PHASE I MILESTONE INSPECTION

Santa Maria II Condominium Association, Inc.

7317 & 7327 Estero Blvd.

Ft. Myers Beach, FL 33931

Prepared For:

Santa Maria II Condominium Assn, Inc.
7317 & 7327 Estero Blvd.
Ft. Myers Beach, FL 33931

Prepared By

UES Milestone Inspections, LLC
9802 Palm River Road
Tampa, FL 33619

UES Project No: 6011.2400060.0000

Report Date	May 15, 2024
Inspection Date(s)	April 12, 2024

UES MILESTONE INSPECTIONS, LLC.

Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Intergrity Reserve Studies

May 15, 2024

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd,
Ft. Myers Beach, FL 33931

Attention: Mr. Vito Binetti, Board Secretary
Phone: (647) 237-6909
Email: binetti00@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
Santa Maria II Condominium Association, Inc.
Association License No. per Florida DBPR: PR1P021333
UES Project No: 6011.2400060.0000

Building Department Reference Number: N/A
Building/Property Identification/Address: (FOLIO ID) 10233169

Dear Mr. Binetti and Board of Directors,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property. UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to ***Santa Maria II Condominium Association, Inc***. Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Digitally signed by Ali T Mustafa
Date: 2024.06.26 08:47:44 -04'00'

ALI T MUSTAFA LICENSE No. 93315 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ali T. Mustafa, P.E.,
Restoration Consultant
Florida Professional Engineer No. 93315
Amustafa@teamUES.com

MIGUEL A. SANTIAGO LICENSE No. 74520 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410C0000018D7FEE914600089FC9, cn=Miguel A Santiago
Date: 2024.06.27 12:39:52 -04'00'

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520
MSantiago@UESmilestone.com

This item has been digitally signed and sealed by Ali T. Mustafa, P.E., and Miguel A. Santiago, P.E. on the date indicated here.

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

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APPENDICES

1.0 INTRODUCTION

The purpose of the **PHASE 1** milestone inspection is to comply with the requirements set forth by FS 553.899 and local requirements of the AHJ, which requires, in part, the following:

- Mandates a statewide building milestone inspection requirement for condominiums and cooperative buildings that are **three stories or more in height,** 30 years after initial occupancy.
- If a milestone inspection is required and the building's certificate of occupancy was issued on or before **July 1, 1992**, the building's initial milestone inspection must be performed before **December 31, 2024**.
- Requires building officials to provide written notice to associations when buildings must be inspected. Inspections must be performed within 180 days of notification.
- Requires inspections every 10 years after a building's initial "phase 1" milestone inspection.
- Requires an additional, more intensive inspection, or a "phase 2 milestone inspection," if a building's phase 1 milestone inspection reveals substantial structural deterioration.

Description of Property

Santa Maria II Condominium Association consists of (2) semi-insulated buildings connected together. Each building consists of four elevated residential stories over a ground level parking garage with a total of (62) living units. According to public information, the building(s) was constructed in 1992.

Based on UES's understanding of the referenced property, the following building(s) currently are required to have a milestone inspection in accordance with FS 553.899:

Condominium or Cooperative Name: Santa Maria II Condominium Association, Inc.
Primary Address: 7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931
Local Authority Having Jurisdiction: Lee County
License Number: Condominium Project # PR1S020002
Number of Buildings three (3) stories or greater in height: 1

Building #1
Address: 7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931
No. of Stories: 5
No. of Units: 62
Total (approx.) square footage: 156,806 SF (31,889 SF per Level)
Date of Certificate of Occupancy: 1992
Within 3 miles of the coast (yes or no): Yes.
Initial Milestone Inspection or 10-year follow-up: Initial

UES was granted access to 15 units for the purpose of revieing the unit Balconies. The surveyed units were Unit 107, 101, 106, 112, 206, 202, 201, 210, 212, 213, 301, 304, 305, 308, and 310. In addition, UES was able to access the building common areas during this visit.

2.0 SCOPE OF SERVICES

For the **PHASE 1** milestone inspection report (the "report"), UES's licensed engineer(s) and/or architect(s) performed a visual examination of habitable and non-habitable areas of the building(s), including the major structural components, and herein provides a qualitative assessment of the structural conditions of the building.

The report documents observations made during the walk-through survey and identified existing visible physical deficiencies within the structure. The evaluation focused on critical structural components of the structure and identified areas exhibiting any signs of "substantial structural deterioration".

*"**Substantial structural deterioration**" means substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one inspection determines that such surface imperfections are a sign of substantial structural deterioration.*

The visual examination was based on non-intrusive, non-destructive visual observations of the readily accessible areas of the building(s) and the information available at the time of our site visit. For areas that were not accessible by normal methods (e.g., parapets, balconies), UES performed aerial videography (drone footage). Therefore, UES's descriptions, conclusions and recommendations were based solely on our observations of the various visible structural components and experience with similar projects. UES does make no representations that this report is a Florida Building Code, fire safety, regulatory, environmental, or all-encompassing compliance inspection.

In general, this report includes the following:

- A separate summary of the material findings and recommendations (**APPENDIX C**).
- Seal and signature, or the electronic signature, of the licensed engineer(s) who performed the inspection.
- The manner and type of inspection forming the basis for the inspection report.
- Identification of any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, and description of the extent of such deterioration, and identification of any recommended repairs for such deterioration.
- A statement of whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, was observed.
- Recommendation of any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identification and description of any items requiring further inspection.

3.0 SCOPE EXCLUSIONS

The scope of services included visual observations of accessible areas only. UES gained access to the property from a representative of the condominium association. Our observations have been limited to the current characteristics of the building structure. Our visual examination has not included laboratory analysis, geotechnical investigations, engineering evaluations of structural design nor other systems, including invasive investigations of site, building, or concrete structural components. Additionally, this scope does not include an environmental assessment such as air quality (mold survey) or evaluation of asbestos.

This scope does not include a **PHASE 2** milestone inspection. If a **PHASE 2** milestone inspection is required, UES will propose these services under separate cover. Please note that additional testing, including but not limited to sampling and destructive surveys, may be required during a **PHASE 2** milestone inspection.

4.0 STANDARD OF CARE AND WARRANTIES

UES performed the **PHASE 1** milestone inspection using methods and procedures and practices conforming to Florida Statute (FS) 553.899 (effective June 09, 2022) and local requirements of the AHJ.

UES represents that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as education, knowledge, training and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies included reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, as such UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

5.0 REFERENCE DOCUMENTS

The following documents, reports and technical references were used for this project.

5.1 MUNICIPAL INFORMATION

1. Lee County Property Appraiser's Site Information

5.2 DESIGN/CONSTRUCTION DOCUMENTS

1. Building Architectural plans by *FORUM ARCHITECT AND PLANNING, INC*. Consists of 98 sheets, dated April 1991, not signed or sealed.

5.3 REPORTS BY OTHERS

1. Roofing Warranty by *EXTREME FLORID ROOFING, LLC*, Dated December 2023.
2. Building Envelope Contract by *FLORIDA PAINTERS*, Dated January 2022.
3. Reserve Study by *SEDGWICK VALUATION SERVICES*, dated October 2019
4. Uniform Mitigation Report by *PREMIER APPRAISALS AND INSPECTIONS, LLC.,* dated September 2021.

5.4 TECHNICAL REFERENCES

1. Not applicable.

5.5 TECHNICAL PUBLICATIONS

1. Not applicable.

6.0 SUMMARY OF BUILDING STRUCTURAL SYSTEMS

Based on the provided building plans, the building's structural system is comprised of cast in please reinforced concrete columns, beams, shear walls and concrete masonry units (CMU) as bearing walls. The exterior cladding is painted stucco.

The building's floor system comprised of cast in place an 8-inch thick voided reinforced concrete slab system.

Unit balconies/patios are extended elements of the reinforced concrete slab/floor system. All unit patios are enclosed with a screen-guardrail integrated system. Unit patios are located on the building's southeast and northwest elevations. The majority of patio decks are covered with tiles. However, no evidence of waterproofing was installed below the tile. During our inspection, we noticed that the screen's bottom frames are not equipped with weep holes. This may cause water to entrap on the exterior edge. We also detected that stain marks are visible on the majority of the exterior patio edges. This is likely due to the lack of deck membrane and weep holes at the screen's bottom frame. In addition, specific patios exhibit hollow sound tiles.

The building walkways are extended elements of the reinforced concrete slab/floor system. All walkways appear coated with acrylic coating per the provided contract. However, no information was provided regarding any waterproofing membrane was installed below. The current walkway coating was installed in 2022 as reported. The walkways are equipped with core mounted, mechanically attached members guards. The majority of guard posts are not equipped with weep holes that were detected at the bottom of the posts.

The building has multiple separate flat roofs and mansard roofs as well. The flat roof is cast in place an 8-inch thick voided reinforced concrete system, similar to the floors system per the provided building plans. The flat roof is covered with thermoplastic polyolefin roofing system (TPO). The flat roof also existed over the circular staircase towers and over the storage area (3rd level) at the building's center. These areas are also covered with TPO system. The current roof was installed in November 2023 as reported.

The mansard roofs are located on the exterior northwest and southeast ends. The mansard roof is comprised of metal beams and joists. The mansard roof is covered with metal roofing. The metal roofing was replaced in 2007, as reported. The mansard roof was coated/painted during the previous building envelope project.

The building has two stairwell towers located at both northeast and southwest ends. In addition to a central stairwell near the elevator. All staircases are cast in place reinforced concrete members.

7.0 SUMMARY OF FINDINGS

Based on the PHASE 1 milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, and/or peeling of finishes that, based upon the licensed engineer and/or architect performing the PHASE 1 milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

7.1 ADDITIONAL STRUCTURES/COMPONENTS

1. Not Applicable.

8.0 RECOMMENDATIONS

A **PHASE 2 MILESTONE INSPECTION IS:** ☐ **RECOMMENDED**
☒ **NOT RECOMMENDED**

UES recommends the following remedial and/or preventive repairs:

- Install a proper waterproofing membrane at all walkway decks.
- Install a proper waterproofing membrane at all patio decks.
- Where missed, install weep holes at the screen's bottom frame to permit draining of water sufficiently.
- Where missed, install weep holes and self-leveling sealant at the bottom of guardrail posts.
- Seal all wall penetration with fire-rated inside all the common area rooms.
- Clean and paint and/or replace the rusted fire pipes at the walkways.
- Remediate the cracked patios' exterior edge for North Bldg. – northeast patio at 5th level.

9.0 RELIANCE

This report has been prepared for the referenced party and their representatives, and it is intended for their use only. This report was prepared pursuant to the contract between UES Milestone Inspections, LLC (UES) and ***Santa Maria II Condominium Association, Inc***. (the "Client"). That contractual relationship included an exchange of information about the property that was unique and between UES and its client and serves as part of the basis upon which this report was prepared. Because of the importance of communication between UES and the Client, reliance on any use of this report by anyone other than the Client, is prohibited and therefore not foreseeable to UES.

APPENDIX A

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

Case Reference Number: Unknown

Jurisdiction Name: Lee County

Licensee Name: Santa Maria II Condominium Association, Inc.

Title: Santa Maria II Condos – Phase I Milestone Structural Inspection for Condominiums and Cooperative

Address: 7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931

License Number: Condominium Project # PR1S020002

1. Description of Building
a. Name on Title: Santa Maria II Condominium Association, Inc.
b. Building Street Address: 7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931
c. **Legal Description:** Condominium Project. **Attached:** ☒
d. Owner's Name: Mr. Vito Binetti, Board Secretary
e. Owner's Mailing Address: Same
f. Folio Number of Property on which Building is located: 10233169
g. Building Code Occupancy Classification: Residential, R-2
h. Present use: Condominium, Residential.
i. General description of building (overall description, structural systems, special features): As expressed under the SUMMARY OF BUILDING STRUCTURAL SYSTEM (Page 7 of the Report).
j. Number of stories: (5) Five.

k. Provide an aerial of the property identifying the building being inspected on a separate sheet. Attached: ☒
l. Additional comments: Not Applicable.
m. Additions to original structure: Yes ☐ No ☒ Unknown ☐
n. Total actual building area of all floors: 156,806 SF (31,889 SF per Level).
2. Inspections
a. Date of Notice of required inspection: Unknown.
b. Date(s) of actual inspection: April 12, 2024
c. Name, license number, discipline of practice, and qualifications of licensee(s) submitting report: Ali Mustafa, PE, Lic. #93315 & Mike Santiago, PE, SI, Lic. #74520 (Reference the Qualification)
d. Does substantial structural deterioration exist? Yes ☐ No☒ **1. If yes, phase two of the milestone inspection is required.**
e. Do unsafe or dangerous conditions exist? Yes ☐ No ☒
f. Is it recommended that the building be vacated? Yes ☐ No ☒
g. Has the property record been researched for violations or unsafe cases? Yes ☐ No ☒ **1. Explanation/Comments:**
3. Supporting Data
a. Additional sheets of written data: Refer to the report.
b. Photographs provided (where required plus each building elevation): See Appendix B (Site Photographs).
c. Drawings or sketches (aerial, site, footprint, etc.): Attached.

4. Foundation

a. **Describe the building foundation:** Based on the provided building plans, the building foundation comprised of cast in place post tension reinforced concrete raft/mat foundation.

b. **Is wood in contact or near soil? Yes ☐ No ☐ Not Applicable ☒**

c. **Signs of differential settlement? Yes ☐ No ☒ Not Applicable ☐**

d. **Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:** Not Applicable.

e. **Is water drained away from the foundation? Yes ☐ No ☐ Not Applicable ☒**

5. Present Condition of Overall Structure

a. **General alignment: (Note: Good, fair, poor, explain if significant):** Acceptable.

b. **Bulging? Yes ☐ No ☒**

1. **If yes explain condition and location:**

c. **Settlement? Yes ☐ No ☒**

1. If yes explain condition and location:

d. **Deflections? Yes ☐ No ☒**

1. If yes explain condition and location:

e. **Portion showing distress: (Note, beams, columns, structural walls, floors, roofs, other):** Not Applicable.

f. **Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.** In general, building's cladding exhibits good conditions. Limited signs of stain marks were observed on specific locations, more likely at patio exterior edges (eyebrow). The existing paint coating was completed in 2022, as reported.

g. **Cracks: Note location in significant structural members:** Cracked exterior balcony/patio and windowsills as the following: a. Cracked exterior patio edge at North Bldg. – Northeast patio at 5th level.
h. **General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation (corrosion) of metals; rot or borer attack in wood:** Not Applicable.
i. **Previous patching or repairs (Provide description and identify location):** Not Applicable.
j. **Nature of present loading: (indicate residential, commercial, storage, other):** Residential.
k. **Signs of overloading? Yes ☐ No ☒** 1. **If yes, describe:**
6. Masonry Bearing Wall: (indicate good, fair, poor on appropriate lines)
a. **Concrete masonry units:** Good.
b. **Clay tile or terra cotta units:** Not Applicable.
c. **Reinforced concrete tie columns:** Good.
d. **Reinforced concrete tie beams:** Good.
e. **Lintel:** Good.
f. **Other type bond beams:** Not Applicable.
g. **Exterior masonry finishes (choose those that apply):** 1. **Stucco:** Yes. 2. **Veneer:** 3. **Paint only:** Yes. 4. **Other (describe):**

h. Interior masonry finishes (choose those that apply):

1. **Vapor Barrier:**
2. **Furring and plaster:**
3. **Paneling:**
4. **Paint only:**
5. **Other (describe):** Drywall.

i. Cracks: Not Applicable.

1. **Location:**
2. **Description**.

j. Spalling: Not Applicable.

1. **Location:**
2. **Description:**

k. Rebar corrosion: Not Applicable.

1. **None visible?** ☐
2. **Minor (patching will suffice)?** ☐ **Location:** Not Applicable.
3. **Significant (structural repairs required)?** ☐ **Location:** Not Applicable.

7. Floor and Roof System

a. Roof System(s)

Describe (Roof shape, type of roof covering, type of roof deck, framing system, condition): The building has multiple separate flat roofs and mansard roofs as well. The flat roof is cast in place an 8-inch thick voided reinforced concrete system, similar to the floors system per the provided building plans. The flat roof is covered with thermoplastic polyolefin roofing system (TPO). The flat roof also existed over the circular staircase towers and over the storage area

(3rd level) at the building's center. These areas are also covered with TPO system. The current roof was installed in November 2023 as reported. The existing roofing condition is good.

1. **Describe parapet build and current conditions:** Not Applicable.
2. **Describe mansard build and current conditions:** The mansard roofs are located on the exterior northwest and southeast ends. The mansard roof is comprised of metal beams and joists. The mansard roof is covered with metal roofing. The metal roofing was replaced in 2007, as reported. The mansard roof was coated/painted during the previous paint project. The existing mansard roof condition is good.
3. **Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection:** Not Applicable.

b. Floor System(s):

1. **Describe the floor system at each level, framing, material, typical spans and indicate condition:** The building's floor system comprised of cast in place an 8-inch thick voided reinforced concrete slab system.
2. **Balconies, indicate location, framing system, material, and condition:** Unit balconies/patios are extended elements of the reinforced concrete slab/floor system. All unit patios are enclosed with a screen-guardrail integrated system. Unit patios are located on the building's southeast and northwest elevations. The majority of patio decks are covered with tiles. However, no evidence of waterproofing was installed below the tile. During our inspection, we noticed that the screen's bottom frames are not equipped with weep holes. This may cause water to entrap on the exterior edge. We also detected that stain marks are visible on the majority of the exterior patio edges. This is likely due to the lack of deck membrane and weep holes at the screen's bottom frame. In addition, specific patios exhibit hollow sound tiles.
3. **Walkways, indicate location, framing system, material, and condition:** The building walkways are extended elements of the reinforced concrete slab/floor system. All walkways appear coated with acrylic coating per the provided contract. However, no information was provided regarding any waterproofing

membrane was installed below. The current walkway coating was installed in 2022 as reported. The walkways are equipped with core mounted, mechanically attached members guards. The majority of guard posts are not equipped with weep holes that were detected at the bottom of the posts.

4. **Stairs and escalators: indicate location, framing system, material, and condition:** In addition to a central stairwell near the elevator. All staircases are cast in place reinforced concrete members. The stairwells' conditions are good.
5. **Ramps, indicate location, framing type, material, and condition:** Not Applicable.
6. **Guardrails: describe type, material, and condition:** Patios are equipped with screen system that anchored on the exterior edge.
   The walkways are equipped with core mounted, mechanically attached members guards. In general, both guards and screen are in acceptable condition despite the lack of the required weep holes at the bottom.

8. Steel Framing System

a. **Description of system at each level:** Steel frame system exists at the mansard roofs only. No inspection was applicable during our survey due to lack of access.
   1. **Steel members: describe condition of paint and degree of corrosion:**
   2. **Steel connections: describe type and condition.**
   3. **Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):** Not Applicable.

9. Concrete Framing System

a. **Full description of concrete structural framing system:** The building's structural system is comprised of cast in please reinforced concrete columns, beams, shear walls and concrete masonry units (CMU) as bearing walls. The exterior cladding is painted stucco.
b. **Cracking:** Yes.
   1. **Significant ☐ Not Significant ☒**

2. **Location and description of members affect and type of cracking:** Cracked exterior patio edge as the following:
    i. North Bldg. – Northeast patio at 5th level.

c. **General condition:** Acceptable.

d. **Rebar corrosion- check appropriate line:** Not Applicable.

1. **None visible** ☐
2. **Location and description of members affected and type of damage (cracking, spalling):**
3. **Minor (patching will suffice)** ☒
4. **Significant (structural repairs required)** ☐

e. **Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:** Not Applicable.

10. Wood Framing

a. **Fully describe wood framing system:** Not Applicable.

b. **Indicate the condition of the following:**

1. **Walls:** Not Applicable.
2. **Floors:** Not Applicable
3. **Roof members, roof trusses:** Good.

c. **Note metal connectors (i.e. angles, plates, bolts, other, and note condition):** Not Applicable.

d. **Identify any wood framing member with obvious overloading, overstress, deterioration, or excess deflection):** Not Applicable.

11. Special or Unusual Features in The Building

a. **Identify and describe any special or unusual feature (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.):** Not Applicable.

b. **Indicate condition of the special feature, its supports, and connections:**

   a. The elevator condition is good.

   b. Stairwells' conditions are good.

APPENDIX B

SITE PHOTOGRAPHS

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931

Photograph 1: View of the Front Elevation (Southeast).

Photograph 2: View of the Rear (Back) Elevation (Northwest).

Photograph 3: View of the Southwest Elevation of the Building.

Photograph 4: View of the Northeast Elevation of the Building.

Photograph 5: Building Roof, Current Condition is Good.

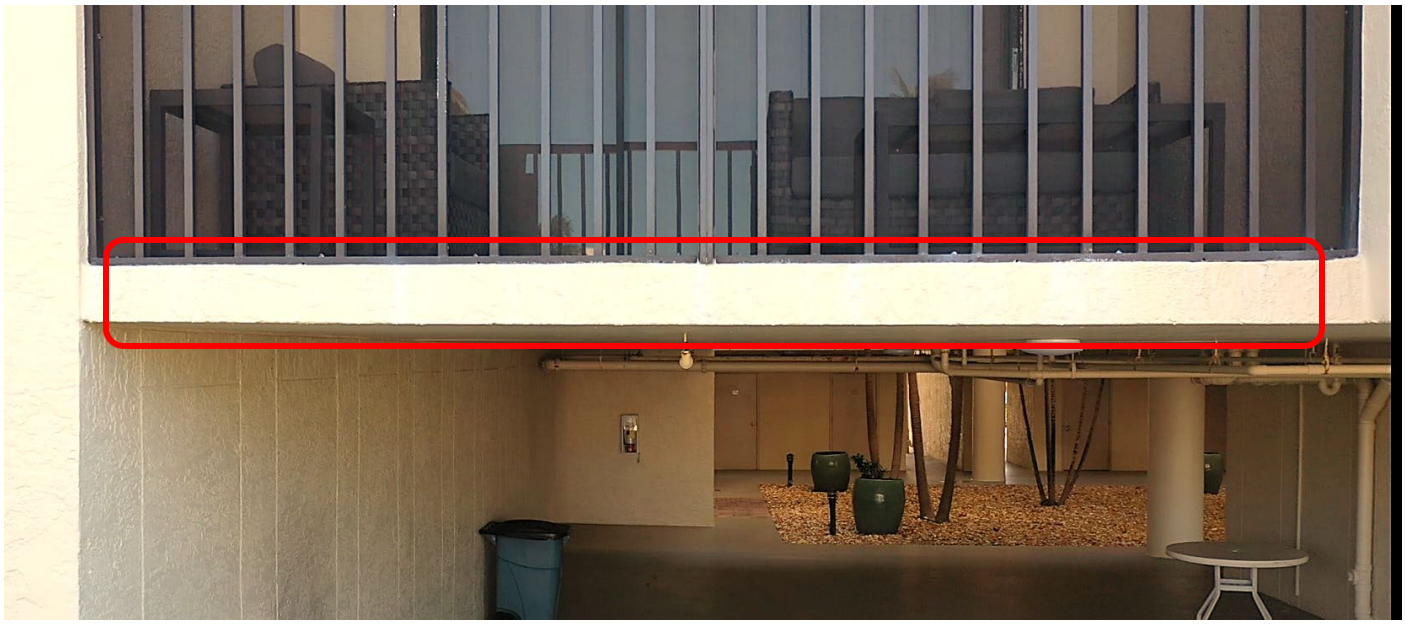
Photograph 6: Stairwell Roof, Current Condition is Good.

Photograph 7:Metal Mansard Roof, Current Condition is Good.

Photograph 8: Retailed Area / Central Flat Roof, Current Condition is Good.

Photograph 9: North Stairwell at 5th Level – Example of Stain Mark on Exterior Edge.

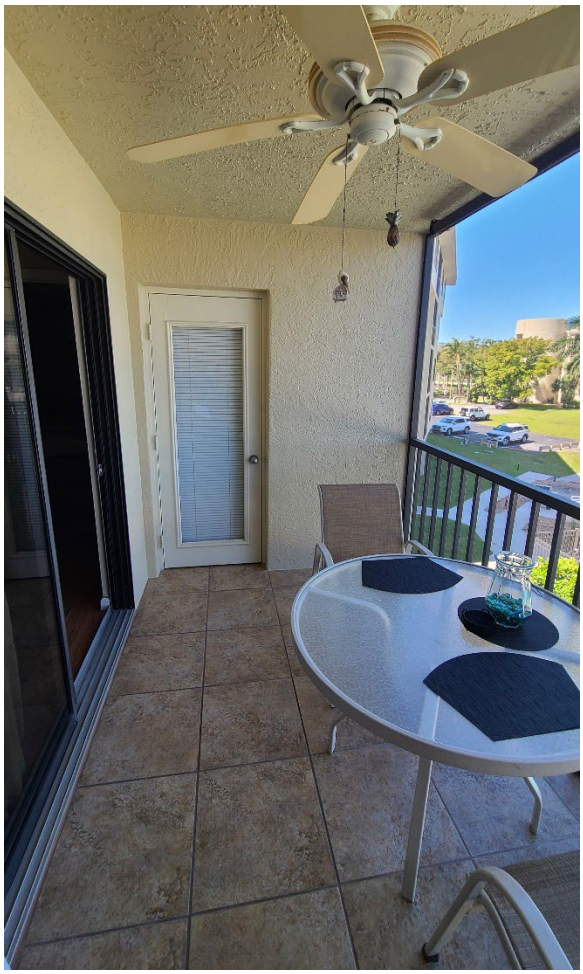
Photograph 10: North Bldg., Northeast Patio at 5th Level – Example of efflorescence on Exterior Edge.



Photograph 11: North Bldg., 2nd Patio Stack from Northwest at 2nd Level – Example of efflorescence on Exterior Edge.

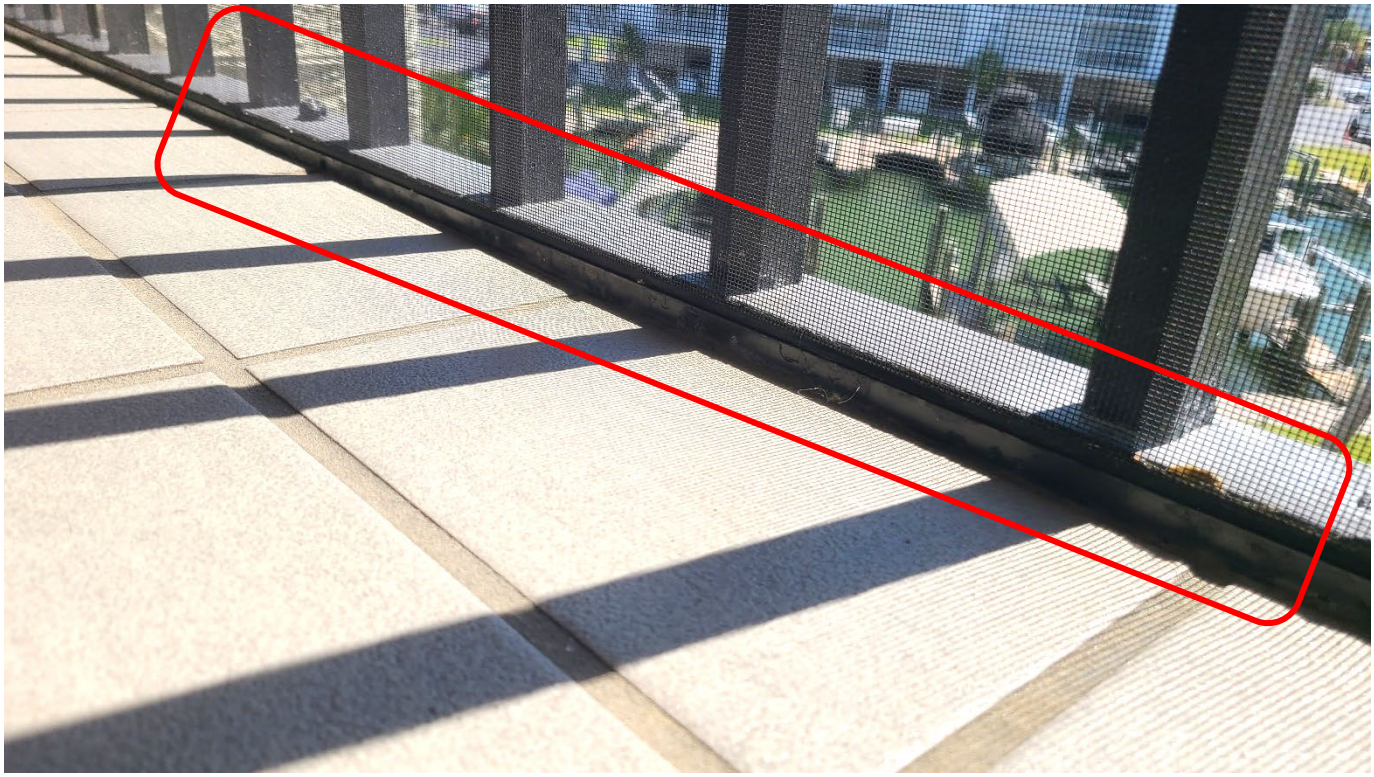
Photograph 12: Unit #107 Patio, Current Condition.

Photograph 13: Unit #106 Patio, Current Condition

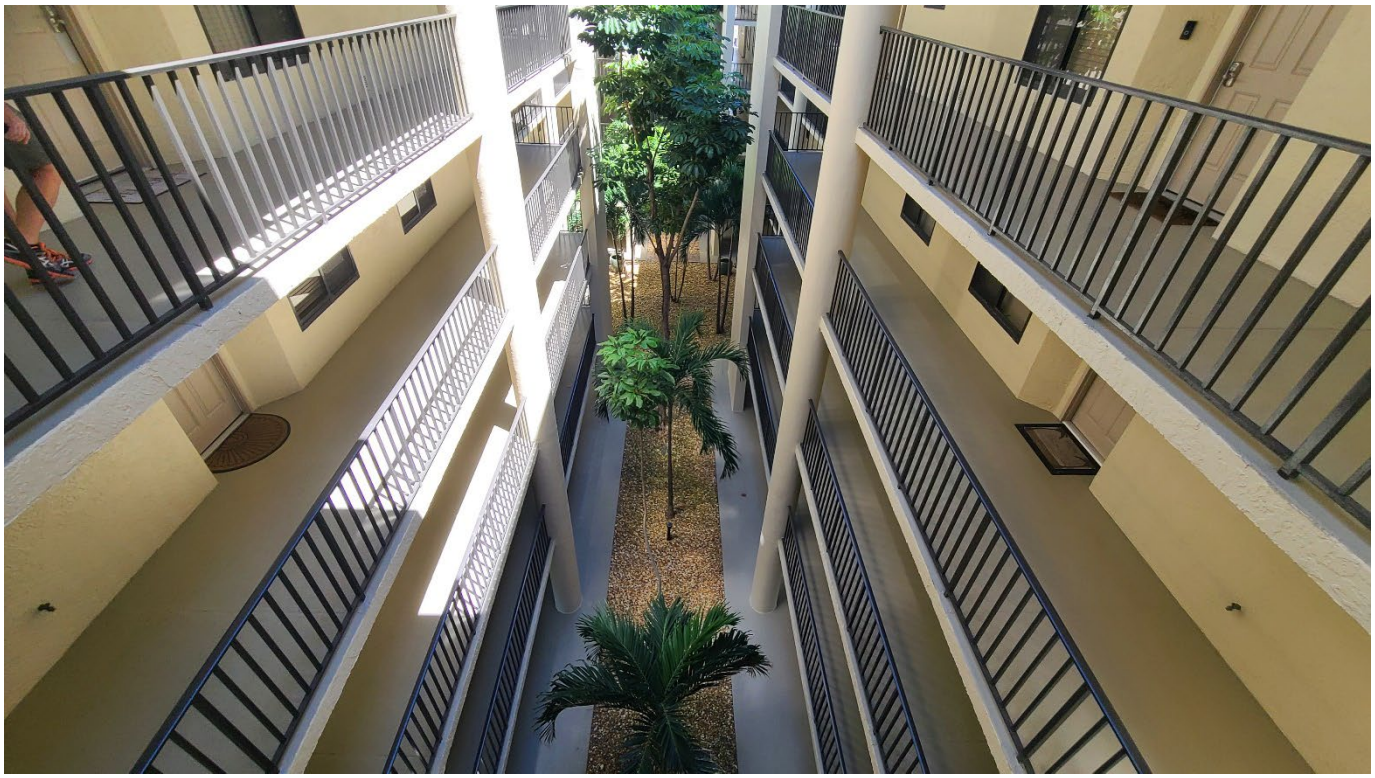


Photograph 14: Unit #206 Patio, Current Condition.

Photograph 15: North Bldg., Northeast Patio at 5th Level – Cracked Exterior Edge.



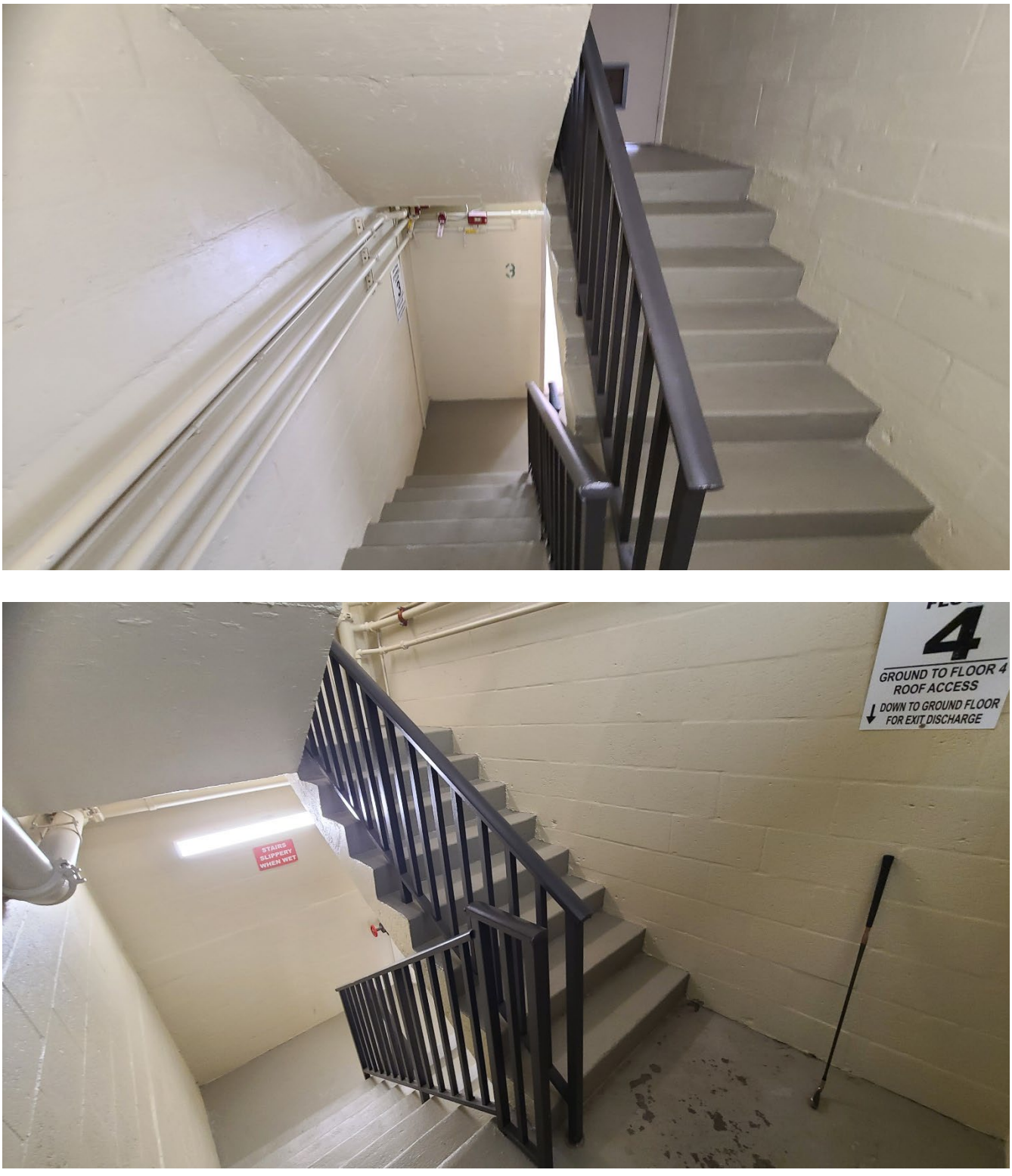
Photograph 16: Patio's Screen – Lack of Weep Holes at Bottom Frame



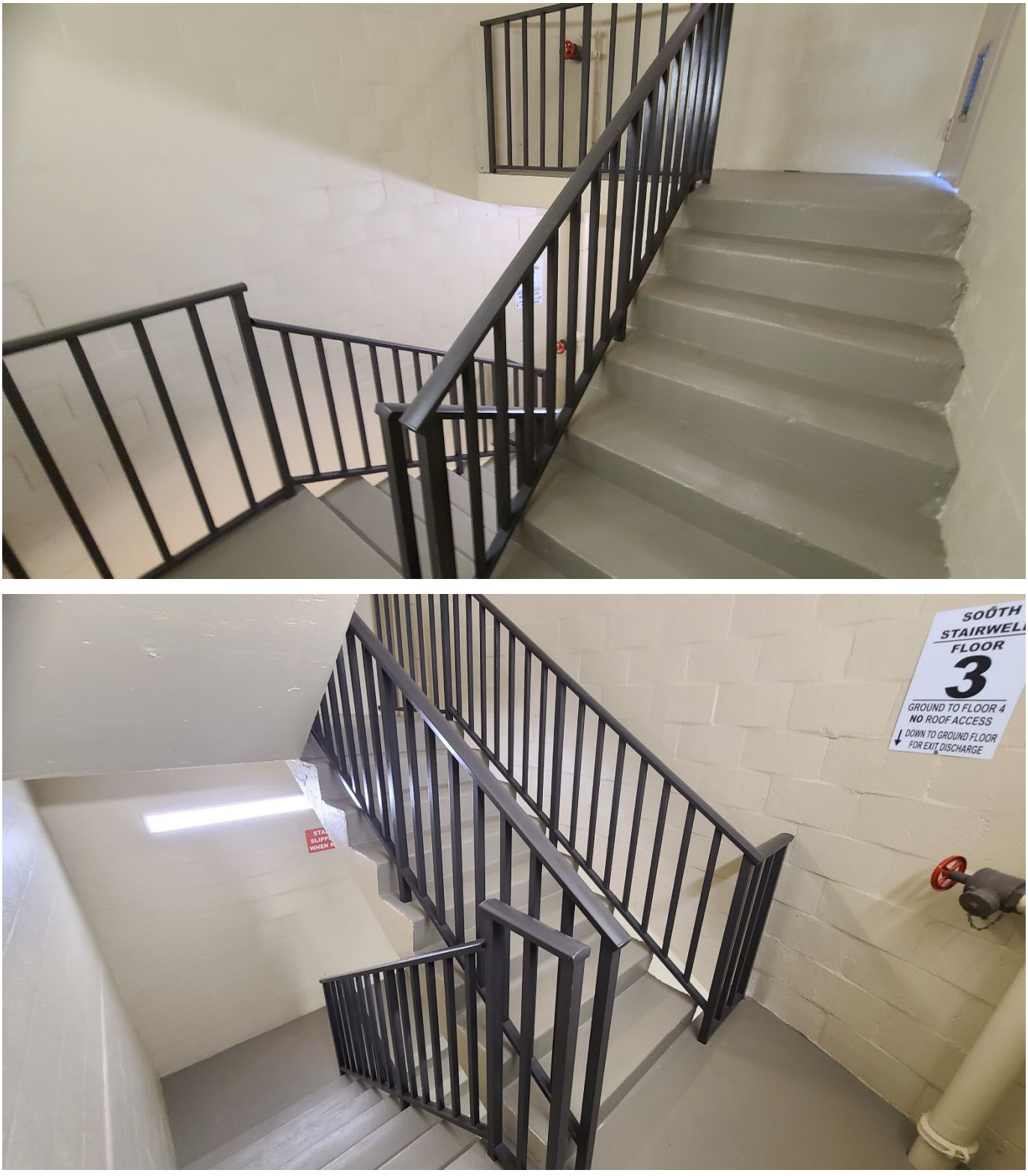
Photograph 17: Building Walkways, Current Condition.

Photograph 18: Building Central Walkways

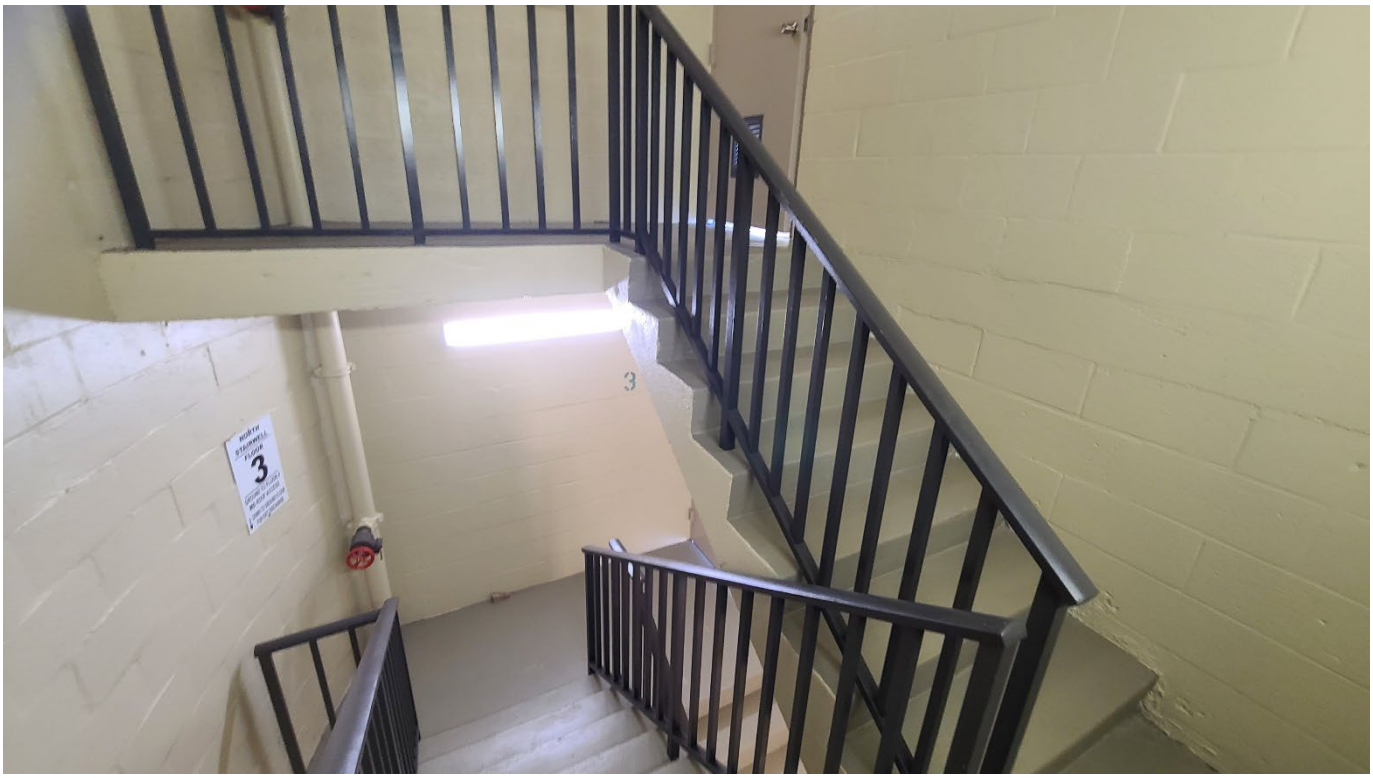
Photograph 19: Walkway Guards, Lack of Weep Holes at Bottom of Posts

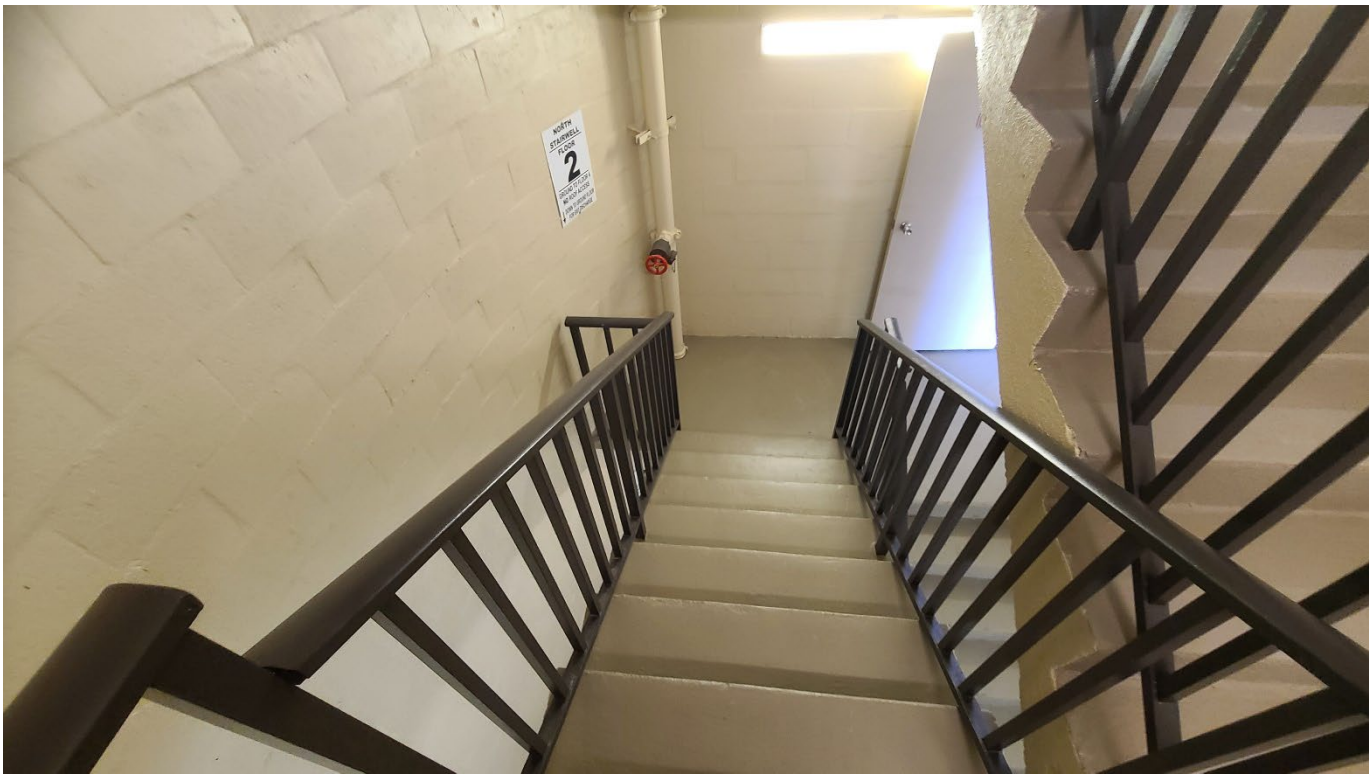


Photograph 20: Central Staircase, Current Condition.

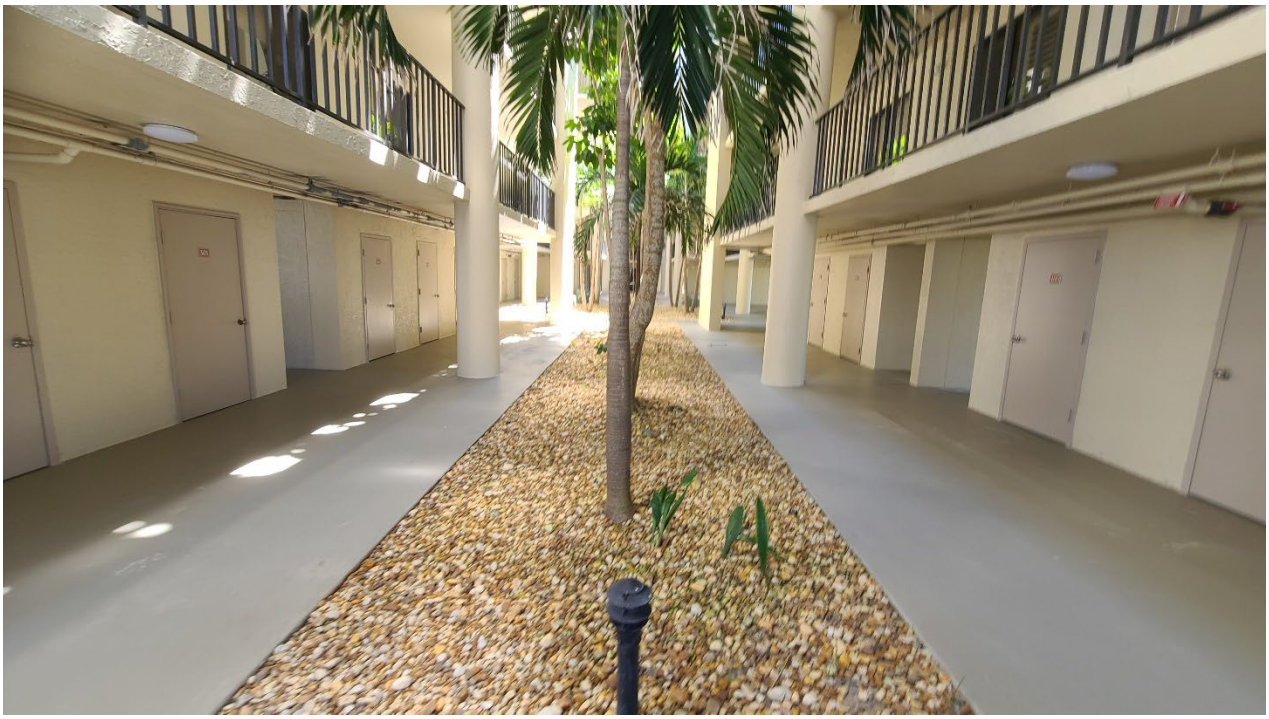


Photograph 21: South Stairwell, Current Condition.



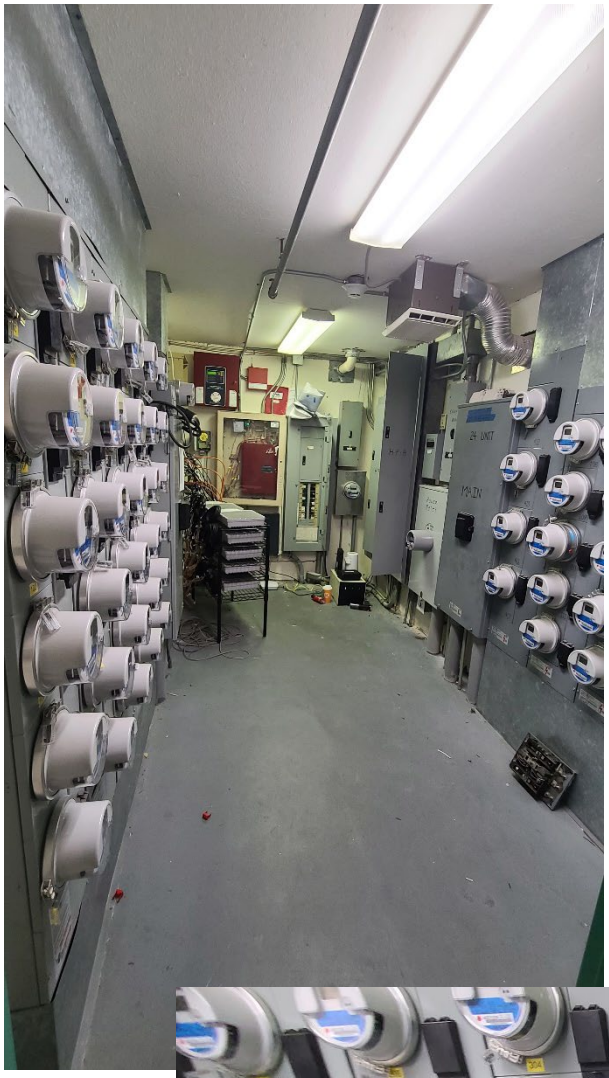


Photograph 22: North Stairwell, Current Condition.



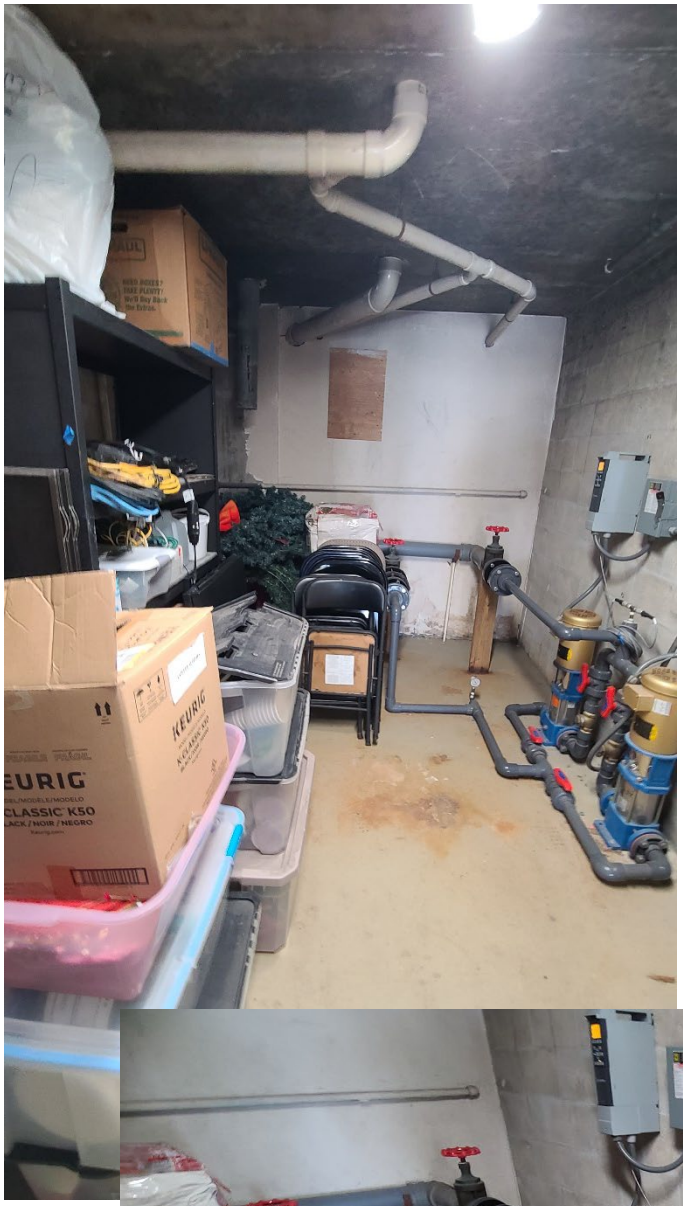
Photograph 23: Building Common Areas, Ground Level Storage Rooms, Current Condition.

Photograph 24: Building Common Areas, Men Restroom, Current Condition.



Photograph 25: Building Common Area, Power Room, Current Condition.

Photograph 26: Building Common Area, Elevator Equipment Room, Current Condition.



Photograph 27: Building Common Area, Booster Pumps Room, Current Condition.

Photograph 28: Building Common Area, Inside Storage Room #13, Current Condition

Photograph 29: Building Common Area, Inside Maintenance/Office Room at Ground Level, Current Condition.

Photograph 30: Building Common Area, Inside Maintenance at North Stairwell Ground Level, Current Condition.

Photograph 31: Building Common Area, Dumpster Room at North Stairwell Ground Level, Current Condition.

Photograph 32: Building Common Area, Dumpster Room at South Stairwell Ground Level, Current Condition.

Photograph 33: Building Common Area, Trash Chute at Walkways, Current Condition.

Photograph 34: Building Common Area, Fire Pump Ground Level, Current Condition.

Photograph 35: Building Common Area, Fire Alarm Equipment Inside the Power Room, Current Condition.

Photograph 36: Fire Sprinkler inside the Unit.

Photograph 37: Building Common Area – Example of Lack or Fire Rated Sealant at Wall Penetrations.

Photograph 38: Building Common Area, Example of Rusted Fire Pipes at the Walkways.

Photograph 39: Building Common Area, Plumbing Stack Pipes (PVC), Current Condition.

Photograph 40: Building Common Area, Main Lobby/Entrance at Ground Level, Current Condition

Photograph 41: Building Common Area, Main Lobby/Entrance at Ground Level, Current Condition

APPENDIX C

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

UES MILESTONE INSPECTIONS, LLC.

Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Intergrity Reserve Studies

May 15, 2024

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd,
Ft. Myers Beach, FL 33931

Attention: Mr. Vito Binetti, Board Secretary
Phone: (647) 237-6909
Email: binetti00@gmail.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings**
Santa Maria II Condominium Association, Inc.
Association License No. per Florida DBPR: PR1P021333
UES Project No: 6011.2400060.0000

Building Department Reference Number: N/A
Building/Property Identification/Address: (**Folio ID):** 10233169

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Mr. Binetti and Board of Directors:

Universal Engineering Sciences (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property (ies). UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ)**.** Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations:

SUMMARY OF FINDINGS

Based on the **PHASE 1** milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineer and/or architect performing the **PHASE 1** milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

RECOMMENDATIONS

A PHASE 2 INSPECTIONS IS: ☐ RECOMMENDED ☒ **NOT RECOMMENDED**

UES recommends the following remedial and/or preventive repairs:

- Install a proper waterproofing membrane at all walkway decks.
- Install a proper waterproofing membrane at all patio decks.
- Where missed, install weep holes at the screen's bottom frame to permit draining of water sufficiently.
- Where missed, install weep holes and self-leveling sealant at the bottom of guardrail posts.
- Seal all wall penetration with fire-rated inside all the common area rooms.
- Clean and paint and/or replace the rusted fire pipes at the walkways.
- Remediate the cracked patios' exterior edge for North Bldg. – northeast patio at 5th level.

---oOo---

Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present structural condition of the building based upon careful evaluation of observed conditions to the extent possible.

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to ***Santa Maria II Condominium Association, Inc***.

Respectfully Submitted,
Universal Engineering Sciences
Registry #4930

Digitally signed by Ali T Mustafa
Date: 2024.06.26 08:47:12 -04'00'

ALI T MUSTAFA LICENSE No. 93315 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ali T. Mustafa, P.E.
Restoration Consultant
Florida Professional Engineer No. 93315
Amustafa@teamUES.com

MIGUEL A. SANTIAGO LICENSE No. 74520 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410C000001 8D7FEE914600089FC9, cn=Miguel A Santiago
Date: 2024.06.27 12:40:37 -04'00'

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520
MSantiago@UESmilestone.com

This item has been digitally signed and sealed by Ali Mustafa, P.E. and Miguel A. Santiago, P.E., S.I. on the date indicated here.
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

APPENDIX D

QUALIFICATIONS OF KEY PERSONNEL

MIGUEL SANTIAGO, P.E., S.I.

Professional Engineer / Special Inspector / CSD Vice President

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Vice President of UES Construction Services Division. He has experience in visual soil classification, boring log and settlement analysis, geotechnical investigations, and laboratory testing programs, and is very familiar with Florida, North Carolina, and Puerto Rico geology. He has over 24 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/ reshoring and design/plan compliance.

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

UNIVERSAL ENGINEERING SCIENCES

YEARS WITH THE FIRM 3.0

YEARS WITH OTHER FIRMS 23

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES & CERTIFICATIONS

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.

Education

BS, Civil Engineering

Years of Experience

18

Licenses

- Professional Engineer - FL #93315
- Iraqi Engineering Union - #98836

Ali Talib Mustafa, PE

Restoration Consultant

Ali has over 18 years of experience managing and performing consulting services (and in construction and project management). He is skilled in design-build service in new construction, including efforts performed for commercial and governmental clients overseas. His portfolio includes the construction of stadiums, hospitals, public clinics, schools, and oil field facilities. Following relocation to the United States in 2015, Ali gained skills in assessing existing structures, restoration, and building envelope consulting, as well as design and project specification. He offers valuable experience in construction and is an effective, efficient, and creative problem-solver for his clients. Ali is also well-versed in restoration knowledge and techniques. He is committed to improving these elements to better assist his clients through structural consulting, project management, construction administration, and inspection services.

EMPLOYMENT HISTORY/PROJECT EXPERIENCE

Senior Project Manager - TRC Worldwide Engineering (April 2020-October 2022)

Sarasota, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Project Engineer - Karins Engineering Group (February 2016-April 2020)

St. Petersburg, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Onsite Construction Manager - Triarena Company for General Construction (September 2013-August 2014)

Baghdad, Iraq

As Onsite Construction Manager, Mr. Mustafa was responsible for leading and supervising onsite engineers to perform new construction and achieve desired quality. He performed quality control and quality assurance (QA/QC) to ensure compliance of subcontractors' work.

Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders. Mr. Mustafa also was tasked with controlling use of resources, including and monitoring purchases and rentals of materials and equipment.

Onsite Construction Engineer - Al Madaniya Company (November 2010-March 2013)

Baghdad, Iraq

As Onsite Construction Engineer, Mr. Mustafa was responsible for supervising, monitoring, and implementing onsite subcontractor activity. He also managed, monitored, and performed Quality Assurance/Quality Control for subcontracted work. Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders.

Onsite Construction Engineer - VINS Company (March 2006-August 2008)

Aqreh, Kurdistan

As Onsite Construction Engineer, Mr. Mustafa was responsible for coordinating and implementing onsite work to achieve desired project scopes. He routinely assisted Project Managers in coordinating work activity, and performed quality assurance for sub-contracted elements. Additionally, he monitored purchases for warehouse resources and materials, prepared Requests for Information, project schedules, and daily reports.

1010 Condominium Association - Multi-Story Pre-cast Parking Garage

Pinellas County, FL

From April to August 2021, Mr. Mustafa was involved in this $200,000 effort for the 1010 Condominium Association. The project involved concrete repair and deck waterproofing for a multi-story precast parking structure. He served as Project Manager and Engineer, and was responsible for performing onsite surveys to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Innovare Affordable Apartments

Hillsborough County, FL

From November 2021 through December 2022, Mr. Mustafa was involved in this new construction effort for Hillsborough County. The project involved new construction, including exterior CMU walls and interior steel columns as well as decks. He served as Threshold Inspector, and performed threshold inspections onsite.

Water's Edge Condominium Association - Waterproofing and Remediation

Clearwater Beach/Pinellas County, FL

From April to August 2020, Mr. Mustafa was involved in this $350,000 effort for the Water's Edge Condominium Association. The project involved two phases, the first of which was performed from April to June 2020. The scope involved waterproofing for the 23rd floor patio. The second phase, performed during August 2020, involved waterproofing plaza deck planters. He served as Project Manager and Engineer, and was responsible for performing onsite surveya to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Envoy Point Condominium Association - Waterproofing and Remediation

St. Petersburg Beach, FL

Mr. Mustafa was involved in various efforts for the Envoy Point Condominiums, including parking lot asphalt efforts, plumbing CIPP, and structural analysis of community buildings, as well as an association reserve study.

New Construction - 30,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a $90 million, 30,000-seat sport hall complex, including an arena with two practice fields, and a four-star hotel onsite. The project occurred from September 2013-August 2014.

New Construction - 8,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a $25 million, 8,000-seat sport hall complex, from 2011-2014.

New Construction - Hospital and Staff Housing

Aqreh, Kurdistan

Construction of a $25 million, 100-bed hospital, with associated staff housing, in the city of Aqreh to the north of Iraq. Work occurred from 2005-2008.

Holiday Villas III Condominium Association - Balcony Structural Survey

Indian Rocks Beach, FL

Water's Edge Condominium Association - Waterproofing Efforts and Association Reserve Study

Clearwater Beach, FL

Mirror Lake Condominium Association - Roofing/ Coating Project

St. Petersburg Beach, FL

Association Turnover Study (The Sanctuary at Alexandra Place Condominium Association)

Tampa, FL

Association Turnover Study (Mystique at Water Park Condominium Association)

Naples, FL

Sarasota South Court - Threshold Inspections

Venice, FL

Bayshore Yacht and Tennis Club Condominium Association - Roofing Replacement and Sundeck Waterproofing

Indian Rocks Beach, FL