

SECTION 1 – INTRODUCTION



BONDURANT
ARCHITECTURE

COMPASS POINT SOUTH AT WINDSTAR

Prepared for:

*HOMEOWNERS ASSOCIATION
AND
RESORT MANAGEMENT*

Project Manager:
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Site-Visit Date:
August 09, 2023

Report Date:
August 11, 2023

1.0 INTRODUCTION

Bondurant Architecture, LLC ("BA") conducted a Phase One Structural Assessment of the four three-story residential condominium buildings known as Compass Point South, located on Haldeman Creek Dr. inside the planned community called Windstar, in Naples, Florida ("Subject Property"). Inspection involved four buildings with addresses to be delineated below. The Subject Properties were originally constructed in 1992. Since the buildings are over 25 years old, it 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 Properties



BA performed a visual assessment of the Subject Properties on August 09, 2023. At the time of the site visit, the weather was mostly sunny, with temperatures ranging from 80° to 95° 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 37 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 70 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:

- Jose Manzo: Contract Manager for Resort Management

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 a concrete masonry unit (CMU block) infill. Concrete floor slabs separate each floor, and the roof is pre-engineered wood trusses with the roof composed of concrete roof tiles with a color and texture to simulate terra cotta clay tile.

Units are accessed by an elevator that stops at all floors with exterior walkways. Balcony railings are reinforced concrete with 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.

Units that could not be accessed are as follows: 3522-111,113,121,125,126, 134, and 135. 3538-121,122,123, and 124. 3554-111,121,122,123,124,125, 126, 133, and 134. 3570-111,113, and 116. The result is only 70% of the units were accessed which is below the desired 90%. Due to the number of keys missing or not working, inspector suggests updating key collection.

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.

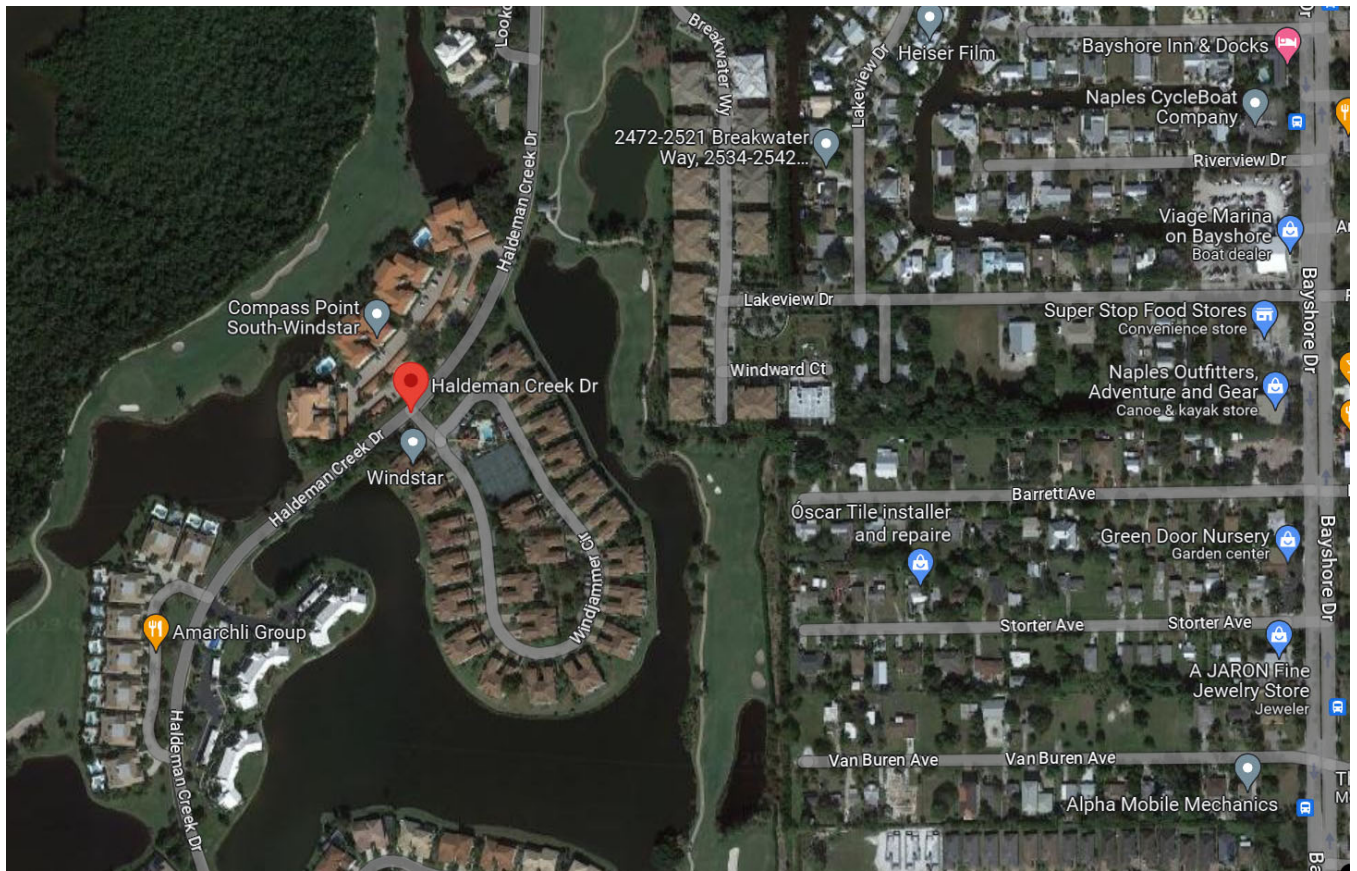
1.6 DEFINITION DESCRIPTIONS

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 Haldeman Creek Drive. Parking spaces are located in front of the four buildings with the owner's spaces designated under carports. Parking spaces were designated by numbers assigned to each dwelling unit, with a few surface spaces indicated as Guest parking. Access is good from Tamiami Parkway (Highway 41) and has a gated entrance off Bayshore Drive.

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.

Buildings appear 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. There were a few areas where ponding of surface water was observed (see photos on pages following).

2.1 EXTERIOR ASSESSMENTS

A. BUILDING 3522

Front View of 3522 Building



Right Side of 3522 Building



Rear View of 3522 Building



Left Side of 3522 Building



Stucco Repair Needed on Left side of Building 3522

There was an area at the intersection of the left wall and the overhang of the setback that looked to have a significant opening in the stucco finish just behind the metal flashing diverter. Suggest having a stucco technician review this intersection to assure no moisture is being allowed to penetrate behind the surface of the stucco.



Ponding of Condensate Against Building 3522

Also on the left side of this building was an area where some condensate drains from the air conditioners was emptying. The water was ponding against the building which can lead to a deterioration of the supporting soils and/or the structural components of the foundation. Suggest either having this area graded so it slopes away from the building, or install a drain to route water away from the building.



B. BUILDING 3538

Front View of 3538 Building



Right Side of 3538 Building



Rear View of 3538 Building



Left Side of Building 3538



Dirt Splashed onto Building

This condition was observed in a few locations on several of the buildings. The dirt is being splashed onto the building by the rain running off the roof and dropping a long distance to grade. Gutters on the rear of the building would solve this issue but if gutters are not desired, then more impact resistant materials on grade could prevent this splash up. See following photo of solution behind Building 3570 that well addresses this condition.



One Effective Solution to Splash Up Problem



Continued

C. BUILDING 3554

Front View of 3554 Building



Right Side of 3554 Building



Rear View of Building 3554



Left Side of Building 3554



Landscaping Growing Up Face of Building

In one of the inside corners on the rear of the building, a vine was being allowed to grow. These organic materials can damage the stucco and components on the face of the building. Suggest having this vine removed, and keep all landscaping trimmed off the face of the building.



Missing Soffit Material from Eave on Left Side of Building

On the left side of the building there was a significant amount of the soffit missing. This covering protects important structural components from moisture. Suggest having this condition repaired as soon as possible, and the adjacent soffit materials evaluated to see if more water damaged parts need replacing as well.



D. BUILDING 3570

Front View of 3570 Building



Right Side of 3570 Building



Rear View of 3570 Building



Exterior Conclusions

The exteriors of these four buildings did not exhibit any visual signs of structural deficiencies or impending failure. Each face was examined closely for any abnormalities or visual indications that more than this Phase One visual inspection is necessary. It is the opinion of this inspector that no visual signs or indicators are present currently, so no further investigations are warranted at this time.

Missing or Damaged Coolant Lines on AC Units

On the front right of Building 3570, the inspector observed the insulation on the condenser coolant lines was either damaged or missing. This decreases the efficiency of the unit and can shorten the life of the unit and/or these coolant lines. The problem may be worse because of the lack of gutters on the eave above these units. If gutters are not desired, suggest provided some impact resistant covers over them, once the insulation is repaired or replaced.



2.2 ROOFING ASSESSMENT

The roofing on these buildings were all of clay colored cement tiles. The roof was evaluated from the ground but there were no anomalies present in any face viewable from the ground. Residents said the roof had been replaced in recent years and its condition confirms this assertion. Following are some representative photos of the roof system. Inspector believes the remaining service life of the roofs to be in excess of twenty years.



Roof Photos (Continued)



3.1 INTERIOR ASSESSMENTS

Each accessible unit was inspected for cracks in the walls, ceilings, and floors, any water stains or damp areas, and anomalies in any materials or finishes which may indicate that further structural evaluation may be warranted. The following are a documentation of any irregularities that were encountered in the course of the visual inspection:

Unit 112 – Building 3538



This Unit 112 had several hairline cracks in and around the crown mould at the ceiling. This is just a cosmetic condition most likely caused by the expansion and contraction of dissimilar materials; however, inspector suggests having these repaired and monitored over time to see if they try to return. If they reappear, it may be a result from excessive moisture and need further evaluation.

Unit 115 – Building 3538



The shower in the Master Bath of Unit 115 had some water damage around the light fixture above it. Water in electrical components is a safety hazard so inspector suggests having this condition evaluated to be sure that water leak above this area has been corrected. Repair water damaged areas and monitor for any reoccurrence.

Continued

Unit 116 - Building 3538



This unit had a water stain around the washer connection box. A chronic leak in this area can erode or damage structural components over time. Suggest having plumber evaluate this area to be sure that water leak has been fixed. Paint over this water stain with a high coverage primer (i.e. Kilz), then apply final coat of paint. Area should be monitored after repair to see if evidence of a water issue tries to return.

Unit 131 – Building 3538



This photo is of the ceiling of the Master Bath in Unit 131. This is evidence that a water issue was realized in this area but has been repaired. Inspector suggests having this wrinkle in the ceiling repaired and then monitored over time to see if it tries to reappear.

Unit 113 – Building 3554



This Unit 113 had a suspicious wrinkle in the ceiling of the lanai. Issue that caused this condition may have been adequately addressed as no further evidence of leaks or staining was present. Most likely caused by water coming from the lanai above. Suggest having this wrinkle repaired and then monitored over time to see if it attempts a reappearance.

Unit 131 – Building 3554

This Unit 131 had some significant cracks on the lanai adjacent the sliding glass door from the Master Bedroom. This being an outdoor area, it is more critical to maintain a tight seal from the elements. Suggest having these crack calked with a good grade of calk to match the color of adjacent surfaces. Also there were several loose tiles on the right end of the lanai. These tile protect the underlying slab from moisture penetration, which can cause rusting of reinforcing steel in the slab leading to a failure of the slab structure. Suggest having these loose tiles repaired as soon as possible.





Unit 136 – Building 3554



In this Unit 136, there were some odd-looking cracks in the ceiling near the ceiling fan in the Living Room. Since this unit is on the top floor, this condition was most likely caused by a previous roof leak that was resolved when the new roof was installed. Suggest having these cracks better repaired then monitored to be sure they do not return. Also there was a similar crack over the Master Shower (see below) that should be repaired at the same time.



Unit 112 – Building 3570



This Unit 112 had a water stain in the upper right corner of the left Master Closet. Residents were not aware of its existence. Most likely caused by a problem in the shower of the unit above this area and may have been corrected. Suggest having this stain painted over, then watched to see if the stain tries to reappear.

Unit 121 – Building 3570



This Unit 121 has a significant water stain over the Master Bathroom vanities. Suggest having this stain painted over with a high hide primer (i.e. Kilz), then finish painted. Monitor the repairs to see if the staining tries to reappear.

Unit 132 – Building 3570



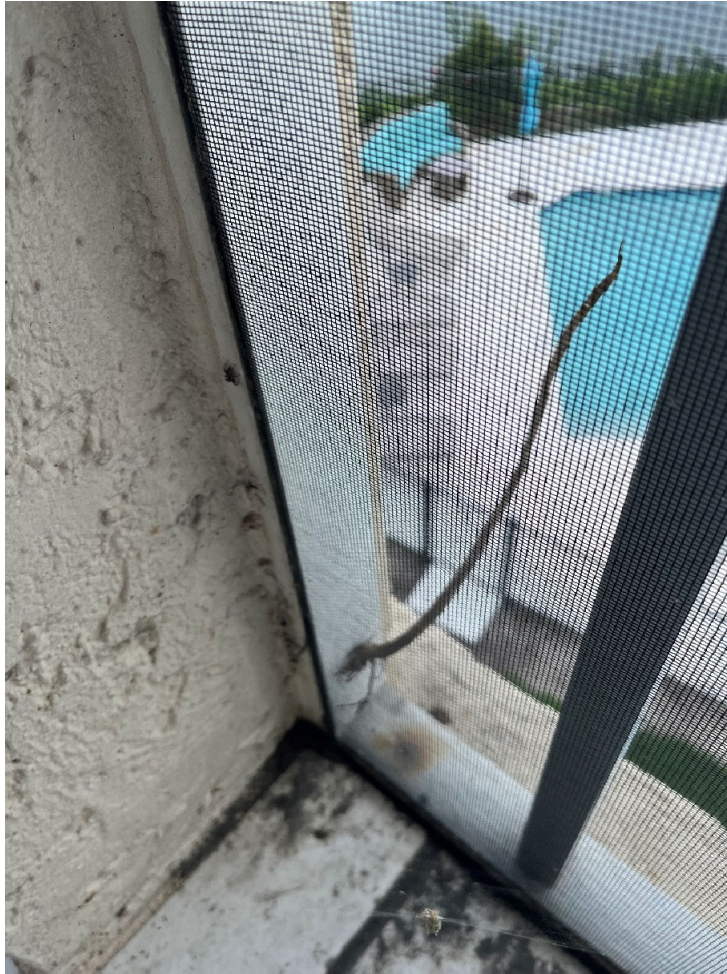
This Unit 132 had some aging calking around the screen frame. This condition is mostly cosmetic but may prevent some moisture from getting into substrate materials through the hole created by the screw in the photo. Even more important for the outside edge to be calked as well so that needs to be evaluated at the same time.

Unit 134 – Building 3570



With apologies for screen obscuring photo, this overhang condition was observed on the right end of the lanai in this Unit 134. There appears to be a gap behind the fascia. This is troubling as it may be the result of deteriorated wood substrate that supports the fascia. Suggest having a framing contractor remove the fascia in this area to observe the condition of the wood components behind it. Replace any deteriorated parts, then reassemble the components to maintain an effective seal against the elements.

Unit 136 – Building 3570



This Unit 136 was undergoing major renovations. All substrate materials looked normal in the exposed areas; however, there was a vine that was growing out of the screen frame that was disconcerting. Organics like these can do serious damage to building components. Suggest having this vine removed and any organics in the vicinity removed as well. Photo below of renovations for information purposes only.



3.2 SWIMMING POOL EVALUATIONS

Both of the swimming pools in this complex were inspected and evaluated. All components were functioning normally and no anomalies in the pool interior or deck were observed. Access was gained to the pool equipment rooms where equipment was functioning normally with no leaks in the associated piping. All electrical components in the pool rooms were well secured and professionally attached. Photos below are merely for information only.

Pool between Buildings 3570 and 3554



First Pool Equipment Room



Pool Between Buildings 3538 and 3522



Pool Equipment Room



4.1 INSPECTION CONCLUSIONS

It is the professional opinion of this inspector that the buildings located at 3522, 3538, 3554, and 3570 Haldeman Creek Drive in the Windstar Planned Community are structurally sound and qualify 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 form completed with data from this inspection, to which I have affixed my professional registration stamp as well. This should complete the re-certification process for these buildings.

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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