



FLORIDA ENGINEERING LLC

9413915980

inspections@fleng.com



RESIDENTIAL REPORT

Nautilus Condominium Association

848 Collier Ct.

Marco Island, Florida 34145

Phase One Milestone Inspection



Purpose:

The purpose of this report is to document the Structural Milestone Inspection - Phase 1, on the subject property. The scope of this Milestone Phase-1 Inspection is limited to the visual inspection only and is documented as such.

The Phase One Milestone Inspection part of this report was performed under the terms of the contract with the client and in accordance with Florida Statute 553.899 to attest to the life safety and adequacy of the structural components of the building and to determine, to the extent reasonably possible, the general structural condition of the building and whether there is a substantial structural deterioration negatively affecting the building's general structural condition and integrity.

The Phase One Milestone Inspection part of this Report was not undertaken to make any determination on whether any part of the building is in compliance with the current Florida Building Code. Thus Florida Engineering is not expressing any opinion with respect to whether this building complies or not with the Florida Building Code or fire safety code.

The opinion expressed the Phase One Milestone Inspection part of this report by Florida Engineering as to whether there is any substantial structural deterioration or not are made within a reasonable professional probability based on the scope of the inspection outlined in this report.

Furthermore, this entire report is not intended to and does not address the presence or absence of hazardous material or petroleum substances, asbestos, lead, PCBs or toxic soils on this property.

Type of Building : Condominium/Multifamily

Exterior Construction Type: Concrete/Masonry



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PHASE ONE MILESTONE INSPECTION

Property Name

Nautilus Condominium, Inc.

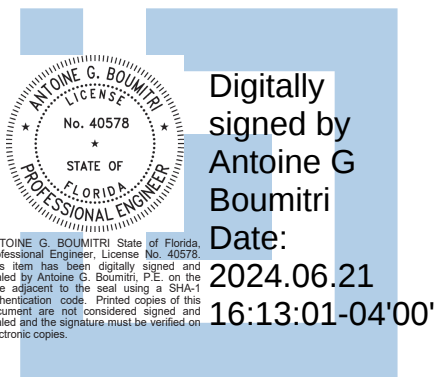
848 Collier Ct.
Marco Island, Florida 34145

Prepared by:

Antoine Boumitri, PE, SI
Florida PE # 40578 & SI # 0763

Date:

6/18/2024



Inspection Start Date: 3/29/24 Inspected By: Antoine Boumitri
 Inspection End Date: 3/29/24 Title: Engineering Project Manager
 Florida PE#40578 & SI#0763 Signature: A. Boumitri

1. BUILDING MILESTONE INSPECTION PHASE 1 - Summary of Findings & Recommendations
a. Name on Title: Nautilus Condominium, Inc.
b. Street Address: 848 Collier Ct., Marco Island, FL 34145
c. Legal Description: Not Available
d. Owner's Name: Nautilus Condominium, Inc.
e. Owner's Mailing Address: Nautilus Condominium Association, C/O Resort Management 815 Bald Eagle Dr. #201 Marco Island, FL 34145
f. Folio Number of Property on which Building is Located:
g. Building Code Occupancy Classification: Residential-R2
h. Present Use: Condominium
i. General Description:
Built in 1980, Nautilus Condominium is one concrete building that is 4 stories and accommodates a total of 21 condominium units. There are three livable floors with parking tucked below. The building is equipped with portable fire extinguishers and a fire alarm system with pull stations on all levels. There is one hydraulic elevator with a load capacity of 2,400-pounds that provides access to all floors. There are two sets of concrete stairs with aluminum handrails that are located at the ends of the building. The flat sections of the roof were replaced in 2022, and the mansards were installed in 2023. The building was sealed and painted in May of 2019.
j. Additions to original structure: N/A

1. Building Milestone Inspection Phase 1 Summary (Cont'd)

k. Date of notice of required inspection – N/A

l. Date(s) of actual inspection

I. PHASE 1 –March 29, 2024

II. PHASE 2 – Not Required

m. Name and qualifications of individual submitting report: Antoine Boumitri, PE, SI with over 35 years of experience as a Professional Structural Engineer and Threshold Building Inspector

n. Description of laboratory or other formal testing, if required, rather than manual or visual procedures

N/A

o. Immediate Structural repair required by Florida Statue Section 553.889-note appropriate line:

None required.

p. Recommended General maintenance/repair items:

1. Minor cracking in concrete column between Units 301-401.
2. Minor cracking in concrete column between Units 206-306.

q. Required (describe and indicate acceptance)

None required.

r. Final Milestone Inspection Phase 1 - Summary Note: No Further Milestone Inspection Phase 2 is required.

s. There is no substantial structural deterioration observed in this building per FSS 553.899.
As such the building is safe for continued occupancy per Florida Statue Section FSS 553.899.

2. Phase One Milestone Inspection & Reserve Study

2A. FOUNDATION & STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant), Based on Visual Inspection

1. Bulging – None observed
2. Settlement – None observed
3. Deflections – None observed
4. Expansion – None observed
5. Contraction – None observed

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)

None observed.

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

No significant cracking, spalling, peeling, signs of moisture penetration, or stains were observed.
Minor cracking in two concrete columns was noted.

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.

All cracks observed were HAIRLINE to FINE in width.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.

See repair items 1.p.1 and 1.p.2.

f. Previous patching or repairs – All previous patches or repairs were noted to be in good condition.

2B. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:
a. Concrete masonry units – Good
b. Clay tile or terra cotta units – N/A
c. Reinforced concrete tie columns – Good
d. Reinforced concrete tie beams – Good
e. Lintel – No issues observed
f. Other type bond beams – No issues observed
g. Masonry finishes -exterior
X 1. Stucco
2. Veneer
3. Paint only - Partial
4. Other (describe)
N/A
h. Masonry finishes – interior
1. Vapor barrier –
X 2. Furring and plaster - Drywall
3. Paneling –
4. Paint only –
5. Other (describe)
i. Cracks
1. Location – note beams, columns, other - Cracks/spalling in masonry columns
2. Description
See repair items 1.p.1 and 1.p.2.
j. Spalling
1. Location – note beams, columns, other – Cracks/spalling in masonry columns:
2. Description
None observed.

k. Rebar corrosion-check appropriate line
X 1. None visible
2. Minor-patching will suffice
3. Significant-but patching will suffice
4. Significant-structural repairs required
l. Samples chipped out for examination in spall areas
X 1. No
2. Yes – describe color, texture, aggregate, general quality
NOTES: N/A

2C. FOUNDATION

a. Describe the building foundation:

Concrete foundation below grade. No signs of settlement or any other issues to suggest problems were observed. As such, no further investigation is required.

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

No signs of differential settlement were observed.

e. Is water drained away from the foundation? (Yes/No): Yes

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe:

No additional investigations are warranted at this time.

2D. FLOOR AND ROOF SYSTEM

a. Roof

1. Describe (flat, slope, type roofing, type roof deck, condition)

Flat roof on top of a concrete roof deck and covered with modified bitumen. The mansards are supported by a metal truss system and are covered with standing seam metal panels. The flat portion of the roof was re-surfaced in 2022 and the mansards were installed in 2023. The roof was observed to be in good condition.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

A/C condensing units are located on the roof top. The equipment and supports were observed to be in good condition.

3. Note types of drains and scuppers and condition:

Scuppers directed to metal downspouts for drainage. Good condition.

2E. SOFFITS

a. Description

Vented plywood soffits.

1. Describe (type of system framing, material, spans, condition)

Wood framed. The soffits were noted to be in good condition.

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
All areas required for inspection were visible. It was not necessary to open any ceilings.

2F. STEEL FRAMING SYSTEM
a. Description
Steel truss system used to support mansards.
b. Exposed Steel- describe condition of paint and degree of corrosion
Good condition. The mansards were installed in 2023.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A
d. Elevator sheave beams and connections, and machine floor beams – note condition:
Good condition.
NOTES:
N/A

2G. CONCRETE FRAMING SYSTEM
a. Full description of structural system
Concrete foundation, concrete slabs, beams, and columns. CMU walls. Concrete roof deck.
b. Cracking
1. Not significant
2. Location and description of members affected and type
Minor cracking in two concrete columns.
c. General condition
Good condition.
d. Rebar corrosion – check appropriate line
X 1. None visible
2. Location and description of members affected and type and cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe)
e. Samples chipped out in spall areas:
X 1. No
2. Yes, describe color, texture, aggregate, general quality:
NOTES: N/A

2H. EXTERIOR WALLS

a. Description

CMU walls with a painted stucco finish. The building was reported to have been painted in May of 2019.

No unsafe conditions observed.

2J. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

Mix of impact rated and aluminum framed original windows. There were no issues observed with the windows. The windows are the responsibility of the individual condo owners to maintain and replace.

b. Anchorage- type and condition of fasteners and latches

Mechanically fastened. Good condition.

c. Sealant – type of condition of perimeter sealant and at mullions:

Silicone caulk or similar. Good condition.

d. Interiors seals – type and condition at operable vents

Not observed.

e. General condition:

Good condition.

No unsafe conditions observed in any of the above features.

2K. DOORS
a. Type
Metal doors set in wood frames. The doors are the responsibility of the individual condo owners to maintain and replace.
e. General condition:
Good condition.
No unsafe conditions observed in the doors' features.

2L. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

Interior partition walls.

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

No framing issues. Good condition.

c. Joints – note if well fitted and still closed:

Good condition.

d. Drainage – note accumulations of moisture

No accumulations of moisture observed.

e. Ventilation – note any concealed spaces not ventilated:

No issues with ventilation

f. Note any concealed spaces opened for inspection:

N/A

NOTES:

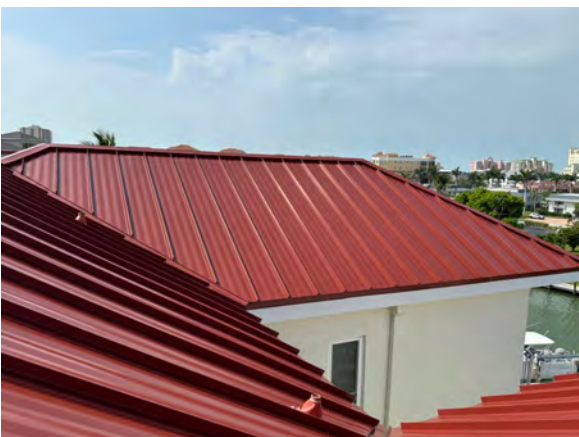
No unsafe conditions observed in above wood features.

3. ADDITIONAL INSPECTION FINDINGS AND NOTES	
3A. HVAC	
A/C condensing units are located on the roof top. There were no issues observed or reported to the HVAC systems.	
3B. Plumbing System	
“As-built” plans of the Property were unavailable for review to determine the below ground components; thus, we were unable to physically identify all types of piping used throughout the Property. However, according to available information and observations, supply piping appears to be copper , and waste and vent piping appears to be PVC. The plumbing systems appeared to be in generally good condition. The water pressure and drainage were reported to be adequate. No abnormal plumbing problems were reported by the Property representative.	
3C. Electrical System	
Electrical service enters the building from utility-owned transformers, providing 120/208-Volt, three-phase, four- wire service. Units were noted to be individually metered (150-Amps minimum per unit). The distribution wiring was noted to be copper. In general, the electrical systems for the Property, including main switchboards, transformers, distribution circuit breaker panels, contactor, lighting, and wiring system appear in good condition and adequately sized for the intended use of the facilities.	
3D. Swimming Pool	
There is one concrete swimming pool on the property.	
The swimming pool and equipment were noted to be in generally good condition.	
No immediate unsafe conditions were observed in all the above categories.	
Final Milestone Inspection Phase 1 Note: No Milestone Inspection Phase 2 is required at this time.	

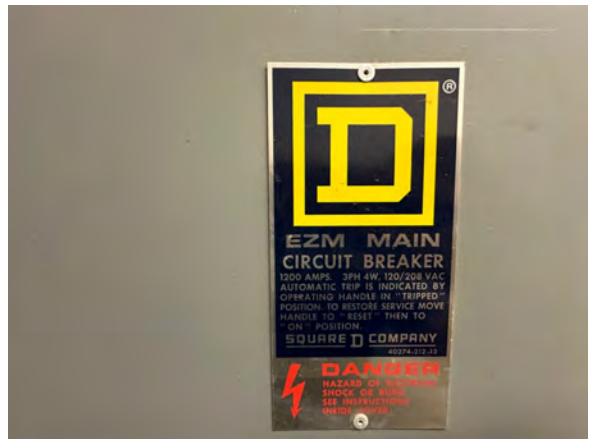
General Exterior



General Rooftop



General Electric



Life & Safety



Repair Items



1.p.1



1.p.1



1.p.2