

**SOCOTEC**

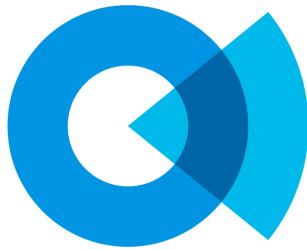
**MILESTONE INSPECTION –  
PHASE I REPORT**

Montego Condominium  
445 Cove Tower Drive  
Naples, Florida 34110

SOCOTEC Project Number VS233602

December 2023





# SOCOTEC

December 13, 2023

## **COVE TOWERS PRESERVE CONDOMINIUM ASSOCIATION, INC.**

c/o Ms. Mickey Costello  
Sandcastle Community Management  
150 Galleria Court, Suite 201  
Naples, FL 34109  
Phone: 239.593.3977  
Email: covetowerspreserve@gmail.com

**Subject:** Summary of Report of Engineering Consulting Services  
**MILESTONE INSPECTION – PHASE I SUMMARY**  
Montego Condominium  
445 Cove Tower Drive  
Naples, Florida 34110  
Socotec Consulting Project Number VS233602

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Milestone Inspection - Phase I summary letter completed for the subject building. Montego Condominium consists of an 18-story high-rise structure that is located along the east end of Cove Tower Drive in Naples, Collier County, Florida. The property contains 58-individual residential units and was developed circa 2002 according to the Collier County Property Appraiser website.

### Material Findings

Following the completion of our phase I milestone inspection for the subject property, 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.

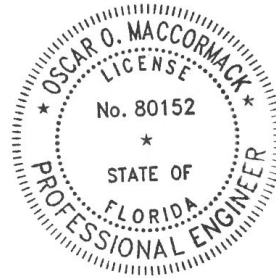
### Remedial/Preventive Repair Recommendations

During our phase I inspection we observed the following building components that should be considered for repair/replacement within the near future. Please note that these items are not considered substantial structural deterioration:

- All areas indicated on Appendix A as distressed stucco or concrete.
- Damaged paint coating/efflorescence as indicated on Appendix A.

We appreciate working with you as your engineering consultant. We recommend that you read the report thoroughly and contact us with any questions.

Sincerely,  
**SOCOTEC CONSULTING, INC.**

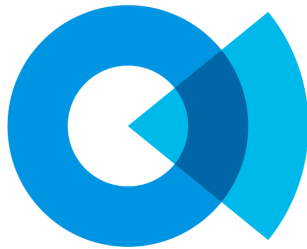


Oscar MacCormack, P.E.  
Senior Engineer  
Florida Registration No. 80152

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**Note: Please review our full Milestone Inspection Phase I Report which includes the details of our inspection and the known specifics regarding the design and construction of the subject building.**

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



# SOCOTEC

December 13, 2023

**COVE TOWERS PRESERVE CONDOMINIUM ASSOCIATION, INC.**

c/o Ms. Mickey Costello  
Sandcastle Community Management  
150 Galleria Court, Suite 201  
Naples, FL 34109  
Phone: 239.593.3977  
Email: covetowerspreserve@gmail.com

**Subject:** Report of Engineering Consulting Services  
**MILESTONE INSPECTION – PHASE I**  
Montego Condominium  
445 Cove Tower Drive  
Naples, Florida 34110  
Socotec Consulting Project Number VS233602

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.

Montego Condominium consists of an 18-story high-rise structure that is located along the east end of Cove Tower Drive in Naples, Collier County, Florida. The property contains 58-individual residential units and was developed circa 2002 according to the Collier County Property Appraiser website.

### Methodology of Phase I Inspection

Professional engineering personnel, led by a licensed professional engineer, from our firm visited the subject site on November 16, 2023 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 buildings, including the major structural components of the buildings.

We began our evaluation by inspecting the exterior walls and balcony edges from the ground floor with a telephoto lens camera and binoculars. Our site visit continued by inspections of the residential units, we inspected the windows/sliding glass doors for previous/on-going water intrusion, railing enclosure systems across the balconies for integrity, concrete distress (cracks or spalling concrete) along the balcony edges, 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 roofs, elevator rooms, breezeways, stairwells (roof top to ground floor), storage rooms, electrical rooms, maintenance rooms and mechanical rooms, looking for signs of any structural distress.

### Substantial Structural Deterioration/Material Findings

Following the completion of our phase I milestone inspection for the subject property, 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. Please note that these items are not considered substantial structural deterioration:

- In general, there are typical concrete shrinkage cracks on several sections of the parking lot concrete topping that is poured over the structural slab.
- Vegetative growth as indicated on Appendix A.

**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                                      | Partial set of architectural and structural building plans were available for review.   |
| Access to building components                           | Access to the residential units and common areas were provided by maintenance personnel. We viewed all grade level areas, the roofs, the stairwells, common rooms, the exterior walls, and 14 individual units with open balconies. |
| Past engineering reports                                | SOCOTEC had provided previous consulting services and had access to past engineering reports.   |
| Past building repairs                                   | SOCOTEC had been involved in past concrete restoration repairs to the subject buildings.  |
| Past loading modifications to the building              | None of the residences have enclosed balconies into living space after original development.  |
| Description of any known structural issues or concerns. | We were not notified of any structural concerns across the subject property.  |
| Inspected Residential Units                             | 1801, 1601, 1402, 1202, 1101, 1001, 902, 802, 701, 1403, 1404, 804, 603, 403.   |

**Description of Building**

Based on our review of the provided building plans, the subject building is a cast-in-place concrete framed structure with reinforced structural decks supported by concrete shear walls, beams, and columns. The reinforced concrete decks (floor slabs) are 6-1/2 inches thick reinforced concrete slabs, except for the garage slab-on-grade which is 4-inches thick. The structural plans indicate the structure is supported on a deep foundation system, which consists of continuous and independent footings supported on piles. The exterior walls of the structure consist of stucco covered masonry concrete block in-fill. The roof of each of the buildings is covered with a low slope built-up TPO system and metal roof systems on several cupulas along the perimeter.

**Representative Photographs**

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





View of northern facade.



View of main entrance.



View of eastern facade.



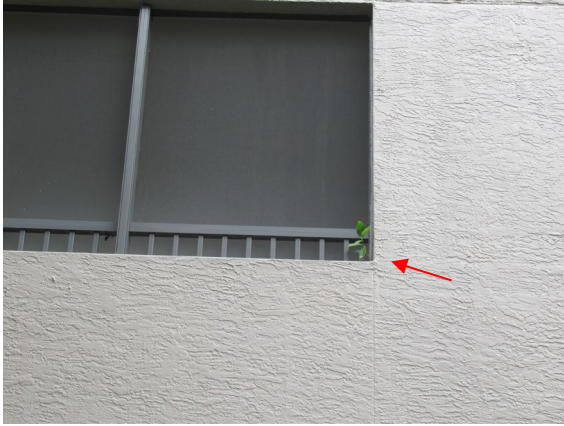
View of western facade.



Partial view of southern façade.



Partial view of southern façade.



View of vegetative growth on the southern facade.



General view of the covered parking area.



View of typical concrete topping shrinkage cracks.



View of balcony with ceramic tile unit 1001.



View of exterior terrace unit 403.



View of roof section and HVAC equipment.



## **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.

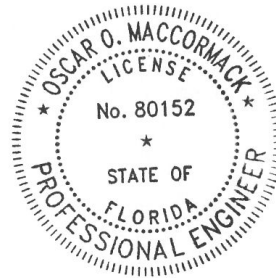
None of the residences have enclosed balconies into living space after original development, but if a resident decides to modify their unit balcony by turning their balcony into conditioned living space, they are adding additional loads to the structure outside of the original designed Live and Dead loads. According to the Florida Existing Building Code, any existing gravity load-carrying structural element for which an addition/alteration causes an increase in design dead or live load more than 5 percent shall be evaluated.

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 structures. 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 immediately 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.**



Oscar Mac Cormack, P.E.  
Senior Engineer  
Florida Registration No. 80152

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# **APPENDIX A**

# LEGEND



- ① Crack/Delaminated/Repaired Stucco
- ② Efflorescence/Delaminated Paint
- ③ Vegetative Growth
- ④ Rust Mark





## SOUTH ELEVATION FINDINGS

APPENDIX A

MONTEGO CONDOMINIUM  
SOCOTEC PROJECT NO. VS233602





## **EAST ELEVATION FINDINGS**

**APPENDIX A**

**MONTEGO CONDOMINIUM  
SOCOTEC PROJECT NO. VS233602**





## **NORTH ELEVATION FINDINGS**

APPENDIX A

MONTEGO CONDOMINIUM  
SOCOTEC PROJECT NO. VS233602





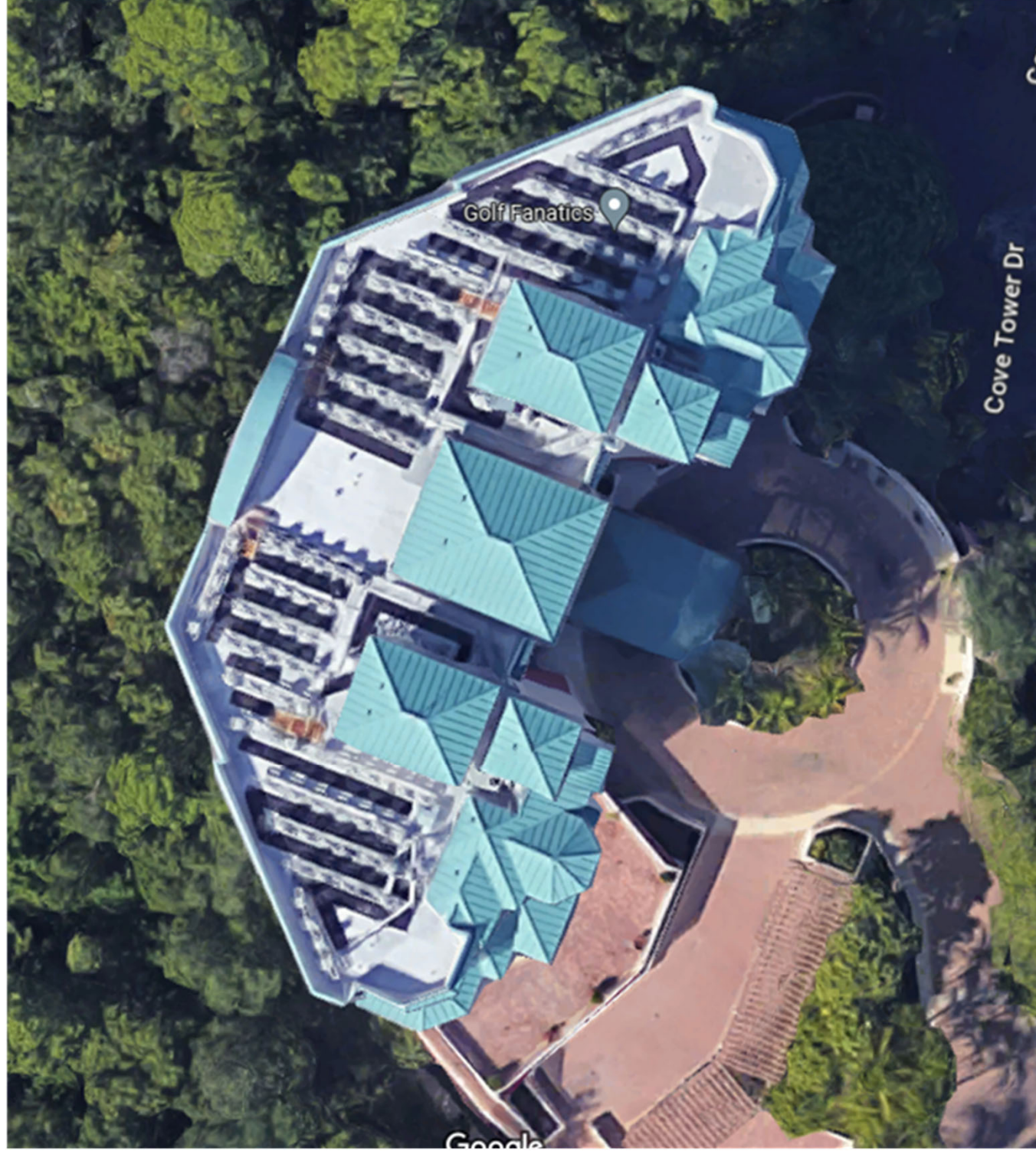
## WEST ELEVATION FINDINGS

APPENDIX A

MONTEGO CONDOMINIUM  
SOCOTEC PROJECT NO. VS233602







## ROOF FINDINGS



### APPENDIX A

MONTEGO CONDOMINIUM  
SOCOTEC PROJECT NO. VS233602