

SOCOTEC

December 17, 2024

CRECIENTE CONDOMINIUM ASSOCIATION, INC.

Attn: Lloyd Welker, Treasurer
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Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I
7146 Estero Boulevard (North Building)
Fort Myers Beach, Lee County, FL 33931
SOCOTEC Project Number VS240184

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Phase I report of our Milestone Inspection completed at the subject property. We have completed the required engineering services in general accordance with the recently enacted Florida Statute 553.899 mandatory structural inspections for condominiums and cooperative buildings.

We have endeavored to conduct the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality and under similar conditions as this project. No other representation, express or implied, is included or intended in this document. We used routine and repeatable scientific and engineering methodologies to evaluate the structural condition of the subject building and to form our professional engineering opinions.

Creciente Condominium Association consists of three buildings with a total of 172 units. The subject building is a 9-story building with nine residential floors which was constructed circa 1977 and is located at 7146 Estero Boulevard, Fort Myers Beach, Lee County, Florida. The subject condominium building includes a total of 68 individual units.

Methodology of Phase I Inspection

Professional engineering personnel, led by a licensed professional engineer, from our firm visited the subject site on multiple occasions from February through December 2024 with a final site inspection on December 11, 2024, to evaluate the current structural condition of the subject building. During our visits we inspected all common (“non habitable”) areas and 100% of the habitable residential units across the subject building, including the major structural components of the building.

We began our evaluation on the exterior and then within the residential units. We inspected the windows for previous/on-going water intrusion, openings for water intrusion, wall penetrations (hose bibs, electrical outlets, wall mounted light fixtures), and other areas where the structural slabs, columns, or beams could be directly observed. The elevator equipment was observed with the assistance of the Association’s representative. We concluded our site visit by inspecting the exterior building elevations and balcony edges from the ground floor with a telephoto lens camera. The exterior was also viewed from each floor via the unit balcony inspections. Please refer to Representative Photos beginning on page 4 for observations/information noted and visible distress observed during our final site inspection.

Substantial Structural Deterioration/Material Findings

Following the completion of our Phase I inspection for the subject property, **we observed** conditions that we considered **substantial structural deterioration**. However, it is our professional engineering opinion that **Phase II** of the Milestone Inspection is **not required at this time**, as the Association is currently undergoing a building restoration project to repair the noted deficiencies. The restoration project includes concrete restoration, exterior painting, balcony waterproofing and balcony railing/screen enclosure replacement. The Association has also completed a roof replacement project in 2024.

During our Phase I Milestone Inspection we observed the following building components with substantial structural deterioration that must be repaired/replaced:

- Spalling concrete and corroded reinforcing steel at the following locations:
 - Balcony deck edges
 - Balcony decks
 - Balcony columns
 - Perimeter shear walls
- Damaged and missing balcony railing/screen enclosures



Remedial/Preventive Repairs

During our Phase I Milestone Inspection we observed the following building components that should be considered for repair/replacement within the near future. Please note that these items are not considered substantial structural deterioration:

- The majority of Unit sliding glass doors are from original construction or are older replacement systems that are at the end of their useful-life. Numerous sliding glass doors had signs of water intrusion. Per the Association, sliding glass doors are individual unit owner’s responsibility.

The Association is currently replacing all first-floor windows, doors and sliding glass doors with impact resistant systems as part of their building restoration project.

Background Information

Included in our assessment is a review of the following documents requested in our proposal. Tabulated below is the status of each.

ITEMS REQUESTED	STATUS OF DOCUMENTS/UNITS INSPECTED
Construction plans	Plans were not available for review.
Access to building components	Engineering personnel were provided access to the common areas of the subject property for purposes of this study. Our personnel viewed all grade level areas, common rooms, exterior walls and all 68 individual residential units.
Past engineering reports	Association provided TDK Engineering Associates report titled “Sedgwick Claim No. 4198327; Sedwick File No. MIA22070240 General Forensic Evaluation Report”
Past building repairs	The Association completed a roof replacement project in 2024.
Inspected residential units	All







Description of Building

The subject building is assumed to be a concrete framed structure with 6” reinforced structural decks with cast-in-place columns, shear walls and beams. The condominium structure is conventionally built and is supported on a shallow foundation system with a concrete foundation approximately 6-feet below-grade. The exterior walls of the structure consist of stucco covered masonry concrete block in-fill. The roof consists of a low-sloped thermoplastic polyolefin (TPO) roof system over a cast-in-place concrete deck.

Representative Photographs

The following photos are representative of the observed conditions on the date of our final site visit:



	
<p>Overall view of Building East and South Elevations</p>	<p>Concrete Spalling at a Shear wall South Elevation</p>
	
<p>Concrete Spalling at Deck Edge South Elevation</p>	<p>Concrete Spalling at Deck Edge South Elevation</p>
	
<p>Concrete Spalling at a Column South Elevation</p>	<p>Damaged Railing/Screen Enclosure South Elevation</p>



Closing

Buildings are complicated structures that require periodic inspections to determine the current condition of the structure. As a structure ages, the condition of the structure changes and is affected by local environmental conditions, wear and tear, use, and performance of maintenance or lack thereof to the structure on a timely basis.

The current structural condition of the subject building above was determined based on our review of the provided and listed documents, an interview of available individuals with historical knowledge of the structure, and our visual evaluation of the structure. There is always the possibility that undetectable conditions may exist that would be considered detrimental to the structure. Therefore, it is imperative that if any conditions not listed in this report or that occur after the date of our evaluation are discovered, we be notified immediately to evaluate the nature of the condition. Additionally, the Association should report any modifications to the structure that would alter a structural component or change the loading condition to the structure to the building's engineer of record for evaluation prior to the modification.

Protection of the structure from environmental conditions is of the utmost importance during the life of the structure and therefore must be performed on a routine basis. The above opinions are based on the requirement that the Association performs maintenance to the structure on a timely routine basis.

We appreciate working with you as your engineering consultant. We recommend that you read this report thoroughly and contact us with any questions.

Sincerely,
SOCOTEC CONSULTING, INC

David Bodzenski

David Bodzenski
Senior Project Manager

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Regional Director
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