



September 26, 2022

THE VISTAS CONDOMINIUM ASSOCIATION, INC.

Attn: Mr. Marty Sullivan
4651 Gulf Shore Boulevard North
Naples, Florida 34103
Telephone: 239.263.1675
Email: vistasgm@gmail.com

Subject: Summary of Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I SUMMARY
The Vistas Condominium
4651 Gulf Shore Boulevard North
Naples, Collier County, Florida
SOCOTEC Project Number 3484-012.01

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Milestone Inspection - Phase I summary letter completed for the subject building. The Vistas Condominium has a 21-story luxury high-rise structure that is located along the west side of Gulf Shore Boulevard North in Naples, Collier County, Florida. The building contains 131-individual residential units and was developed circa 1990.

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 structural components. Therefore, it is our professional engineering opinion that Phase II of the milestone inspection is not required. We reserve the right to amend our opinion should new information be brought to our attention.

Remedial/Preventive Repair Recommendations

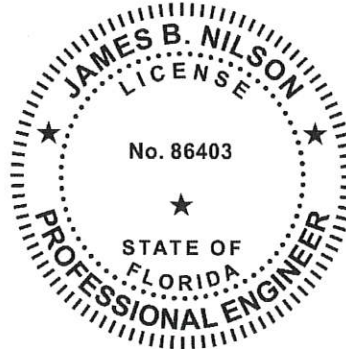
During our phase I inspection we observed the following building components that should be considered for repair/replacement within the near future. Please note that these items are not considered substantial structural deterioration:

- Replace failing waterproofing on 2nd floor parking deck leading to the garage.
- Install control joint between the recreation room and the pool deck along the south side of the building.
- Reset rail system on the east end of the 3rd floor common terrace.
- Replace TPO roof system

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.

Digitally signed by James B Nilson
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dnQualifier=A01410D0000017BBFF86B7300009F
E4, cn=James B Nilson
Reason: This item has been electronically signed
and sealed by James B. Nilson, P.E. on the date
shown using SHA-1 authentication codes must be
verified on any electronic copies
Date: 2022.09.26 06:59:52 -04'00'



James B. Nilson, P.E.
Senior Engineer
Florida Registration No. 86403

Matt H. Nolton

Matt H. Nolton, P.E.
Senior Principal Engineer

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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