

SECTION 1 – INTRODUCTION

PRINCETON PLACE 5 ON WIGGINS BAY

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BONDURANT
ARCHITECTURE

Prepared for:

Site-Visit Date:
February 12, 2024

HOMEOWNERS ASSOCIATION

AND

KPG

Report Date:
February 15, 2024

Accounting Services

1.0 INTRODUCTION

Bondurant Architecture, LLC ("BA") conducted a Phase One Structural Assessment of the five-story residential condominium building, located at 380 Horse Creek Dr. inside the Wiggins Bay 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 February 12, 2024. At the time of the site visit, the weather was clear and sunny, with temperatures ranging from 58° to 74° 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 38 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 75 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:

- Mike Smith President HOA Board

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 with the roof composed of fiberglass composition dimensional shingles.

Units are accessed by an elevator that stops at all five floors. 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 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 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 Parkway (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 5 – 380 HORSE CREEK DRIVE

2.1 EXTERIOR ASSESSMENT

Front View



Princeton Place 5 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



Rear View Right



Left Side View



Bubble in Stucco Finish

On a rear outside corner, there were strange bubbles in the stucco. These appear to have some water behind them. Suggest having a qualified stucco technician repair these anomalies and be sure that no future water penetration will occur in this area. Mike Smith (HOA PRES.) thought this may be covered by the installer's warranty. Research that prior to authorizing repair.



Dark Areas on Fascia Boards

Two fascia boards had dark areas on them that sometime indicate the presence of water deterioration and damage. Suggest having these inspected by a wualified technician and replaced as needed.



Disconnected Downspout Elbow

A downspout near the right end of the building was disconnected. This allows water to drain down the face of the building and into the building foundation, which can deteriorate foundation materials over time. Suggest having this elbow reattached then add an extension of at least 3'-0" to direct outflow well away from building surfaces. Consider adding extensions to any elbows around the building that do not have them.



2.2 INTERIOR ASSESSMENTS

Unit 104

Unit 104 had a small crack over the Master Bedroom window that appeared to be cosmetic. Suggest having this crack repaired then monitor this area for any reappearance of cracks.



Unit 104

This unit had a series of cracks in the Living Room tile that were roughly in line with each other that ran almost the full length of the Living Room. Suggest having these broken tiles replaced and the supporting slab below this crack examined at that time for any apparent cracking or differential settlement.





Unit 301

Unit 301 had some severe cracking of the tile on the floor of the lanai. This cracking was extensive involving several tiles but the underlying concrete slab did not appear to be damaged. Suggest replacing the damaged tiles and examining the underlying slab in the process to be sure it has not suffered any water damage after being unprotected. Make any repairs needed to maintain the integrity of the finished floor and the supporting slab below it.



Unit 403

Unit 403 had a hole in the wall in the corner above the kitchen cabinets. Be sure this hole gets sealed up to prevent use by vermin. Also review wiring condition and provide junction boxes as needed to protect connections secured by wire nuts.



Unit 404

Unit 404 had some evidence of water damage over the Master Bedroom door near the smoke detector. Suggest repair of this condition then monitor the area to see if any further evidence of water penetration shows up. Most likely the result of a water leak in the unit above that has been resolved as the stain did not look damp or active in any way.



Unit 407

Unit 407 had water stains over the Kitchen dining area and around the light fixture in the hall leading to the Guest Bathroom. Be sure water issues have been resolved, then repair the damage to the ceilings. Suggest monitoring these areas to see if water issues persist.



Unit 407 (Cont.)

Also in Unit 407, there were exposed wires in junction boxes without a cover. Suggest having a qualified electrician correct this condition. There also seemed to have been an electrical outlet eliminated in this same wall. Have electrician determine if this outlet was disconnected according to code and if the resident was aware that the outlet had been eliminated.



Unit 504

Unit 504 had an odd-shaped crack in the middle of the lanai ceiling. Crack appeared to be cosmetic but should be repaired to see if it attempts to reassert itself. Also this unit had a missing smoke detector which is considered a safety issue. Have this smoke detector replaced as soon as possible.



Unit 504 (Cont.)

Unit 504 also had some evidence of a water leak above the Master Bathroom sinks. These are thought to have been resolved when the new roof was repaired after Hurricane Ian in 2022. Suggest having these water stains painted over using a high hide primer (i.e. Kilz), then monitor the area for any reappearance of water staining.



General Note About Water Heaters

In multi-unit buildings like this one, it is preferred to have water heaters replaced every 12-15 years to avoid tank failures and the severe water leaks created by them. Suggest all residents check the age of their water heater and replace soon any that are 15 years old or older. Watch for signs of rusting or dampness which signal the urgency of replacing the water heater sooner rather than later.



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. All observed gussets were tight and of adequate size for the truss.

Typical Roof Framing Components



3.2 ROOF ASSESSMENT

The dimensional fiberglass composition roof on this building was in good condition. Mike Smith (Board President) said the roof had been replaced in 2017 after Hurricane Irma. Roof was repaired in 2022 after Hurricane Ian. Roof will most likely have a remaining life expectancy exceeding 20 years. Representative photos:





4.1 INSPECTION CONCLUSIONS

It is the professional opinion of this inspector that Princeton Place 5 (380 Horse Creek Drive) at Wiggins Bay 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 one page summary 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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