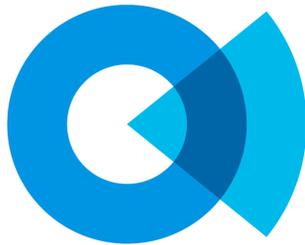


SOCOTEC

**MILESTONE INSPECTION –
PHASE I REPORT**

Bridgewater at Bonita Beach Condominium
Association, Inc.
4975 Bonita Beach Road South
Bonita Springs, FL 34134

SOCOTEC Project Number 6008-003.01



SOCOTEC

March 6, 2023

BRIDGEWATER AT BONITA BEACH CONDOMINIUM ASSOCIATION, INC.

C/O KEB Management Services
Attn: Claire Marie England
6017 Pine Ridge Road, Suite 262
Naples, FL 34119
Phone: 262.893.6910
Email: Englandcm@kebmngnt.com

Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I
Bridgewater at Bonita Beach
4975 Bonita Beach Road South
Bonita Springs, FL 34134
SOCOTEC Project Number 6008-003.01

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.

Bridgewater at Bonita Beach Condominium is comprised of one 8-story residential structure that is located along Bonita Beach Road South in Bonita Springs, Florida. The building contains 47-individual residential units and was developed circa 1991.

Methodology of Phase I Inspection

Professional engineering personnel, led by a licensed professional engineer, from our firm visited the subject site on December 20, 2022 to evaluate the current structural condition of the subject building. During our visit we inspected all common (“non habitable”) areas and 25% of the habitable residential units across the subject building, including the major structural components of the building.

We began our evaluation within the residential units. We inspected the windows for previous/on-going water intrusion, all balcony handrail systems, openings for water intrusion, concrete distress (cracking, spalling, and delamination) along the balcony edges, wall penetrations (hose bibs, electrical outlets, wall mounted light fixtures, etc.), and other areas where the structural slabs, columns, or beams could be directly observed (mechanical rooms and storage rooms). Following the inspection of the residential units, we inspected the roof, common area rooms, stairwells (roof top to ground floor), maintenance rooms, and mechanical rooms documenting signs of any structural distress. 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 residential balcony and breezeway inspections. Please refer to Appendix A for observations/information noted and visible distress observed during our site inspection.

Substantial Structural Deterioration/Material Findings

During the completion of our Phase I Milestone Inspection for the subject property, we did not observe/find/document any evidence of **substantial structural deterioration** to any of the building structural components. Therefore, it is our professional engineering opinion that Phase II of the Milestone Inspection is not required. We reserve the right to amend our opinion should new information be brought to our attention.

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:

- Stucco delamination, spalling, and cracking as noted in Appendix A.

- Delaminated and cracked concrete as noted in Appendix A.
- Concrete column damage from cars in the parking garage as noted on Appendix A.
- Delaminated and blistered paint.
- Sections of the roof membrane appeared unadhered to the roof deck.
- Raised L flashing between the roof and wall.
- Sections of the roof missing at the low parapet cap.

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	A set of architectural plans were available for review. The plans were prepared by Curts Gaines Hall Architects Planners, Inc.
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, the roof, stairwells, the elevator room, breezeways, common rooms, exterior walls, and 12 individual residential units.
Past engineering reports	SOCOTEC was not provided any past engineering reports.
Past building repairs	SOCOTEC was notified the association recently completed a re-roofing project at the subject property.
Past loading modifications to the building	Many residences have enclosed their balconies into living space after original development. This assessment does not include calculating the additional loads of the modifications listed above and their effect on the overall structure.
Description of any known structural issues or concerns	SOCOTEC was not notified of any structural concerns at the subject property.
Inspected residential units	103, 106, 107, 203, 206, 303, 305, 401, 403, 603, PH1, and PH4.

Description of Building

The subject building is a cast-in-place concrete framed structure with reinforced concrete decks supported by concrete shear walls and columns. We assume the structure is supported on a pile foundation system. The exterior walls of the structure consist of CMU block. The flat building roof is covered with a FiberTite membrane roof system. The sloped roof is covered with a metal roofing system. There is always the possibility the actual construction of the building could deviate from the provided plans.



Representative Photographs

The following photos are representative of the observed conditions on the date(s) of our site visit(s):

	
<p>Overview of the north elevation.</p>	<p>Overview of the east elevation.</p>
	
<p>Partial view of the south elevation.</p>	<p>Overview of the west elevation.</p>
	
<p>Overview of the flat roof.</p>	<p>View of metal mansard roof.</p>

	
<p>View of unadhered roof membrane and bent flashing.</p>	<p>View of mansard roof attic space.</p>
	
<p>View of elevator equipment.</p>	<p>View of typical storage room.</p>
	
<p>Typical view of the parking garage.</p>	<p>View of non-enclosed balcony.</p>

	
<p>View of typical enclosed balcony.</p>	<p>View of typical breezeway.</p>
	
<p>View of typical skylight.</p>	<p>View of delaminated stucco on the 6th floor breezeway.</p>
	
<p>View of delaminated stucco on the PH floor breezeway.</p>	<p>View of hole in the stucco and delaminated concrete on the 4th floor breezeway.</p>

 A photograph showing a white PVC pipe column in a garage. A yellow arrow points to a dark, irregular mark on the wall where the pipe is attached, indicating damage from a car impact.	 A photograph showing a brick pillar in a garage. A large, jagged hole has been made in the brick and stucco, with a car's bumper visible at the top of the opening.
<p>View of damaged column in garage from car impact.</p>	<p>View of damaged stucco in garage from car impact.</p>
 A close-up photograph of a textured, light-colored stucco wall. A large, jagged section of the stucco has broken away, revealing the underlying concrete structure.	 A close-up photograph of a textured, light-colored stucco wall. A yellow arrow points to a small, raised, circular area on the surface, which is a typical paint blister.
<p>Spalling stucco on the exterior.</p>	<p>View of typical paint blister.</p>
 A photograph of a textured, light-colored stucco wall. A yellow oval highlights a horizontal area where the stucco appears to be peeling or delaminating from the surface.	 A photograph of a textured, light-colored stucco wall. A yellow oval highlights a horizontal crack in the stucco, with a yellowish-brown stain below it, indicating corrosive staining.
<p>View of delaminated stucco on the exterior.</p>	<p>View of stucco crack and corrosive staining.</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

Casey M. Ward

Casey M. Ward, P.E.
Senior Engineer
Florida Registration No. 69788

Nicholas Massaro, P.E.
Project Engineer
Florida Registration No. 94693

Distribution: 1 – Addressee (via email)
1 – File

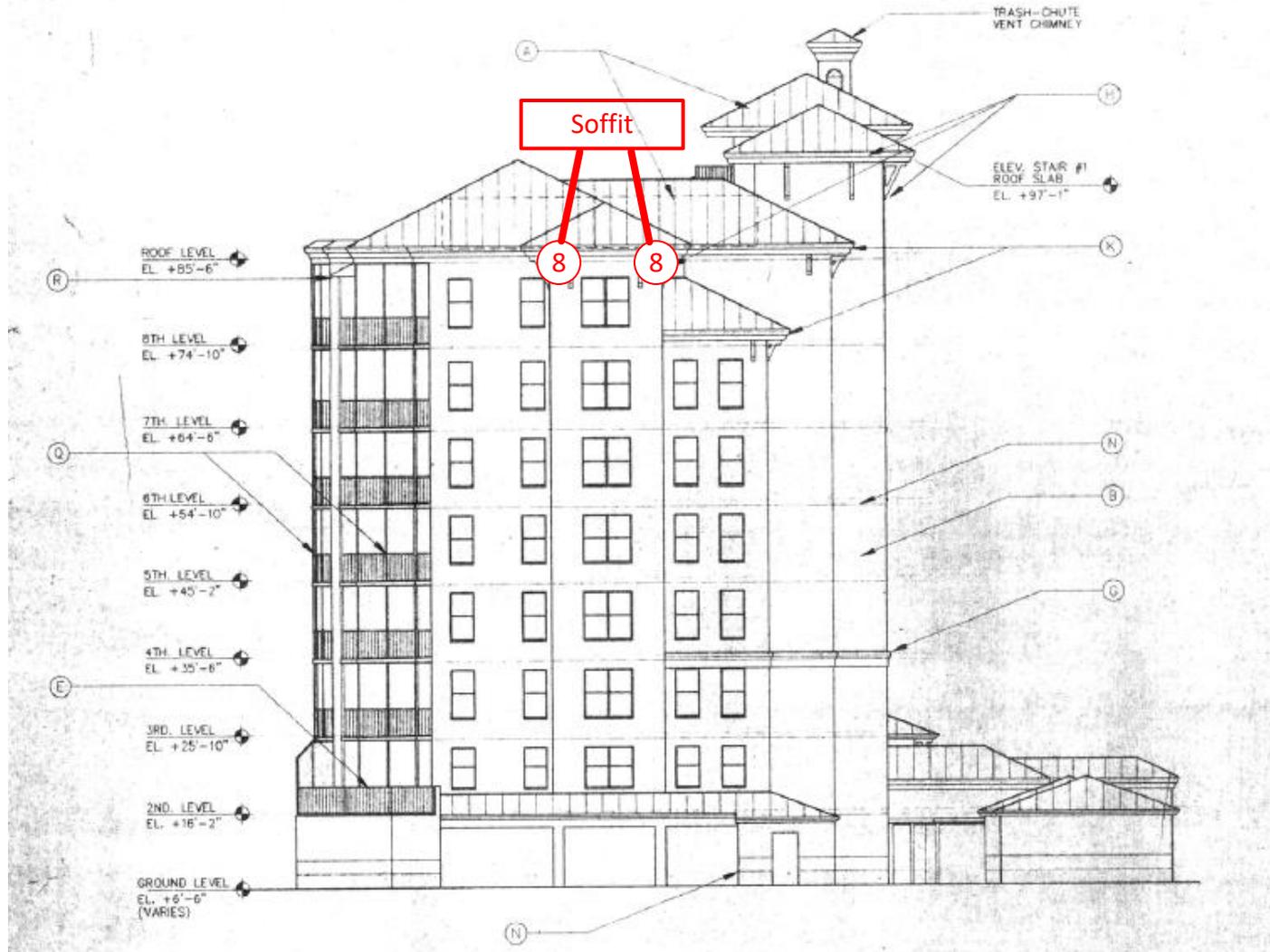
Page 8 of 8

LEGEND

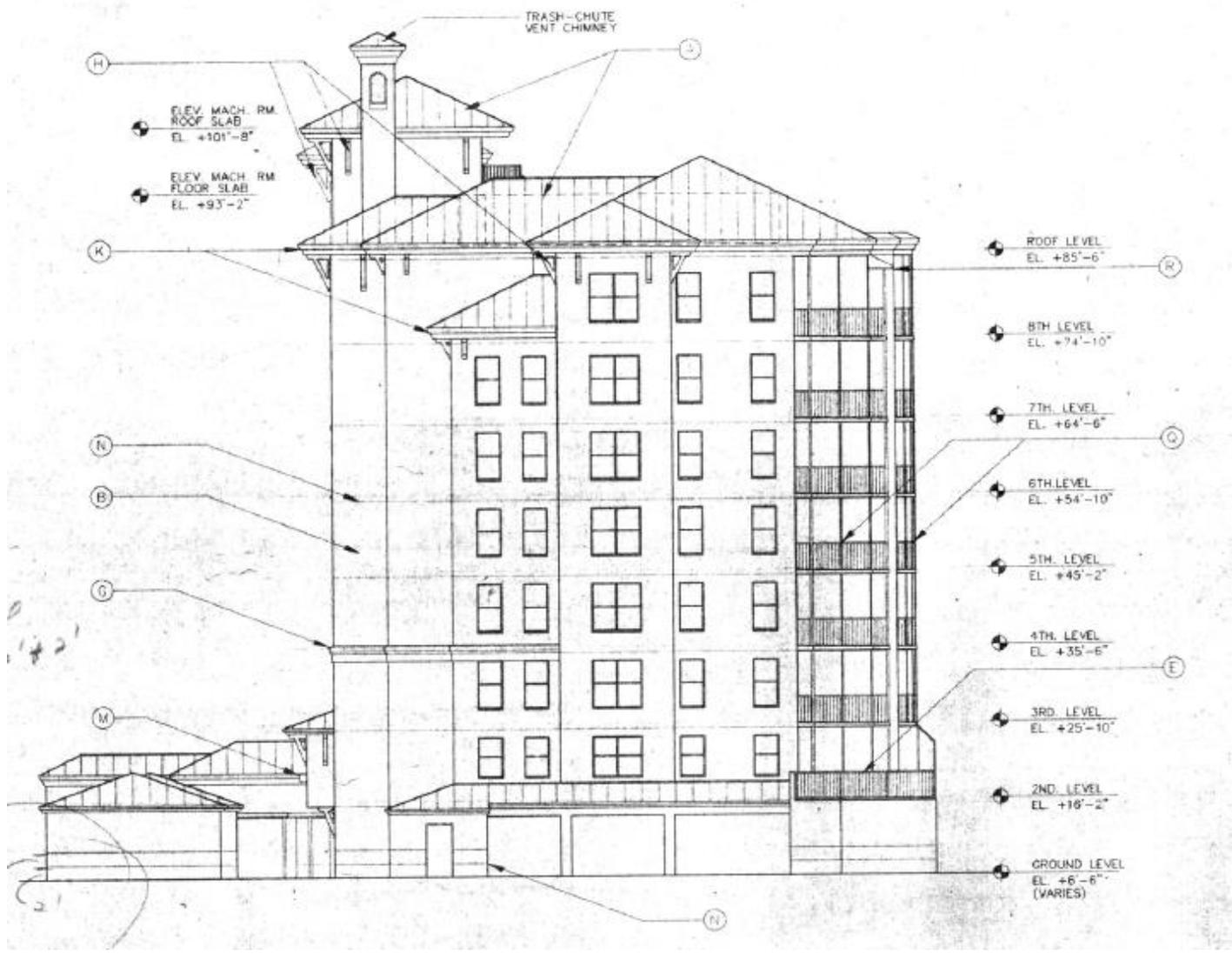
- | | |
|------------------------|---------------------|
| ① STUCCO CRACK | ⑨ SPALLING CONCRETE |
| ② DELAMINATED PAINT | ⑩ EXPOSED REBAR |
| ③ PAINT BLISTER | ⑪ DAMAGE FROM CAR |
| ④ CONCRETE CRACK | ⑫ SPALLING STUCCO |
| ⑤ RUST STAINING | |
| ⑥ DELAMINATED CONCRETE | |
| ⑦ DELAMINATED STUCCO | |
| ⑧ UNSEALED PENETRATION | |



EAST ELEVATION

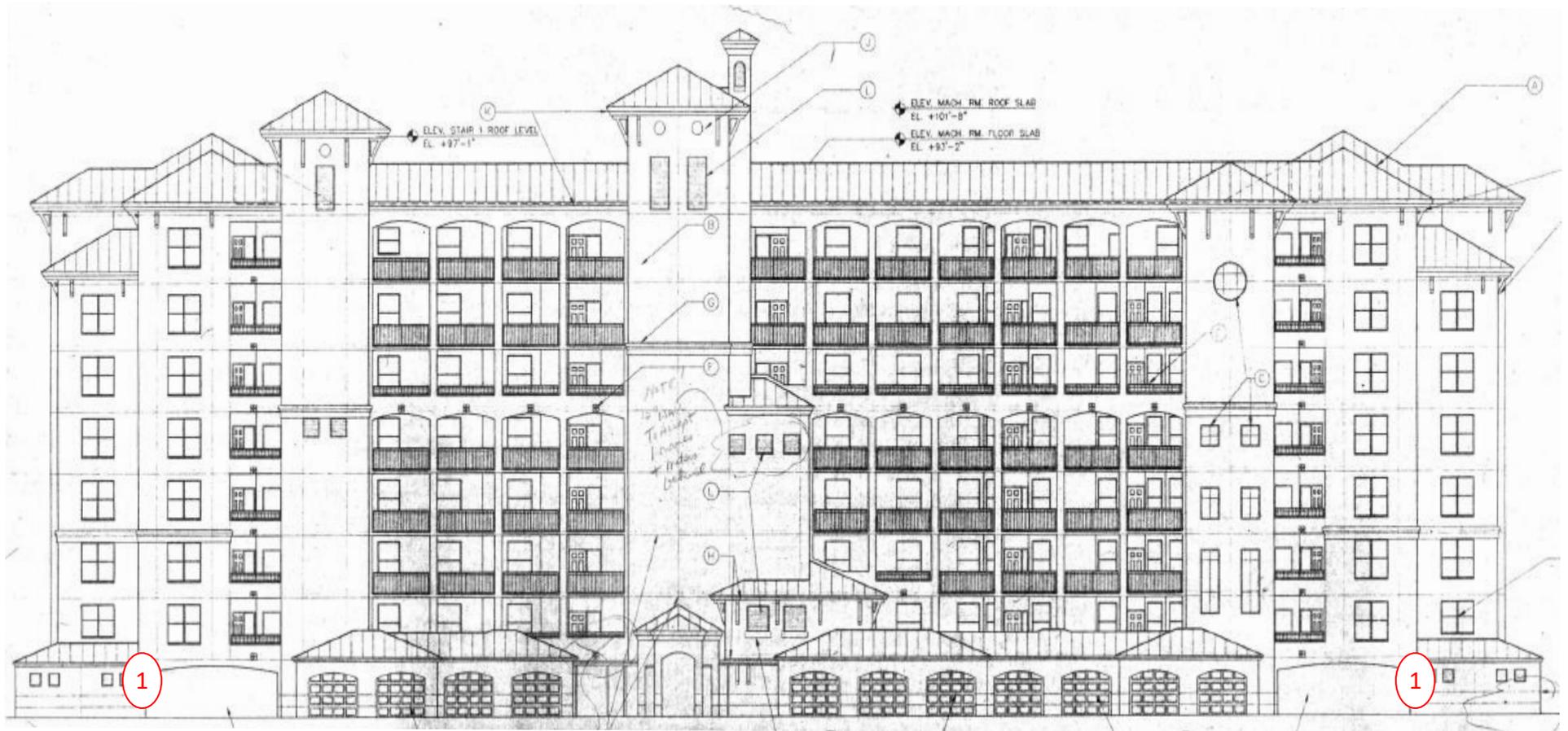


WEST ELEVATION



Nothing Noted

NORTH ELEVATION



APPENDIX A

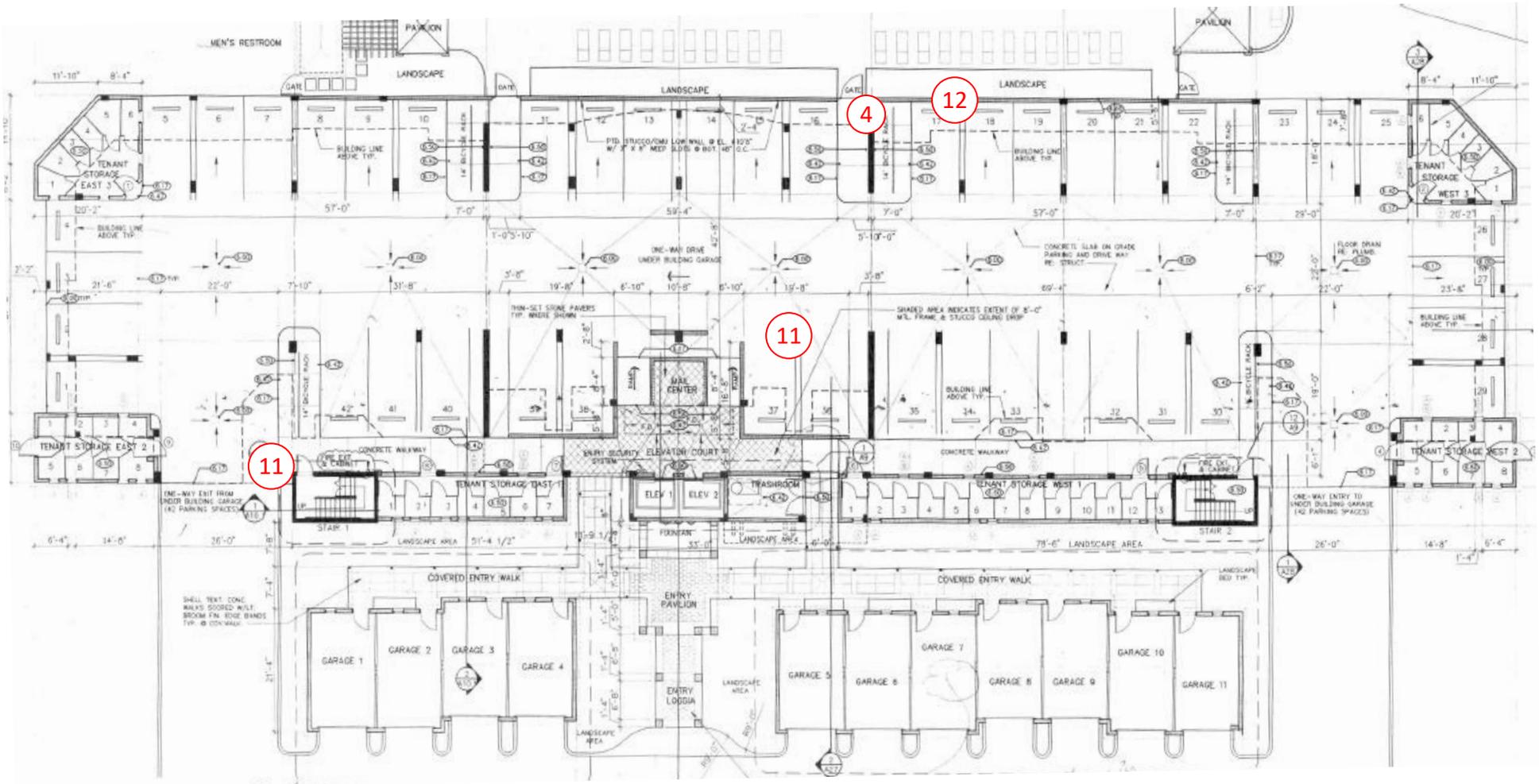
BRIDGEWATER AT BONITA BEACH
SOCOTEC PROJECT NO. 6008-003.01



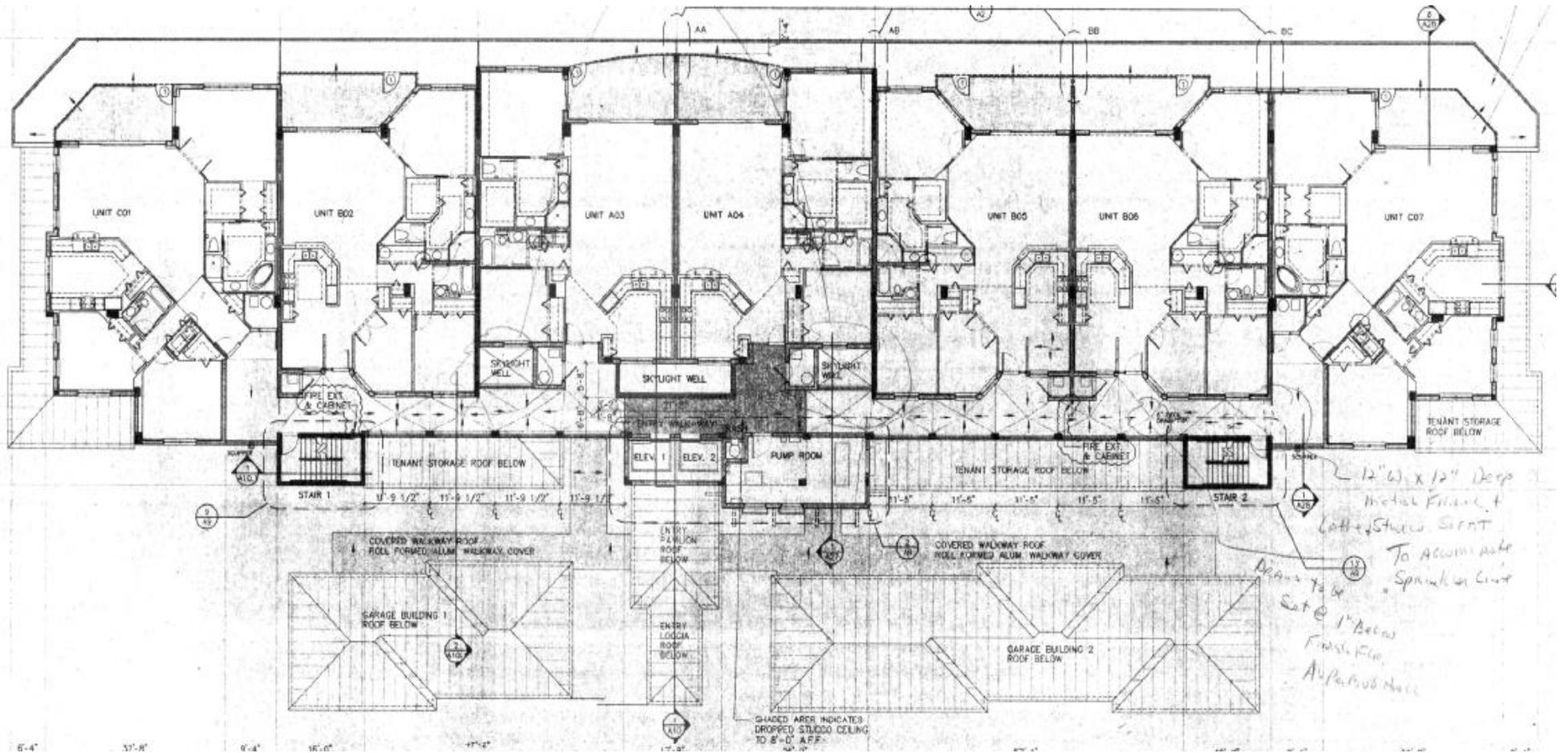
SOUTH ELEVATION



GROUND FLOOR



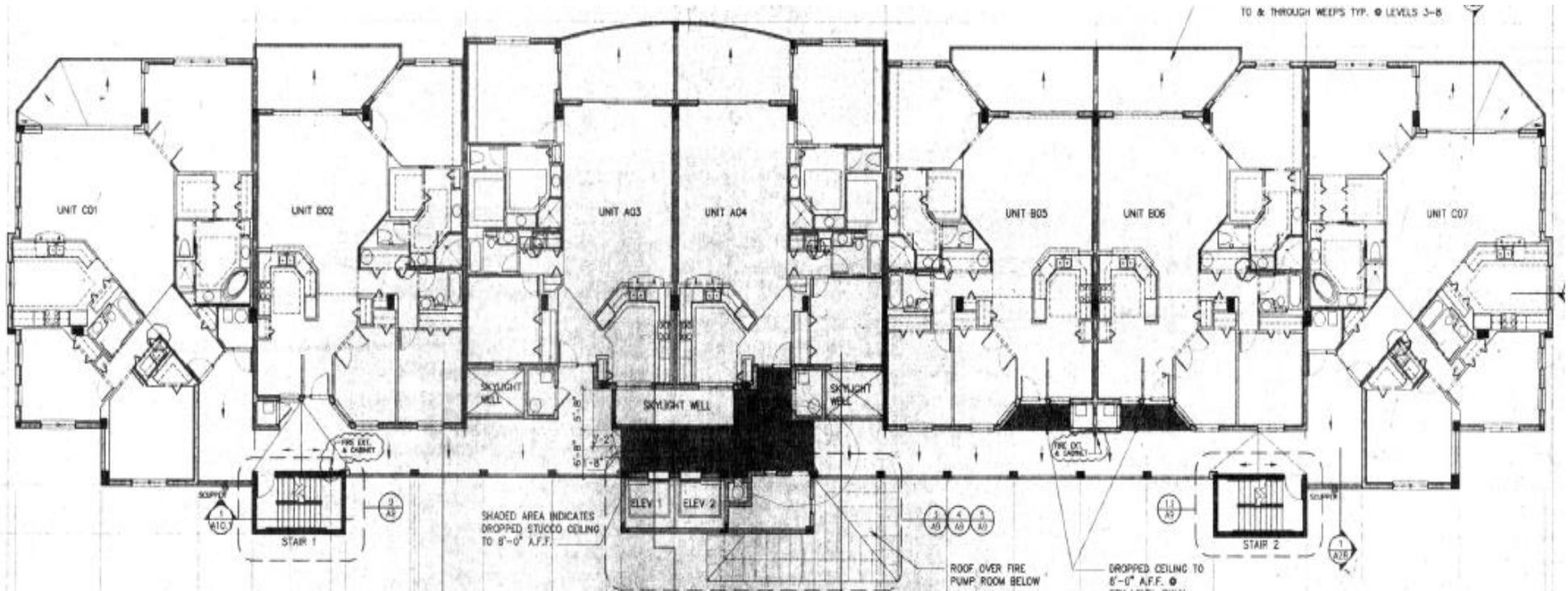
1ST FLOOR BREEZEWAYS



Nothing Noted



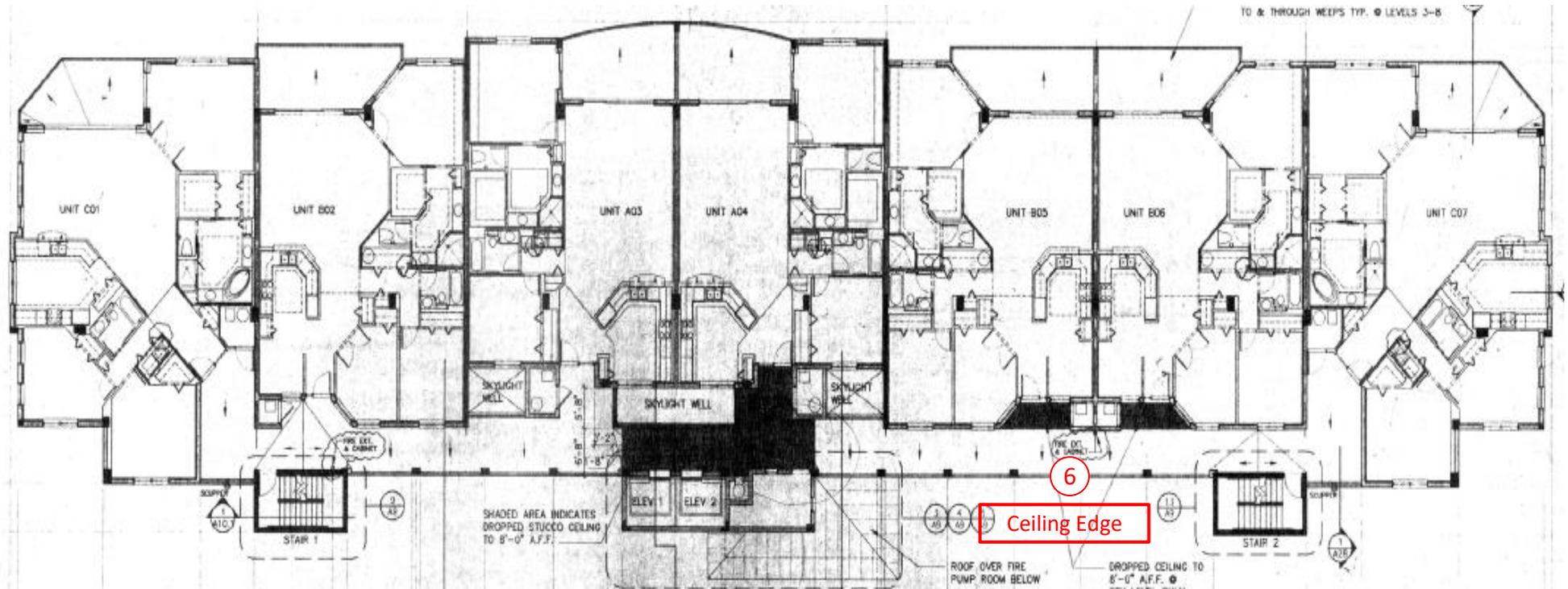
2ND FLOOR BREEZEWAYS



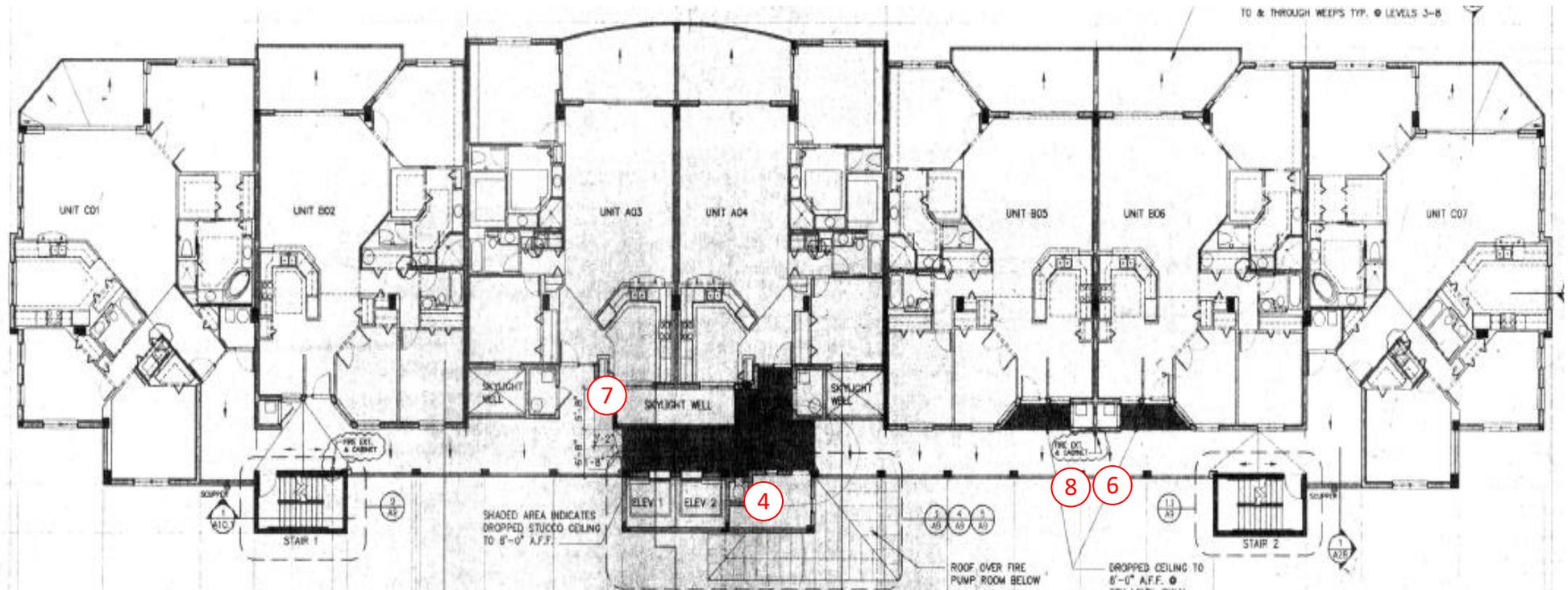
Nothing Noted



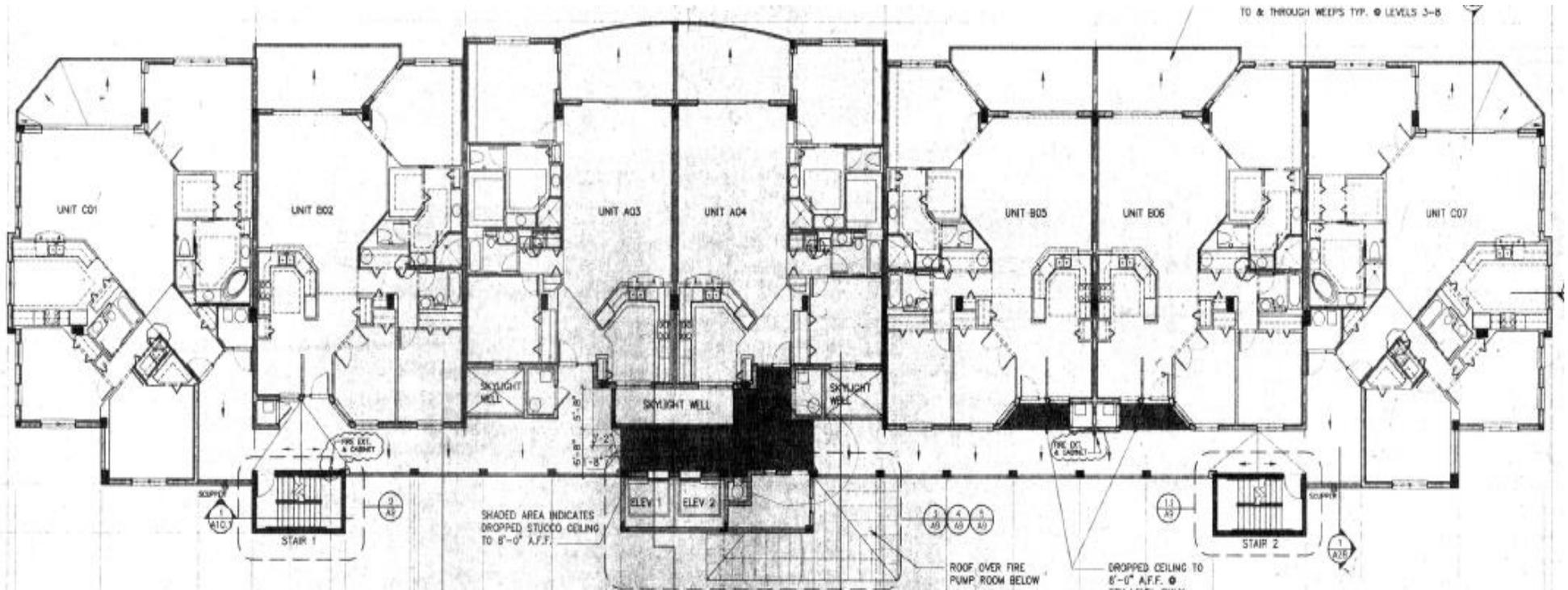
3RD FLOOR BREEZEWAYS



4TH FLOOR BREEZEWAYS



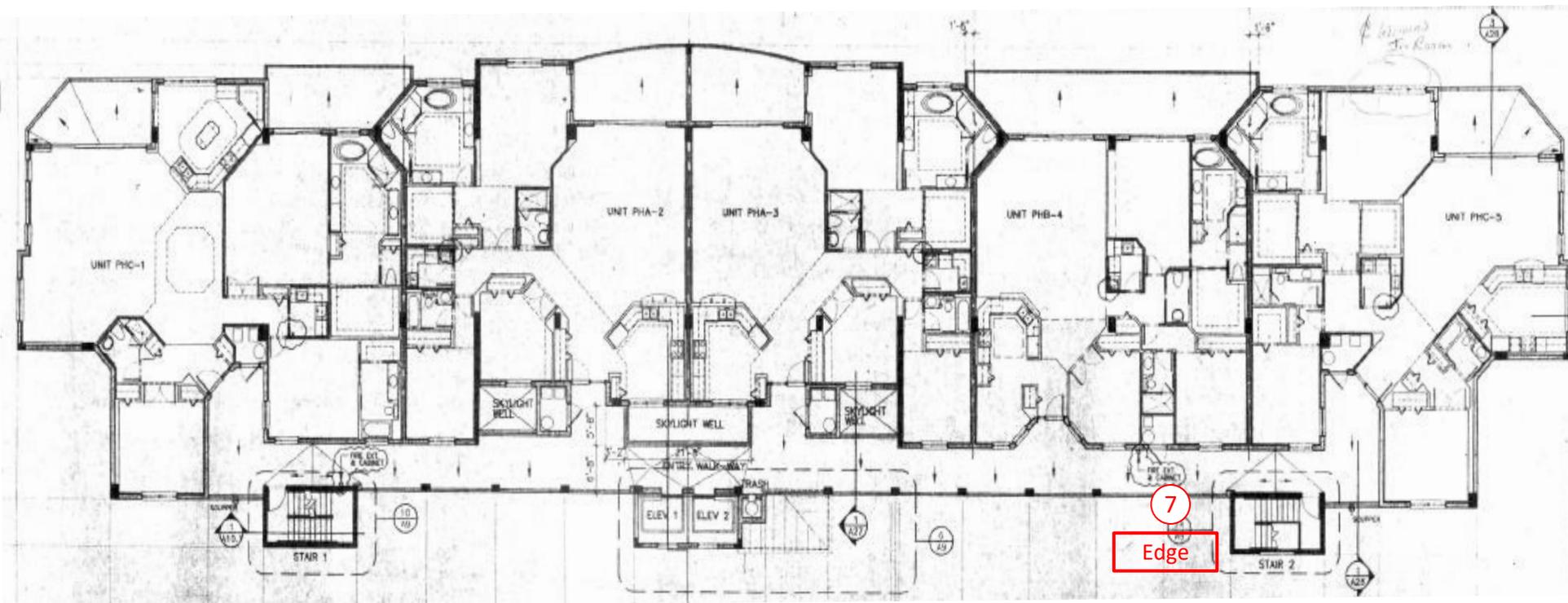
5TH FLOOR BREEZEWAYS



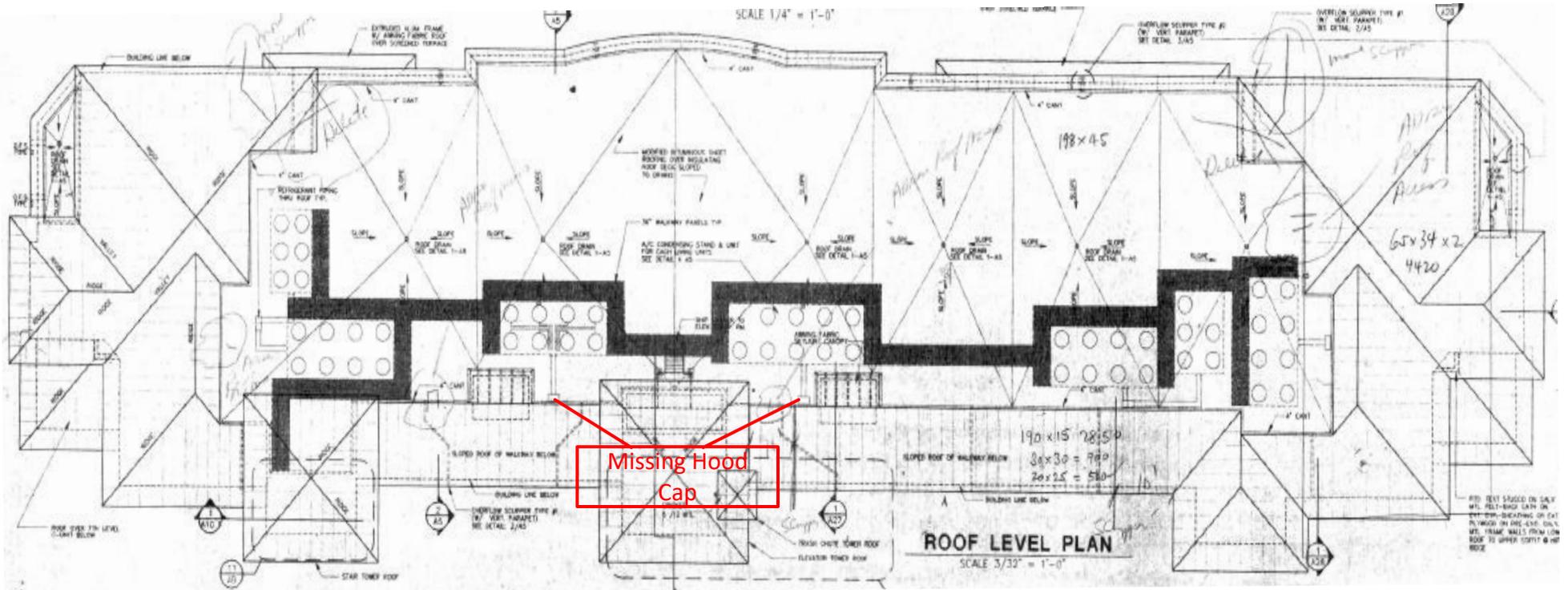
Nothing Noted



PENTHOUSE BREEZEWAYS



ROOF



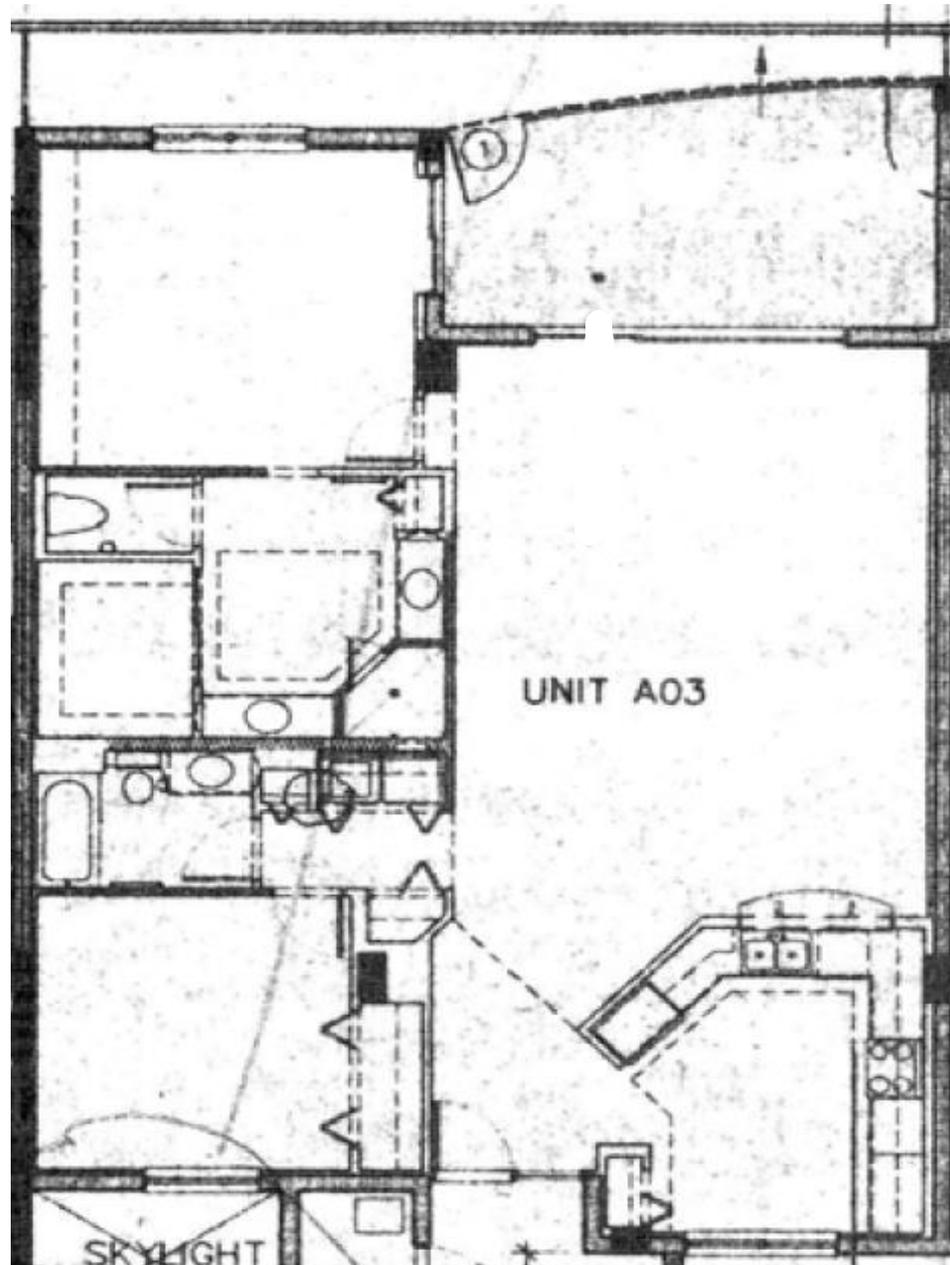
General Notes:

- Sections of the roof membrane appeared unadhered to the roof deck.
- Raised L flashing between the roof and wall.
- Sections of the roof missing at the low parapet cap.



UNIT 103

Note: Balcony has been enclosed with sliding glass doors.

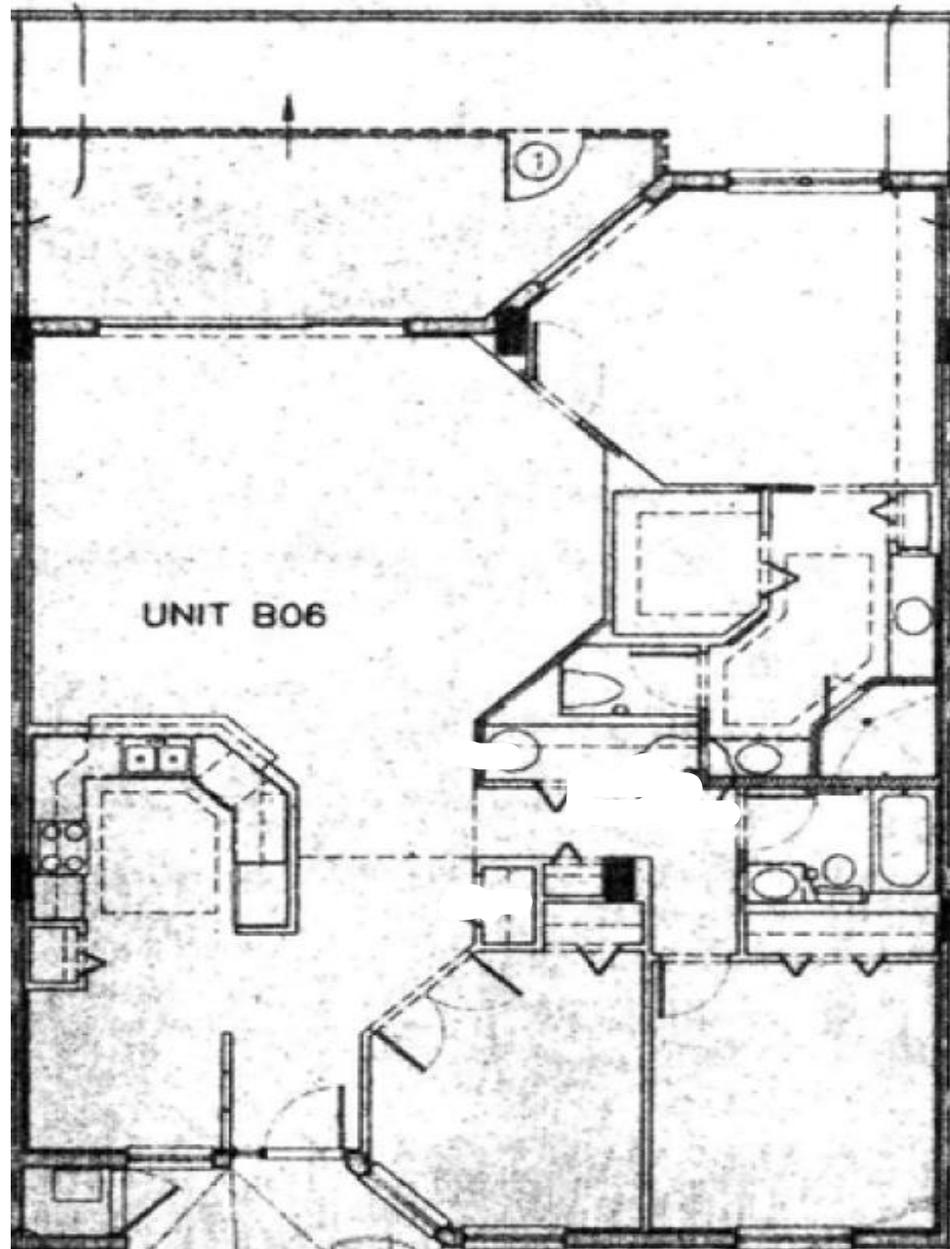


Nothing Noted



UNIT 106

Note: Balcony has been enclosed with sliding glass doors.

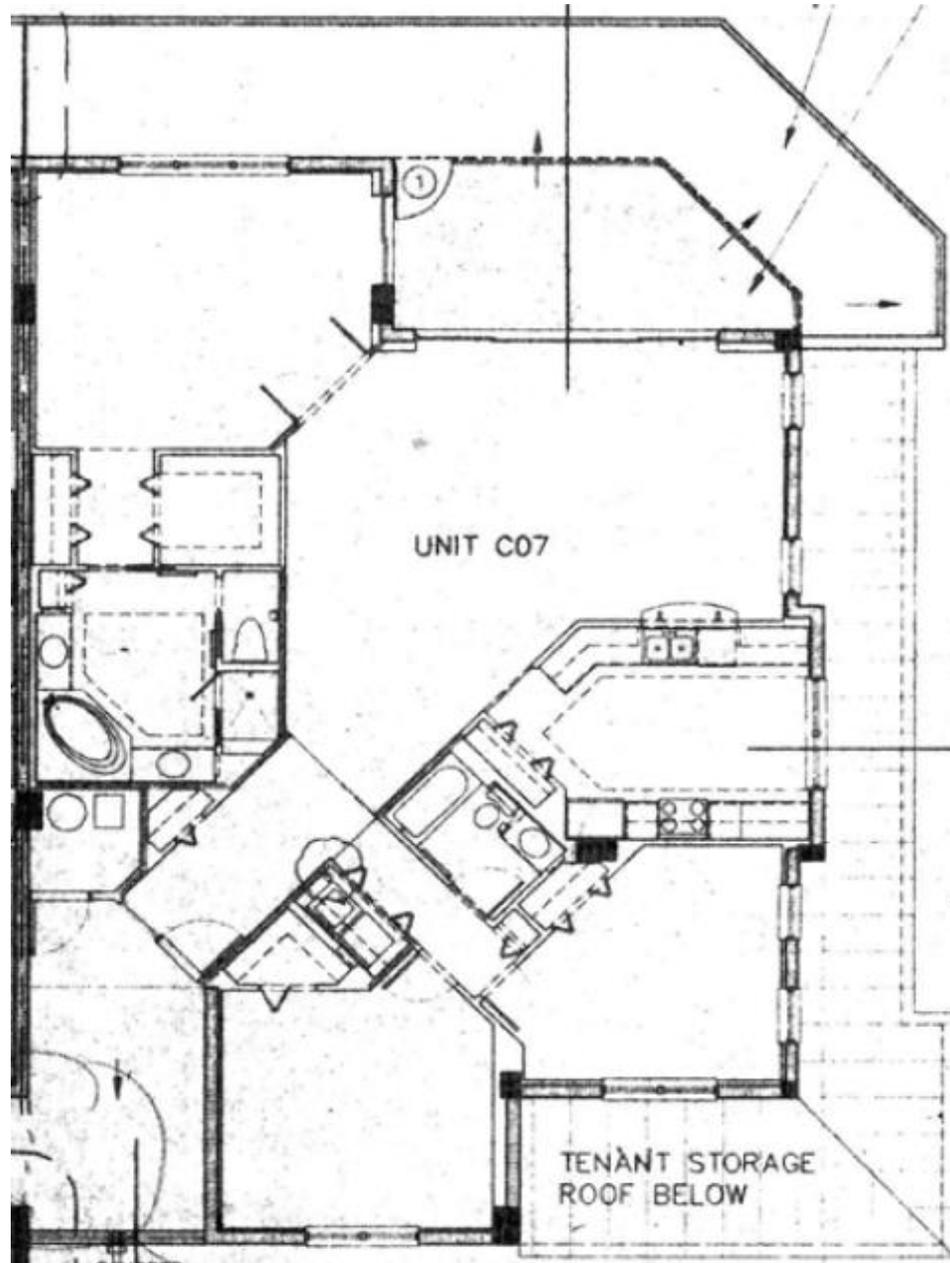


Nothing Noted



UNIT 107

Note: Balcony has been enclosed with sliding glass doors.

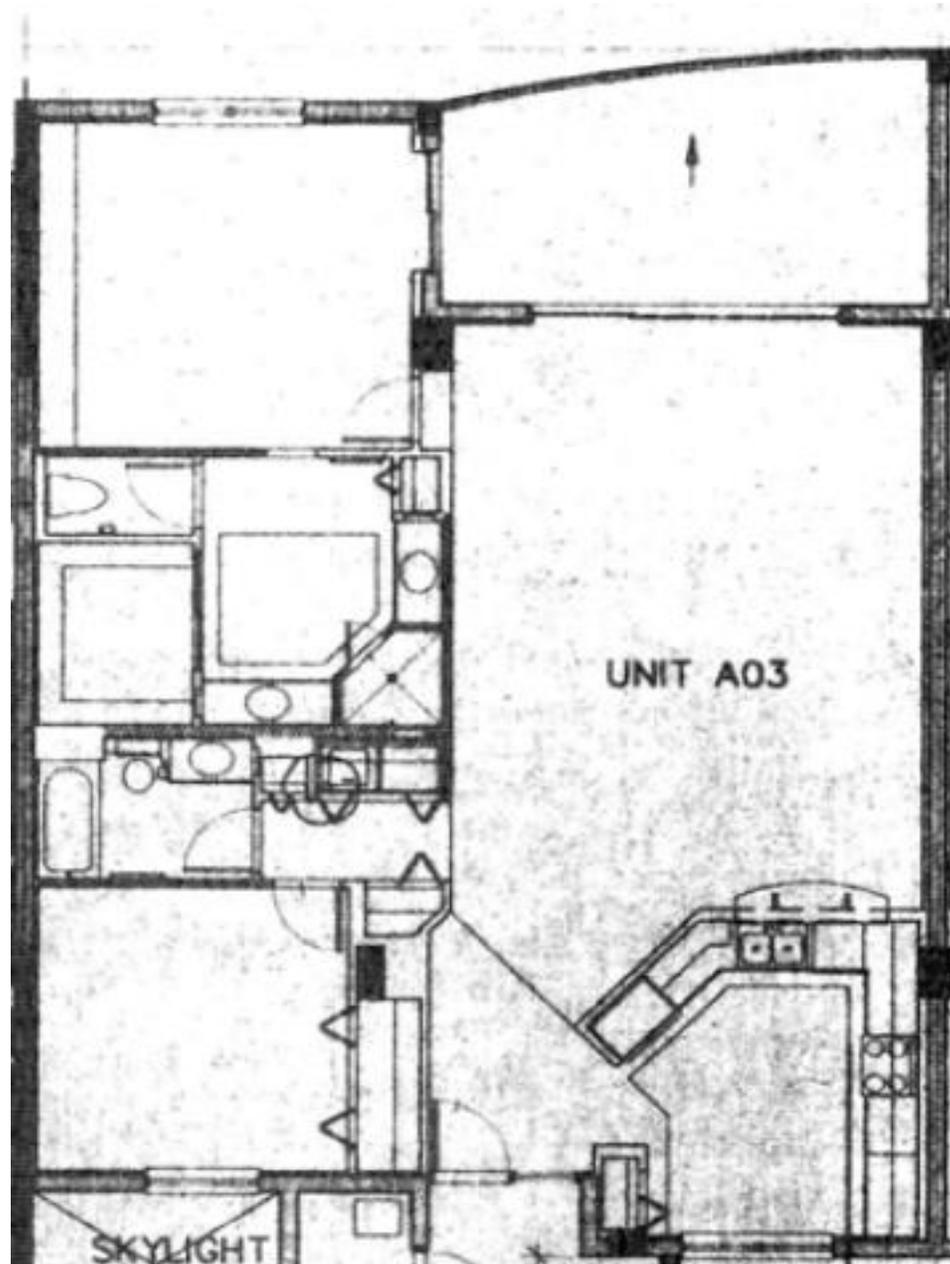


Nothing Noted



UNIT 203

Note: Balcony's floor is covered with tile.

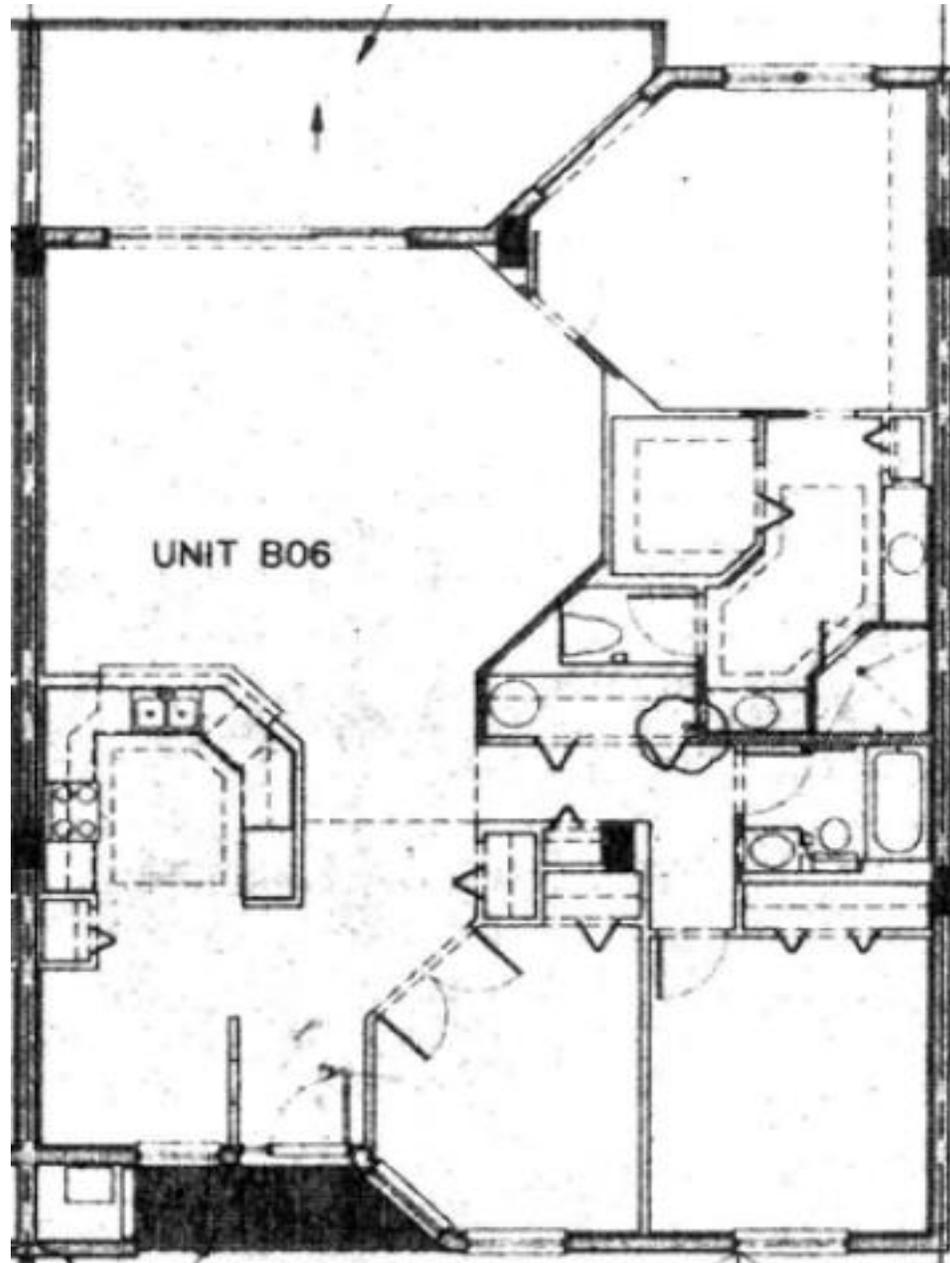


Nothing Noted



UNIT 206

Note: Balcony's floor is covered with tile.

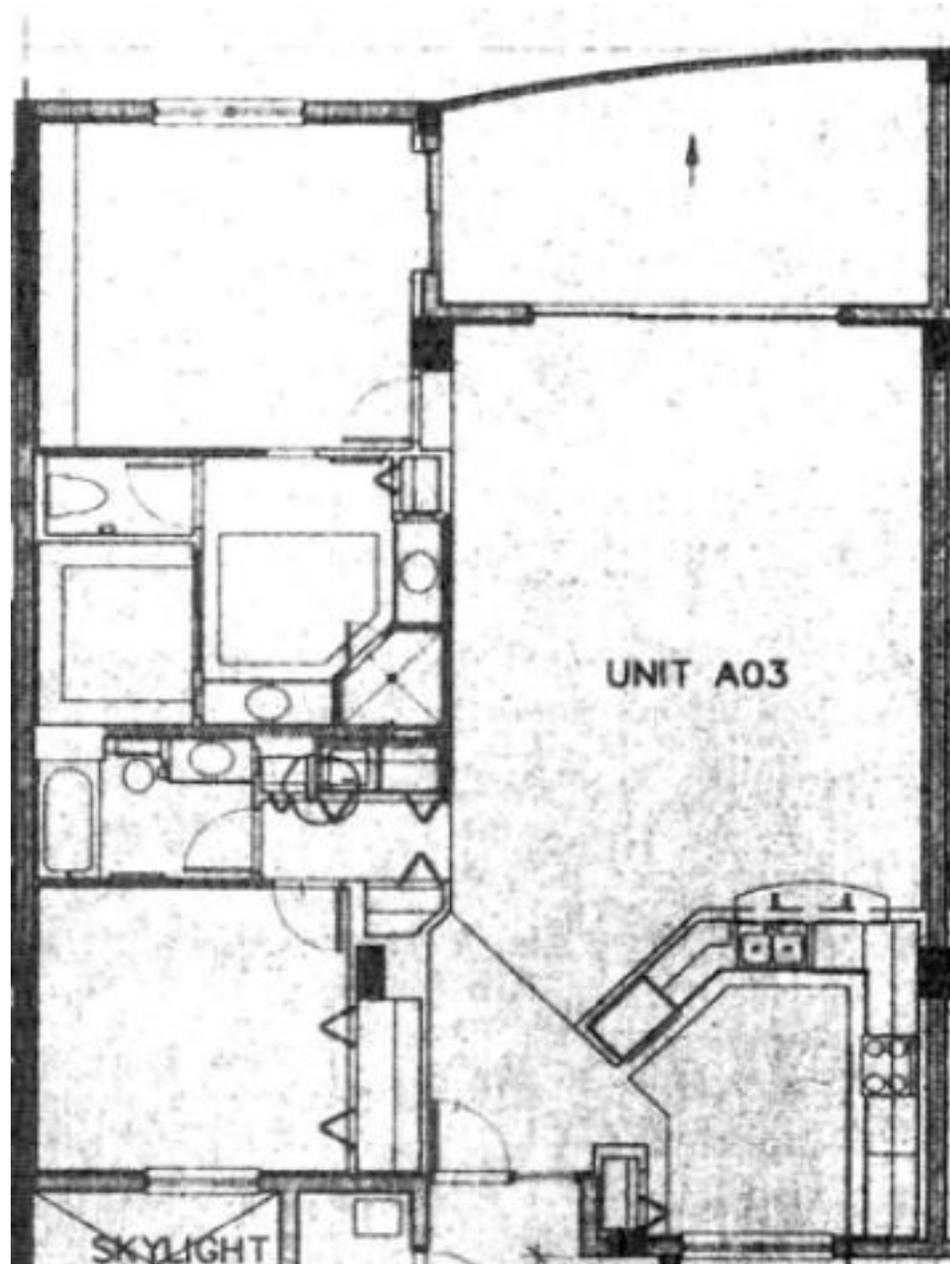


Nothing Noted



UNIT 303

Note: Balcony's floor is covered with tile.

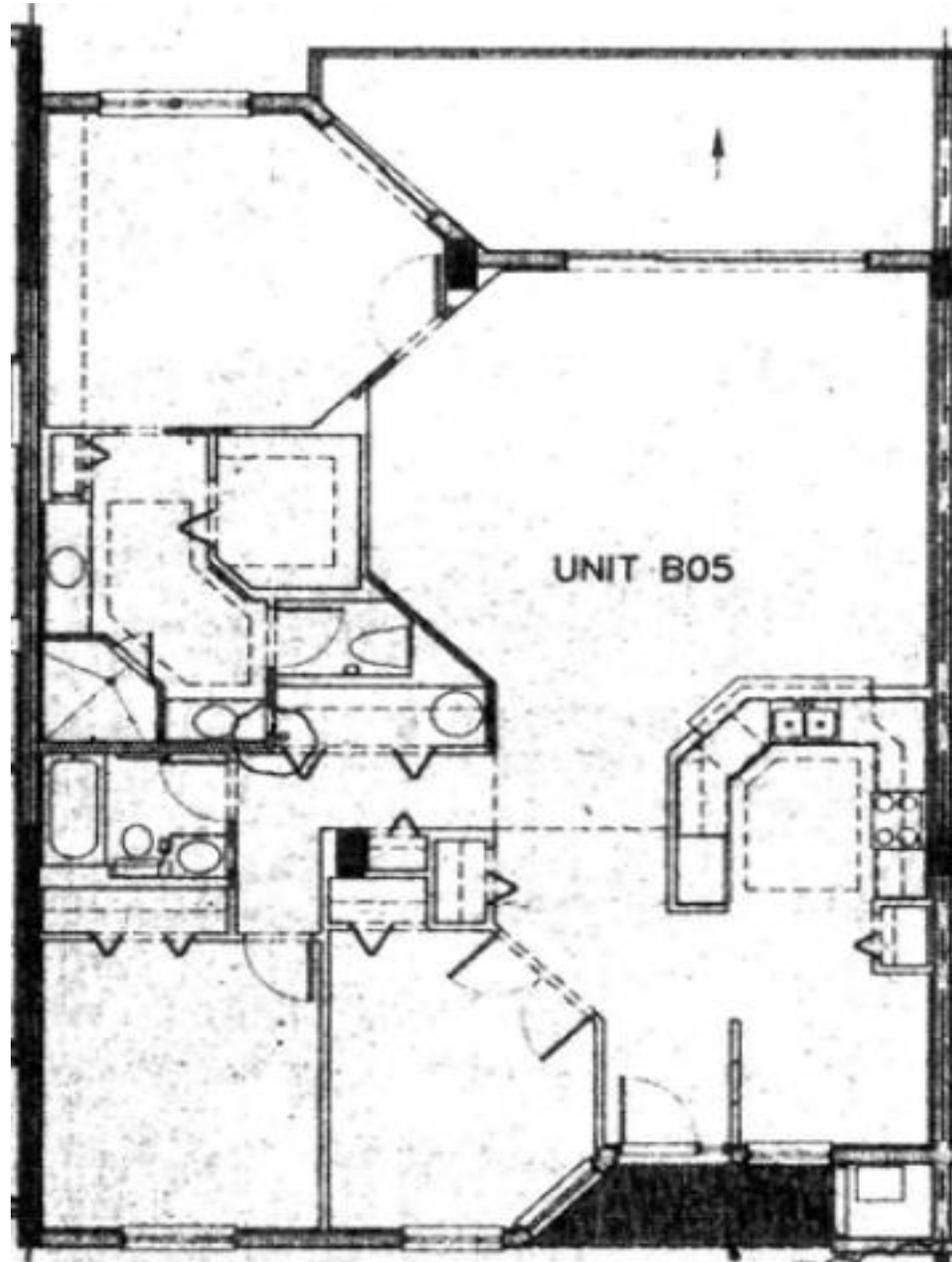


Nothing Noted



UNIT 305

Note: Balcony's floor is covered with tile.

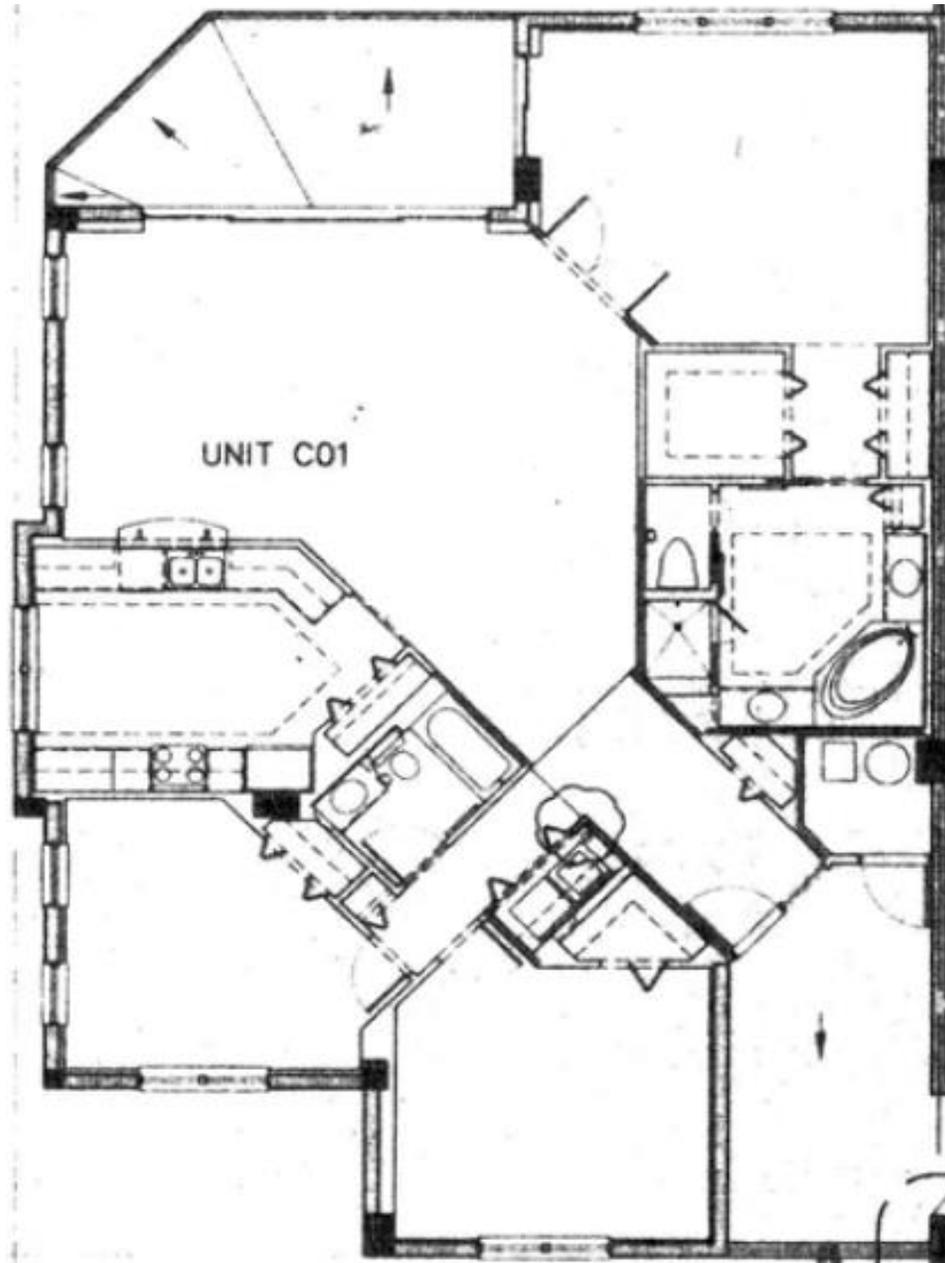


Nothing Noted



UNIT 401

Note: Balcony has been enclosed with sliding glass doors.

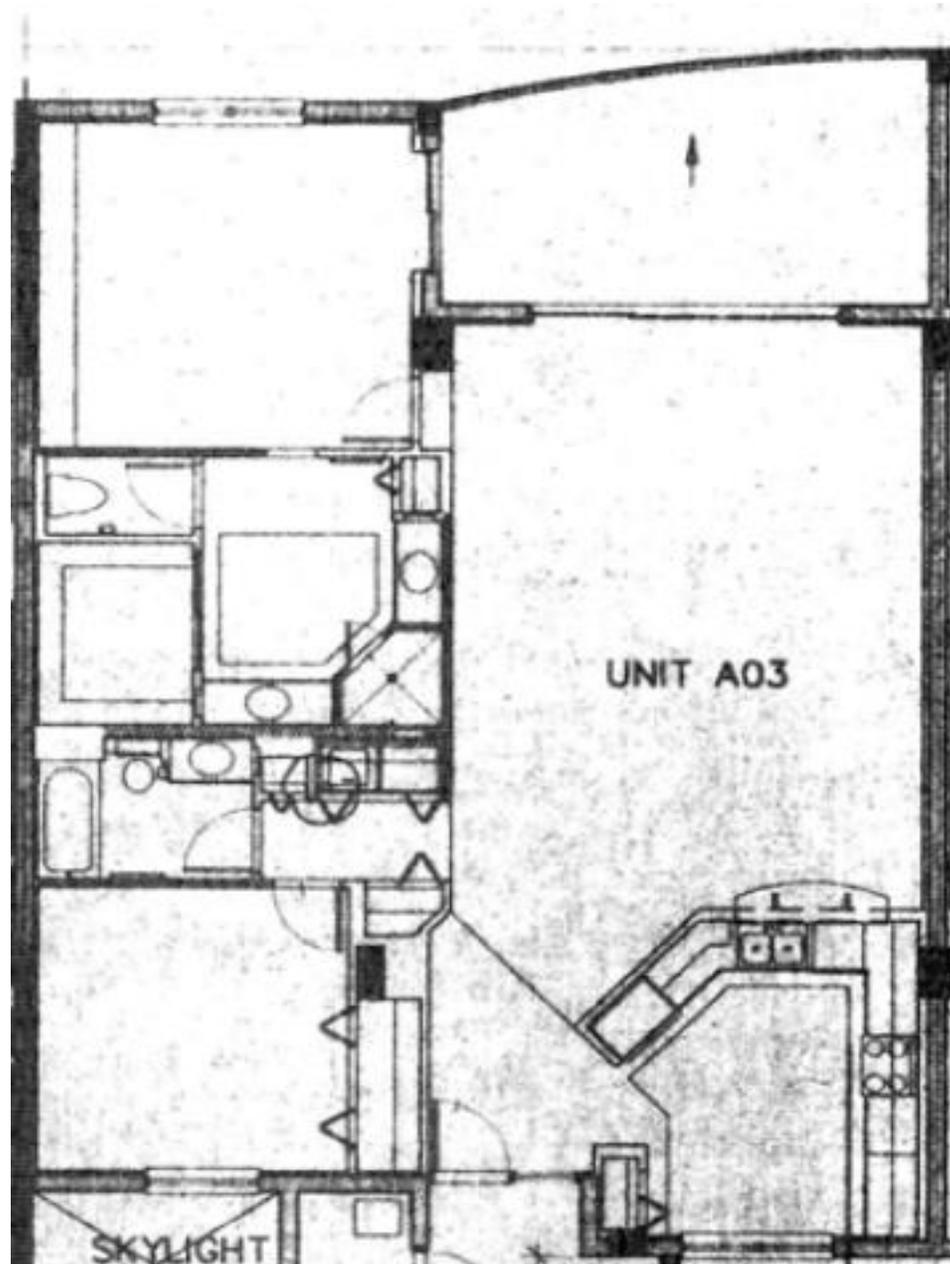


Nothing Noted



UNIT 403

Note: Balcony's floor is covered with tile.

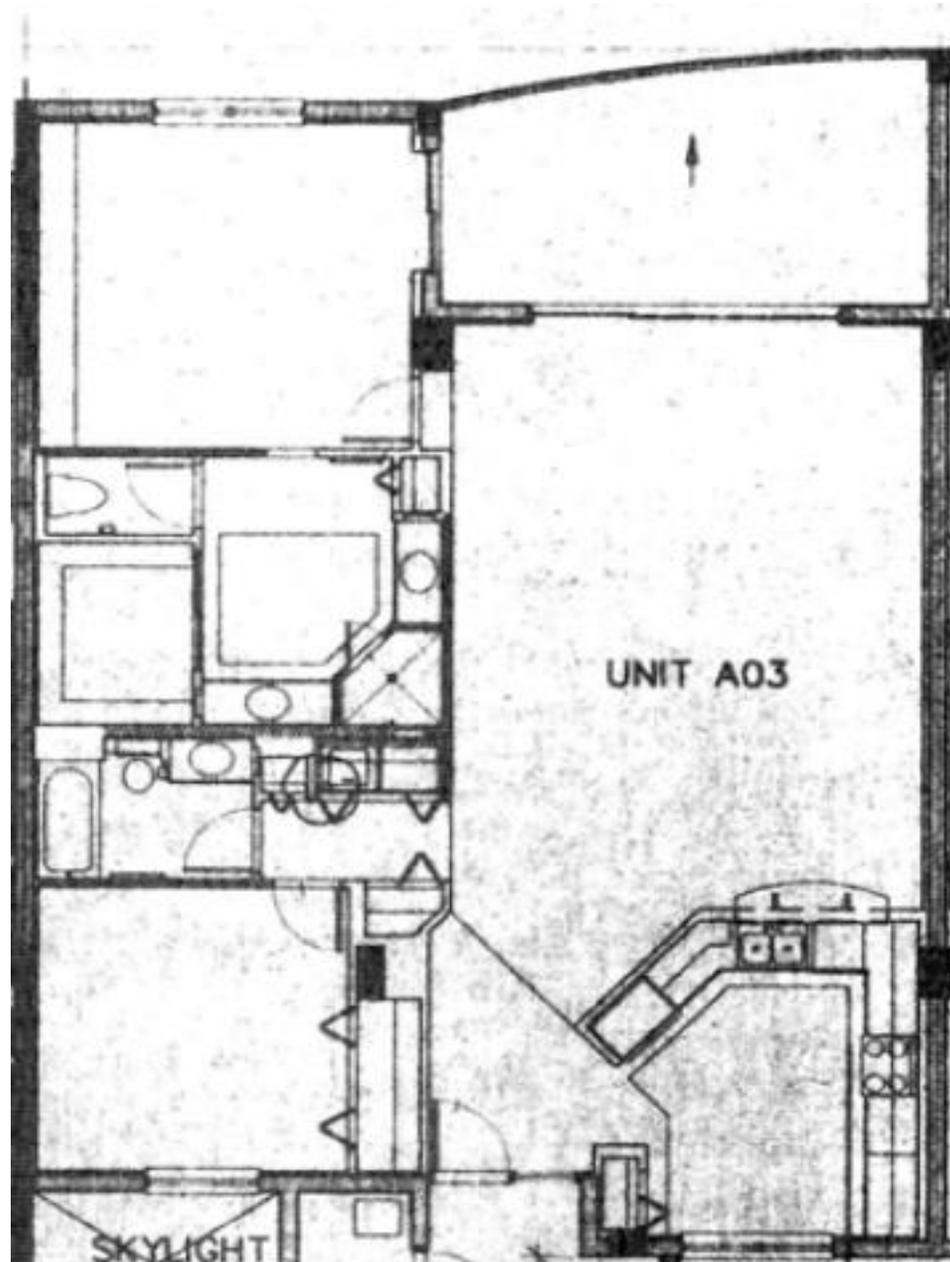


Nothing Noted



UNIT 603

Note: Unit under renovation.
Balcony tile removed, no
waterproofing membrane.

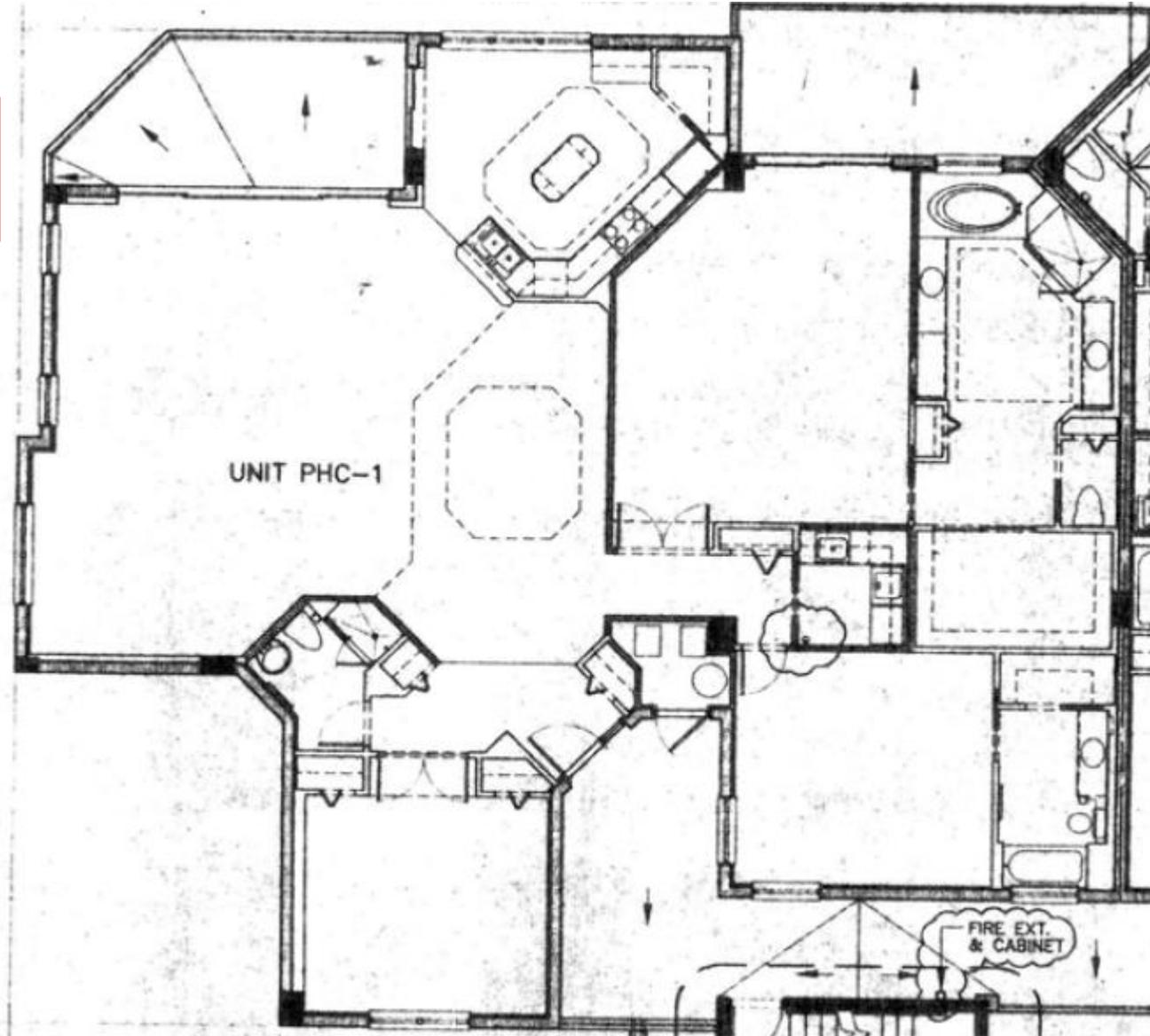


Nothing Noted



UNIT PH 1

Note: Balcony has been enclosed with sliding glass doors.

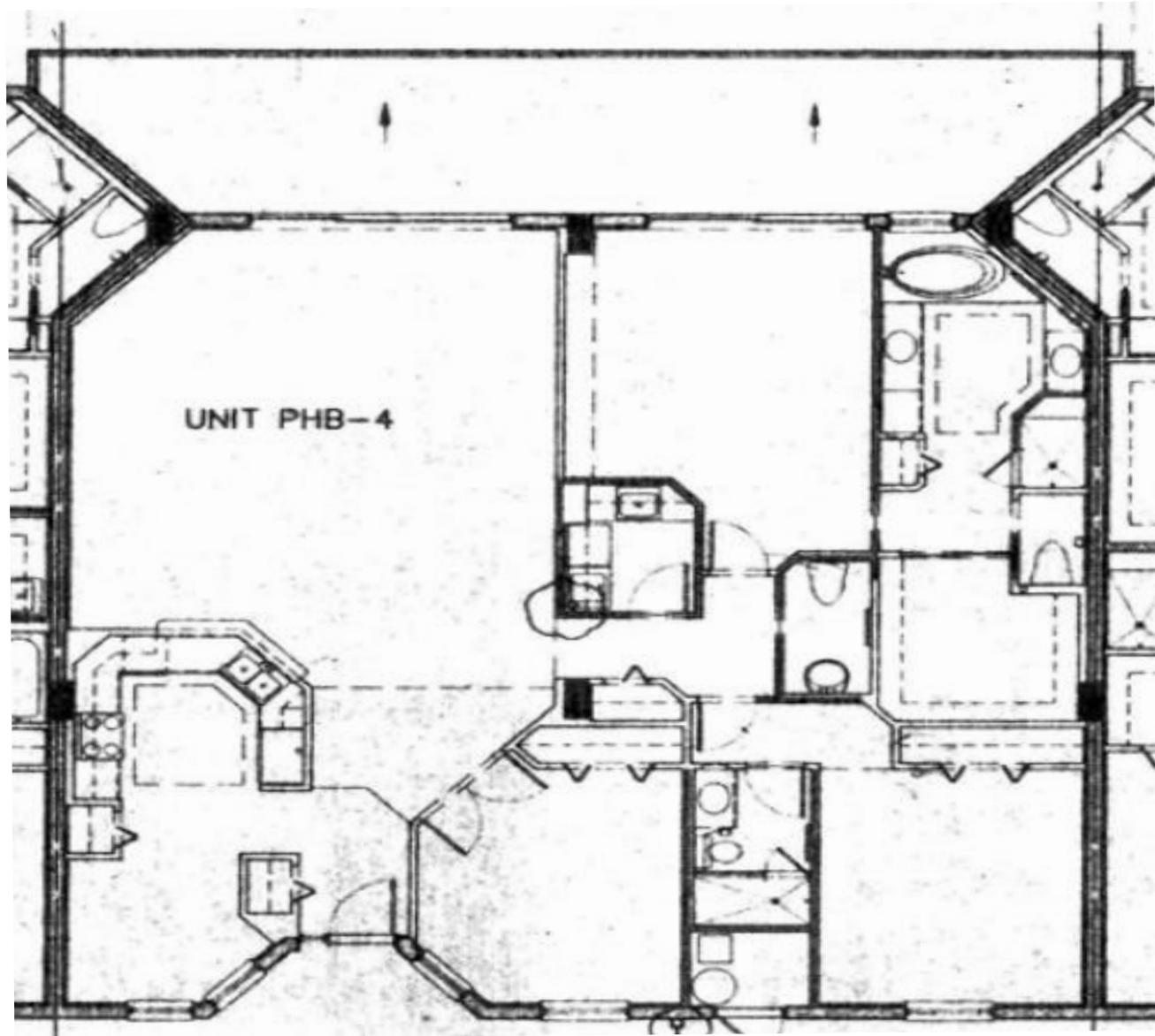


Nothing Noted



UNIT PH 4

Note: Balcony's floor is covered with tile.



Nothing Noted

