



March 6, 2023

BRIDGEWATER AT BONITA BEACH CONDOMINIUM ASSOCIATION, INC.

C/O KEB Management Services
Attn: Claire Marie England
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Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I SUMMARY
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 Milestone Inspection - Phase I summary letter completed for the subject building. 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.

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 components. Therefore, it is our professional engineering opinion that Phase II of the Milestone Inspection is not required.

We **did not** observe any substantial structural deterioration that would pose a threat to the public health, safety, or welfare that could decrease the structural integrity of the structure. We reserve the right to amend our opinion should new information be brought to our attention.

Remedial/Preventive Repair Recommendations

During our phase I 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.

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

Note: Please review our full Milestone Inspection Phase I Report which includes the details of our inspection and the known specifics regarding the design and construction of the subject building.

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