



Marsh Landing Townhouse Condominium Association, Inc.

April 15, 2024

c/o: Ms. Christine Labuzienski, LCAM
22901 Marsh Landing Boulevard
Estero, FL 33908
(239) 734-3200
paramountchristinel@gmail.com

Subject: Building Assessment Report
Marsh Landing Townhomes
Lone Oak Drive
Estero, Lee County, Florida
Velocity Project Number: 23-259.01

Dear Ms. Labuzienski:

Per your request, Velocity Engineering Services, LLC (Velocity) has observed the townhome buildings rear balconies within the community to identify any damage or additional areas that may require repair.

Project Description

Velocity understands that Marsh Landing Townhouse Condominium Association, Inc. (the Association) consists of 30, two-story townhome buildings (totaling 120 units) constructed in approximately 1997. Velocity previously prepared specifications for concrete balcony repairs for the units located at 22975/22979 Lone Oak Drive. The client requested that Velocity perform a visual assessment of all the townhome building rear balconies within the community to identify any damage or additional areas that may require repair.

Based upon review of building plans and observations at the project site, Velocity understands that construction of the building consists of steel reinforced concrete columns and beams, masonry walls, and elevated precast concrete slabs.

Observations

Velocity performed the visual assessment on March 20th, 2024. Observations were performed from the ground (using a camera as necessary) and a ladder was utilized to access the 2nd floor lanai slab edges and columns. During the assessment, the exterior stucco was checked for cracking. Where cracking was observed or spalling concrete was suspected, a hammer was used to perform soundings (tapping on the stucco or concrete surface) at isolated areas to attempt to identify loose/delaminating concrete and/or stucco. The table below details the locations where delaminated, cracked, or missing stucco was observed and/or where visibly cracked or damaged concrete was identified.

Unit	Observations
22906 (3)	Missing and delaminated stucco on lanai slab edge
22965 (1)	Stucco delamination on lanai column
22974 (1)	Stucco cracking and delamination on lanai column
22988 (1)	Missing and cracking stucco at corner bead on column and along lanai slab edge
22997 (1)	Cracking in lanai slab surface and stucco cracking on slab edge
23017 (5)	Stucco cracking and delamination on lanai slab edge
23027 (5)	Crack on lanai slab surface and stucco cracking and delamination on slab edge
23032 (8)	Stucco cracking on lanai ceiling along slab joint
23074 (7)	Stucco cracking on lanai ceiling along slab joint (unit owner reported leaks through cracks)
23084 (7)	Stucco cracking on lanai ceiling along slab joint

Additionally, the following items were observed throughout the condominium buildings:

- ✓ Rusting/corroded, loose, and/or missing fasteners on the rear screen enclosures.
- ✓ No waterproof coating was observed on the rear lanai slabs.
- ✓ Typical cracking on the ground floor lanai slabs at Units 22903, 22904, 22912, 22944, 22965, 22993, 23003, 23005, 23013, 23032, and 23034. 3 3 3 2 1 1
5 5 5 8 1

Select photos taken during the inspection are provided in the attached Appendix A.

Evaluation & Recommendations

Spalling damage in reinforced concrete typically occurs due to moisture intrusion through the surface of the concrete, or through penetrations, and the subsequent corroding of embedded steel reinforcement. This corrosion causes the steel reinforcement within the concrete to expand and eventually leads to concrete cracks, bonding failure and subsequent damage.

Velocity identified cracked/delaminated stucco at Units 22906, 22965, 22974, 22988, 22997, 23017, 23027, 23032, 23074, and 23084. Water intrusion can cause stucco delamination and cracking and as mentioned above, cracked/delaminated stucco may be indicative of spalling concrete beneath the stucco. Velocity recommends that the stucco at these locations be removed to determine the condition of the underlying concrete.



Additionally, water intrusion and the absence of a waterproof coating has likely resulted in the cracking on lanai slab surfaces and ceilings. Velocity recommends that the Association consider applying a high-performance waterproofing system on all affected lanais.

Furthermore, typical shrinkage cracking was observed on the surface of the lanai ground floor slabs at Units 22903, 22904, 22912, 22944, 22965, 22993, 23003, 23005, 23013, 23032, and 23034. Shrinkage cracking is normal for concrete as it cures and ages and is not considered to be of structural concern. *OK*

It should be noted that the client has retained Velocity to provide engineering services for a concrete spalling repair at Units 22975 & 22979. Investigating stucco cracking noted herein and any lanai slab waterproofing should be included as part of the repair project at Units 22975 & 22979. Once stucco is removed, Velocity will re-evaluate these areas and determine if repairs are necessary.

Limitations

This work has been performed to the best of Velocity's abilities however it is possible that conditions may be concealed or blocked from view and/or may not have been discovered. Damage may exist in other areas not listed in this report. The recommendations presented herein are based upon the visual observations made and information available to Velocity at the time of this report. If additional information becomes available, it will be necessary to re-evaluate the details and recommendations expressed herein.

These services have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the location where the work was performed. No warranty, expressed or implied, is made including, without limitation, any warranty of fitness for a particular purpose other than those expressly stated herein.

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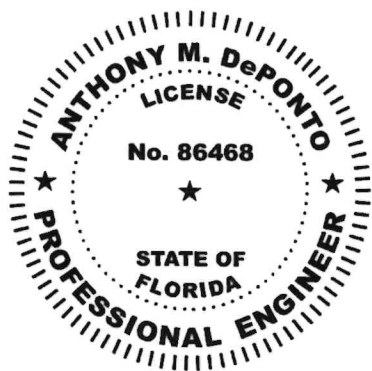
Closing

We appreciate the opportunity to be of service to you on this project. Please do not hesitate to contact us if you have any questions or if we may further assist you.

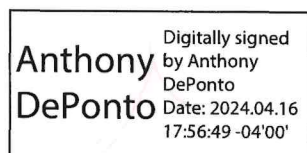
Sincerely,

Velocity Engineering Services, LLC
8981 Alico Trade Center Road
Fort Myers, FL 33912
FL DBPR LN 30362

Anthony M. DePonto, P.E.
Vice President



This item has been digitally signed and sealed by



on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

A handwritten signature in black ink, appearing to read "Brandon Dowler".

Brandon Dowler, E.I.
Project Engineer

Attachments: Appendix A – Photos





Unit 22906 – Missing and delaminated stucco on lanai slab edge

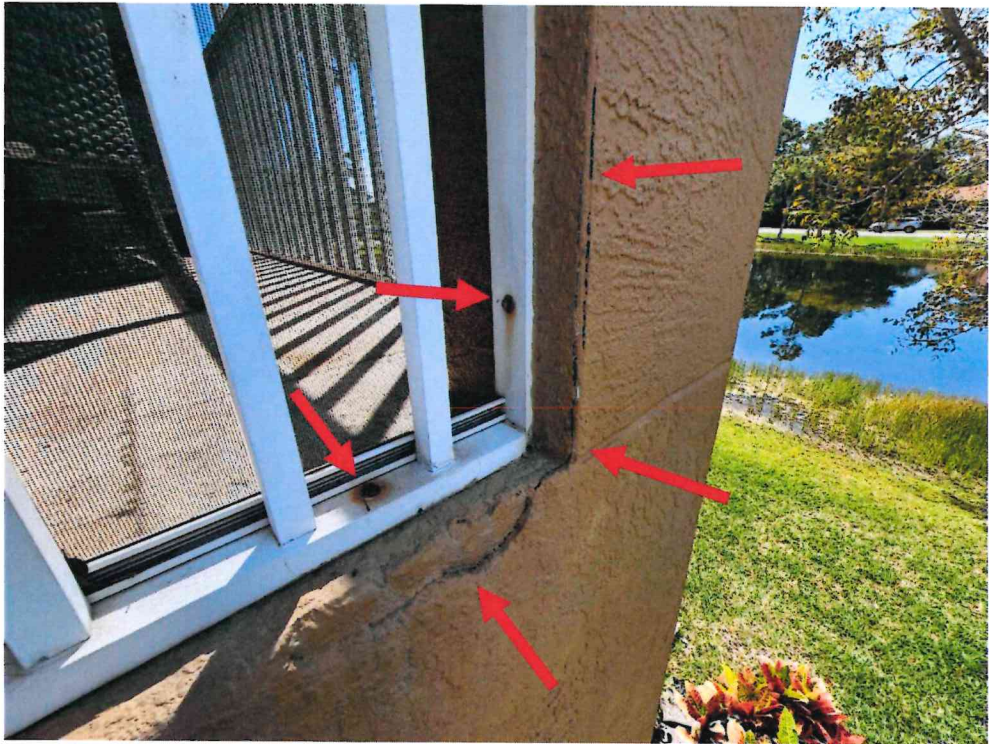


Unit 22965 – Stucco delamination on lanai column



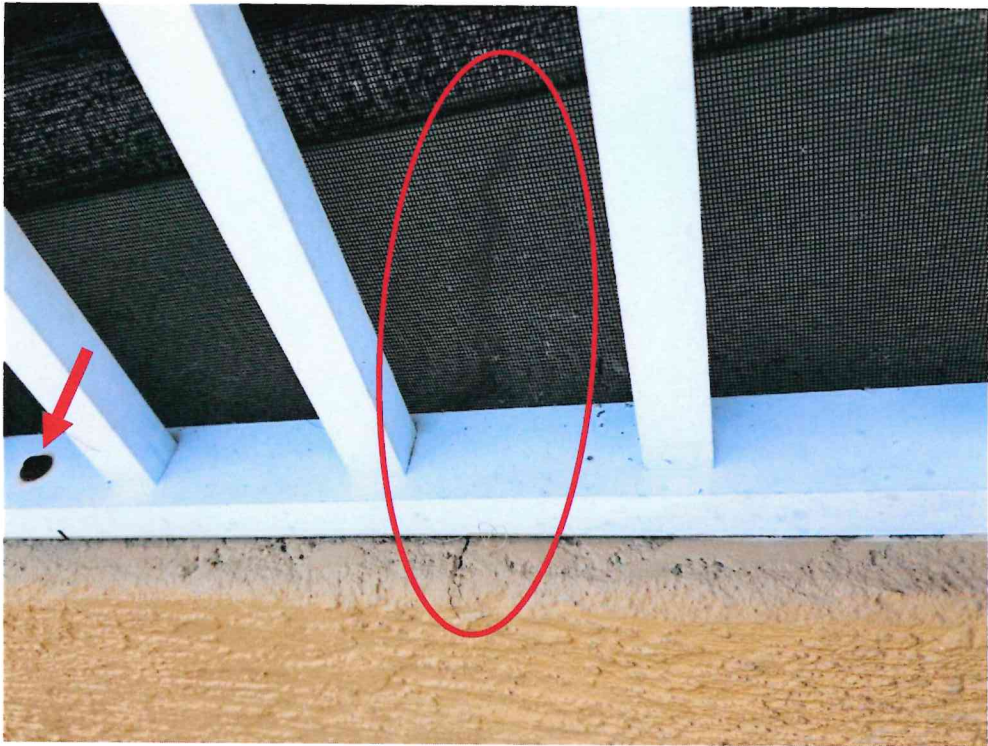


Unit 22974 – Stucco cracking and delamination on lanai column

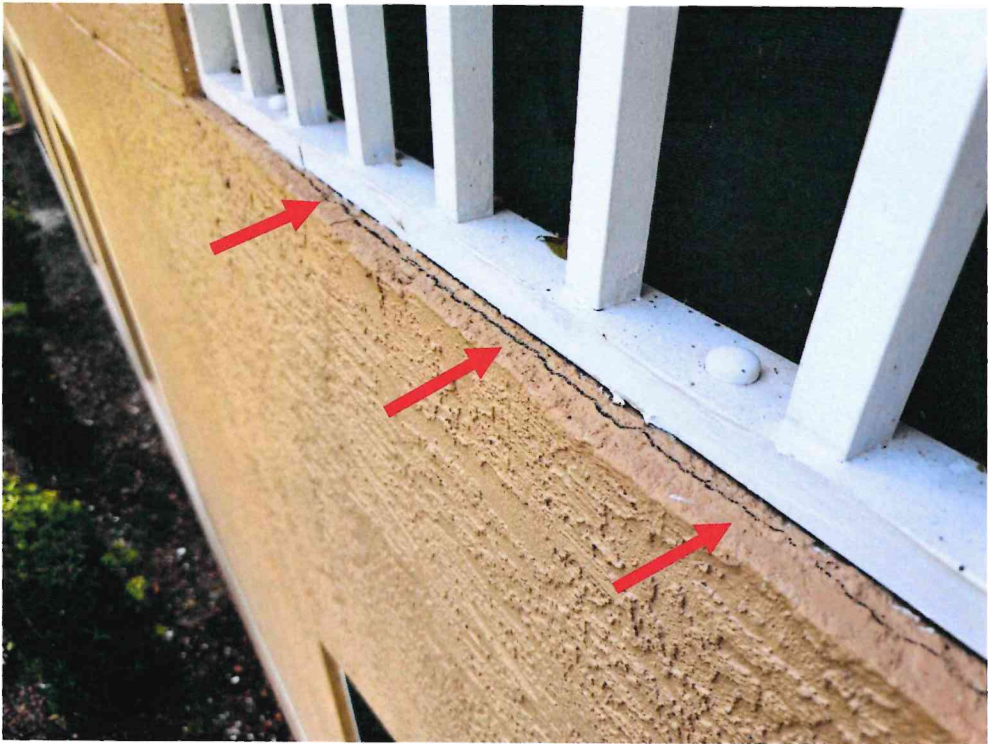


Unit 22988 – Missing and cracking stucco at corner bead on column and along lanai slab edge and rusting fasteners



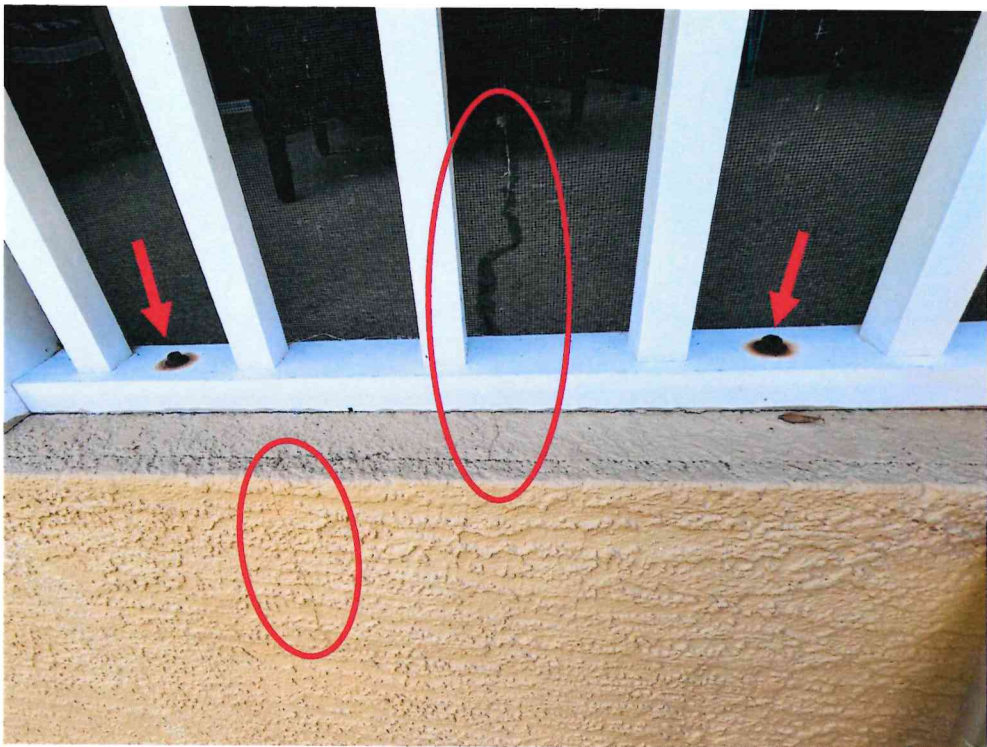


Unit 22997 – Cracking in lanai slab, stucco cracking on slab edge, and rusting/corroded fasteners

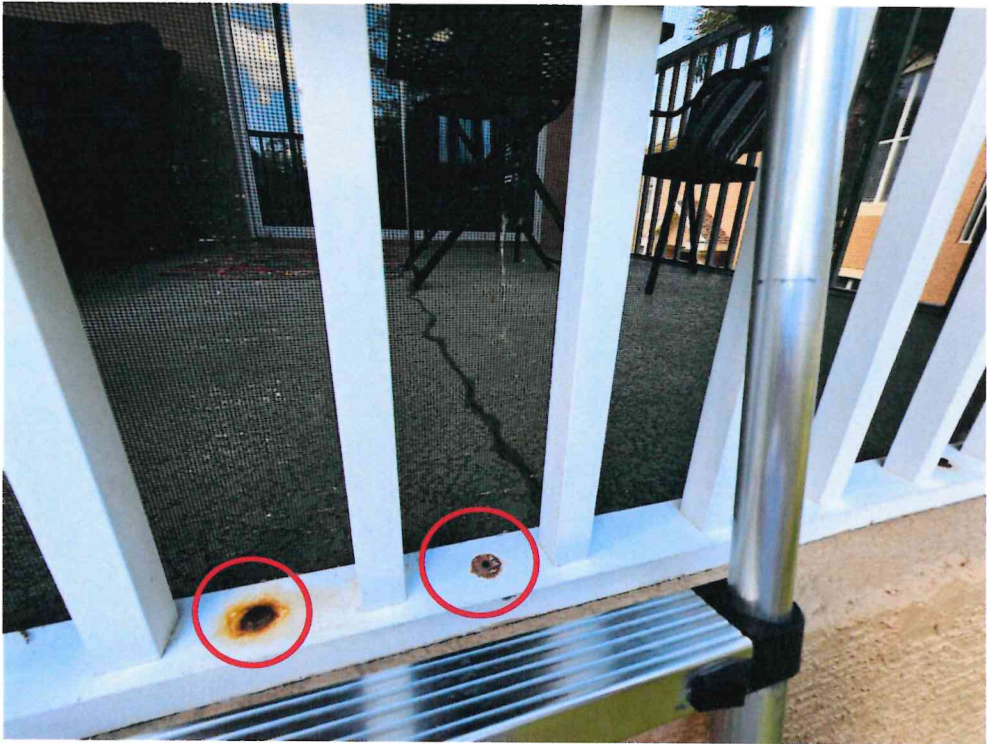


Unit 23017 – Stucco cracking and delamination on lanai slab edge



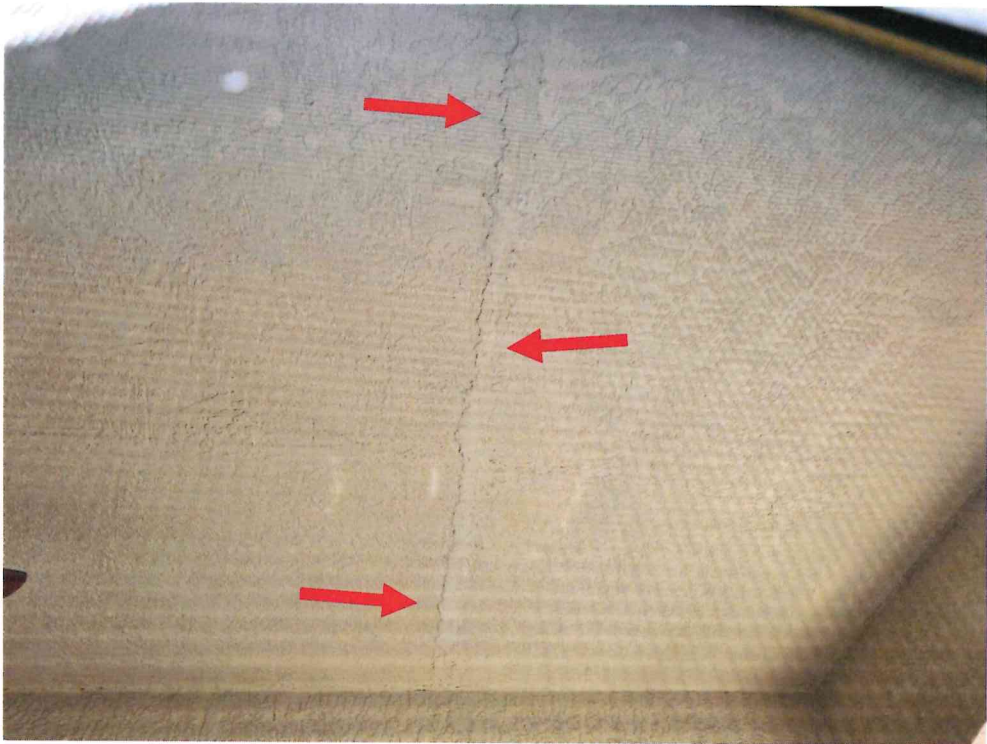


Unit 23027 – Crack on lanai slab, stucco delamination on slab edge, and rusting/corroded fasteners

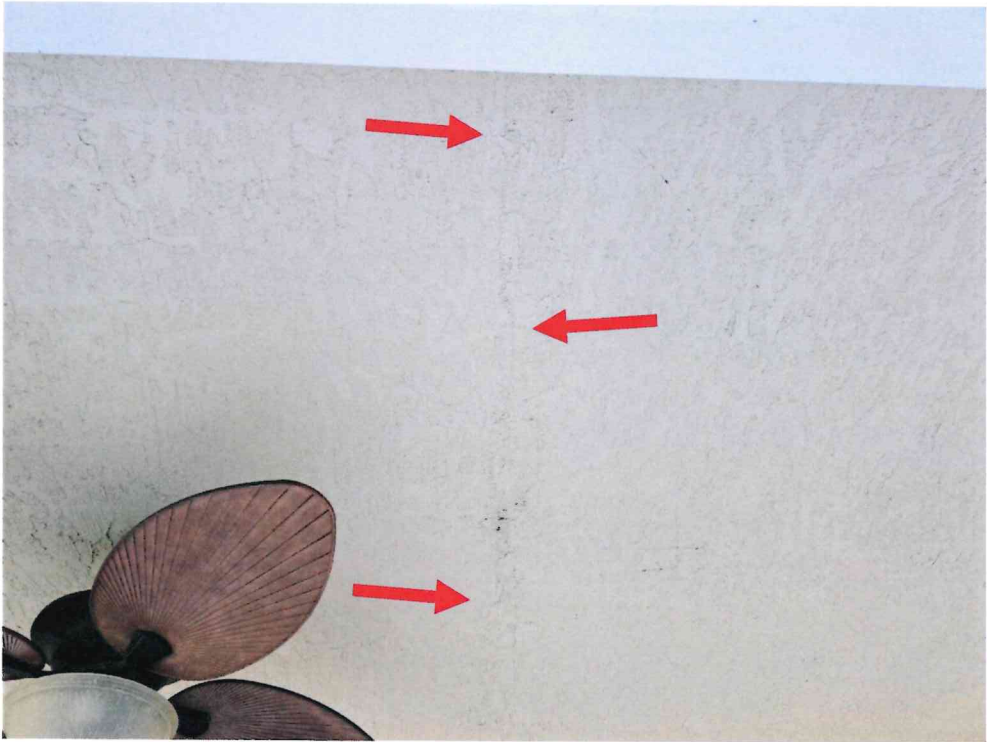


Unit 23027 – Rusting/corroded and missing fasteners





Unit 23032 – Stucco cracking on lanai ceiling along slab joint



Unit 23074 – Stucco cracking on lanai ceiling along slab joint





Unit 23084 – Stucco cracking on lanai ceiling along slab joint

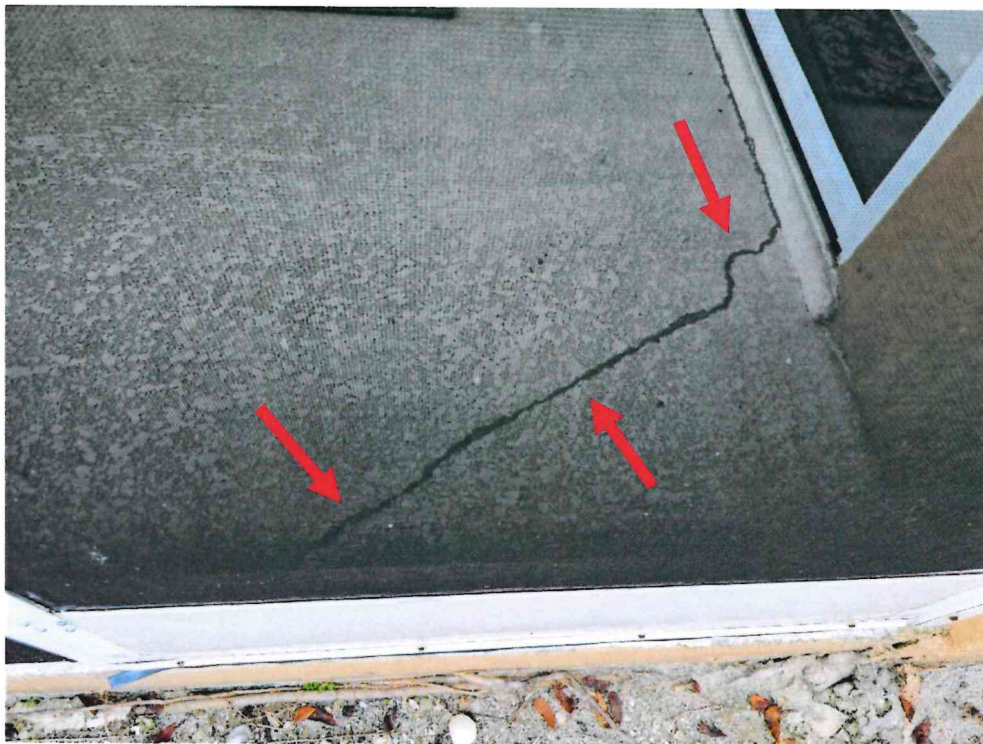


Unit 22944 – Typical crack in lanai ground floor slab





Unit 22993 – Typical crack in lanai ground floor slab



Unit 23013 – Typical crack lanai ground floor slab

