



Structural Milestone Inspection - Phase I & II -

Property Located at:
South Seas Northwest
440 Seaview Court, Tower IV
Marco Island, FL 34145

Prepared for:
South Seas Northwest Condo Apts.
of Marco Island Inc.
c/o Resort Management Group

Project No. UR2211-232
Matter # 100208253

August 8, 2023

RIMKUS CONSULTING GROUP, INC.
10405 TECHNOLOGY TERRACE
LAKEWOOD RANCH, FL 34211

FLORIDA BUSINESS No. 8301
©2023 RIMKUS CONSULTING GROUP, INC.

This item has been digitally signed and sealed by Bruce D. Miller, PE 43721 on 08/08/2023. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TABLE OF CONTENTS

1.0 GENERAL INFORMATION / SCOPE OF SERVICE.....	3
2.0 BUILDING DESCRIPTION	6
3.0 FIELD OBSERVATIONS	8
4.0 ENGINEER'S OPINIONS AND RECOMMENDATIONS	13
5.0 LIMITATIONS.....	14

LIST OF TABLES & FIGURES

TABLE 1 – BUILDING IDENTIFICATION.....	7
--	---

LIST OF EXHIBITS

EXHIBIT I	-	PHOTOGRAPHS
EXHIBIT II	-	DAMAGE MATRIX

1.0 GENERAL INFORMATION / SCOPE OF SERVICE

1.1 General Information

As requested, Rimkus Consulting Group, Inc. dba Delta Engineering & Inspection (Delta) has conducted a Structural Milestone Inspection (SMI) on behalf of South Seas Northwest Condominium Assn., Inc. (Client). This report has been prepared in compliance with the state mandated inspection requirements for conducting an SMI as outlined in the Florida Senate Bill 4D Building Safety Act and Florida Statute Section 553.899. The findings, opinions and recommendations contained herein are based upon site visits conducted on October 12, 2021 to November 3 2021, February 2, 2022, November 19, 2022, and April 27, 2023 and the information provided to and reviewed by Delta at the time of this report. The discovery of any additional information concerning the components evaluated may be forwarded to our firm for review. If necessary, we will reassess the potential impact and modify our recommendations as needed. No warranty, expressed or implied, is included within this summary and report. The use of the attached report by any unauthorized third party shall be at their own risk.

The inspection was limited to a visual examination of habitable and non-habitable areas of the building with the intent to evaluate the major structural components as defined in the Senate Bill 4D and Florida Statute Section 553.899 for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determine the general structural condition of the building as it affects the safety of such building, including identifying areas of substantial structural deterioration, and determination of any required maintenance, repair, or replacement of those structural components. Areas where substantial deterioration were noted were further investigated with limited destructive investigation. This report is not intended to identify construction defects or to determine if the condition of the existing building is in compliance with the Florida Building Code or the fire safety code.

This report was prepared by Mr. Steven J. Mainardi, PE, Mr. Bruce Miller, PE, SI, Mr. Iqbal Ahmed, PE, and Gilberto D. Gil Jr., P.E. Mr. S. Mainardi is the VP, Strategic Growth, is a Florida Licensed Professional Engineer (Reg. No. 56563) and is a Reserve Specialist (RS) (Reg. No. 101). Mr. B. Miller is the Practice Leader for Restoration, is a Florida Licensed Professional Engineer (Reg. No. 43721) specializing in structural engineering and a licensed Special Inspector (Reg. No. 1088). Mr. I. Ahmed is the Practice Leader for Assessments and is a Licensed Professional Engineer in the State of Florida (Reg. No. 91102) specializing in building assessments.

1.2 Scope of Service

The scope of this structural milestone inspection is limited to the requirements as defined by Florida Senate Bill 4D and Florida Statute Section 553.899. The scope of service shall include:

3. Documentation Review: If available, construction documents, plans and specifications and prior exploratory and engineering reports shall be provided to the Consultant by the Client to assist in the visual evaluation of the structural elements of the building(s).
3. Visual Survey (Phase I): A visual observations of the habitable and non-habitable areas will be conducted to evaluate the major structural components of the building with the intent to provide an initial assessment of the structural condition of the building(s).
3. Structural Survey: Limited destructive investigation of the accessible structural components (see section 1.2) of the structure(s) with the intent to identify areas and extent of distress.
3. Acoustical Emissions Testing: Mechanical sounding of the concrete surfaces using light-weight hammers and delamination detection tools with the intent to detect distress, spalling, and deteriorated areas of concrete. A distinctly different sound is audible when crossing over unbonded areas. The sound pitch changes from a “ping”, which indicates a well bonded substrate, to a “puck”, which is typical of debonding, voids and spalling.
3. Photographic Documentation: Site photographs to document observed deficiencies.
3. Crack and Damage Mapping: Based on the structural survey and acoustical emission testing. Sketches were prepared to document the approximate locations and estimated quantities of distress.
3. Engineer’s Report and Summary: Pursuant to F.S. 553.899 (8), the milestone inspection report shall meet the following minimum criteria:
 - a. A report and summary shall be issued and certified by a registered Florida Professional Engineer (PE) to the Client and local Authority Having Jurisdiction (AHJ).
 - b. Describes the manner and type of inspection used to form the basis for the inspection report.
 - c. Identify any substantial structural deterioration as defined by the Florida Statutes, within a reasonable professional probability based on the scope and limitations of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration, state whether the building(s) are “unsafe” or “dangerous” as defined by the Florida Building Code.

- d. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- e. Identify and describe any items requiring further inspection. This may include the recommendation to proceed with Phase II of the Milestone Inspection.

1.3 Components and Systems Visually Evaluated (to the extent they are exposed, accessible and within view)

- a. Exterior Walls
- b. Columns and Beams
- c. Floor System
- d. Balconies
- e. Walkways
- f. Stairs
- g. Foundation
- h. Interior Units

For the purpose of this report, the following definitions will be used as it relates to the current condition of the component or system:

- **Excellent** - The component or system is in new or like new condition. There is little or no evidence of deferred maintenance or needed repairs can be accomplished through routine scheduled maintenance.
- **Good** - The component or system is sound and performing its function. It may show signs of normal aging or wear and tear, and some remedial and routine maintenance or rehabilitation work may be necessary but does not rise to the level of substantial structural deterioration.
- **Fair** - The component or system is performing its function at this time, but exhibits signs of deferred maintenance, evidence of previous repairs, and/or substantial structural deterioration. Repairs or replacement will be required to prevent further deterioration, prevent failure, and to extend its service life.
- **Poor** - The building / components or system has either failed or cannot be relied upon to perform its original function. This may be a result of having exceeded its typical expected useful life, exhibiting excessive deferred maintenance, advanced substantial structural deterioration or being in a state of disrepair. The present condition could contribute to or cause the deterioration of other adjoining components or systems. Significant repairs will be required.

2.0 BUILDING DESCRIPTION

2.1 Building Information

South Seas Northwest Condominium was designed by Robert Canney West Architect in 1979 under the 1976 Standard Building Code. The property consists of two (2) eighteen-story condominium building consisting of 209 units per building totaling 418 two-bedroom and two-bathroom residential units. According to information provided by the Collier County Property Appraiser's Office, the subject property was originally constructed in 1982. The subject buildings are concrete structures situated on a pile foundation system with an elevated post-tensioned and reinforced concrete floor system supported by reinforced concrete beams and columns with drywall walls with light-gauge steel interior partition and party walls. The buildings' exterior cladding consists of direct-applied stucco over CMU and concrete with stucco accessories. The buildings' exterior coatings and sealants are comprised of acrylic-based paint and polyurethane sealants. The buildings are provided non-impact-rated, aluminum-framed windows, sliding glass doors; however, some windows and sliding glass door assemblies have been replaced with impact-rated assemblies. Several units and common entrances are provided with hurricane shutters. **(Photographs #1, #2, #3, #4)**

TABLE 1: Building Identification

Building Identification	Building Address	Number of Stories	Number of Units	*Year Built
South Seas Northwest Tower 4	440 Seaview Court, Marco Island FL	18	209	1982

** Based on the Collier County Building Department Certificate of Occupancy documenting the year built.*

3.0 FIELD OBSERVATIONS

Field observations were limited to visual observations of the major structure components (including the interior units and common areas) to the extent they are exposed, accessible and within view at the time of the site visit with the intent to identify areas of “*substantial structural deterioration*” as outlined in Senate Bill 4D and Florida Statute Section 553.899. This term as defined by Florida Statutes 553.899 (b) means substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration. An evaluation of the structural elements of the building, which included a survey of the interior units and common areas are as follows:

3.1 Exterior Walls:

General Structural Condition: **Good**

- 3.1.1 Cracks and unsealed penetrations in the stucco finishes were observed at the concrete slab edges of the elevated balconies (**Photographs #5, #6, #7, #8, #9**). The condition compromises the weather resistance of the building envelope, allowing for the penetration of water. Although these areas should be repaired, they are not considered structurally significant.

3.2 Columns and Beams:

General Structural Condition: **Good**

- 3.2.1 The columns and beams were found to be in good condition. There is isolated cracking, and wood embedded in one column. (**Photographs #10, #11**) Although the majority of these structural elements were not visible, there were no indications of substantial structural damage present.

3.3 Floor System:

General Structural Condition: **Good**

- 3.3.1 The floor system was found to be in good condition and although the majority of the floor system was not visible. Spalls with exposed rebars were found in the rooftop mechanical room floor. There was also some spalling in the 15th floor owner’s storage room. (**Photograph #13, #14, #15, #16, #17**) There were no indications of substantial structural damage present.

3.4 Exterior Balconies:

General Structural Condition: **Fair**

- 3.4.1 The acoustical emission testing (sounding) detected several hollow sounding areas throughout the balconies' decks (**Photograph #18**). This condition is indicative of either concrete spall and delamination or poor tile thin-set adhesion. Selected balcony tile was removed revealing spalling of the balcony slab. A survey of the concrete decks should be performed at the time of removal of the balance of the existing tiles to determine the extent of unbonded concrete. Once the extent of the damage been identified, removal of all unbonded areas and re-casting will be required to be performed. This is structurally significant damage.
- 3.4.2 Buckling, broken, and dislodged tiles were observed throughout the balconies' decks (**Photographs #5, #6, #7, #22**). Selected demolition showed spalled concrete due to inadequate cover on the steel. This is potentially structurally significant damage.
- 3.4.3 Cracks in the stucco finishes were observed at the concrete slab edges of the elevated balconies. The condition compromises the weather resistance of the building envelope, allowing for the penetration of water. Although these areas should be repaired, they are not considered structurally significant.
- 3.4.4 Cracks varying in width were observed at the deck surface and slab edges of the elevated balconies (**Photographs #23, #24**). This condition does not comply with the American Concrete Institute Guideline for (ACI) 224R Committee's Tolerable Crack Widths which indicates a maximum crack width of 0.012 inch when exposed to humidity and moist air. Cracks compromise the integrity of the concrete deck and walls and provide a direct pathway for water intrusion (leaking and leaching) resulting in accelerated concrete deterioration and corrosion of the reinforcing steel. Cracks are required to be repaired in accordance with ACI/ICRI standards. This is structurally significant damage.
- 3.4.5 Concrete spalling and corrosion related cracks were visually observed at the balconies' slab surfaces, slab edges and balcony knee-walls as well as unbonded concrete and stucco when these areas were mechanical sounding using light-weight hammers and delamination detection tools. These conditions are the result of corrosion of the embedded steel reinforcement (rebar) and/or insufficient concrete coverage over the rebar (**Photographs #8 to #34**). This is structurally significant damage.
- 3.4.6 Failure of the paint coatings were observed at the ceiling slab and other areas throughout the elevated balconies. Water intrusion into the structural components and concrete deck (ceiling) has resulted in peeling and blistering of the paint coatings; this condition will lead

to deterioration of the structural components and concrete deck system. This can lead to structurally significant damage.

- 3.4.7 Rust spots were observed at the ceiling slab and deck surfaces of the elevated balconies (**Photographs #35**). This condition is indicative corrosion of embedded reinforcement and metals, and lead to further deterioration and spalling of the concrete. This can lead to structurally significant damage.
- 3.4.8 Damage and delamination of the waterproofing coating was observed throughout the elevated balconies (**Photographs #9, #37**). This condition is the result of poor adhesion between the waterproofing system and the substrate, and it allows a path for water intrusion, which leads to the accelerated deterioration of the concrete deck and corrosion of the reinforcing steel. It is required for the damaged deck coating system to be repaired/replaced to provide continued waterproofing protection of the concrete decks.
- 3.4.9 Unsealed penetrations were observed at different areas of the elevated balcony deck surfaces (**Photographs #38**). This condition provides a pathway for water intrusion into the concrete deck and other structural components, and result in accelerated concrete deterioration, corrosion of the reinforcing steel at the penetration locations and water penetration into the building. This can lead to structurally significant damage.
- 3.4.10 Failed sealants were observed at some locations throughout the elevated balconies. The sealants exhibited one or more failures recognized by the Sealant, Waterproofing & Restoration Institute (SWRI); adhesion, cohesion, loss of sealant, or substrate cohesion failure and are considered beyond there estimated useful life. These conditions do not allow the joint system to function as intended and provide a pathway for water intrusion.

3.5 Exterior Walkways:

General Structural Condition: **Good**

- 3.5.1 The acoustical emission test detected hollow sounding profiles throughout the walkways. This condition is indicative of either concrete spall and delamination or poor tile thin-set adhesion. This is structurally significant damage.
- 3.5.2 Buckling, broken, and dislodged tiles were observed throughout the walkways. This condition is indicative of either concrete spall and delamination, poor tile thin-set adhesion or improper tile installation. This is structurally significant damage.
- 3.5.3 Concrete spalling and corrosion related cracks were visually observed at the walkway's slab surfaces, slab edges and knee-walls as well as unbonded concrete and stucco when these areas were mechanical sounding using light-weight hammers and delamination detection tools. These conditions are the result of corrosion of the embedded steel reinforcement (rebar) and/or insufficient concrete coverage over the rebar (**Photographs**

#39, 40 and #10). This is structurally significant damage.

- 3.5.4 The stucco finish was sounded using lightweight hammers and delamination detection tools, which revealed hollow-sounding stucco at the walkway's knee-walls and concrete slab edges. Stucco that is unbonded has a greater potential of becoming dislodged, particularly during high-wind events, thus posing a hazard to pedestrians and property. Unbonded stucco should be removed and repaired in accordance with ASTM standards and the Portland Cement Association (PCA) guidelines. A survey of the stucco surfaces should be performed at the time of repainting to determine the extent of unbonded stucco on the building. Once the extent of the damage has been identified, removal of all unbonded areas and re-plastering will be required to be performed.
- 3.5.5 Unsealed penetrations were observed at the walkway deck surfaces. This condition provides a pathway for water intrusion into the concrete deck and other structural components, and result in accelerated concrete deterioration, corrosion of the reinforcing steel at the penetration locations and water penetration into the building.

3.6 Stairs:

General Structural Condition: **Fair**

Three stairwells located at each the end of each building provide access to the floors of the buildings. The two stairs on the east side of the building also provide access to the roof. The stairs are comprised of pre-manufactured steel stair stringers with steel stair treads. Steel deck landings with poured concrete slabs are provided between and at each floor level. Painted metal guardrails are provided throughout.

- 3.6.1 The concrete infill installed on top of the metal pan stair assembly at the landing exhibited spalling. These conditions are the result of corrosion of the embedded steel reinforcement (rebar) and/or insufficient concrete coverage over the rebar (**Photograph #42**). This is structurally significant damage.
- 3.6.2 Cracks varying in width were observed at the landing decks of the stair assemblies (**Photographs #43 and #44**). This condition does not comply with the American Concrete Institute Guideline for (ACI) 224R Committee's Tolerable Crack Widths which indicates a maximum crack width of 0.012 inch when exposed to humidity and moist air. Cracks compromise the integrity of the concrete and provide a direct pathway for water intrusion (leaking and leaching) resulting in accelerated concrete deterioration and corrosion of the reinforcing steel. This is structurally significant damage.

- 3.6.3 The stair railing support, stringer and steps, and the rail posts exhibited corrosion ranging from minor surface rust to severe corrosion exhibiting 100% section loss (**Photographs #11 to #55**).
- 3.6.4 When viewed from the underside of the landings, the steel decks exhibited corrosion ranging from minor surface rust to severe corrosion exhibiting 100% section loss.

Foundation:

General Structural Condition: **Good**

- 3.6.5 The foundation was found to be in good condition and although the majority of the foundation was not visible, there were no indications of substantial structural damage present.

3.7 Interior Units:

General Structural Condition: **Good**

- 3.7.1 The interior units were found to be in good condition and although the majority of the structural elements within the units were not visible, there were no indications of substantial structural damage present.

3.8 Rooftop Mechanical Equipment Supports:

General Structural Condition: **Poor**

- 3.8.1 The supports for the rooftop cooling towers have substantial corrosion including section loss in the steel framing. This represents substantial structural deterioration (**Photographs #56, #57, #58, #59**).

4.0 ENGINEER'S OPINIONS AND RECOMMENDATIONS

Based on the scope and limitations of this SMI, substantial structural deterioration was observed at some of the balconies, walkways, stairs, and cooling tower supports which requires immediate repair. Engineering specifications and details will be required to correct the structural deficiencies cited within this report and provide preventative repair procedures. Due to the structural nature of the damages, the design of the repair should be prepared by a licensed Florida Professional Engineer. The cooling tower supports are "unsafe" and "dangerous". Delta did not observe any other structural concerns that rise to the level of "unsafe" or "dangerous" conditions as defined by the Florida Building Code.

For areas which did not rise to the level of substantial deterioration, Delta recommends routine building maintenance which includes but not limited to: the sealing of exposed cracks in the exterior stucco finish, replacement of damaged stucco, and waterproofing. Forgoing repairs and routine maintenance may adversely affect the integrity of the structure.

5.0 LIMITATIONS / INFORMATION SOURCES

The scope of work for this SMI was limited to performing tasks as defined in the agreement between **Delta** and the Client. The use of this report by any unauthorized third party shall be at their own risk.

Excluded from said contract is the existence of any code violations within the property, the location of any well field protection areas, urea formaldehyde insulation or testing for lead within any structures on the subject property, the existence of the "sick-building" syndrome within any structure on the subject property, geo-technical analysis or indoor air quality, structural stability of building(s), or construction claims.

This SMI was performed to render a professional opinion regarding the structural condition of the aforementioned components of the subject property (based upon on-site visual observations) as outlined in the Florida Senate Bill 4D Building Safety Act and Florida Statute Section 553.899. The engineer's opinions and initial repair recommendations provided within this report are limited by the methods of this assessment which did not include the mechanically sounding of concrete, materials testing, destructive investigation, or other technically exhaustive evaluation methods. This assessment did not include an assessment of the roof, windows, doors, mechanical, electrical, plumbing, fire protection, site characteristics, inaccessible areas, or interior components or areas which were inaccessible or hidden from view. It is important to note that all but an exhaustive investigation might fail to locate or identify deficiencies that may be buried, covered, or not reasonably visible. Delta assumes that there are no hidden or unapparent physical or environmental conditions of the buildings, site, subsoil, groundwater, structures, or surroundings that may have an adverse effect on the subject property, whether the source is on-site, located on adjacent properties, or in surrounding areas. This report is not intended to identify construction defects or to determine if the condition of the existing building is in compliance with the Florida Building Code or the Fire Safety Codes which may be associated with the construction of the property or to provide an environmental, geotechnical, or building envelope analysis or survey of the building other than the components cited.

Information and opinions furnished by Delta and its representatives were obtained from sources that are considered and assumed reliable and believed to be true and correct. Delta and its representatives assume no responsibility for any inaccuracies in such items that may be revealed because of subsequent action. These occurrences are beyond our control.

Opinions and recommendations drawn from the results of this assessment are limited by the methods used and do not represent a warranty. All portions of this report, including the summary and limitations, are an integral part of this SMI and should not be separated from any other portion of the report.

EXHIBIT I
PHOTOGRAPHS

PHOTOGRAPHS

PHOTOGRAPH #1



**SOUTH SEAS NORTHWEST
CONDOMINIUMS**

PHOTOGRAPH #2



**SOUTH SEAS NORTHWEST
CONDOMINIUMS
TOWER 4**

PHOTOGRAPH #3



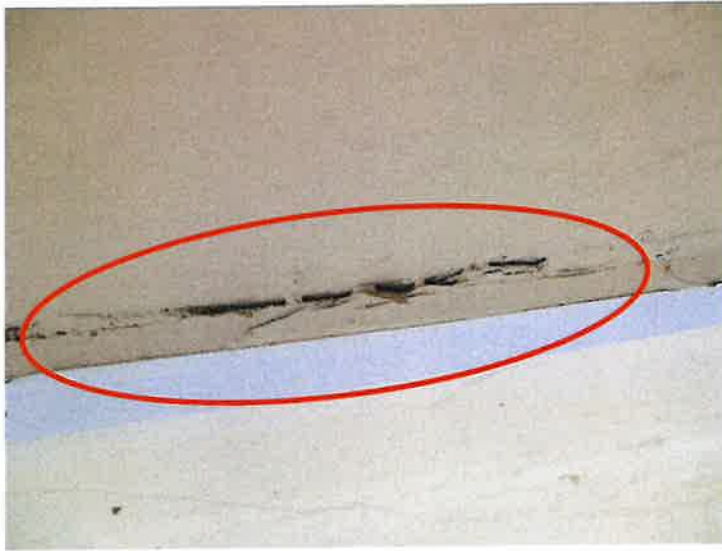
**SOUTH SEAS NORTHWEST
CONDOMINIUMS
TOWER 4**

PHOTOGRAPH #4



**SOUTH SEAS NORTHWEST
CONDOMINIUMS
TOWER 4**

PHOTOGRAPH #5



**EXTERIOR
VOIDS IN STUCCO**

Voids in the stucco finishes were observed at several areas throughout the roof parapet wall.

PHOTOGRAPH #6



**EXTERIOR
UNSEALED PENETRATIONS**

Unsealed penetrations were observed at several areas throughout the roof parapet wall.

PHOTOGRAPH #7



**EXTERIOR
UNSEALED PENETRATIONS**

Unsealed penetrations were observed at several areas throughout the roof parapet wall.

PHOTOGRAPH #8



**EXTERIOR
UNBONDED STUCCO**

Unbonded stucco was observed throughout areas of the roof parapet walls.

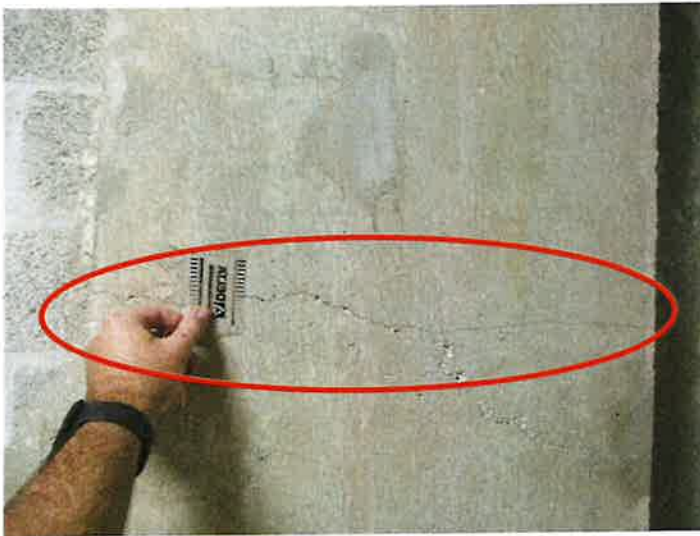
PHOTOGRAPH #9



**EXTERIOR
UNBONDED STUCCO
TOWER 4
UNIT 1603**

Hollow sounding stucco was observed throughout several areas of the building exterior.

PHOTOGRAPH #10



**BUILDING
CONCRETE CRACKING
TOWER 4
3RD FLOOR ELECTRICAL ROOM**

Concrete cracks were observed at the column in the electrical room.

PHOTOGRAPH #11



**EXTERIOR
RUST SPOT & EXPOSED REBARS
TOWER 4
UNIT 1903**

Rust spots and exposed rebars were observed at several areas throughout the building exterior.

PHOTOGRAPH #12



**EXTERIOR
RUST SPOT & EXPOSED REBARS
TOWER 4**

Rust spots and exposed rebars were observed at several areas throughout the building exterior.

PHOTOGRAPH #13



**BUILDING
EXPOSED REBARS
TOWER 4
ROOF MECHANICAL ROOM**

Exposed rebars were observed at several areas throughout the mechanical room.

PHOTOGRAPH #14



**BUILDING
EXPOSED REBARS
TOWER 4
19TH FLOOR OWNER STORAGE
ROOM**

Exposed rebars was observed at the owner storage room

PHOTOGRAPH #15



**BUILDING
CONCRETE SPALLING
TOWER 4
ROOF MECHANICAL ROOM**

Concrete spalling was observed at several areas throughout the roof mechanical room.

PHOTOGRAPH #16



**BUILDING
CONCRETE SPALLING
TOWER 4
19TH FLOOR OWNER STORAGE
ROOM**

Concrete spalling was observed at several areas throughout the owner storage room.

PHOTOGRAPH #17



**BUILDING
CONCRETE SPALLING
TOWER 4
15TH FLOOR OWNER STORAGE
ROOM**

Concrete spalling was observed at several areas throughout the owner storage room.

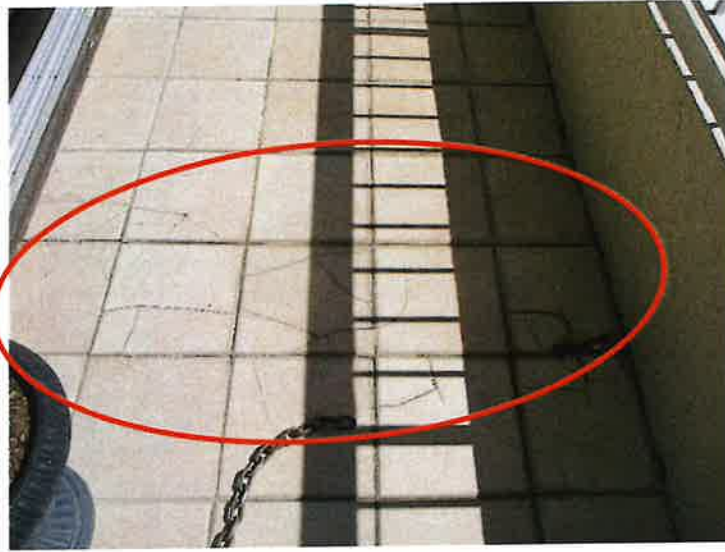
PHOTOGRAPH #18



ELEVATED BALCONIES

Hollow sounding area detected, indicating spalls.

PHOTOGRAPH #19



**ELEVATED BALCONIES
DAMAGED TILES
TOWER 4
UNIT 1909**

Buckling, broken and dislodged tiles were observed throughout the balconies' decks.

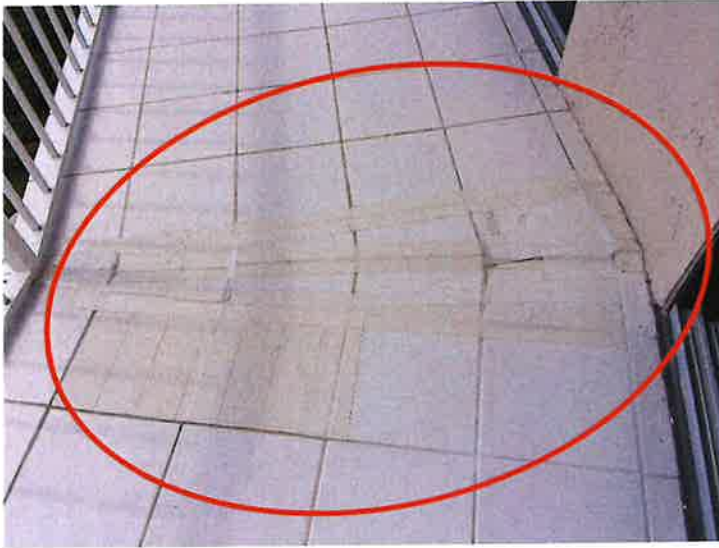
PHOTOGRAPH #20



**ELEVATED BALCONIES
DAMAGED TILES
TOWER 4
UNIT 1910**

Buckling, broken and dislodged tiles were observed throughout the balconies' decks.

PHOTOGRAPH #21



**ELEVATED BALCONIES
DAMAGED TILES
TOWER 4
UNIT 1407**

Buckling, broken and dislodged tiles were observed throughout the balconies' decks.

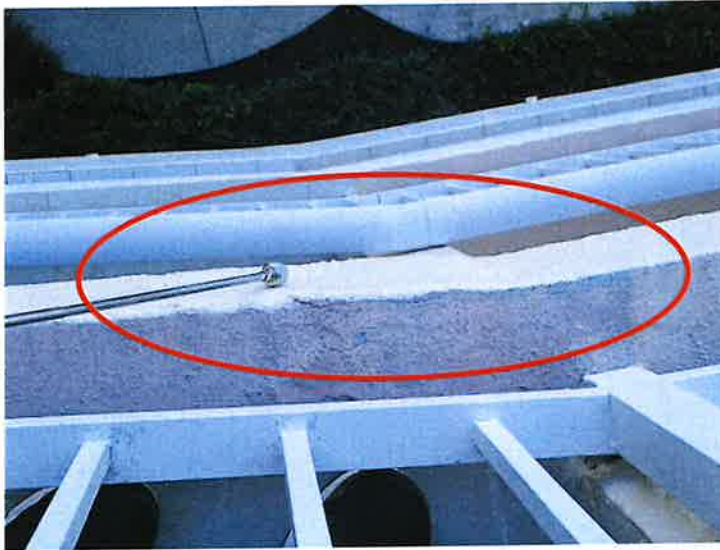
PHOTOGRAPH #22



**ELEVATED BALCONIES
DAMAGED TILES
TOWER 4
UNIT 1005**

Removal of tile revealed spalled concrete.

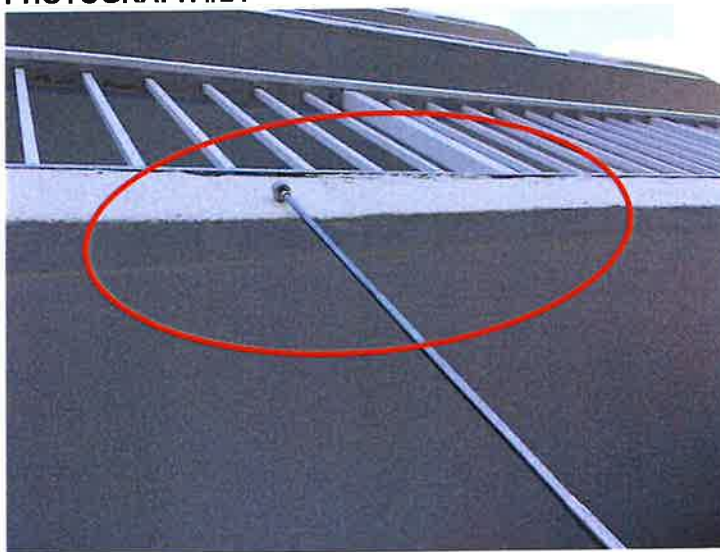
PHOTOGRAPH #23



**ELEVATED BALCONIES
STUCCO CRACKS
TOWER 4
UNIT 501**

Cracks in the stucco finishes were observed at throughout several areas of the elevated balconies.

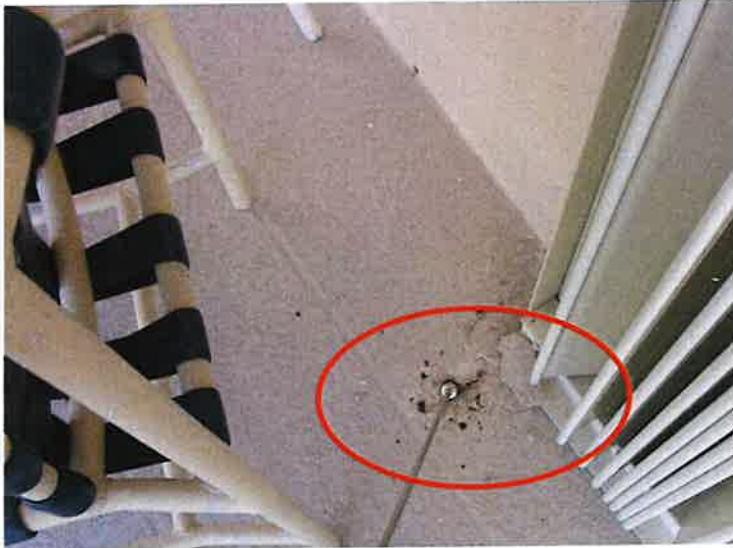
PHOTOGRAPH #24



**ELEVATED BALCONIES
UNBONDED STUCCO
TOWER 4
UNIT 1412**

Hollow sounding stucco was observed throughout several areas of the elevated balconies.

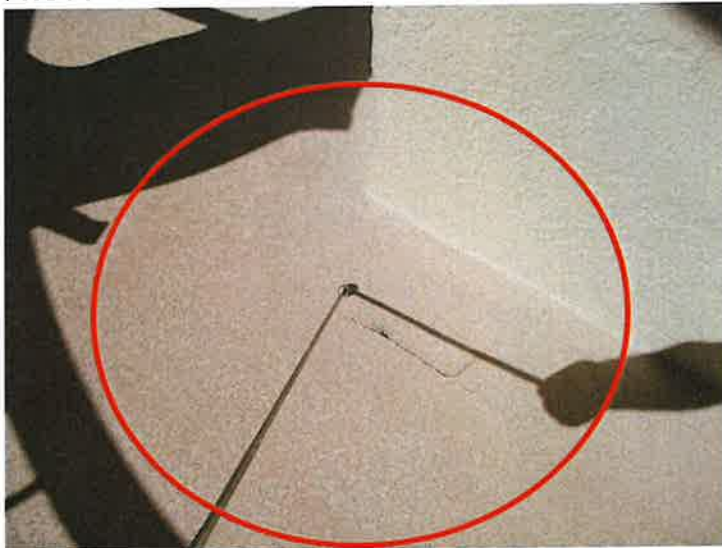
PHOTOGRAPH #25



**ELEVATED BALCONIES
CONCRETE SPALLING
TOWER 4
UNIT 612**

Concrete spalling was observed at several areas throughout the elevated balconies.

PHOTOGRAPH #26



**ELEVATED BALCONIES
CONCRETE SPALLING
TOWER 4
UNIT 206**

Concrete spalling was observed at several areas throughout the elevated balconies.

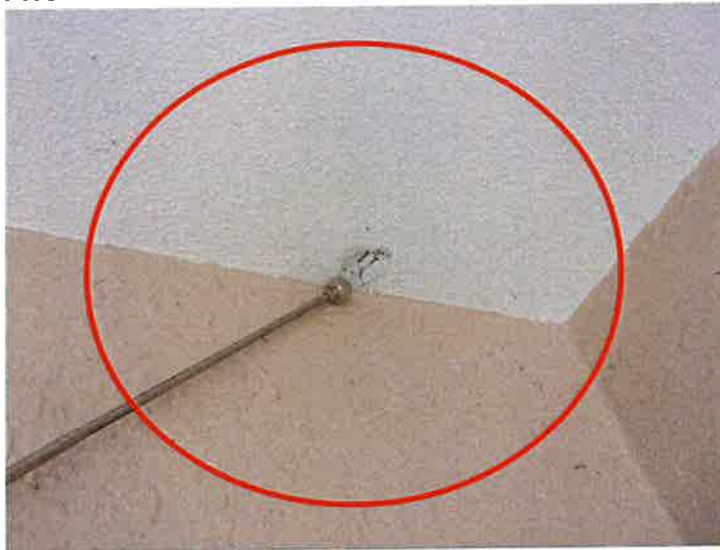
PHOTOGRAPH #27



**ELEVATED BALCONIES
CONCRETE SPALLING
TOWER 4
UNIT 206**

Concrete spalling was observed at several areas throughout the elevated balconies..

PHOTOGRAPH #28



**ELEVATED BALCONIES
CONCRETE SPALLING
TOWER 4
UNIT 1407**

Concrete spalling was observed at several areas throughout the elevated balconies.

PHOTOGRAPH #29



**ELEVATED BALCONIES
CONCRETE SPALLING
TOWER 4
UNIT 1409**

Concrete spalling was observed at several areas throughout the elevated balconies.

PHOTOGRAPH #30



**ELEVATED BALCONIES
CONCRETE SPALLING
TOWER 4
UNIT 1409**

Concrete spalling was observed at several areas throughout the elevated balconies.

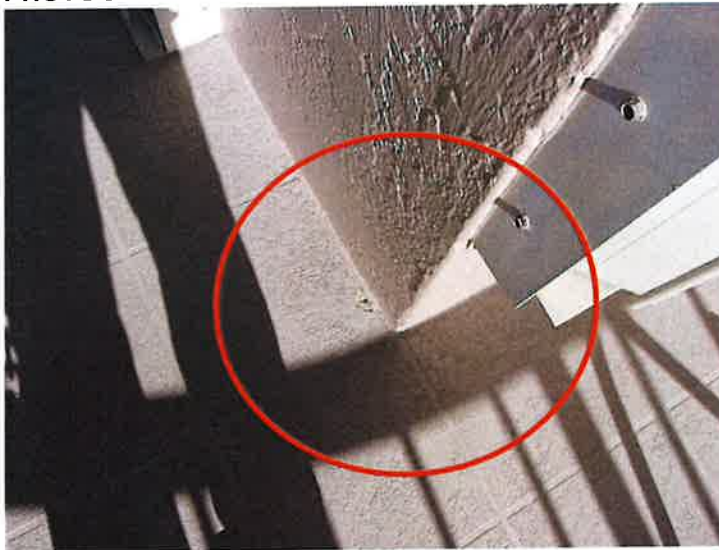
PHOTOGRAPH #31



**ELEVATED BALCONIES
CONCRETE CRACKING
TOWER 4
UNIT 112**

Concrete cracks were observed at several areas throughout the elevated balconies.

PHOTOGRAPH #32



**ELEVATED BALCONIES
CONCRETE SPALLING
TOWER 4
UNIT 612**

Concrete spalling was observed at several areas throughout the elevated balconies.

PHOTOGRAPH #33



**ELEVATED BALCONIES
CONCRETE SPALLING
TOWER 4
UNIT 1409**

Concrete spalling was observed at several areas throughout the elevated balconies.

PHOTOGRAPH #34



**ELEVATED BALCONIES
CONCRETE CRACKING
TOWER 4
UNIT 1405**

Concrete cracks were observed at several areas throughout the elevated balconies.

PHOTOGRAPH #35



**ELEVATED BALCONIES
RUST SPOT & EXPOSED REBARS
TOWER 4
UNIT 1806**

Rust spots and exposed rebars were observed at several areas throughout the elevated balconies.

PHOTOGRAPH #36



**ELEVATED BALCONIES
DAMAGED & DELAMINATING
WATERPROOFING
TOWER 4
UNIT 206**

Damage and delamination of the waterproofing system was observed at throughout the elevated balconies.

PHOTOGRAPH #37



**ELEVATED BALCONIES
DAMAGED & DELAMINATING
WATERPROOFING
TOWER 4
UNIT 403**

Damage and delamination of the waterproofing system was observed at throughout the elevated balconies.

PHOTOGRAPH #38



**ELEVATED BALCONIES
UNSEALED PENETRATIONS
TOWER 4
UNIT 1106**

Unsealed penetrations were observed at several areas throughout the elevated balconies.

PHOTOGRAPH #39



**WALKWAYS
DAMAGED TILES
TOWER 4
FLOOR 18**

Buckling, broken and dislodged tiles were observed throughout the building's walkways.

PHOTOGRAPH #40



**WALKWAYS
DAMAGED TILES
TOWER 4
FLOOR 11**

Buckling, broken and dislodged tiles were observed throughout the building's walkways.

PHOTOGRAPH #41



**WALKWAYS
UNBONDED STUCCO**

Hollow sounding stucco was observed throughout several areas of the building's walkways.

PHOTOGRAPH #42



**STAIR ASSEMBLIES
CONCRETE SPALLING**

Concrete spalling was observed at the stair assemblies.

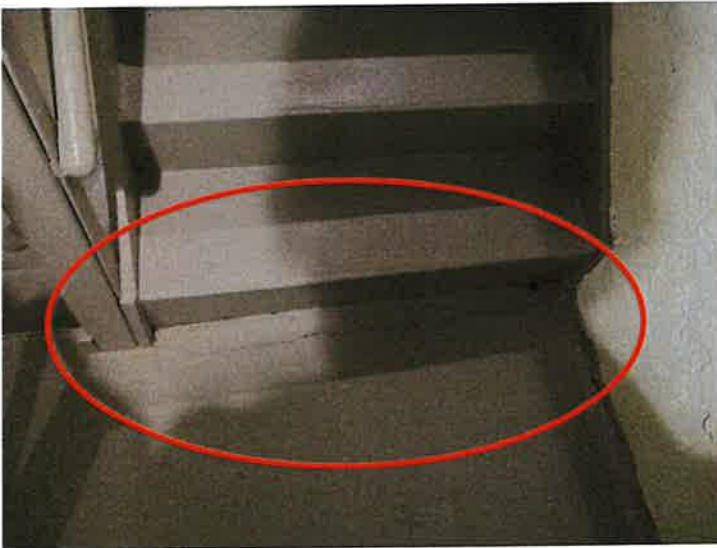
PHOTOGRAPH #43



**STAIR ASSEMBLIES
CONCRETE CRACKS**

Concrete cracks were observed at several locations throughout the stair assemblies.

PHOTOGRAPH #44



**STAIR ASSEMBLIES
CONCRETE CRACKS**

Concrete cracks were observed at several locations throughout the stair assemblies.

PHOTOGRAPH #45



**STAIR ASSEMBLIES
CORROSION**

Corrosion of the stair's structural members was observed at several locations throughout the stair assemblies.

PHOTOGRAPH #46



**STAIR ASSEMBLIES
CORROSION**

Corrosion of the stair's structural members was observed at several locations throughout the stair assemblies.

PHOTOGRAPH #47



**STAIR ASSEMBLIES
CORROSION**

Corrosion of the stair's structural members was observed at several locations throughout the stair assemblies.



**STAIR ASSEMBLIES
CORROSION**

Corrosion of the stair's structural members was observed at several locations throughout the stair assemblies.

PHOTOGRAPH #48



**STAIR ASSEMBLIES
CORROSION**

Corrosion of the stair's structural members was observed at several locations throughout the stair assemblies.

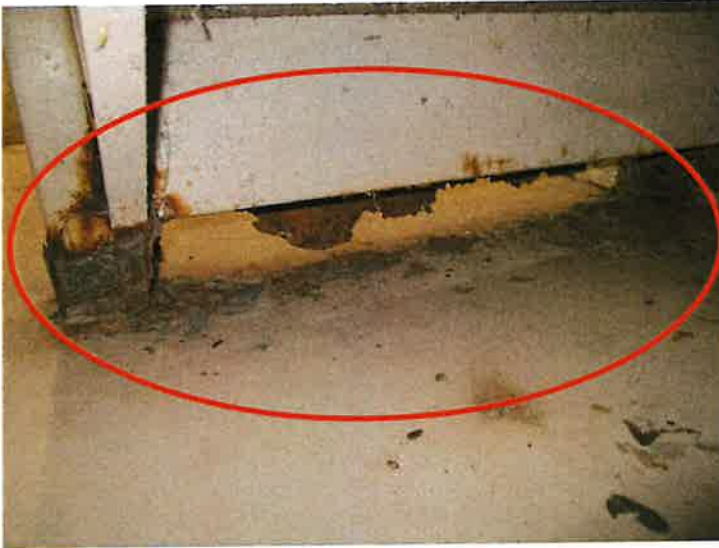
PHOTOGRAPH #49



**STAIR ASSEMBLIES
CORROSION**

Corrosion of the stair's structural members was observed at several locations throughout the stair assemblies.

PHOTOGRAPH #50



**STAIR ASSEMBLIES
CORROSION**

Corrosion of the stair's structural members was observed at several locations throughout the stair assemblies.

PHOTOGRAPH #51



**STAIR ASSEMBLIES
CORROSION**

Corrosion of the stair's structural members was observed at several locations throughout the stair assemblies.

PHOTOGRAPH #52



**STAIR ASSEMBLIES
CORROSION**

Corrosion was observed at several locations throughout the stair assemblies.

PHOTOGRAPH #53



**STAIR ASSEMBLIES
CORROSION**

Corrosion was observed at several locations throughout the stair assemblies.

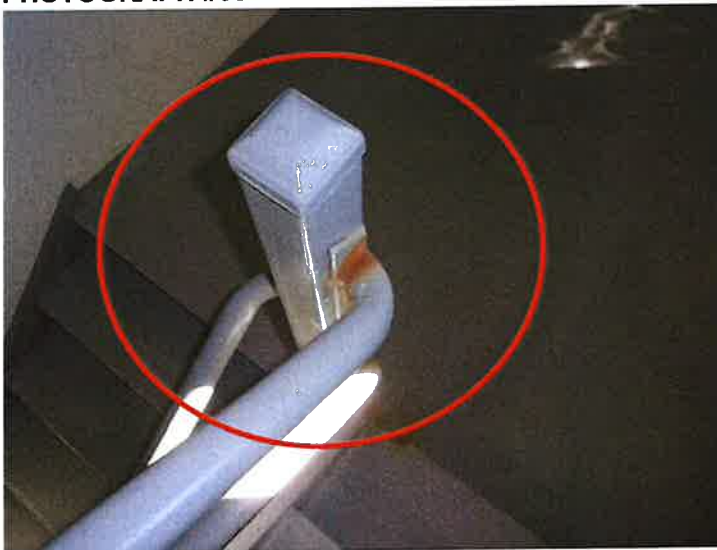
PHOTOGRAPH #54



**STAIR ASSEMBLIES
CORROSION**

Corrosion was observed at several locations throughout the stair assemblies.

PHOTOGRAPH #55



**STAIR ASSEMBLIES
CORROSION**

Corrosion was observed at several locations throughout the stair assemblies.

PHOTOGRAPH #56



**COOLING TOWER SUPPORT
FRAME**

Corrosion was observed at several locations on the cooling tower support frame.

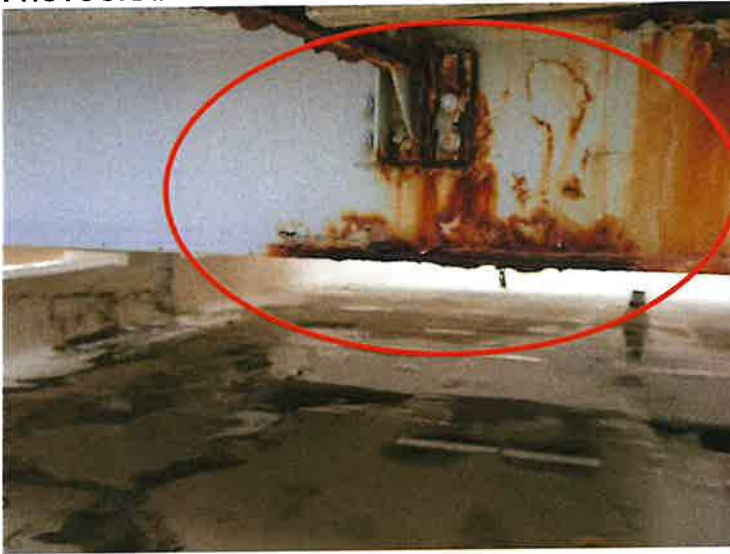
PHOTOGRAPH #57



**COOLING TOWER SUPPORT
FRAME**

Corrosion with delamination on the catwalk supports.

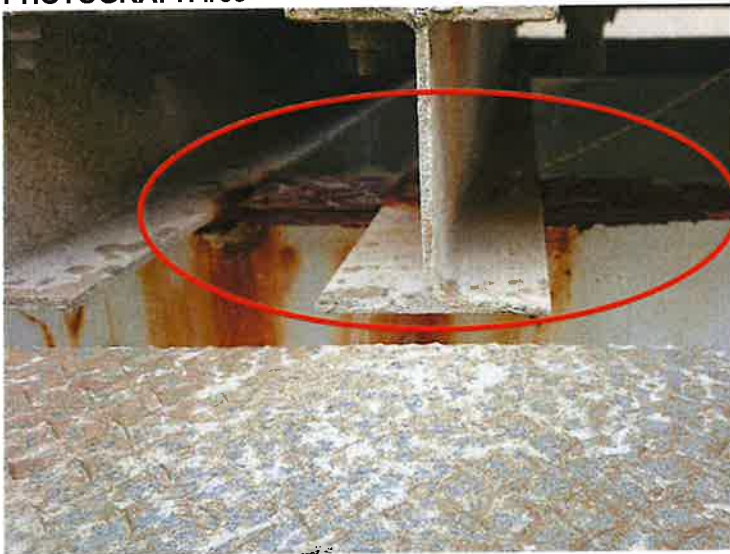
PHOTOGRAPH #58



**COOLING TOWER SUPPORT
FRAME**

Corrosion with delamination on the
support beam.

PHOTOGRAPH #59



**COOLING TOWER SUPPORT
FRAME**

Corrosion with delamination on the
support beam.

EXHIBIT II

DAMAGE MATRIX

Unit #	Concrete Slab Spalls	Overhead Spalls	Unbonded Stucco over Columns	Unbonded Stucco over Walls	Unbonded Stucco over Slab Edge	Cracks on Concrete Slab	Cracks on Concrete Column	Overhead Cracks	Hollow Sounding Tiles	Buckling/Broken/Dislodge Tiles	Waterproof Finish	Areas of Inadequate Slope	Exposed Rebar	Rust Spot	Pilot Failure	Railing Damage/Repairs	Damaged Waterproofing	Failed Sealants	Ponding Water	Open Fastener Penetrations	Shutters	Previous Repairs	Tiled Rear Balcony	Tiled Front Balcony
104			X	X					X												X		X	
105				X					X														X	
106			X	X					X														X	
111																							X	
112	X		X			X					X												X	
201																								NA
202			X																					NA
203				X																				NA
204	X																							NA
205				X																				NA
206			X	X																				NA
207	X			X																				NA
208			X	X																				NA
209			X	X																				NA
210			X	X																				NA
211			X	X																				NA
212			X	X						X														NA
301			X	X																				NA
302			X	X																				NA
303			X	X																				NA
304	X				X																			NA
305			X	X																				NA
306			X	X																				NA
307			X	X																				NA
308			X	X																				NA
309			X	X																				NA
310			X	X																				NA
311			X	X																				NA
312			X	X																				NA
3rd Floor Electrical Room							X																NA	NA
401				X																				NA
402				X																				NA
403				X																				NA
404																								NA
405				X																				NA
406	X																							NA
407			X	X																				NA
408			X	X																				NA
409			X	X																				NA
410			X	X																				NA
411			X	X																				NA
412																								NA
4th Floor Electrical Room							X																NA	NA
501			X	X																				NA
502			X	X																				NA
503			X	X																				NA
504																								NA
505																								NA
506			X	X																				NA
507			X	X																				NA
508																								NA
509																								NA

Unit #	Concrete Slab Spalls	Overhead Spalls	Unbonded Stucco over Column(s)	Unbonded Stucco over Wall(s)	Unbonded Stucco over Slab Edge	Cracks on Concrete Slab	Cracks on Concrete Column	Overhead Cracks	Hollow Sounding Tiles	Buckling/Broken/Dislodge Tiles	Waterproof Finish	Areas of Inadequate Slope	Exposed Rebar	Rust Spot	Paint Failure	Railing Damage/Repairs	Damaged Waterproofing	Failed Sealants	Ponding Water	Open Fastener Penetrations	Shutters	Previous Repairs	Tiled Rear Balcony	Tiled Front Balcony
510			X	X					X	X	X	X	X										X	
511									X		X	X											X	
512			X	X	X				X		X	X											X	
601									X														X	
602																							X	
603									X		X	X											X	
604									X		X	X											X	
605			X	X					X		X										X		X	
606			X	X					X		X												X	
607			X	X					X		X												X	
608									X		X												X	
609			X	X					X		X												X	
610			X	X					X		X												X	
611	X					X			X		X												X	
612			X	X					X		X										X		X	
701									X		X												X	
702			X	X					X		X										X		X	
703			X	X					X		X												X	
704									X		X												X	
705			X	X					X		X												X	
706			X	X					X		X												X	
707									X		X										X		X	
708									X		X												X	
709									X		X												X	
710			X	X					X		X												X	
711			X	X					X		X												X	
712			X	X					X		X												X	
801			X	X					X		X												X	
802			X	X					X		X												X	
803									X		X												X	
804			X	X					X		X												X	
805			X	X					X		X												X	
806			X	X					X		X												X	
807			X	X					X		X												X	
808			X	X					X		X												X	
809									X		X												X	
810			X	X					X		X												X	
811									X		X												X	
812									X		X												X	
901				X					X		X												X	
902									X		X												X	
903									X		X												X	
904									X		X												X	
905			X	X					X		X												X	
906			X	X					X		X												X	
907									X		X												X	
908									X		X												X	
909									X		X												X	
910									X		X												X	
911			X	X					X		X												X	
912		X							X		X												X	
1001									X		X												X	
1002									X		X												X	
1003									X		X												X	

**South Seas - South Seas
Tower IV
Deficiency Matrix
8.04.2023**

Unit #	Concrete Slab Spalls	Overhead Spalls	Unbonded Stucco over Columns	Unbonded Stucco over Wall(s)	Unbonded Stucco over Slab Edge	Cracks on Concrete Slab	Cracks on Concrete Column	Overhead Cracks	Hollow Sounding Tiles	Buckling/Broken/Dislodge Tiles	Waterproof Finish	Areas of Inadequate Slope	Exposed Rebar	Rust Spot	Paint Failure	Railing Damage/Repairs	Damaged Waterproofing	Failed Sealants	Ponding Water	Open Fastener Penetrations	Shutters	Previous Repairs	Tiled Rear Balcony	Tiled Front Balcony
1004			X						X														X	NA
1005									X														X	NA
1006			X		X						X												X	NA
1007			X		X																		X	NA
1008					X																		X	NA
1009					X																		X	NA
1010					X																		X	NA
1011					X																		X	NA
1012			X																				X	NA
1101																							X	NA
1102																							X	NA
1103																							X	NA
1104																							X	NA
1105																							X	NA
1106			X																				X	NA
1107																							X	NA
1108			X																				X	NA
1109																							X	NA
1110																							X	NA
1111																							X	NA
1112			X																				X	NA
1201																							X	NA
1202																							X	NA
1203																							X	NA
1204																							X	NA
1205			X																				X	NA
1206			X																				X	NA
1207																							X	NA
1208																							X	NA
1209			X																				X	NA
1210																							X	NA
1211			X																				X	NA
1212																							X	NA
1401																							X	NA
1402																							X	NA
1403																							X	NA
1404																							X	NA
1405																							X	NA
1406																							X	NA
1407																							X	NA
1408			X																				X	NA
1409																							X	NA
1410																							X	NA
1411																							X	NA
1412																							X	NA
1501			X																				X	NA
1502			X																				X	NA
1503			X																				X	NA
1504																							X	NA
1505																							X	NA
1506																							X	NA
1507			X																				X	NA
1508																							X	NA
1509																							X	NA

**South Seas - South Seas
Tower IV
Deficiency Matrix
8.04.2023**

Unit #	Concrete Slab Spalls	Overhead Spalls	Unbonded Stucco over Columns	Unbonded Stucco over Wall(s)	Unbonded Stucco over Slab Edge	Cracks on Concrete Slab	Cracks on Concrete Column	Overhead Cracks	Hollow Sounding Tiles	Buckling/Broken/Dislodge Tiles	Waterproof Finish	Areas of Inadequate Slope	Exposed Rebar	Rust Spot	Paint Failure	Rolling Damage/Repairs	Damaged Waterproofing	Failed Sealants	Ponding Water	Open Fasteners	Shutters	Previous Repairs	Tiled Rear Balcony	Tiled Front Balcony
1510									X														X	NA
1511																							X	NA
1512																							X	NA
1601																							X	NA
1602																							X	NA
1603																							X	NA
1604																							X	NA
1605																							X	NA
1606																							X	NA
1607																							X	NA
1608																							X	NA
1609																							X	NA
1610																							X	NA
1611																							X	NA
1612																							X	NA
1701																							X	NA
1702																							X	NA
1703																							X	NA
1704																							X	NA
1705																							X	NA
1706																							X	NA
1707																							X	NA
1708																							X	NA
1709																							X	NA
1710																							X	NA
1711																							X	NA
1712																							X	NA
1801																							X	NA
1802																							X	NA
1803																							X	NA
1804																							X	NA
1805																							X	NA
1806																							X	NA
1807																							X	NA
1808																							X	NA
1809																							X	NA
1810																							X	NA
1811																							X	NA
1812																							X	NA
1901																							X	NA
1902																							X	NA
1903																							X	NA
1904																							X	NA
1905																							X	NA
1906																							X	NA
1907																							X	NA
1908																							X	NA
1909																							X	NA
1910																							X	NA
1911																							X	NA
1912																							X	NA
19th Floor Owner Storage Room																							NA	NA
Boat Wash Room																							NA	NA



South Seas - South Seas
Tower IV
Deficiency Matrix
8.04.2023

10405 TECHNOLOGY TERRACE
LAKEWOOD RANCH, FLORIDA 34211
PH 941-727-2500 FX 941-798-501
www.deltia-engineers.com

Unit #	Total	
	11	25
	Concrete Slab Spalls	1
	Overhead Spalls	2
	Unbonded Stucco over Chimneys	77
	Unbonded Stucco over Walling	51
	Unbonded Stucco over Slab Edge	42
	Cracks on Concrete Slab	0
	Cracks in Concrete Column	2
	Overhead Cracks	1
	Water Seeping Into Hollow Sounding Tiles	133
	Spalling/Brown/Discoloring (Tiles)	8
	Waterproofing Failure	72
	Areas of Irregularly Shaped	55
	Exposed Rebar	4
	Rust Spot	2
	Paint Failure	1
	Refrilling Damage/Repairs	17
	Unsealed Waterproofing	1
	Failed Sealants	1
	Pooling Water	2
	Open Fasteners Penetrations	1
	Shutters	23
	Previous Repairs	4
	Lead Based Deficiency	155
	Lead Based Deficiency	25

STRUCTURAL MILESTONE INSPECTION

**South Seas Northwest
Condominium Association, Inc.**

Property located at:
440 Seaview Court
Marco Island, FL 34145