

W.J. JOHNSON & ASSOCIATES

Engineering, Landscape Architecture and Reserve Studies

March 22, 2024

Board of Directors
Vanderbilt Yacht and Racquet Club Condominium Association, Inc.
c/o: Liz Schoeppe
11030 Gulf Shore Drive
Naples, FL 34108

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**SUBJECT: HB-4D Phase One Milestone Inspection
PL20230005637
Vanderbilt Yacht and Racquet Club Condominium Association, Inc.
Project #: 02099.11**

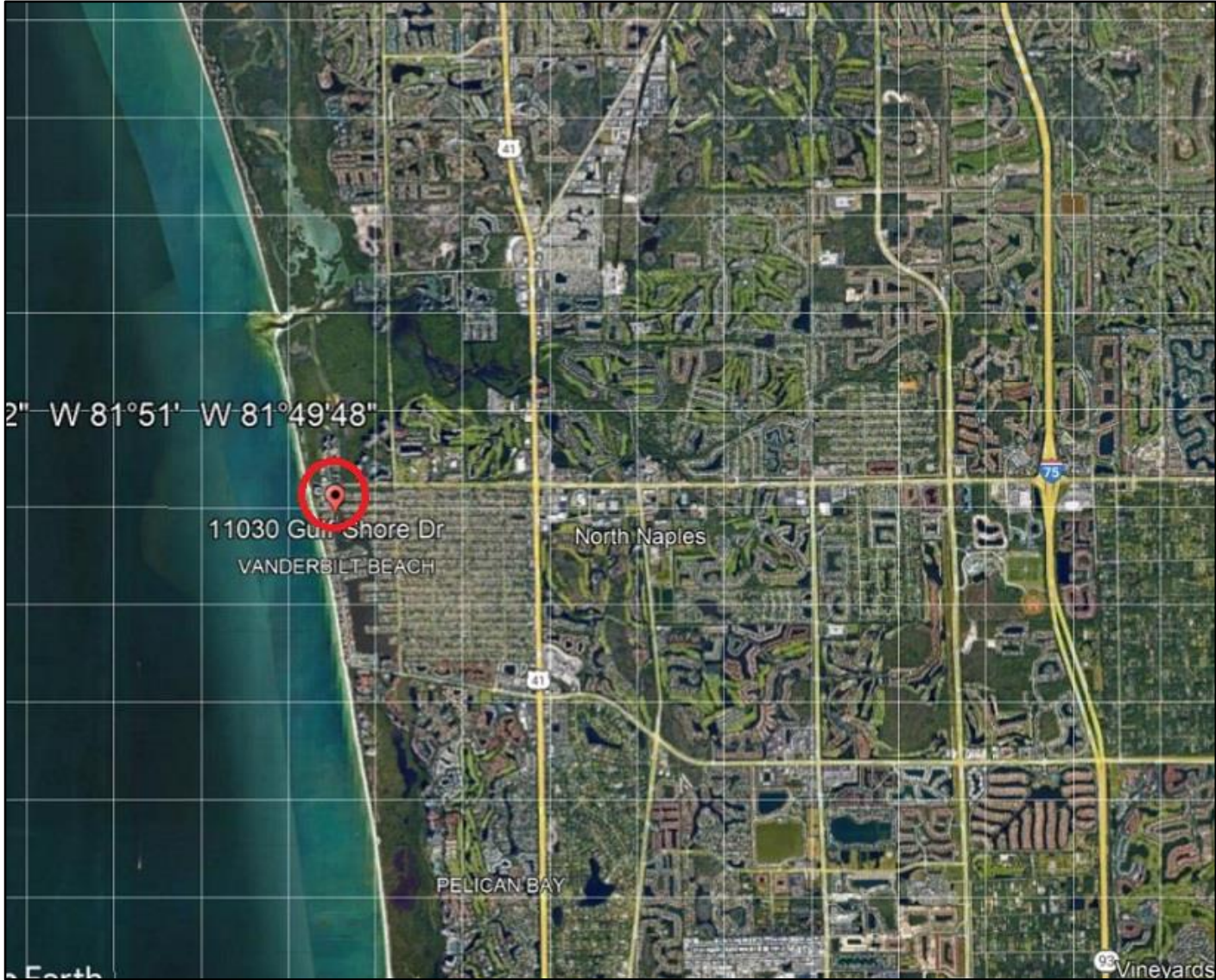
To the Board of Directors,

At the request of Ms. Liz Schoeppe, on March 20, 2024, I had the opportunity to complete a field inspection of the visually accessible structural elements at the Vanderbilt Yacht & Racquet Club building, located at 11030 Gulf Shore Drive Naples, Florida. This inspection included a visual inspection of all exposed structural members in the common areas, and the roof has been completed to meet the requirements of the HB-4D, Phase I structural requirements.



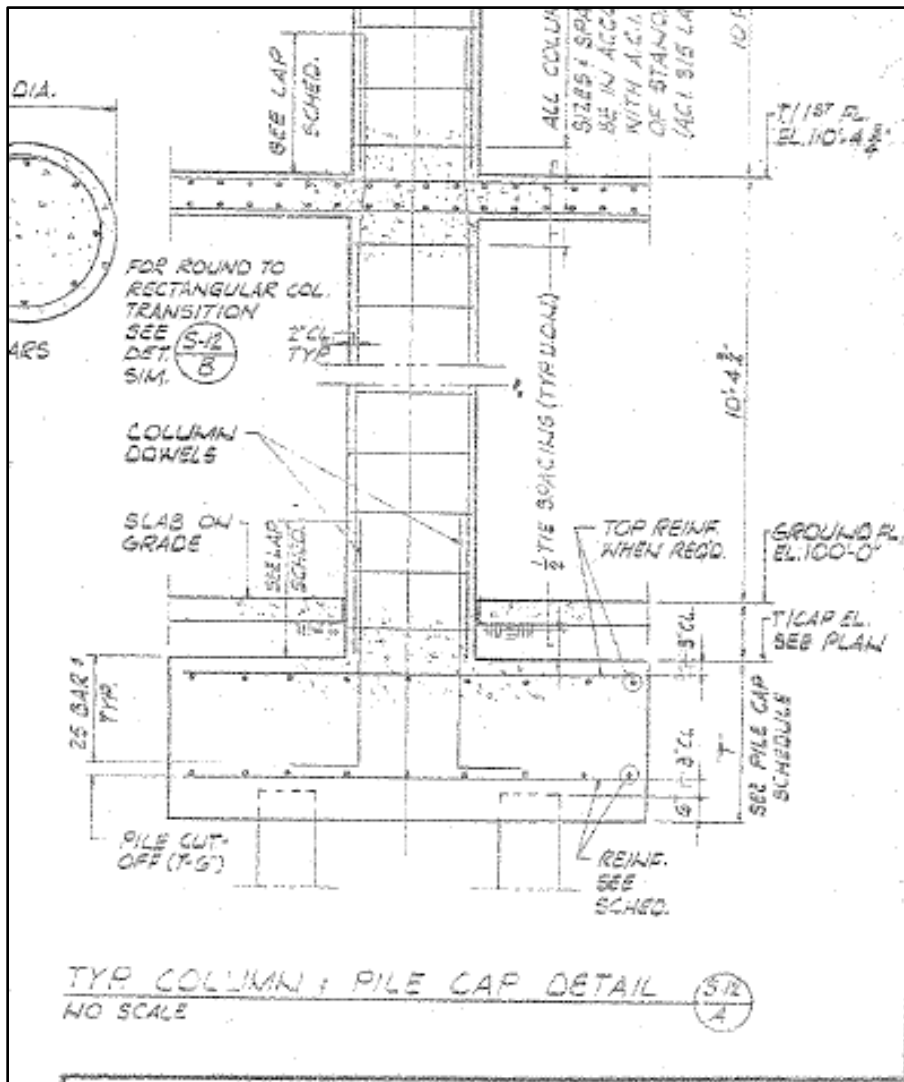
Location:

The building is located in North Naples at 11030 Gulf Shore Drive.



Property Description:

Vanderbilt Yacht and Racquet Club is a 12-story mid-rise residential building constructed in 1981. Each floor consists of four residential units while the top floor is a single penthouse unit. The building has a central common area serviced by two elevators and two stairwells. The structural system is a reinforced concrete and concrete block superstructure with post tension concrete floor slabs. A record set of building drawings indicate that the building was built on pile foundations.





North Elevation



East Elevation



South Elevation



West Elevation

Maintenance and Repairs:

The following maintenance has been completed:

- Complete lanai refurbishment including concrete repair, post tension cable repair, waterproofing and screen cage replacement was completed in 2018. This work is scheduled to be completed every 20 years.
- New hurricane rated windows in all common areas and residential units that are not equipped with hurricane shutters.
- Upgraded elevators.
- Miscellaneous concrete repairs were completed in 2023.

Scheduled Maintenance:

- Painting cycle of 7 years
- Roof replacement is scheduled for 2026. This will include upgrading of the condenser support system.
- Building painting is scheduled for 2026 / 2027.

Inspections:

All interior common areas were visually inspected where accessible, including the roof, stairwells, walkways, elevator room, electrical room, and trash room. The building exterior was visually inspected on all sides. Binoculars were used to view the areas above the first floor.

Based on these limited non-destructive inspections and within a reasonable amount of engineering certainty, I did not observe conditions that would compromise the structural integrity of the building for its intended use. However, I did observe areas of concern that should be investigated and repaired within 12 months.

Roof Area:

The existing roof is a modified bitumen system that was installed in 2010 to replace the existing roof. This roof is inspected on a yearly basis by the installer, Advanced Roofing & Sheetmetal. The roof shows signs of recent patching and maintenance. The roof is scheduled for replacement in 2026. The HVAC condenser sleepers are showing signs of deterioration and are scheduled for replacement in conjunction with the roof replacement. The roof is pitched to an interior drainage system with overflow scuppers. The roof is in good condition, however, there are several areas along the parapet lashing that are showing signs of potential failure. These areas should be inspected and repaired prior to the upcoming rainy season.





Areas of Maintenance

Areas of Concern:



Potential Roofing Failures



Deteriorating HVAC Support

Stairwells:

There are two sets of fire resistive exit stairwells. This allows for two means of egress for all of the residential units. All of the doors at the North stairwell have been replaced. The South stairwell doors have not been replaced. These stairwells are in good structural condition.



Building Exterior:

The exterior of the building is constructed using reinforced concrete columns and beams with masonry wall and a stucco finish. The building is in good condition with the following areas of concern:

- Several areas at the roof parapet wall display evidence of water intrusion between the concrete deck and the masonry. This should be addressed when the roof is replaced within two years and the building painted.



Deteriorating Concrete and Rebar North East Corner of the Roof Deck



Rust Stains at the Northwest and Southwest First Floor Overhang





Lanai Deck Crack at Unit 903



Continued Settlement at the Ground Floor Cabanas

Executive Summary:

- This Inspection has been performed in accordance with Florida Statute 553.899.
- The scope of this review is limited to a visual condition inspection of the accessible structural components of the building. This includes all visible structural elements, elevator shafts, stairways and the roof. Structural components include load bearing columns, beams, slabs and walls. Any area showing deterioration, such as concrete cracking or spalling, exposed rebar, rust stains, water intrusion, deflection, misalignment or settling has been identified.
- Concrete deterioration should be addressed within the next 12 months.
- The lanai crack should be addressed as soon as possible.
- The roof should be inspected and repaired prior to the 2024 rainy season.
- Concrete repairs may require a building permit from Collier County.
- The Parapet wall to slab transition should be addressed at the time of the new roof and painting.
- The lanai slab repair should be completed as soon as possible. Once completed, the Engineer providing the Milestone Inspection report must provide an amended report indicating that the building is safe for continued use under the present occupancy.
- There are no additional inspections recommended at this time other than the lanai repair.
- Renew Phase I milestone inspection in 10 years per Florida Statute.
- **A Phase II inspection is not required at this time.**

It is understood that this limited structural review does not meet the full criteria of the Miami – Dade 40-year-Old Building Recertification or the Broward County 40-year Safety Inspection Program, nor does it certify the structural integrity of the structures.

Please feel free to contact W.J. Johnson & Associates if you have any questions.

Sincerely,

W.J. JOHNSON & ASSOCIATES

Chris Eseppi

Christopher Eseppi, PE#: 84902
Principal Engineer