

SECTION 1 – INTRODUCTION

PRINCETON PLACE III AT WIGGINS BAY

Project Manager:
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239-307-7270



BONDURANT
ARCHITECTURE

Prepared for:

Site-Visit Date:
October 30, 2023

HOMEOWNERS ASSOCIATION

AND

SEACREST SW

Report Date:
November 15, 2023

PROPERTY MANAGEMENT

1.0 INTRODUCTION

Bondurant Architecture, LLC ("BA") conducted a Phase One Structural Assessment of the five-story residential condominium building, located at 340 Horse Creek Dr. inside the Tarpon Cove planned community, in Naples, Florida ("Subject Property"). The Subject Property was originally constructed in 1988.

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 October 30, 2023. At the time of the site visit, the weather was clear and sunny, with temperatures ranging from 72° to 87° 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:

- Debra Dalton Princeton Place III Board Member

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 and exposed solid wood rafters with the roof composed of fiberglass composition shingles.

Units are accessed by an elevator that stops at all five floors and the parking garage below. 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 only units not able to be accessed were A2 and B2.

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.

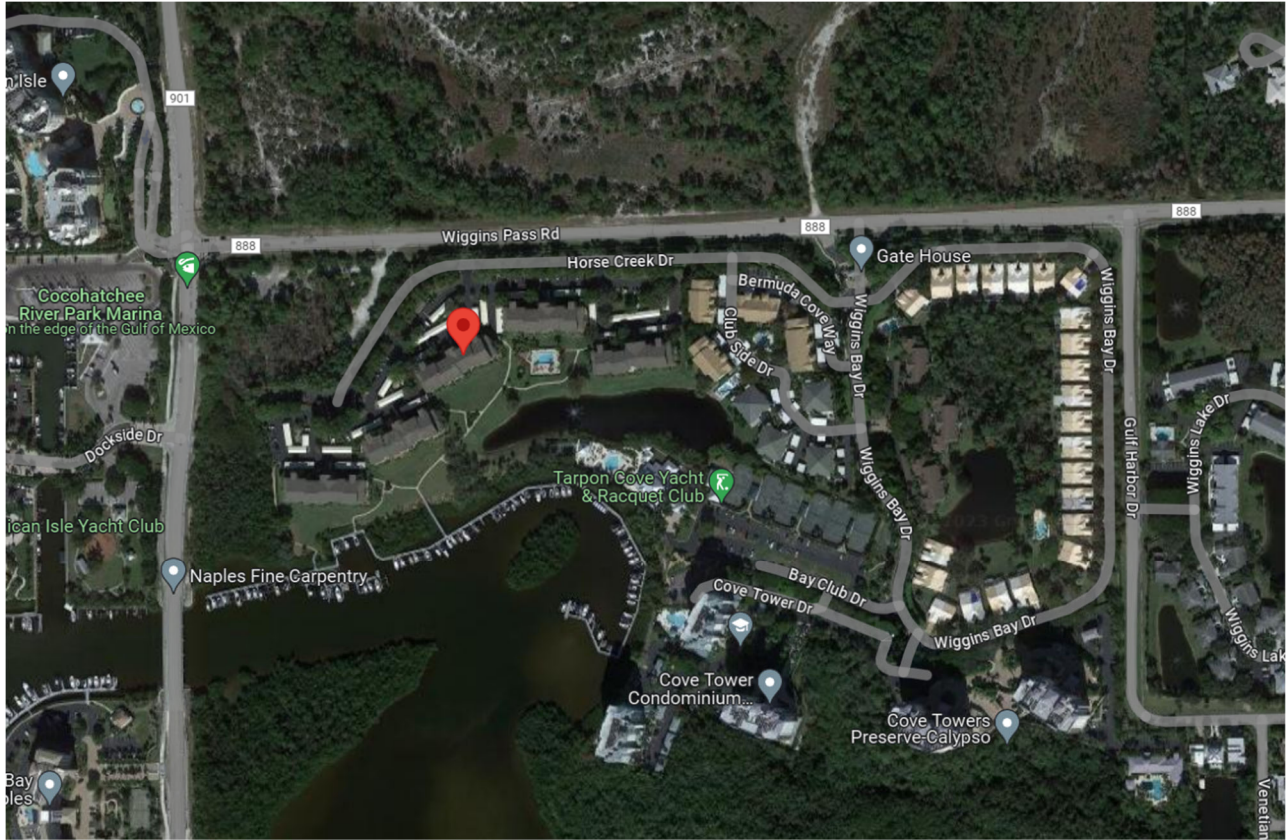
1.6 DEFINITION DESCRIPTIONS

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 paved 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 Trail (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 – 340 HORSE CREEK DRIVE

2.1 EXTERIOR ASSESSMENT

Front View



Princeton Place 3 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



Unknown Hole in Yard



There was a curious hole in the yard of unknown purpose. It appeared to be clogged with soil and someone had placed a red survey flag near it to warn of the trip hazard. Suggest having a plumbing subcontractor evaluate the hole to see if it needs cleaning out and to install a cover to eliminate the trip hazard.

2.2 INTERIOR ASSESSMENTS

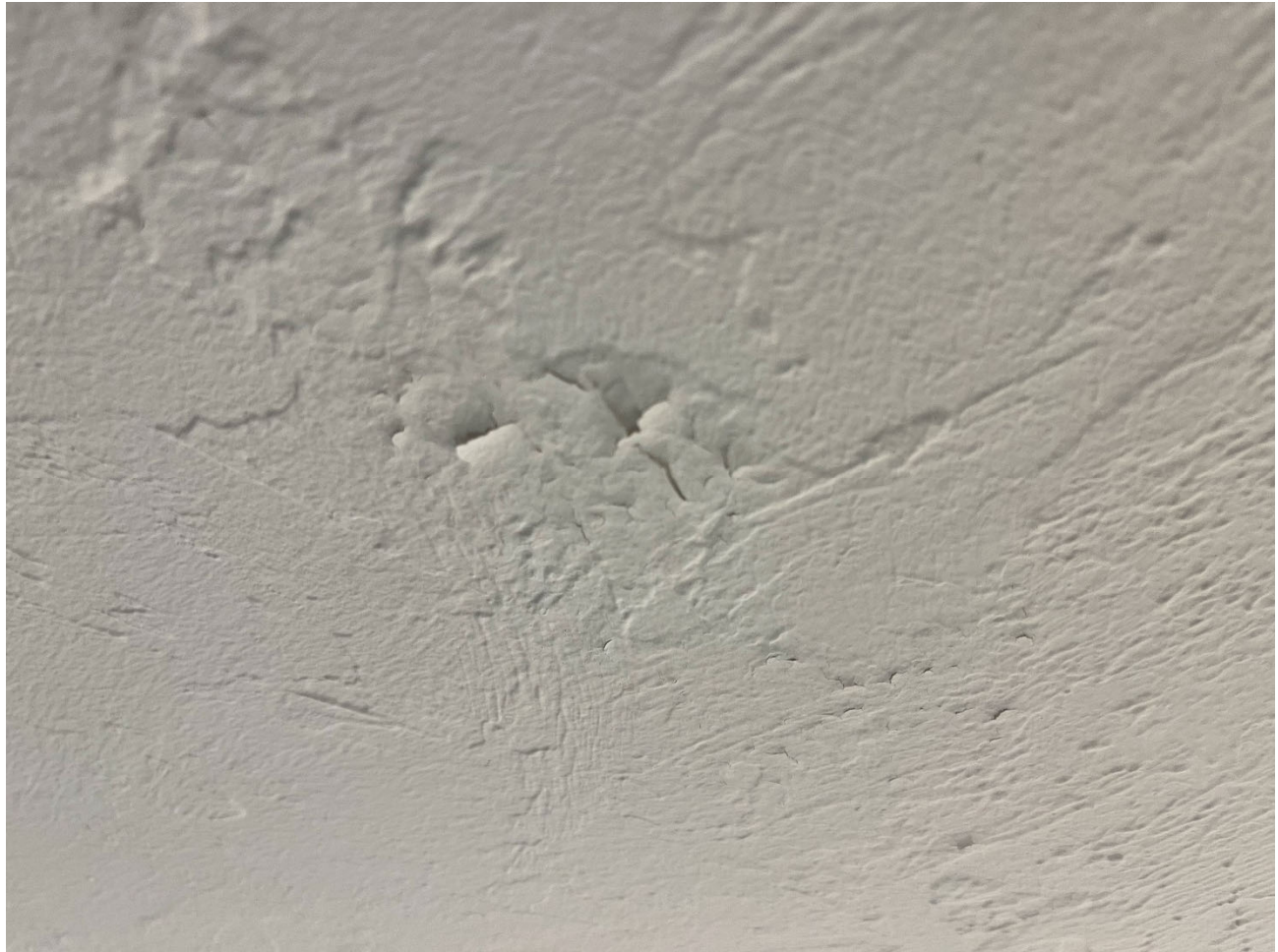
Unit 108

Unit 108 had a hairline crack over the top frame of the screen on the left side of the lanai. Since this is an outdoor location, it is important to keep any moisture from penetrating the stucco surface or get behind the screen framing where it can deteriorate the substrate materials. Also the bolt fastening this frame to the ceiling has hanging down and may be the result of underlying water damage. Suggest replacing this rusted bolt.



Unit 201

Unit 201 had a small crack in the ceiling of the master bath. Because of its proximity to the shower, it is important to fill and seal this crack to prevent moisture from getting into substrate materials above the ceiling.



Unit 208

Unit 208 had a hole in the ceiling of the kitchen where what looked to be an electrical conduit was coming out. This ceiling is part of the fire separation from the unit above so its integrity is important especially over the kitchen where the majority of home fires start. Inspector suggests this gap around the conduit be filled with fire resistant mortar or fire sealant to maintain the minimum one-hour rated fire separation at the ceiling of this unit.



Unit 306

Unit 306 had a hairline crack on the ceiling of the guest bedroom. This is just cosmetic but needs to be repaired and monitored to see if the crack tries to reappear. Also, the Lanai had a hole in the stucco on the right side near the bottom of the hurricane shutter. Since this hole is so close to the outside, it needs to be filled to prevent moisture from getting into substrate materials



Unit 401

Unit 401 had a cover missing over a junction box in the living room. Covers are needed for safety over junctions in electrical wiring. Replace the cover in a code approved manner.



Unit 404

Unit 404 had a significant crack in the floor of the lanai near the balcony railing. It appears to be only be in a skim coat over the structural slab but could be a conduit for water to soak into the supporting concrete slab. Suggest having this crack repaired to maintain the watertightness of the surface treatment. Also there was a gap in the stucco near the floor that needed to be filled.



Unit 503

This unit had an S shaped crack in the wall that was unusual. Suggest having this crack repaired and monitored for any changes after repair. There is also some water stains on the ceiling of the master bath. The source of these stains need to be determined but were most likely due to roof leaks that have now been repaired. Paint over these stains and assure they are no longer active. Some cracks appeared to be in the process of being repaired. Suggest having all these completed and assure that they are cosmetic in nature.







Unit 504

S shaped crack over sinks in Master Bath need to be repaired. Monitor them after repair to see if they attempt to reappear. Repair any anomalies as well in Master Bedroom ceiling close to bath.



Unit 505

Crack on Living Room wall needs to be repaired and monitored for any future changes.



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. The access panel that was used did not have any insulation on top of it. Inspector recommends gluing a solid block of EPS (Styrofoam) to the top of the all the wood access panels to make them more energy efficient.

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 recently. Roof was evaluated from the ground and from the adjacent balconies or windows 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 III (340 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)

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