

## SECTION 1 – INTRODUCTION



**BONDURANT**  
ARCHITECTURE

### STEVENS LANDING CONDOMINIUMS

**100, 200, & 300**

**STEVENS LANDING DR.**

**Project Manager:**  
E. Brad Bondurant  
239-307-7270

Prepared for:

**Site-Visit Date:**  
August 13, 2024

**HOMEOWNERS ASSOCIATION**

**AND**

**Report Date:**  
August 15, 2024

**RESORT PROPERTY MGMT**

### 1.0 INTRODUCTION

Bondurant Architecture, LLC ("BA") conducted a Phase One Structural Assessment of the five-story residential condominium buildings, located at 100, 200, and 300 Stevens Landing Dr., in Marco Island, Florida ("Subject Property"). The Subject Property was originally constructed in 1986.

These buildings are subject to the new legislation (Florida Statute Title XXXIII, Chapter 553, Section 899, copies available) that requires all residential condominium buildings to be recertified to be structurally sound that are within 3 miles of the coast and 25 years or older in age. Certification will be good for 10 years from the date of certification.

#### Subject Property



BA performed a visual assessment of the Subject Property on August 13, 2024. At the time of the site visit, the weather was clear and sunny, with temperatures ranging from 80° to 93° Fahrenheit throughout the day.

This assessment was performed by the following professionals:

- E. Brad Bondurant, NCARB, CCPIA: Architectural and Structural Assessor

Mr. Bondurant has been a registered architect for 38 years and has held registrations in Alabama, Mississippi, Georgia, Tennessee, Florida, Ohio, Maryland, and Connecticut. He was a licensed Home Inspector in Alabama and Ohio, and he has performed over 600 home inspections. He is also a Certified Commercial Property Inspector having inspected over 100 commercial and institutional buildings. Mr. Bondurant also holds a certificate from the National Certification of Architectural Registration Boards (NCARB) and now practices architecture full time in Naples, Florida since 2021. He holds 15 inspection certifications from InterNACHI (International Association of Certified Home Inspectors) and is a member of the Certified Commercial Property Inspectors Association (CCPIA).

The following individuals escorted BA during the site visit:

- Matt Hopkins, CAM Association Manager, Resort Property Management
- Robierto On-site Maintenance Supervisor

This report summarizes BA's findings and opinions of recommended corrections to the Subject Properties. No destructive tests were undertaken; conditions and opinions described in this report are based on visual observation only.

## **1.1 OVERALL PROJECT AT A GLANCE**

Subject Property is constructed of steel reinforced concrete with a concrete masonry unit (CMU block) infill. Concrete floor slabs separate each floor, and the roof is a combination of TPO in a white color on the low slope areas, standing seam metal on the mansards, and curved concrete tile in select areas.

Units are accessed by an elevator that stops at all five floors. Stevens Landing Condominiums have exterior walkways. Balcony railings are reinforced concrete and prefinished aluminum handrails.

## **1.2 VISUAL ASSESSMENT PROCEDURES**

Inspection consisted of entering as many units as possible to search for any indications of structural deficiencies or anomalies that would indicate structural issues or potential failures. The exterior was examined and access was gained to the roof for evaluation. Phase One inspection criteria in the statute states: “ a licensed architect or engineer authorized to practice in this state (FL) shall perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building.” This Phase One visual inspection followed these guidelines.

## **1.3 PURPOSE**

The purpose of this assessment is to evaluate the condition of the existing Subject Properties relative to their structural soundness as can be determined by the above-described visual inspection guidelines. This inspection will also result in the completion of the Collier County Structural Re-certification One Page Summary.

## **1.4 SCOPE OF SERVICES**

The scope of this assessment has been completed in accordance with the applicable sections of the "International Standards of Practice for Inspecting Commercial Properties – 2022 Edition" as published by the International Association of Certified Commercial Property Inspectors Association (CCPIA). Digital copies of this document are available from your inspector.

## **1.5 DOCUMENTS REVIEWED**

No additional documents were reviewed for the Phase One inspection other than those readily available from online sources.

## 1.6 DEFINITION DESCRIPTIONS

The following definitions are used in this report regarding the physical condition(s) of the building components/systems:

| Designation                 | Description                                                                                                                                                                                                                                                                                                  |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Excellent                   | New or like-new condition.                                                                                                                                                                                                                                                                                   |
| Good                        | Well maintained; systems may exceed expected useful life.                                                                                                                                                                                                                                                    |
| Fair                        | Satisfactory, some signs of wear and possible minor immediate repairs needed. Component(s) condition consistent with expected useful life – may be near the end of statistical useful life.                                                                                                                  |
| Poor                        | Immediate repairs, major replacements, and/or significant attention needed.                                                                                                                                                                                                                                  |
| Expected Useful Life (EUL)  | The average amount of time in years that an item, component, or system is estimated to function when installed new and assuming routine maintenance is practiced.                                                                                                                                            |
| Remaining Useful Life (RUL) | A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement. |
| Effective Age (EA)          | A subjective estimate of the age of the components or systems based on evaluation of the level of past maintenance and repairs.                                                                                                                                                                              |

## SECTION 2 – PROPERTY CONDITION ASSESSMENT

### A. SITE



**Site Map**

Site was relatively flat with slight slope toward area drains or the bay. It is located on Stevens Landing Dr. Parking spaces are located under the buildings with owners having designated spaces. Surface parking outside of buildings was provided for visitors and guests. Access is good from Collier Blvd. and San Marco Road.

Environment is tropical with an abundance of sunlight, and a rainy season from late summer into early fall. Average temperatures for this area are from 50 F to 95 F, with rare occasions of time below or above this range.

Buildings appear to rest on typical sandy Florida soil which provides excellent compressibility and a stable base for the building, as long as water run-off around the building is directed away from the structure and into the appropriate storm drains. Be sure that surface drains are adequately sloped to collection points so the soil that the structural foundation of the building is resting on remains stable and uncompromised.

## **B. 100 STEVENS LANDING DRIVE**

### **2.1 EXTERIOR ASSESSMENT**

#### **Front View**



100 Stevens Landing Drive has an exterior of cementitious stucco. Exterior is generally in excellent condition with no observed hairline cracks in the stucco. Note other conditions on the exterior needing to be addressed. See photos below for recommendations.

**Right Side View**



**Left Side View**



## Rear View



### Sidewalk Recommendation

There were several significant cracks in the sidewalks around the building. Over time these can become trip hazards. Cracks allow water to migrate below the slab and erode the supporting soils. Repairing these cracks will extend the useful life of the concrete walks significantly.



## Exterior Lighting Panel

This panel is located to the right of the bank of electrical meters. It had three blank spaces to the right of the elevator breaker that were covered with electrical tape rather than the metal covers that are required by code. Suggest having the correct metal covers installed by a licensed electrician as a safety precaution.



### Door to Pool Equipment Room

The steel jambs that support the pool equipment door were badly rusted. This can lead to a failure of the door in the high winds of a hurricane, which would turn the door into a flying debris hazard. Suggest having this door frame replaced at some point in the near future.



## 2.2 INTERIOR ASSESSMENTS – 100 STEVENS LANDING DRIVE

### Unit 101

Unit 101 had a water stain on the ceiling of the guest bedroom. The source of this water needs to be determined and repaired if not already. Suggest painting over this stain with a high hide concealer (ie, Kilz) then monitor the area to see if stains reappear.

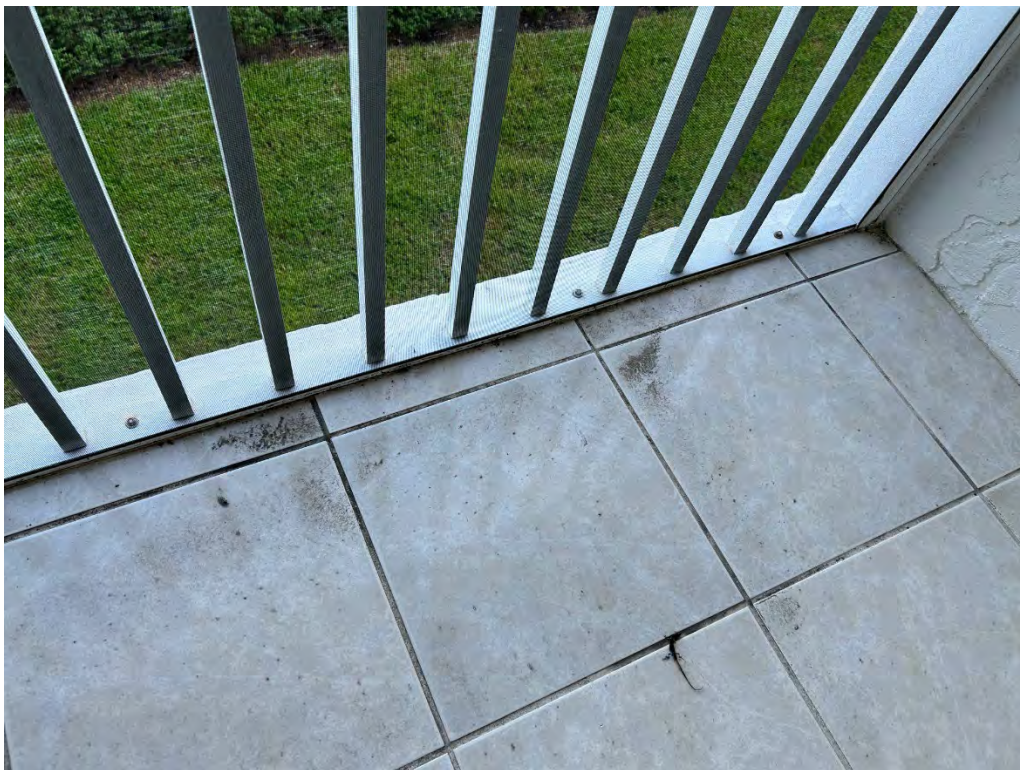


Unit 101 also had some evidence that the porch lanai had ponding water on it in spite of the fact there was a floor drain in this space. Suggest having this drain checked to be sure it is draining freely. Standing water on a porch like this can lead to deterioration of the underlying concrete slab. The tile that has been installed on the floor may have covered the weep holes in the bottom of the aluminum framing. Might be a good idea to have new weep holes drilled into this frame.



## Unit 102

Unit 102 also had evidence of ponding on the porch lanai as evidenced by accumulation of dirt where ponding water is left to evaporate. For the reasons stated above, it is best to allow water that accumulates on the porches to run-off and not be allowed to soak down into the supporting slab. Suggest having new weep holes drilled in the aluminum framing at the top of the tile that will allow water to run off porch.



### Unit 106

Unit 106 had some staining on the porch ceiling that may be from the porch above. If the porch above does not have adequate weep holes in the aluminum framing, this could allow accumulating rainwater to run down to unit below. Suggest having this staining repaired then monitored over time to see if it returns and check weep holes in porch framing above.



### Unit 303

Unit 303 had some water damage on the ceiling of the Master Bedroom. There did not seem to be any wetness or evidence that this leak was active. Suggest having this water damage repaired then monitor the area for any signs of further water penetration.



### Unit 305

Unit 305 had a hairline crack adjacent on outlet on the left side of the enclosed porch. This appeared to be strictly cosmetic but inspector suggested the crack be repaired to be sure it does not try to reappear. Resident said she would have the crack repaired in the near future.



## Unit 401

Unit 401 had some water damage on the ceiling of the Guest Bedroom and a water stain on the ceiling of the Living Room. Residents said the leaks have not been an issue since the new roof was installed. Suggest having this water damage repaired to be sure the issue has been adequately resolved.



## Unit 404

Unit 404 had a hairline crack that ran almost from ceiling to floor on the right end of the sliding glass door on the enclosed porch. Suggest having this crack repaired and then monitored to see if it tries to reappear.



Unit 404 also had some water damage to the ceiling of the Guest Bedroom. This issue seems to have been addressed when the new roof was installed. Suggest having this area repaired to be sure no further water stains appear.



## C. 200 STEVENS LANDING DRIVE

### 2.1 EXTERIOR ASSESSMENT

#### Front View



200 Stevens Landing Dr has an exterior of cementitious stucco. Exterior is generally in excellent condition with no observed hairline cracks in the stucco. See photos below for recommendations

**Right Side View**



**Left Side View**



## Rear Views



## 2.2 INTERIOR ASSESSMENTS – 200 STEVENS LANDING DRIVE

### Unit 101

Unit 101 also had issues with ponding water on the porch lanai. The problem was significant enough to cause rusting of the screws supporting the aluminum framing. There was at least one weep hole evident in the bottom rail but it may be blocked. Suggest clearing of all weep holes to be sure they are free flowing, and considering adding a few more to increase the drain rate to more quickly route rain water off this porch.



## Unit 106

Unit 106 was missing a cover for the electrical panel. Also some of the screws holding the panel face were not code compliant. Suggest having this panel face replaced and proper screws installed by a licensed electrician.



## Unit 202

Unit 202 had some signs of water damage on the ceiling of the Master Bedroom. Leak did not appear active as there was no dampness or discoloration. Suggest having this ceiling damage repaired then monitored over time for any further signs of water leaks.



### Unit 306

Unit 306 was missing a cover for the Guest Bathroom vent fan. Cover was located in the bath cabinet but the Nut was missing that secures it to the fixture. This is considered a safety concern so inspector recommends having this cover replaced as soon as possible.



## D. 300 STEVENS LANDING DRIVE

### 2.1 EXTERIOR ASSESSMENT

#### Front View



300 Stevens Landing Drive has an exterior of cementitious stucco. Exterior is generally in excellent condition with no observed hairline cracks in the stucco. See photos below for additional recommendations.

**Right Side View**



**Left Side View**



## Rear View



### **Exterior Doors to Storage Area**

This pair of doors would not fully close and latch. Also the interior of this storage area smelled very musty. This smell may be from moisture which has migrated through these ill-fitting doors. Suggest having these doors adjusted or replaced as needed to establish a tight seal from the weather.



### **Downspout on back left corner**

This PVC downspout is in very good condition but it lacks a splash block under the end, allowing the soil to erode at the exit. Suggest having a splash block installed under the end to prevent any further erosion and protect the soils supporting the foundation of the building.



## Electrical Panel and Electrical Room Door

Both of these components are badly rusted and suggest having them replaced in the near future.



## 2.2 INTERIOR ASSESSMENTS – 300 STEVENS LANDING DRIVE

### Unit 303

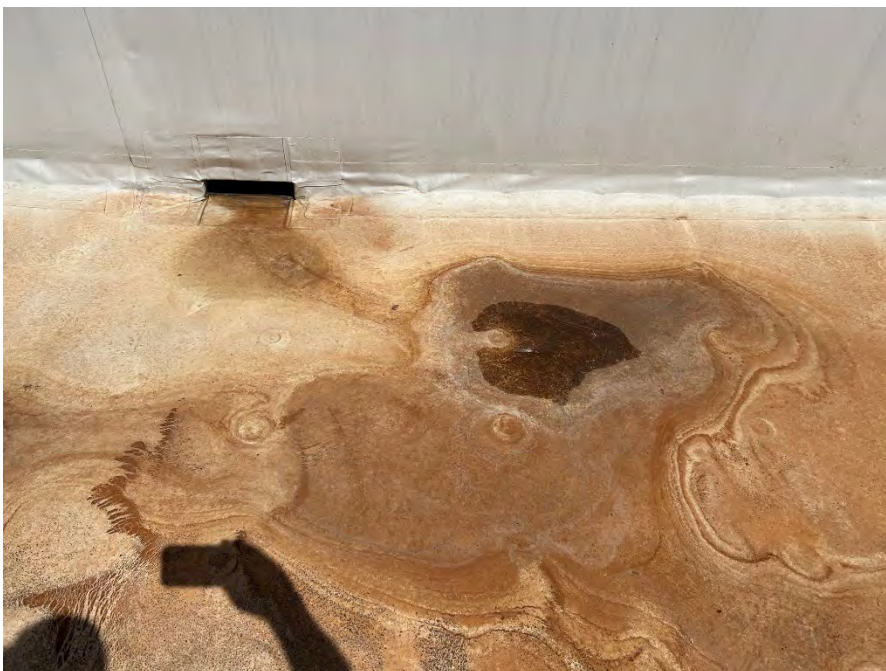
Unit 303 had some significant water damage in a corner of the porch lanai. The bottom of this corner was severely corroded and in need of immediate repair. The water damaged extended up the corner as evidence by a rusting corner bead. Suggest having this bead replaced with a water resistant material.



### 3.1 ROOF ASSESSMENT

The roofing on these buildings appeared to be in like new condition. Board members confirmed that the roofs were replaced only two years ago, so that would account for them being in excellent condition. Flat roof material appears to be Thermoplastic Polyolefin (TPO) which has a good track record in south Florida. Roof should last another 25 years with proper maintenance. There were a few areas of excessing ponding which can shorten the life of this roof material. Suggest discussing these ponds with the installer of the roof to see if they can be reduced or eliminated.

#### Areas of Excessive Ponding



## Typical Views of Roof Systems





Two locations on the Roof of the 300 building had downspouts emptying directly onto roof surface. Suggest installing a wear layer under the ends of the downspouts to protect roof surface.



## 4.1 INSPECTION CONCLUSIONS

It is the professional opinion of this inspector that the buildings located at 100, 200, and 300 Stevens Landing Drive (Stevens Landing Condominiums) are structurally sound and qualify for re-certification using the Phase One Visual Assessment Guidelines of Title XXXIII, Chapter 553, Section 899 of the 2022 Florida Statutes.

Attached is the One Page Structural Re-certification form completed with data from this inspection as required by Collier County, to which I have affixed my professional registration stamp as well. This should complete the structural re-certification process for these buildings.

For additional information, please contact your inspector: E. Brad Bondurant, Registered Architect and member of the Certified Commercial Property Inspectors Association (CCPIA)

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