



January 20, 2025

MONTERREY CONDOMINIUM ASSOCIATION

Attn: Ms. Deana Paul
980 Cape Marco Drive
Marco Island, Florida 34145
Telephone: 239.642.6809
Mobile : 239.738.2525
Email: monterreycondo@gmail.com

Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I
Monterrey Condominium
980 Cape Marco Drive
Marco Island, Florida
SOCOTEC Project Number VS242430

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 a 20-story residential structure located on the south side of Cape Marco Drive in Marco Island, Collier County, Florida. The building contains 136 individual units and was constructed circa 1996.

Methodology of Phase I Inspection

Professional engineering personnel, led by a licensed professional engineer, from our firm visited the subject property on September 4 and 5, 2024, to evaluate the current structural condition of the subject building. During our visits we inspected the major structural components of the building, common (“non-habitable”) areas and habitable residential units across the subject building.

Our evaluation consisted of inspecting a representative sample of the interior units, all common areas, parking garage, exterior elevations, and roof. Both photographs and field notes were used to document the observations.

Substantial Structural Deterioration/Material Findings

During the completion of our Phase I Milestone Inspection for the subject property, we did not observe/find/document any evidence of **substantial structural deterioration** of the building structural components. Therefore, it is our professional engineering opinion that a Phase II of the milestone inspection is not required. We reserve the right to amend our opinion should new information be brought to our attention

The building components that warrant additional attention are two structural beams located in the garage that each have a crack at what appears to be a cold joint in the concrete. Our recommendation is to install multiple crack gauges at each location and perform monthly monitoring for at least six months. In addition, these cracks should be sealed with a structural epoxy to protect the underlying structural elements.

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 are not considered substantial structural deterioration, but left as is offers the potential to cause structural deterioration:

- Loose rail posts
- Water intrusion
- Stucco cracking
- Waterproofing over parking
- Corroded Fenestration fasteners, brackets, & hardware
- Concrete restoration of deck edges

Refer to Appendix A for representative photographs.

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	A set of architectural and structural building plans were available for review. The plans were prepared by Cano, Sotolongo & Associates, Inc.
Access to building components	Access to the residential units and common areas was provided by the on-site maintenance staff. We viewed all grade level areas, the roof, the stairwells, the exterior walls, and individual units.
Past engineering reports	We were not provided any past engineering reports.
Past building repairs	We have been involved with the following previous repairs: Roof Replacement and Concrete Restoration.

Description of Building

The subject building is a cast-in-place concrete framed structure. According to the provided plans, the residential building is supported on deep foundations. The ground floor slab consists of a 4-inch concrete slab on well compacted fill over a polyethylene vapor barrier (interior slabs only) with synthetic engineered fibers. The remaining floors and roof system consists of an 8-inch post-tensioned concrete slab. The exterior walls of the structure consist of stucco-covered masonry concrete block in-fill.

Representative Photographs

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



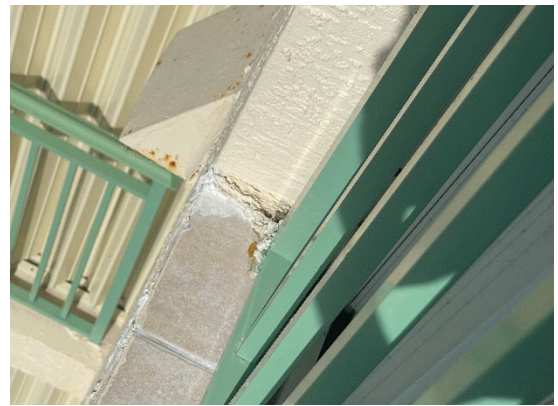
View on top of roof.



View of terrace. (Unit 1007)



Cracked arch accent at column base. (Unit 1401)



Efflorescence from terrace post pockets. (Unit 1701)

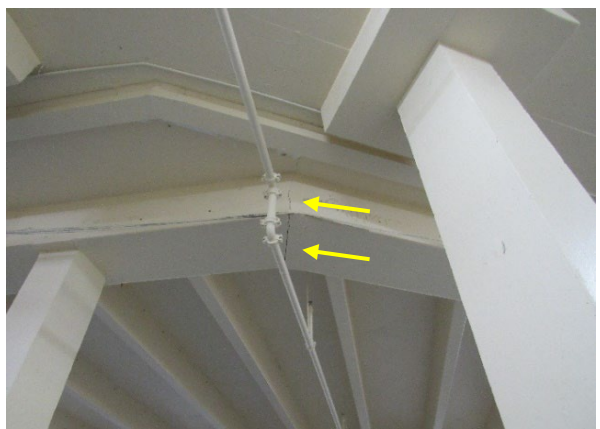
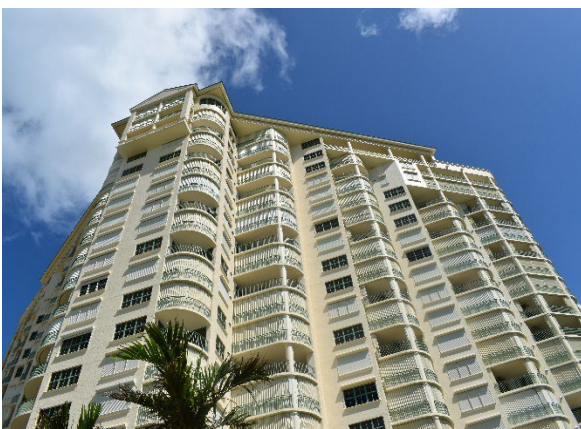


Staining between rail and column (Unit 701)



Stain on deck at post pocket. (Unit 701)

	
Concrete cracks at corroded fasteners (Unit 402)	Vertical crack on stucco under windowsill (Unit PH5)
	
Opening in stucco near post pocket (Unit 604)	Sliding Glass Door Corrosion (Unit 1606)
	
Water intrusion. (Unit 806)	Staining at post pocket (Unit 305)

	
Loose tile & exposed deck (Unit 305)	Column arc. accent base crack (Unit 1608)
	
Water intrusion. (Unit 1007)	Sliding Glass Door's Screen Door Corrosion (Unit 908)
	
Crack in beam – garage	View of exterior elevation.

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 immediately 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 consultant. We recommend that you read this report thoroughly and contact us with any questions.

Sincerely,
SOCOTEC CONSULTING, INC.

Thomas E. Conrecode, P.E.
Principal Engineer
FI Registration 46571