

SOCOTEC

MILESTONE INSPECTION – PHASE I REPORT

Hidden Lake Villas
788 Park Shore Drive, Bldg. E
Naples, Florida 34103

SOCOTEC Project Number 4352-010.01

December 2022





December 13, 2022

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.

Attn: Mr. Mike Campbell
788 Park Shore Boulevard
Naples, Florida 34103
Telephone: 239.776.0161
Email: manager@hlvcondo.com

Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I
Hidden Lake Villas
788 Park Shore Drive, Building E
Naples, Collier County, Florida 34103
SOCOTEC Project Number 4352-010.01

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Phase I report of our Milestone Inspection completed at the subject property. We have completed the required engineering services in general accordance with the recently enacted Florida Statute 553.899 mandatory structural inspections for condominiums and cooperative buildings.

We have endeavored to conduct the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality and under similar conditions as this project. No other representation, express or implied, is included or intended in this document. We used routine and repeatable scientific and engineering methodologies to evaluate the structural condition of the subject building and to form our professional engineering opinions.

The Hidden Lake Villas Condominium Association is comprised of eight, 3-story mid-rise residential structures that are located South of Park Shore Boulevard on the West side of Belair Lane in Naples, Florida. Each building contains 30-individual residential units and was developed circa 1973.

Methodology of Phase I Inspection

Engineering personnel, led by a licensed professional engineer, from our firm visited the subject site on August 30, 31 and September 1, 2022 to evaluate the current structural condition of the subject building. During our visit we inspected all common (“non habitable”) areas and 25% of the habitable residential units across the subject building, including the major structural components of the building.

We began our evaluation within the residential units. We inspected the windows/sliding glass doors for previous/on-going water intrusion, all screen enclosures for integrity and openings for water intrusion, concrete distress (cracks or spalling concrete) along the balcony edges, wall penetrations (hose bibs, electrical outlets, wall mounted light fixtures), and other areas where the structural slab, column, or beam could be directly observed. Following the inspection of the residential units, we inspected the roof, stairwells (roof top to ground floor), electrical room, and mechanical room signs of any structural distress. We concluded our site visit by inspecting the exterior walls and balcony edges from the ground floor with a telephoto lens camera. The exterior was also viewed from each floor via the residential balcony inspections. Please refer to Appendix A for observations/information noted and visible distress observed during our site inspection.

Substantial Structural Deterioration/Material Findings

Following the completion of our Phase I inspection for the subject property, we did not observe any conditions that we considered **substantial structural deterioration** that requires the completion of Phase II of the Milestone Inspection.

We **did not** observe any substantial structural deterioration that would pose a threat to the public health, safety, or welfare that could decrease the structural integrity of the structure. We reserve the right to amend our opinion should new information be brought to our attention.



Remedial/Preventive Repairs

During our Phase I Inspection we observed the following building components that should be considered for repair/replacement within the near future. Refer to Appendix A for the observations/information noted. Please note that these items are not considered substantial structural deterioration:

- Repair the damage found on the roof sheathing.
- Repair any stucco distress as needed (Legend Item 3 & 8).
- Further investigate concrete hairline cracks and repair as required. (Legend Item 4)
- Further investigate the possible water intrusion in unit 31 and repair as necessary. (Legend Item 2)
- Properly seal any open penetrations. (Legend Item 1).
- Repair missing section of CMU wall in the 2nd floor mechanical room. (Legend Item 10)

Background Information

Included in our assessment is a review of the following documents requested in our proposal. Tabulated below is the status of each.

ITEMS REQUESTED	STATUS OF DOCUMENTS/UNITS INSPECTED
Construction plans	A set of architectural and structural building plans were available for review. The architectural plans were prepared by Henry A. Riccio A.I.A dated October 20, 1972. The structural plans were prepared by Rene L. Valverde & Assoc. dated October 20, 1972.
Access to building components	Engineering personnel were provided access to the common areas of the subject property for purposes of this study. Our personnel viewed all grade level areas, the roof, the stairwells, common rooms, the exterior walls, and 10 individual residential Units with access provided by management staff.
Past engineering reports	Forge Engineering/SOCOTEC has previously completed various engineering reports for the Association.
Past loading modifications to the building	SOCOTEC was not notified of any past loading modifications across the subject property.
Description of any known structural issues or concerns.	We were not notified of any structural concerns across the subject property.
Inspected Residential Units	33, 31, 37, 28, 21, 25, 23, 13, 10, 17



Description of Building

The subject building is a concrete framed structure with reinforced structural decks, cast-in-place columns and beams, and pre-cast joists. The condominium structure is conventionally built and supported on a shallow foundation system with a concrete slab-on-grade. The exterior walls of the structure consist of stucco covered masonry concrete block in-fill. The low-sloped roof consists of a single-ply membrane installed over plywood sheathing and pre-engineered wood trusses. The mansard roof consists of metal panels installed over plywood decking. It should be understood, there is always the possibility the actual construction of the building could deviate from the provided plans.

Representative Photographs

The following photos are representative of the observed conditions during our site inspection:



View of north elevation.



View of west elevation.





View of south elevation.



Partial view of east elevation.



View of first floor walkway.



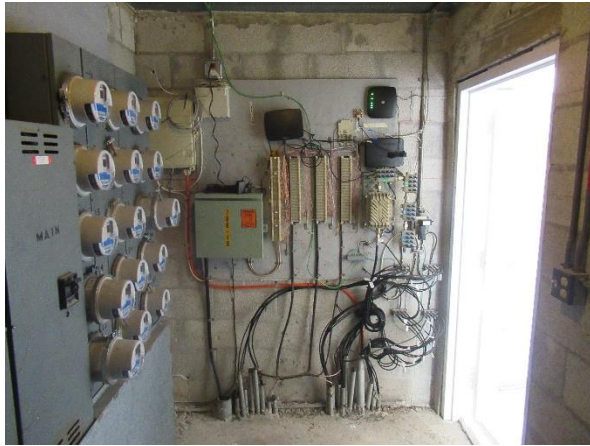
Overall view of TPO roof.



View of damaged roof sheathing.



Partial view of attic.



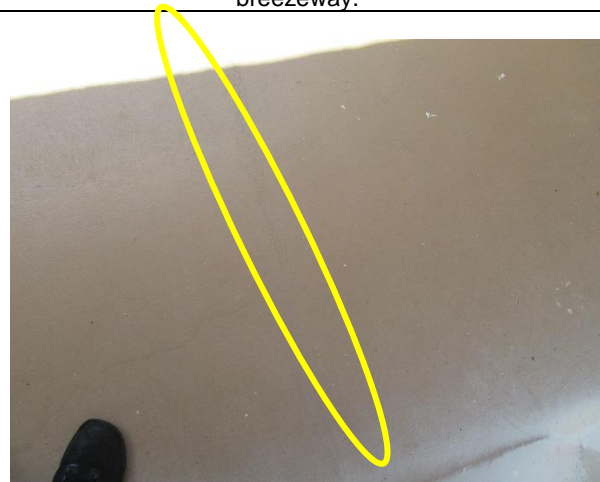
View of electrical room.



View of delaminated stucco on wall of 1st floor breezeway.



View of typical breezeways.



Typical hairline cracking on breezeway.



View of previous repairs on breezeway.



View of typical chipped coating on stairs.



View of unsealed penetration in lanai of unit 33.



View of possible water intrusion in unit 31.



View of missing section of CMU wall.



Typical hairline crack on slab edge, lanai of unit 28.

Closing

Buildings are complicated structures that require periodic inspections to determine the current condition of the structure. As a structure ages, the condition of the structure changes and is affected by the local environmental conditions, wear and tear and use, and by the performance of maintenance or lack thereof to the structure on a timely basis.

The current structural condition of the subject building above was determined based on our review of the provided and listed documents, an interview of available individuals with historical knowledge of the structure, and our visual evaluation of the structure. There is always the possibility that undetectable conditions may exist that would be considered detrimental to the structure. Therefore, it is imperative that if any conditions not listed in this report or that occur after the date of our evaluation are discovered, we



be notified to evaluate the nature of the condition. Additionally, the Association should report any modifications to the structure that would alter a structural component or change the loading condition to the structure to the buildings engineer of record for evaluation prior to the modification.

Protection of the structure from environmental conditions is of the utmost importance during the life of the structure and therefore, must be performed on a routine basis. The above opinions are based on the requirement that the Association performs maintenance to the structure on a timely routine basis.

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.

Alejandra Mercado

Alejandra Mercado, E.I.
Staff Engineer

Casey M. Ward, P.E.
Senior Engineer

Distribution: 1 – Addressee (via email), 1 – File

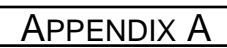


LEGEND

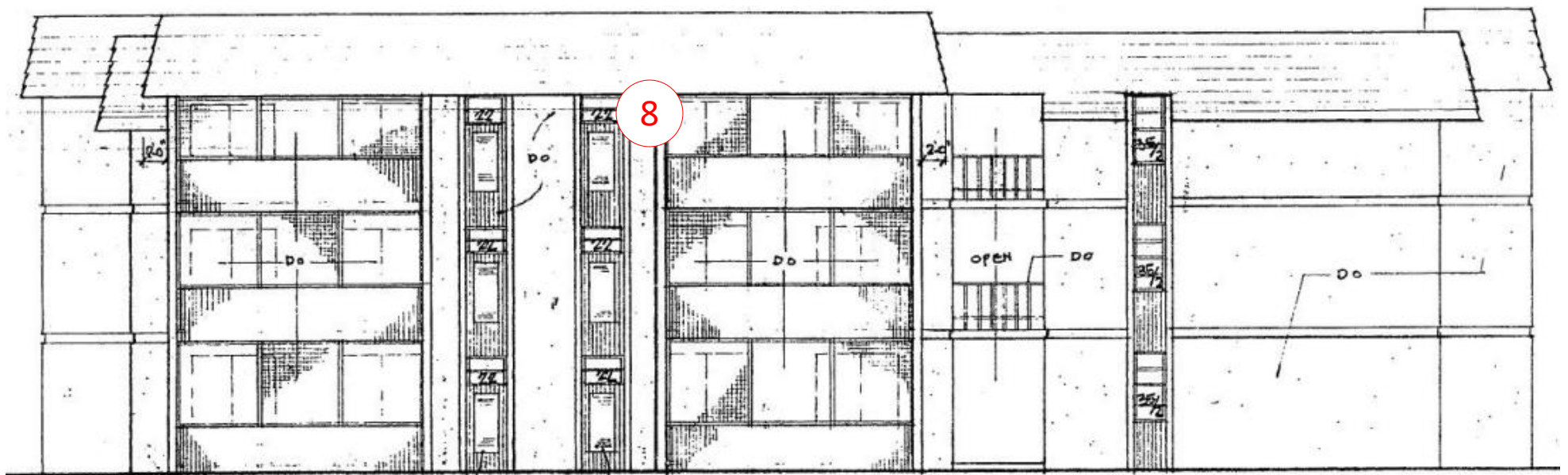
- ① Unsealed Penetration
- ② Possible Water Intrusion
- ③ Delaminated Stucco
- ④ Hairline Cracking on Concrete
- ⑤ Spalled Concrete
- ⑥ Rust Staining
- ⑦ Previous Repair
- ⑧ Stucco Crack
- ⑨ Exposed Reinforcement Steel
- ⑩ Opening in CMU Wall



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East Elevation

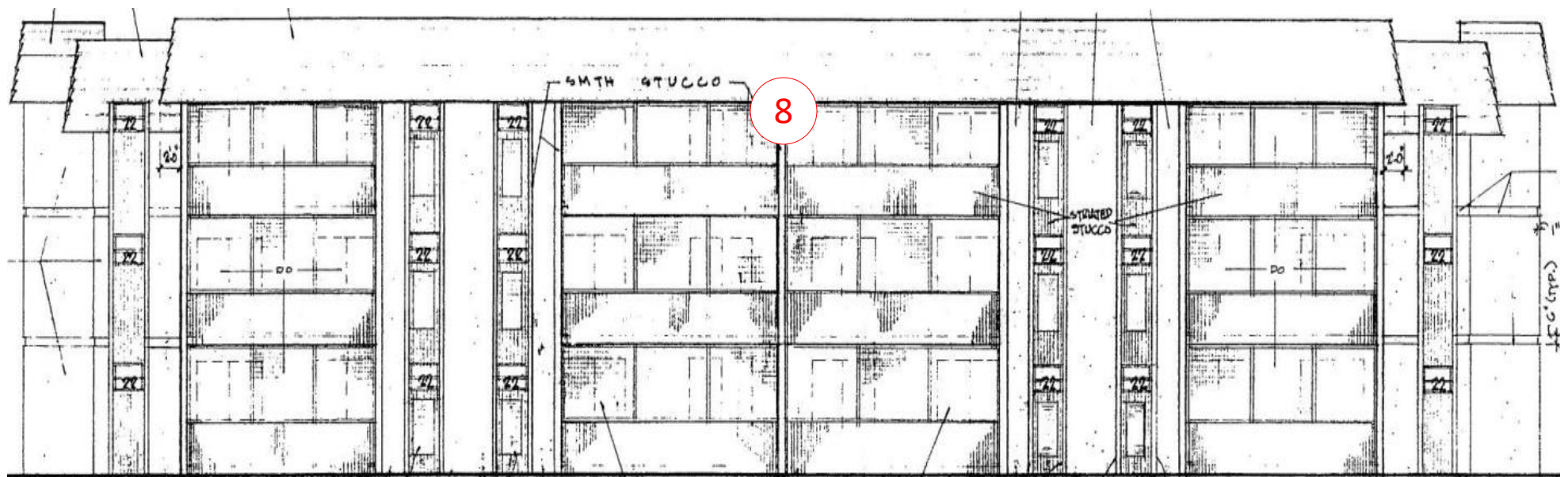


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North Elevation

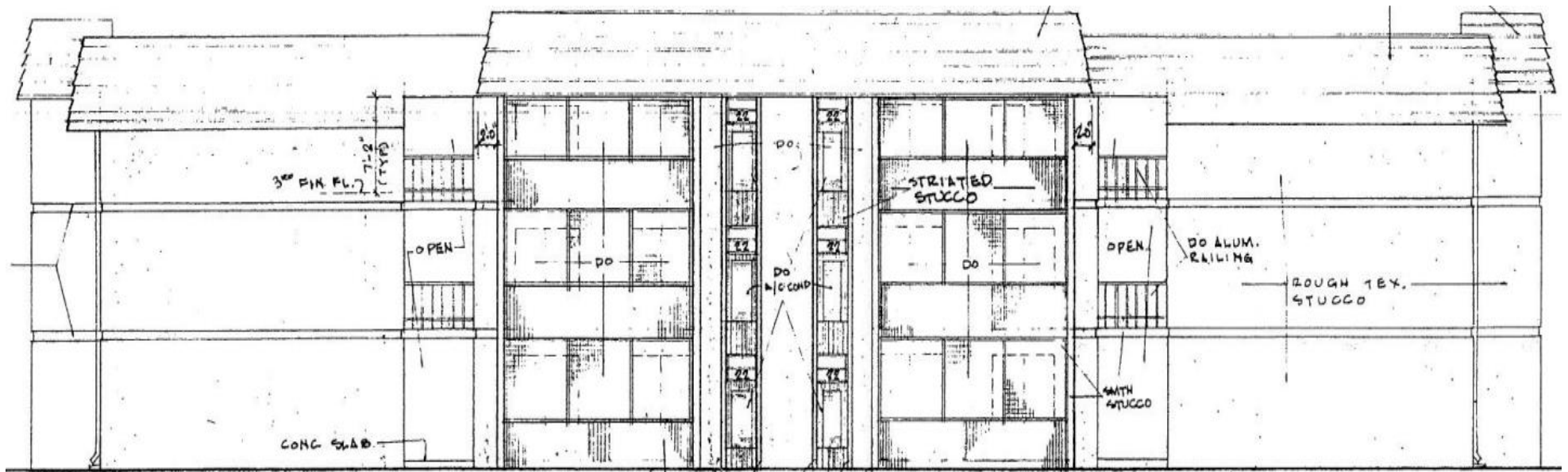


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South Elevation



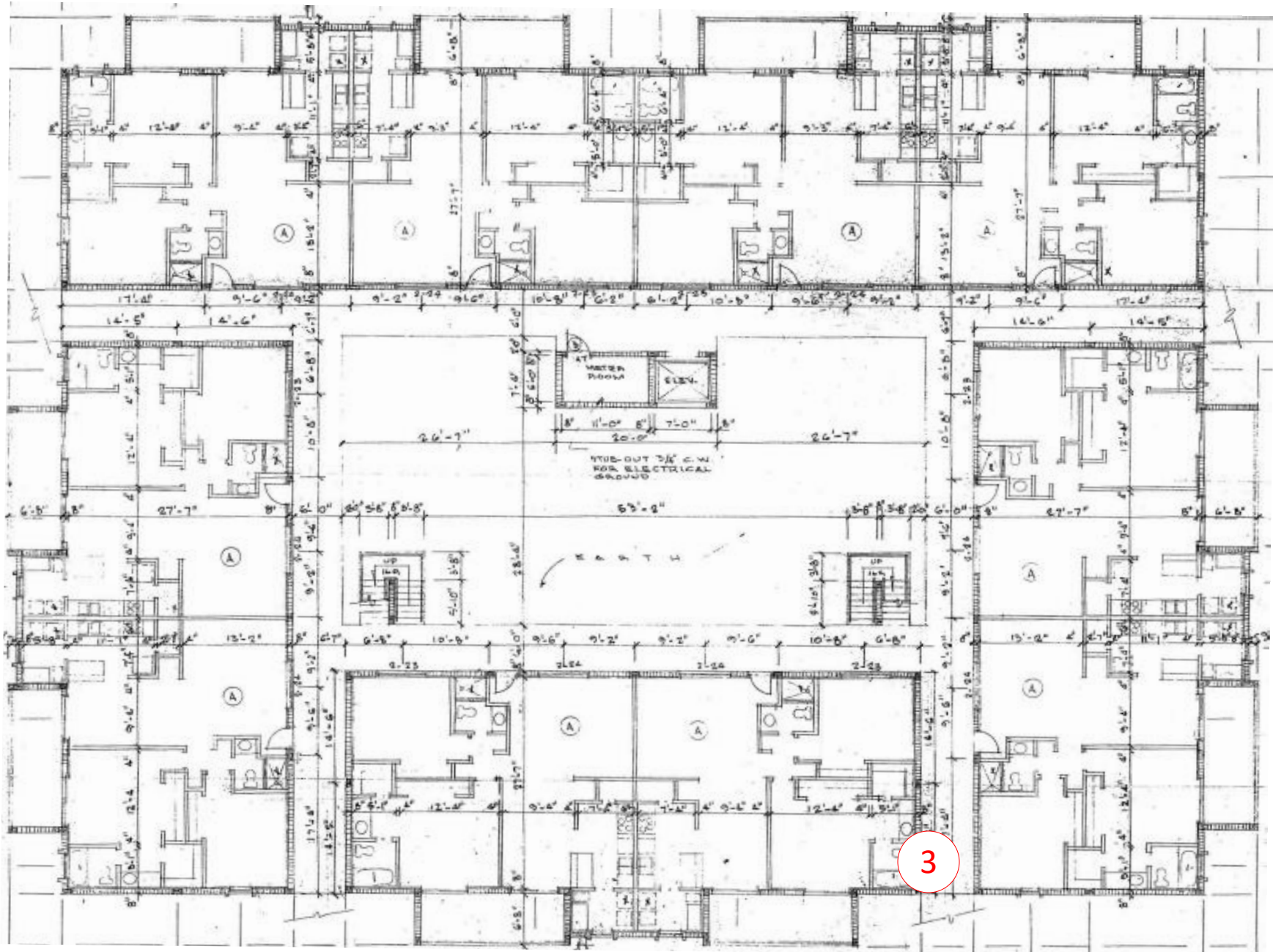
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1st Floor Breezeways



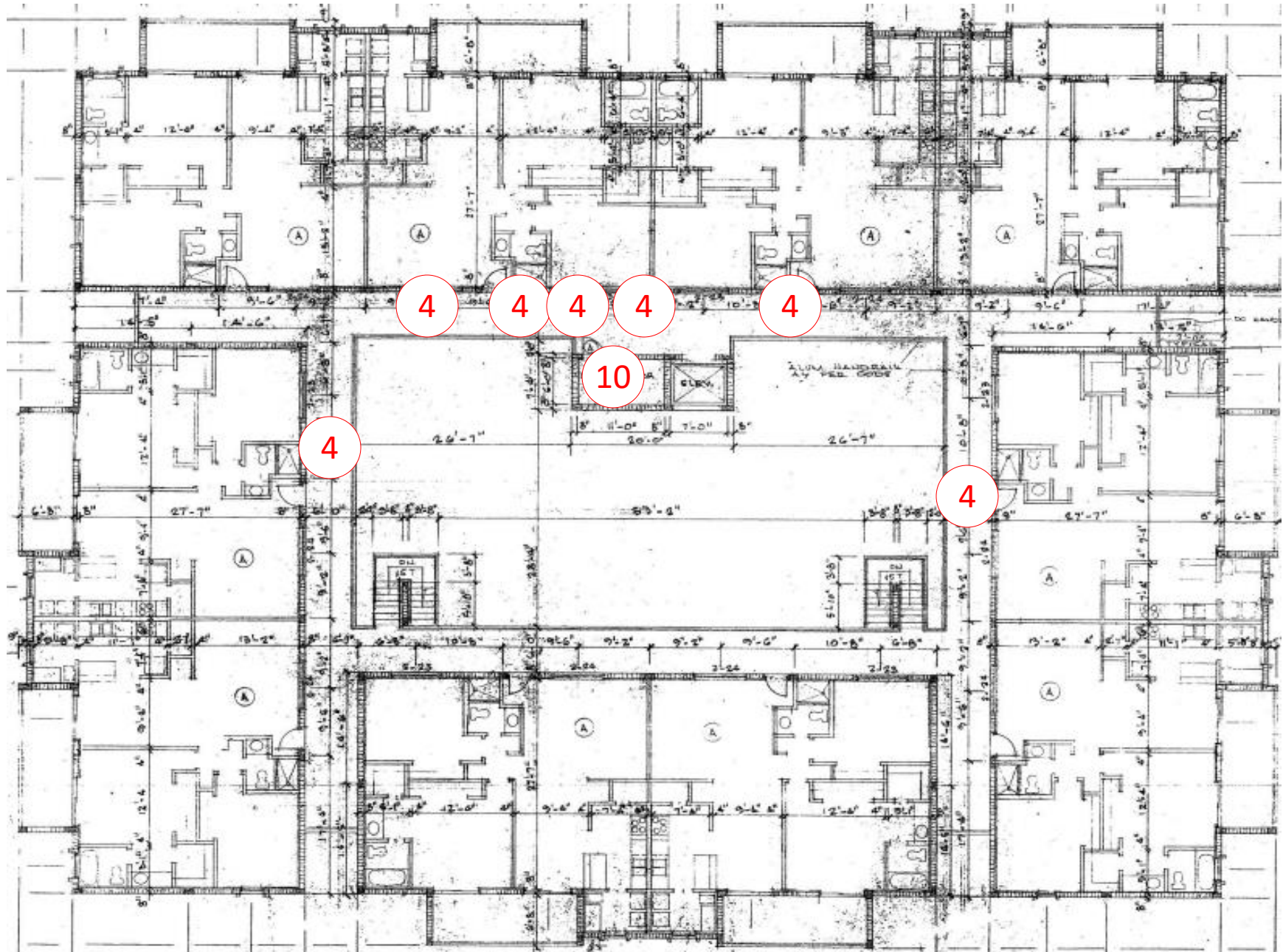
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2nd Floor Breezeways

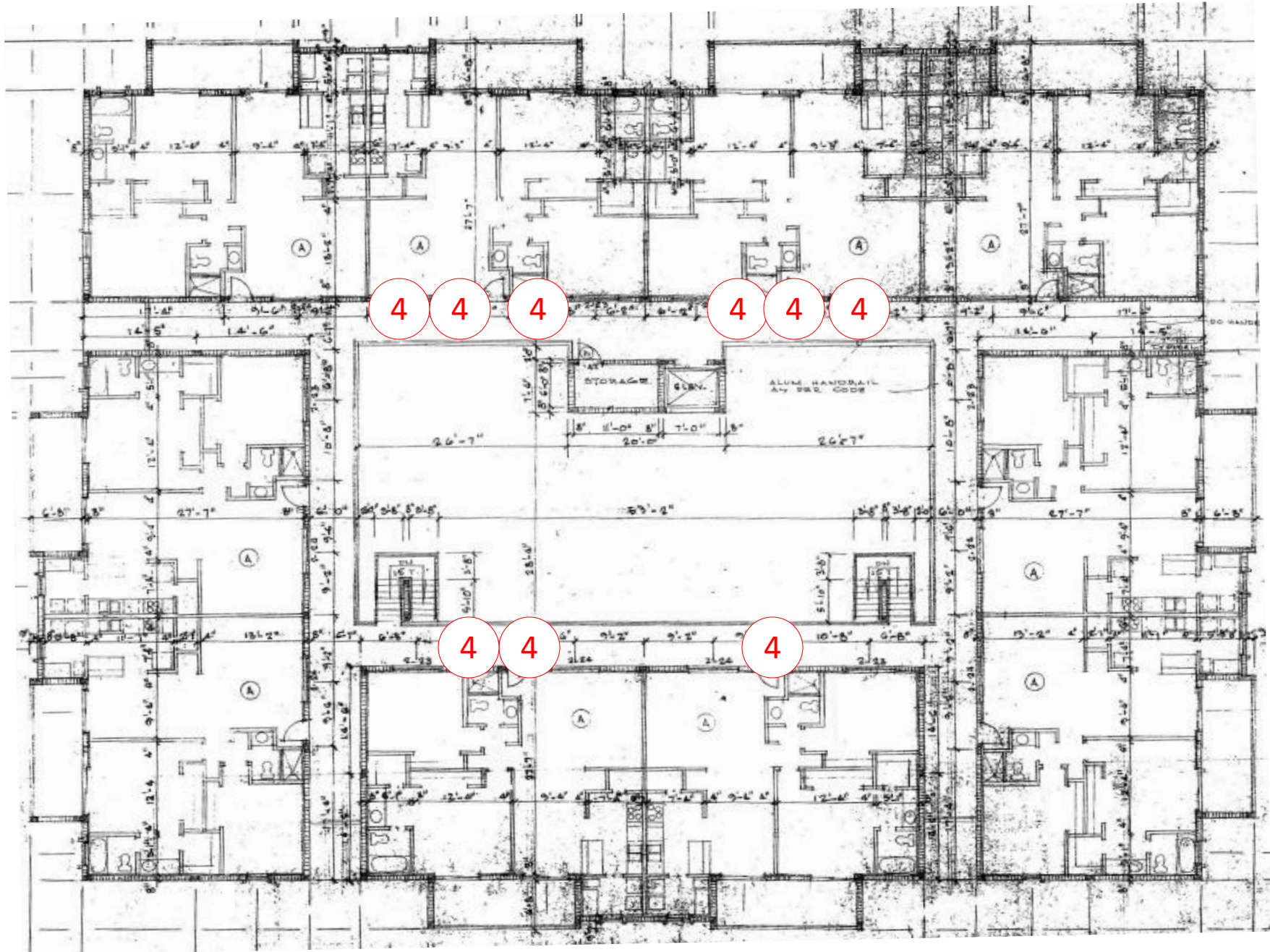


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3rd Floor Breezeways

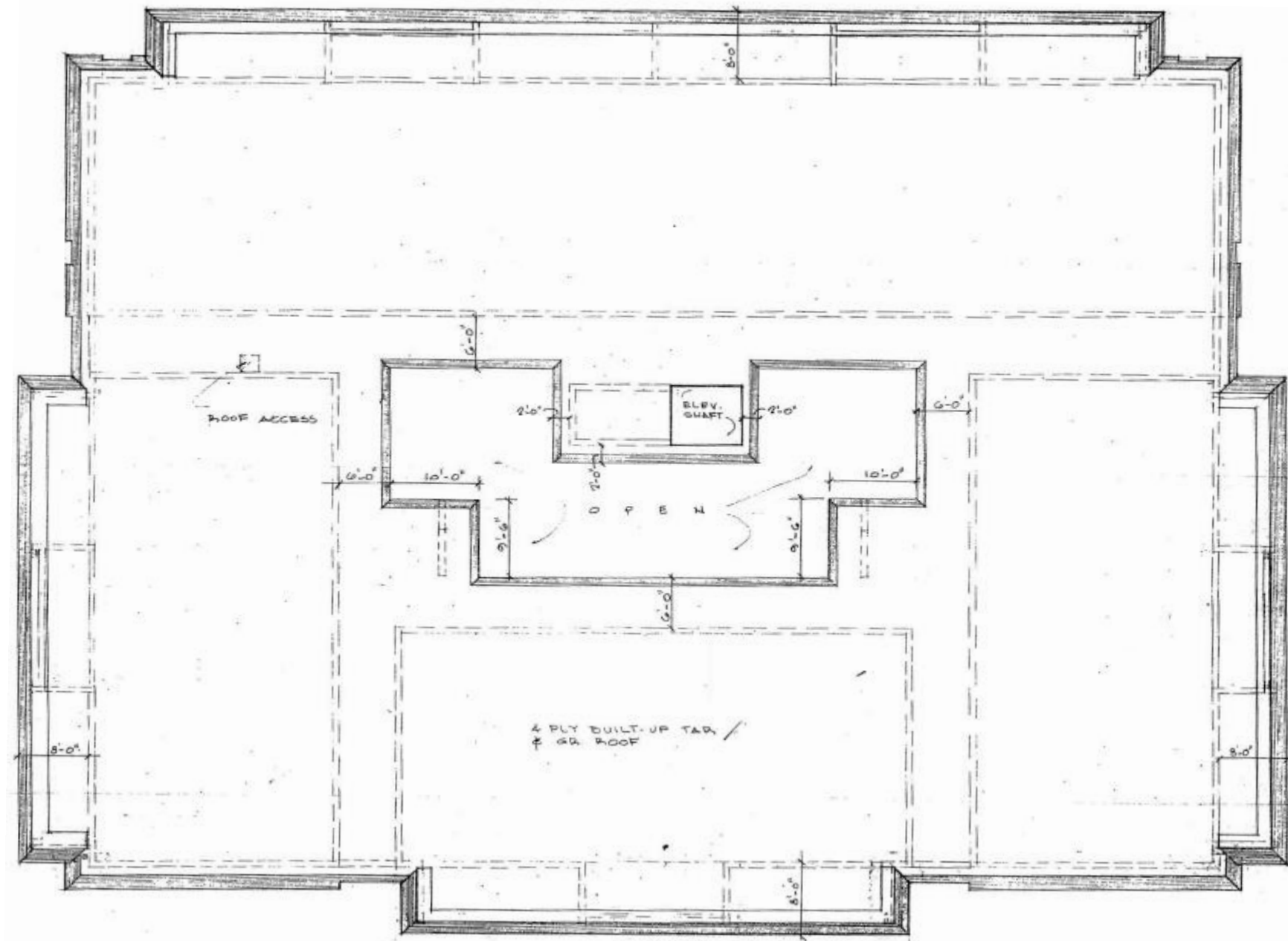


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Roof



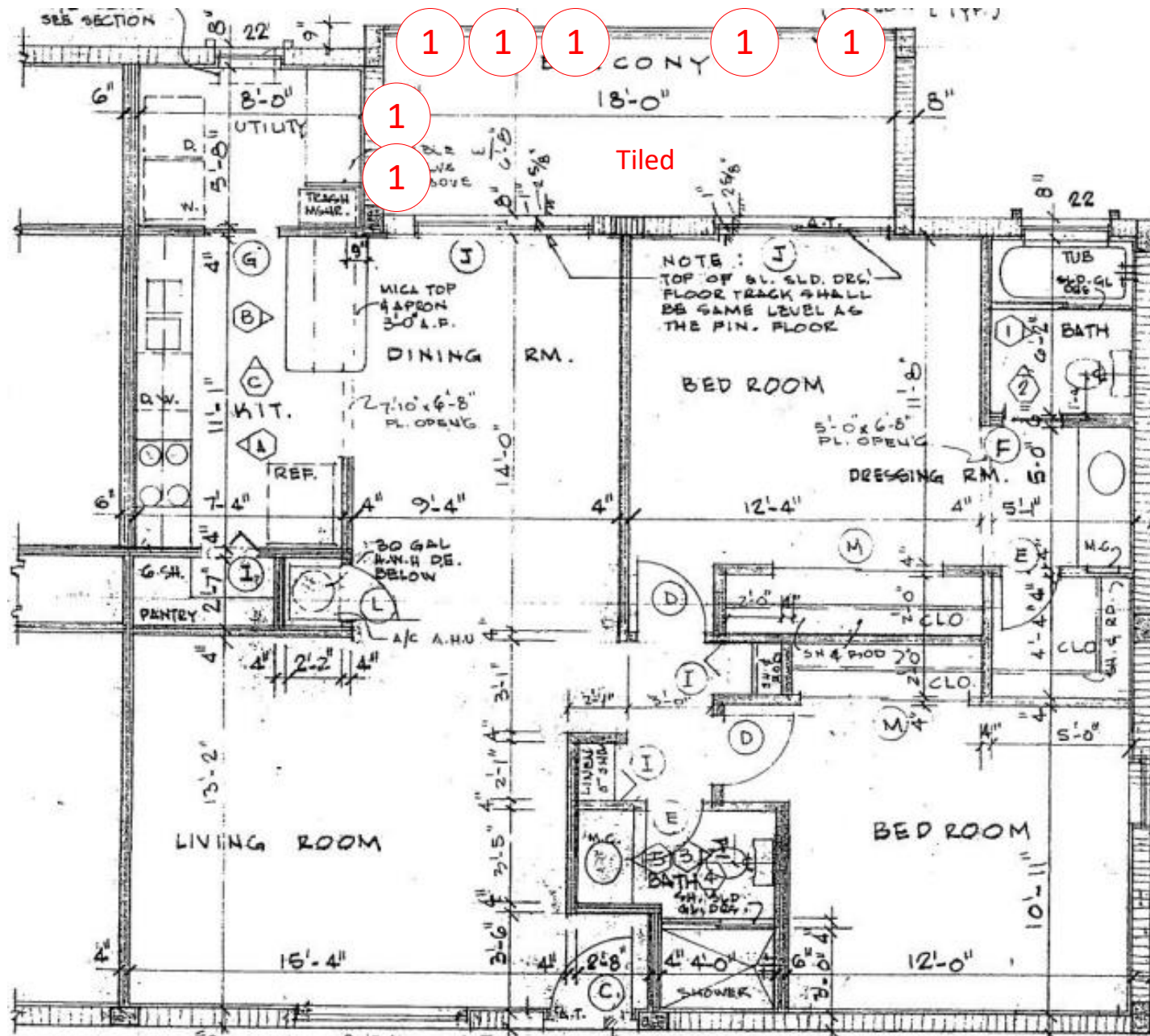
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Unit E-33



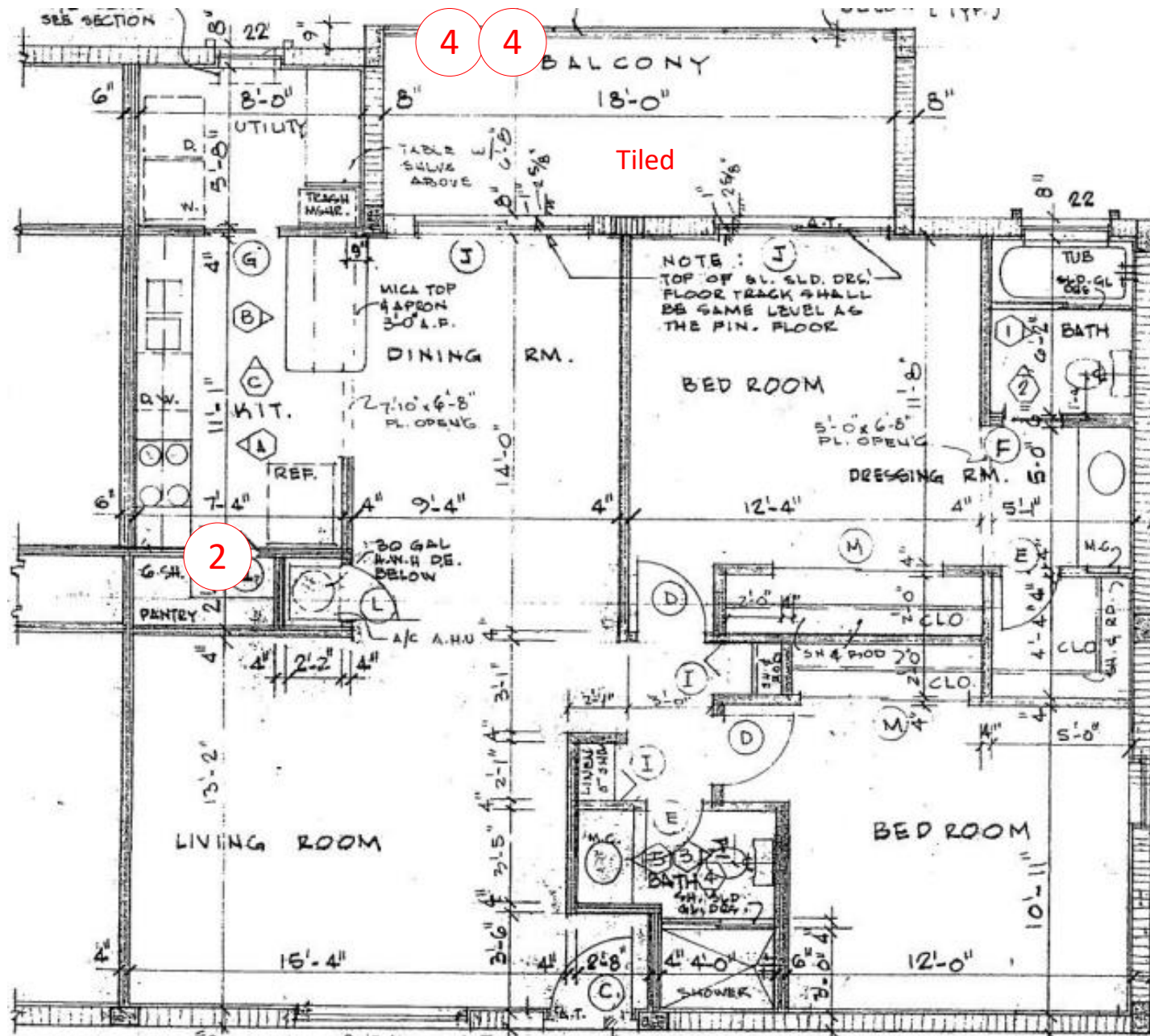
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Unit E-31

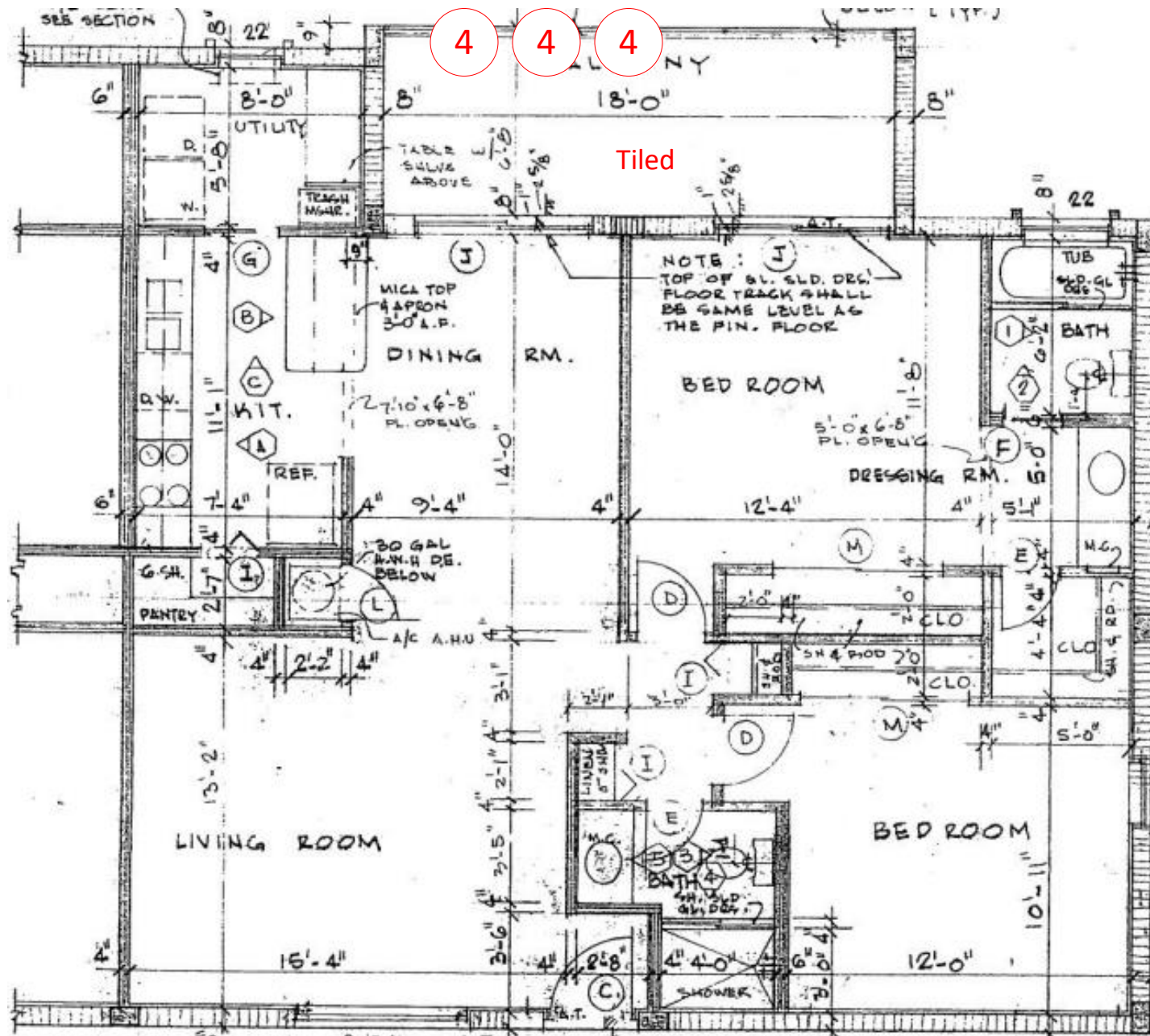


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Unit E-37



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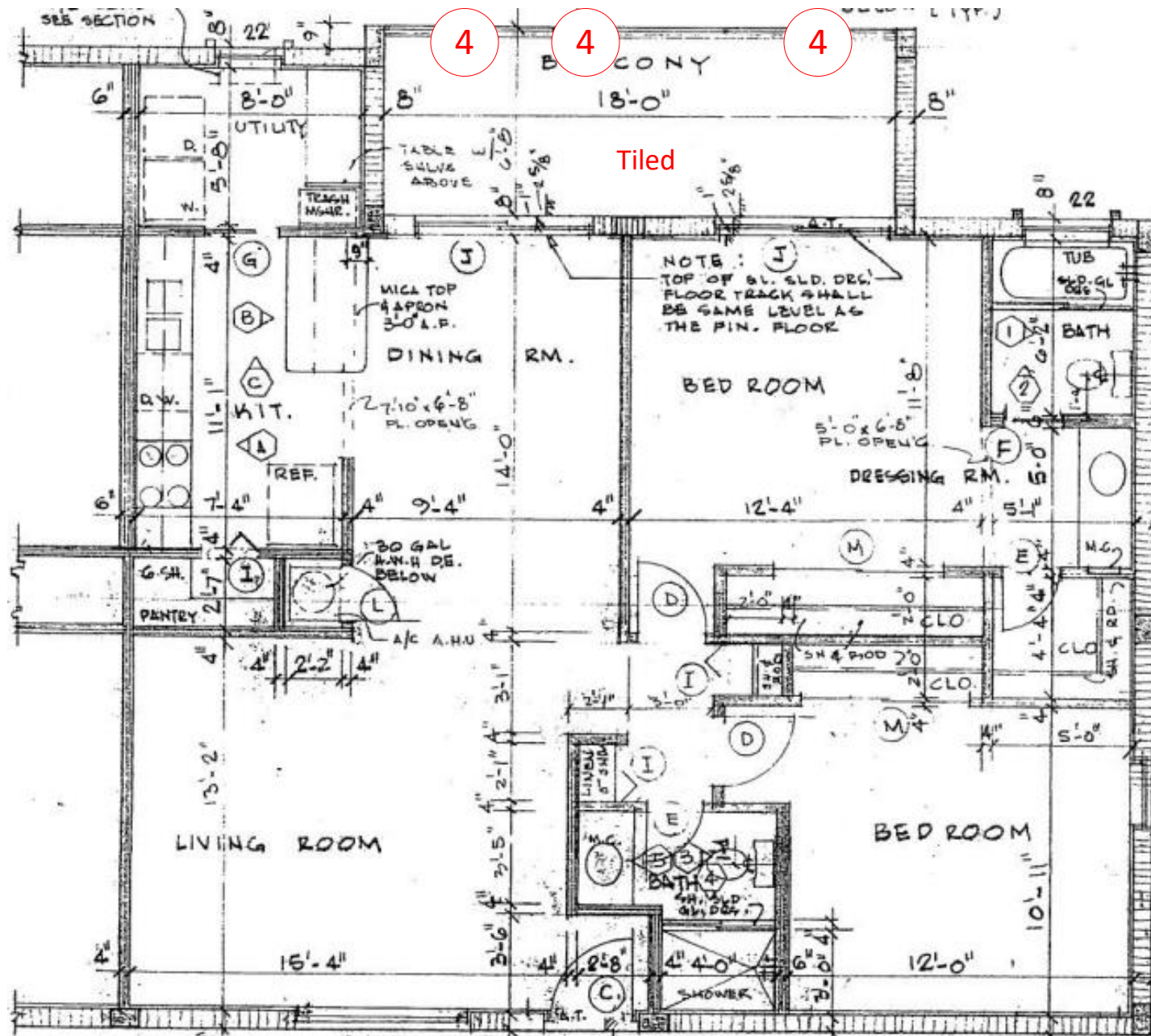
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Unit E-21

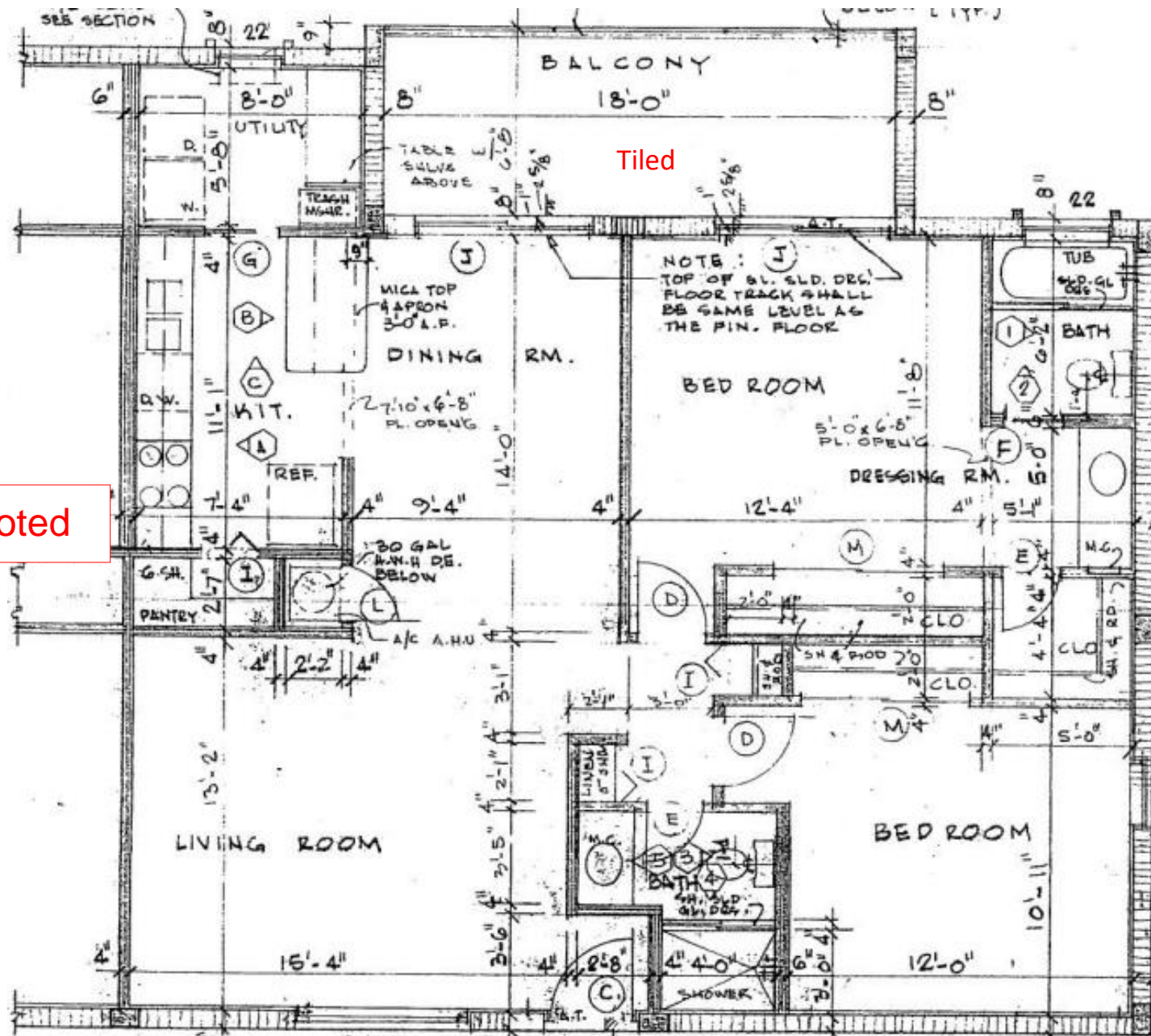


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Unit E-25



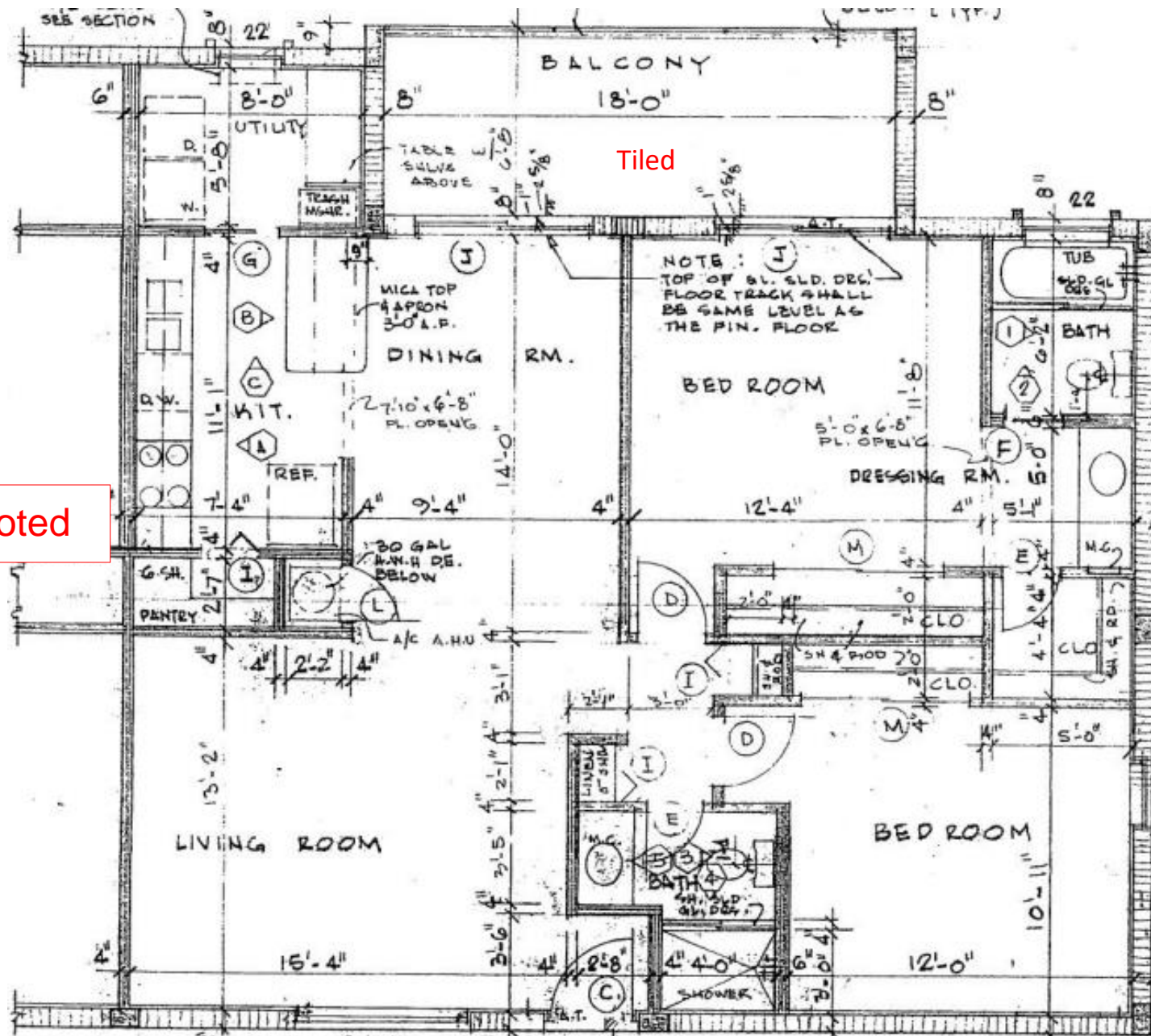
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Unit E-23



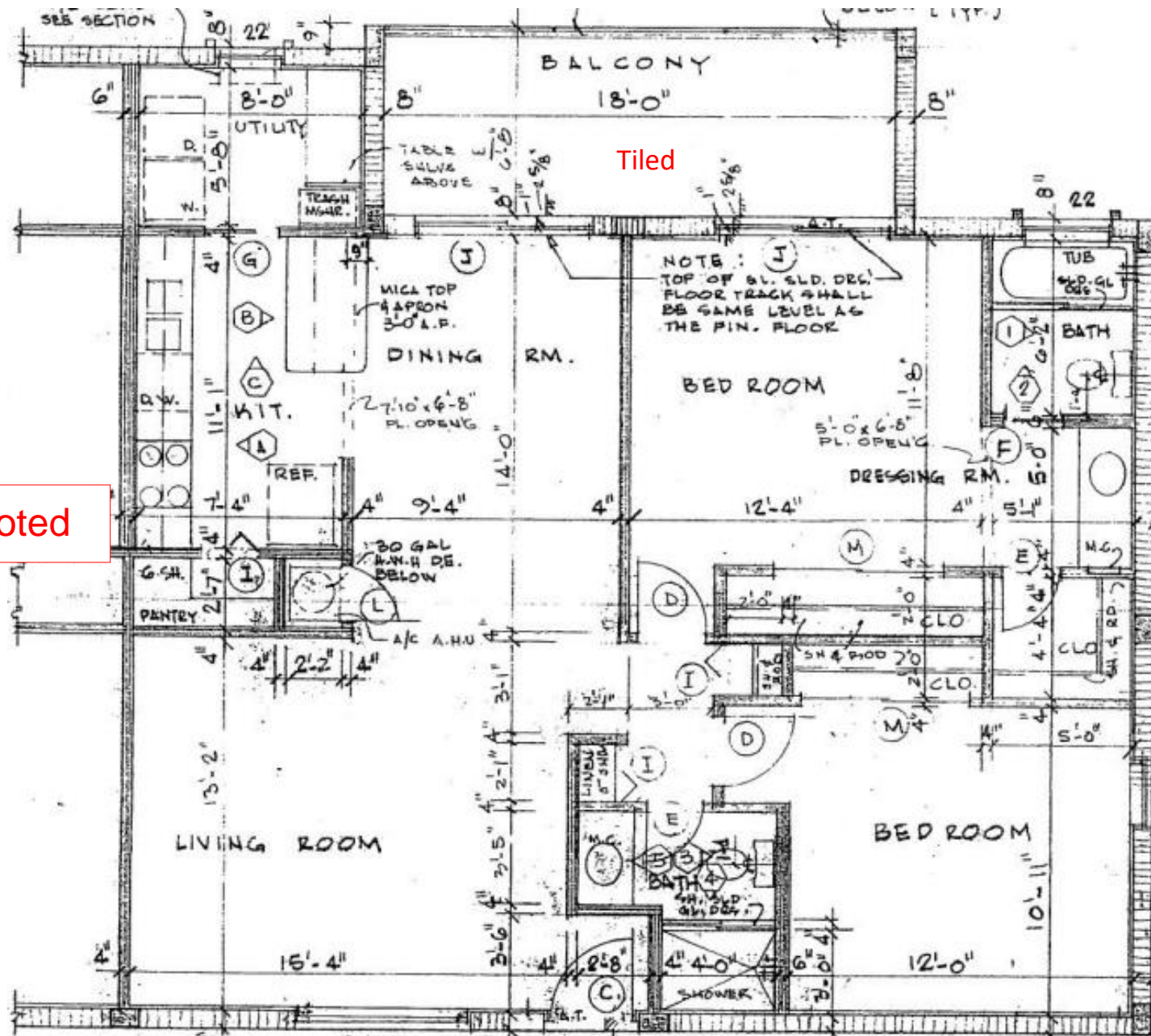
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Unit E-10

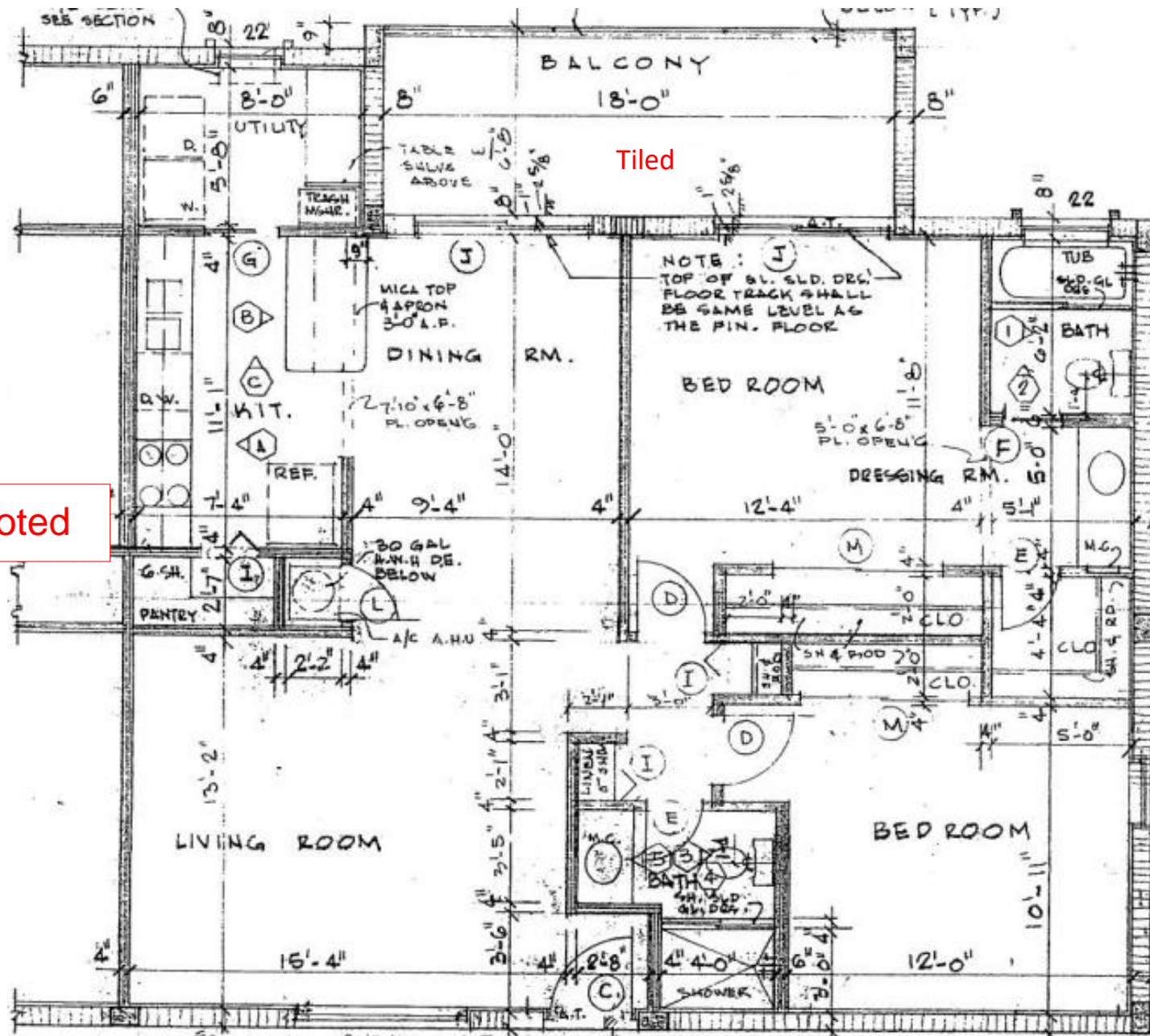


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Unit E-13



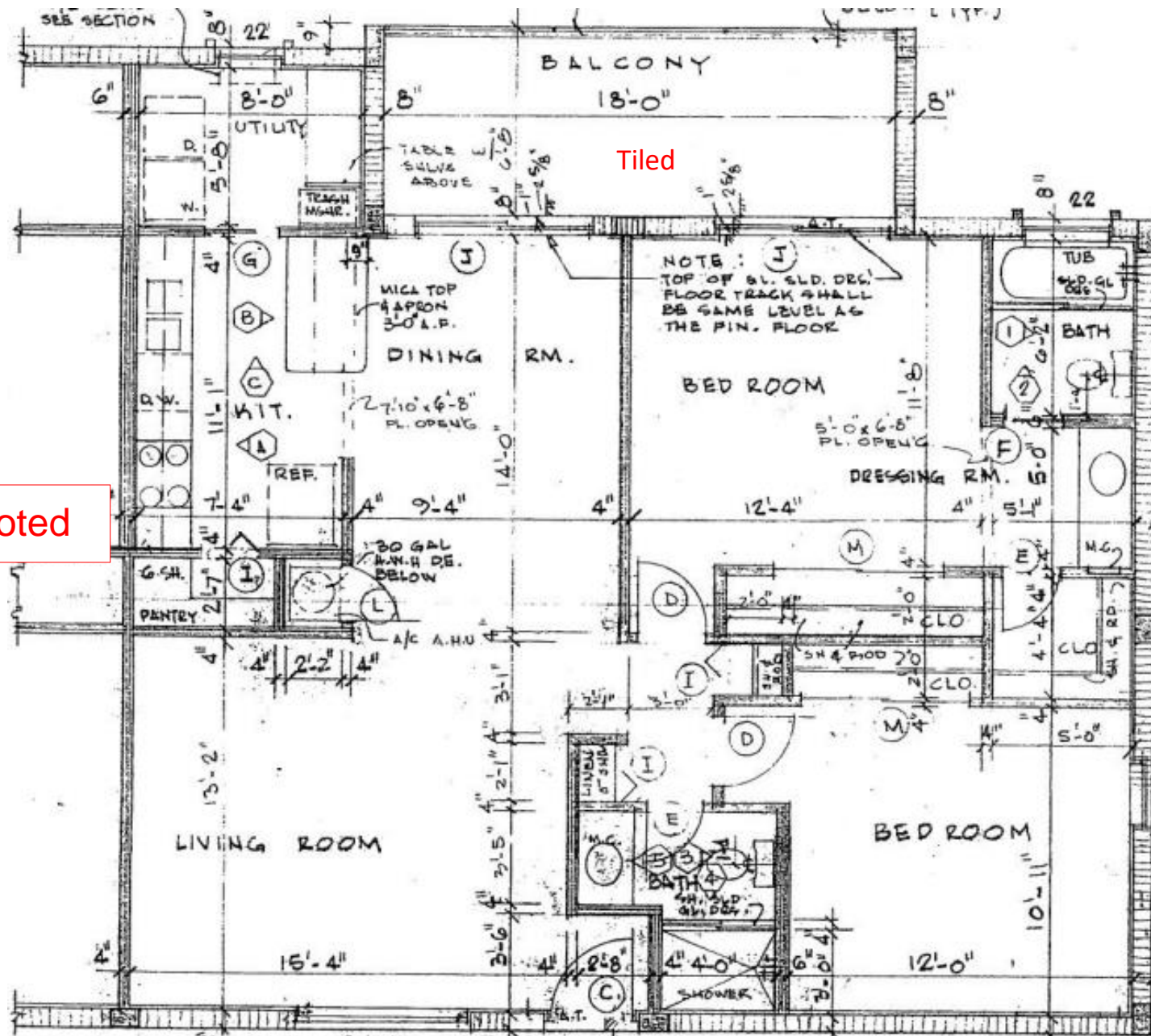
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Unit E-17



Nothing Noted

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