

SECTION 1 – INTRODUCTION



BONDURANT
ARCHITECTURE

WINDWARD CAY AT WINDSTAR

Prepared for:

HOMEOWNERS ASSOCIATION
AND
RESORT MANAGEMENT

Project Manager:
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239-307-7270

Site-Visit Date:
April 20, 2023

Report Date:
April 21, 2023

1.0 INTRODUCTION

Bondurant Architecture, LLC ("BA") conducted a Phase One Structural Assessment of the three and four-story residential condominium buildings, located on Yacht Harbor Dr. inside the planned community called Windstar, in Naples, Florida ("Subject Property"), known as Windward Cay Condominiums. Inspection involved three buildings with addresses to be delineated below. The Subject Properties were originally constructed in 1998.

Since the buildings are 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 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 April 20, 2023. At the time of the site visit, the weather was clear and sunny, with temperatures ranging from 68° to 87° 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 50 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:

- Tom Engle: Past President of Homeowner's Association Board
- Gary Glouner: Current President of Homeowners Association 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 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. 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.

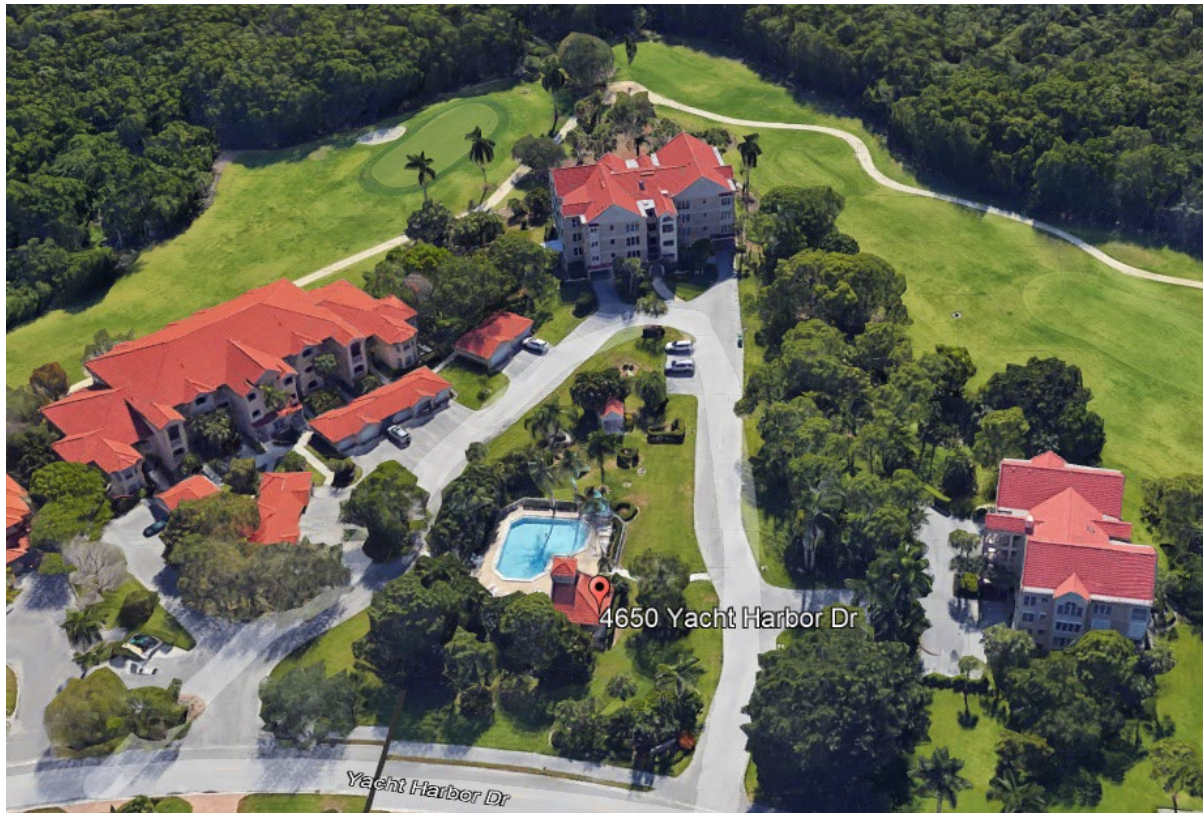
1.6 DEFINITION DESCRIPTIONS

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 Yacht Harbor Drive. Parking spaces are located underneath two of the three buildings with the 4650 building having a few garages. 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 90 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 but all were well away from the structural elements of the buildings.

2.1 EXTERIOR ASSESSMENTS

Front View of 4450 Building



Rear View of 4450 Building



Front View of 4600 Building



Rear View of 4600 Building



Front View of 4650 Building



Rear View of 4650 Building



The exteriors of these facilities 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. There were a few exterior issues that warrant mentioning in this report:

Crushed Ends of Downspouts

A common issue observed on the exterior was damage to the ends of downspouts which will restrict the flow of water draining off the roof. Water backing up in gutters can find its way to the building interiors. Suggest having these repaired as soon as possible.



2.2 ROOFING AND ROOF FRAMING ASSESSMENT

Typical Roof Surface



Roofing consists of colored concrete tiles that simulate terra cotta clay. Tom Engel (past president of HOA board) said that the roofing was only three years old, having been replaced after Hurricane Irma damaged the previous roof. Roofing was in excellent condition but access to the roof was difficult if not impossible, limiting the evaluation of the roof surface.

Continued

Roof Framing Photos



The roof framing consisted of pre-engineered wood trusses. These were all in good condition and were appropriately size with well-fitting steel gusset plates. Additional cross bracing was added after Hurricane Irma to reinforce the roof framing. This supplemental bracing was well designed and executed. Plywood decking included the required metal hurricane clips and hold down straps were observed in the correct locations.



Cracks in Concrete Walks and Slabs on Grade

There were a few cracks observed in the concrete sidewalks close to the building and in the floor slabs on grade of the parking area underneath the building. Water migrating into these cracks can erode the supporting bases and soils and lead to a slab failure in the future. Inspector recommends these cracks be sealed by a reputable concrete contractor who can use high quality materials that will assure that no surface water will be able to penetrate these openings in the concrete.



1.3 INTERIOR ASSESSMENTS

All Units in the three buildings were accessed except #4450, and Units 113 and 125 in Building 4650. Each 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 evaluation may be warranted. The following are a documentation of any irregularities that were encountered in the course of the visual inspection:

Unit 4608



This unit had a serious active water leak in the Master Bedroom. The leak had stained the wall behind one of the night stands. There was no direct evidence on the exterior what the source of this leak was, but there was a short gutter at the exterior eave above this area that may be overflowing or backing up into the top of the wall. Since the wall construction is concrete with wood furring strips to which drywall is mounted, there is a small cavity behind this wall. Though not a structural issue yet, this kind of water penetration can deteriorate structural components over time. Suggest having a roofing contractor evaluate the eave above this location to determine the source of this leak. Once the leak is repaired, the drywall can be repaired and painted. Area should be monitored for any future evidence of water intrusion to assure the leak has been corrected.

Unit 114 in 4650 Building



This ground floor unit had issues in the stucco of the outside corner of the lanai. Corner beads were cracked and water had damaged the stucco at the bottom of the wall. This is not a structural issue but an ongoing water leak in this area could lead to the deterioration of structural elements over time. Suggest having the stucco repaired in this area then monitor the area to see if any evidence of water damage re-emerges in this location.

Unit 122 in 4650 Building



This unit had a similar issue to the previous one where the outside corner of the lanai had some corner bead damage where water was allowed to enter behind the stucco. As a result the stucco veneer near the floor was soft and water stained. Suggest having this area of stucco repaired to maintain the water tightness of the veneer. Since this seems to be a common occurrence in this building; suggest having all outside corners at the lanais at each floor evaluated for the need of stucco repair. Behind this stucco are critical load bearing wall elements the need to be protected from water damage.

Eave of 4650 Building



This gutter is located on the front left side of the 4650 Building. This gutter is sloping the wrong direction away from the downspout rather than toward it as required. Because this issue has not been addressed for a significant amount of time, water damage to the paint and stucco finishes has occurred. Suggest having a qualified roofing/gutter contractor adjust this gutter to make it slope in the correct direction. There may be a possibility that the gutter at this location is too small to handle the run-off from the roof in this location. Contractor can determine if a larger gutter here would rectify this issue.

Inspector also noted there is water damage to the ceiling underneath the walkway in this area as well, and this water overflow seems to be the logical source of this damage. The following two pictures are of the underside ceiling of the walkway. Once gutter issue is resolved, have this ceiling repaired and monitored to assure the source of the water leak causing this has been adequately addressed.



3.1 INSPECTION CONCLUSIONS

It is the professional opinion of this inspector that the units in the 4400 Building, the 4600 Building, and the 4650 Building of the Windward Cay at Windstar Condominium 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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