



**MILESTONE INSPECTION –PHASE I
REPORT**

Princess Del Mar Condominium
174 South Collier Boulevard.
Marco Island, Florida 34145

SOCOTEC Project Number VS240425

June 2024



June 24, 2024

PRINCESS DEL MAR CONDOMINIUM OWNER'S ASSOCIATION, INC.

Attn: Robert Fesik – Community Association Manager

174 South Collier Boulevard

Marco Island, Florida 34145

Telephone: 239.394.5097

Email: rfesik@resortgroupinc.com

Subject: Summary of Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I
Princess Del Mar Condominium
174 South Collier Boulevard
Marco Island, Florida 34145
SOCOTEC Project Number VS240425

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 Princess Del Mar Condominium consists of one 13-story residential high-rise structure that is located along the West side of South Collier Boulevard in Marco Island, Collier County, Florida. The subject condominium contains 72 individual residential units. The subject structure was developed circa 1979. Please note, this Phase I Milestone

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Inspection Letter pertains only to the Princess Del Mar Condominium as mentioned above.

Methodology of Phase I Inspection

Professional engineering personnel, led by a licensed professional engineer, from our firm visited the subject site on April 23, 2024, to evaluate the current structural condition of the subject building. During our visit we inspected all common (“non-habitable”) areas, 25% of the habitable residential units across the subject building, and all major structural components.

We began our evaluation by inspecting the exterior of the subject building with a telephoto lens camera. Following the inspection of the subject building’s exterior, we proceeded with the residential unit inspections. We inspected (18) individual residential units during our inspection of the subject building. During our individual unit inspections, we inspected the windows/sliding glass 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 rooms). Finally, we inspected all common areas including the roof, fire protection system control room, fire pump room, generator rooms, electrical room, lobby, elevator equipment room, elevator shaft, and various other common areas looking for signs of any structural distress. Please refer to the Appendix A, for observations and information noted during our inspection on the interiors and exteriors respectively.

Substantial Structural Deterioration/Material Findings

Following the completion of our Phase I inspection for the subject building, we **did not** observe any conditions that we considered **substantial structural deterioration**. Therefore, it is our professional engineering opinion that **Phase II** of the Milestone Inspection is **not required**.

We did not observe any substantial structural deterioration that would pose a threat to the public health, safety, or welfare structure. 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 are not considered substantial structural deterioration:

- We observed cracks and distressed concrete along some of the residential balconies.
- Cracked/Delaminated stucco throughout the building facades,
- Exposed/Corroded reinforcing steel was observed along several residential unit balcony deck edges.
- Unsealed penetrations in the roof parapet left by past swing stage utilization.
- Delaminated paint was observed at several locations along the building's exterior.

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 partial set of the original construction plans were available for review. The plans were prepared by Gamble, Gilfroy, Martin, Architects, p.a. dated 1978.
Access to building components	Access to the residential units and common areas was provided by the current property manager, Robert Fesik. We viewed all grade level areas, the roof, stairwells, common rooms, exterior walls, and (18) individual units with balconies.
Past engineering reports	We were provided with a past TRC engineering report on structural condition of the main tower, dated March 31, 2022.
Past building repairs	We have worked with the Association on completing various projects in the past, including exterior restoration, roofing, and water intrusion investigation projects.
Past loading modifications	We did not observe any residential units that have modified their balconies into living space following original development.
Description of any known structural issues or concerns.	We were not notified of any ongoing structural concerns at the time of our visit.
Inspected Residential Units	504,503,506,402,605,204,205,302,404,604,704,803,902,901,905,1006,1201, PH-D



Description of Building

Based on the provided plans and our in-field observations, the subject building is a cast-in-place concrete framed structure, supported by reinforced concrete piles with a minimum safe load capacity of 120-Kips per pile. The typical elevated floor slab is supported by concrete columns and concrete walls. The loads of the structure are transferred to the concrete pilings via a system of grade beams and piling caps. The roof of the structure is covered with a Modified-Bitumen roofing system, coated with an additional elastomeric aluminum coating. The exterior walls of the building are masonry concrete block in-filled with an exterior stucco covered finish.

It is important to understand that this information is derived from both our observations and our experience with similar structures located in the same general area. While we were provided limited to no construction documents to review, we did not observe any structural components that deviate from what is typical of this type of structure.

Representative Photographs

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



View of concrete distress along a wall.



View of typical delaminated stucco.





View of delaminated tile with vegetation growth along unit balcony deck edge.



View of exposed and corroded steel reinforcement along deck edge.



View of distressed concrete along unit balcony deck edge.



View sign of potential water intrusion.

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

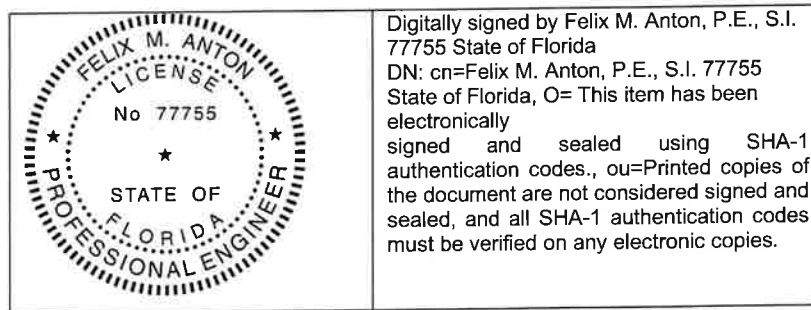


this report or that occur after the date of our evaluation are discovered, we be notified immediately to evaluate the nature of the condition. Additionally, the Association should report any modifications to the structure that would alter a structural component or change the loading condition to the 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.



BrandonOzdemir, E.I.
Staff Engineer

Felix M.Anton,P.E.,S.I.,FRSE
Senior Engineer, Special Inspector
Florida Registration No. 77755

Felix M. Anton, P.E. , Digitally signed by Felix
S.I., License No M. Anton, P.E. , S.I., License
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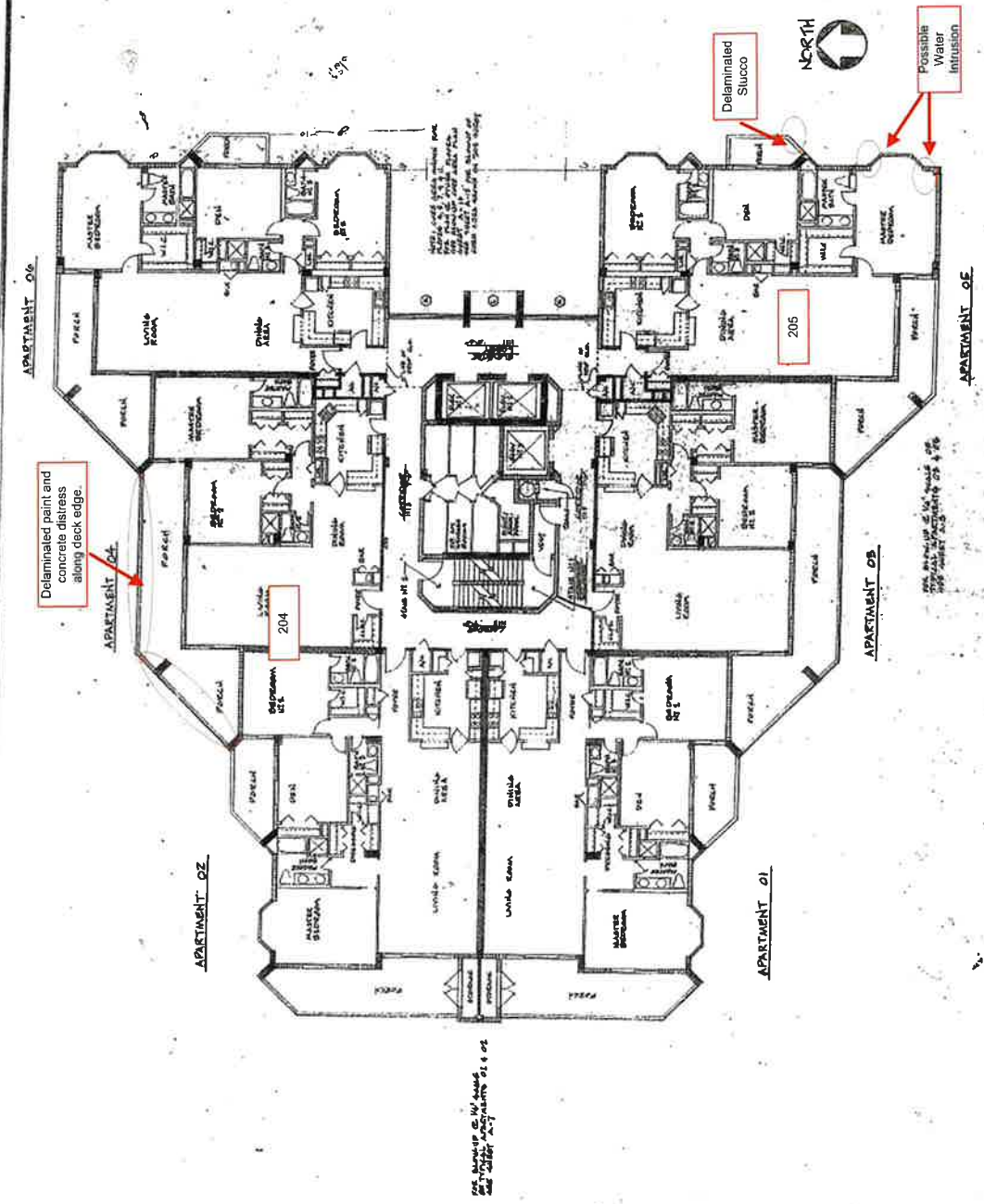


APPENDIX A



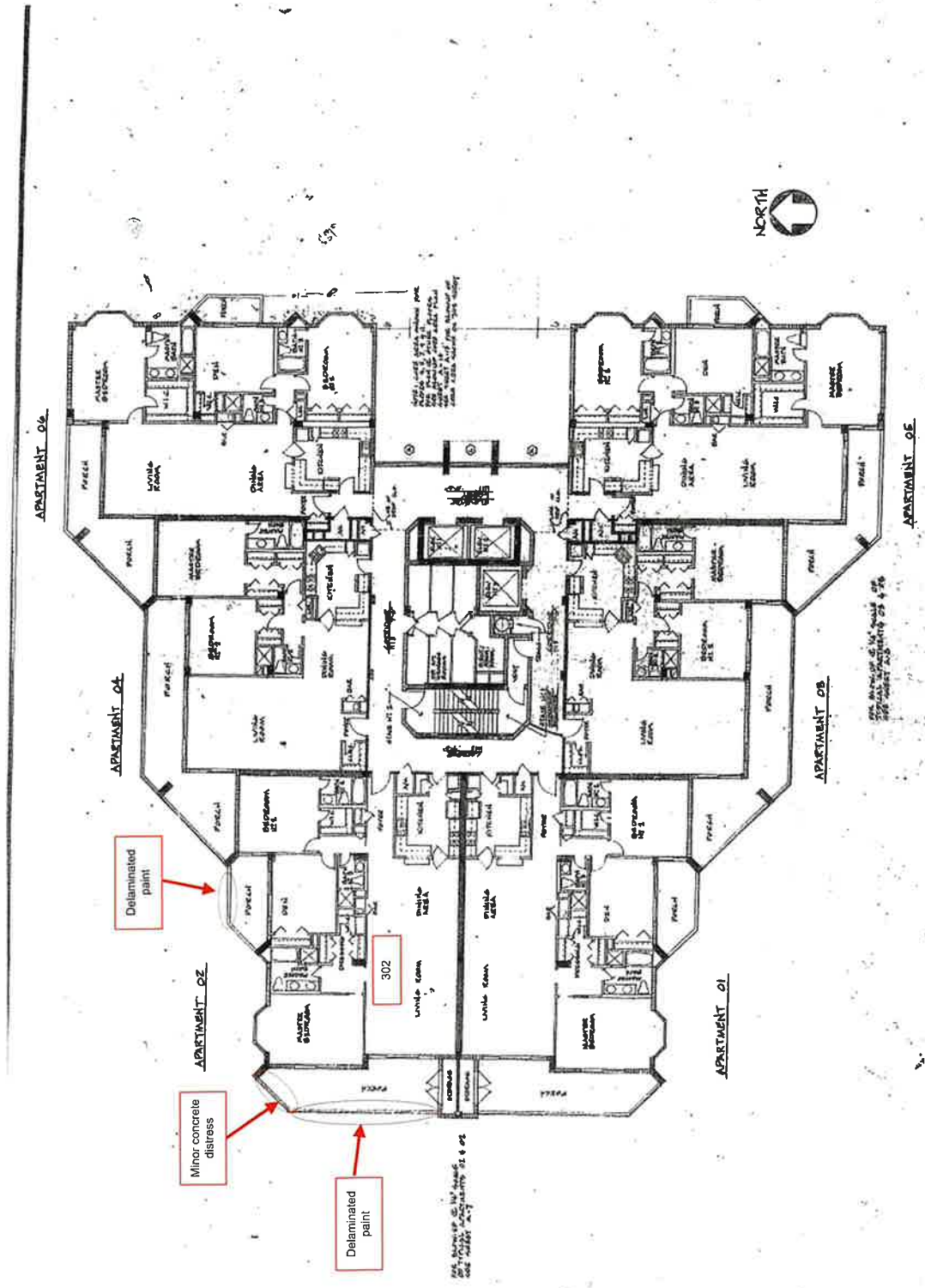
APPENDIX A

UNIT 204-205



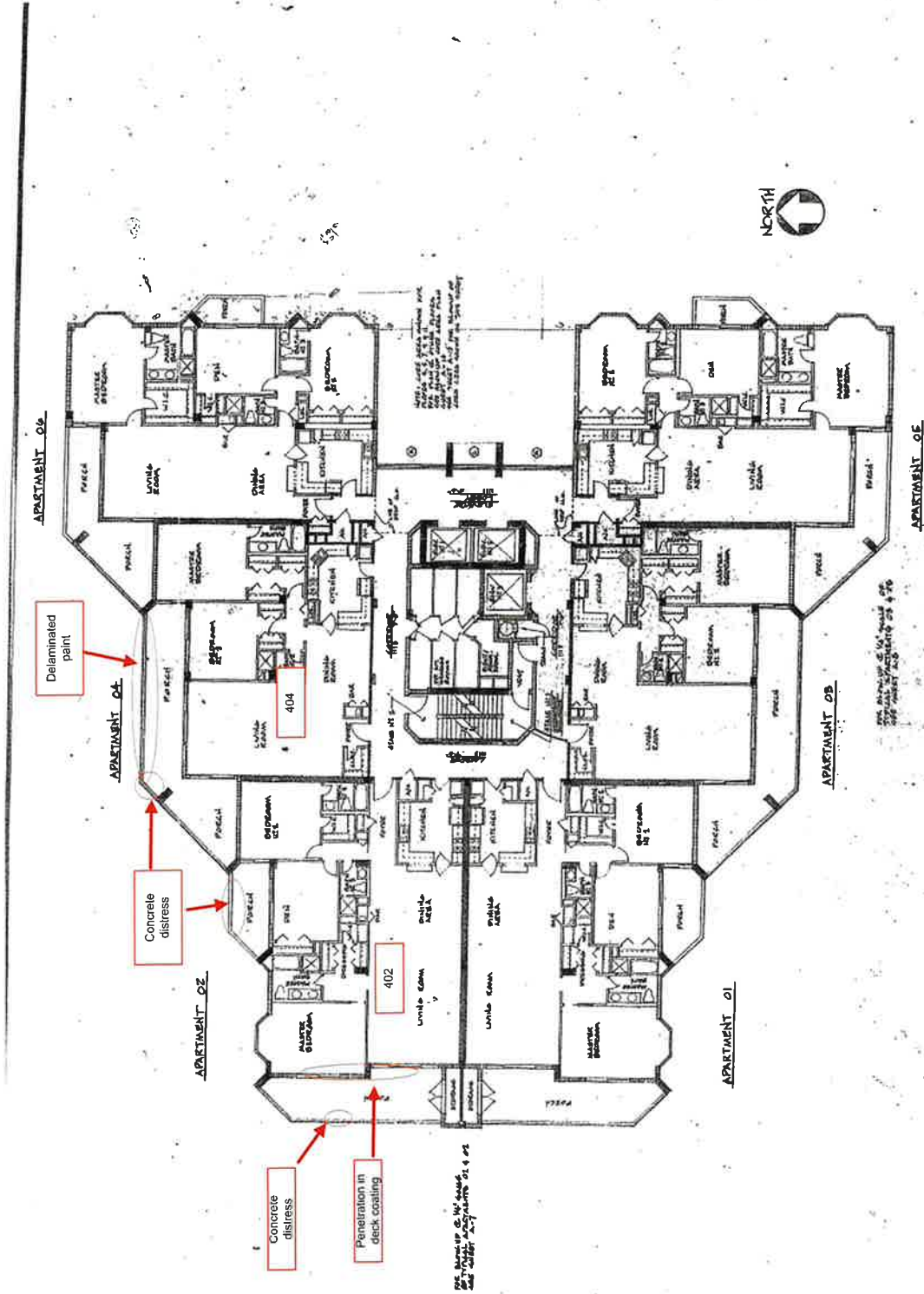


UNIT 302



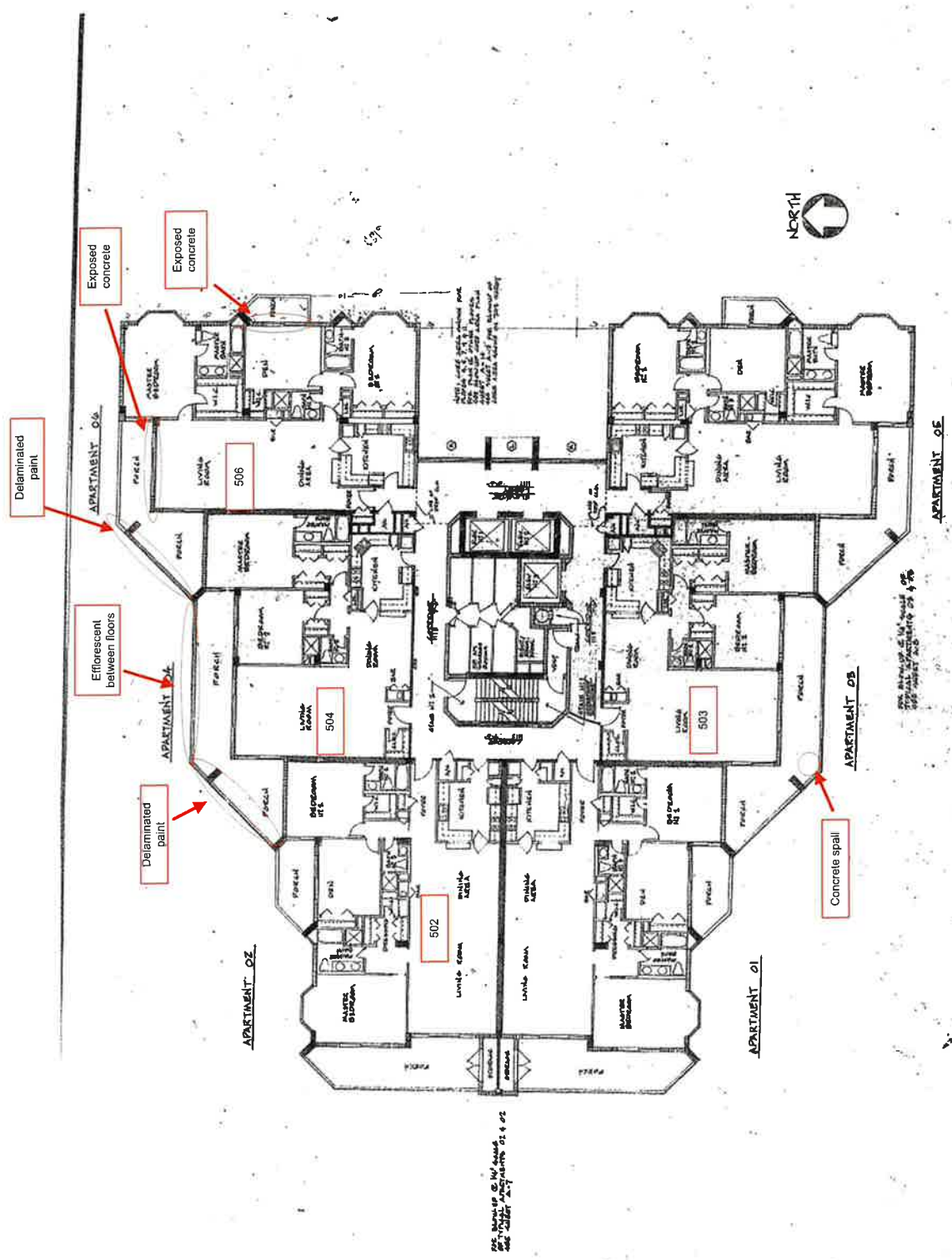


UNIT 402-404

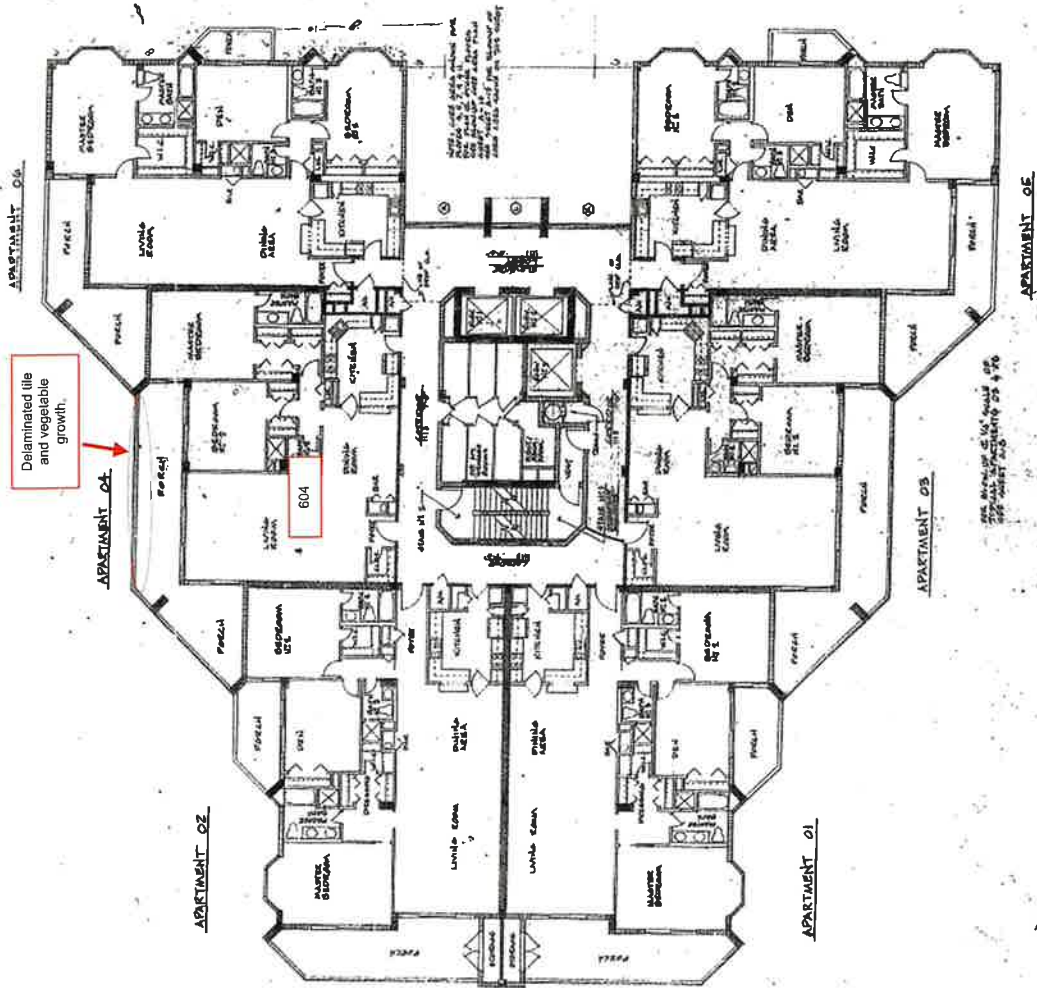




UNIT 506-504-502-503

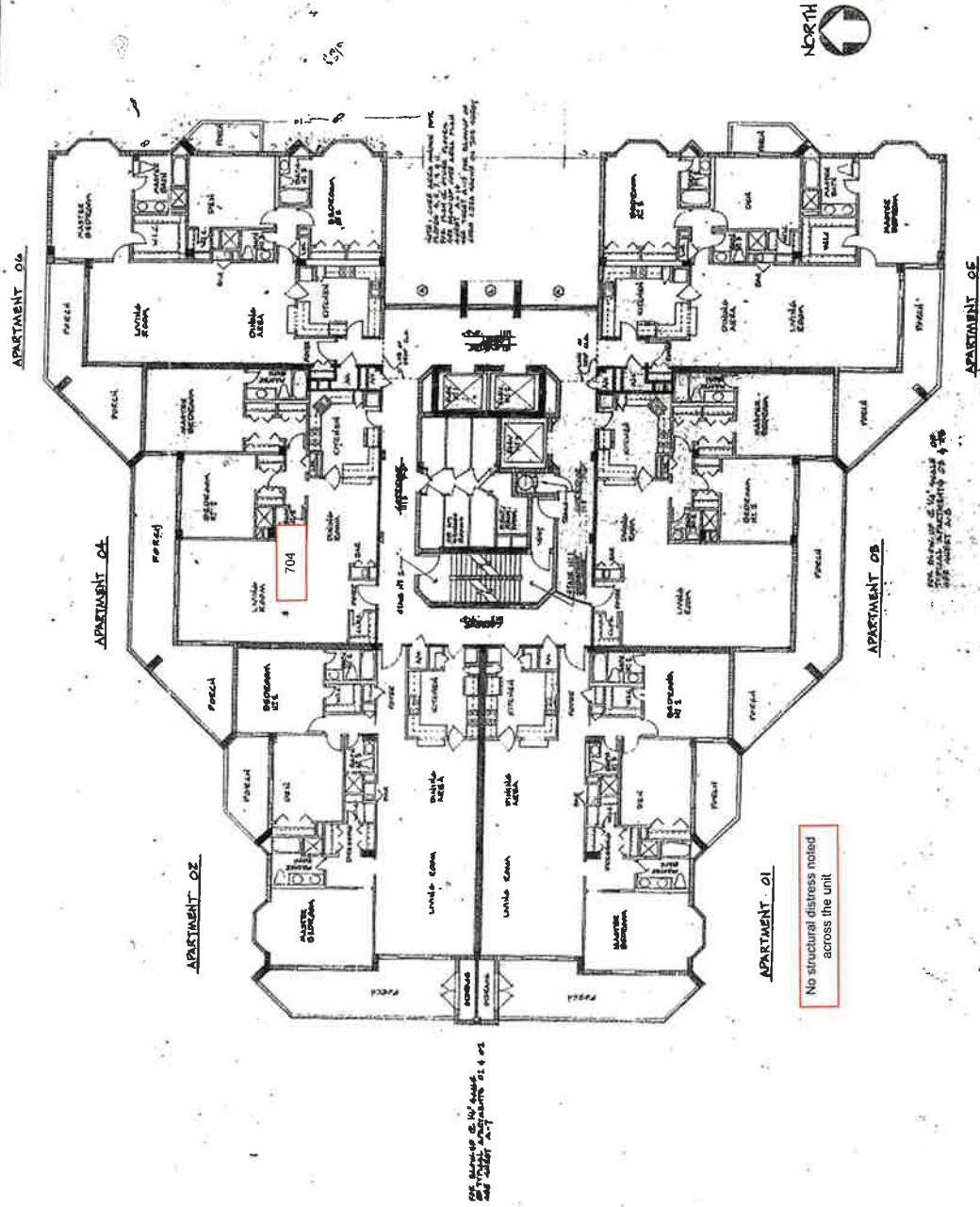


UNIT 604



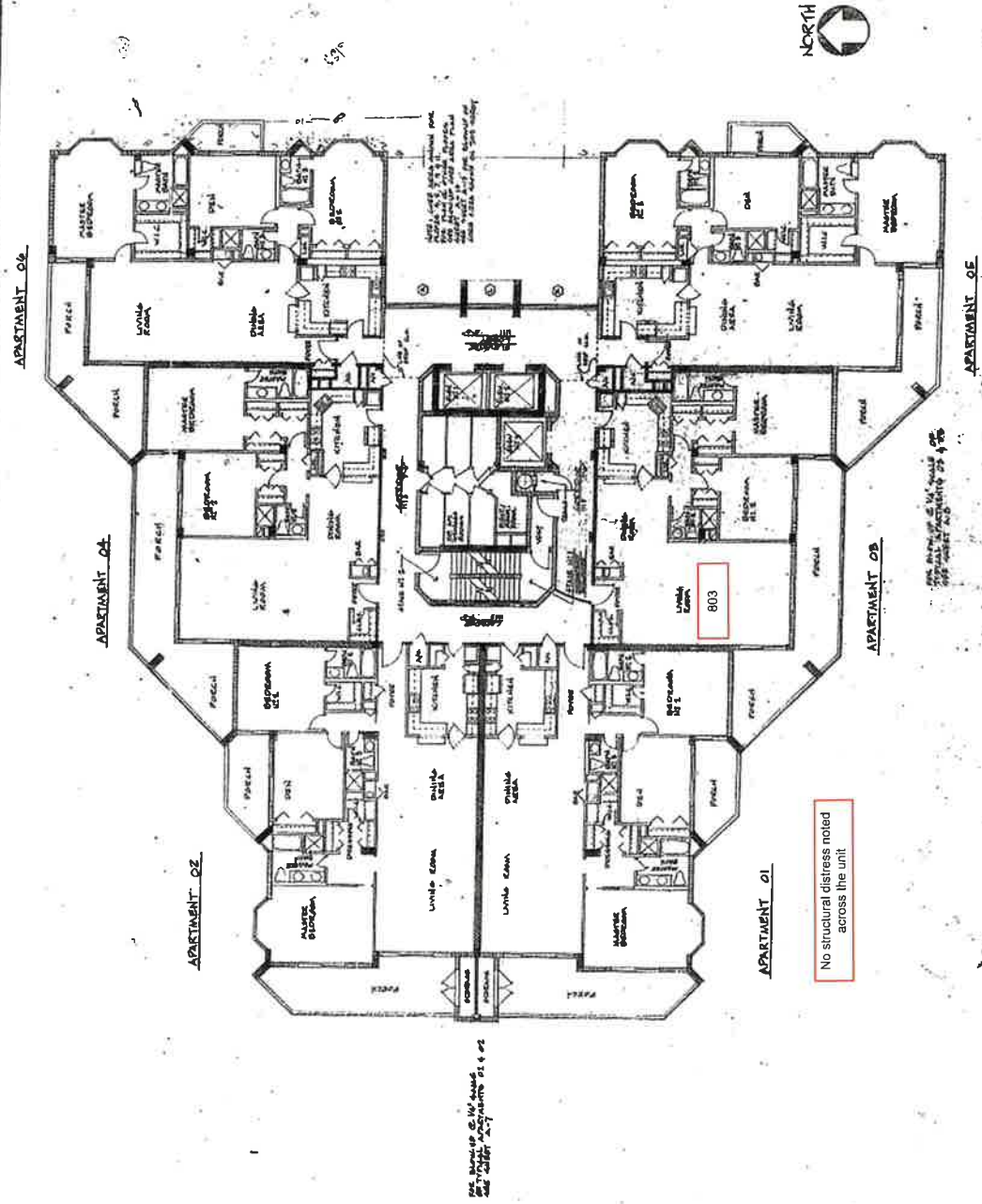
**Delaminated tile
and vegetable
growth.**

204 TO SUBVISED BY THE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535





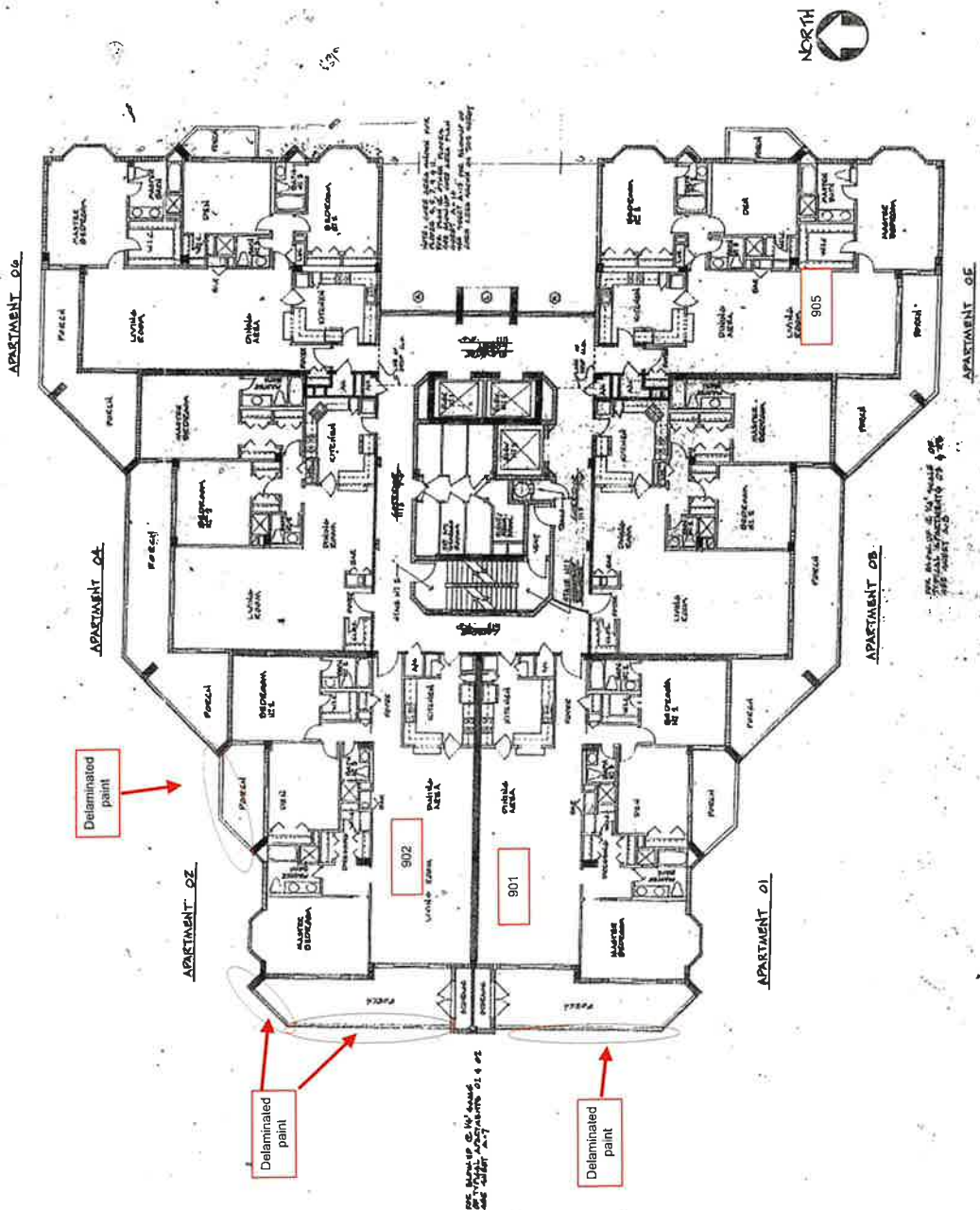
UNIT 803





UNIT 902,901,905

APPENDIX A

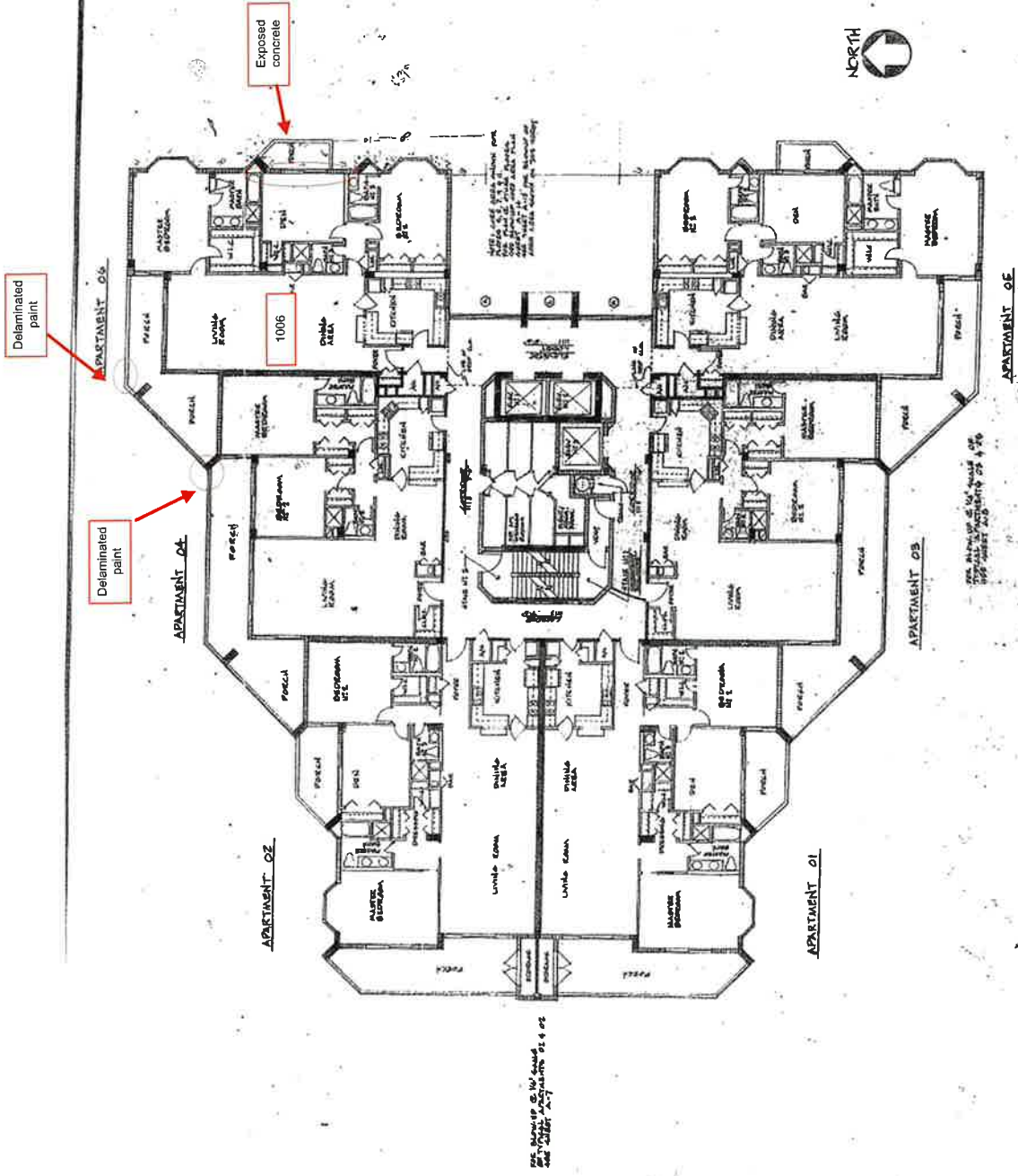


UNIT 1006

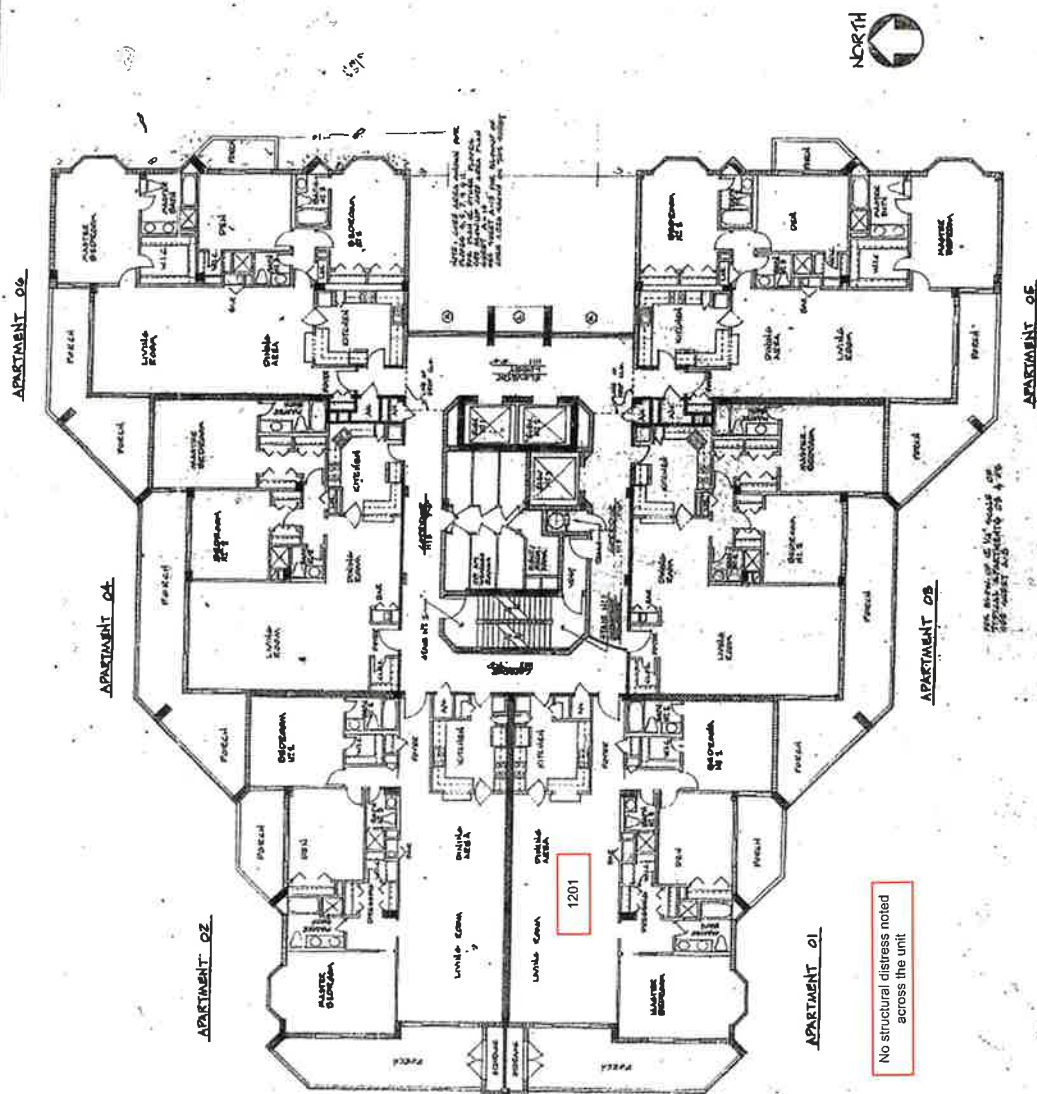


PRINCESS DEL MAR
SOCOTEC PROJECT NO. VS240425

APPENDIX A



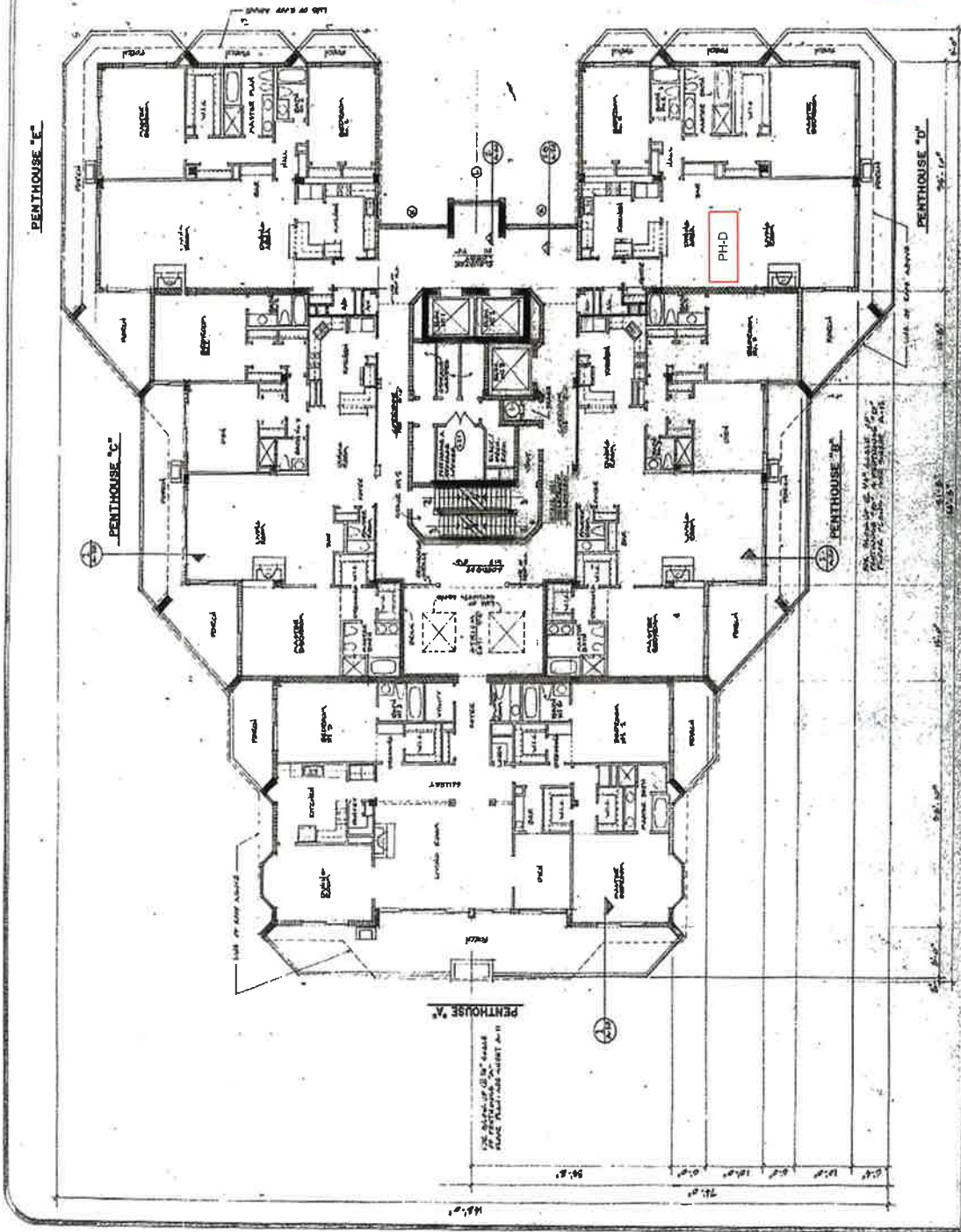
UNIT 1201





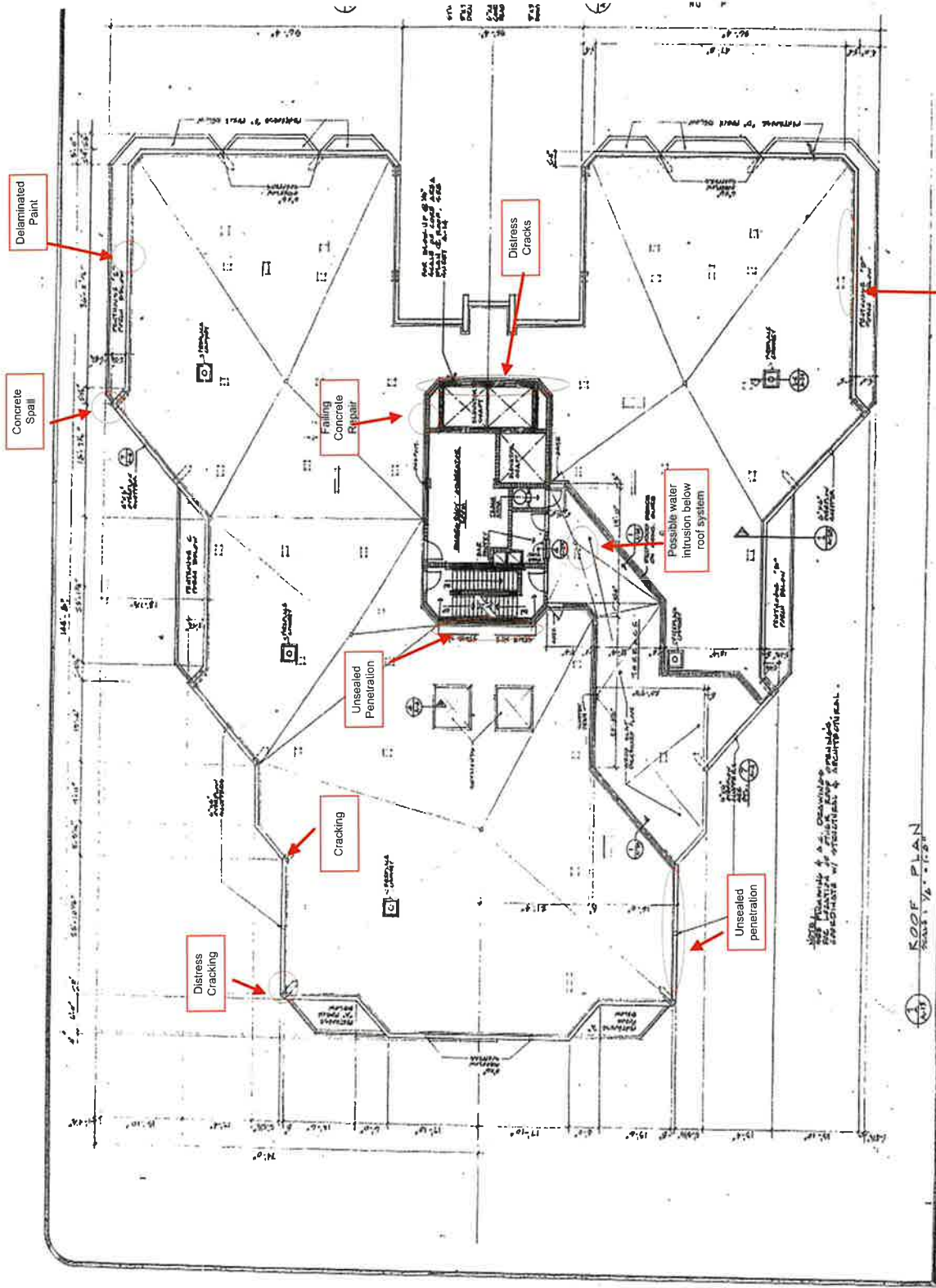
PH-D

No structural distress noted
across the unit



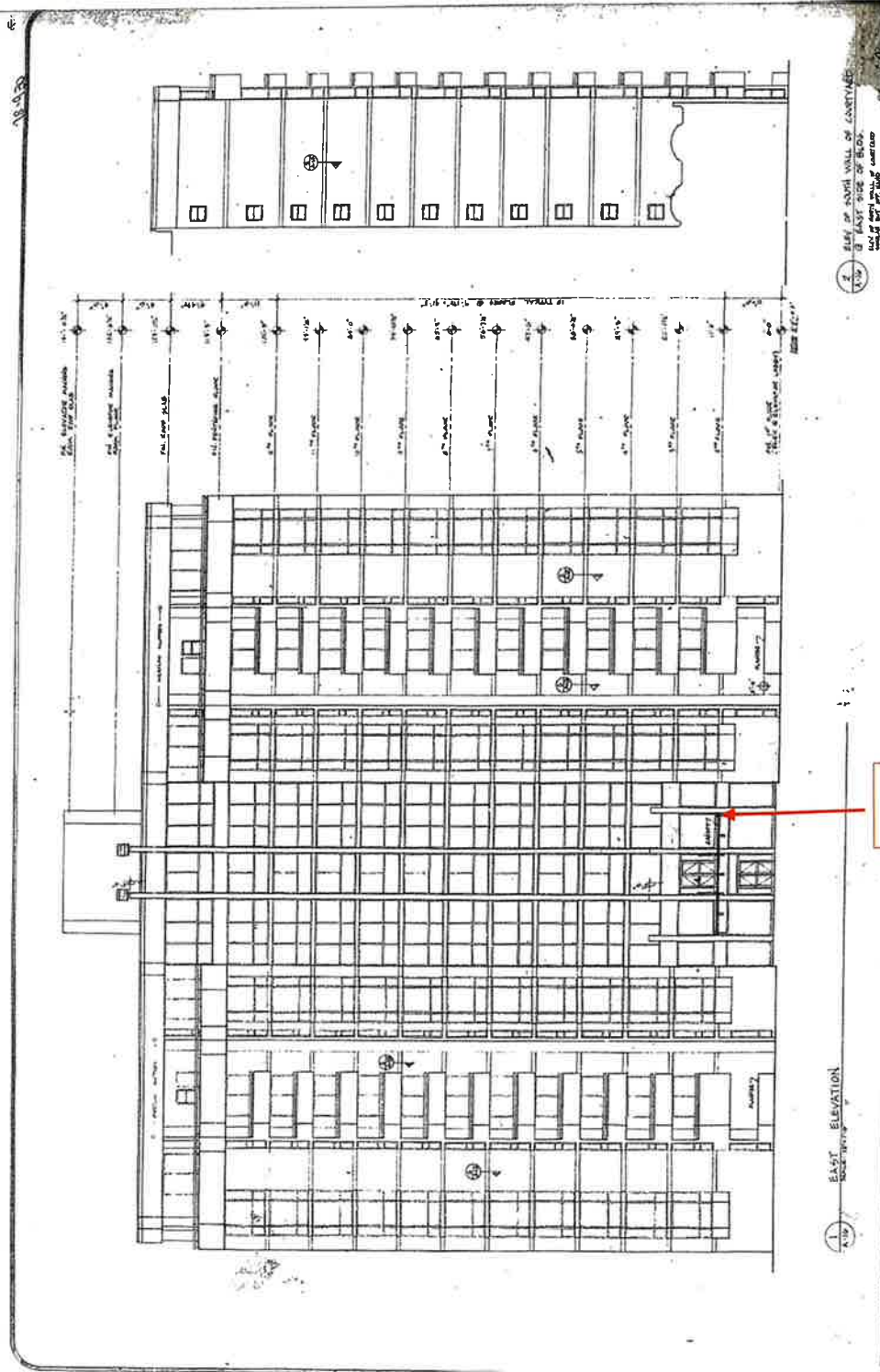


ROOF



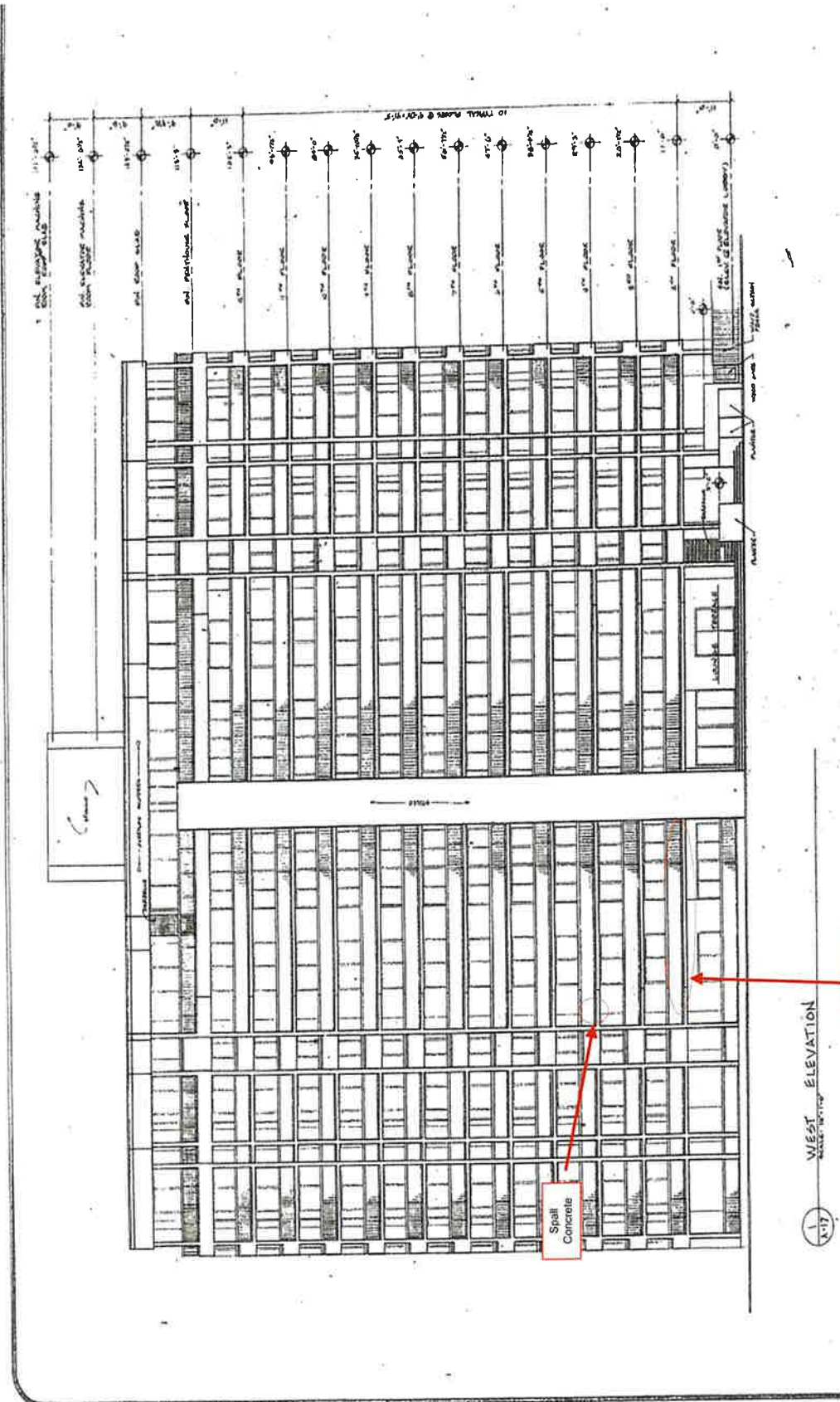
EAST ELEVATION

Fail repair





WEST ELEVATION



WEST ELEVATION

1/17

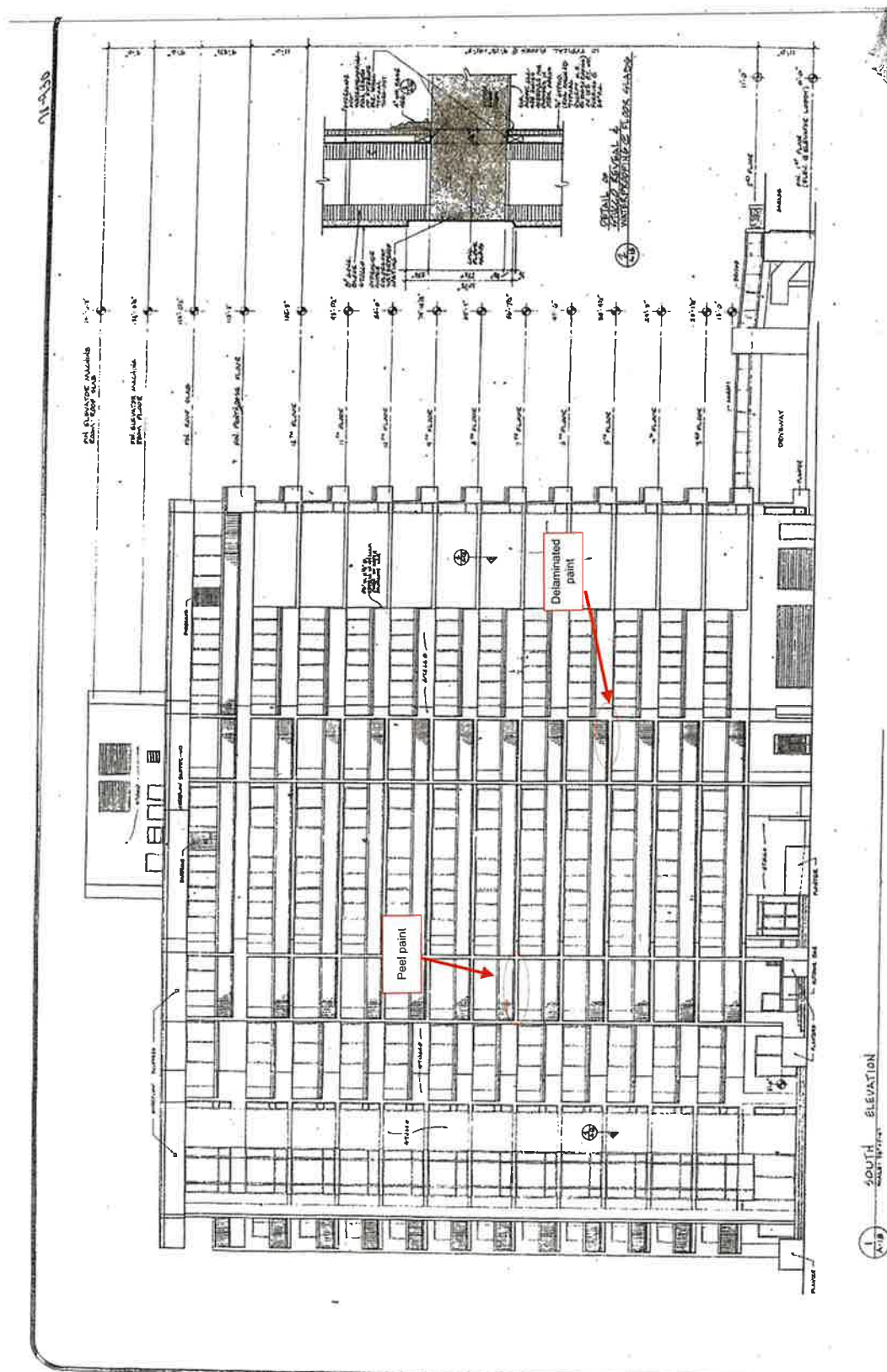
Spall
Concrete

Minor
cracks



APPENDIX A

SOUTH ELEVATION





NORTH ELEVATION

