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July 22, 2024

Villa D'Este Section B Condominium Association
c/o: Sunstate Property Management
Attn: Ms. Lauren Wilson, LCAM (VIA EMAIL: lauren@sunstatemanagement.com)
Copy to: City of Venice Building Official
104 Capri Isles Boulevard
Venice, FL 34292

**RE: Villa D'Este Section B Condo. - Phase One Milestone Investigation Summary
Venice, Florida (Sarasota County)**

Dear Ms. Wilson,

As authorized, Jesse W. Curtis, P.E., with Florida Structural Forensics (FLSF) performed a phase one milestone structural investigation at Villa D'Este Section B condominium on May 29, 2024. The building, located at 104 Capri Isles Boulevard in Venice, Florida, was constructed in 1983 and consists of one, three-story building with a total of 36 condominium units. This written report includes our site description, basis for inspection, summary of observed conditions, and our conclusions.

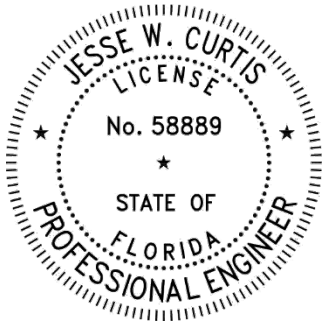
SUMMARY - For phase one of the milestone structural inspection, the licensed structural engineer performed a visual (non-destructive) examination of habitable and uninhabitable areas of the buildings, including the major structural components, in order to provide a qualitative assessment of the structural condition. If the licensed structural engineer finds no sign of substantial structural deterioration to any building components under visual examination, phase two of the inspection is not required. If the licensed structural engineer determines that a visual, qualitative assessment of the buildings is not sufficient to determine signs of substantial structural deterioration, then a phase two structural inspection is required.

Based upon our document review, visual examination and site investigation at Villa D'Este Section B Condominium (104 Capri Isles Boulevard) and utilizing our education, experience, and engineering judgement, it is our professional opinion that:

1. No substantial structural deterioration was identified during the time of our site investigation.
2. No unsafe or dangerous conditions were observed during the time of our site investigation.
3. No structural items requiring further investigation were observed. A phase two inspection or destructive testing is not required at this time.



4. Functional defects in the form of concrete cracks and spalls were observed to a concrete beam and at multiple concrete column and slab joints at the front elevation of the building. These functional defects require structural repairs within the subsequent 3 to 6 months in order to prevent further deterioration and diminished expected service life.



Florida Structural Forensics

Jesse W. Curtis, P.E.
Principal Partner
FBPE Registry Number 36238
Florida PE Number 58889

This report has been digitally signed and sealed by Jesse W. Curtis, P.E., 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.

LIMITATIONS

This engineering report is intended for the use of **Villa D’Este Section B Condo.** and their designated representatives, and the local authority having jurisdiction, and is not intended for any other purpose. FLSF assumes no liability for the misuse of this information by others. The observations, evaluation, and conclusions expressed herein are based upon the data or information provided to FLSF, and/or obtained at the time of our site inspection. A structural condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation, and **Villa D’Este Section B Condo.** assumes the risk for all conditions, which are concealed from view at the time of the site visit. In addition, the opinions are based upon the education, knowledge and experience of the registered professional engineer who signed and sealed this report and are based upon a reasonable degree of engineering certainty. FLSF reserves the right to amend or update the opinions and/or the recommendations to this report should conditions change, or additional information becomes available.