SECTION 1 – INTRODUCTION

BONDURANT ARCHITECTURE

HURON COVE CONDOMINIUMS

911 HURON COURT

Prepared for:

HOMEOWNERS ASSOCIATION

Project Manager:
E. Brad Bondurant
239-307-7270

Site-Visit Date:
August 27, 2024

Report Date:
August 29, 2024

1.0 INTRODUCTION

Bondurant Architecture ("BA") conducted a Phase One Structural Assessment of the residential condominium building, located at 911 Huron Court, Marco Island, FL 34145 ("Subject Property"). The Subject Property was originally constructed in 1974.

This building is subject to the new legislation (Florida Statute Title XXXIII, Chapter 553, Section 899, copies available) that requires all residential condominium buildings to be recertified to be structurally sound that are within 3 miles of the coast and 25 years or older in age. Certification will be good for 10 years from the date of certification.

Subject Property

BA performed a visual assessment of the Subject Property on August 27, 2024. At the time of the site visit, the weather was clear and sunny, with temperatures ranging from 80° to 93° Fahrenheit throughout the day.

This assessment was performed by the following professionals:

- E. Brad Bondurant, AIA, CCPIA: Architectural and Structural Assessor

  Mr. Bondurant has been a registered architect for 38 years and has held registrations in Alabama, Mississippi, Georgia, Tennessee, Florida, Ohio, Maryland, and Connecticut. He was a licensed Home Inspector in Alabama and Ohio, and he has performed over 600 home inspections. He is also a Certified Commercial Property Inspector having inspected over 100 commercial and institutional buildings. Mr. Bondurant also holds a certificate from the National Certification of Architectural Registration Boards (NCARB) and now practices architecture full time in Naples, Florida since 2021. He holds 15 inspection certifications from InterNACHI (International Association of Certified Home Inspectors) and is a member of the Certified Commercial Property Inspectors Association (CCPIA).

The following individuals escorted BA during the site visit:

- Rigo Roig Property Manager, Resort Property Management
- Jon Meuser President HOA Board Huron Cove Association

This report summarizes BA's findings and opinions of recommended corrections to the Subject Properties. No destructive tests were undertaken; conditions and opinions described in this report are based on visual observation only.

1.1 Overall Project at a Glance

Subject Property is constructed of steel reinforced concrete with a concrete masonry unit (CMU block) infill. Concrete floor slabs separate each floor, and the roof is a combination of a flat roof with a modified bitumen membrane and a mansard with cement coated metal tiles supported by wood roof trusses and plywood decking.

Units are accessed by stairs on each end of a central outdoor walkway. These condominiums have exterior walkways. Balcony railings are anodized aluminum handrails.

1.2 Visual Assessment procedures

Inspection consisted of entering as many units as possible to search for any indications of structural deficiencies or anomalies that would indicate structural issues or potential failures. The exterior was examined and access was gained to the roof for evaluation. Phase One inspection criteria in the statute states: " a licensed architect or engineer authorized to practice in this state (FL) shall perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building." Phase One visual inspection followed these guidelines.

1.3 Purpose

The purpose of this assessment is to evaluate the condition of the existing Subject Properties relative to their structural soundness as can be determined by the above-described visual inspection guidelines. This inspection will also result in the completion of the Collier County Structural Re-certification Form.

1.4 Scope of Services

The scope of this assessment has been completed in accordance with the applicable sections of the "International Standards of Practice for Inspecting Commercial Properties – 2022 Edition" as published by the International Association of Certified Commercial Property Inspectors Association (CCPIA). Digital copies of this document are available from your inspector.

1.5 Documents Reviewed

No additional documents were reviewed for the Phase One inspection other than those readily available from online sources.

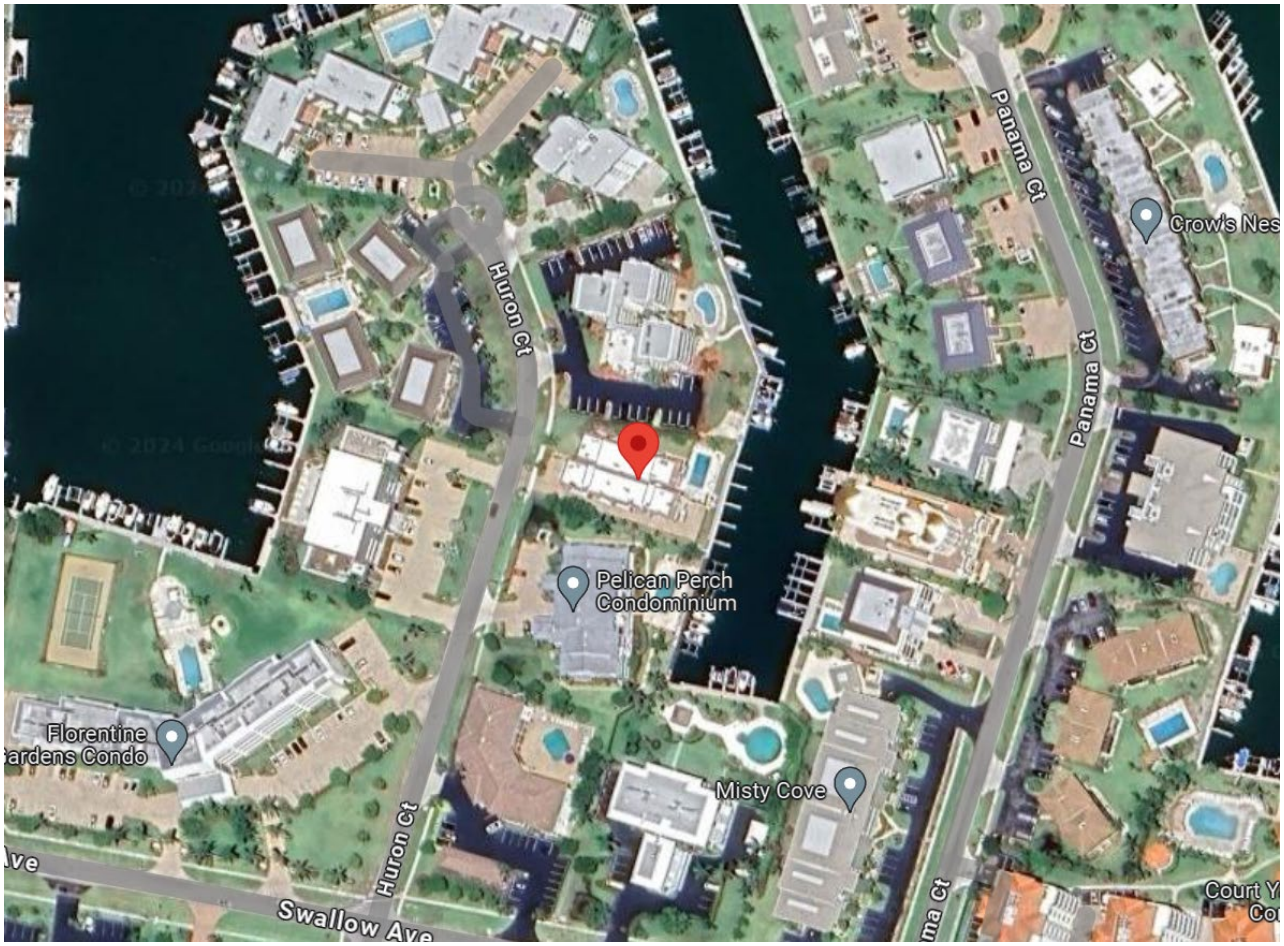
1.6 DEFINITION DESCRIPTIONS

The following definitions are used in this report regarding the physical condition(s) of the building components/systems:

Designation	Description
Excellent	New or like-new condition.
Good	Well maintained; systems may exceed expected useful life.
Fair	Satisfactory, some signs of wear and possible minor immediate repairs needed. Component(s) condition consistent with expected useful life – may be near the end of statistical useful life.
Poor	Immediate repairs, major replacements, and/or significant attention needed.
Expected Useful Life (EUL)	The average amount of time in years that an item, component, or system is estimated to function when installed new and assuming routine maintenance is practiced.
Remaining Useful Life (RUL)	A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement.
Effective Age (EA)	A subjective estimate of the age of the components or systems based on evaluation of the level of past maintenance and repairs.

SECTION 2 – PROPERTY CONDITION ASSESSMENT

A. SITE



Site Map

Site was relatively flat with slight slope toward area drains or the adjacent canal. It is located off Swallow Ave on Huron Court, with water access at the rear. Parking spaces are located under half of the building for residents. A few surface spaces were indicated as Guest parking.

Environment is tropical with an abundance of sunlight, and a rainy season from late summer into early fall. Average temperatures for this area are from 65 F to 95 F, with rare occasions of time below or above this range.

Buildings appear to rest on typical sandy Florida soil which provides excellent compressibility and a stable base for the buildings, as long as water run-off around the buildings is directed away from the structure and into the appropriate storm drains. Be sure that surface drains are adequately sloped to collection points so the soil that the structural foundation of the building is resting on remains stable and uncompromised.

B. 911 HURON COURT

2.1 EXTERIOR ASSESSMENT

Front View

911 Huron Cove has an exterior of cementitious stucco. Exterior is generally in good condition with only a few anomalies observed. See photos below for recommendations regarding some of the conditions noted.

Right Side View

Left Side View

Rear View

Rust and Corrosion on Metal Deck

Above the parking carport is a grooved metal deck. This deck has some rust on it and one area around a floor drain was particularly corroded. Inspector suggests removing the rust and coating the metal with a high grade rust proofer (ie Rust-Oleum 7000) prior to painting. Repair any water damage prior to painting.

Corner of Balcony Slab

This balcony is on the front left corner of the building. Gaps in the concrete like this can allow salty water to get into slab and corrode embedded steel re-bars. Suggest having this repaired prior to painting which is scheduled in the near future.

Hairline Cracks in Suspended Walkway

There was observed several hairline cracks in the suspended walkway between buildings. These can allow moisture to get below the surface and corrode the structural slab beneath over time. Suggest having a qualified waterproofing technician apply a high grade sealant to the surface to help fill in cracks and seal them from moisture penetration.

Water Damaged Wood Trim

On the balcony of Unit #7, severely water damaged wood trim was observed. This wood trim is cosmetic but the wet wood against the building surface can lead to deterioration of underlying substrate structural materials. Inspector suggests all such wood trim around the building be further evaluated and replaced as needed.

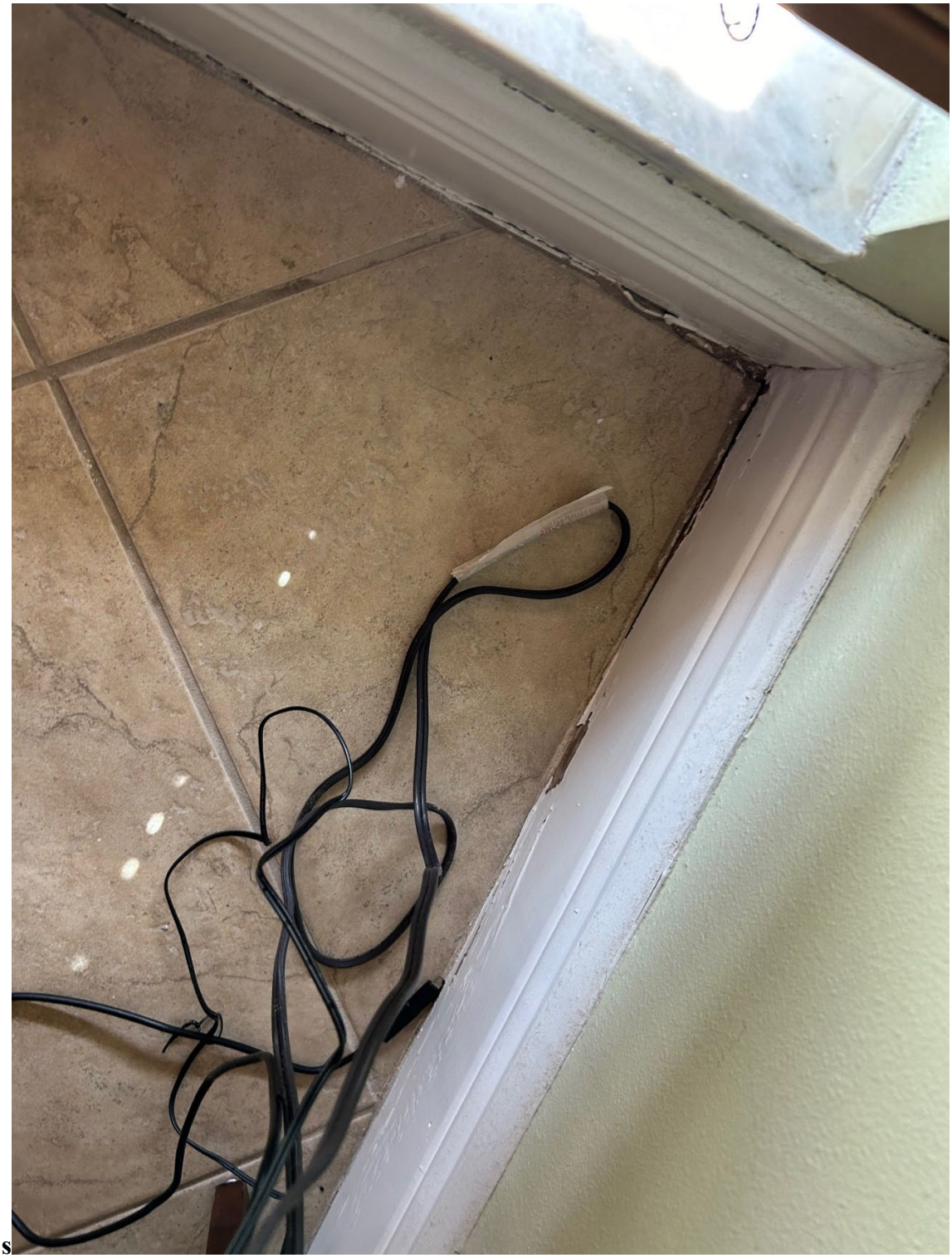
2.2 INTERIOR ASSESSMENTS – 911 HURON COURT

Unit 2

This Unit 2 had part of the ceiling cut out in the guest bathroom. Probably required to repair a leak as there was a plumbing trap directly above this hole. Chronic water leaks can cause slow deterioration of structural components. Suggest being sure the water leak is fixed before repairing the drywall below it.

Unit 3

This unit had some water damaged baseboards in the kitchen underneath the window. Suggest having this baseboard repaired after the source of the water was determined and corrected.



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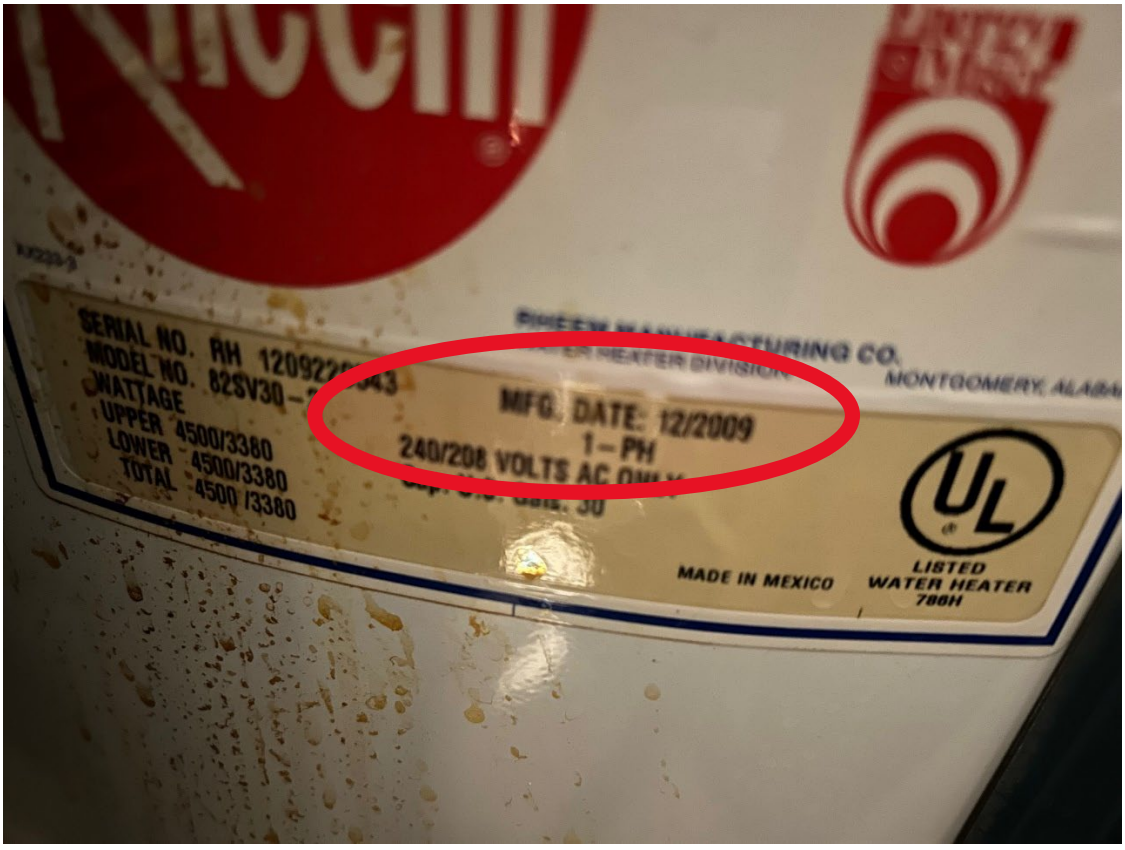
Unit 7

This unit also had some evidence of a water leak on the ceiling of the guest bath. Appeared that repairs were underway so the source of the water leak must have been repaired.

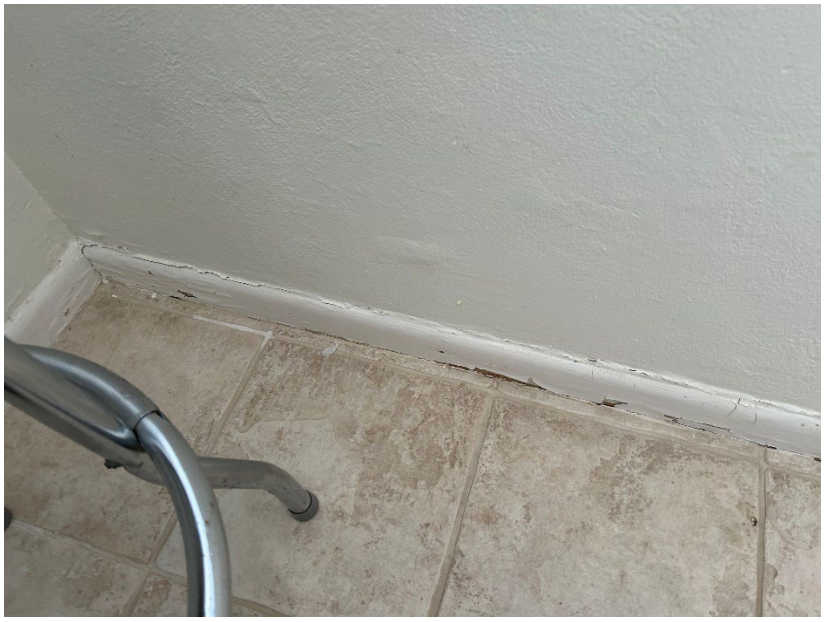
Unit 8

This unit had a water heater that was 15 years old. The general rule is for water heaters in multi-unit buildings to be changed out every 12-15 years. This unit had rust on the top and around the bottom, which can be early signs of an impending tank failure. Suggest having this water heater replaced as soon as possible, and have all residents check the age of their water heaters and change any that are 15 years old or older.



Unit 10

This unit had evidence of water damage in the kitchen and living room near the window. Suggest having the source of this water determined and corrected. Then have the water damaged repaired and monitored over time to see if any dampness returns to this area.



3.1 ROOF FRAMING ASSESSMENT

The roofs of these buildings are framed with pre-engineered wood trusses. The attic was accessed to assess the condition of these trusses. All trusses observed were in good condition with appropriately size gusset plates at intersections. Double straps and hurricane clips were also noted in place as required by current codes. No checking or splitting of wood members were seen, and plywood roof decking showed no signs of deterioration.

Typical Wood Trusses

One Condition in Attic to Address

There appeared to be several holes in the party wall between units that acts as a smoke barrier (draft stop). It is important that any holes in this wall be filled with a fire resistant material to maintain the smoke separation in the event of a fire. Suggest having any such holes filled and sealed by a qualified fire proofing technician.

3.2 ROOF ASSESSMENT

Roofing on these buildings is a combination of a cement coated metal tile mansard and a modified bitumen membrane over the low slope areas. Roofing was installed in 2021 and appeared to be in good condition with no roof leaks on any ceilings. This type of roofing system is known to have a useable service life of 30-35 years if properly maintained so remaining service life exceeds 30 years. Access to the roof could not be obtained due to the need for multiple ladders and unsafe conditions.

3.1 INSPECTION CONCLUSIONS

It is the professional opinion of this inspector that the Huron Cove Condominiums located at 911 Huron Court in Marco Island, Florida are structurally sound and qualify for re-certification using the Phase One Visual Assessment Guidelines of Title XXXIII, Chapter 553, Section 899 of the 2022 Florida Statutes.

Attached is the Structural Re-certification One Page Summary completed with data from this inspection, to which I have affixed my professional registration stamp as well. This should complete the structural re-certification process for these buildings.

For additional information, please contact your inspector: E. Brad Bondurant, Registered Architect and member of the Certified Commercial Property Inspectors Association (CCPIA)

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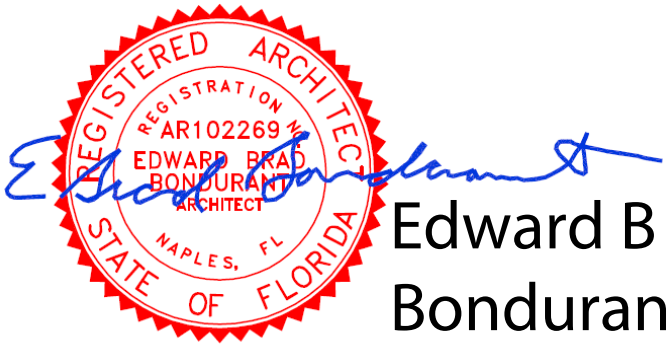

Edward B Bondurant

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