

SECTION 1 – INTRODUCTION

PRINCETON PLACE I ON WIGGINS BAY

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



BONDURANT
ARCHITECTURE

Prepared for:

Site-Visit Date:
January 15, 2024

HOMEOWNERS ASSOCIATION

AND

PARAMONT

Report Date:
January 17, 2024

PROPERTY MANAGEMENT

1.0 INTRODUCTION

Bondurant Architecture, LLC ("BA") conducted a Phase One Structural Assessment of the five-story residential condominium building, located at 300 Horse Creek Dr. inside the Wiggins Bay planned community, in Naples, Florida ("Subject Property"). The Subject Property was originally constructed in 1991.

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

Subject Property



BA performed a visual assessment of the Subject Properties on January 15, 2024. At the time of the site visit, the weather was clear and sunny, with temperatures ranging from 62° to 81° Fahrenheit throughout the day.

This assessment was performed by the following professionals:

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

Mr. Bondurant has been a registered architect for 37 years and has held registrations in Alabama, Mississippi, Georgia, Tennessee, Florida, Ohio, Maryland and Connecticut. He was a licensed Home Inspector in Alabama and Ohio, and he has performed over 600 home inspections. He is also a Certified Commercial Property Inspector having inspected over 60 commercial and institutional buildings. Mr. Bondurant also holds a certificate from the National Certification of Architectural Registration Boards (NCARB) and now practices architecture full time in Naples, Florida since 2021. He holds 15 inspection certifications from InterNACHI (International Association of Certified Home Inspectors) and is a member of the Certified Commercial Property Inspectors Association (CCPIA).

The following individuals escorted BA during the site visit:

- Mike Dean Paramont Property Management
- John Duffner President HOA Board
- Mary Ayers Treasurer HOA Board

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

1.1 OVERALL PROJECT AT A GLANCE

Subject Property is constructed of steel reinforced concrete with metal stud infill. Concrete floor slabs separate each floor, and the roof framing is pre-engineered wood trusses with the roof composed of fiberglass composition dimensional shingles.

Units are accessed by an elevator that stops at all five floors. Balcony railings are prefinished aluminum hand rails.

1.2 VISUAL ASSESSMENT PROCEDURES

Inspection consisted of entering as many units as possible to search for any indications of structural deficiencies or anomalies that would indicate structural issues or potential failures.

The exterior was examined and access was gained to the attic for evaluation. Phase One inspection criteria in the statute states: “ a licensed architect or engineer authorized to practice in this state (FL) shall perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building.” Phase One visual inspection followed these guidelines.

1.3 PURPOSE

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

1.4 SCOPE OF SERVICES

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

1.5 DOCUMENTS REVIEWED

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

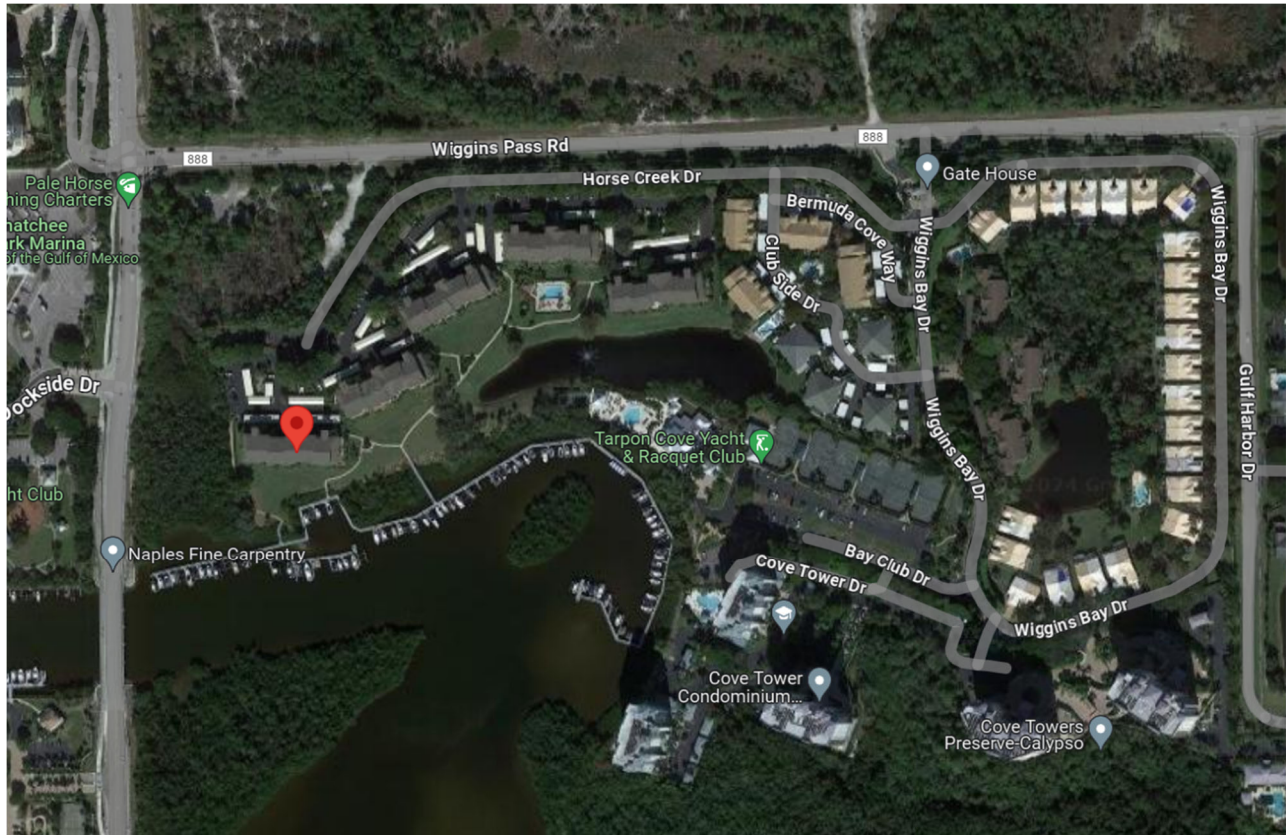
1.6 DEFINITION DESCRIPTIONS

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

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

SECTION 2 – PROPERTY CONDITION ASSESSMENT

A. SITE



Site Map

Site was relatively flat with slight slope toward area drains. It is located on Horse Creek Drive. Parking spaces are located in a surface parking lot with owners having designated parking spaces, some with carports. Parking spaces were designated by numbers assigned to each dwelling unit, with a few surface spaces outside the garage indicated as Guest parking. Access is good from Tamiami Parkway (Highway 41) and Wiggins Pass Rd.

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

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

B. PRINCETON PLACE 3 – 300 HORSE CREEK DRIVE

2.1 EXTERIOR ASSESSMENT

Front View



Princeton Place 1 has an exterior of cementitious stucco. Exterior is generally in good condition with no hairline cracks observed in the stucco. See comments and photos following:

Right Side View



Rear View



Left Side View



Rust Streaks on Lanai Slab

There were rust streaks on the concrete slab edge of the top corner unit on the 4th Floor (#408). These indicate that water is somehow getting into the concrete to cause the rusting. Left unchecked, this condition will eventually lead to spalling of the concrete (a condition where a large piece of concrete has been pushed out by the rust which expands the internal steel rebars). Inspector suggests that the source of the rust be identified and seal up any openings where water is being allowed into the concrete above this location. Effective water proofing will prevent the water intrusion and the deterioration of this concrete slab in the future.



Dark Streaks on Stucco

The dark streaks observed in the photo below were not present anywhere else on the exterior of the building except outside Unit #205. These may be caused by an accumulation of dirt in the tracks of the sliding windows but a qualified window technician needs to investigate this more closely to see why this is happening and suggest a fix to prevent it in the future.



Soffit Condition on the 5th Floor

The soffits in the photographs below were taken on the 5th floor near the left end of the front of the building. It appears the soffits were patched in this area. This area may have a few hairline cracks that could allow water in to wood substrate materials and degrade them over time. Suggest having a qualified stucco technician review these areas to be sure they are weather tight.



2.2 INTERIOR ASSESSMENTS

Unit 107

Unit 107 had a crack at the top of the cabinets in the Laundry. It appears the cabinets may have settled over time but it needs to be determined that they are securely fastened to the wall and not in danger of falling. If fasteners appear sufficient, then caulk crack and monitor to see if it attempts to open up again in the future.



This Unit 107 also had some diagonal hairline cracks in the stucco from the top left corner of the door opening. Since this is an outdoor area, it is important to keep all such cracks sealed from the elements no matter how small. Have a competent stucco technician fill and seal these cracks.



Unit 206

This unit had evidence of water penetration on the ceiling of the Master Bedroom near the corner. May have been the result of past roof issues which have been resolved. Suggest having this area repaired and monitored to see if water stain reappears.



Unit 207

Unit 207 had evidence that water was ponding on the lanai. This can lead to water migrating down into the supporting concrete slab below and rusting the rebar resulting in spalling. See that any available weep holes are free and clear so water can flow off the lanai. If no weep holes are present, inspector suggests drilling some in the area where water seems to be ponding the most.



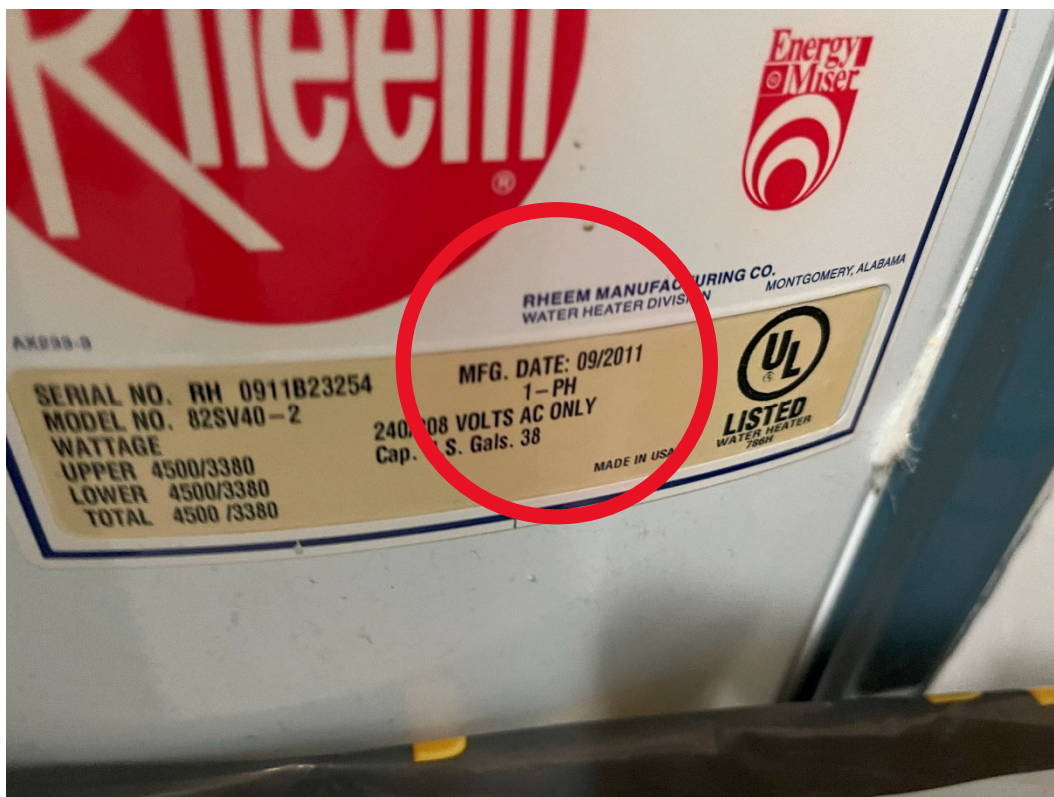
Unit 303

Unit 303 had a strange shaped crack in the ceiling of the Guest Bedroom. There was an attempt to reseal the crack but the source of this anomaly should be determined. If it is determined that what caused this crack has been determined and corrected, suggest effecting a better repair of the area. Once repaired, monitor this area to see if any additional cracking becomes evident.



Unit 307

Unit 307 had a water heater that was dated 2011. In multi-unit buildings like this one, it is advised to replace water heaters every 12-15 years to avoid tank failures and subsequent flooding of this unit and the ones below it. This water heater is 13 years old so it is inside the suggested replacement time window. Recommend that unit owner replace this water heater in the next year or two. Suggest having all water heaters in the building observed for age and replace any that are outside the suggested time period.



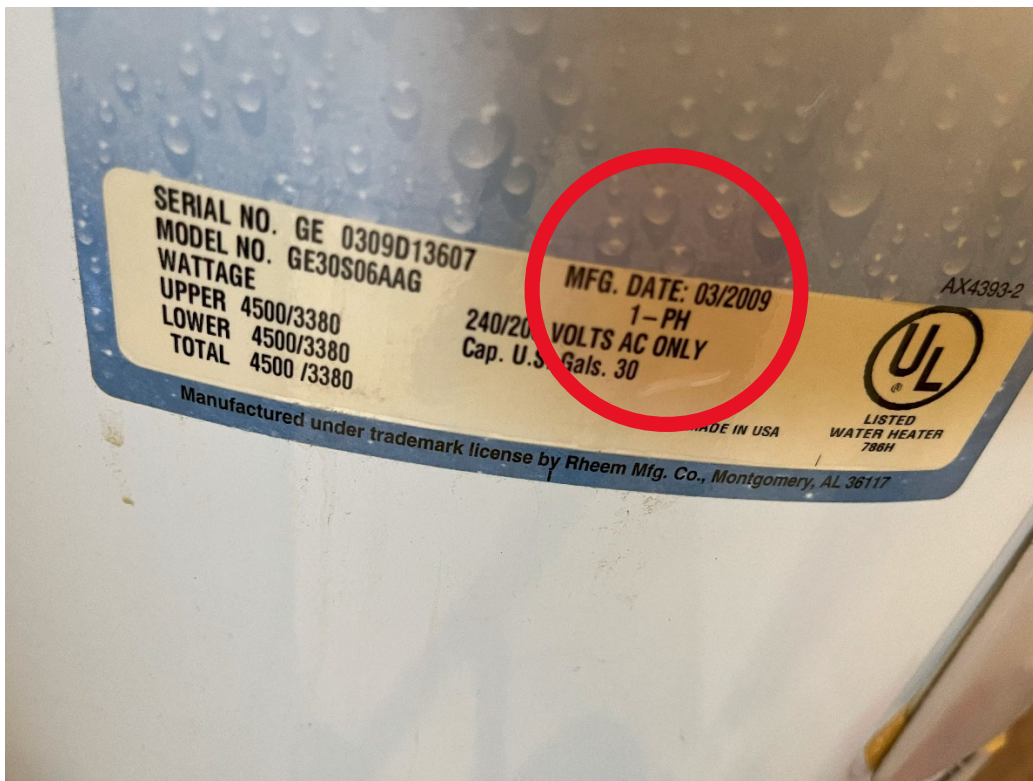
Unit 401

Unit 401 had a stain on the ceiling of the Kitchen that appeared to be a former water stain, most likely caused prior to the replacement of the current roof. Suggest having this stain painted over and then monitored to see if the stain attempts to reassert itself.



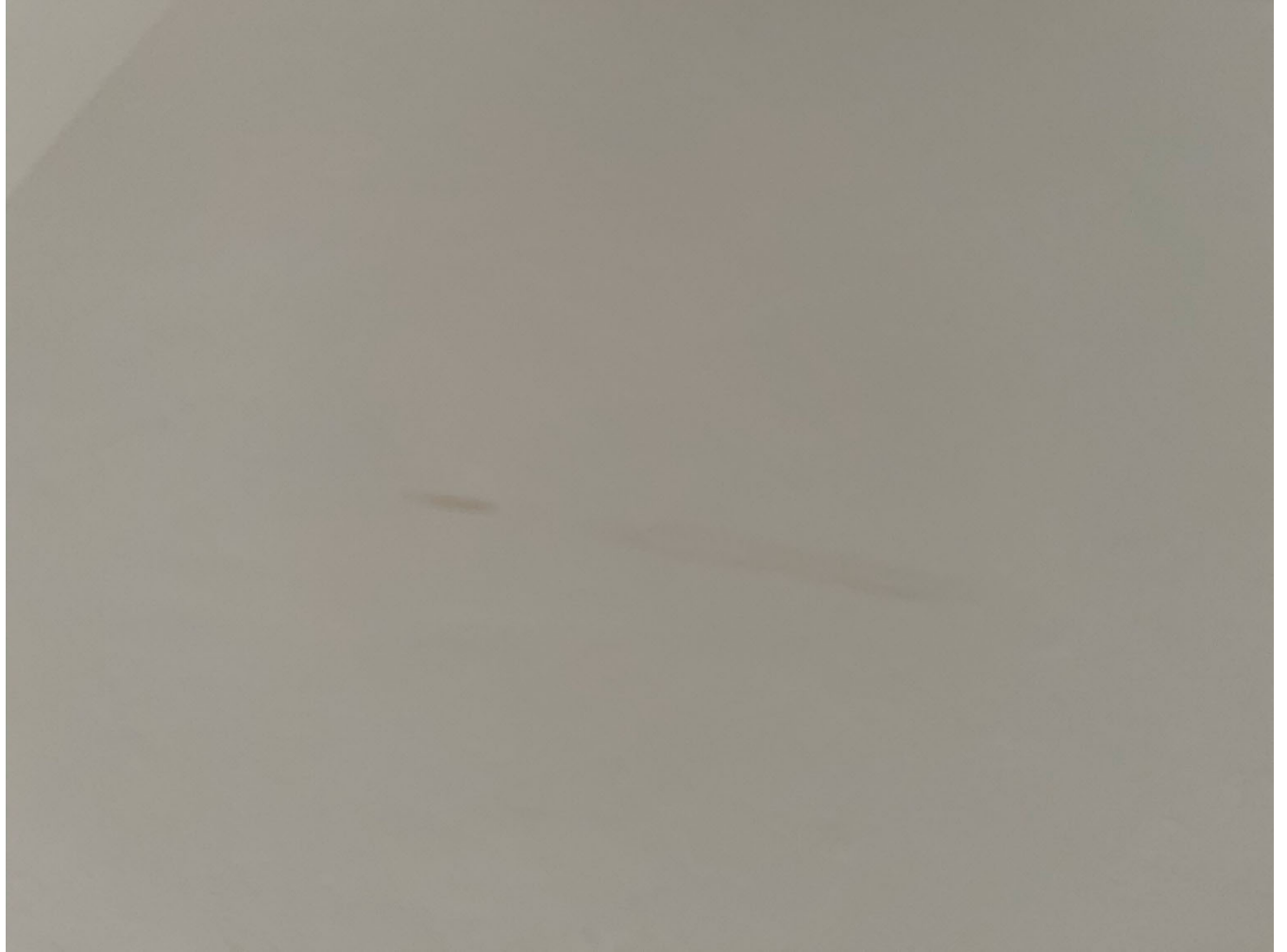
Unit 401 (Cont.)

Unit 401 also had an aged water heater dated 2009. This unit will be 15 years old this year so suggest replacing it in the near future.



Unit 502

Unit 502 had a stain on the Master Bedroom ceiling. Since this unit is on the top floor, it was most likely caused by a roof leak that was probably corrected when the new roof was installed in 2017. Suggest painting over this stain then monitor it for any signs of reappearance.



Unit 503

This unit had a loose escutcheon on the dining room chandelier. This escutcheon covers joined electrical wires and needs to be in place for safety reasons. This unit also had a water stain on the bedroom ceiling. Suggest painting over this stain to assure that water issue has been adequately addressed.



3.1 ROOF FRAMING ASSESSMENT

The attic was entered to assess the roof framing. Framing consisted of pre-engineered wood trusses. All appeared to be in good condition with no anomalies apparent. Required hurricane clips and tie downs were observed in place and functional. All observed gussets were tight and of adequate size for the truss.

Typical Roof Framing Components



3.2 ROOF ASSESSMENT

The dimensional fiberglass composition roof on this building was in excellent condition. Property Manager said the roof had been replaced in 2017 after Hurricane Irma. Roof was evaluated from the roof hatch and from the adjacent balconies but no anomalies were observed. Roof appeared to be in like new condition with a remaining life expectancy exceeding 25 years. Representative photos:





4.1 INSPECTION CONCLUSIONS

It is the professional opinion of this inspector that Princeton Place I (300 Horse Creek Drive) at Tarpon Cove is structurally sound and qualifies for re-certification using the Phase One Visual Assessment Guidelines of Title XXXIII, Chapter 553, Section 899 of the 2022 Florida Statutes.

Attached is the Structural Re-certification form completed with data from this inspection, to which I have affixed my professional registration stamp as well. This should complete the structural re-certification process for this building.

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

Bondurant Architecture, LLC
3828 Ruby Way
Naples, FL 34114
239-307-7270
brad@bondarch.com
www.bondarch.com
Brad's cell: 205-983-2806

