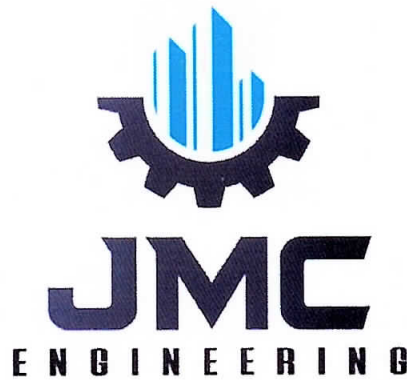




January 24, 2025

CRESCENT BEACH CONDOMINIUM ASSOCIATION, INC.
100 N. Collier Boulevard,
Marco Island, FL 34145

Attention: Pam Carey, Property Manager
Phone: 239-642-0100
Email: cbcmarco@gmail.com

Reference: **Amended Milestone Phase I Inspection Report
Crescent Beach Condominium Association**
100 N. Collier Boulevard
Marco Island, Florida, 34145
Project Number: 123CBC.07-.01
Reference Number: MS1-24-08013

JMC Engineering, Inc. (JMC) was retained by Crescent Beach Condominium Association (Crescent Beach) to provide an Amended Milestone Phase I Inspection Report to supplement the Milestone Phase I Inspection Report dated December 18th, 2021.

Summary of Milestone Phase 1 Report Opinions

- No substantial structural deterioration or dangerous conditions present during survey
 - No Phase II Milestone Inspection is required
- JMC's opinion is that the overall structural condition is good to fair, and the building is safe for continued use under the present occupancy.
- Conditions exist that may pose a risk to the future structural integrity of the building or to the health and safety of its occupants in the future if not addressed.

Summary of Milestone Phase 1 Report Recommendations

JMC recommended the association perform comprehensive exterior concrete restoration on the indicated areas to maintain the structural integrity of the building and noted age and condition of waterproofing, sealants and coatings and recommended they be included in the project to help maintain structural members and systems of the building.

Amended Milestone Phase 1 Inspection Report Scope and Conclusions

JMC provided construction administration services in connection with a community exterior building envelope restoration and painting project performed by Gulfstream Painting and Contracting from June through October 2024 at Crescent Beach.

JMC performed visual observations during site visits to the subject property on November 21, 2024, and November 26, 2024, to observe the locations with deficiencies noted in the JMC's Milestone Phase I Report and verify the deficiencies in respect to the structural integrity of the building were remediated during the project.

JMC notes some deficiencies described in the Phase 1 Milestone Report were non-structural in nature and general maintenance recommendations. Items such as peeling waterproofing and maintenance of the carport/tower roof membranes should be addressed based upon the Structural Integrity Reserve Study useful life determinations and replacement schedule performed by Association Reserves, dated November 1, 2024.

Limitations

- This report has been prepared exclusively for Crescent Beach Condominium Association 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 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

It is JMC opinion that the Phase 1 Milestone Inspection and Reporting requirements have been satisfied, and 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 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.

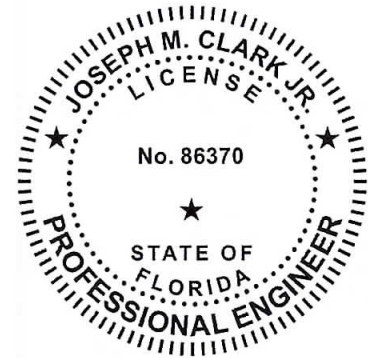
Respectfully,

JMC Engineering, Inc.

Registry #33538

**Joseph M
Clark Jr.**

Digitally signed by Joseph M Clark Jr.
Reason: THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY JOSEPH M. CLARK JR.,
P.E., ON THE DATE SHOWN. PRINTED COPIES
OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY COPIES.
Date: 2025.01.24 15:45:26 -05'00'



Joseph M. Clark, P.E.

Project Engineer

Florida Registration No: 86370

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