



FLORIDA ENGINEERING LLC

9413915980

inspections@fleng.com



RESIDENTIAL REPORT

340 Horse Creek Dr
Naples, FL 34110

MAY 5, 2025

inspections@fleng.com

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1: SUMMARY

Information

Summary

Florida Engineering LLC completed an on-site inspection at the address 340 Horse Creek Drive, Naples FL 34110.

The purpose of our inspection was to provide our opinion regarding the entire back wall of the building and if a full or local replacement is required before a full building window replacement project goes into effect.

The back exterior walls are experiencing various stucco cracks and water intrusion especially around the windows. As a result, the exterior plywood sheathing, the interior insulation and dry walls, along with the metal studs and fascia are experiencing severe deterioration.

The issue is not limited to around the immediate windows area only, it is impacting the entire framing, sheathing and insulation below the windows.

Given that the HOA is looking into total window replacement of old non-rated windows to Hurricane rated windows, it is recommended to consider removing the interior drywall and insulation to expose the stud wall channels and plywood sheathing from the inside of the room.

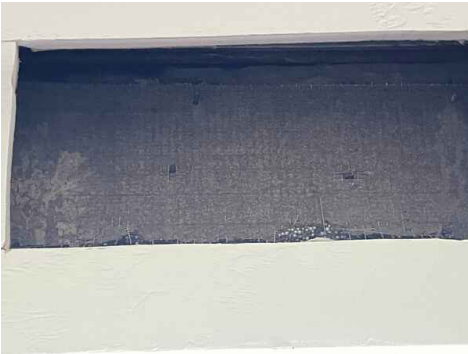
Based on the observed studs and exterior sheathing conditions, the Contractor with the engineer concurrence have to decide on the best action to proceed with.

Depending on the severity of the deterioration conditions, the options at that time would be as follows:

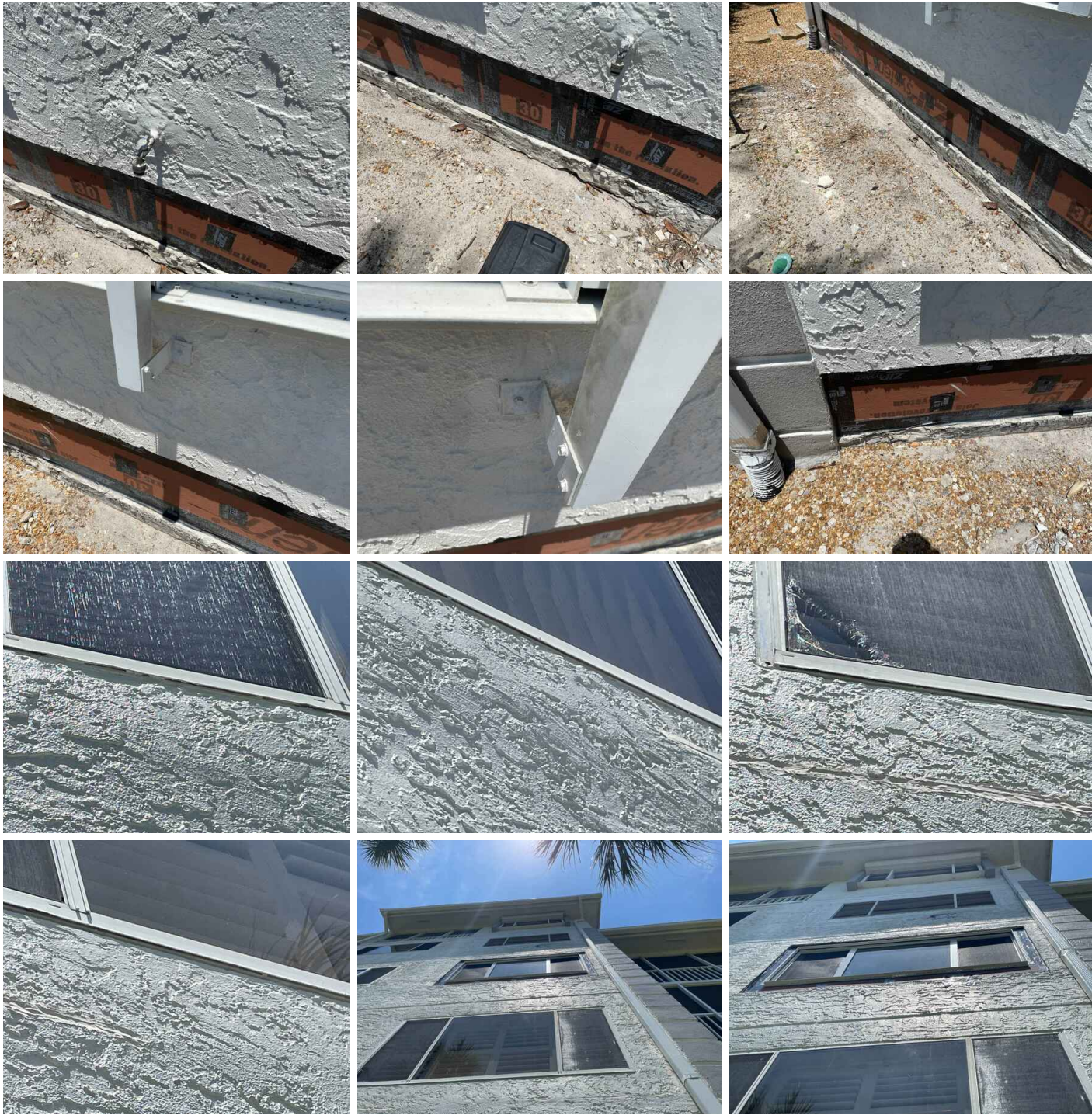
- 1) Repair/replace locally in kind
- 2) Replace the entire plywood sheathing with new plywood or dense glass type sheathing (Owner's preference) along with insulation and dry walls after installation of the new windows, in accordance with manufacturer's recommendations.
- 3) Re-apply the exterior stucco and the paint inside.
- 4) FE recommends following the repair/replacement Shown in Attachment-A, included in this report.

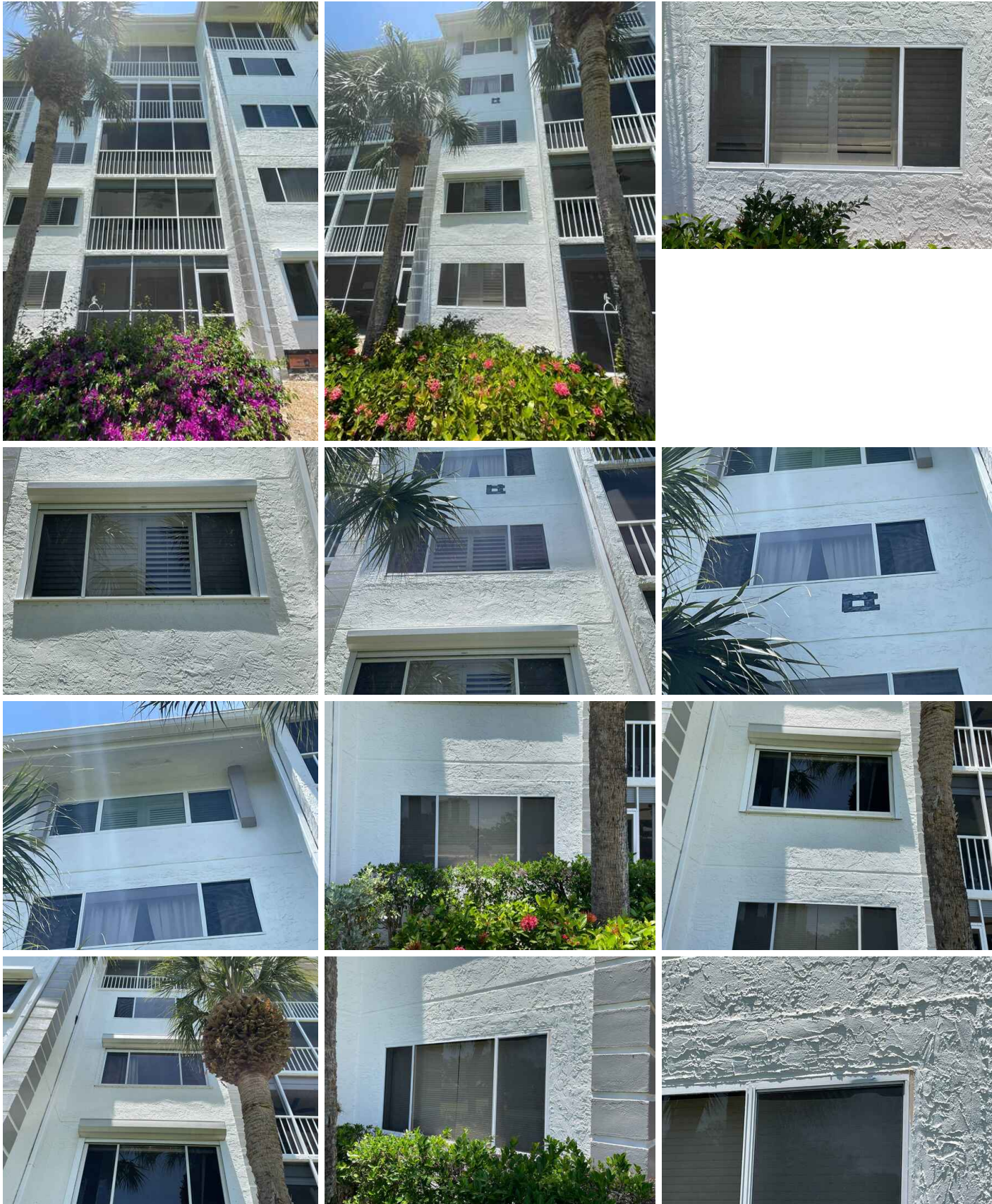
In addition to the back wall observations that some stucco cracks are visible in the back wall areas, there are visible damages to the roof flashings as well. The stucco cracks issues may be resolved with the back wall replacement, however the the roof flashings needs to be repaired/replaced as deemed required.

Inspection Photos







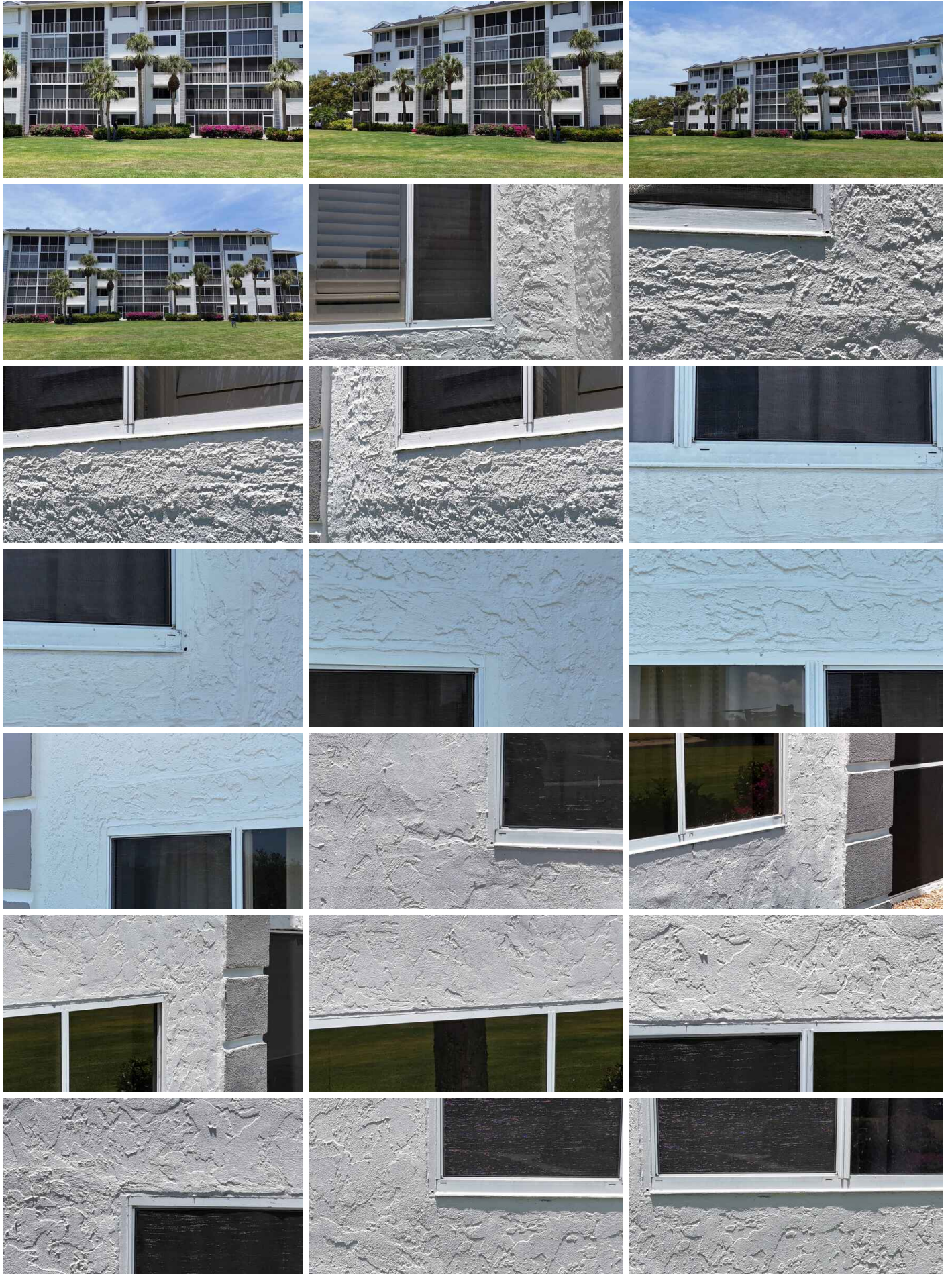


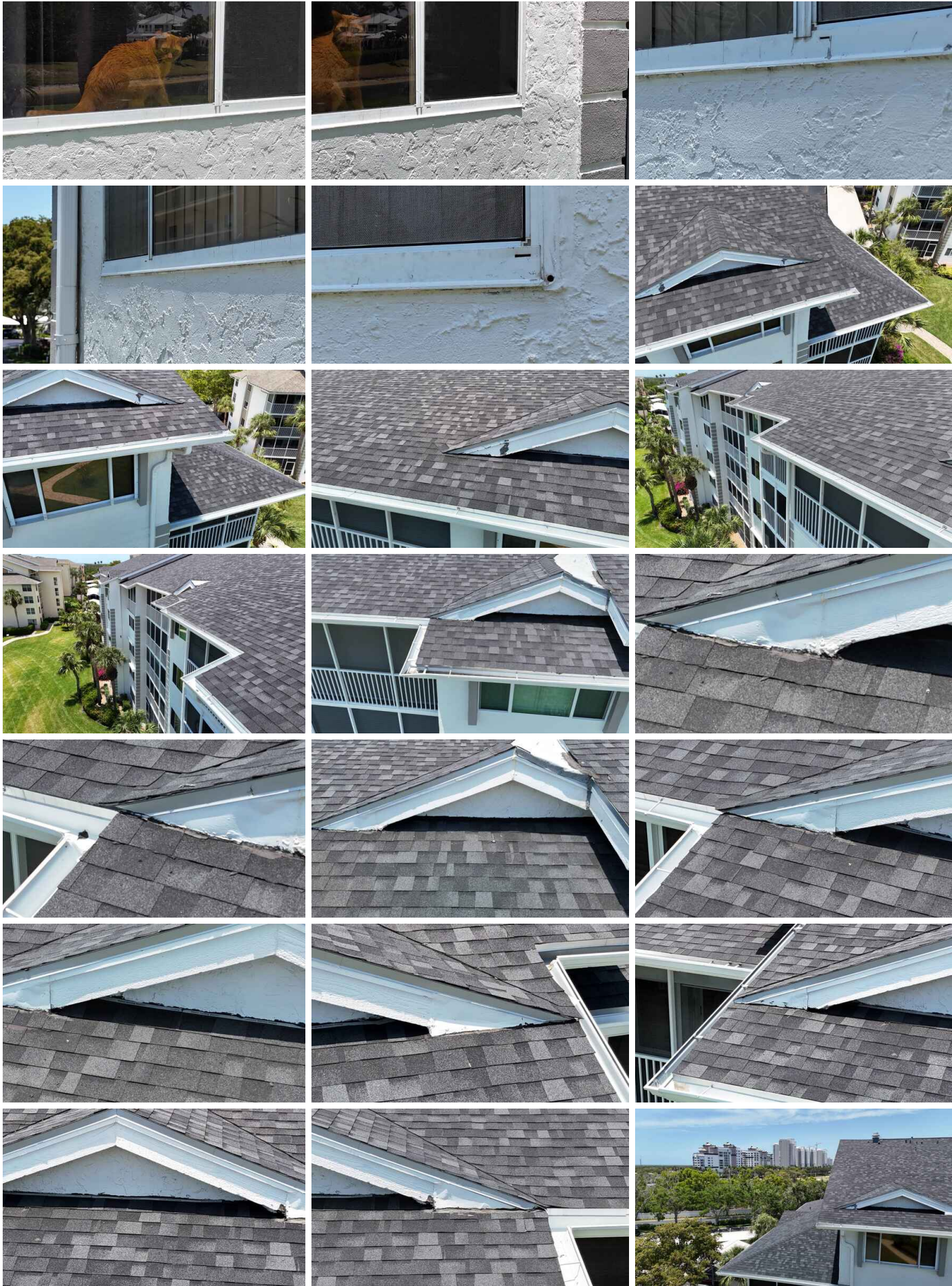




Drone Images









2: CONCLUSION

Information

Conclusion

The individual findings and recommendations have been noted in their respective section. Please consult with Florida Engineering for evaluation, design and repairs.

The inspection has been carried out in compliance with the standards and practices outlined in the current edition of the Florida Building Code & the updated Florida Statutes Chapter 553 and Florida Statutes Chapter 471.

Please let me know if you have any questions or concerns.

A. Boumitri

Antoine Boumitri

PE#40578

SI#0763

ATTACHMENT-A

DATE: 06/17/2025

PROJECT: Princeton Place

ADDRESS: 340 Horse Creek Dr. Naples, FL

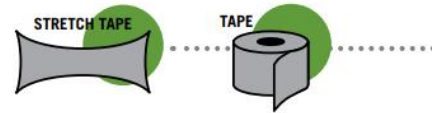
1.

DESCRIPTION OF THE PROPOSED SCOPE OF WORK:

- Remove all the stucco on applicable stack(s) as deemed required
- Remove all existing plywood and cement board from the metal studs.
- Remove and replace all wall insulation with R-13 fiberglass insulation.
- Replace damaged framing, wood, or metal with new in-kind material
- Apply 1/2 "Zip Wall Waterproof Plywood System* or Dense Glass material (Owner's Option)
- Install new windows over the Zip Wall or DensGlass wall system (Specifications to be determined by the Board of Directors)
- Apply Zip Wall or DensGlass Tape over all seams and window nailing fins.
- Once all windows and seams tape have been applied, Contractor should water test applicable stack(s) with a pressure wash before applying stucco.
- All Zip wall or DensGlass walls fasteners are to be covered with Zip wall liquid flashing or as deemed required for the DensGlass system.
- Install Weep-Screed Flashing along the bottom wall.
- Apply stucco lath where applicable.
- Apply 3-layer matching stucco, if applicable.
- Allow stucco to cure for 2 weeks.
- Prime and paint newly applied stucco with matching exterior colors.
- Replace interior drywall damaged/removed, as applicable.
- Protect the walls against the elements during the repair/replacement project.
- Repair all cracks/spalled areas as applicable, if not covered part of the walls replacement
- Provide 8-year leak & labor warranty in addition to the Wall System warranty of 30 years.

ZIP SYSTEM® WALL SHEATHING // COMMON DETAIL

WINDOW // STORE FRONT WINDOW



- STEP 1:** Install a piece of ZIP System™ stretch tape in the window sill a minimum of 6-inch up the window jamb and then install ZIP System™ flashing tape in the jambs of the rough opening.
- STEP 2:** Install a piece of ZIP System stretch tape in the head of the rough opening overlapping the jamb flashing a minimum of 2-inches.



STEP 1

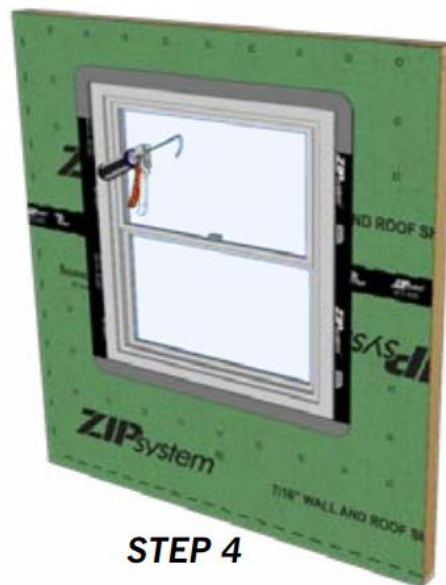


STEP 2

ZIP SYSTEM® WALL SHEATHING // COMMON DETAIL

WINDOW // STORE FRONT WINDOW

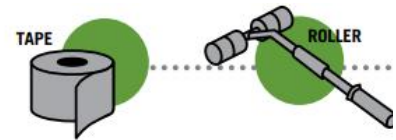
- STEP 3:** Secure window in accordance with manufacturer's written instructions and insert a backer rod in between the gap of the rough opening and the window. See page 13 more information on sealants.
- STEP 4:** Flash or seal the window frame to ZIP System® sheathing using methods approved by the window manufacturer. ZIP System™ liquid flash may be an option. From the interior, install low-expanding window and door foam as required by window manufacturer.



WINDOW // T-JOINT ALTERNATIVE

3-3/4-INCH ZIP SYSTEM™ FLASHING TAPE

In the event the vertical panel seam has been taped prior to the window being installed, tape the head flange of the window with 3-3/4-inch ZIP System™ flashing tape. Where the vertical panel seam intersects the head flashing, install an additional “hat” piece of 3-3/4-inch ZIP System flashing tape extending 1-inch on either side of the vertical seam tape. Roll the tape.



6-INCH OR WIDER ZIP SYSTEM FLASHING TAPE

In the event the vertical panel seam has been taped prior to the window being installed, tape the head flange of the window with one piece of 6-inch or wider ZIP System flashing tape. Roll the tape.



BACK WALL REFERENCE AREA

