

# JMC Engineering Inc.

DEVELOPING SUSTAINABLE ENGINEERING SOLUTIONS

September 9, 2024

VILLE DE MARCO WEST, A CONDOMINIUM, INC.  
1200-1208 Edington Place  
Marco Island, FL 34145

Attention: Brandon Shaver, Property Manager  
Phone: 239.272.2483  
Email: brandon@beachsidepm.com

Reference: MILESTONE PHASE 1 INSPECTION REPORT  
Ville De Marco West, A Condominium, Inc.  
JMC Project Number: 119BPM.12

**JMC Engineering, Inc. (JMC)** recently performed a Milestone Phase 1 Inspection at Ville De Marco West as outlined in the proposal dated January 26<sup>th</sup>, 2024, approved by Brandon Shaver, property manager, May 2<sup>nd</sup>, 2024.

## Introduction:

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JMC is providing a Milestone Phase 1 Inspection Report in connection with Senate Bill 154 regarding the mandatory reporting requirements for condominiums based on the requirements set forth in Florida State Statute 553.899, which requires condominiums and cooperative association buildings that are three or more stories in height:

- To perform a milestone inspection by December 31 of the year in which the building reaches 30 years of age and every 10 years thereafter, or
- The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, and every 10 years thereafter.

A milestone inspection is a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in s. 627.706 for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building which are visible during the inspection. The purpose of such an inspection is not to determine if the existing conditions of an existing building are in compliance with all sections of

the current Florida Building Code or the fire safety code and/or if hidden defects are present where it is not reasonable to determine given the visual nature of the survey.

JMC performed a review of available documentation, interviews with site personnel, along with site visits to perform visual observations of the building envelope of the (5) four-story buildings on the property, including walkways, stairs and 25% of the residential units within the community and related balconies. Observations were performed at:

1200 Edington Place - Building A Units A201, A301, A303, A401  
1202 Edington Place - Building B Units B302, B402, B403, B404,  
1204 Edington Place - Building C Units C201, C401, C402  
1206 Edington Place - Building D Units D202, D204, D302,  
1208 Edington Place - Building E Units E302, E303, E401, E404

### Definitions:

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**Condition, Good** – No Substantial Structural Deterioration and No Dangerous Condition Observed

**Condition, Fair** – Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

**Condition, Poor** – Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed

**Condition, Significant** – Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition

**Substantial Structural Deterioration** – Means a condition that negatively affects a building's structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous. 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.

**Unsafe Conditions** – Buildings that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe buildings shall be taken down and removed or made safe as the code official deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed unsafe. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two milestone inspection report within the required

timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

**Dangerous** – Any building, structure, or portion thereof that meets any of the conditions described below shall be deemed dangerous:

- The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
- There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, or other environmental loads when such loads are imminent.

### **Scope Of Report - Meet Requirements of Florida Statute 553.899 - Mandatory Structural Inspections for Cooperative and Condominium Buildings:**

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The Milestone inspection is a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in s. 627.706, that is three stories or more in height, as determined by the Florida Building Code, which is subject, in whole or in part, to the condominium form of ownership under chapter 718. The Milestone inspection must be performed by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If a building reached 30 years of age before July 1, 2022, the building's initial milestone inspection must be performed before December 31, 2024. The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter.

A Milestone Inspections must be performed by an architect licensed under chapter 481 or engineer licensed under chapter 471 authorized to practice in the State of Florida.

A Milestone Inspection consists of two phases:

1. For phase one of the milestone inspection, a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, provides a qualitative assessment of the structural conditions of the building. If no signs of substantial structural deterioration to any building components under visual examination are found, phase two of the inspection is not required.
2. Phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order

to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. If a phase two inspection is required, within 180 days after submitting a phase one inspection report the architect or engineer performing the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection.

JMC must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association, to any other owner of any portion of the building which is not subject to the condominium form of ownership, and to the building official of the local government which has jurisdiction. The milestone inspection report must, at a minimum, meet all the following criteria:

- Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- Indicate the manner and type of inspection forming the basis for the inspection report.
- Identifying any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identify and describe any items requiring further inspection.

### **Inspection Methodology:**

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Engineering personnel from JMC visited the subject site on June 7<sup>th</sup>, 2024, and June 28<sup>th</sup>, 2024, to perform a Milestone Phase 1 Inspection of the subject property. A visual examination of accessible common elements, walkways, stairs, and exterior building envelope of the (5) four-story buildings on the property were performed by JMC. Observations of the roof system were made from the ground and as well as from the roof. Limited observations of the roof trusses at the mansards were performed during the inspection. Additionally, observations were performed at +/- 25% of the residential unit interiors and balconies.

The purpose of the inspection is to attest 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 a determination of any necessary maintenance, repair, or replacement of any structural component of the building. Per the requirements of Florida Statute 553.899, the phase 1 milestone inspection's foremost objective is to determine if substantial structural deterioration to any building components under visual examination is present. It is not the intention of the phase 1 milestone

inspection to be exhaustive or to find hidden defects or to verify Florida Building Code or Fire Safety Code compliance.

Due to the intent and limited scope of the inspection, no attempt to determine whether the original design of the building meets the current code or the code requirements at the time of construction was performed. Additionally, it is not the intent of JMC to supersede any responsibility of the Engineer of Record.

**Available Records:**

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Limited building plans were provided to JMC for review. Detailed plans and specifications for restoration and repair projects were not provided.

The association provided records limited maintenance and repair projects records for JMC review.

Public records of permit applications on the City of Marco Island building department were also reviewed by JMC for each Building for the last +/- 20 years. See the permit applications and application dates listed below.

## Building A – 1200 Edington Place

| Permit #      | Application Date | Description                                                                                                                       | Contractor                           |
|---------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| COMM-21-04049 | 5/28/2021        | Removal Single Ply Flat                                                                                                           | Kelly Roofing                        |
| COMM-22-06045 | 8/29/2022        | Slab Edge And Column Concrete Repairs                                                                                             | Spectrum Contracting Inc             |
| POOL-19-07700 | 11/21/2019       | Pool Tile And Refinish                                                                                                            | Pinnacle Usa                         |
| SEAW-18-04419 | 4/30/2018        | Replacement Of 365 L.F. Seawall Due To Irma Damage                                                                                | Kelly Brothers Inc                   |
| WD-14-5212    | 8/8/2014         | Furnish And Install Impact Rated Windows & Entry Doors                                                                            | Glass Of Marco                       |
| COMM-12-3399  | 7/24/2012        | Replace Copper Water Supply Line In Stack A-104, A-204, A-304, A-404                                                              | Dsh Construction                     |
| 93919         | 6/23/2009        | Repipe Pot Water System 2 Story 8 Units Bldg A                                                                                    | Water Works Plumbing Corp            |
| 95762         | 11/10/2009       | Fire Alarm System - Bldg A                                                                                                        | A-1 Fire Equipment Corp              |
| 113614        | 8/25/2011        | A/C Replacement 2.5 Ton Condenser - 1St Floor Lobby                                                                               | Accurate Comfort Services Inc        |
| 104799        | 11/12/2010       | A/C Replacement 1.5 Ton A/H & C/U (3Rd Fl Common Area/Elev                                                                        | Sampson Air Conditioning             |
| 73175         | 7/17/2007        | Change Cast Iron Stacks To Pvc Bldg A 102 202 302 402                                                                             | Scott Scheurer Plumbing Inc          |
| 73211         | 7/19/2007        | Change Cast Iron Pipes To Pvd #104,204,304,404                                                                                    | Scott Scheurer Plumbing Inc          |
| 105215        | 12/10/2010       | Chg Cold Water Supply Copper To Pvc Units 103 203 303 403                                                                         | Dsh Construction                     |
| 63620         | 5/31/2006        | Replace Flat Roof Bldg A - 92 Sqs                                                                                                 | Greenling Roofing Inc                |
| 104583        | 10/25/2010       | Concrete, Stucco Repairs, Painting Bldg A (Master)                                                                                | Spectrum Contracting Inc             |
| 65589         | 9/18/2006        | 1 A/C 2 Tonnage Airhandler                                                                                                        | Service Experts Llc                  |
| 73176         | 7/17/2007        | Replace Cast Iron Stack Pipes Bldg A 101 201 301 401                                                                              | Scott Scheurer Plumbing Inc          |
| 66696         | 12/5/2006        | Mansard - Metal Reroof Hurricane Wilma                                                                                            | Associated Roofing Specialist        |
| 73096         | 7/12/2007        | Remove Drywall & Concrete To Expose Cast Iron Wastepipes                                                                          | Dsh Construction                     |
| 73178         | 7/17/2007        | Change Cast Iron Stack Pipes Bldg A 103 203 303 403                                                                               | Scott Scheurer Plumbing Inc          |
| PLBG-15-7735  | 10/9/2015        | Repipe Sanitary Sewer                                                                                                             | American Construction & Plumbing Inc |
| ELEC-19-00673 | 1/31/2019        | Disconnect And Safe Off Electrical Due To Hurricane Irma Damage.                                                                  | Guzzo Electric Llc                   |
| FIR1-18-02131 | 2/28/2018        | Add Rf Oneway Panel To Replace Current Transmission Method To Monitoring                                                          | Safety Signal Systems Inc            |
| COMM-20-06758 | 11/9/2020        | Miscellaneous Concrete Repairs (One Permit Per Building) - Building A                                                             | Spectrum Contracting Inc             |
| ROOF-21-04099 | 6/1/2021         | Removal Single Ply Flat Fl 16039-R16 17-0614.22                                                                                   | Kelly Roofing                        |
| FIR1-18-02129 | 2/21/2018        | Add Rf Oneway Panel To Replace Current Transmission Method To Monitoring                                                          | Safety Signal Systems Inc            |
| FIR1-18-02130 | 2/21/2018        | Add Rf Oneway Panel To Replace Current Transmission Method To Monitoring                                                          | Safety Signal Systems Inc            |
| FIR1-18-04755 | 5/8/2018         | Adding An Rf One-Way Panel To Replace The Current Transmission Method To Monitoring                                               | Safety Signal Systems Inc            |
| COMM-12-5604  | 12/21/2012       | Change Water Supply Lines From Copper To Cpvc In Main Stack 102,202,302,402                                                       | Dsh Construction                     |
| FIR1-12-5163  | 11/26/2012       | Remove Existing 4" Gate Valve & Check Valve - Install 4" Wilkins 450Da                                                            | Jensen Underground Utilities Inc     |
| COMM-14-5074  | 7/31/2014        | Replace Main Water Supply Line In Stack From Copper To Cpvc                                                                       | Dsh Construction                     |
| COMM-12-2801  | 6/21/2012        | Truss Repair Using Pt Lumber & Applicable Fastners - Bldg A This Is The Master For Bldgs B, C, D & E.                             | Dsh Construction                     |
| MECH-13-2552  | 5/16/2013        | Replace Air Handler & Condenser Unit                                                                                              | Sampson & Gutierrez Air Conditioning |
| FIR1-12-5178  | 11/26/2012       | Fire Alarm Monitoring Bldg. A                                                                                                     | Safety Signal Systems Inc            |
| PLBG-22-02356 | 4/4/2022         | Install Like For Like Water Heater                                                                                                | Prout'S Plumbing Inc (Lic)           |
| MECH-20-05887 | 10/1/2020        | A/C Change Out Like For Like                                                                                                      | Condee Cooling & Electric Inc (Lic)  |
| WD-19-02737   | 4/22/2019        | Replace Entry Doors With Impact Size For Size On The Following Units 101, 102, 103, 104 And A Common Area Door (Total Of 5 Doors) | Guardian Hurricane Protection        |

## Building B – 1202 Edington Place

| Permit #      | Application Date | Description                                                                                     | Contractor                    |
|---------------|------------------|-------------------------------------------------------------------------------------------------|-------------------------------|
| COMM-21-04052 | 5/28/2021        | Removal Single Ply Flat                                                                         | Kelly Roofing                 |
| 72893         | 6/28/2007        | Noc Rep Cast Iron W/Pvc 104, 204, 304, 404                                                      | Scott Scheurer Plumbing Inc   |
| 72890         | 6/28/2007        | Noc Rep Cast Iron W/Pvc 103, 203, 303, 403                                                      | Scott Scheurer Plumbing Inc   |
| 95761         | 11/10/2009       | Noc Fire Alarm - Bldg B                                                                         | A-1 Fire Equipment Corp       |
| 72894         | 6/28/2007        | Noc Rep Cast Iron W/Pvc B-102,202,302,402                                                       | Scott Scheurer Plumbing Inc   |
| 104584        | 10/25/2010       | Concrete, Stucco, Painting Waterproofing Bldg B                                                 | Spectrum Contracting Inc      |
| 72892         | 6/28/2007        | Noc Rep Cast Iron W/Pvc B-101,201,301,401                                                       | Scott Scheurer Plumbing Inc   |
| 93920         | 6/23/2009        | Noc Repipe Interior Pot Water System Bldg B 1 Story 4 Units                                     | Water Works Plumbing Corp     |
| 66700         | 12/5/2006        | Noc Reroof Mansard W/Metal Hurricane Wilma                                                      | Associated Roofing Specialist |
| COMM-14-5070  | 7/31/2014        | Noc - Replace Main Water Supply Line In Stack From Copper To Cpvc                               | Dsh Construction              |
| COMM-14-5069  | 7/31/2014        | Noc - Replace Main Water Supply Line In Stack From Copper To Cpvc                               | Dsh Construction              |
| COMM-12-2812  | 6/22/2012        | Noc Truss Repair Using Pt Lumber & Applicable Fastners - Bldg B Master Permit #12-2801 W/Bldg A | Dsh Construction              |
| ROOF-21-04100 | 6/1/2021         | Noc Removal Single Ply Flat Fl 16039-R16 17-0614.22                                             | Kelly Roofing                 |
| COMM-20-06979 | 11/17/2020       | Noc - Miscellaneous Concrete Repair - Building B                                                | Spectrum Contracting Inc      |
| FIR1-18-04756 | 5/8/2018         | Adding An Rf One-Way Panel To Replace The Current Transmission Method To Monitoring             | Safety Signal Systems Inc     |
| FIR1-12-5180  | 11/26/2012       | Fire Alarm Monitoring Bldg. B                                                                   | Safety Signal Systems Inc     |
| COMM-22-06046 | 8/29/2022        | Noc - Slab Edge And Column Concrete Repairs As Found On Building B.                             | Spectrum Contracting Inc      |
| COMM-14-5075  | 7/31/2014        | Noc - Replace Main Water Supply Line In Stack From Copper To Cpvc                               | Dsh Construction              |

## Building C – 1204 Edington Place

| Permit #        | Application Date | Description                                                                                                                                                                    | Contractor                    |
|-----------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| COMM-21-04053   | 5/28/2021        | Removal Single Ply Flat                                                                                                                                                        | Kelly Roofing                 |
| FIR1-20-02251   | 4/24/2020        | Wireless Fire Alarm Monitoring                                                                                                                                                 | Cintas Fire Protection        |
| UNSAFE-17-06465 | 9/11/2017        | Unsafe Placard Posted - Seawall Down, Erosion Removed Dirt So The Water Is Under The Building.                                                                                 |                               |
| 104585          | 10/25/2010       | Concrete Stucco Repairs Painting Waterproofing Bldg C                                                                                                                          | Spectrum Contracting Inc      |
| 95764           | 11/10/2009       | Noc Fire Alarm System - Bldg C                                                                                                                                                 | A-1 Fire Equipment Corp       |
| 72335           | 5/29/2007        | Noc Change Cast Iron To Pvc Stacks X 4                                                                                                                                         | Prout'S Plumbing Inc          |
| 66698           | 12/5/2006        | Noc Reroof Mansard W/Metal Hurricane Wilma                                                                                                                                     | Associated Roofing Specialist |
| 70831           | 2/22/2007        | Remove 8 Condensing Units From Roof/Install Condensing Units                                                                                                                   | Florida Comfort Systems       |
| FIR1-12-5176    | 11/26/2012       | Fire Alarm Monitoring Bldg C                                                                                                                                                   | Safety Signal Systems Inc     |
| COMM-12-2816    | 6/22/2012        | Noc Truss Repair Using Pt Lumber & Applicable Fastners - Bldg C Master Permit #12-2801 - Bldg A                                                                                | Dsh Construction              |
| COMM-16-02915   | 5/2/2016         | Noc - Replace Waste Pipes Under Building                                                                                                                                       | The Richard A Fritz Company   |
| ROOF-21-04101   | 6/1/2021         | Noc Removal Single Ply Flat Fl 16039-R16 17-0614.22                                                                                                                            | Kelly Roofing                 |
| COMM-15-5094    | 6/22/2015        | Repl Facp Like For Like                                                                                                                                                        | Dsh Construction              |
| COMM-15-5095    | 6/22/2015        | Noc Replace Copper Main Water Supply Lines To Units To Cpvc, Replace Units Main Shut Of Valves No Interior Units Lines To Be Changed Work To Be Done In Units C101,201,301,401 | Dsh Construction              |

## Building D – 1206 Edington Place

| Permit #        | Application Date | Description                                                                                                                                                                                                    | Contractor                          |
|-----------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| ROOF-21-04102   | 6/1/2021         | Duplicate To 21-04103-Removal Single Ply Flat                                                                                                                                                                  | Kelly Roofing                       |
| WD-21-06011     | 8/13/2021        | Noc Replace 7 Openings Fire Rated Doors Size For Size With Impact                                                                                                                                              | Guardian Hurricane Protection       |
| COMM-20-00054   | 1/6/2020         | Noc Repair Concrete Structure Damaged In Hurricane Irma                                                                                                                                                        | Kelly Brothers Inc                  |
| UNSAFE-17-06466 | 9/11/2017        | Unsafe Placard Posted - Seawall Down, Erosion Removed Dirt So The Water Is                                                                                                                                     |                                     |
| SEAW-16-06348   | 9/27/2016        | Ds - Noc - Redressing Rip Rap With Additional Rip Rap                                                                                                                                                          | Kelly Brothers Inc                  |
| 66670           | 12/1/2006        | Replace Cast Iron Pipe Floors 1-4 W/Pvc Review Drywall Fire                                                                                                                                                    | Sea Coast Construction Services Inc |
| 35041           | 11/21/2003       | Replace Complete A/C System For D Bldg 2Nd Floor                                                                                                                                                               | Condee Cooling & Electric Inc       |
| 95763           | 11/10/2009       | Noc Fire Alarm System - Bldg D                                                                                                                                                                                 | A-1 Fire Equipment Corp             |
| 71877           | 5/4/2007         | Noc Replace Cast Iron Waste Stack Pipes To Pvc - Bldg D                                                                                                                                                        | Scott Scheurer Plumbing Inc         |
| 71720           | 4/25/2007        | Noc Demo To Expose Cast Iron In D Building                                                                                                                                                                     | Dsh Construction                    |
| 71876           | 5/4/2007         | Noc Cast Iron Waste Stack Pipes To Pvc 103 203 303 403                                                                                                                                                         | Scott Scheurer Plumbing Inc         |
| 104586          | 10/25/2010       | Concrete Stucco Repairs Painting Waterproofing Bldg D                                                                                                                                                          | Spectrum Contracting Inc            |
| 103952          | 9/2/2010         | Noc Replace Water Line In 04 Stack. Bldg D #104,204 304,404                                                                                                                                                    | Elite Contracting Group Llc         |
| 71875           | 5/4/2007         | Noc Replace Cast Iron Waste Stack Pipes To Pvc Bldg D                                                                                                                                                          | Scott Scheurer Plumbing Inc         |
| 66697           | 12/5/2006        | Noc Reroof Mansard W/Metal Roof Hurricane Wilma                                                                                                                                                                | Associated Roofing Specialist       |
| COMM-12-2817    | 6/22/2012        | Noc Truss Repair Using Pt Lumber & Applicable Fastners - Bldg D Master Permit #12-2801 - Bldg A                                                                                                                | Dsh Construction                    |
| COMM-20-06980   | 11/17/2020       | Noc- Miscellaneous Concrete Repair - Building D                                                                                                                                                                | Spectrum Contracting Inc            |
| FIR1-18-04754   | 5/8/2018         | Adding An Rf One-Way Panel To Replace The Current Transmission Method To Monitoring                                                                                                                            | Safety Signal Systems Inc           |
| WD-19-02892     | 4/26/2019        | Noc Replace Entry Doors With Impact Size Of Size On The Following Unit 101,102,103,104 And Common Area Door. Total Of 5 Replace 5 Entry Doors All Size For Size With Impact In Units 101, 102,103,104 And 1 In | Guardian Hurricane Protection       |
| FIR1-12-5181    | 11/26/2012       | Fire Alarm Monitoring Bldg. D                                                                                                                                                                                  | Safety Signal Systems Inc           |
| ROOF-21-04103   | 6/1/2021         | Noc Removal Single Ply Flat Fl 16039-R16 17-0614.22                                                                                                                                                            | Kelly Roofing                       |
| COMM-22-06047   | 8/29/2022        | Noc - Slab Edge And Column Concrete Repairs As Found On Building D.                                                                                                                                            | Spectrum Contracting Inc            |
| COMM-14-5073    | 7/31/2014        | Noc - Replace Main Water Supply Line In Stack From Copper To Cpvc                                                                                                                                              | Dsh Construction                    |
| COMM-14-5071    | 7/31/2014        | Noc - Replace Main Water Supply Line In Stack From Copper To Cpvc                                                                                                                                              | Dsh Construction                    |
| COMM-14-5072    | 7/31/2014        | Noc - Replace Main Water Supply Line In Stack From Copper To Cpvc                                                                                                                                              | Dsh Construction                    |

## Building E – 1208 Edington Place

| Permit #      | Application Date | Description                                                                                                        | Contractor                                     |
|---------------|------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| COMM-21-04056 | 5/28/2021        | Removal Single Ply Flat                                                                                            | Kelly Roofing                                  |
| 31188         | 4/2/2003         | Noc Concrete Repairs To Stairs Balconies And Walkways                                                              | The Walker Contracting Group Inc               |
| 34329         | 10/17/2003       | Replace Unit Doors On 35 Units See List At Notes                                                                   | Ikb Construction Company Inc                   |
| COMM-13-4437  | 8/27/2013        | Noc - Plumbing Stacks E-03 & E-04 (E103,203,303,403) & (E104,204,304,404)                                          | Dsh Construction                               |
| COMM-14-3185  | 5/29/2014        | Noc Localized Concrete Repairs To Walkways At Buildings B & D And One Post Pocket Repair At Bldg E.                | Spectrum Contracting Inc                       |
| COMM-13-3453  | 6/27/2013        | Change Water Supply Line In E101 Stack From Copper To Cpv. Change Main Stack And Each Unit Supply Valve            | Dsh Construction                               |
| SEAW-15-8512  | 11/17/2015       | Ds Noc Install 4 Helical Tie Backs @Point Corner. Patch Panels @ Various Locations. Patch Caps @ Various Locations | Blue Marlin Marine Construction & Services Inc |
| 71889         | 5/7/2007         | Cast Iron Stacks To Pvc Units #E 104 204 304 404                                                                   | Scott Scheurer Plumbing Inc                    |
| 95760         | 11/10/2009       | Fire Alarm Installation Bldg E                                                                                     | A-1 Fire Equipment Corp                        |
| 104297        | 9/30/2010        | Noc Chg Water Supply In 02 Stk From Copper To Pvc & Firestop                                                       | Dsh Construction                               |
| 71891         | 5/7/2007         | Cast Iron Stacks To Pvc Units #E 102 202 302 402                                                                   | Scott Scheurer Plumbing Inc                    |
| 71890         | 5/7/2007         | Cast Iron Stacks To Pvc Units #E 103 203 303 403                                                                   | Scott Scheurer Plumbing Inc                    |
| 104847        | 11/16/2010       | Noc Concrete, Stucco Repairs, Painting Bldg E                                                                      | Spectrum Contracting Inc                       |
| 71751         | 4/26/2007        | Noc Demo To Expose Cast Iron Waste Pipe In Bldg E                                                                  | Dsh Construction                               |
| 71887         | 5/7/2007         | Cast Iron Waste Stacks To Pvc Units #E 101 201 301 401                                                             | Scott Scheurer Plumbing Inc                    |
| 66699         | 12/5/2006        | Noc Reroof Mansard W/Metal Hurricane Wilma                                                                         | Associated Roofing Specialist                  |
| COMM-12-2820  | 6/22/2012        | Noc Truss Repair Using Pt Lumber & Applicable Fastners - Bldg E Master Permit Bldg A - 12-2801                     | Dsh Construction                               |
| ROOF-21-04104 | 6/1/2021         | Noc Removal Single Ply Flat Fl 16039-R16 17-0614.22                                                                | Kelly Roofing                                  |
| COMM-20-06982 | 11/17/2020       | Noc- Miscellaneous Concrete Repair - Building E                                                                    | Spectrum Contracting Inc                       |
| FIR1-12-5179  | 11/26/2012       | Fire Alarm Monitoring Bldg E                                                                                       | Safety Signal Systems Inc                      |
| FIR1-18-04753 | 5/8/2018         | Noc Adding An Rf One-Way Panel To Replace The Current Transmission Method To Monitoring                            | Safety Signal Systems Inc                      |



**Description of the Building(s) and Components:**

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**General**

Ville De Marco West is a condominium complex situated on the eastern side of Gulf Shore Boulevard North, south of Mooring Line Drive in Marco Island. The complex is composed of eight residential buildings, four of which are two-story structures and the remaining four are three-story structures. Each floor within these buildings accommodates two residential units.

The five four-story buildings that make up the association were constructed in 1973 according to the Collier County Property Appraiser, encompassing a total of 72 private residential units. Four of the buildings house 16 private residential units, Building A, B, D and E while building C houses 8 private residential units.

The buildings are apparently constructed of a conventionally reinforced cast-in-place concrete frame structure with concrete floor slabs. The exterior walls are composed of concrete masonry units (CMUs) and are clad with a direct-applied textured and painted stucco finish.

Buildings A & B are interconnected by the roof and common exterior walkways with a shared common stair tower between the two buildings that service both buildings, constructed from conventionally reinforced concrete coated with fluid applied membrane. The buildings also have a secondary stair tower at the ends of the building and a central elevator that services each elevated level. This layout is mirrored for Buildings D & E. Building C is located to the west of the property between buildings B and D at the point of the peninsula of the triangular shaped lot. Building C walkways are serviced by two sets centrally located stairs and a single elevator.

**Residential Units**

The private residential unit balconies at buildings A, B, D and E are located at the rear of the buildings facing the water. The balconies at these buildings are similar in nature to the walkways, where they are continuous elevated conventional reinforced concrete slabs with a fluid applied coating with the same guardrail configuration, however each respective unit balcony is divided from the neighboring unit by a section of aluminum railing and accessed by sliding glass doors through the units.

Building C residential units have two balconies per unit, the main balcony being more typical in nature protruding from the rear of each unit with the same typical guardrail configuration, not connected to the neighboring unit. The second balcony of the unit is "L" shaped located attached to the common walkway, with a section of guardrail preventing common access and wrapping around the side of the building.

**Guard Railings**

All buildings are equipped with core mounted welded aluminum guardrails, at the walkways, private unit balconies and stair towers and landings. JMC noted that the stairs did not have code compliant grabrails.

**Roof**

The roofs are low sloped TPO (thermoplastic polyolefin) single-ply white membrane with a tile mansard roof wrapping around the perimeter of each building comprised of pre-manufactured wood trusses with an apparent plywood deck.

**Observations:**

All observations made during the inspection were visual in nature, no destructive testing was performed during the inspection. In general observations were typical at all locations and the buildings were observed to be in fair condition with maintenance to structural components required. See Representative photos for typical findings at all buildings.

Building A – 1200 Edington Place typical findings included but were not limited to.

- Isolated concrete spalling at walkway and balcony slab edges
- Isolated concrete cracks at multiple locations
- Efflorescence especially near guard railing post locations
- Failed Waterproofing deck coating at elevated walkways, balconies, and stairs.
- Failed guardrail coatings with deterioration to aluminum guard rail components and broken picket attachments
- Failed railing post pockets
- Paint and sealants were observed to be beyond useful life.
- Apparent areas of delaminated stucco
- Isolated ponding areas at roof
- Broken glazing at common area entrance door

Building B – 1202 Edington Place typical findings included but were not limited to.

- Isolated concrete spalling at walkway and balcony slab edges
- Isolated concrete cracks
- Efflorescence especially near guard railing post locations
- Failed Waterproofing deck coating at elevated walkways, balconies, and stairs.
- Failed guardrail coatings with deterioration to aluminum guard rail components and broken picket attachments
- Failed railing post pockets
- Paint and sealants were observed to be beyond useful life.
- Apparent areas of delaminated stucco
- Isolated ponding areas at roof

Building C – 1204 Edington Place typical findings included but were not limited to.

- Isolated concrete spalling at walkway and balcony slab edges
- Isolated concrete cracks
- Efflorescence especially near guard railing post locations
- Failed Waterproofing deck coating at elevated walkways, balconies, and stairs.
- Failed guardrail coatings with deterioration to aluminum guard rail components and broken picket attachments

- Failed railing post pockets
- Paint and sealants were observed to be beyond useful life.
- Apparent areas of delaminated stucco
- Damaged Windowsill
- Isolated ponding areas at roof

Building D – 1206 Edington Place typical findings included but were not limited to.

- Isolated concrete spalling at walkway and balcony slab edges
- Isolated concrete cracks
- Efflorescence especially near guard railing post locations
- Failed Waterproofing deck coating at elevated walkways, balconies, and stairs.
- Failed guardrail coatings with deterioration to aluminum guard rail components and broken picket attachments
- Failed railing post pockets
- Paint and sealants were observed to be beyond useful life.
- Apparent areas of delaminated stucco
- Isolated ponding areas at roof

Building E – 1208 Edington Place typical findings included but were not limited to.

- Isolated concrete spalling at walkway and balcony slab edges
- Isolated concrete cracks
- Efflorescence especially near guard railing post locations
- Failed Waterproofing deck coating at elevated walkways, balconies, and stairs.
- Failed guardrail coatings with deterioration to aluminum guard rail components and broken picket attachments
- Failed railing post pockets
- Paint and sealants were observed to be beyond useful life.
- Apparent areas of delaminated stucco
- Damaged Windowsill
- Isolated ponding areas at roof

Representative Photographs



Photo 1. Front Elevation of Building A



Photo 2. Rear Elevation Building A Overview

Photographs



Photo 3. Typical Overview East Side Stair Tower



Photo 4. Overview Shared Stair Two and Combined Walkways at Buildings A and B



Photographs

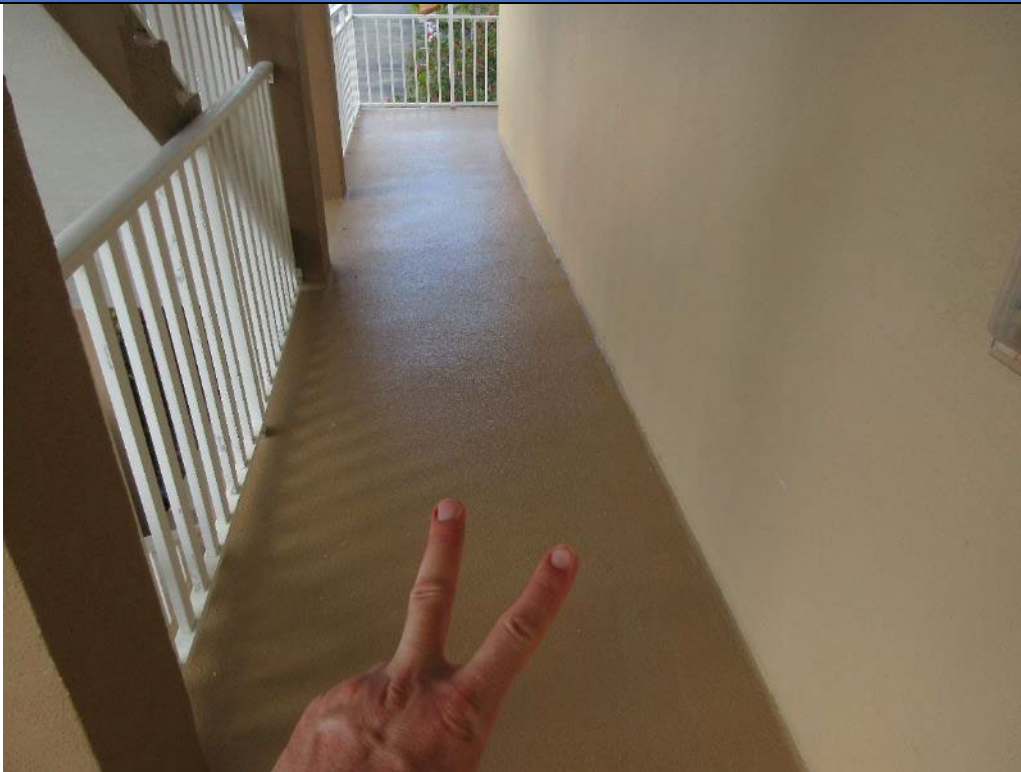


Photo 5. Typical Overview Common Elevated Walkway



Photo 6. Typical Failed Guard Railing Coating

Photographs



Photo 7. Apparent Spalling Concrete at Stairs



Photo 8. Failed Waterproofing Coating at Stairs



Photographs



Photo 9. Cracked and Spalling Concrete at Railing Post Pocket and Failed Deck Coating



Photo 10. Failed Deck Coating



Photographs



Photo 11. Apparent Spalling Concrete



Photo 12. Railing Picket Deterioration at Attachment to Bottom Rail

Photographs



Photo 13. Typical Balcony Overview (Unit A201)



Photo 14. Close-Up Failed Deck Coating A301 (Typical)



Photographs



Photo 15. Typical Efflorescence at Railing Post



Photo 16. Apparent Concrete Spall at Post Pocket A401

Photographs



Photo 17. Unit A101 Ceiling with Crack and Delaminated Stucco



Photo 18. Slab Edge Crack and Spall at A201

Photographs



Photo 19. Slab Edge Crack and Spall A304



Photo 20. Typical Overview TPO Roof



Photographs



Photo 21. Typical Mansard Roof Trusses

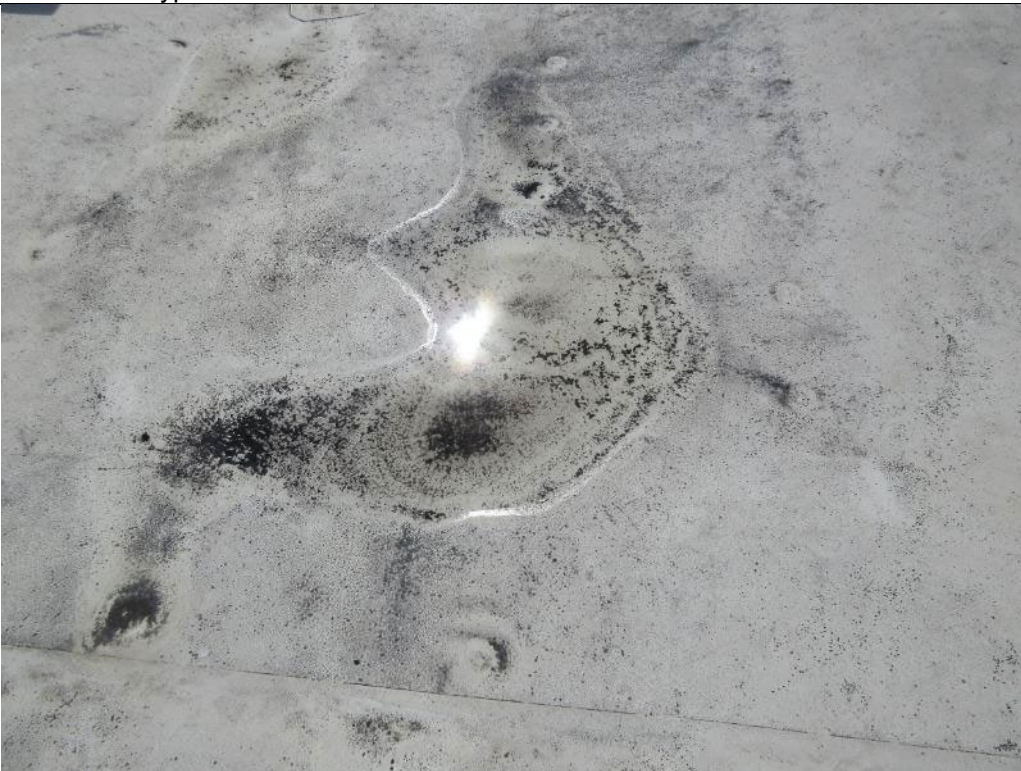


Photo 22. Isolated Ponding at Roof

Photographs

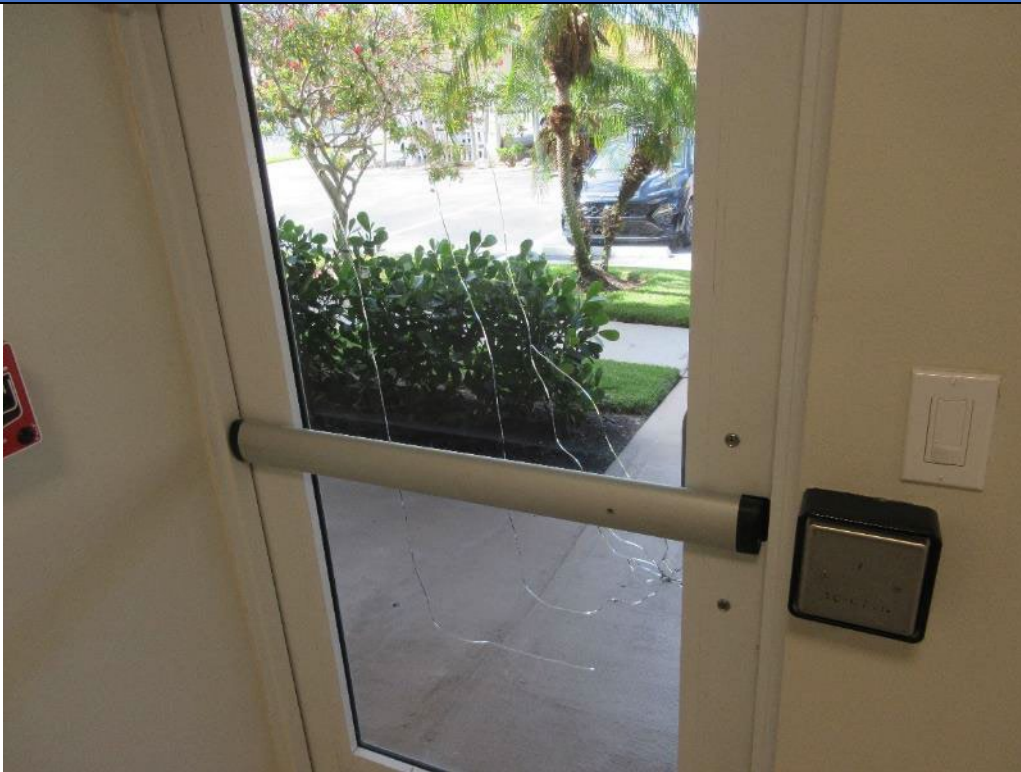


Photo 23. Broken Glazing at Common Area Door Building A



Photo 24. Rear Elevation Building B Overview



Photographs



Photo 25. Crack at Slab Edge B201



Photo 26. Typical Slab Edge Efflorescence at Unit Balconies Building B

Photographs

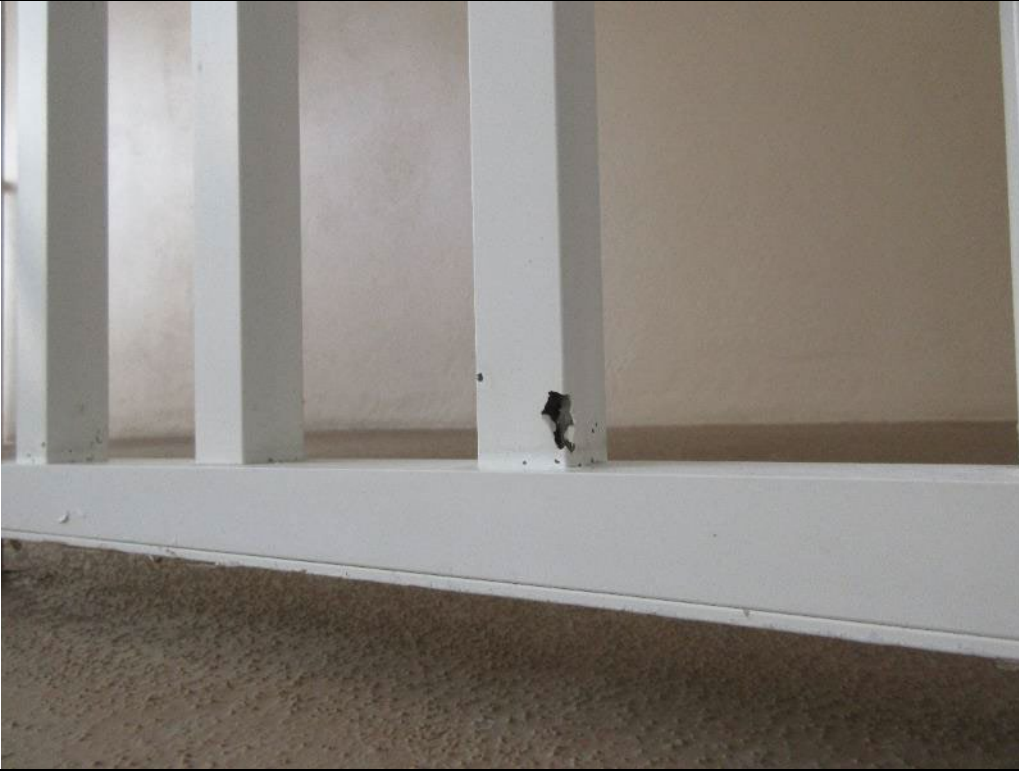


Photo 27. Damaged Rail Picket at Building B West Stair



Photo 28. Crack at Slab Edge with Efflorescence near B403



Photographs

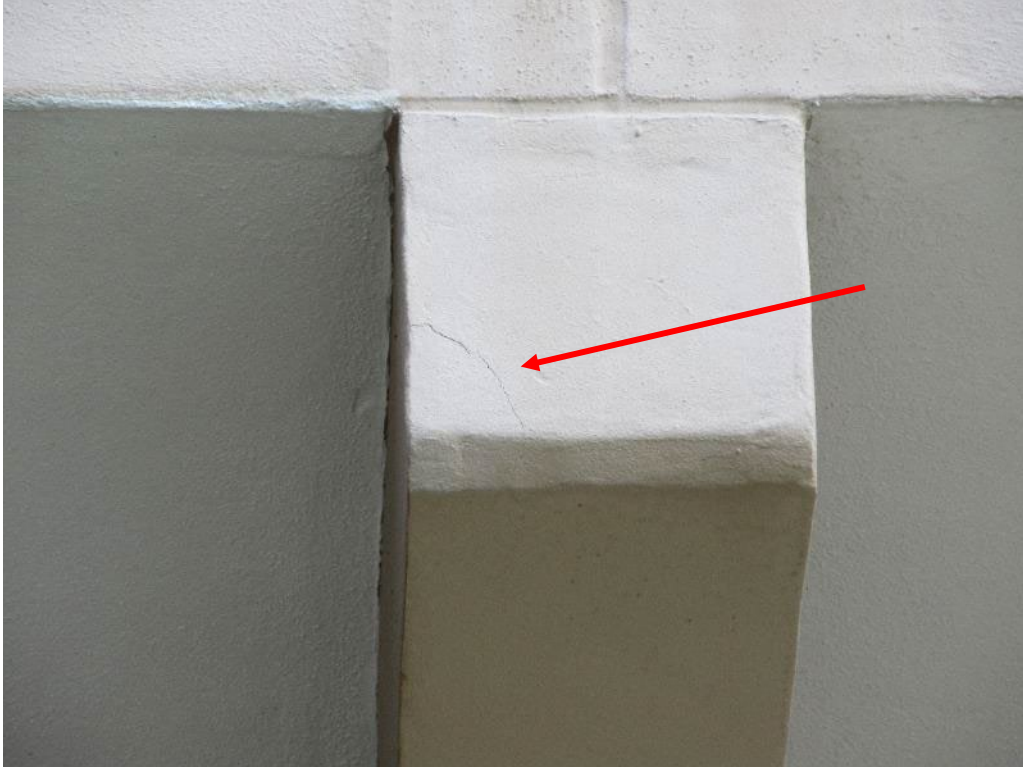


Photo 29. Crack at End of Cantilever Beam Near B202

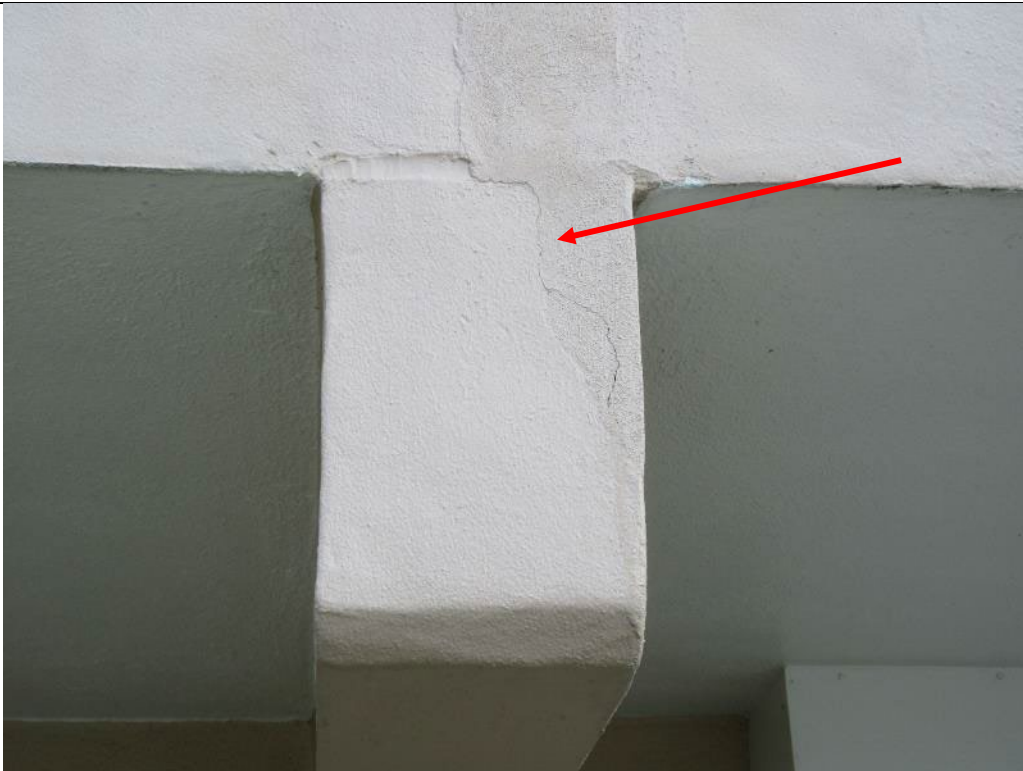


Photo 30. Crack at End of Cantilever Beam Near B101 and Failed Prev Repair

Photographs



Photo 31. Spalling Concrete at West Stair Level 1



Photo 32. Efflorescence at Slab Edge Near Stairs



**Photographs**



Photo 33. Typical Failed Deck Coating B403



Photo 34. Damaged Rail Top Cap at B302

Photographs



Photo 35. Building C Front Elevation (Building B on Right Building D on Left)



Photo 36. Overview Rear Building C



Photographs



Photo 37. Overview W Elevation Building C Typical Side Balcony and Walkway



Photo 38. C103 Crack and Damaged Windowsill with Failed Previous Repair

Photographs



Photo 39. Unit C201 Rear Balcony Overview



Photo 40. Previous Slab Edge Repair without Waterproofing C201



Photographs



Photo 41. Crack at Slab Edge with Efflorescence C201 Balcony 2



Photo 42. Typical Failed Waterproofing C401



Photographs



Photo 43. Typical Failed Waterproofing and Efflorescence at Slab Edge C402



Photo 44. Crack at Stucco Wall C402

Photographs



Photo 45. Failed Post Pocket and Waterproofing with Efflorescence C402



Photo 46. Typical Failed Floor to Wall Transition Sealant and Waterproofing



Photographs



Photo 47. Crack and Apparent Spall at Slab Edge with Efflorescence



Photo 48. Overview Building C Roof Typical Ponding Areas



Photographs



Photo 49. Typical Mansard Roof Trusses



Photo 50. Typical Stairs Building C with Staining and Efflorescence at Slab Edges

**Photographs**



Photo 51. Damaged Stucco and Rusted Stucco Accessories Near C402



Photo 52. Typical Failed Deck Coating at Walkways



Photographs



Photo 53. Overview Building D



Photo 54. Rear Elevation Building D Overview



Photographs



Photo 55. Typical Failed Railing Coating Building D



Photo 56. Typical Efflorescence at Slab Edge Railing Post

Photographs

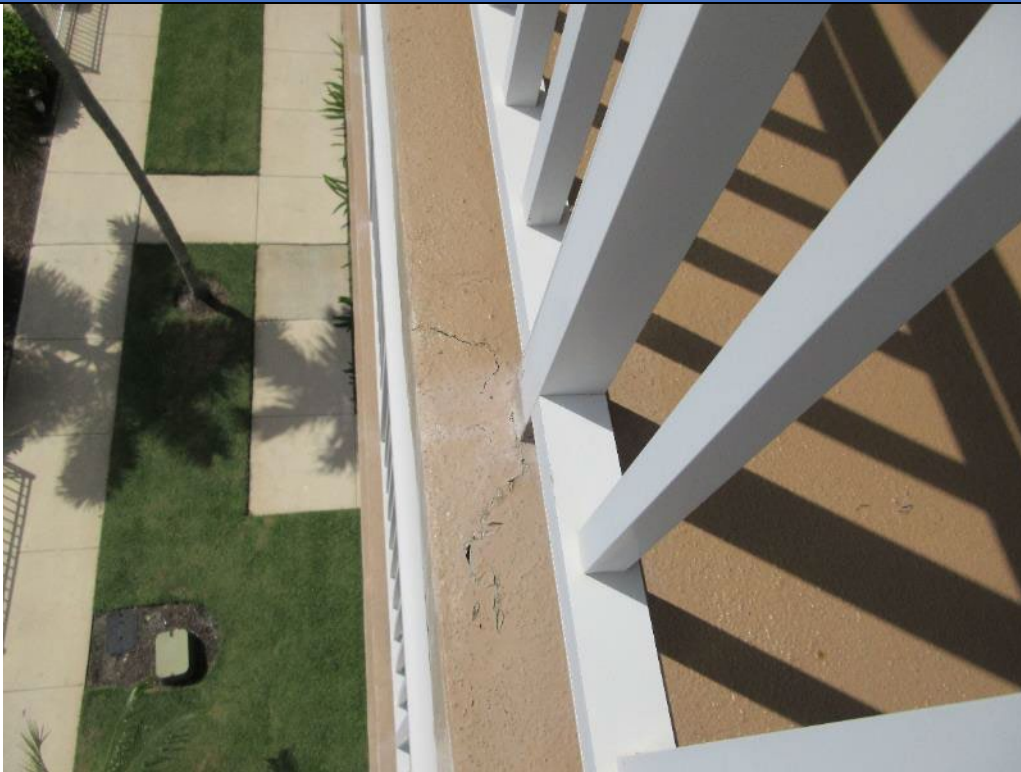


Photo 57. Spalling Concrete at Slab Edge Post Pocket Near D404

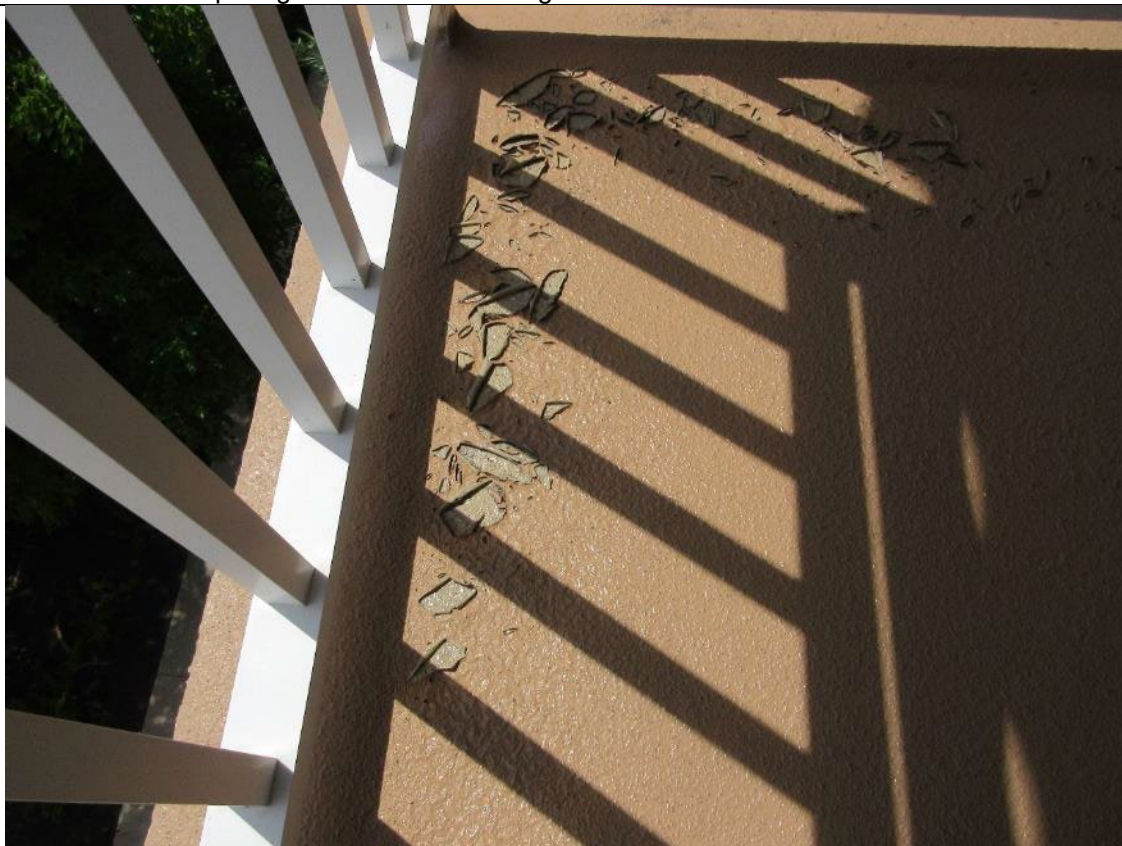


Photo 58. Typical Failed Waterproofing



Photographs

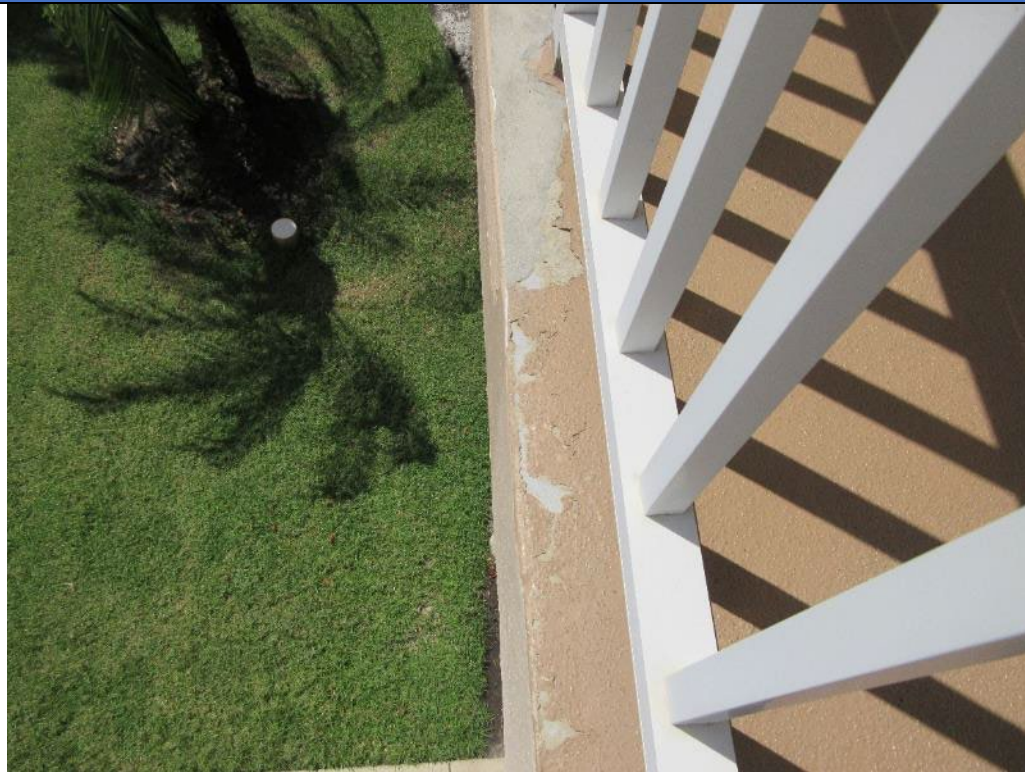


Photo 59. Crack in Concrete and Failed Waterproofing Deck Coating Near D204



Photo 60. Crack at Slab Edge and Apparent Failed Previous Repair Near D10



Photographs



Photo 61. Spall at Slab Edge Railing Post Near D102

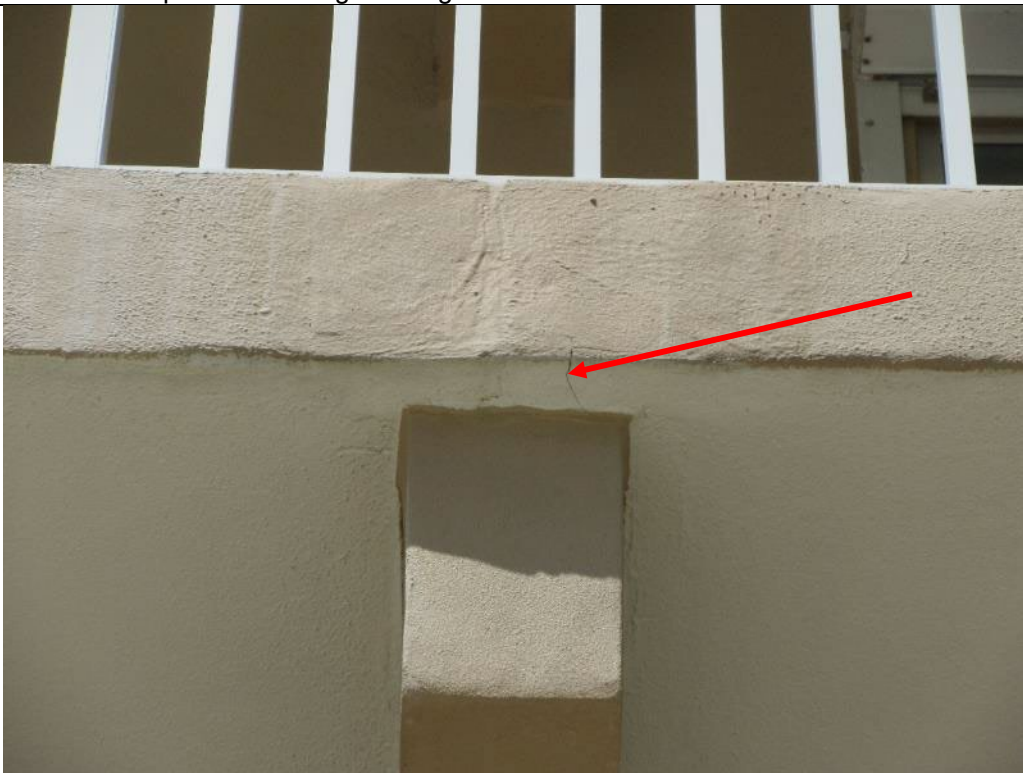


Photo 62. Crack at Failed Previous Repair Near D201

Photographs



Photo 63. Typical Damaged Railing Picket at Attachment



Photo 64. Balcony Overview D202 with Failed Waterproofing Typical



Photographs



Photo 65. D202 Concrete Spall at Slab Edge at Cantilever Beam



Photo 66. Failed Waterproofing Coating at D302



Photographs



Photo 67. Slab Edge Spall at Cantilever Beam D302



Photo 68. D301 Balcony Slab Edge with Crack at Beam

Photographs

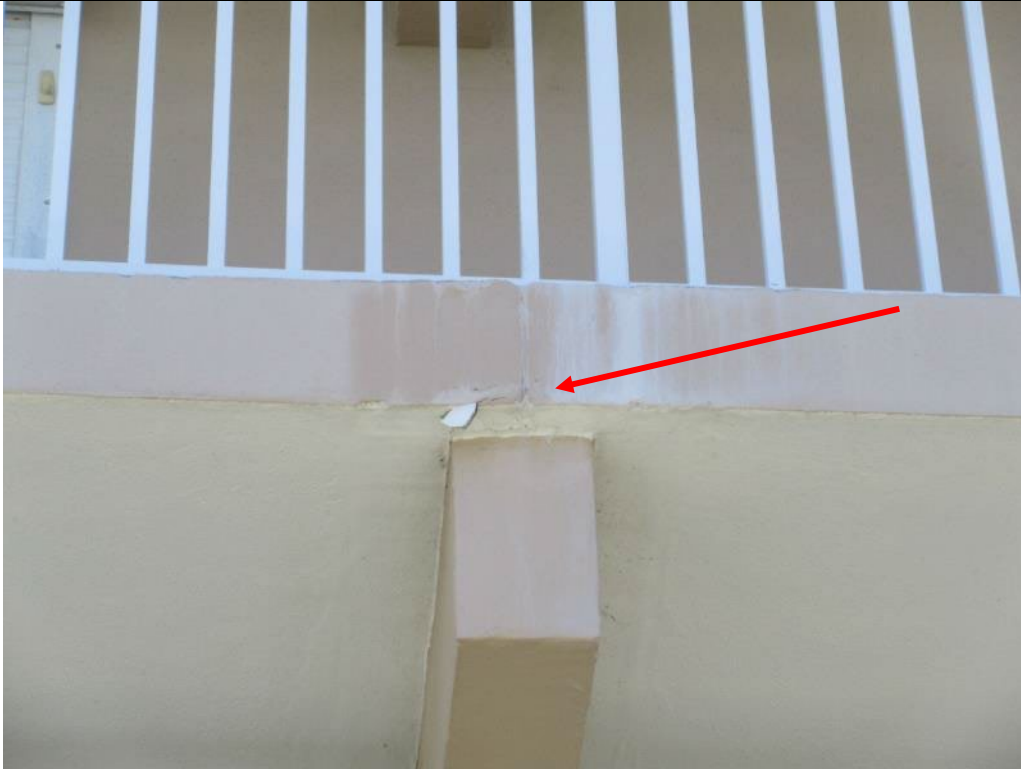


Photo 69. Spalling Concrete at Slab Edge D302

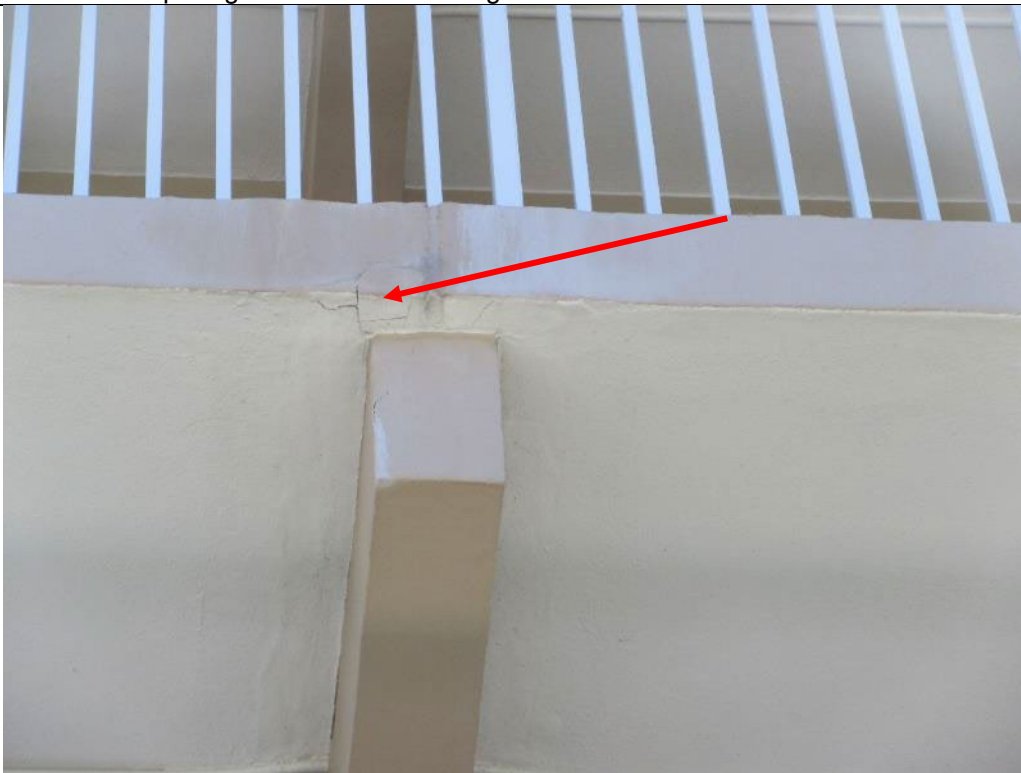


Photo 70. Spalling Concrete at Slab Edge D402

Photographs



Photo 71. Crack and Spall at Slab Edge at 3<sup>rd</sup> Floor Lobby

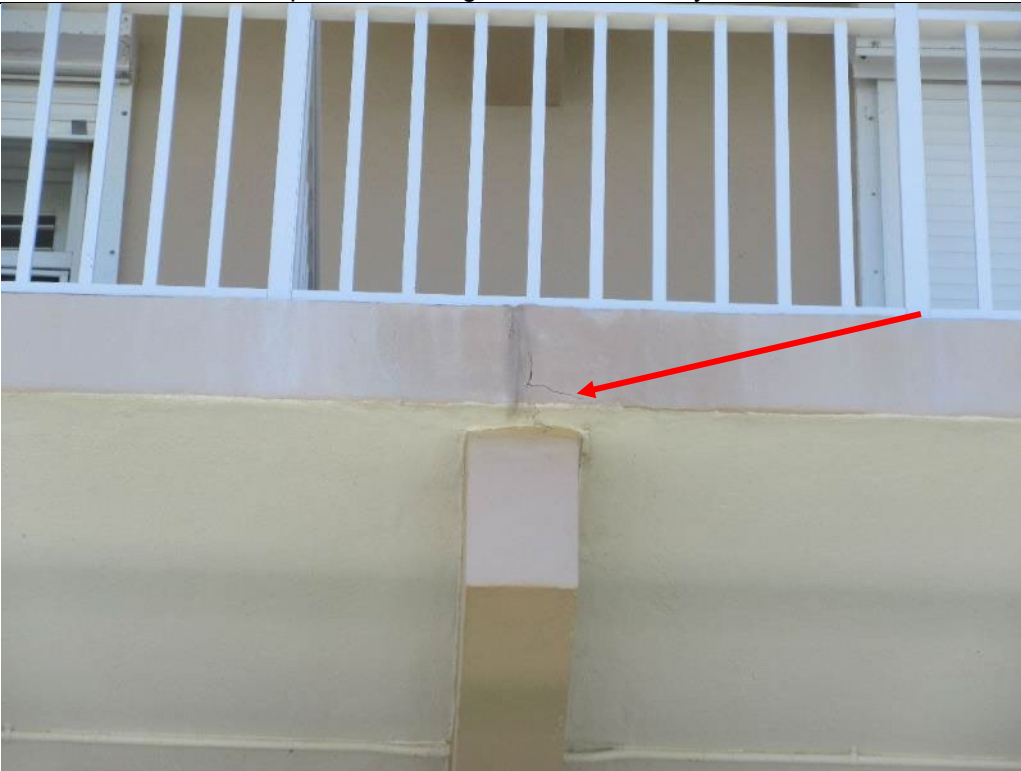


Photo 72. Spalling Concrete at Slab Edge D404



Photographs



Photo 73. Typical Roof Overview Building S



Photo 74. Typical Mansard Roof Framing Building D

Photographs



Photo 75. Building E Overview



Photo 76. Building E Rear Overview



Photographs



Photo 77. Slab Edge Crack and Spall Near E401



Photo 78. Typical Failed Deck Coating Building E



Photographs



Photo 79. Spalling Concrete and Crack at Slab Edge Near Post Pocket E301



Photo 80. Typical Railing Picket Damage at Attachment Building E

Photographs



Photo 81. Spalling Concrete and Crack at Slab Edge Near Post Pocket E204



Photo 82. Typical Failed Waterproofing Building E

Photographs



Photo 83. Concrete Spall and Crack at Stair Railing Post Building E East Stair



Photo 84. Typical Efflorescence at Railing Post



Photographs



Photo 85. Spalling Concrete and Crack at Slab Edge E202



Photo 86. Crack and Spalling Concrete at Slab Edge E203 Corrosion at Railing

Photographs



Photo 87. Crack at Slab Edge First Floor Lobby

Photo 88.



Photo 89. Typical Failed Waterproofing E401

Photographs



Photo 90. Cracked and Spalled Slab Edge E404



Photo 91. Typical Failed Waterproofing E303



Photographs



Photo 92. Missing Railing End Cap E303



Photo 93. Damaged Windowsill at E303

Photographs



Photo 94. Typical Roof Overview Building E



Photo 95. Isolated Ponding at Roof Building E

Photographs



Photo 96. Typical Mansard Truss and Roof Deck Building E



**Compliance Statements Pursuant to Minimum Requirements of Florida Statute 553.899**

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- > Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
  - No Substantial Structural Deterioration was Observed During the Phase 1 Milestone Survey
- > State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
  - No Unsafe or Dangerous Conditions were Observed.
- > Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
  - See List of Prioritized Recommendations Below.
- > Identify and describe any items requiring further inspection.
  - No items requiring further inspection were observed.
- > Is Phase 2 Milestone Inspection Recommended?
  - JMC does not recommend a milestone phase 2 inspection however JMC noted that all five buildings were observed to be in a similar fair condition, requiring deferred maintenance and building envelope restoration such as isolated concrete repairs, stucco repairs, waterproofing membrane installation, coatings, and sealants.

## Summary of Findings and Conclusions

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Based on the information gathered from our document review, our interviews with site personnel and our site observations, JMC's opinion is that the overall structure of the five four-story buildings on the property are in fair condition, consistent with the age and location of the building. It is JMC's opinion that the buildings are safe for continued use under the present occupancy, however JMC recommends that each building undergo a building envelope restoration project to repair isolated concrete spalling and other deficiencies observed during the inspection as soon as reasonably possible based on the findings during the visual inspection, although it should be noted that no substantial structural deterioration was observed during the phase 1 milestone inspection, thus no phase 2 milestone inspection is required at this time. JMC also recommends that the association perform this structural assessment every 10 years to satisfy the requirements of the Florida State Statute 553.899.

### **Structural Members and Systems**

Overall, based upon visual observations performed during the examination, the building's accessible interior and exterior structural members and systems are in a fair condition without substantial structural deterioration, however isolated damage to structural concrete elements, such as cracking, spalling, and efflorescence were observed during the inspection and it is recommended these items be addressed as soon as reasonably possible to prevent further structural damage to the building that may eventually result in future substantial structural deterioration if not repaired.

### **Waterproofing**

Observations of the walkways, balconies and stair towers revealed that the existing waterproofing coatings are in poor condition, beyond their intended useful life and are no longer providing any protection to the underlying structural concrete and should be replaced as soon as reasonably possible. These products should be installed in coordination with the structural concrete repairs to protect the repairs and extend the useful life of the elements.

### **Railings and Guardrails**

Railings were observed to be in fair condition, consistent with the age of the elements. JMC noted the coating on the aluminum railings has exceeded its useful life and should be replaced to extend the useful life of the elements. JMC also noted several areas where railing pickets require repairs due to damage and degradation of the aluminum and failed coatings. JMC also noted that the railing at the stairs does not have code compliant grab rails. Due to the concrete and waterproofing recommendations, the association should consider the replacement of railings for economies of scaled during the recommended concrete and waterproofing restoration project described in the sections above.

### **Building Veneer, Painting and Sealants**

Existing stucco veneer, paint coatings, and sealants were observed to be nearing the end of their intended useful life and should be replaced in coordination with the above-mentioned building envelope restoration project. Paints in coastal environments should be replaced every 7 years

and sealant applications every 7-10 years, along with stucco repairs performed as needed.

### **Roof**

Based on our observations the existing TPO low sloped roof and the tile mansard with underlying wood pre-manufactured trusses appears to be in good condition, expected with the age of the roof as records indicate the roof was replaced in 2021. The useful life of a TPO roof system is typically 20 years. Additionally, observation of the accessible roof trusses and framing members revealed no visual damage or concern of active water intrusion.

### **Windows and Door**

Community owned windows and doors were in operable condition and should be replaced in accordance with their remaining useful life as described in the SIRS, except for the broken glazing at the entrance to the common area of building A which should be repaired as soon as possible.

### **Recommendations**

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Please note that it is not the intention of this report to provide instruction to a general contractor or to serve as a repair specification, it is JMC recommendation to the association if they wish to proceed with repairs of the recommendations described within this document they engage a professional engineering firm such as JMC to develop scope, prepare construction documents, procuring bids from qualified contractors, and administering the construction contract between the association and the successful bidder.

Based on our observations and opinions above, JMC has created a bulleted list of recommendation in order from based on priority:

- Develop code complaint repair details and perform isolated concrete spalling and crack repairs and address observed efflorescence which was typical at all buildings at exterior walkways and balconies. While damage did not constitute substantial structural deterioration, if repairs are not performed in a timely manner damage to structural concrete and the underlying steel reinforcement will continue to worsen and may present future unsafe and/or dangerous conditions.
- Guardrails were observed to be in fair condition with isolated areas in poor condition, the association should consider replacement of guardrails during the recommended building envelope and waterproofing project to obtain economies of scale with pricing. At a minimum, JMC recommends the association should perform repairs to damaged guardrail components especially pickets where connection is no longer structurally sound then apply a new coating to the aluminum due to the failed coating observed during the site visit to protect elements from exposure from coastal environment and achieve the estimated useful life of the elements as described in the Structural Integrity reserve study.
- JMC observed existing coatings at walkways, balconies, and stairs to be in poor condition. JMC recommends the association Install new fluid applied waterproofing coatings at all building's elevated walkways, balconies, and stair towers.



- JMC observed the paint and sealants at all five buildings to be at the end of their useful life and recommends the buildings be repainted with a new 7-year coating application of an acrylic exterior paint and replaced on a 7-year interval due to the coastal environmental conditions the building is exposed to.

JMC recommends that the association undertake a comprehensive, community-wide building envelope restoration project across all five buildings. This project should address isolated issues such as concrete spalling, cracking, and efflorescence, as well as damaged stucco, failed waterproofing coatings and sealants, and the paint system, all of which have exceeded their useful life. Although the observed damage does not currently constitute substantial structural deterioration, delaying repairs could lead to worsening damage to the structural concrete and underlying steel reinforcement, potentially resulting in unsafe or dangerous conditions in the future. To achieve the best pricing and sequencing results, these repairs should be performed in a coordinated effort with a single general contractor after project specifications, written scope of work and code complaint repair details have been created by a professional engineer with experience with the restoration of existing buildings.

#### Other Recommendations.

- The property is in the hurricane-prone region and the wind-borne debris region. Loose materials and debris on the roof and property will become wind-borne during a high wind event and can cause impact damage to the property or its neighbors. Inspecting the roof regularly should be performed twice a year and after storm events at a minimum. Periodically clean the roof of accumulated dirt and algae growth with methods acceptable to the manufacturer. Isolated damage to roof tiles should be repaired immediately to maintain the estimated useful life of the roof system and prevent further additional damage and reduce the risk of creating wind-borne missiles during a high wind event.
- It is recommended that the owner windows and doors that do not meet current code compliance be brought up to code as any existing window or door original to the building's construction would be beyond its intended useful life.

#### Limitations

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- This report has been prepared exclusively for Ville De Marco West, A Condominium Inc. and its authorized representatives and other parties as described in Florida State Statute 553.899. No other person or entity may rely upon this report without written authorization from JMC.
- The standard of care and skill for the services provided by JMC is consistent with the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. JMC makes no warranties, express or implied, in connection with any services provided by JMC.

- This assessment is limited to the building exterior and structural elements that were readily accessible and visible at the time of our site visit. Any areas of the facility that were concealed, inaccessible or not readily visible at the time of the site visit are not included. A structural assessment cannot eliminate the uncertainty regarding the presence of physical deficiencies in the structural elements and nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. Unless explicitly stated in this report, extrapolations should not be made from the observations or opinions provided in this report.
- Structural analysis, investigation (destructive or otherwise), and testing were not performed and are beyond this scope of service.
- The opinions and recommendations offered in this report are based in part upon information gathered from the documents reviewed and interviews conducted. While reasonable efforts were made to verify the existing conditions as reported, verifying the veracity of this information is beyond this scope of service. JMC should be allowed to review any additional information that is discovered after the issuance of this report and determine if the original opinions and recommendations should be revised.
- This report is not a guarantee against structural failure during unusual or extreme loading conditions experienced during events such as hurricanes, floods, vehicular impacts, or similar. No attempt to determine whether the original design of the building meets the current code or the code requirements at the time of construction was performed. Additionally, it is not the intent of JMC to supersede any responsibility of the Engineer of Record.

## Closing

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To the best of our knowledge and ability, this report represents an accurate assessment of the present condition of the building based upon the evaluation of the observed conditions, to the extent reasonably possible pursuant to the requirements of the Milestone Phase 1 Inspection and report, at the time the report was issued, as described in Florida State Statute 553.899. We appreciate the opportunity to provide these services and trust that this report will be informative. Should you have any questions regarding our report, please do not hesitate to contact us.

Respectfully,  
JMC Engineering, Inc.  
Registry #33538

Joseph M. Clark Jr., P.E.  
Professional Engineer  
Florida Registration No. 86370

