



March 13, 2023

DELA PARK PLACE CONDOMINIUM, INC.

C/O Beachside Property Management

Attn: Jim Bonito

20 Marco Lake Dr. Ste 9

Marco Island, FL 34145

Office: (239) 331-2495

Email: jim@beachsidepm.com

Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I
Dela Park Place Condominium
1020 South Collier Blvd.
Marco Island, Collier County, Florida 34145
SOCOTEC Project Number 6901-003.01P

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.

The subject building is an 8-story multi-family structure in Marco Island, Florida. The building contains 53 individual residential units and was developed circa 1997.

Methodology of Phase I Inspection

Professional engineering personnel, led by a licensed professional engineer, from our firm last visited the subject site on January 12, 2023 (post Hurricane Ian) to evaluate the current structural condition of the subject building. During our visits we inspected all common (“non-habitable”) areas and 14 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 fenestration, doors for previous/on-going water intrusion, railing enclosure systems across the balconies for integrity, 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 (mechanical/AC rooms and storage rooms). Following the inspection of the residential units, we inspected the roof/rooftop, breezeways, elevator room, stairwells, maintenance room, electrical room, and managers office looking for signs of any structural distress. We ended our site visit by inspecting the exterior walls and balcony edges from the ground floor with digital cameras equipped with zoom and macro lenses. The exterior was also viewed from each floor via the residential balcony inspections.

Substantial Structural Deterioration/Material Findings

During the completion of our Phase I Milestone Inspection for the subject property, we observed/found/documented evidence of **substantial structural deterioration** on two structural elements:

- One is a column that exhibits fracture at the lower end which will need a more in-depth investigation for probable spalling of the reinforced concrete, (fig. 8).
- The other is occurring at the edge of a PT slab, (fig. 9), which may lead to failure of a tendon.
- The signs of corrosion on figures 23 through 26 do not necessarily indicate an eminent danger but it will be recommended that clearing of the corrosion and tracing the cause to verify that there is no damage in a Post-Tensioning tendon or any other element that may compromise the topical integrity of the structure. In case any part of the Post-Tensioning components is compromised, that will constitute a structural issue that will need to be addressed immediately.

Neither of the above lead to a catastrophic failure yet, but the aforementioned is certainly possible and it is recommended that further and more thorough investigation of both cases takes place as soon as possible. If the investigation reveals substantial damage, reparative action will be recommended to minimize chances of accelerated damage that can escalate to the need of more extensive repairs.

Therefore, it is our professional engineering opinion that Phase II of the milestone inspection is required. We reserve the right to amend our opinion should new information be brought to our attention.

Remedial/Preventive Repairs

During our phase I inspection we observed the following building components that should be considered for repair/replacement within the near future. Please note that these items may not be considered substantial structural deterioration at this point:

- Cracks or other similar type of concrete fractures indicated in figures 1, 4, 6, 7, 12, 13, 14, 18, 19, 20, & 23. These can lead to moisture absorption and lead to further deterioration that may cause issues to the reinforcement of the structure.
- Conduct proper maintenance on paint by removing old layers, cleaning the surface from residue material and applying new layer of paint to protect surfaces. Such conditions can be traced in figures 5, 7, 10, 11, 17, 18.
- The watermark indicated in figure 16 should be addressed by plumbing specialists. Although plumbing is not a structural issue, water leaks and concentration of water can lead to corrosion of elements that are of structural significance.
- The effect in figures 21 and 22 is an example of the aforementioned point. In this case, moisture reached a ferrous based metal and corrosion has leaked through the walls. That case needs to be addressed. Corrosion needs to be removed and before repairs and maintenance takes place, it is necessary to trace the origin of that moisture that lead to this result. Action is recommended asap to verify if there is any further hidden damage and prevent any possibility this damage becomes a structural issue.

Background Information

Included in our assessment is a review of the following documents requested in our proposal. Tabulated below is the status of each.

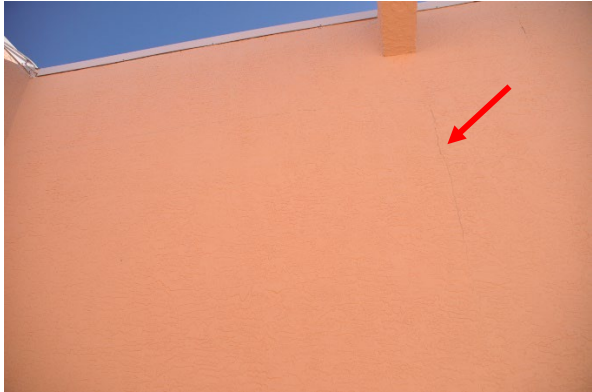
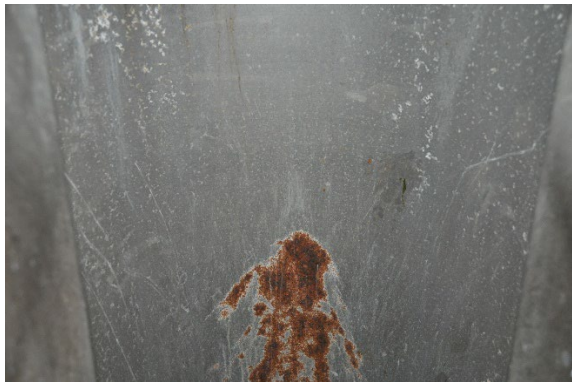
ITEMS REQUESTED	STATUS OF DOCUMENTS/UNITS INSPECTED
Construction plans	Partial sets of architectural building plans were available for review.
Access to building components	Access to the residential units and common areas was provided by the Association president. We viewed all grade level areas, the roof, the stairwells, common rooms, the exterior walls, and 14 individual units.
Past engineering reports	We were not provided any past engineering reports outside of our firm.
Past building repairs	N/A
Description of any known structural issues or concerns.	We were not notified of any specific areas of structural distress to review/inspect.
Inspected Residential Units	101, 107, 204, 206, 301, 303, 402, 405, 407, 503, 506, 601, 602, 605, 702, Ph A, Ph B, Ph D.

Description of Building

The subject building carries PT slabs carried by RC columns as a framed structure. The plans indicate that the floor slabs are 7-inches thick supported by RC Beams and columns of varying sizes and forms. The building's columns are supported by varying pilecap formations. Balconies are 6-inch thick reinforced cast-in-place concrete. All exterior masonry walls were to be reinforced with #5 reinforcing steel in concrete filled cells. The exterior of the walls were to be covered with a waterproofing spraycrete finish. The building roofs are covered with overlapping rubber base roofing membrane sheets. There is always the possibility the actual construction of the building could deviate from the provided plans.

Representative Photographs

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

	
1. Minor crack on the roof of the building	2. Honeycombing on wall. Defect of negligible importance structurally at the given location.
	
3. View inside the trash chute	4. Surface linear crack. Of no structural concern but repair is necessary to avoid moisture penetration.

	
5. Random signs of corrosion on exterior surface of lanai balcony of Penthouse B	6. Crack on stucco next to a column. Action needs to take place to prevent moisture damages (Penthouse B)
	
7. View of stucco/concrete distress outside balcony of Penthouse B	8. Severe fracture indicates a topical structural problem that needs to be addressed. (Penthouse A)
	
9. Covering of failure. It was evidently noticed at an earlier stage and some superficial work took place. Problem needs to be addressed. (Penthouse A)	10. Repeated case of signs of ferrous corrosion accompanied by surface crack on concrete. (Penthouse A)



11. Typical maintenance issue of steel structural elements. (Unit 702)



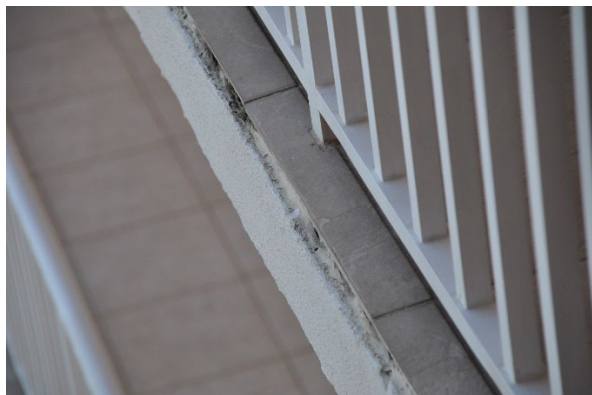
12. Minor maintenance issue that may lead to more important concerns if action does not take place promptly. Water will concentrate and percolate through to damage concrete reinforcement (Unit 702)



13. Water will concentrate and damage concrete. Prompt repair necessary. 7th Floor Service Area



14. Same effect as previous photograph . . . 7th Floor Service Area



15. Poorly designed layering of construction materials. This is a continuous opening that will absorb and trap moisture inside the volume of the slab



16. Watermark on ceiling in unit 605. Cause is only speculated but the damage cannot be precisely assessed by damage on surface.



17. Improper use of materials and absence of maintenance – Unit 605. Structurally negligible.



18. Unit 605 - Ceramic tile fracture – superficial damage - concentration of moisture & damage of steel angle



19. Concrete floor damage in service area 402



20. Exposed rogue piece of steel reinforcement. Too little coverage was provided during construction in service area 402



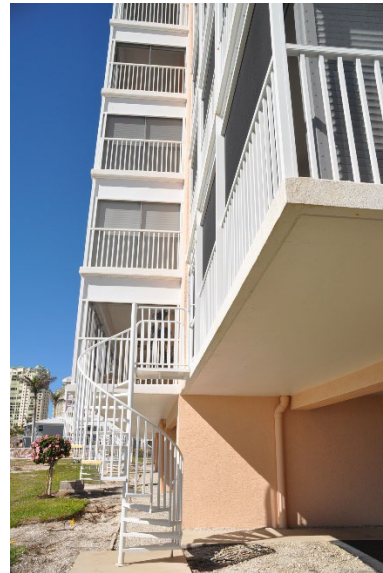
21. Corrosion effect in ceiling area of service space 302



22. Corrosion effect in wall and the floor area of service space 302



23. Maintenance will be required for such cracks. This can be injected with epoxy to prevent further expansion of the existing crack. See next figure.



24. Larger general view of previous detail



25. Corrosion of ferrous based element located very close to the concrete surface against ACI 318 codes. See next figure.



26. Larger general view of previous detail

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 structures. 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 promptly 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.

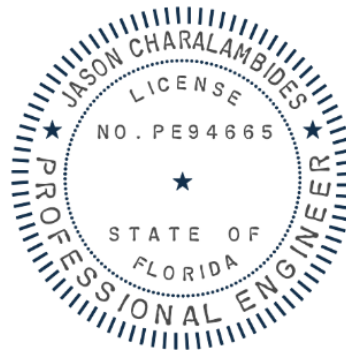
Protection of the structure from environmental conditions is of the utmost importance during the life of the structure and therefore, must be performed on a routine basis. The above opinions are based on the requirement that the Association performs maintenance to the structure on a timely routine basis.

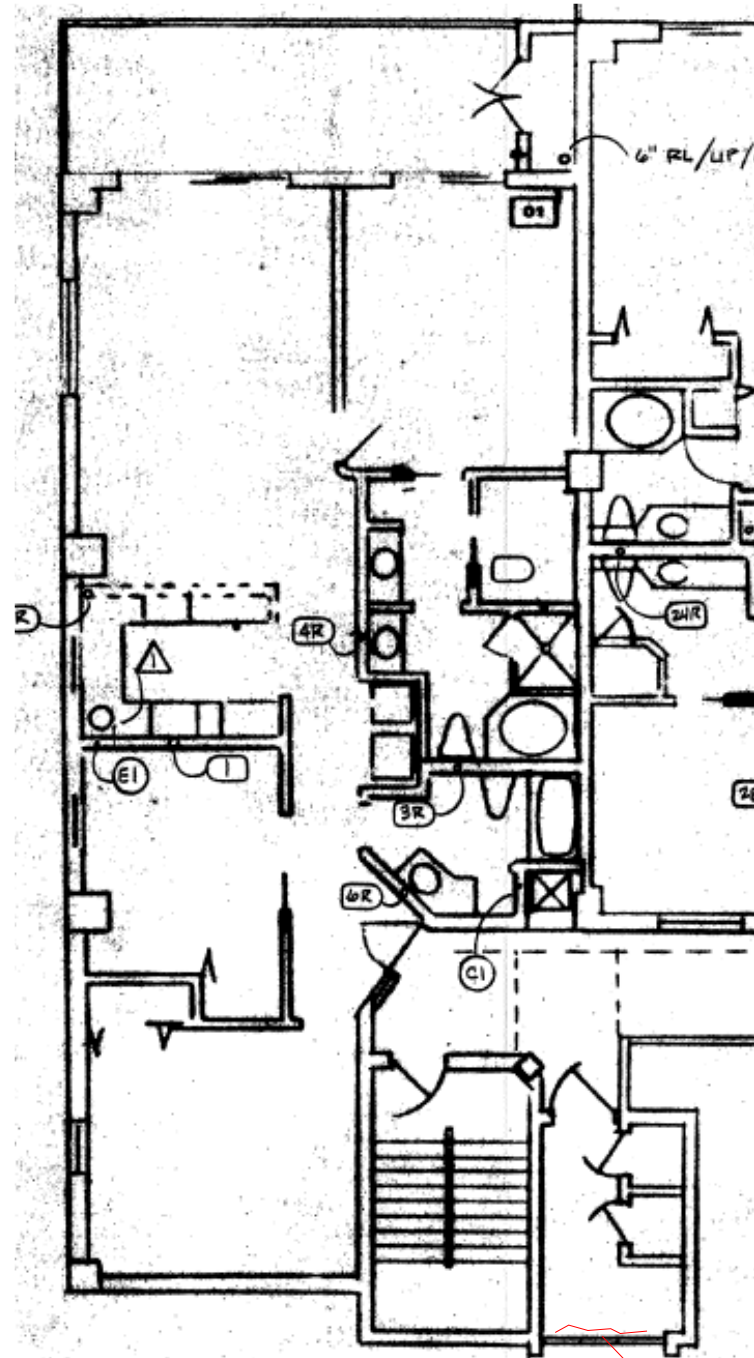
We appreciate working with you as your engineering consultants. We recommend that you read this report thoroughly and contact us with any questions or concerns.

Sincerely,
SOCOTEC CONSULTING, INC.

Jason Charalambides, PhD, PE, RA, ENV SP
Principal Engineer/Architect
Florida Registrations: P.E. 94665 / AR 97626

Distribution: 1 – Addressee (via email),
1 – File

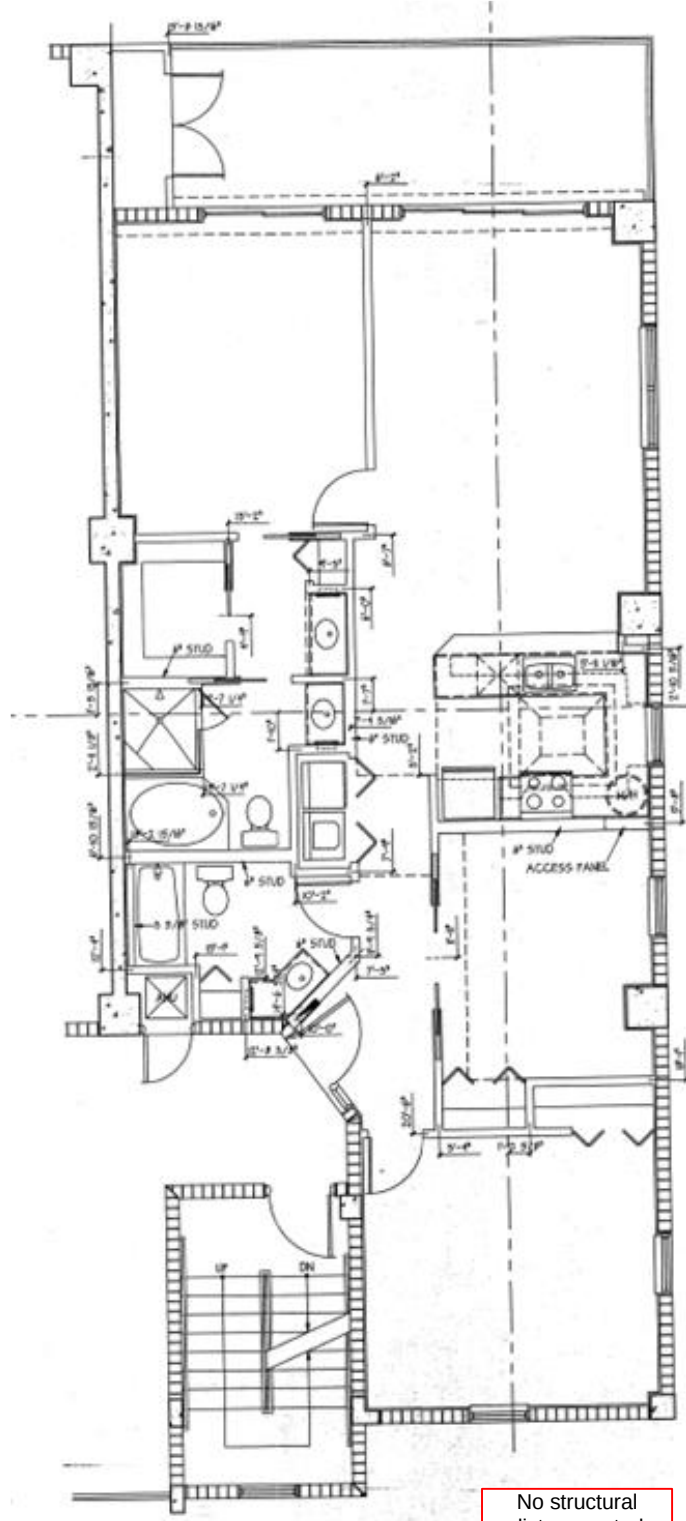




No structural distress noted across the unit

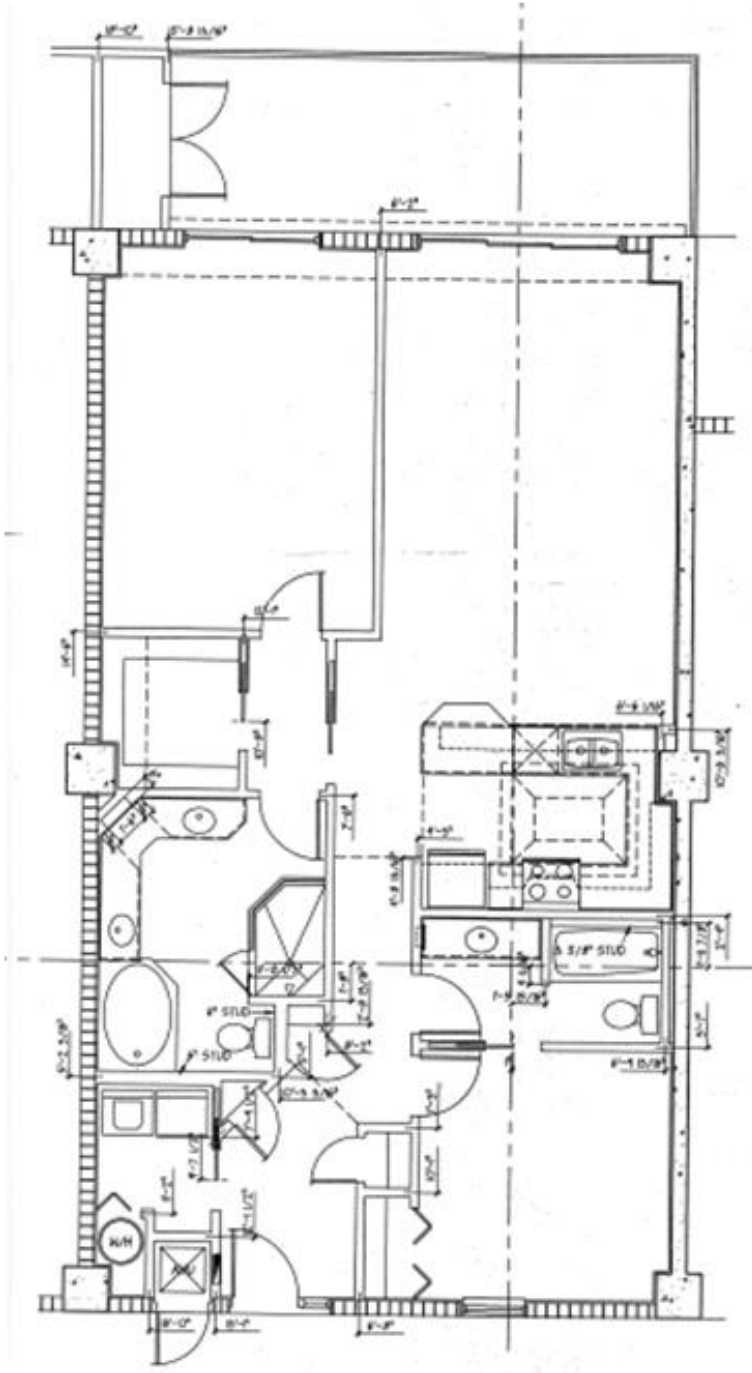
Cracking in floor adjacent to AC unit

UNIT 101



No structural distress noted across the unit

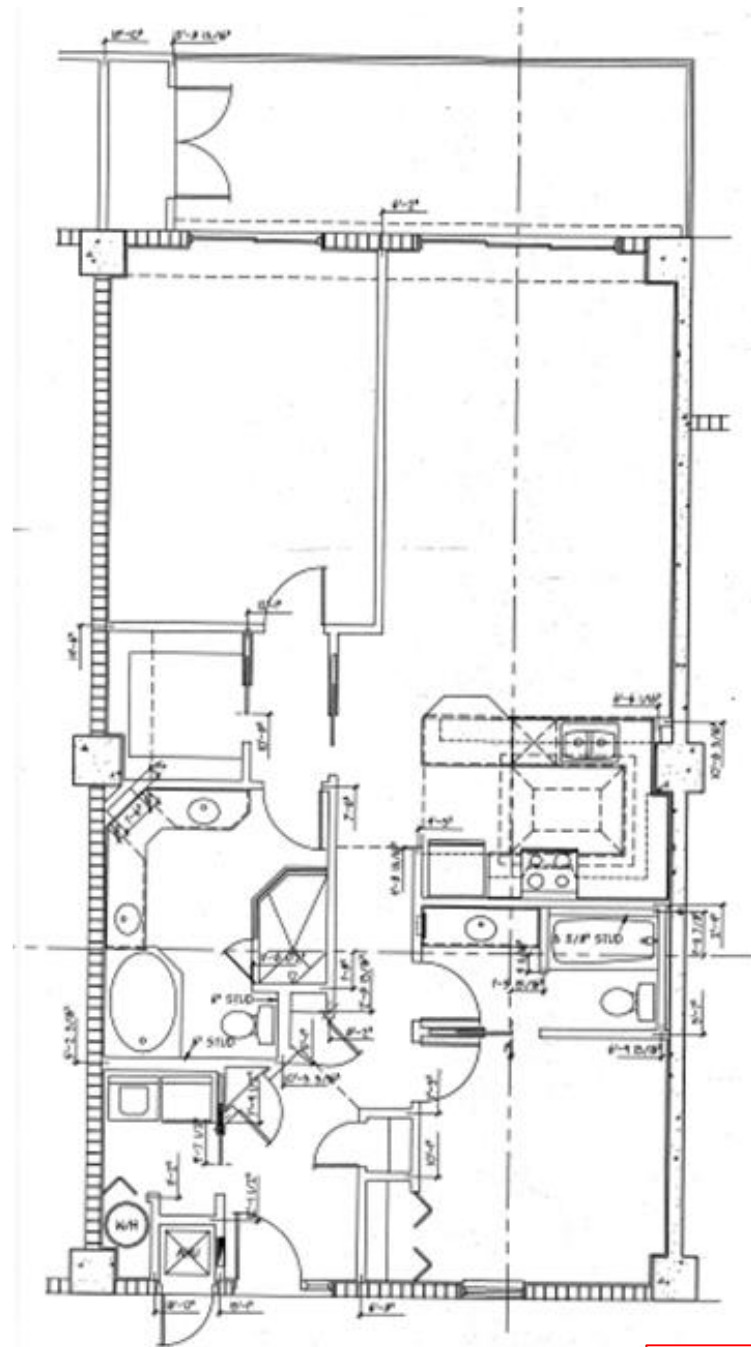
UNIT 107



No structural distress noted across the unit

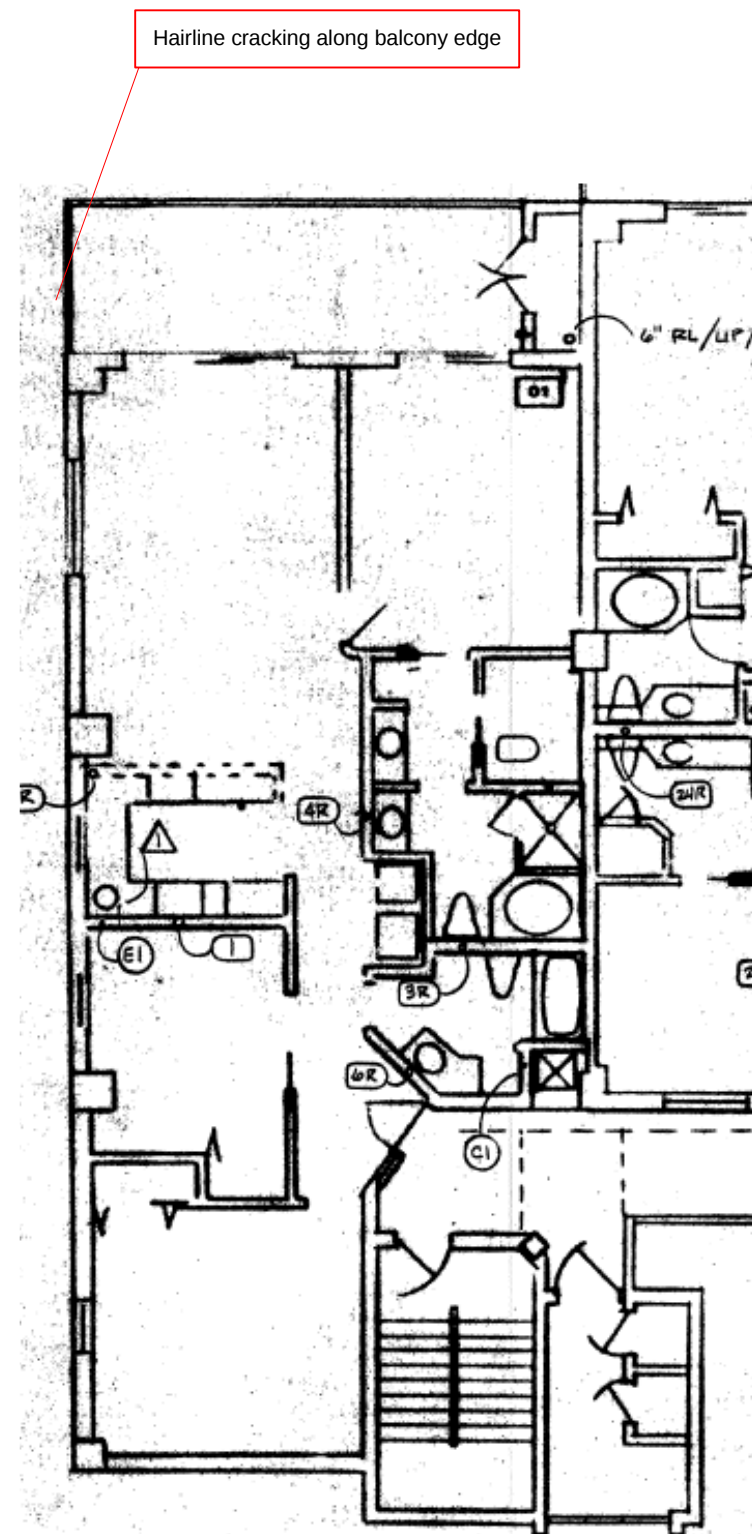
UNIT 204





No structural
distress noted
across the unit

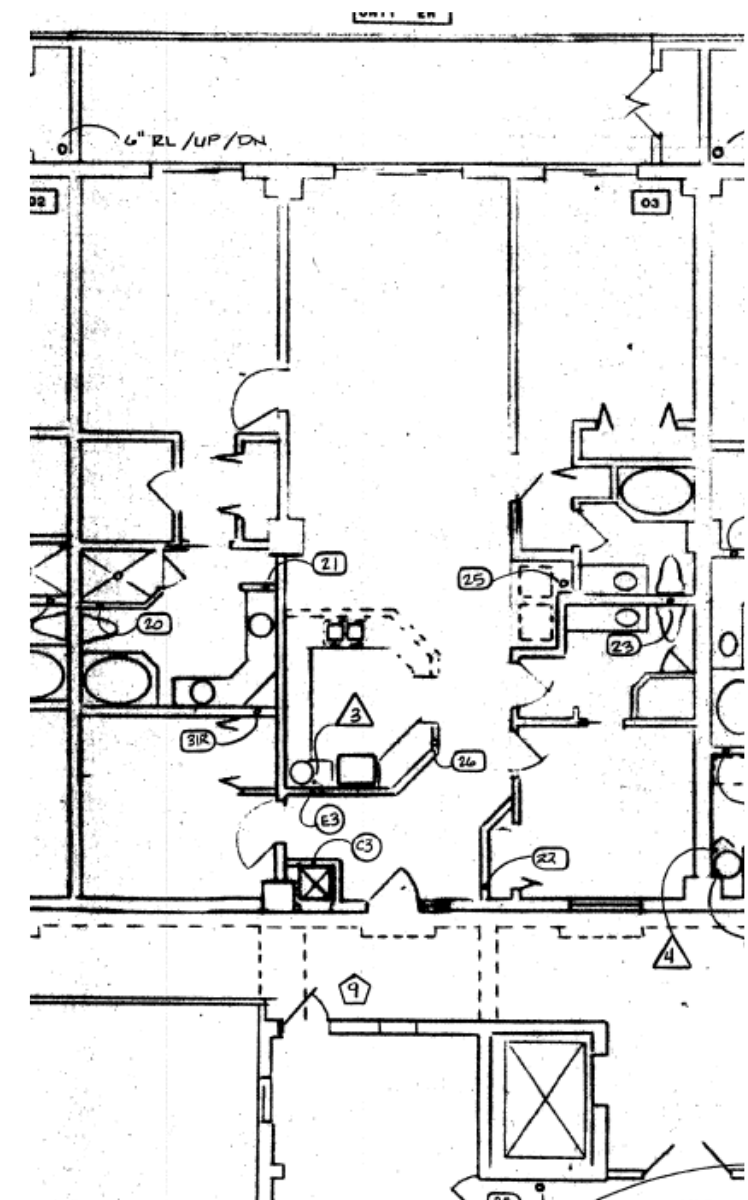
UNIT 206



Hairline cracking along balcony edge

No structural
distress noted
across the unit

UNIT 301



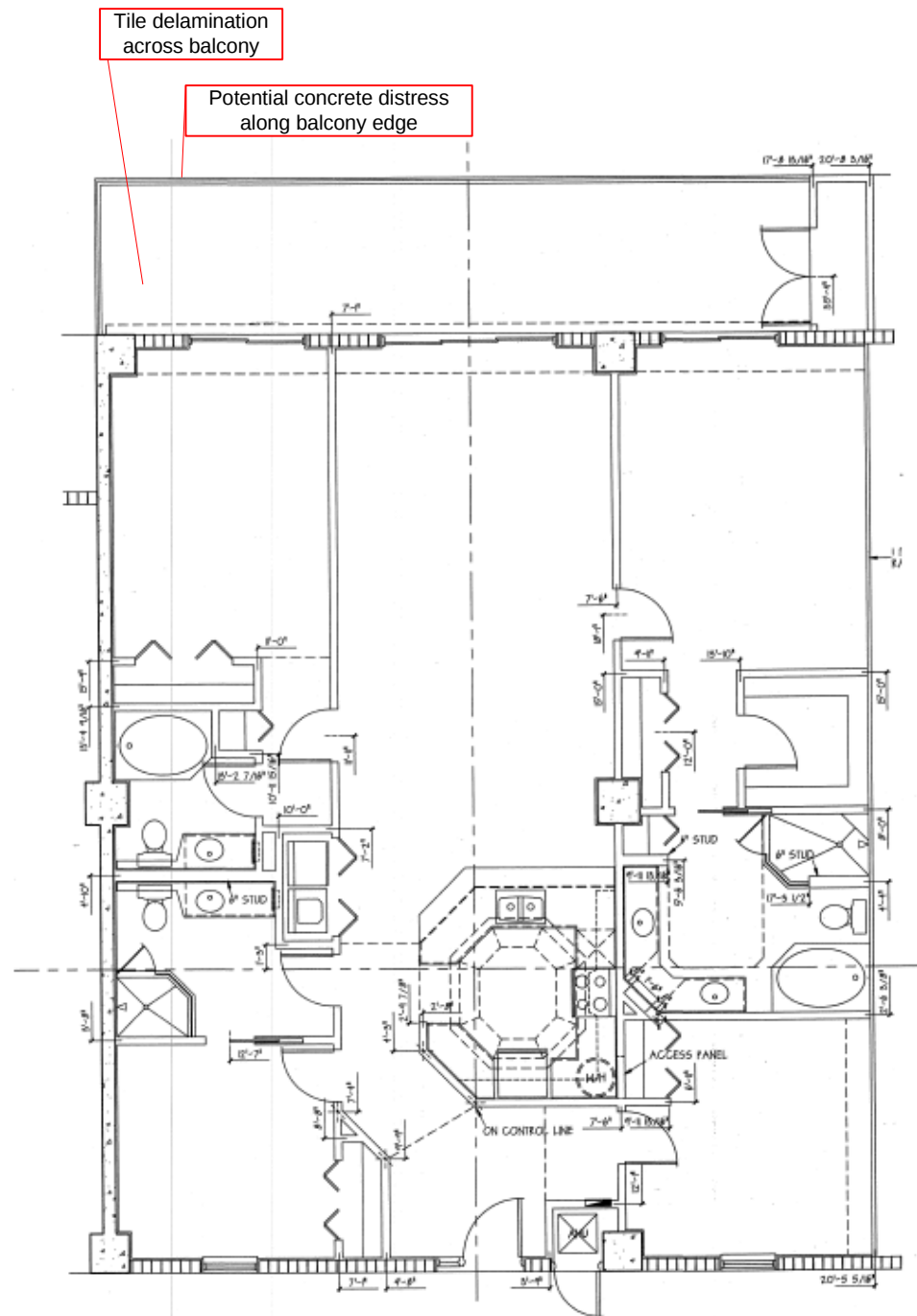
No structural
distress noted
across the unit

UNIT 303

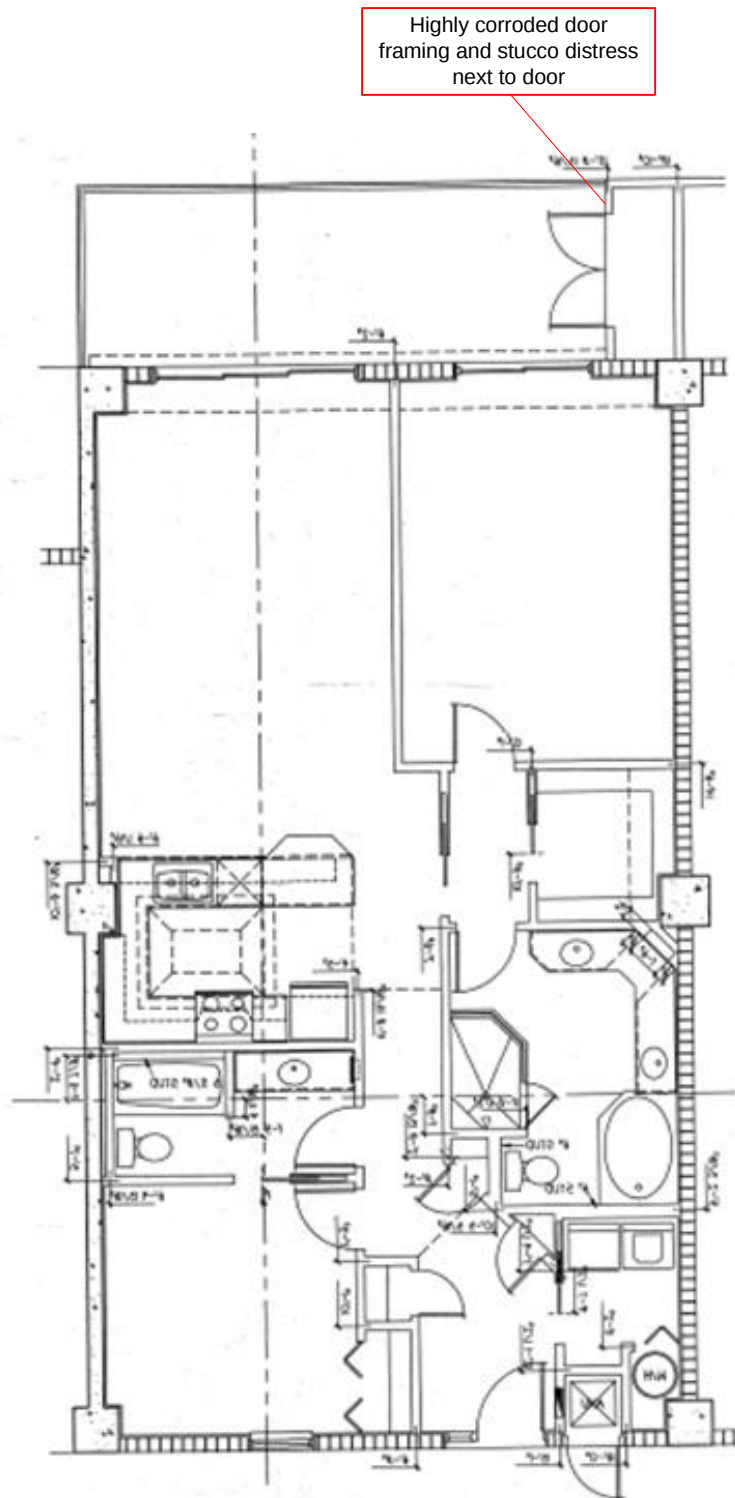
APPENDIX A

DELA PARK PLACE CONDOMINIUM
SOCOTEC PROJECT NO. 6901-001.01

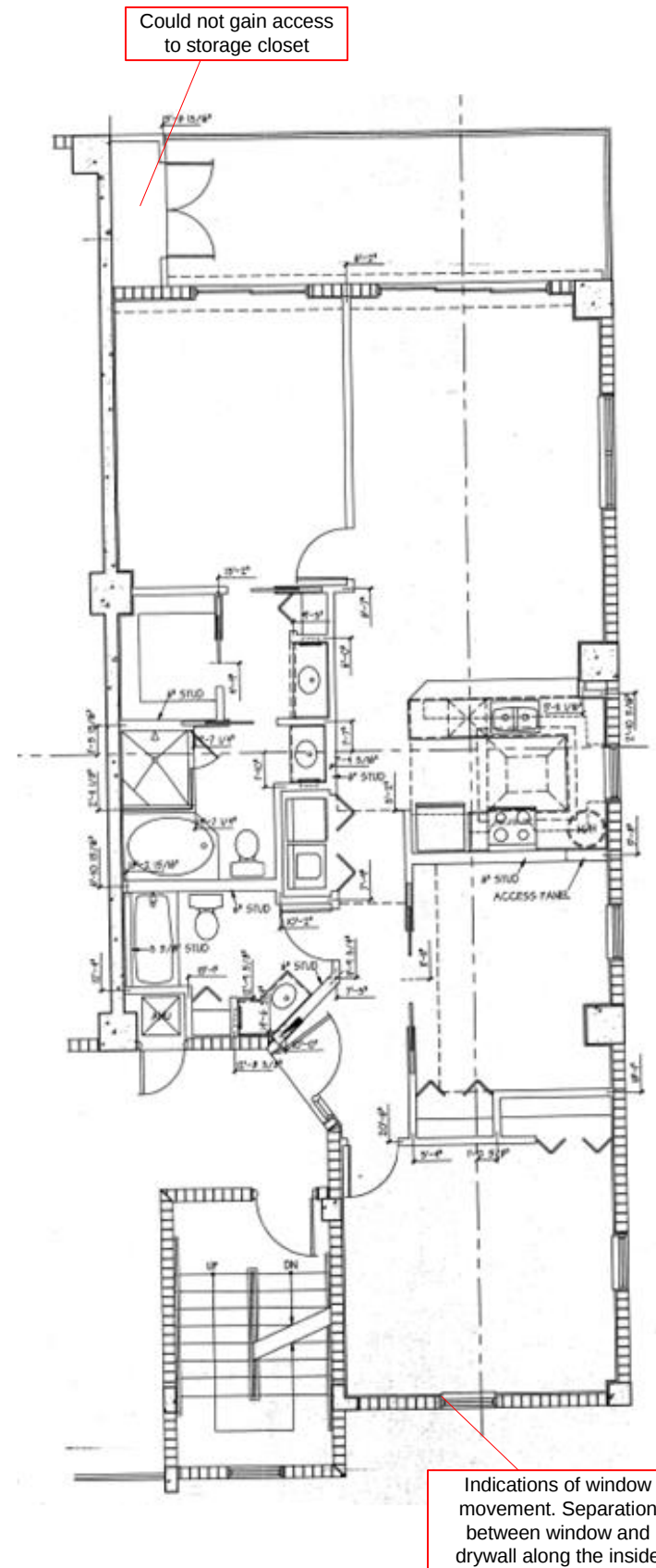




UNIT 402



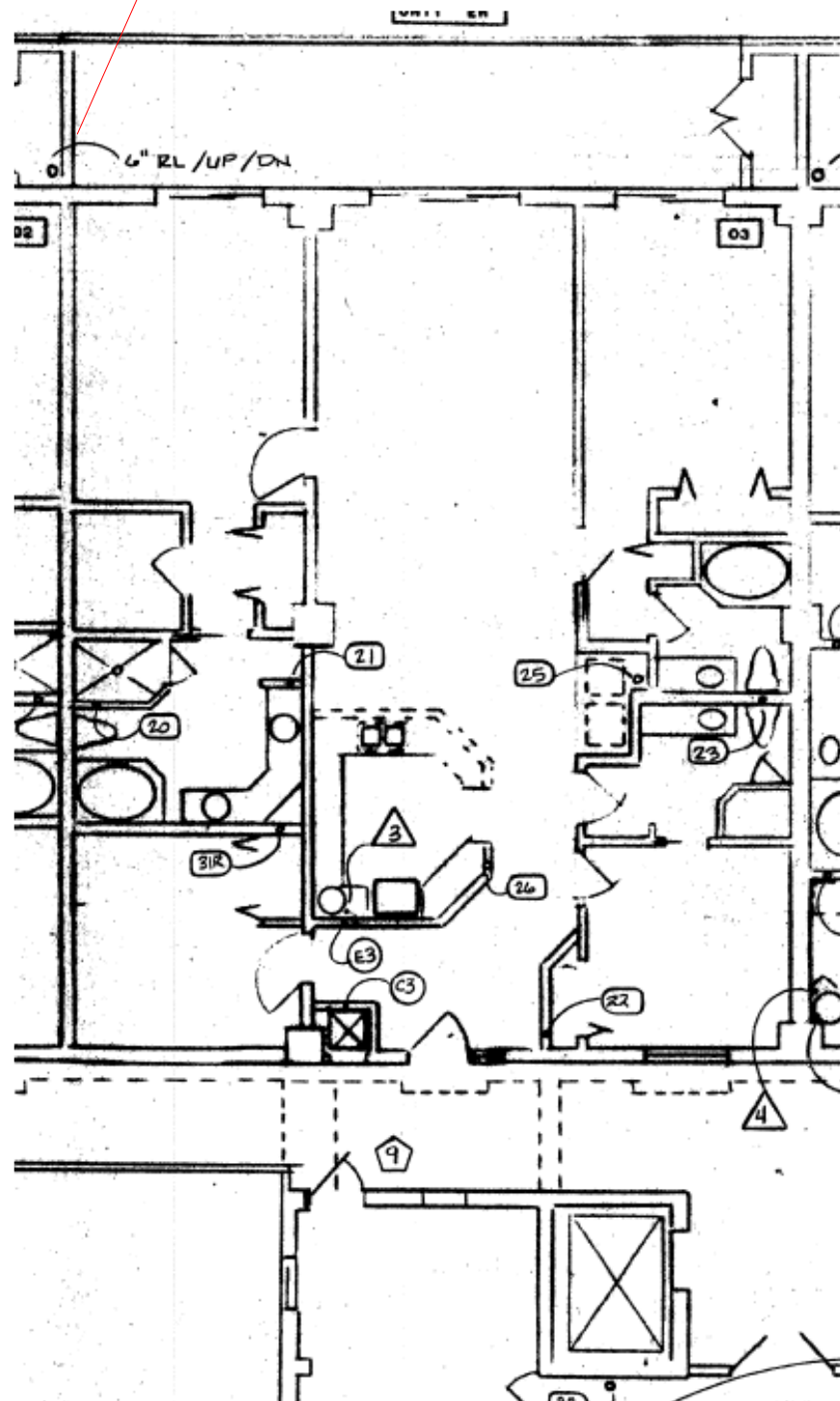
UNIT 405



UNIT 407

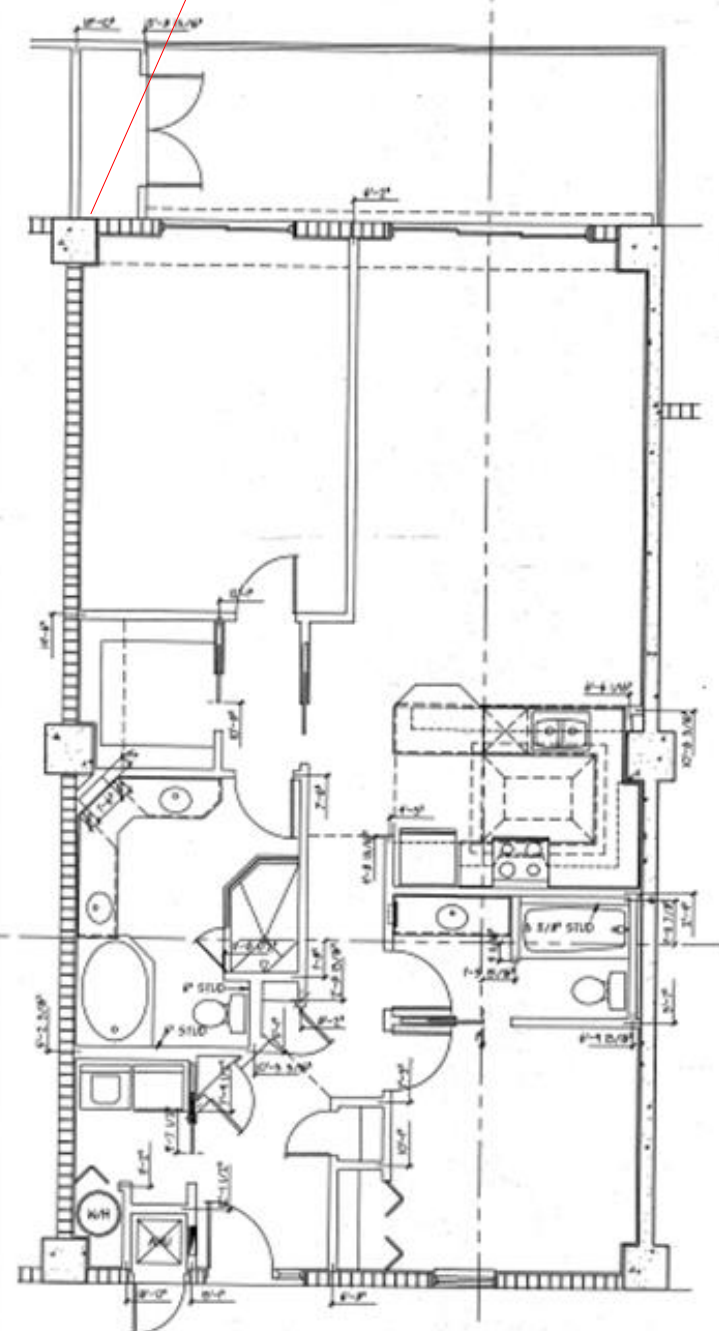


Stucco cracking along the lower portion of the wall



UNIT 503

Water staining through ceiling around sanitary drain

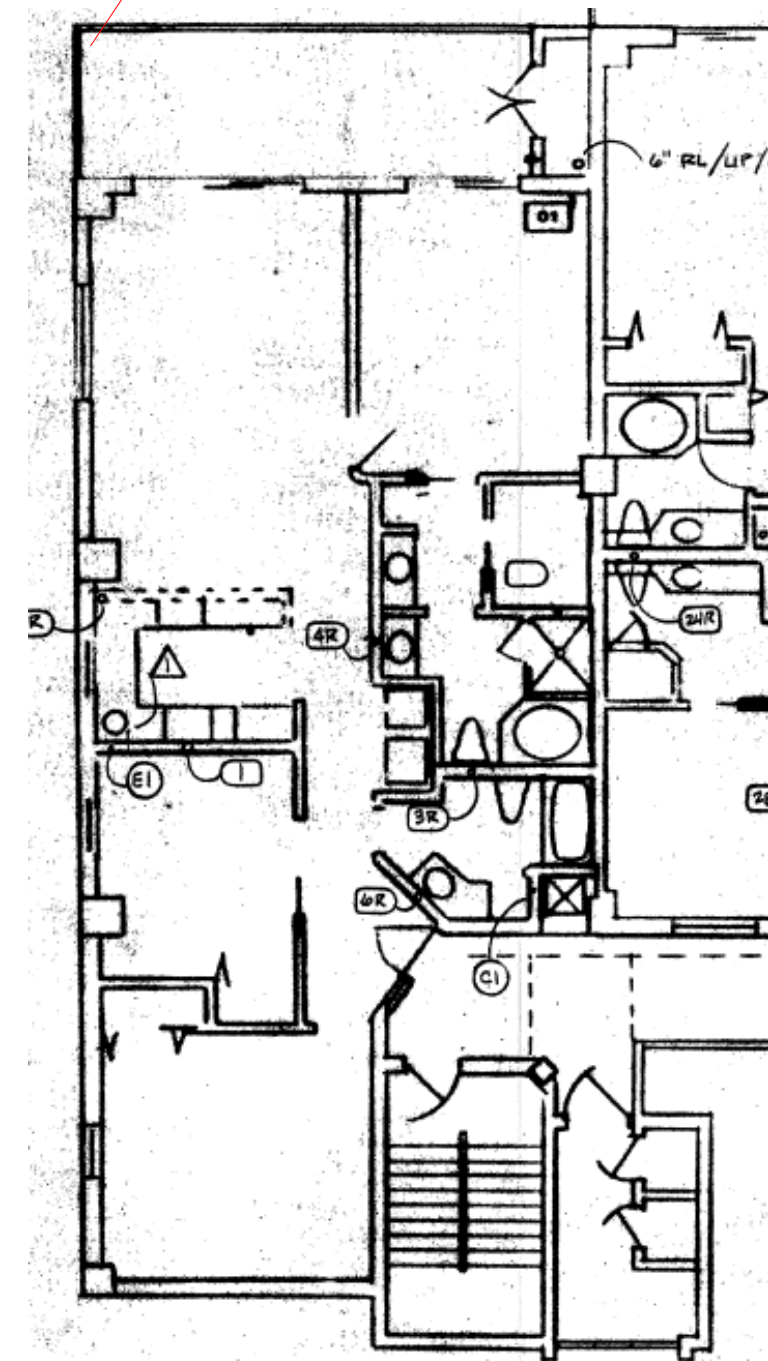


No structural distress noted across the unit

UNIT 506

Tile cracking around the shutter system

Observed spalling concrete along the balcony of PHA



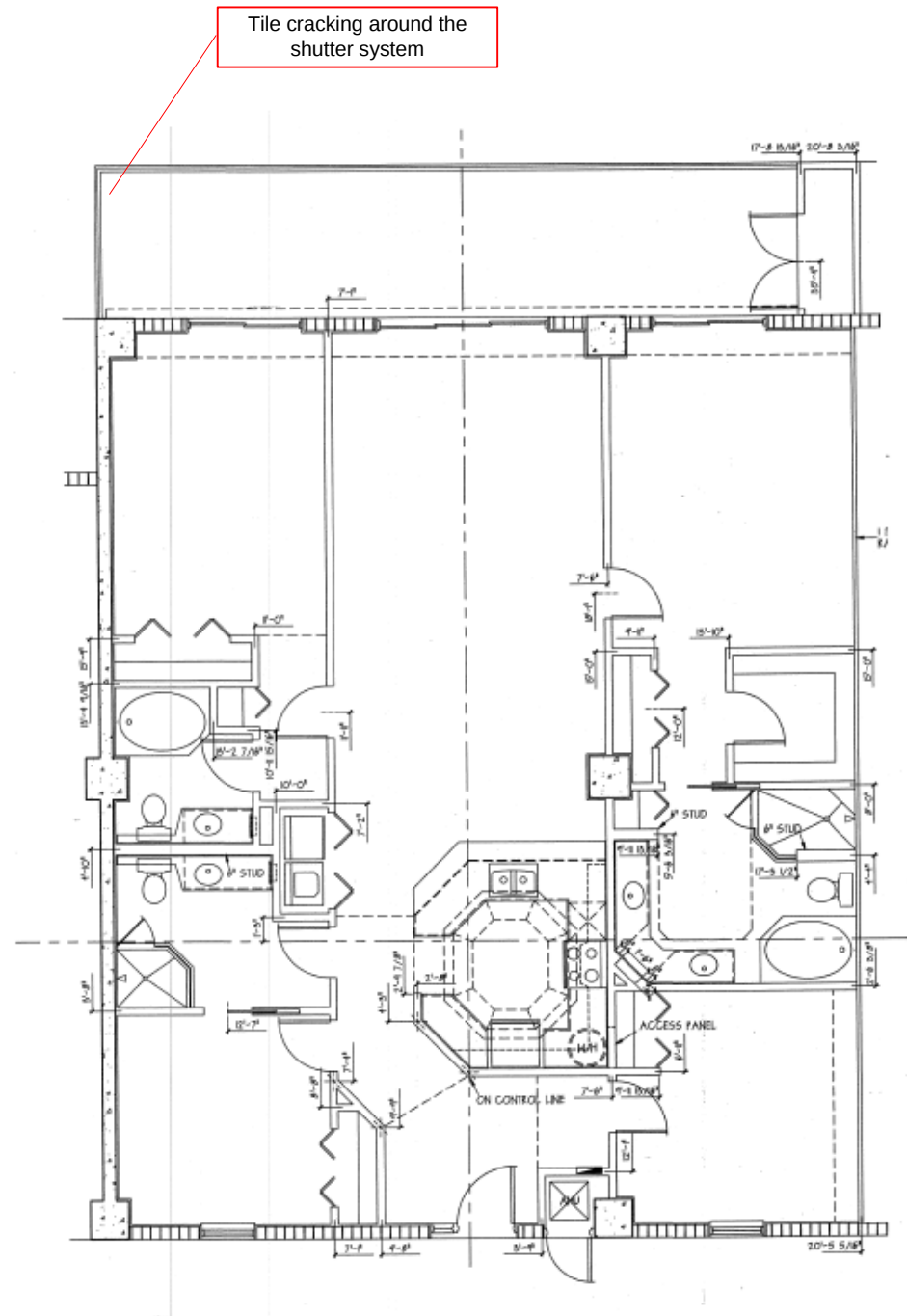
No structural distress noted across the unit

UNIT 601

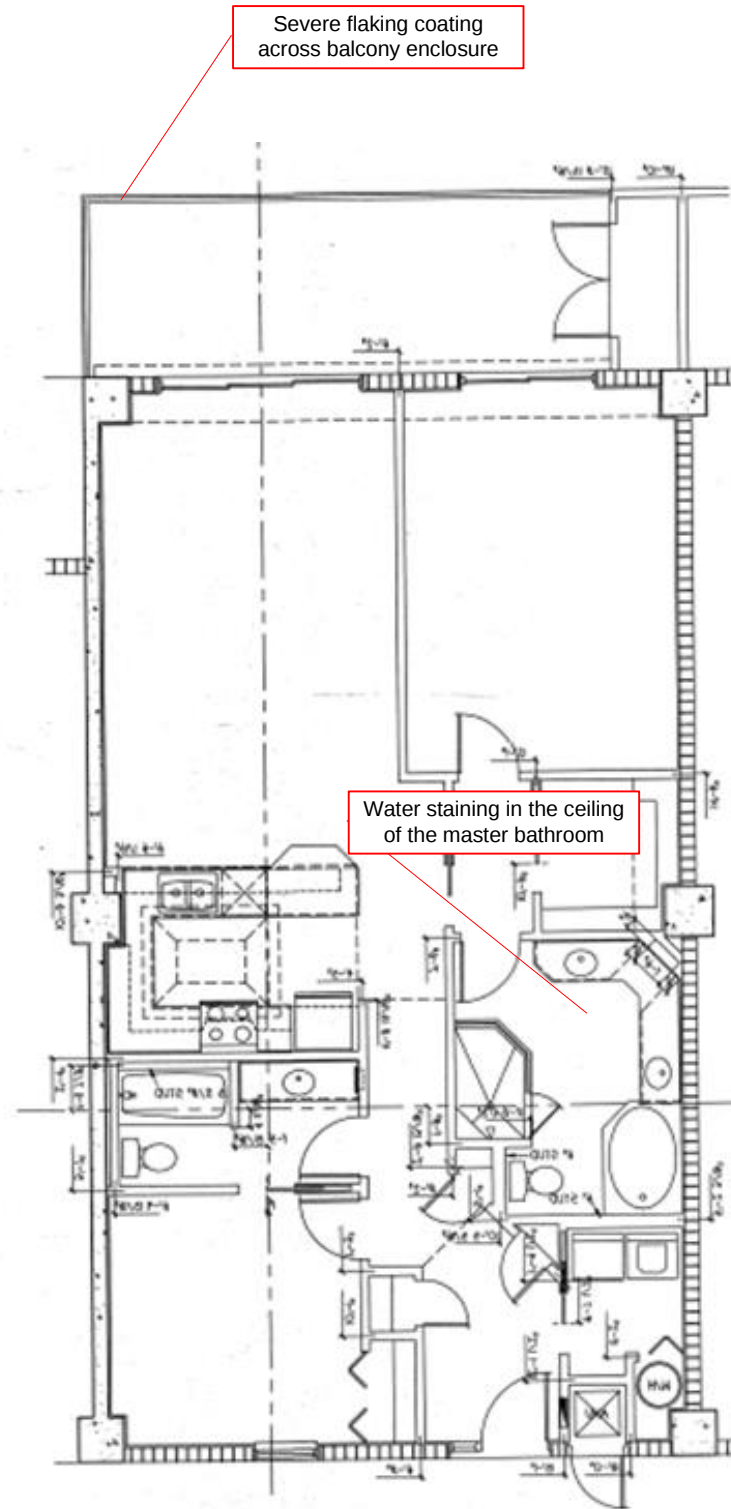
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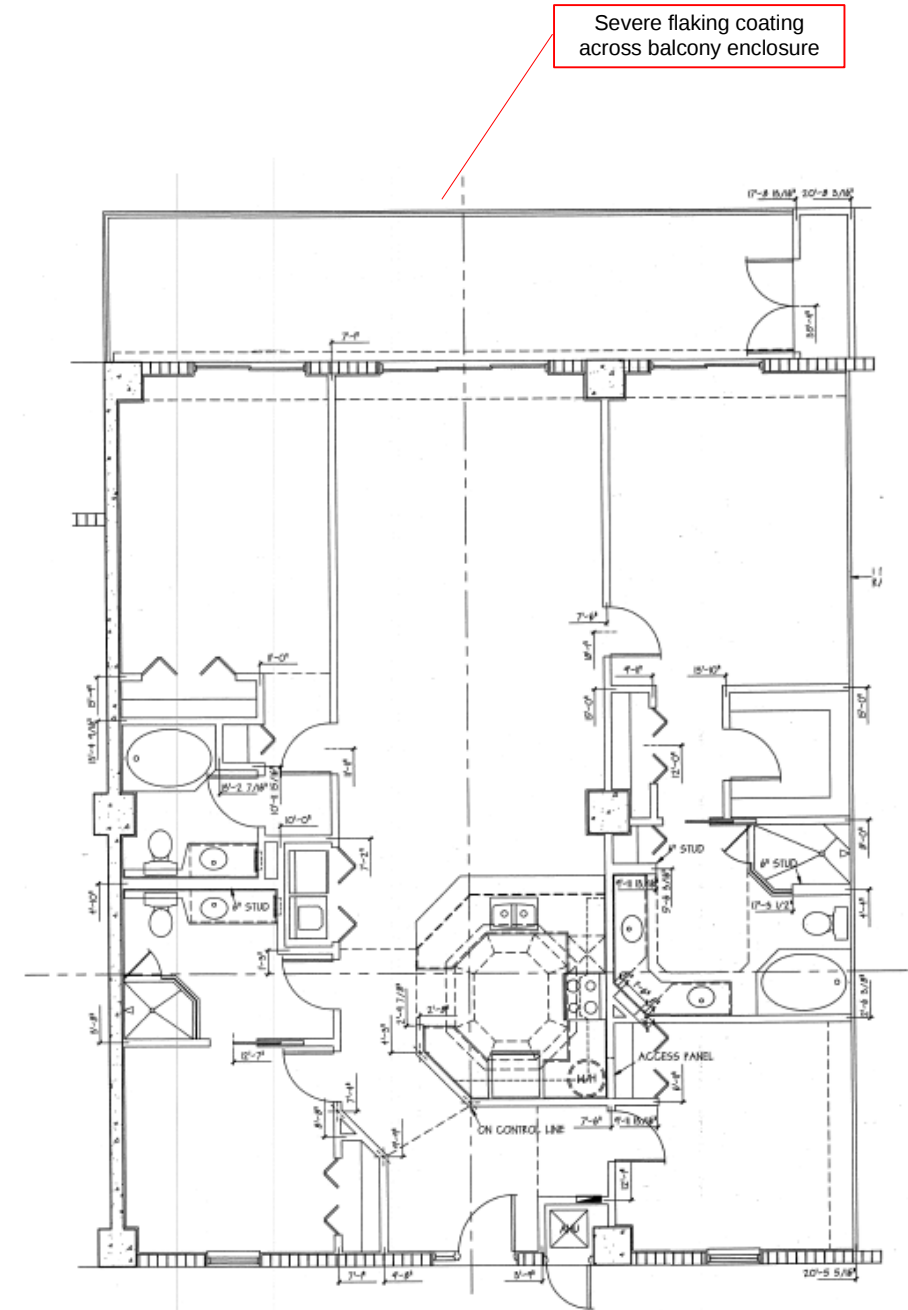




UNIT 602

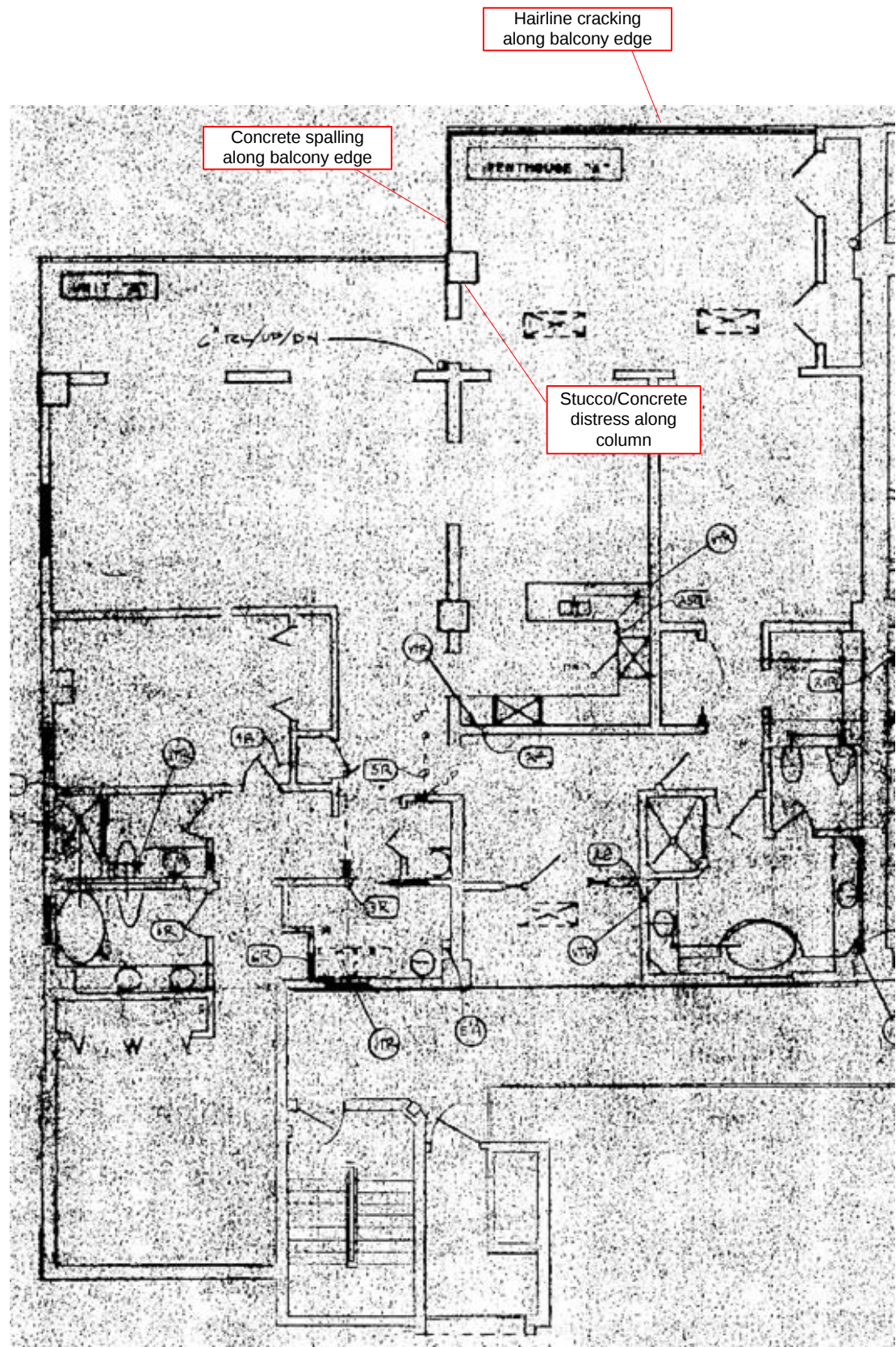


UNIT 605

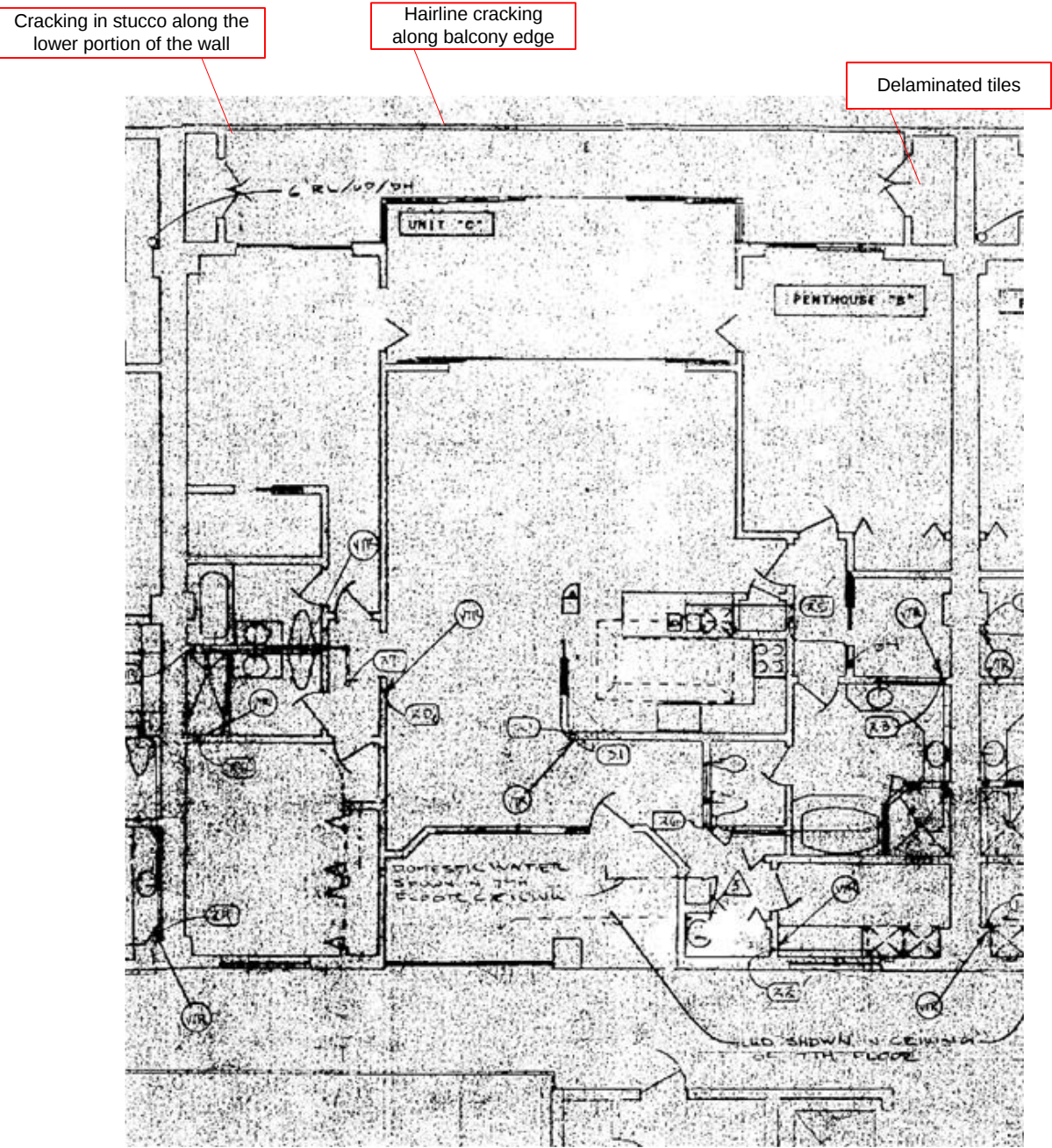


UNIT 702

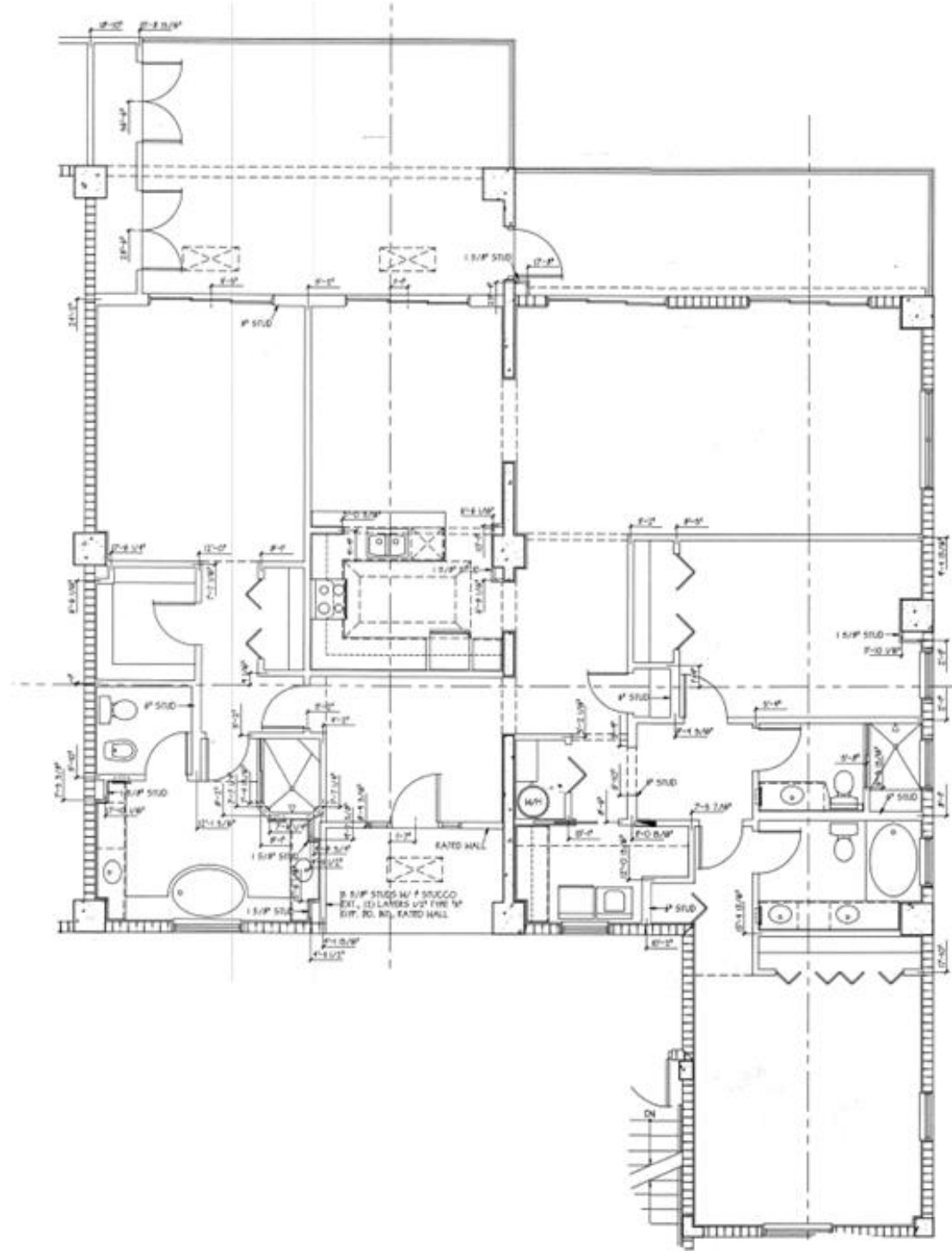




PENTHOUSE A



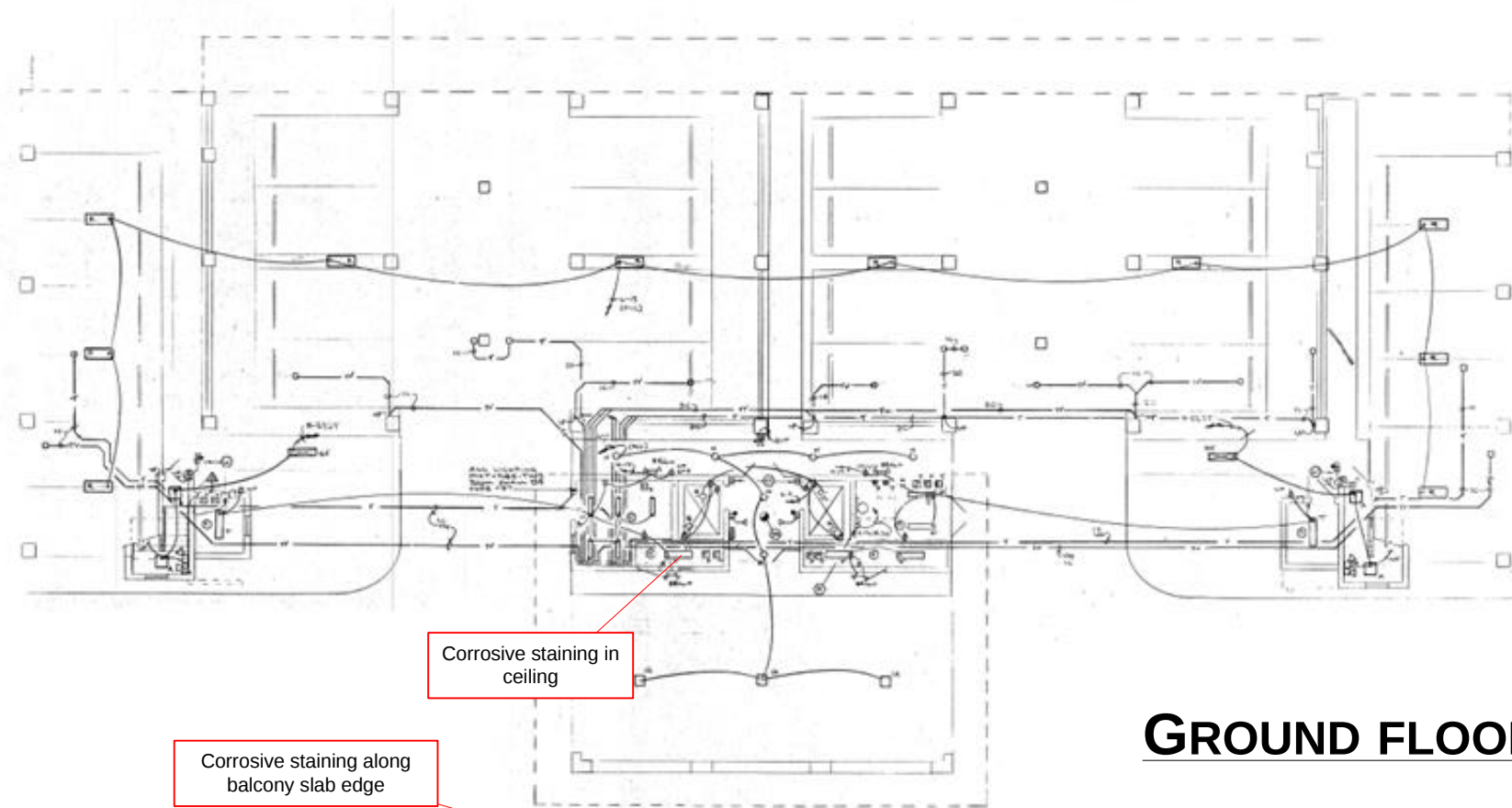
PENTHOUSE B



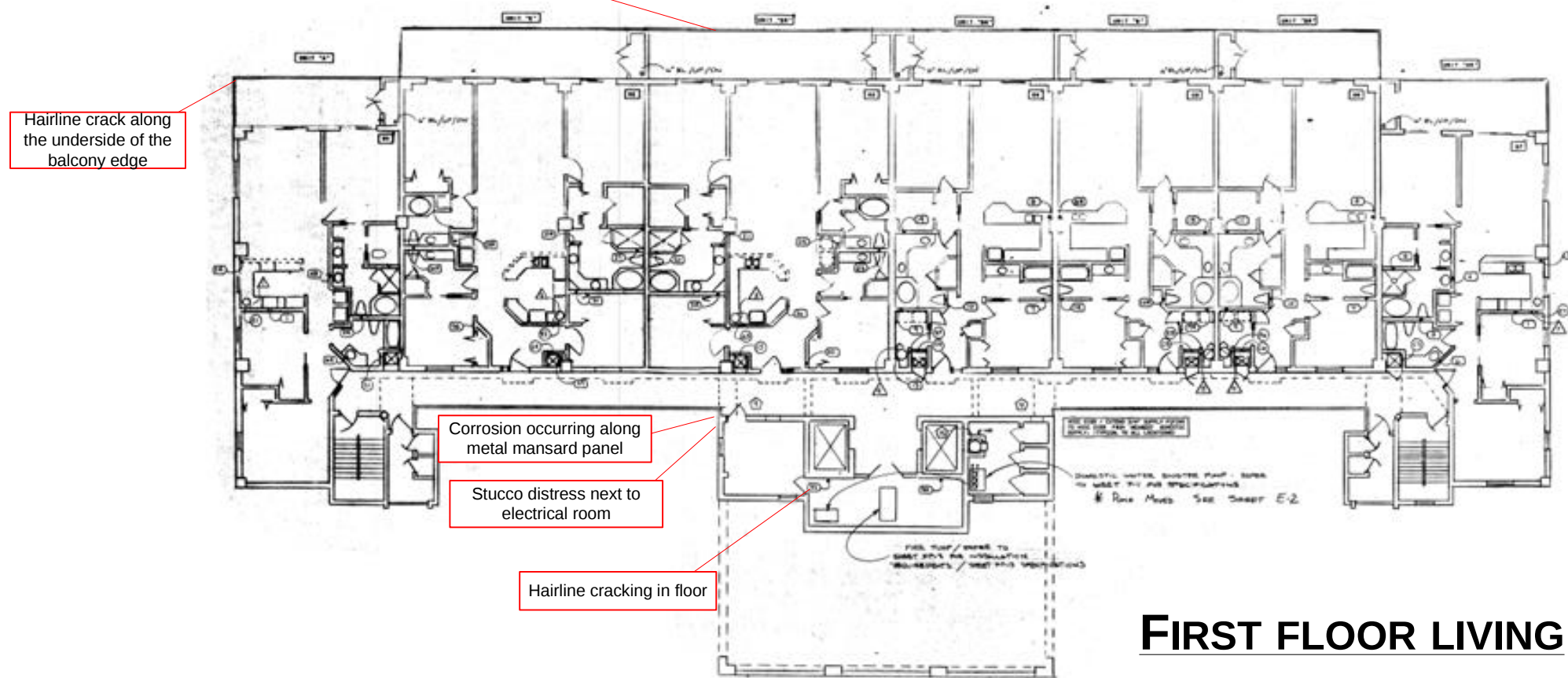
PENTHOUSE D

No structural
distress noted
across the unit

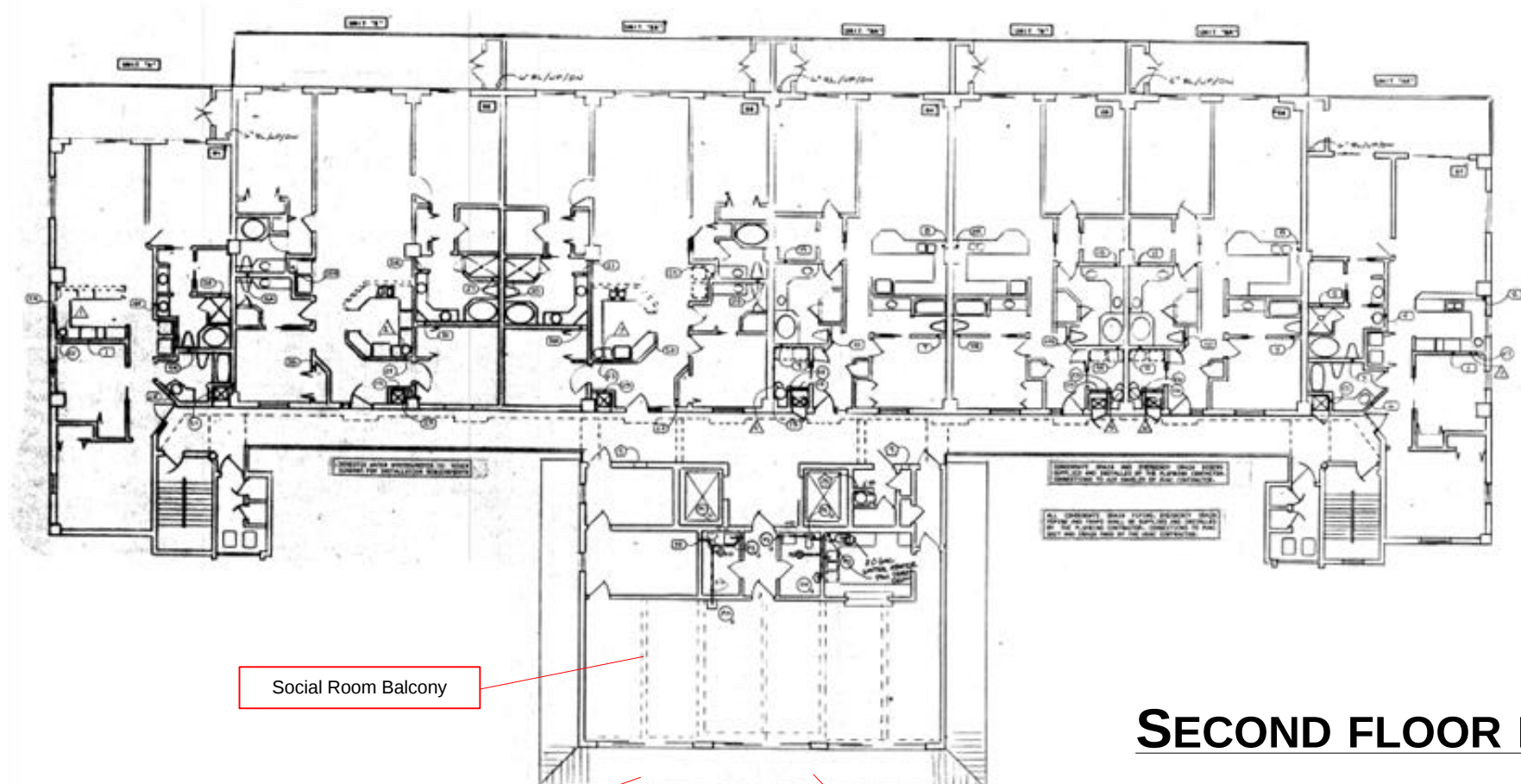




GROUND FLOOR



FIRST FLOOR LIVING

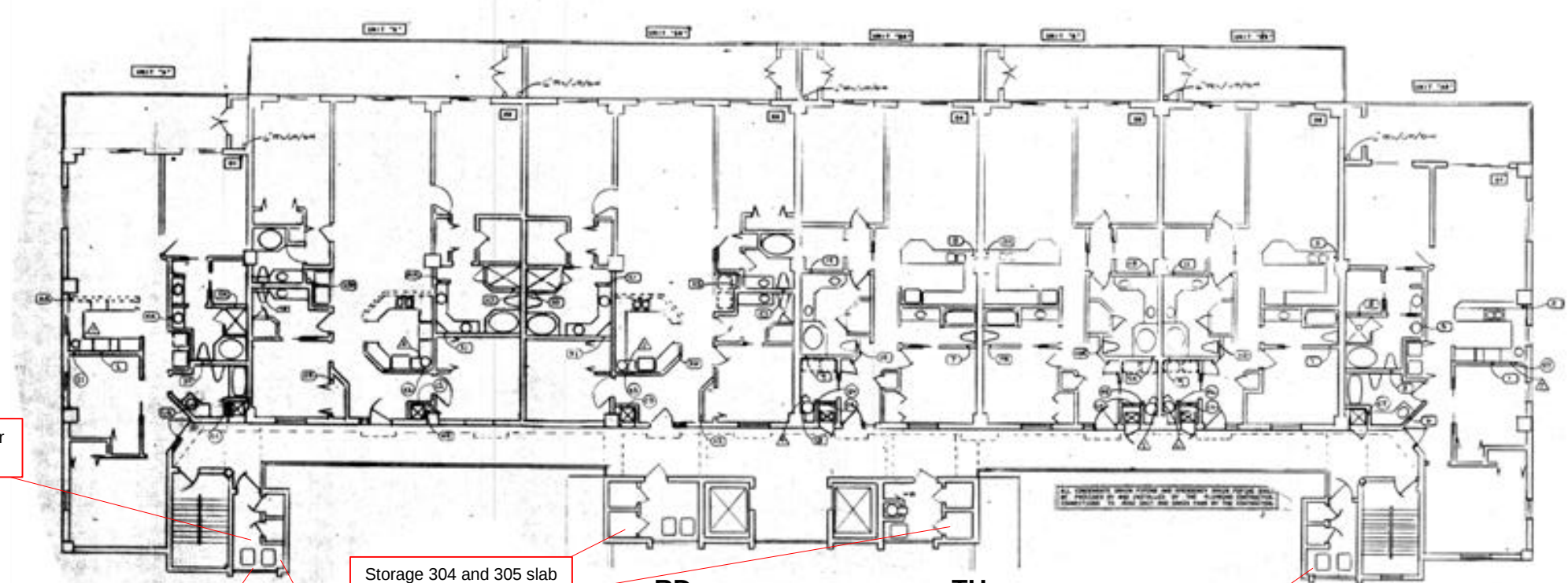


SECOND FLOOR LIVING

Social Room Balcony

Distressed rail pockets along balcony edge

Cracking in the concrete scupper above



3RD THROUGH 7TH FLOOR LIVING

Concrete distress in floor next to 402 storage

Several handrail post pockets adjacent to the condensing units have concrete distress or allowing water to pond around posts

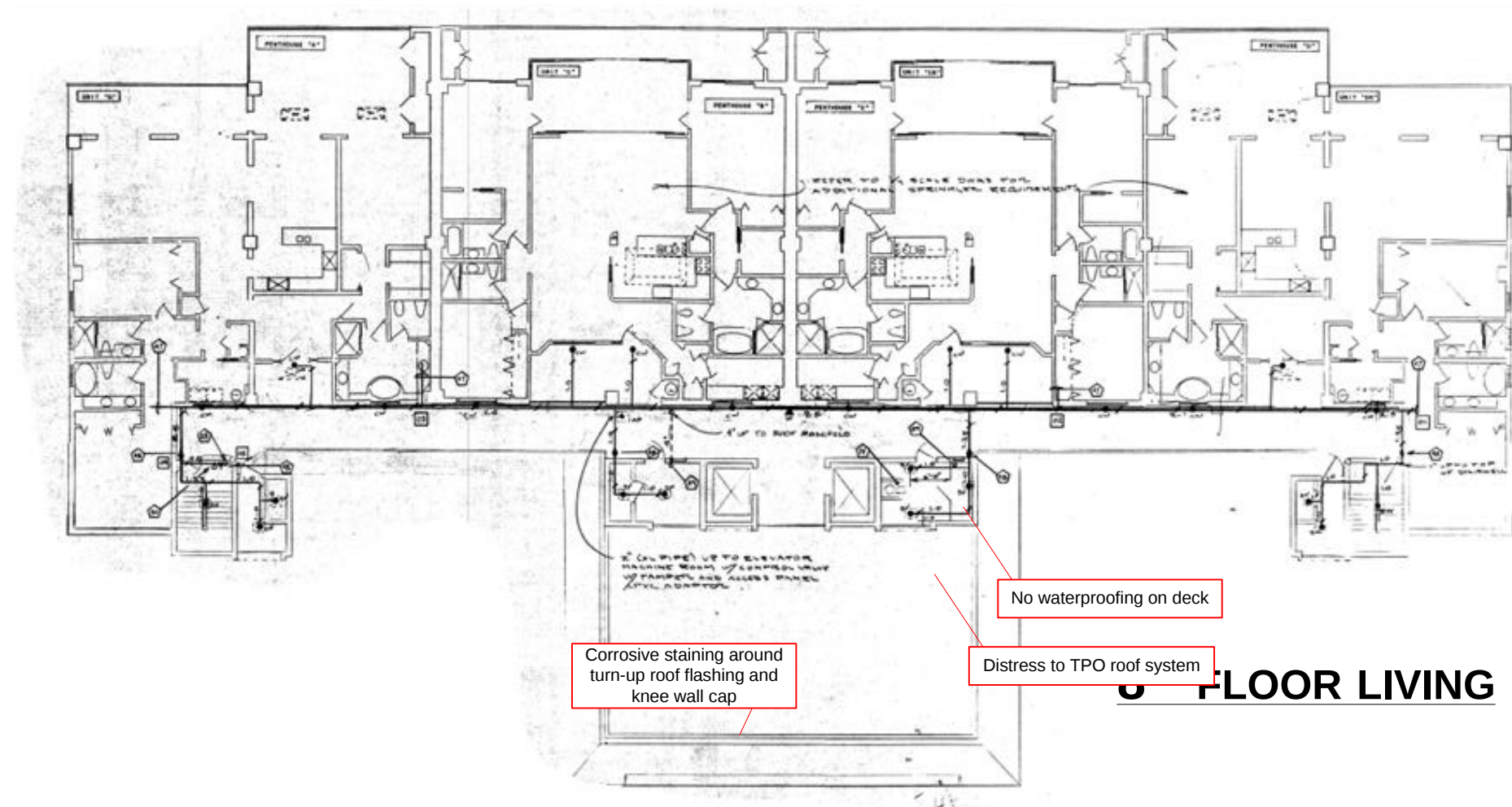
Corroded conduit in the 3rd floor deck and concrete distress in slab

Storage 304 and 305 slab penetration not fire sealed

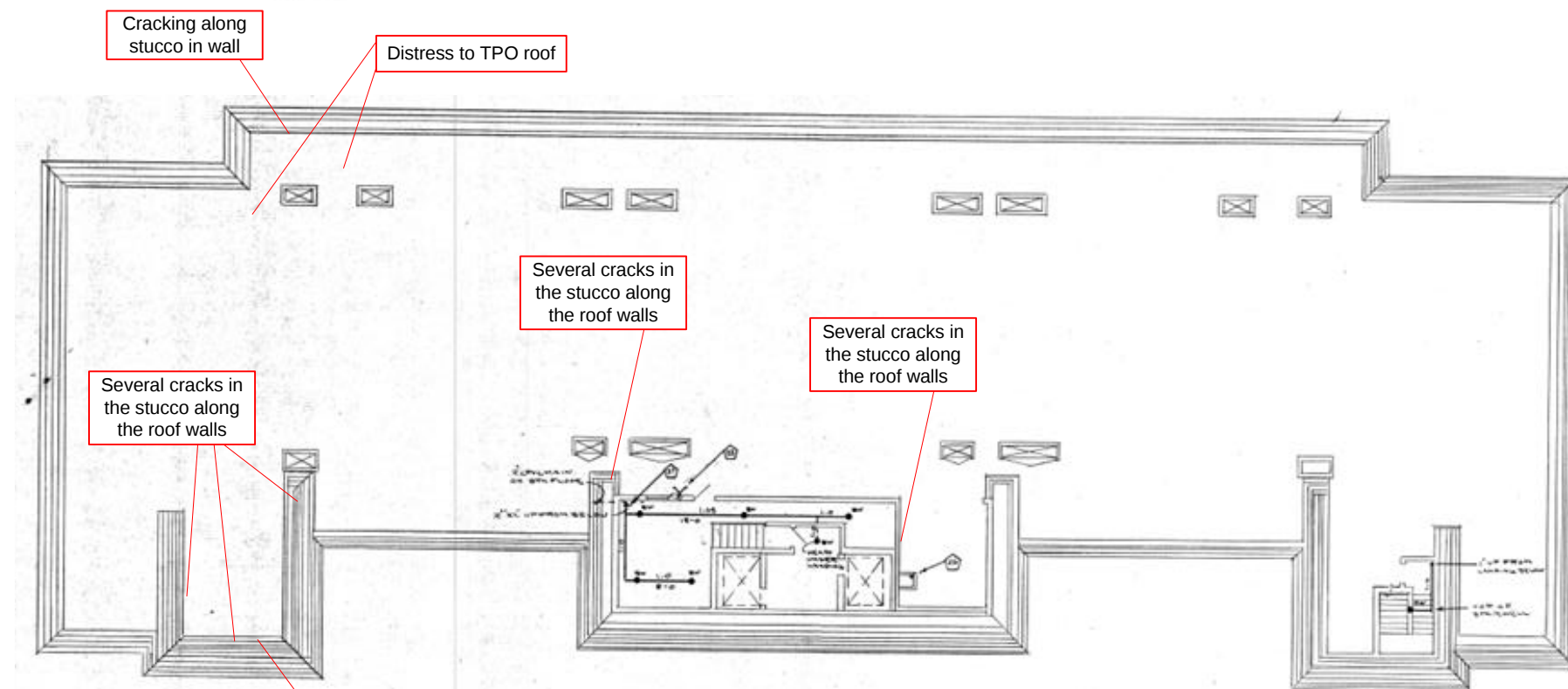
Concrete distress in ceiling next to storage room 302

Corroded conduit at the 7th floor





6TH FLOOR LIVING



ROOF

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