

**MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION**

INSPECTION COMMENCED

Date: 09/07/2023

INSPECTION COMPLETED

Date: 09/07/2023

INSPECTION MADE BY: Bondurant Architecture, LLC

SIGNATURE: *E. Brad Bondurant*

PRINT NAME: E. Brad Bondurant, Architect

TITLE: Principal Architect and Chief Inspector

ADDRESS: 3828 Ruby Way, Naples, FL 34114

1. DESCRIPTION OF STRUCTURE

a. Name on Title: **Various (Homeowner's Association) Princeton Place 4**

b. Street Address: **360 Horse Creek Drive, Naples, FL 34104**

c. Legal Description: **see original survey in HOA possession**

d. Owner's Name: **same as above**

e. Owner's Mailing Address: **same as above**

f. Folio Number of Property on which Building is Located:

g. Building Code Occupancy Classification: **Type II - B**

h. Present Use: **Multi-family Residential Condominium**

i. General Description: **Five Story reinforced concrete structure with CMU infill with concrete floor slabs, and exterior balconies on each unit. Building has a sloping roof of dimensional fiberglass composition shingles.**

Addition Comments:

j. Additions to original structure: None

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging: None
2. Settlement: None
3. Deflections: None
4. Expansion: None
5. Contraction: None
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
None
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Surface condition of the stucco finish was in excellent condition.
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.
None in significant structural members.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
None
f. Previous patching or repairs
None
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Residential loads of 60psf in interiors and 100psf in walkways are well addressed by the structure.

3. INSPECTIONS
a. Date of notice of required inspection
b. Date(s) of actual inspection: September 07, 2023
c. Name and qualifications of individual submitting report: E. Brad Bondurant, AIA, CCPIA FL Registered Architect
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: N/A
e. Structural repair-note appropriate line:
X 1. None required
2. Required (describe and indicate acceptance)

4. SUPPORTING DATA
a. Inspecting Architect's Narrative Report dated 11 September 2023 sheet written data
b. See Narrative Report _____ photographs
c. _____ drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:
a. Concrete masonry units: GOOD
b. Clay tile or terra cotta units: N/A
c. Reinforced concrete tie columns: GOOD
d. Reinforced concrete tie beams: GOOD
e. Lintel: GOOD
f. Other type bond beams: N/A
g. Masonry finishes -exterior
X 1. Stucco: GOOD
2. Veneer
3. Paint only
4. Other (describe)
h. Masonry finishes - interior
1. Vapor barrier: GOOD
2. Furring and plaster: GOOD
3. Paneling: NONE
4. Paint only
5. Other (describe)
i. Cracks
1. Location – note beams, columns, other
2. Description
j. Spalling
1. Location – note beams, columns, other: None
2. Description:
k. Rebar corrosion-check appropriate line
X 1. None visible
2. Minor-patching will suffice
3. Significant-but patching will suffice

4. Significant-structural repairs required
I. Samples chipped out for examination in spall areas:
X 1. No
2. Yes – describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM

a. Roof

1. Describe (flat, slope, type roofing, type roof deck, condition): Sloping roof with fiberglass composition shingles.

Wood decking over pre-engineered wood roof trusses or exposed solid wood roof rafters.

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2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: No units on roof.
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3. Note types of drains and scuppers and condition: Sloping roof has gutters around perimeter in good condition.

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b. Floor system(s)

1. Describe (type of system framing, material, spans, condition): Concrete floor panel slabs spanning unit walls.
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Span is approximately 14'-0", and all concrete slabs were in good condition.

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c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members. Attic accesses allowed roof framing members to be viewed.
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7. STEEL FRAMING SYSTEM

a. Description: N/A

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b. Exposed Steel- describe condition of paint and degree of corrosion
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
d. Elevator sheave beams and connections, and machine floor beams – note condition:

8. CONCRETE FRAMING SYSTEM
a. Full description of structural system: Reinforced concrete columns and beams supporting concrete floor slabs with concrete slab on grade at Ground Floor. Beams were infilled with CMU walls between units.
b. Cracking
X 1. None observed
2. Location and description of members affected and type cracking:
c. General condition: GOOD
d. Rebar corrosion – check appropriate line
X 1. None visible
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe)
e. Samples chipped out in spall areas:
X 1. No
2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):

Windows were aluminum framed units. Most windows replaced with insulated impact glazing units wind rated.

b. Anchorage- type and condition of fasteners and latches: **Screws into masonry perimeter with positive latches for locks**

c. Sealant – type of condition of perimeter sealant and at mullions: **Silicone perimeter sealant in Good condition.**

d. Interiors seals – type and condition at operable vents: **factory rubber seals in good condition.**

e. General condition: **GOOD**

10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses: **wood trusses only on roof were**

of pre-engineered wood and in good condition. Solid wood rafters were exposed and in good condition.

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition: **Appropriate hurricane clips and tie downs were present and in good condition.**

c. Joints – note if well fitted and still closed: **All observed gusset plates were tight and in good condition.**

d. Drainage – note accumulations of moisture: **Drainage was functioning well into aluminum gutters and downspouts.**

e. Ventilation – note any concealed spaces not ventilated: **Metal screen soffit vents were spaced around perimeter.**

f. Note any concealed spaces opened for inspection: **NONE**

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015

