

# PHASE I MILESTONE INSPECTION

Princeton Place 2 at Wiggins Bay Condominiums

320 Horse Creek Drive

Naples, FL 34110



Prepared For:

Princeton Place at Wiggins Bay Condominium Two  
Association, Inc.  
Community Management Associates, Inc.  
3806 Exchange Avenue  
Naples, FL 34104

Prepared By

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

UES Project No: 0811.2300027.0000 – Task 17

Report Date January 23, 2024

Inspection Date December 6, 2023



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

January 23, 2024

Princeton Place at Wiggins Bay Condominium Two Associates, Inc.  
Community Management Associates, Inc.  
Naples, FL 34104

Attention: Tammy Bennetts  
Email: tbennetts@cmacomunities.com

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings  
Princeton Place 2 at Wiggins Bay Condominiums**  
UES Project No: 0811.2300027.0000 – TASK 17

**Building Department Reference Number:** N/A  
**Building/Property Identification/Address:** 320 Horse Creek Drive, Naples, Florida 34110  
**License Number:** Condominium Project #PR1S020938

Dear Ms. Bennetts,

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 May 26, 2022, and amended June 9, 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 Princeton Place at Wiggins Bay Condominium Two 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

Miguel A. Santiago, P.E., S.I.  
Principal Engineer  
Florida Professional Engineer No. 74520

Ricardo Solis, P.E.  
Structural Engineer  
Florida Professional Engineer No. 95850

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and Ricardo Solis, 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 copies.

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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## 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**. If a building reached 30 years of age before July 1, 2022, the building's initial milestone inspection must be performed before **December 31, 2024**. If a building reaches 30 years of age on or after July 1, 2022, and before December 31, 2024, the building's initial milestone inspection must be performed before December 31, 2025.
- The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the certificate of occupancy for the building was issued, and every 10 years thereafter.
- 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

The condominium is located in Naples, Collier County, Florida. The 5-story building was built in 1990 and consists of 37 residential condominium units. The building is a concrete framed superstructure with reinforced cast-in-place (CIP) concrete walls, wood framed walls, reinforced cast-in-place concrete beams, reinforced concrete elevated slabs, and prefabricated wood roof trusses. The building is supported on shallow foundations.

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

Condominium or Cooperative Name: Princeton Place at Wiggins Bay Condo Two  
Primary Address: 320 Horse Creek Drive  
Local Authority Having Jurisdiction: Collier County  
License Number: Condominium Project #PR1S020938  
Number of Buildings three (3) stories or greater in height: 1

#### **Building 1**

Address: 320 Horse Creek Drive, Naples, Florida 34110  
No. of Stories: 5  
No. of Units: 37  
Total square footage: Unattainable  
Year of Certificate of Occupancy: 1990  
Initial Milestone Inspection or 10-year follow-up: Initial Milestone Inspection

## 2.0 SCOPE OF SERVICES

For the **PHASE 1** milestone inspection report (the “report”), UES’s licensed engineer performed a visual examination of habitable and non-habitable areas of the building, 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 identifies 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 or substantial structural weakness 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 and the information available at the time of our site visit. For areas that were not accessible by normal methods (e.g., 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 makes 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, were 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 May 26, 2022, and amended June 9, 2023) 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. Collier County Property Appraiser's Site Information.

##### **5.2 DESIGN/CONSTRUCTION DOCUMENTS**

1. Alpine Engineered Products, Inc. prefabricated roof truss shop drawings.
2. Allen Davis Architect drawings dated 3-14-88.

##### **5.3 REPORTS BY OTHERS**

1. No reports by others were available at the time of inspection.

##### **5.4 TECHNICAL REFERENCES**

1. Not applicable.

##### **5.5 TECHNICAL PUBLICATIONS**

1. Not applicable.

## 6.0 SUMMARY OF BUILDING STRUCTURAL SYSTEMS

The building is a concrete framed superstructure with reinforced cast-in-place (CIP) concrete walls, wood framed walls, reinforced cast-in-place concrete beams, reinforced concrete elevated slabs, and prefabricated wood roof trusses. The building is supported on shallow foundations. The exterior walls are painted stucco. The roof framing is covered with plywood sheathing and asphalt shingles.

## 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, signs of leakage, and/or peeling of finishes that, based upon the licensed engineer performing the PHASE 1 milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

## 8.0 RECOMMENDATIONS

A PHASE 2 MILESTONE INSPECTION IS:

RECOMMENDED

NOT RECOMMENDED

While a PHASE 2 inspection is not required, the following deficiencies and deferred repairs below were identified which may require near-term repairs and/or corrective action/improvements:

- Cracks/spalled concrete in the exterior walkways were observed at 5 locations. See **Appendix B** Photographs No. 8, 25 through 27.
- Exposed steel reinforcement was observed in the ceiling slab located in the electrical room in multiple locations. See **Appendix B** Photograph No. 14.
- Cracks in the exterior wall and ceiling finishes were observed in the balcony of Unit 408. See **Appendix B** Photographs No. 17 and 18.
- A corroded steel bracket was observed on the 5<sup>th</sup> floor near the western end. See **Appendix B** Photograph No. 24.

Recommended Actions:

- UES recommends removal of all loose and broken concrete using a hammer and a chisel and removing all corrosion from the exposed steel reinforcement (if applicable) using a wire brush and then applying an approved concrete patch product at the 5 locations observed in the exterior walkways.
- UES recommends patching the exposed steel reinforcement observed in the ceiling slab located in the electrical room with an approved concrete patch product.
- UES recommends sealing the cracks in the exterior wall and ceiling finishes using an approved crack sealant product.
- UES recommends replacing the corroded steel bracket observed.

## 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 **Princeton Place at Wiggins Bay Condominium Two 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 the 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:** N/A

**Jurisdiction Name:** Collier County

**Licensee Name:** Princeton Place at Wiggins Bay Condo Two

**Title:** Princeton Place 2 at Wiggins Bay Condominiums – Phase 1 Milestone Inspection

**Address:** 320 Horse Creek Drive, Naples, Florida 34110

**License Number:** Condominium Project #PR1S020938

<b>1. Description of Building</b>
<b>a. Name on Title:</b> Unattainable
<b>b. Building Street Address:</b> 320 Horse Creek Drive, Naples, Florida 34110
<b>c. Legal Description:</b> Unattainable  <b>Attached:</b> <input type="checkbox"/>
<b>d. Owner's Name:</b> Unattainable
<b>e. Owner's Mailing Address:</b> Unattainable
<b>f. Folio Number of Property on which Building is located:</b> Unattainable
<b>g. Building Code Occupancy Classification:</b> Condominium
<b>h. Present use:</b> Residential

<p><b>i. General description of building (overall description, structural systems, special features):</b></p> <p>The building is a concrete framed superstructure with reinforced cast-in-place (CIP) concrete walls, wood framed walls, reinforced cast-in-place concrete beams, reinforced concrete elevated slabs, and prefabricated wood roof trusses. The building is supported on shallow foundations.</p>
<p><b>j. Number of stories:</b> 5</p>
<p><b>k. Provide an aerial of the property identifying the building being inspected on a separate sheet. Attached:</b> <input checked="" type="checkbox"/></p>
<p><b>l. Additional comments:</b> None</p>
<p><b>m. Additions to original structure:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/></p>
<p><b>n. Total actual building area of all floors:</b> Unattainable</p>

<p><b>2. Inspections</b></p>
<p><b>a. Date of Notice of required inspection:</b> N/A</p>
<p><b>b. Date of actual inspection:</b> December 6, 2023</p>
<p><b>c. Name, license number, discipline of practice, and qualifications of licensee(s) submitting report:</b></p> <p>Miguel A. Santiago – P.E. #74520 (See <b>Appendix D</b>)</p> <p>Ricardo Solis – P.E. #95850 (See <b>Appendix D</b>)</p>
<p><b>d. Does substantial structural deterioration exist?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>1. If yes, a phase two of the milestone inspection is required.</p>
<p><b>e. Do unsafe or dangerous conditions exist?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p><b>f. Is it recommended that the building be vacated?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>



**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:** None

**b. Photographs provided (where required plus each building elevation):**

See **Appendix B** (Site Photographs)

**c. Drawings or sketches (aerial, site, footprint, etc.):**

Alpine Engineered Products, Inc. prefabricated roof truss shop drawings.  
Allen Davis Architect drawings dated 3-14-88.

### 4. Foundation

**a. Describe the building foundation:** The building is supported on shallow reinforced foundations.

**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:** None

**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):** Good

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):** None

f. **Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.** Cracks were observed in the exterior wall and ceiling finishes in the balcony of Unit 408. Patch repairs were also observed in the exterior wall stucco finishes located along the south elevation. See **Appendix B** for referenced photographs.

g. **Cracks: Note location in significant structural members.** None

h. **General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation (corrosion) of metals; rot or borer attack in wood.** Cracks/spalled concrete were observed in the exterior walkways at 5 locations. See **Appendix B** for referenced photographs.

i. **Previous patching or repairs (Provide description and identify location):** Patch repairs were also observed in the exterior wall stucco finishes located along the south elevation. See **Appendix B** for referenced photographs.



<p><b>j. Nature of present loading: (indicate residential, commercial, storage, other):</b></p> <p>Residential</p>
<p><b>k. Signs of overloading? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></b></p> <p>1. If yes, describe:</p>

<p><b>6. Masonry Bearing Wall: (indicate good, fair, poor on appropriate lines)</b></p>
<p><b>a. Concrete masonry units:</b> N/A</p>
<p><b>b. Clay tile or terra cotta units:</b> N/A</p>
<p><b>c. Reinforced concrete tie columns:</b> N/A</p>
<p><b>d. Reinforced concrete tie beams:</b> Good</p>
<p><b>e. Lintel:</b> Good</p>
<p><b>f. Other type bond beams:</b> N/A</p>
<p><b>g. Exterior masonry finishes (choose those that apply):</b></p> <ol style="list-style-type: none"><li><b>1. Stucco:</b> Good overall</li><li><b>2. Veneer:</b> N/A</li><li><b>3. Paint only:</b> N/A</li><li><b>4. Other (describe):</b> N/A</li></ol>
<p><b>h. Interior masonry finishes (choose those that apply):</b></p> <ol style="list-style-type: none"><li><b>1. Vapor Barrier:</b> N/A</li><li><b>2. Furring and plaster:</b> Good</li><li><b>3. Paneling:</b> N/A</li></ol>



<p><b>4. Paint only:</b> N/A</p> <p><b>5. Other (describe):</b> N/A</p>
<p><b>i. Cracks:</b> N/A</p> <p><b>1. Location:</b></p> <p><b>2. Description:</b></p>
<p><b>j. Spalling:</b> N/A</p> <p><b>1. Location:</b></p> <p><b>2. Description:</b></p>
<p><b>k. Rebar corrosion:</b></p> <p><b>1. None visible?</b> <input checked="" type="checkbox"/></p> <p><b>2. Minor (patching will suffice)?</b> <input type="checkbox"/> <b>Location:</b></p> <p><b>3. Significant (structural repairs required)?</b> <input type="checkbox"/> <b>Location:</b></p>

<p><b>7. Floor and Roof System</b></p>
<p><b>a. Roof System(s)</b></p> <p><b>1. Describe (Roof shape, type of roof covering, type of roof deck, framing system, condition):</b> Gable shaped roof covered with asphalt shingles. The roof framing system consists of prefabricated wood roof trusses with plywood sheathing. The roof system was observed to be in good condition.</p> <p><b>2. Describe parapet build and current conditions:</b> N/A</p> <p><b>3. Describe mansard build and current conditions:</b> N/A</p>

**4. Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection: None**

**b. Floor System(s):**

**1. Describe the floor system at each level, framing, material, typical spans and indicate condition:**

The floor system consists of reinforced concrete slabs and were observed to be in good condition.

**2. Balconies: Indicate location, framing system, material, and condition:**

Exterior balconies are located along the south elevation and consist of reinforced concrete slabs and were observed to be in good condition.

**3. Stairs and escalators: indicate location, framing system, material, and condition:**

Cast-in-place concrete stairs are located on the north elevation and were observed to be in good condition.

**4. Ramps: indicate location, framing type, material, and condition:**

None

**5. Guardrails: describe type, material, and condition:**

The guardrails are located along the exterior walkways and consist of aluminum framed railings. A corroded steel bracket was observed on the 5<sup>th</sup> floor located near the western end. See **Appendix B** for referenced photograph.

## **8. Steel Framing System**

**a. Description of system at each level: N/A**

**b. Steel members: describe condition of paint and degree of corrosion: N/A**

**c. Steel connections: describe type and condition: N/A**



- d. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location): N/A

## 9. Concrete Framing System

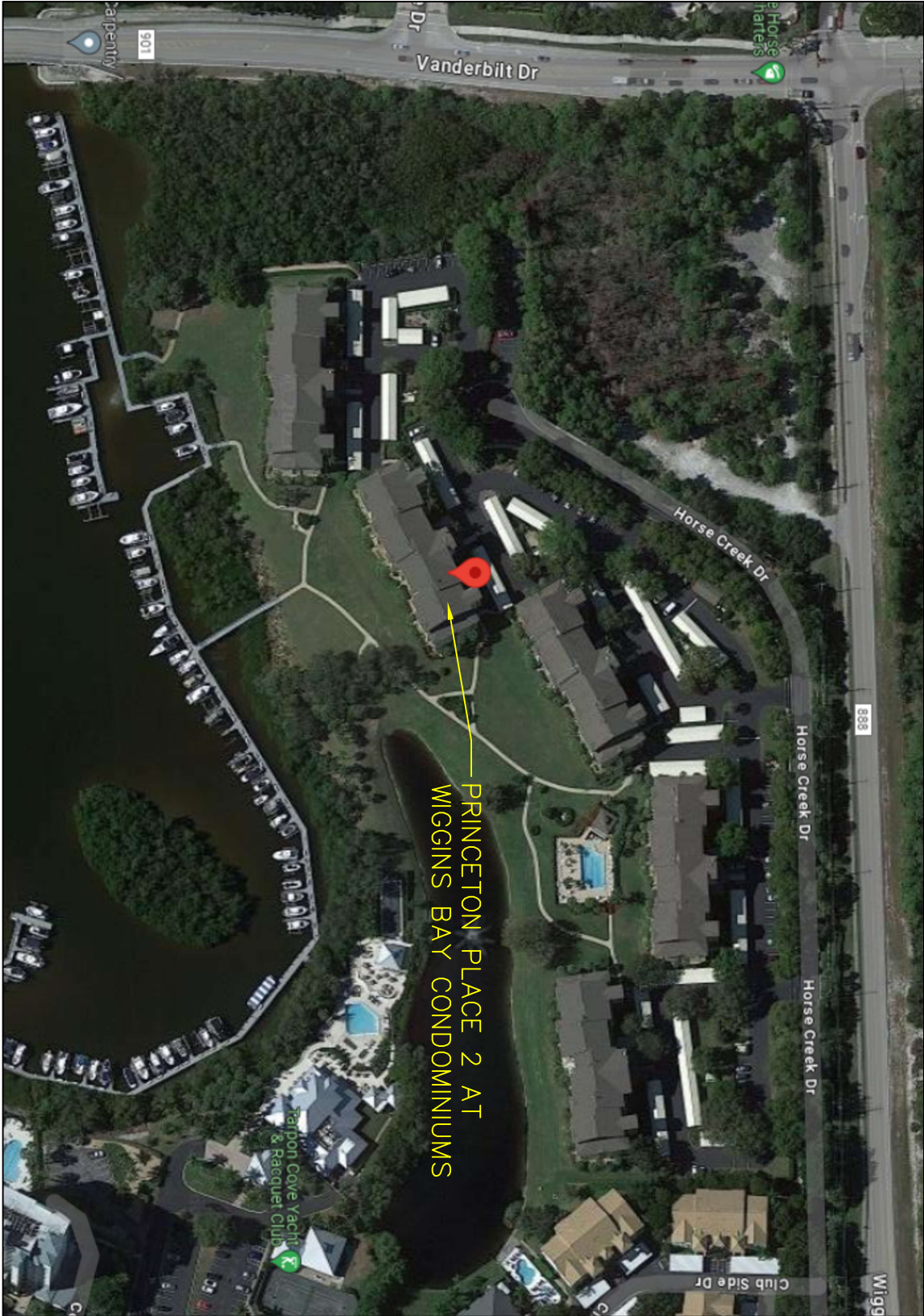
- a. **Full description of concrete structural framing system:** The building consists of cast-in-place (CIP) concrete walls, CIP beams, and reinforced concrete slabs.
- b. **Cracking:** None
1. **Significant**  **Not Significant**
  2. **Location and description of members affect and type of cracking:** N/A
- c. **General condition:** Good
- d. **Rebar corrosion- check appropriate line**
1. **None visible**
  2. **Location and description of members affected and type of damage (cracking, spalling):** Exposed steel reinforcement was observed in the ceiling slab located in the electrical room in multiple locations. See **Appendix B** for referenced photograph.
  3. **Minor (patching will suffice)**
  4. **Significant (structural repairs required)**
- e. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection: None

**10. Wood Framing**

- a. **Fully describe wood framing system:** The north and south elevation of the building consists of wood framed walls. The roof also consists of prefabricated wood roof trusses.
- b. **Indicate the condition of the following:**
  - 1. **Walls:** Good
  - 2. **Floors:** N/A
  - 3. **Roof members, roof trusses:** Good
- c. **Note metal connectors (i.e. angles, plates, bolts, other, and note condition):** Good
- d. **Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):** None

**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.):** None
- b. **Indicate condition of the special feature, its supports, and connections:**  
None



PRINCETON PLACE 2 AT  
WIGGINS BAY CONDOMINIUMS

## AERIAL MAP

**APPENDIX B**  
**SITE PHOTOGRAPHS**



Photograph No. 1: View of the north (front) elevation.



Photograph No. 2: View of the west elevation.

## SITE PHOTOGRAPHS

Princeton Place 2 at Wiggins Bay Condominiums  
320 Horse Creek Drive  
Naples, Collier County, FL 34110

Photograph Date: Wednesday, December 6, 2023  
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Photograph No. 3: View of the south elevation.

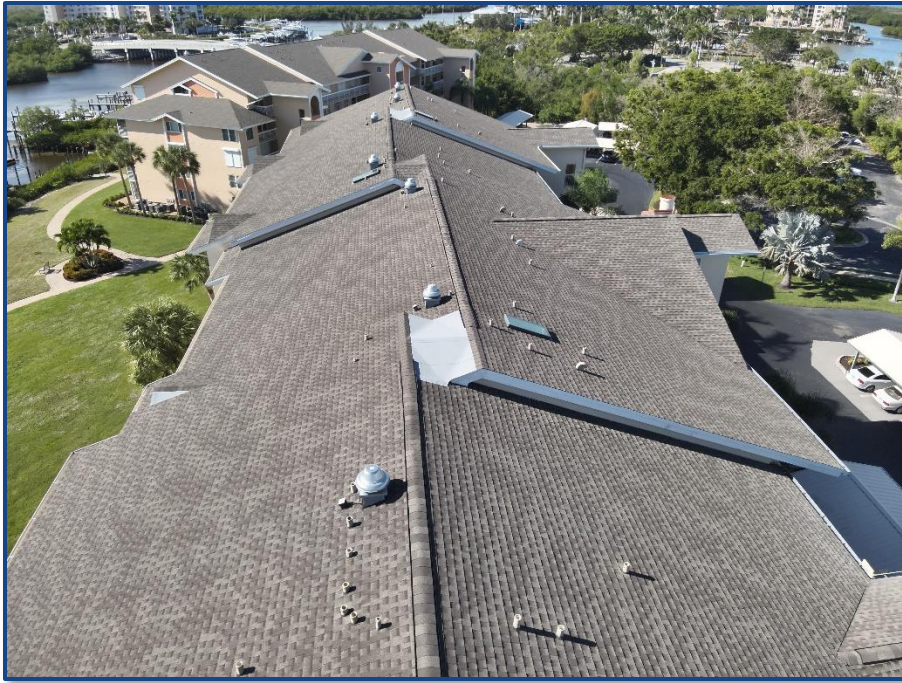


Photograph No. 4: View of the east elevation.

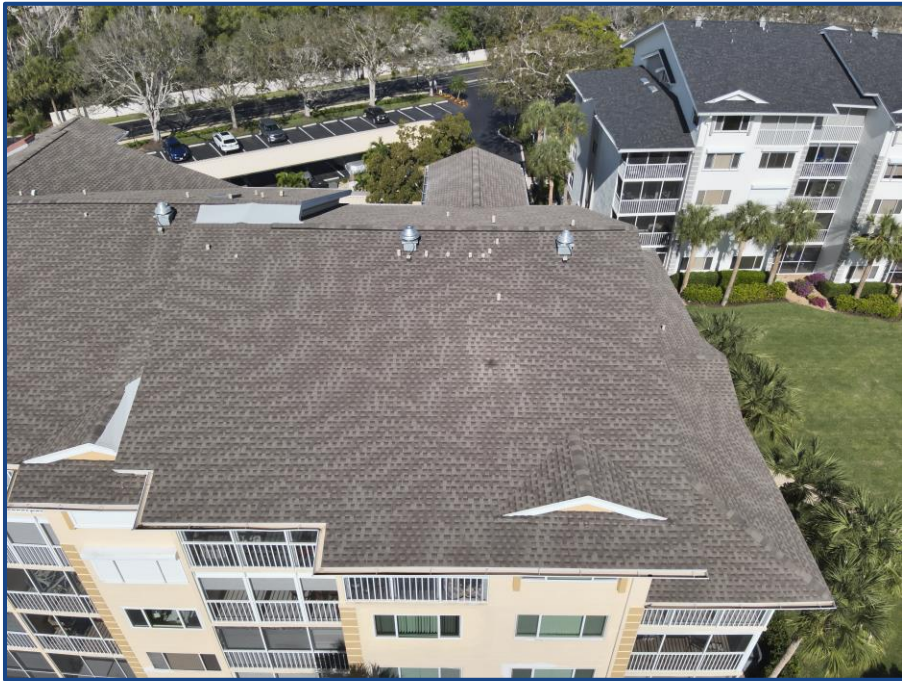
### **SITE PHOTOGRAPHS**

Princeton Place 2 at Wiggins Bay Condominiums  
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Naples, Collier County, FL 34110

Photograph Date: Wednesday, December 6, 2023  
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Photograph No. 5: General view of the roof.

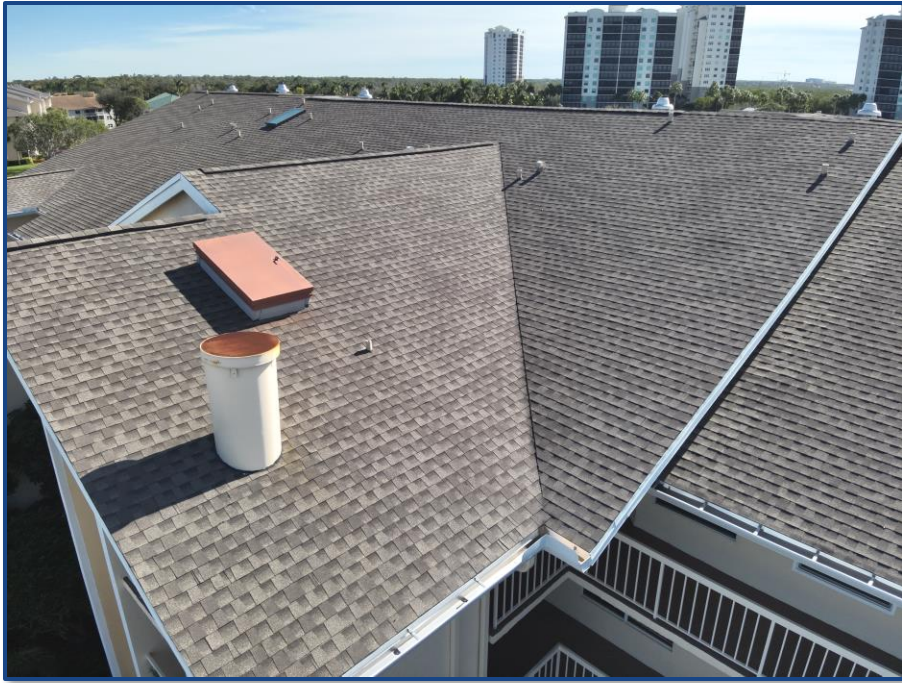


Photograph No. 6: Partial view of the roof.

### **SITE PHOTOGRAPHS**

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Photograph No. 7: Partial view of the roof.



Photograph No. 8: General view of the exterior walkways and cracks/spalling in the exterior walkway corner on the fifth floor.

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Photograph No. 9: View of previous patch repairs.



Photograph No. 10: View of previous patch repairs.

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Photograph No. 11: View of previous patch repair.



Photograph No. 12: View of previous patch repair.

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Photograph No. 13: General view of the pump room.

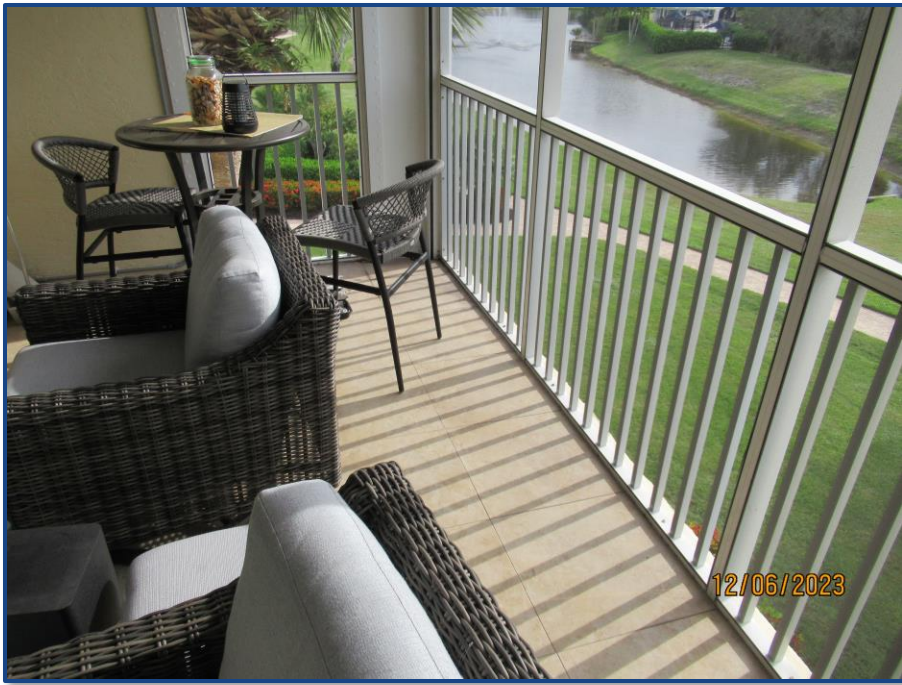


Photograph No. 14: View of exposed steel reinforcement in the ceiling slab located in the electrical room.

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Photograph No. 15: View of the balcony of Unit 301.



Photograph No. 16: View of the balcony of Unit 408.

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Photograph No. 17: View of crack in the exterior stucco wall finishes observed in the balcony of Unit 408.



Photograph No. 18: View of cracks in the exterior ceiling finishes observed in the balcony of Unit 408.

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Photograph No. 19: General view of the prefabricated wood roof trusses.



Photograph No. 20: General view of the prefabricated wood roof trusses.

### SITE PHOTOGRAPHS

Princeton Place 2 at Wiggins Bay Condominiums  
320 Horse Creek Drive  
Naples, Collier County, FL 34110

Photograph Date: Wednesday, December 6, 2023  
UES Project No. 0811.2300027.0000 – Task 17  
UES Report No. 1



Photograph No. 21: General view of the prefabricated wood roof trusses.



Photograph No. 22: General view of the prefabricated wood roof trusses.

### SITE PHOTOGRAPHS

Princeton Place 2 at Wiggins Bay Condominiums  
320 Horse Creek Drive  
Naples, Collier County, FL 34110

Photograph Date: Wednesday, December 6, 2023  
UES Project No. 0811.2300027.0000 – Task 17  
UES Report No. 1



Photograph No. 23: General view of the cast-in-place concrete stairs.



Photograph No. 24: View of corroded steel bracket observed on the 5th floor near the western end.

### SITE PHOTOGRAPHS

Princeton Place 2 at Wiggins Bay Condominiums  
320 Horse Creek Drive  
Naples, Collier County, FL 34110

Photograph Date: Wednesday, December 6, 2023  
UES Project No. 0811.2300027.0000 – Task 17  
UES Report No. 1





Photograph No. 25: View of cracks/spalling in the exterior walkway corner on the fifth floor.



Photograph No. 26: Close-up view of Photograph No. 25.

### SITE PHOTOGRAPHS

Princeton Place 2 at Wiggins Bay Condominiums  
320 Horse Creek Drive  
Naples, Collier County, FL 34110

Photograph Date: Wednesday, December 6, 2023  
UES Project No. 0811.2300027.0000 – Task 17  
UES Report No. 1



Photograph No. 27: View of cracks/spalling along the exterior walkway edge on the fourth floor.

### SITE PHOTOGRAPHS

Princeton Place 2 at Wiggins Bay Condominiums  
320 Horse Creek Drive  
Naples, Collier County, FL 34110

Photograph Date: Wednesday, December 6, 2023  
UES Project No. 0811.2300027.0000 – Task 17  
UES Report No. 1



**APPENDIX C**

**SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS**



January 23, 2024

**Princeton Place at Wiggins Bay Condominium Two Associates, Inc.**

Community Management Associates, Inc.

3806 Exchange Avenue

Naples, FL 34104

Attention: Ms. Tammy Bennetts

Email: [Tbennetts@cmacommunities.com](mailto:Tbennetts@cmacommunities.com)

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperative Buildings  
Princeton Place 2 at Wiggins Bay Condominiums**  
UES Project No. 0811.2300027.0000 – TASK 17

<b>Building Department Reference Number:</b>	<u>N/A</u>
<b>Building/Property Identification/Address:</b>	<u>320 Horse Creek Drive, Naples, Florida 34110</u>
<b>License Number:</b>	<u>Condominium Project #PR1S020938</u>

## SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Bennetts,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative building for the above referenced property. UES’s visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022, and amended June 9, 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 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

While a PHASE 2 inspection is not required, the following deficiencies and deferred repairs below were identified which may require near-term repairs and/or corrective action/improvements:

- Cracks/spalled concrete in the exterior walkways were observed at 5 locations. See **Appendix B** Photographs No. 8, 25 through 27.
- Exposed steel reinforcement was observed in the ceiling slab located in the electrical room in multiple locations. See **Appendix B** Photograph No. 14.
- Cracks in the exterior wall and ceiling finishes were observed in the balcony of Unit 408. See **Appendix B** Photographs No. 17 and 18.
- A corroded steel bracket was observed on the 5<sup>th</sup> floor near the western end. See **Appendix B** Photograph No. 24.

### Recommended Actions:

- UES recommends removal of all loose and broken concrete using a hammer and a chisel and removing all corrosion from the exposed steel reinforcement (if applicable) using a wire brush and then applying an approved concrete patch product at the 5 locations observed in the exterior walkways.
- UES recommends patching the exposed steel reinforcement observed in the ceiling slab located in the electrical room with an approved concrete patch product.
- UES recommends sealing the cracks in the exterior wall and ceiling finishes using an approved crack sealant product.
- UES recommends replacing the corroded steel bracket observed.

---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 **Princeton Place at Wiggins Bay Condominium Two Association, Inc.**

Respectfully Submitted,  
**UES Milestone Inspections, LLC**  
Registry #36640

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and Ricardo Solis, 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 copies.

Miguel A. Santiago, P.E., S.I.  
Principal Engineer  
Florida Professional Engineer No. 74520

Ricardo Solis, P.E.  
Structural Engineer  
Florida Professional Engineer No. 95850

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**

## SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Director of UES Milestone Inspection Program and Vice President of UES Construction Services Division. He has experience in building inspections, structural evaluations, geotechnical investigations, and construction process evaluations. He has over 25 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.

**YEARS WITH THE FIRM 3.5**

**YEARS WITH OTHER FIRMS 25**

## 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

## 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



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  
(Emphasis in Structural  
Engineering) - University of  
South Florida

## Years of Experience

5

## Licenses

- Professional Engineer, FL  
#95850

## Certifications

- FAA Remote Pilot  
#4504445

## Ricardo Solis, PE

Structural Engineer

Mr. Solis has over 5 years of combined experience in the construction and forensics industries as a structural engineer. His construction experience is built on the design and management of low-rise commercial/industrial buildings, residential homes, and threshold building inspections. His experience covers a wide range of project development including maintenance of client relationships, construction documents, and construction administration. This experience includes developing framing concepts and selecting framing systems, which include reinforced concrete, tilt-up construction, structural steel, light gauge steel, load-bearing masonry, and timber. Mr. Solis' forensics experience includes investigations of residential sites to determine the cause and origin of structural failures, damage or defects, and analyzing damage to structures caused by catastrophic events such as hurricanes and sinkholes. Additionally, Mr. Solis has experience in Enercalc, MathCAD, RISA, and AutoCAD.

## PROJECT EXPERIENCE

### Infinity Business Park

Orlando, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of multiple tilt wall buildings in the business park. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

### Gratigny Logistics Center Buildings

Miami, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of two 220,000-SF tilt wall buildings in Miami. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

### Marion Street Office Building

Tampa, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of this four-story masonry building on shallow concrete foundations and composite floor/roof framing system. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

### Wish Farms

Plant City, Florida

Mr. Solis was responsible for the structural foundation design, detailing, coordination, and quality control of this 118,000-SF pre-engineered metal building. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

### Amazon Warehouse

Seffner, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of the light gauge stud framing canopies and front entry. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

### Winthrop Town Center Buildings

Riverview, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of this two-story masonry building on shallow concrete foundations and composite floor/roof framing system. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

## SELECTED THRESHOLD EXPERIENCE

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**UT Delaware Parking Garage** - 6-story building  
Tampa, FL

**BMW Wesley Chapel** - 7-story building  
Wesley Chapel, FL

**Central Pasco Apartments** - 4-story building  
Pasco County, FL

## SELECTED MILESTONE INSPECTION/ STRUCTURAL INTEGRITY RESERVE STUDY EXPERIENCE

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**Anchor Point Condominiums** - 3-story building  
Apollo Beach, FL

**Arenda De Madeira Condominiums** - 6-story building  
Maderia Beach, FL

**Banyan Point Condominiums** - (6)3-story buildings  
Punta Gorda, FL

**Belleair Sands Condominiums** - 3-story building  
Belleair Beach, FL

**Boca Vista Condominiums** - 8-story building  
Madeira Beach, FL

**Carlton Vero Beach Condominiums** - (6) 4-story buildings  
Indians River Shores, FL

**Charlevoi Condominiums** - (2)3-story buildings  
Punta Gorda, FL

**Ciega Cove Condominiums** - 8-story building  
South Pasadena, FL

**Coquina Reef Condominiums** - (2)3-story buildings  
Bradenton Beach, FL

**Cordova Greens IV Condominiums** - 3-story building  
Seminole, FL

**Country Club Condominiums** - (6)6-story buildings  
Largo, FL

**The Fountains Condominiums** - 3-story building  
Indian River Shores, FL

**Garden Bay Condominiums** - 4-story building  
Cocoa Beach, FL

**Gateway Square Condominiums** - (2)3-story buildings  
St. Petersburg, FL

## SELECTED MILESTONE INSPECTION/ STRUCTURAL INTEGRITY RESERVE STUDY EXPERIENCE CONT.

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**Golf Lake Condominiums** - 6-story building  
Largo, FL

**Gulf Island Beach & Tennis Condominiums** - (2)10-story buildings  
Hudson, FL

**Heather Ridge West Condominiums** - (3)3-story buildings  
Dunedin, FL

**Hidden Lagoon Beach Club** - 7-story building  
Sarasota, FL

**The Landing Condominiums** - (18)3-story buildings  
Altamonte Springs, FL

**Land's End at Sunset Beach Condominiums** - (10) 4-story buildings  
Treasure Island, FL

**Park Plaza Condominiums** - 5-story building  
Pinellas Park, FL

**Penthouse Greens Condominiums** - (2)3-story buildings  
Largo, FL

**Sea Island South** - 8-story building  
Clearwater, FL