Phase 1 Milestone Inspection Report

Velocity Project Number: 23-480
Date: December 19, 2024

Project:

Bordeaux Club Condominium
2900 Gulf Shore Blvd. N
Naples, Collier County, Florida

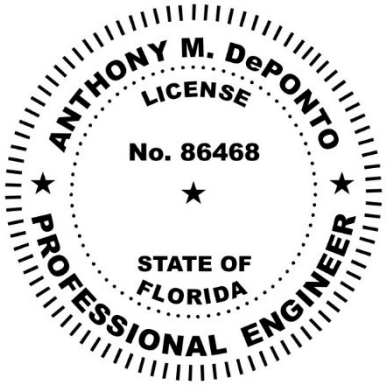
Client:

Bordeaux Club, Inc.
c/o: Mr. Paul Grant, General Manager
2900 Gulf Shore Boulevard N.
Naples, FL 34103

Prepared By:

Velocity Engineering Services, LLC
8981 Alico Trade Center Road
Fort Myers, FL 33912
FL DBPR LN 30362

Anthony M. DePonto, P.E.
Vice President



This item has been digitally signed and sealed by

Anthony DePonto
Digitally signed by Anthony DePonto
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on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Bordeaux Club, Inc.
c/o: Mr. Paul Grant, General Manager
2900 Gulf Shore Boulevard N.
Naples, FL 34103
(239) 315-4128
Mgr.BordeauxClubNaples@gmail.com

December 19, 2024

Subject: Phase 1 Milestone Inspection Report
Bordeaux Club
2900 Gulf Shore Boulevard North
Naples, Collier County, Florida
Velocity Project Number: 23-480

Dear Mr. Grant:

Per your request, Velocity Engineering Services, LLC (Velocity) has performed a Phase 1 Milestone Inspection for the above referenced project.

NOTICE TO UNIT OWNERS

Individual unit owners must understand that Velocity's client for these services is the condominium Association and therefore Velocity is unable to discuss this report or the findings presented herein with anyone other than the Association's Board of Directors, Community Association Manager, or Agent(s). If individual unit owners have any questions or concerns, please do not attempt to contact Velocity, and instead bring them to the attention of the Association's Board of Directors and/or Community Association Manager.

PROJECT DESCRIPTION

Bordeaux Club, Inc. (the Association) is a condominium community consisting of 3, 4-story condominium buildings (connected by common walkways), totaling 64 units, a pool pavilion and swimming pool constructed circa 1974.

Velocity has performed a Phase 1 Milestone Inspection, per Section 553.899 of the Florida Statutes as created by Florida Senate Bill 4-D (2022) and amended by Senate Bill 154 (2023). It should be noted that the statute does not apply to 1 or 2-story structures. Therefore, inspecting the manager's building, maintenance building, and pool pavilion were not included in this scope of work.

It should be noted that Velocity previously performed a Structural Condition Assessment (SCA) with the results presented in a report dated 12/24/2021. Based on Velocity's findings, the Association hired R.L. James Inc., General Contractor (R.L. James) to perform the necessary concrete repairs throughout the buildings in 2024. Velocity provided engineering services and construction oversight throughout the duration of the concrete restoration project.

It is understood that Crowther Roofing and Sheet Metal of Florida, Inc. replaced the buildings' standing seam metal mansard roofs in 2003 and West Coast Roofing and Contracting, Inc. replaced the buildings' modified bitumen flat roofs in 2017 and 2022.

The client provided Velocity with the Bordeaux Club building plans (19 pages), dated various dates from September 1972 to January 1973, by Nelson A. Faerber A.I.A.

SCOPE OF WORK

The purpose of this Phase 1 Milestone Inspection is to inspect the load-bearing walls and the primary structural members and primary structural systems for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is NOT to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code. This inspection included observations of accessible habitable and non-habitable areas of the building(s).

Based upon the information presented above, scope of services for the Phase 1 Milestone Inspection consists of the following:

- ✓ Performing a Phase 1 Milestone Inspection of the Association's buildings that are 3-stories or greater. This included the 4-story buildings only;
- ✓ Visual observations in accessible and exposed portions of habitable and non-habitable areas of the building(s) load-bearing walls, primary structural members, and primary structural systems only.
  - Per Section 627.706 of the Florida Statutes, "Primary structural member" means a structural element designed to provide support and stability of the vertical or lateral loads of the overall structure.
  - Per Section 627.706 of the Florida Statutes, "Primary structural system" means an assemblage of primary structural members.
  - The Florida Building Code 7th Edition states that the "Primary Structural Frame" includes 1) the columns, 2) structural members having direct connections to the columns, including girders, beams, trusses and spandrels, 3) members of the floor construction and roof construction having direct connections to the columns, and 4) Bracing members that are essential to the vertical stability of the primary structural frame under gravity loading shall be considered part of the primary structural frame whether or not the bracing member carries gravity loads.
  - It is important to note that observations of primary structural members, systems and frame were limited in the interior portions of the units where these components were concealed by interior finishes.
- ✓ Velocity observed balconies and exposed structural elements at Units 201, 301, 401, 207, 307, 407, 208, 308, 408, 209, 309, 408, 209, 309, 409, 210, 310, 410, 216, 316, and 416 as part of the concrete restoration project performed in 2024. Additionally, as part of the previously mentioned SCA, Velocity entered Units 101, 110, 116, 206, 208, 216, 303, 307, 309, 313, 315, 401, 405, 411, and 416 and observed rear balconies and exposed structural elements.

- ✓ Preparing this signed and sealed report meeting the requirements set forth in Florida Senate Bill 4-D. This report includes the following, as applicable:
  - Documenting the structural conditions observed, including any necessary maintenance, repair, or replacement to structural components.
  - Identifying the existence and extent (if possible) of any "substantial structural deterioration" within a reasonable professional probability based on the scope of the inspection.
  - Identifying recommended repairs for any "substantial structural deterioration".
  - Recommending any remedial or preventative repairs for items that are damaged but are not "substantial structural deterioration".
  - Stating whether "unsafe" or "dangerous conditions" exist, as defined in Chapter 2 of the 2020 Florida Building Code, Existing Building.
  - Identifying and describing any items requiring further inspection and whether a Phase 2 Milestone Inspection is necessary.
- ✓ Providing a separate summary which, at minimum, identifies the material findings and recommendations in the report.
- ✓ Submitting sealed copies of the inspection report and summary to the condominium (or cooperative) association and to the building official of the local government which has jurisdiction.

BUILDING CONSTRUCTION

Based upon review of the building plans and Velocity's observations, the condominium buildings' structure generally consists of the following: concrete pile deep foundation system, CMU walls, elevated precast concrete slabs, and conventionally reinforced cast-in-place columns, beams, and stairs. The roofs consist of precast concrete structural slabs covered with a modified bitumen roofing system and pre-engineered wood truss mansards covered with (assumed) self-adhered underlayment and a standing seam metal roofing system.

INSPECTIONS

Velocity performed the inspections on various dates during the repair project from May to November, and a final inspection in December 2024. Inspections were performed from the ground (using binoculars or a camera as necessary), from accessible walkways, from the balconies of the units, and from the roof. Select photos taken during the visual inspections are presented in Appendix A.

Observations pertaining to the building's load-bearing walls, primary structural members, and primary structural systems are detailed below:

Columns

No column damage was observed.

Walls

No wall damage was observed.

Beams

No beam damage was observed.

Elevated Slabs

The following was observed:

- ✓ Typical minor cracking in the elevated walkway slab edges of the north, south, and west buildings at or adjacent to the expansion joints.

Roofs

The roofs were in overall good condition and no damage or deterioration was observed. However, there are areas of failing or missing roof cement / sealant along the scupper drains and signs of standing water adjacent to the roof scuppers.

General observations made that are not part of the load-bearing walls, primary structural members, and primary structural systems are discussed below:

General Observations

- ✓ Cracked and failing coating along the elevated walkway slabs of the north, south, and west buildings.
- ✓ Failed or cracked expansion joint sealants in many areas along the elevated walkways.
- ✓ Corroded and damaged walkway aluminum handrails.
- ✓ Rust stains on slab edges at handrail post pockets.

RECOMMENDATIONS

The minor cracking along the slab edges of elevated walkways is typical at expansion joints and is likely due to movement or expansion and contraction between the two adjacent slabs. RL James repaired obvious concrete spalling in some of these areas and Velocity investigated instances of this cracking as part of the concrete restoration project. The minor cracking is likely limited to the stucco on the slab edge or the concrete topping. Velocity recommends that this minor cracking be addressed/repaired and expansion joints replaced as part of a walkway waterproofing project.

Regarding waterproofing and expansion joints, a failed coating or joint can allow water intrusion to occur and is likely to cause further concrete spalling. Therefore, Velocity recommends that the Association begin planning to perform a walkway waterproofing project in the near future. This should include stripping carpet and existing paint from the walkway slabs, replacing all expansion joints, and coating with a high-performance waterproofing system.

Additionally, the rust staining along the walkway slabs at aluminum handrail post pocket locations is likely an indication that the railing posts are corroding within the slab. Based on the poor condition of the handrails and

the corrosion that is likely occurring, Velocity recommends that all handrails be replaced. It is recommended (and cost-effective) to replace the handrails as part of the walkway waterproofing project.

This information is provided for planning purposes only and is not intended to constitute specifications for future work.

CONCLUSION

Velocity did not observe any "substantial structural deterioration" and did not observe any conditions that would currently be considered "unsafe" or "dangerous". Velocity does not recommend performing a Phase 2 Milestone Inspection.

Velocity recommends that the Association begin planning to perform a walkway waterproofing and handrail replacement project as detailed above. Once the Association is prepared to proceed, Velocity should be retained to assist the Association with developing a scope of work, bidding to qualified contractors, and overseeing construction.

LIMITATIONS

These services have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the location where the Work was performed. No other warranty, expressed or implied, is made including, without limitation, any warranty of fitness for a particular purpose other than those expressly stated herein.

The purpose of this inspection is not to determine if the existing building, or the condition of the existing building, is in compliance with the Florida Building Code, Fire Safety Code, or any other codes, regulations, or ordinances adopted by the local enforcement agency.

These services are not intended to be, nor should they be construed as a design review of the building structure. This inspection is limited to a qualitative assessment only.

The inspection was performed on visible portions of the buildings' load-bearing walls, primary structural members, and primary structural systems only. The scope did not include inspection of secondary structural members. However, if damage to secondary structural members happened to be observed, it was included in this report.

Destructive testing of any structural elements was outside of the scope of work of this Phase 1 Milestone Inspection. Damage may exist in other areas not listed in this report. This work has been performed to the best of Velocity's abilities however it is possible that conditions may be concealed or blocked from view and/or may not have been discovered.

The recommendations presented herein are based upon the visual observations made and information available to Velocity at the time of this report. If additional information becomes available, it will be necessary to re-evaluate the details and recommendations expressed herein.

CLOSING

We appreciate the opportunity to be of service to you on this project. Please do not hesitate to contact us if you have any questions or if we may further assist you.

Sincerely,

Velocity Engineering Services, LLC
8981 Alico Trade Center Road
Fort Myers, FL 33912
FL DBPR LN 30362

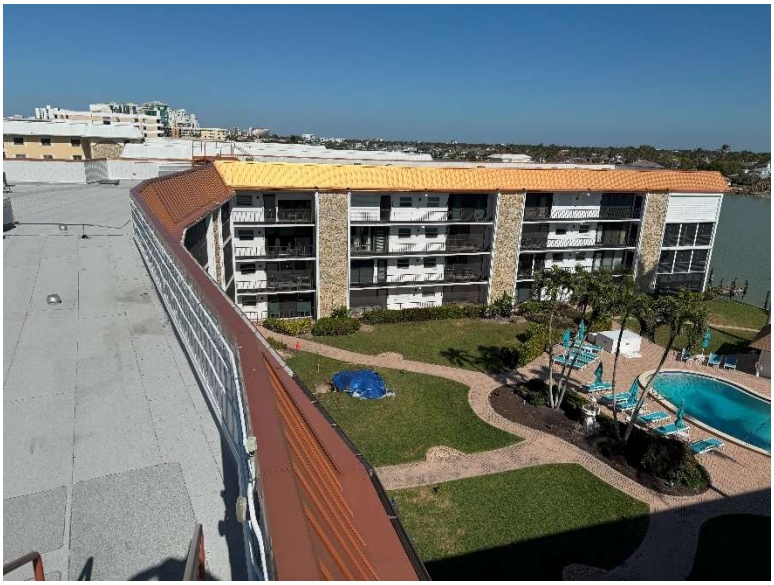
Anthony M. DePonto, P.E.
Vice President

Carlos Alvarez E.I.
Project Engineer

Attachments: Appendix A

PHOTOGRAPH #1
Bordeaux Club
Building Exterior

General view of West building – West Elevation



PHOTOGRAPH #2
Bordeaux Club
Building Exterior

General view of North building – South Elevation

PHOTOGRAPH #3
Bordeaux Club
Roof

General view of south building – North Elevation

PHOTOGRAPH #4
Bordeaux Club
Elevated Walkway Slab

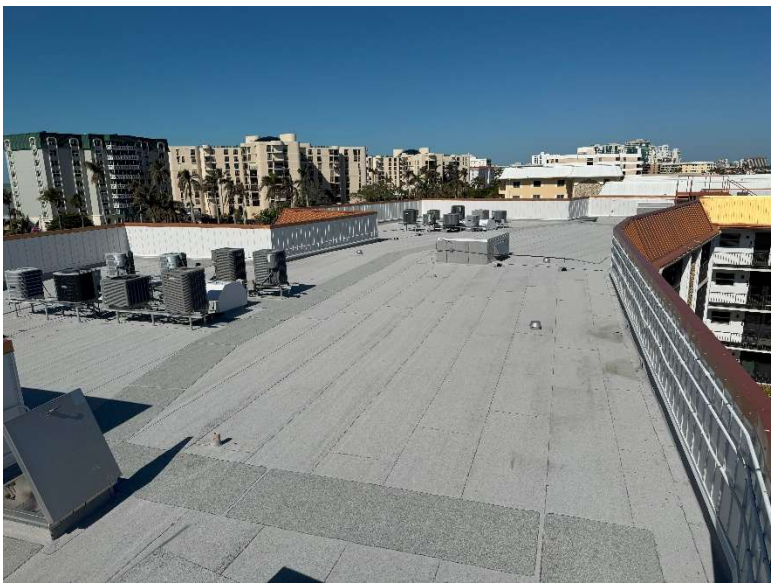
Typical cracking along the elevated walkway slab edge. Crack shown is located between units 313 and 314. The cracking was noted adjacent to the walkway expansion joint.

PHOTOGRAPH #5
Bordeaux Club
Elevated Walkway Slab

Cracking along the elevated walkway slab edge. Crack shown is located between units 314 and 315. The cracking was noted adjacent to the walkway expansion joint.

PHOTOGRAPH #6
Bordeaux Club
Elevated Unit balcony slab

Typical condition of unit balcony slabs, post-concrete restoration.



PHOTOGRAPH #7
Bordeaux Club
Roof

General condition of the roofing system along the building.

PHOTOGRAPH #8
Bordeaux Club
Roof

Signs of standing water adjacent roof scuppers.

PHOTOGRAPH #9
Bordeaux Club
Roof

Typical condition of roof scuppers.

PHOTOGRAPH #10
Bordeaux Club
General Observations

Typical failing coating along elevated walkways.

PHOTOGRAPH #11
Bordeaux Club
General Observations

Typical failed elevated walkway expansion joint. It should be noted that this joint was replaced as part of the repair project.

PHOTOGRAPH #10
Bordeaux Club
General Observations

Typical condition of walkway guard rails and rust staining along elevated walkway slab edges.