

Milestone Phase I Report
Parador Condominium Association, Inc.



Report Date: ⌚ 6/26/2024

Inspection Date: ⌚ 4/17/2024

Field Inspector: Parasar Gosain

Consultant: **Quincy Brown, PE**
Stone Inspections Group, LLC (SIG)

260 1st Ave S #225
St Petersburg, FL 33701

Per your request, a team from Stone Inspections Group, LLC (SIG) conducted a Phase 1 Milestone Inspection of the referenced property on the following buildings:

1200 Gulf Shore Blvd N, Naples, FL, 34102

Project Background

Year Built:	1980
Building Frame:	Reinforced concrete frame
Building Facade:	Stucco
Roof:	Flat concrete deck with wooden mansard
Community Description:	(1) 5-story condominium (18 total units) with 1st level parking garage, pool and extra storage with beach access.

Executive Summary

The focus of the Milestone Phase I report is to observe the existing conditions related to structural components of the building and assess the level of safeness. The intent of the study, as outlined in Florida Statute 553.899, is to provide a condition assessment focusing on critical structural elements related to load bearing and/or load transfer capabilities to building structure. This Milestone inspection is to identify substantial structural deterioration only, not to address building code, fire code, environmental or regulatory compliance issues.

This Phase I report is based on deficiencies found during our walk through inspection of the exterior and common habitable areas. The visual inspection is of readily accessible areas as well as information provided by the association. A Phase I Milestone does not include any destructive investigation.

The critical structural components include foundations, walkways, columns, shear walls, roofs, and stairs. In addition, SIG reviewed existing facades, to identify pertinent maintenance items that should be brought to the attention of the ownership. Substantial structural deterioration does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the Phase I inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Review Methodology

The following outlines the principles adopted in our visual review to determine substantial structural deterioration:

- Ground based survey
- Common area Interior Inspection
- Exterior accessible area inspection
- Roof inspection
- Drone Inspection
- Measuring Device

A summary of our observations is presented herein. The following presents the observation summary and photo narrative for each of the inspected buildings.

Legend

Deficiencies	Any items listed in this row MUST be remediated to pass the Milestone Inspection.
Maintenance	<p>Any items listed in this row have damages that do not qualify as substantial structural deterioration. Maintenance should be considered, however anything listed here does not affect a passing or failing status.</p> <p>If there are no maintenance items noted this row will not be displayed for the section.</p>
Condition	This row describes the general condition of the item.

Roof

Deficiencies	No deficiencies observed.
Maintenance	<p>Recoat the corroded drain screen with a corrosion-resistant coating as necessary .</p> <p>For water stain, add sloping to prevent ponding.</p> <p>Replace the rusted anchor bolts on the metal roof mansard with stainless steel equivalents to reinforce structural integrity and prevent water infiltration.</p>
Condition	Good

Exterior Walls - Load Bearing

Deficiencies	No deficiencies observed.
Maintenance	Remove the affected spalling area, sound, treat any exposed rusted rebar, and repatch.
Condition	Good

Walkways/Floors

Deficiencies	No deficiencies observed.
Maintenance	<p>Repair the crack on the ground floor walkway with concrete epoxy patch.</p> <p>Fill the cavity at the base of the railing post with structural-grade epoxy or grout.</p> <p>RegROUT all the applicable cracks on the walkways.</p>
Condition	Average

Stairs

Deficiencies	No deficiencies observed.
Maintenance	<p>Treat corrosion on metal constituents beneath the treads of the south stair with a rust inhibitor followed by application of a corrosion-resistant coating.</p> <p>Repair edge chipping at the stairs by filling with a durable epoxy-based repair mortar.</p> <p>Rectify the crack on the landing of the south stairs by routing and sealing.</p> <p>Conduct regular inspections and maintenance to ensure the structural integrity and safety of the stairs.</p>
Condition	Average

Railings

Deficiencies	No deficiencies observed.
Maintenance	Securely fasten the piece of railing decoration using appropriate hardware such as screws or bolts.
Condition	Good

WaterProofing

Deficiencies	No deficiencies observed.
Condition	Good

Common Area Windows/Doors

Deficiencies	No deficiencies observed.
Condition	Good

Balconies

Deficiencies	No deficiencies observed.
Condition	Good

Parking Garages

Deficiencies	No deficiencies observed.
Condition	Good

Storage Units

Deficiencies	No deficiencies observed.
Condition	Generally good condition

After reviewing the property, it is our opinion that your association has PASSED the Phase I Milestone Inspection.

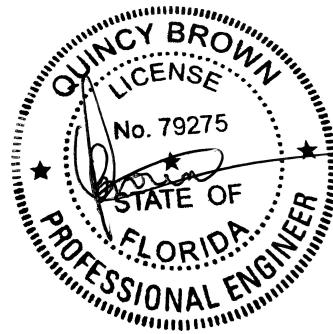
This concludes the Phase I summary that must be distributed to your membership. If you have any questions, please advise us at your earliest convenience.

The opinions and findings expressed in this report are based upon the information available to Stone Inspections Group LLC (SIG) as of the date of this report and are the result of limited non-destructive visual investigation of the property and exposed building components. As such, SIG assumes no liability for the misuse of this information by others and reserves the right to modify the conclusions contained herein upon receipt or discovery of additional information. Due to the limited access and the non-destructive nature of the investigation, SIG cannot be held responsible for any hidden defects that may negatively impact the performance of the structure. This report is intended to provide an overview of the existing conditions, and should not be used as an indicator of future performance; no expressed or implied warranties or guarantees of any kind are given. Thank you for the opportunity to provide services to your building.

Respectfully Submitted,



Quincy Brown, PE
FL PE # 79275
(800) 892-1116 www.stonebldg.com



Timelines

Phase I report must be given to the **local building official** within **180 days** of receiving your Milestone letter.

Within 45 days after receiving a completed Milestone Report **it must be distributed to all owners** by the 4 methods listed below in 'Instructions for Distribution'.

365 days to commence work for substantial structural deterioration indicated in the deficiencies column.

Instructions for Distribution

1. Contact Stone Inspection Group with a copy of your local building official letter immediately upon receipt. The engineer of record must submit the report to your local official. **Stone Inspections Group will only submit the summary of this report to the building official when we are provided a copy of the letter.** Failure to submit the building letter to our office will result in the association not being in compliance with the Milestone requirements.
2. Distribute this report to the membership in ALL of the following ways within 45 days:
 1. **Mail** the summary of the Phase I to each unit owner at every address they have listed **AND**;
 2. **Email** the summary (if they have signed up for electronic transmissions) **AND**;
 3. **Post** the summary in a conspicuous place in your community **AND**;
 4. Make the **entire report** including the photos available on your **website** (if the association is required by statute to have a website).

The summary is all the pages before this page. It does not include the photographs.

Stone Inspections Group LLC - 260 1st Ave South, St Petersburg FL 33701

800 (892) 1116 - stonebldg.com

Roof

Maintenance	Recoat the corroded drain screen with a corrosion-resistant coating as necessary. For water stain, add sloping to prevent ponding. Replace the rusted anchor bolts on the metal roof mansard with stainless steel equivalents to reinforce structural integrity and prevent water infiltration.
Condition	Good



Top down roof overview



South roof overview

Roof continued...



TPO roof surface in good condition



Corrosion on drain screen



Water stain indicative of water pooling issue



Mansard interior reveals wood structure

Roof continued...



Rusted anchor bolts on metal roof mansard

Exterior Walls - Load Bearing

Maintenance	Remove the affected spalling area, sound, treat any exposed rusted rebar, and repatch.
Condition	Good



Rear wall overview



Front wall overview

Exterior Walls - Load Bearing continued...



Crack at left of south stairwells entrance at unit 401



Interior wall overview

Walkways & Floors

Maintenance	Repair the crack on the ground floor walkway with concrete epoxy patch. Fill the cavity at the base of the railing post with structural-grade epoxy or grout. RegROUT all the applicable cracks on the walkways.
Condition	Average



Crack on the walkway at ground floor between storage rooms and south stairwells



Gap at slab and walkway interface at ground floor, between storage rooms and south stairwells

Walkways & Floors continued...



Cracks all over the walkway extending from wall to edge at unit 101



Cavity at the base of the railing post between units 101 and 102

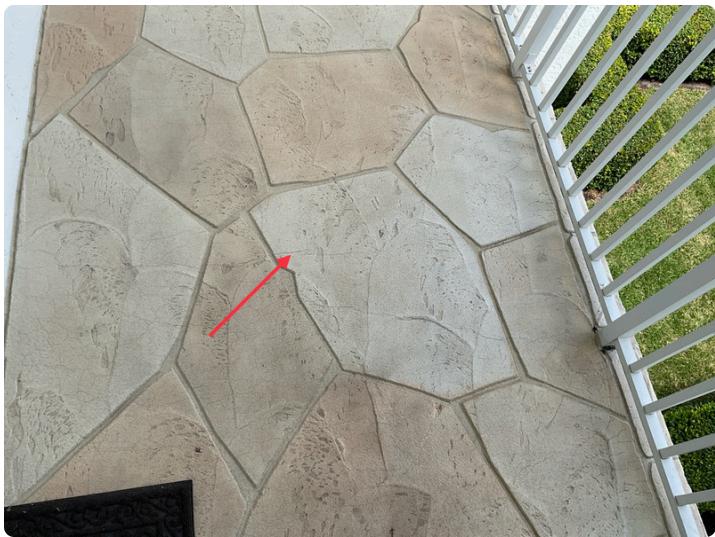


Crack on the sealant by unit 102



Crack on the sealant

Walkways & Floors continued...



Cracks on walkway by unit 203



Cavity at the base of the railing post between units 301 and 302



Cavity at the base of the railing post between at unit 402

Stairs

Maintenance	Treat corrosion on metal constituents beneath the treads of the south stair with a rust inhibitor followed by application of a corrosion-resistant coating. Repair edge chipping at the stairs by filling with a durable epoxy-based repair mortar. Rectify the crack on the landing of the south stairs by routing and sealing. Conduct regular inspections and maintenance to ensure the structural integrity and safety of the stairs.
Condition	Average

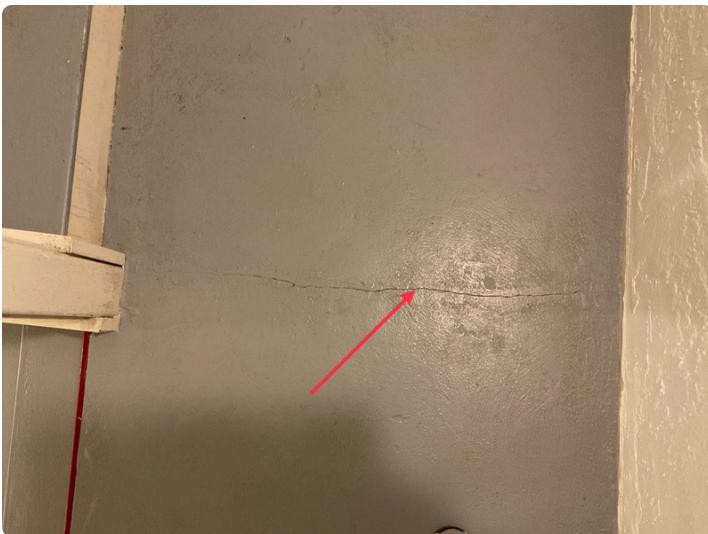


Corrosion on metal constituent underneath the treads of the south stair at ground floor



Edge chipping at the south stairs at 2nd floor

Stairs continued...



Crack on the landing of south stairs between 3rd and 4th floor



Signs of corrosion at south stairs at 3rd floor



Crack on the landing if north stairs between 3rd and 4th floor



Crack on the landing if south stairs between 5th floor and roof

Railings

Maintenance	Securely fasten the piece of railing decoration using appropriate hardware such as screws or bolts.
Condition	Good

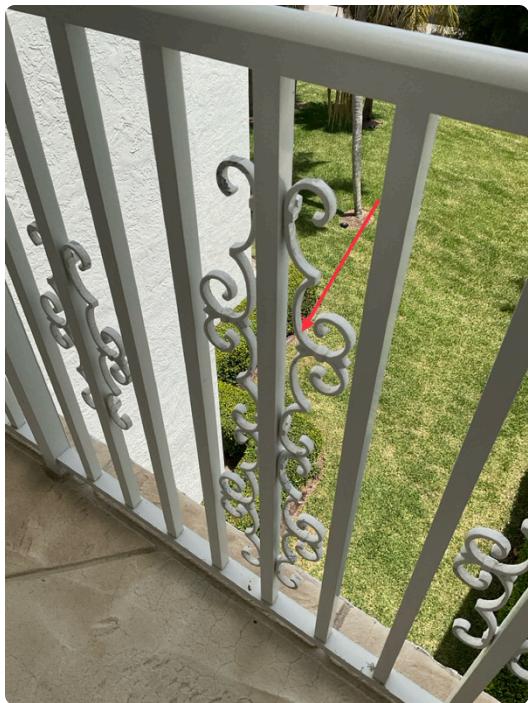


Railings in good condition



Railings in good condition

Railings continued...



Loosely attached railing decoration infill at unit 303

Waterproofing

Condition	Good
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Balcony waterproofing in good condition



Wall waterproofing in good condition

Waterproofing continued...



Balcony slider waterproofing in good condition



Window waterproofing in good condition



Door waterproofing in good condition



Window sealant in good condition

Common Area Windows/Doors

Condition

Good



Window in good condition



Window in good condition

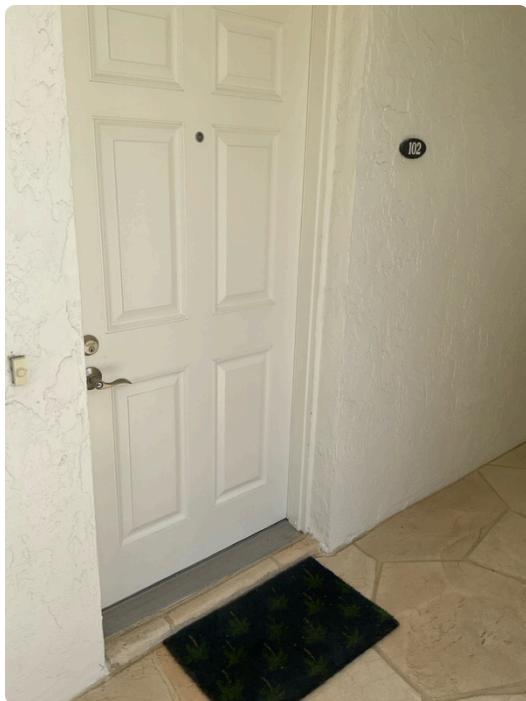
Common Area Windows/Doors continued...



Window in good condition



Door in good condition



Door in good condition

Balconies

Condition	Good
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Southwest balcony in good condition



Northwest balcony in good condition

Balconies continued...



Overview of balcony slab in good condition



Overview of lanai slab in good condition

Parking Garages

Condition

Good

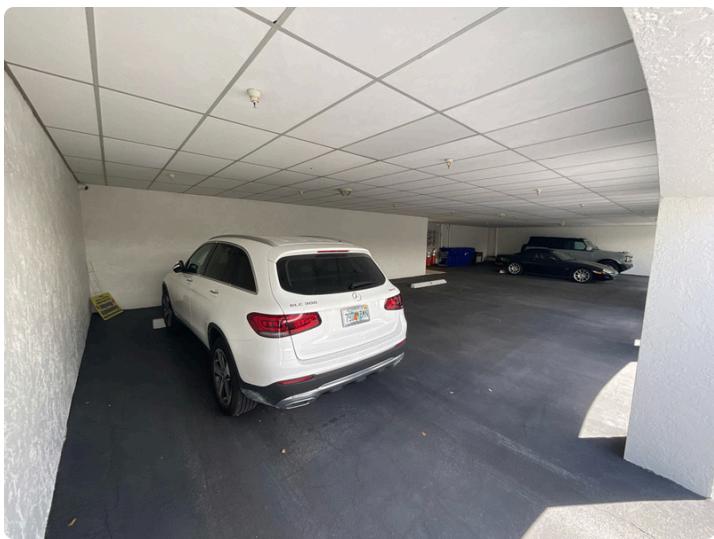


Overview of carport in good condition



Carport interior in good condition

Parking Garages continued...



Ground floor parking in good condition

Storage Units

Condition	Generally good condition
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Exterior door to storage units in good condition



Storage unit's interior area in good condition

Storage Units continued...



Sub storage units in good condition



Sub unit's interior in good condition

1200 Gulf Shore Blvd N, Naples, FL, 34102



Year Built: 1980

Walkways

Address:

1200 Gulf Shore Blvd N, Naples, FL, 34102



Crack on the walkway at ground floor, between storage rooms and south stairwells



Gap at slab and walkway interface at ground floor, between storage rooms and south stairwells



Cracks all over the walkway extending from wall to edge at unit 101



Cavity at the base of the railing post between units 101 and 102

Walkways continued...

Address:

1200 Gulf Shore Blvd N, Naples, FL, 34102



Crack on walkway between units 101 and 102



Crack walkway grout by unit 102



Cracks on walkway at unit 203



Cavity at the base of the railing post between units 201 and 202

Walkways continued...

Address:

1200 Gulf Shore Blvd N, Naples, FL, 34102



More cracks on the walkway on 3rd floor



Cavity at the base of the railing post between units 301 and 302



Cavity at the base of the railing post between at unit 402

Stairs

Address:

1200 Gulf Shore Blvd N, Naples, FL, 34102



Corrosion on metal constituent of the south stair at ground floor



Corrosion on metal constituent underneath the treads of the south stair at ground floor



Edge chipping at the south stairs at 2nd floor



Signs of corrosion at south stairs at 3rd floor

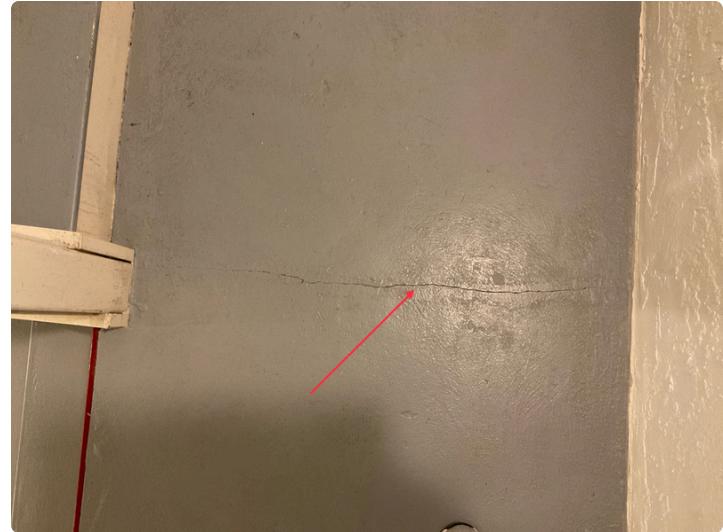
Stairs continued...

Address:

1200 Gulf Shore Blvd N, Naples, FL, 34102



Signs of corrosion at south stairs at 3rd floor



Crack on the landing of south stairs between 3rd and 4th floor



Crack on the landing of north stairs between 3rd and 4th floor



Crack on the landing of south stairs between 5th floor and roof

Wall

Address:

1200 Gulf Shore Blvd N, Naples, FL, 34102



Crack on the wall left of South stairwells entrance at unit 401

Roof

Address:

1200 Gulf Shore Blvd N, Naples, FL, 34102



Corrosion on drain screen at the roof



Water stain indicating water pooling at the roof

Railings

Address:

1200 Gulf Shore Blvd N, Naples, FL, 34102



Loose railing decoration at unit 303

1200 Gulf Shore Blvd N, Naples, FL, 34102



Year Built: 1980

1200 Gulf Shore Blvd N, Naples, FL, 34102 Overview Photos



Front elevation



Right elevation



Rear elevation



Left elevation