



9696 Bonita Beach Road, Suite 210
Bonita Springs, FL 34135
Tel: (239) 444-1440
David@Karins.com

December 4, 2023

Mike Licastro – Board Treasurer
Shipp's Landing Condominium Association, Inc.
1100 South Collier Boulevard
Marco Island, FL 34145

Email: licasg123@gmail.com

RE: *Shipp's Landing – Phase I Milestone Inspection Report*
1100 S Collier Boulevard
KEG File# 21RN-0972

Dear Mr. Licastro:

Karins Engineering (KE) is providing this report based on our Phase I Milestone Inspection in accordance with Florida Statutes 553.899 at **Shipp's Landing Condominium (SLC)**. KE performed a visual inspection of the building, including the major structural components to provide a qualitative assessment of the overall structural conditions of the building(s).

Our observations are intended to identify significant deficiencies, problems or ongoing maintenance concerns that are visible at the time of our observations; the intent of our review was to ascertain the general condition of these components and to provide an opinion on the current condition. This included an observation of the main accessible structural components to include exposed columns, beams, slabs, and masonry walls. Three residential buildings, walkways, and exterior components of the buildings were included in our survey. The three residential buildings inspected include:

- 1100 S Collier Boulevard – 19 stories with 104 units

A sampling of ten lanais were observed at building 1100 along with walkways, exterior components of the building.

This structural inspection is for the sole purpose of identifying structural deficiencies of the building or structure that pose an immediate threat to life, safety, or where failure of a critical component is imminent. This structural inspection is for the purpose of determining the structural condition of the building or structure to the extent reasonably possible of any part, material, or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load.

Neither our observations nor this report is intended to address hidden defects, mechanical, electrical, architectural, code compliance, or other areas of the building not specifically mentioned herein. Our investigation was not intended to be exhaustive or to detect deficiencies except as specifically mentioned herein. Due to the limited scope of this investigation, we cannot attest to the structure's compliance with applicable building codes and/or accepted construction techniques, except as noted herein. KE did not attempt to verify the adequacy of the original design or supplant the responsibility of the Engineer of Record.



Figure 1: Aerial View of Shipp's Landing Google.

EXECUTIVE SUMMARY

Shipp's Landing Condominium Association is located at 1080, 1090 & 1100 South Collier Boulevard, Marco Island, FL 34145. Shipp's Landing is comprised of 5 residential buildings and a parking garage structure.

It is the understanding of KE the buildings' main structure consists of cast-in-place concrete slabs supported by conventionally reinforced concrete beams and columns on pile foundations.

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, the building is safe for its intended use. We reserve the right to amend our opinion should new information be brought to our attention.

Minor maintenance items have either been repaired or are part of upcoming maintenance projects including painting, sealant, waterproofing and restoration projects.

GENERAL INFORMATION

KE visited the Shipp's Landing buildings on April 28, 2022. During our visit, KE observed the following building components at 1100 S Collier Boulevard:

- Accessible structural components at building's exterior
- A sampling of 10 lanais on the building
- Walkways
- Structural elements at common areas

KE's visit was observational only. No destructive testing was undertaken during the tenure of our time at Shipp's Landing. KE did not observe the following:

- Major electrical components beyond corrosion
- Major mechanical components beyond obvious deterioration
- Major plumbing components beyond obvious and present leaks
- Doors and windows beyond visual inspection observable from ground level



- Exterior inspection of exterior finish beyond a ground floor level
- Foundations or groundwork including pile caps
- Major drainage systems beyond its influence on erosion
- Evacuation routes
- Stairwells

OBSERVATIONS

Concrete Systems, Structural Beams and Columns

KE accessed 10 individual lanais to observe accessible structural components. As previously mentioned, cast-in-place concrete slabs are utilized throughout the structure at all elevated decks, including the roof. All observable areas of concrete slabs were noted to be in fair condition with exception of isolated cases of minor concrete cracks.

Exposed concrete columns and beams did not present any potential structural issues at the time of our visit. A few cracks at slab edges and minor spalls at precast planks were observed. These isolated issues are part of the ongoing maintenance program.

Please refer to pictures below for the isolated conditions found on these components:



Figure 2: Concrete spall at slab. Common area.



Figure 3: Cracked and delaminated tile at unit 622.



Figure 4: Stucco delamination and hairline crack. Unit 425.

CONCLUSION

This structural inspection is for the sole purpose of identifying structural deficiencies of the building or structure that poses an immediate threat to life, safety, or where failure of a critical component is imminent. This structural inspection is for the purpose of determining the structural condition of the building or structure to the extent reasonably possible of any part, material, or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load.

KE would recommend addressing the isolated non-structural issues observed herein during the next painting project. Repair of existing concrete should be added to the restoration and painting project scope of work along with crack and potential delaminated stucco repairs.

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, the building is safe for its intended use. The building does not require a Phase 2 Milestone Inspection at this time. We reserve the right to amend our opinion should new information be brought to our attention.

Our statements referring to the structural integrity of the buildings at Shipp's Landing Condominium are in reference to the original installation. Our statements are not intended to verify compliance with building codes or accepted techniques except as explicitly identified herein.

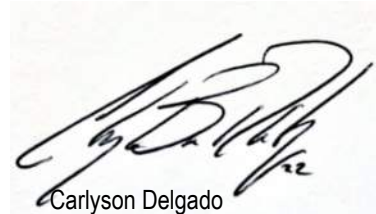
Given the prior projects completed, planned future projects and SLC's proactive approach to maintaining the building and property, KE sees no reason for concerns about the structural stability of the building at this time.

However, if SLC should ever have a concern about the elements of the property, KE recommends we are contacted for a review of the observed concern.

We trust this information is helpful. Should questions arise, please do not hesitate to call.

Sincerely,
Karins Engineering

David G. Karins. PE
President /CEO
FL PE #52677



Carlyson Delgado
Naples / Ft. Myers Branch Manager

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