

SECTION 1 – INTRODUCTION



BONDURANT
ARCHITECTURE

ARDISSONE CONDOMINIUM ASSOCIATION, INC

Prepared for:

HOMEOWNERS ASSOCIATION
AND
ABILITY MANAGEMENT

Project Manager:
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Site-Visit Date:
July 11, 2023

Report Date:
July 13, 2023

1.0 INTRODUCTION

Bondurant Architecture, LLC ("BA") conducted a Phase One Structural Assessment of the six three story residential condominium buildings, located on Gulf Shore Blvd. N inside the planned community called Ardissonne, in Naples, Florida ("Subject Property"), known as Ardissonne Condominium Association, Inc.. Inspection involved six buildings located at 4400 Gulf Shore Blvd N. The Subject Properties were originally constructed in 1987. Since the buildings are 36 years old, they are 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 July 11, 2023. At the time of the site visit, the weather was clear and sunny, with temperatures ranging from 80° to 94° 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:

- Donnie Davis: On-site Property Manager

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 terracotta clay tiles.

Each of the six buildings has an elevator that stops at all floors. 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. Only two units could not be accessed (Units 406 and 505). The exterior was examined and access was gained to the roof 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 Gulfshore Drive. Parking spaces are located underneath the six buildings. Parking spaces were designated by the Owner's name of each dwelling unit, with a few surface spaces indicated as Guest parking. Access is good from Tamiami Parkway (Highway 41) and Parkshore Drive, and the community has a gated entrance at 4400 Gulfshore 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 are situated on a man-made island built in the Venetian Bay. The perimeter is a concrete seawall with some columns beyond it resting on piles with concrete pile caps. Piles in the water are of concrete and are wrapped with an elastic material to protect them at their intersection with the water line at various heights of the rising tide. Between the two inner most buildings are the swimming pool and deck overlooking the bay.

B. BUILDING ASSESSMENTS

The following inspection results are grouped by buildings, which are numbered One through Six. Unit numbers are similar inside each building with the first number of the three digits being the building that the unit is located in.

2.1 BUILDING ONE

Front View of Building One



Building One is the southernmost building in the complex and has water on three sides. Building is generally in good condition with only a few small areas that need attention. Overall it would be advisable to have all the wood fascias inspected by a carpenter technician to see which ones have water damage and have them replaced to protect the underlying structure behind them. Also one downspout extension was observed being crushed and needs to be replaced.

See remarks below for each unit with an anomaly to be addressed:

Unit 101

There was a significant crack at the electrical outlet on the patio. This is a double concern because of its proximity to electrical components. Water and electricity are not a good mix so this should be repaired as soon as possible.



Unit 103

This photo is taken of the end of the gutter and fascia next to the exterior balcony. It shows deterioration of the wood fascia and wood rake trim. At the very least, these components need better weather protection to include caulking and painting. Replacement of these water damaged components is highly advisable.



Unit 104

Above the balcony, there are rust stains on the face of the stucco. Manager advised that this is most likely caused by the planters on the patio above, but this indicates water penetration into the reinforcing steel inside the concrete. The source of this water intrusion must be located and addressed to prevent any deterioration of the reinforcing steel.



Common water damaged wood components adjacent the balcony patio.



Unit 105 Penthouse

This unit had a rusting scupper on the balcony patio. This could be contributing to the rusting observed on the face of the stucco observed from Unit 104. Manager advised that all scuppers on patios will be redone soon so this issue will be resolved at that time.



Unit 105 had a small water stain on the ceiling above the Kitchen. Resident said it had been there for quite a while. Suggest having this stain repaired to see if it re-emerges. Could have resulted from a roof leak that has now been corrected.



2.2 BUILDING TWO

Front View of Building Two



Building Two has a driveway across the front and the rear is on the water of the bay. This building had one of the most significant cracks but it was confined to the base of the balcony railing at the corner of Unit 204. See photos below of this anomaly and suggestions for correction.

Continued

Unit 202

Unit 202 had some soft areas in the ceiling over the exterior balcony patio. Most likely the result of water penetration from the former planters on the balcony above. Suggest repairing the stucco after the planters above are removed and the area sealed from water penetration. Monitor this area after repair to see if evidence of water penetration re-emerges.



Unit 204

Unit 204 had one of the worst cracks observed on any of the buildings. It is located on the southwest corner of the building in the concrete base below the handrail. This condition will eventually lead to a failure of the balcony railing and could result in a catastrophic fall if not corrected soon. Inspector strongly suggests having the concrete in this area removed and new concrete formed to replace the damaged area.





Parking Garage Ceiling

Repair this condition that has left steel rebar rusting and exposed.



Downspout on south end of building is missing the elbow required to kick the water away from the face of the building. As a result, water run-off has marred the paint and eroded the stucco. Suggest installation of extension so elbow can be located below the bottom edge of the wall.



Building Two also had some stucco damage on the front face of the building near the northwest corner. Biologics had grown up behind the stucco detaching it from the structure and leaving the supporting concrete of the foundation exposed. Suggest removing enough stucco to remove the plant remains from behind it, then inspect the concrete underneath for any latent damage. Repair as needed.



2.3 BUILDING THREE

Front View of Building Three



Similar to Building Two, Building Three also had cracks in the concrete bases below the balcony railings. These cracks can let a significant amount of water in which can erode and damage the underlying structural components, Suggest correcting these conditions as soon as possible.

Unit 304



Unit 305



Building Three also has a driveway that runs in front of the building. Parallel to this drive is a concrete grade beam that is part of the foundation. The stucco on this beam was cracked and peeling which could lead to water penetrating into the concrete foundation. Suggest having the stucco repaired in this area to protect the concrete foundation from the weather and its possible deterioration of the substrate materials.



2.4 BUILDING FOUR

Front View of Building Four



Building Four was mostly free of any significant anomalies. There was one area of minor water damage where it appeared that the planters of the balcony above Unit 404 had leaked out behind the gutter. Since the planters are slated to be removed in the near future, the cause of this condition will most likely be remedied. Suggest repairing the stucco once the planters are removed, and monitor this area to be sure the problem has been resolved.

Above Unit 404



2.5 BUILDING FIVE

Front View of Building Five



Building Five had some characteristic rusting of the stucco in the areas near the planters on the balconies. Once planters are removed, clean off rust and repaint, which should correct that issue. There was one area on the ceiling of the exterior balcony of Unit 504 where efflorescence from a water leak was particularly heavy. Most likely caused by the planter in the balcony above, but needs to be cleaned and repaired once the planter above is removed.

Unit 504



Building Five also had some significant cracks in the stucco on the northside near the water's edge. Water penetrating this area can lead to a host of issues so inspector suggests having the stucco repaired in this area to maintain water tightness of the building finish.



2.5 BUILDING SIX

Front View of Building Six



Building Six is the northern most building of the complex and as such is surrounded by water on three sides. This makes maintenance of the supporting structure even more critical as the building is totally dependent on the concrete beams for support. These beams had hairline cracks in them that may allow water to penetrate into substrate materials. Though minor in nature now, they do not need to be left unattended. Inspector suggests having all such hairline cracks in all supporting beams that intersect the water well sealed to prevent any water migration into steel reinforcing inside the concrete.

Concrete Beam at Water's Edge



Unit 605

Unit 605 had a significant plant growing out of the scupper. Roots from such plants can do significant damage to substrate materials. Manager said conditions like this will be corrected when scuppers on all exterior balcony patios are to be redone soon. Suggest removing this plant as soon as possible to avoid further damage.



Concrete Pile Caps and Underwater Columns (Piles)

These critical components were viewed from several different vantage points. All appeared to be in good condition with no hairline cracks observed. Piles in contact with water were protected with an elastic covering to make them more abrasion resistant to the movement of the water. On-site Facilities Manager said the pile caps were inspected on a yearly basis by a structural engineering firm. This regimen should be maintained as it will assure the long term viability of these critical structural components.





2.2 ROOFING AND ROOF FRAMING ASSESSMENT

Typical Roof Surface



Roofing consists of terracotta clay tiles. Roofing was in good condition for an original roof of 36 years of age. This type of roof can last 40-50 years. On-site Manager said the roofs were scheduled for replacement in the near future. A few lighter colored replacement tiles were observed in various places. No residents reported any active water leaks. Though the underlying roof structure was not inspected, there was no evidence neither above nor below that the roof structure had any issues present. Representative photos follow:

There is a small confined flat roof area in the center of the buildings that was not accessed. Since the roof is scheduled for replacement, this area should be evaluated or replaced a that time





3.1 INSPECTION CONCLUSIONS

It is the professional opinion of this inspector that the condominium buildings in the Ardissonne Planned Community at 4400 Gulf Shore Blvd N 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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