10 years, along with stucco repairs performed as needed and as recommended in the Structural Integrity Reserve Study.

Roof

Based on our observations, the existing concrete tile roofs appear to be in fair condition, consistent with the age of the components. Observations of the accessible roof trusses and framing members revealed no visual damage or signs of active water intrusion. However, at the modified bituminous flat roof locations, JMC noted that the roofs are nearing the end of their useful service life and recommends replacing them in accordance with the recommendations in the association's structural integrity reserve study.

Windows and Door

The community storefront doors and window systems, along with the community hollow steel doors, were observed to be in good to fair condition, showing no significant damage or excessive corrosion. Observations of private residential windows and doors noted several components that appear to be original construction. Due to the age of the building, these components are nearing the end of their scheduled useful life. JMC recommends that residential unit owners with original components consider upgrading to newer, code-compliant windows within the next 10 years. The typical useful life of these systems is 30–40 years, depending on location and maintenance.

Recommendations

Please note that it is not the intention of this report to provide instruction to a general contractor or to serve as a repair specification, it is JMC recommendation to the association if they wish to proceed with repairs of the recommendations described within this document they engage a professional engineering firm such as JMC to develop scope, prepare construction documents, procuring bids from qualified contractors, and administering the construction contract between the association and the successful bidder.

Based on our observations and opinions above, JMC has created a bulleted list of recommendation in order from based on priority:

- Due to the age and condition of the existing modified bituminous roof system at all buildings, JMC recommends that the association start the process for developing roof system replacement specifications with a licensed commercial roofing contractor. Similarly, the concrete tile roof system should be replaced in accordance with the association's structural integrity reserve study.
- The condition of private unit balcony waterproofing is unknown due to existing floor finishes. Given the age of the buildings, any existing waterproofing is nearing the end of its useful life. JMC strongly recommends installing fluid-applied waterproofing membranes on all horizontal structural concrete surfaces with exterior exposure, especially at penthouse balcony locations over living spaces.
- JMC also recommends replacing balcony slab edge gutters during future balcony waterproofing projects, due to the age of the elements and the need for proper flashing during the waterproofing project.

Other Recommendations:

- The property is in a hurricane-prone and wind-borne debris region. Loose materials and debris on the roof and property can become wind-borne during high winds, causing impact damage. Roof inspections should be performed twice a year and after storms. Regularly clean the roof of dirt and algae with manufacturer-approved methods. Immediately repair any isolated roof tile damage to maintain the roof system's useful life and prevent further damage.
- It is recommended that owners upgrade windows and doors that do not meet current code compliance, as any original windows or doors would be beyond their intended useful life.
- Replace existing ferrous metal fasteners with signs of advanced corrosion with new-sized stainless-steel fasteners set in urethane sealant.

Limitations

- This report has been prepared exclusively for Marco Courtyard Towers Condominium Inc. and its authorized representatives and other parties as described in Florida State Statute 553.899. No other person or entity may rely upon this report without written authorization from JMC.
- The standard of care and skill for the services provided by JMC is consistent with the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. JMC makes no warranties, express or implied, in connection with any services provided by JMC.
- This assessment is limited to the building exterior and structural elements that were readily accessible and visible at the time of our site visit. Any areas of the facility that were concealed, inaccessible or not readily visible at the time of the site visit are not included. A structural assessment cannot eliminate the uncertainty regarding the presence of physical deficiencies in the structural elements and nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. Unless explicitly stated in this report, extrapolations should not be made from the observations or opinions provided in this report.
- Structural analysis, investigation (destructive or otherwise), and testing were not performed and are beyond this scope of service.
- The opinions and recommendations offered in this report are based in part upon information gathered from the documents reviewed and interviews conducted. While reasonable efforts were made to verify the existing conditions as reported, verifying the veracity of this information is beyond this scope of service. JMC should be allowed to review any additional information that is discovered after the issuance of this report and determine if the original opinions and recommendations should be revised.

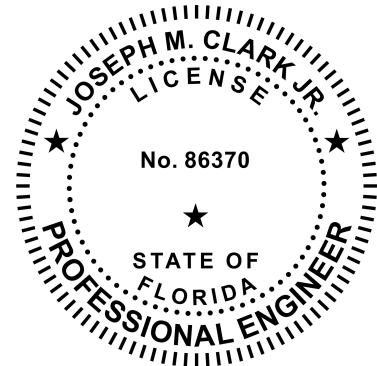
- This report is not a guarantee against structural failure during unusual or extreme loading conditions experienced during events such as hurricanes, floods, vehicular impacts, or similar. No attempt to determine whether the original design of the building meets the current code or the code requirements at the time of construction was performed. Additionally, it is not the intent of JMC to supersede any responsibility of the Engineer of Record.

Closing

To the best of our knowledge and ability, this report represents an accurate assessment of the present condition of the building based upon the evaluation of the observed conditions, to the extent reasonably possible pursuant to the requirements of the Milestone Phase 1 Inspection and report, at the time the report was issued, as described in Florida State Statute 553.899. We appreciate the opportunity to provide these services and trust that this report will be informative. Should you have any questions regarding our report, please do not hesitate to contact us.

Respectfully,

JMC Engineering, Inc.
Registry #33538



Joseph M. Clark Jr., P.E.
Professional Engineer
Florida Registration No. 86370