

SOCOTEC

Report of Turnover Study

**RICHMOND PARK MASTER CONDOMINIUM
ASSOCIATION**

**2305 Richmond Park Lane,
Naples, Collier County, Florida**

**SOCOTEC Project Number 6690-001.01
July 2022**



July 29, 2022

RICHMOND PARK MASTER CONDOMINIUM ASSOCIATION, INC.

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Subject: Report of Engineering Consulting Services
TURNOVER STUDY
Richmond Park Master Association
2305 Richmond Park Lane,
Naples, Florida 34120
Socotec Consulting Project No. 6690-001.01

Socotec Consulting, Inc. (SOCOTEC) is pleased to present this report of our Turnover Study completed for Richmond Park Master Condominium Association (Richmond Park Master) common area components. Our services were completed in general accordance with our proposal dated March 1, 2022 and authorized by Troy Rodriguez on May 9, 2022. SOCOTEC has conducted our services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

The purpose of our services was to document the existing condition of common area elements, provide estimates of useful life, estimates of the element's replacement cost, and comment on conditions not in general compliance with good construction practices. This report speaks only as to the condition of the development on the date of our site visit. We appreciate this opportunity to be of service on this project and look forward to working with you on future opportunities.

Sincerely,
Socotec Consulting, Inc.

Matt J. Crater

Matt J. Crater, E.I.
Field Engineer

Thomas E. Conrecode, P.E.
Principal Engineer
Florida Registration No. 46571

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1.0 Executive Summary

Socotec Consulting, Inc. (SOCOTEC) has conducted a turnover study of the subject property’s common elements. Our services include providing a written report that identifies the status and maintenance for common elements of the property, the estimated useful life of each element, and the estimated replacement cost for those common elements. The following table summarizes the turnover study results determined by SOCOTEC:

COMPONENT	CURRENT CONDITION	REQUIRED MAINTENANCE/ REPAIR COSTS
Roofs	Good	\$0
Structures	Good	\$0
Fire Protection Systems	Good	\$0
Heating and Cooling	Good	\$0
Plumbing	Good to Fair	\$2,500
Electrical Systems	Good	\$0
Pavement and Parking Areas	Good to Fair	\$4,000
Drainage Systems	Good	\$0
Pool and Spa	Good	\$0
Painting	Fair	\$1,500
Perimeter Fence & Gate	Good to Fair	\$6,500
Irrigation & Landscaping	Fair	\$32,500
REQUIRED MAINTENANCE/REPAIR COSTS TOTAL		\$47,000

“Poor” = an item is failing and in need of immediate repairs (0 months – 12 months).
 “Fair to Poor” = an item requires major repairs or replacement in the near future (less than 12 months).
 “Fair” = an item requires repair in the near future (12 months – 36 months).
 “Good to Fair” = an item requires minor repairs or routine maintenance (less than 36 months).
 “Good” = an item has been maintained and only routine maintenance is required (3 years or more).
 The table does not include items that were considered normal routine maintenance items.

Historical aerial photographs of the subject site indicate that the infrastructure and multi-family buildings began construction circa 2017 and were completed circa 2022.

Appendix A illustrates the subject site location with respect to the local vicinity whereas Appendix B shows an aerial photograph of the subject site. Representative photographs collected during the time of our site visits are represented in Appendix C. Appendix D summarizes our findings regarding current required maintenance costs, useful life, and element replacement costs of the common elements.



2.0 SCOPE OF SERVICES

SOCOTEC has conducted this inspection in general accordance with the scope and limitations of SOCOTEC's proposal number 6690-001.01P dated March 1, 2022.

In general, the property includes the following common items that were evaluated as part of this study:

- One single-story clubhouse structure (roofs and paint),
- Interlocking concrete pavers (clubhouse walkway and pool deck),
- About half a mile of asphaltic concrete roadway,
- Various common area fire protection,
- One pool and spa, with associated equipment,
- Various common area plumbing, electrical, mechanical hardware, and
- Various common area irrigated landscaped areas.

SOCOTEC personnel completed physical site observations of the subject property on May 10, 2022 that consisted of a visual examination of the property components. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work. It is not possible for SOCOTEC to identify discrepancies, which are likely to occur within concealed spaces. No materials testing or field/equipment testing was performed by this office unless specifically authorized and detailed herein. Exterior observations of the common elements were made from the ground level throughout the development and from the roofs of two buildings.

3.0 OBSERVATIONS OF COMPONENTS

The building component categories included in this study are summarized and described below. We have provided our opinion of the current condition for each line item identified in this report using the following terms:

Opinion of Current Condition

Good – An item has been maintained and only routine maintenance is required,

Good to Fair – An item requires minor repairs or routine maintenance,

Fair – An item requires limited repairs or maintenance in the near future,

Fair to Poor – An item requires major repairs or replacement in the near future,

Poor – An item is failing and in need of immediate repairs or replacement.

Roofs

The sloped condominium roofs include low profile concrete roof tiles that are mechanically fastened, or foam adhered to the underlying roof systems, which typically consist of a self-adhering membrane or other underlayment attached to plywood sheathing mechanically fastened over pre-engineered wood trusses. The roof system also includes gutters, downspouts, and aluminum perforated soffit. Our study included only visual observations of the roof located at the subject site. The roof was observed to be in good overall condition at the time of our site visit.

Structures

The Master Association only includes one single-story clubhouse. The building structure at the subject site is likely constructed on a reinforced-concrete shallow foundation and is built with cast-in-place reinforced concrete columns and beams. The exterior walls of the building structure include CMU block walls covered with painted stucco and other decorative trim. The structure was observed to be in good overall condition at the time of our site visit.

Fire Protection Systems

The clubhouse building contains an automated fire sprinkler and alarm system. Sprinkler heads located within the clubhouse are fed by a fire main water line attached to the building. Exterior audio and visual alarms, the fire extinguisher, and the exterior fire line are all part of the system identified and are included in the scope of this study. The systems are tested and maintained through an outside vendor. In general, the fire protection systems were observed to be in good overall condition at the time of our site visit.

Heating and Cooling

The clubhouse structure is provided heating and cooling by a central AC unit and maintained by the Association. The HVAC unit, its lines, and the concrete slab the unit sits on are included as part of this study. Overall, this item was observed to be in good overall condition.

Plumbing

Applicable plumbing components for the subject property include potable water lines and sanitary sewer pipes. Plumbing plans that indicated the sizing of the buildings' plumbing were not provided to SOCOTEC. Richmond Park is likely provided potable water with 4- to 8- inch diameter PVC water mains. It is then distributed to the clubhouse with ½- to ¾-inch diameter PVC lateral and vertical lines. Main sanitary sewer lines at the subject site likely include 3- to 4-inch diameter PVC pipes with 3/4- to 3-inch lateral and vertical lines serving individual buildings. Municipal Utilities provide water and sewer services to the subject development. In general, this item was observed to be in good to fair overall condition at the time of our site visit.

The following item was noted during our inspection:

- Several sewer line covers have been obstructed with concrete from when the sidewalk was poured.

Electrical Systems

Power is provided to the clubhouse via underground lines from utility owned onsite transformers. The power is then routed to individual meters that are located on the exterior wall of the building. Additional electrical systems include exterior building outlets, exterior building electrical systems, and other electrical hardware. Although the housing for the exterior light fixtures appeared to be in good condition at the time of our site visit, the functionality of all the lights could not be confirmed since our study was performed during the daytime hours. In general, this item was observed to be in good overall condition at the time of our site visit.

Pavement and Parking Areas

We understand that the roadways and common parking areas located throughout Richmond Park are maintained by the Master Association. These roadways and parking areas are comprised of asphaltic concrete, with concrete curbs and concrete valley gutters on either side of the roadway. In general, these items were observed to be in good to fair overall condition at the time of our site visit.

The following items were noted during our inspection:

- Various concrete cracks throughout the concrete curbs and concrete valley gutters.
- Painted lines for common area parking spaces are beginning to fade.

Drainage

Drainage for the clubhouse is comprised of a sloped roof that deposit water into the roof perimeter gutter and downspout system that then transports runoff water to the perimeter of the building. Stormwater then travels into catch basins, drainage lakes, and/or into connected underground piping that is connected to the adjacent stormwater lakes. In general, the storm water drainage systems at the subject site were observed to be in good overall condition at the time of our site visit.

Pool and Spa

The subject site includes one pool, one spa, and various pool/spa equipment. The pool is supported by one equipment box located at the east end of the clubhouse. In addition, the pool deck includes various patio furnishings, and perimeter fencing enclosing the pool deck and equipment area. In general, this item was observed to be in good overall condition at the time of our site visit.

Painting

The exterior of the clubhouse is covered with a textured stucco system, decorative banding, and other various accents. In general, the paint located at the subject building was observed to be in fair overall condition at the time of our site visit.

The following items were noted during our inspection:

- Cracked and/or damaged stucco around various areas of the building.
- Paint smears on downspouts, and sloppy paint work around the various building corners.

Perimeter Fence and Security Gate

The Association is surrounded on the north, east, and south sides of the property with an aluminum perimeter fence. The community's entrance on the east side connects Richmond Park Lane to Woodcrest Drive, where an automatic security gate separates the two streets. In general, the perimeter fence and gate located at the subject building was observed to be in good to fair overall condition at the time of our site visit

The following items were noted during our inspection:

- One section of fencing on the east perimeter is missing.

Irrigation & Landscaping

Irrigation water for Richmond Park is potable water provided by Municipal Utilities and is distributed throughout the subject property. Irrigation plans were not provided; however, the irrigation water is likely distributed with ½- to 3-inch lateral lines that feed isolated watering stations, pop-up sprinklers, and stationary spray heads that dispense water to the plantings and grass areas located throughout the subject site. The Association is also landscaped with various trees, bushes, flowers, and grass around all buildings and streets within the community. In general, this item was observed to be in fair overall condition.

The following items were noted during our inspection:

- Instances of mulch washout around several buildings, including the clubhouse.
- Three instances of missing pink-flowering trees, and one dying tree (appear to be crepe myrtle trees).
- Several instances of non-camouflaged pipes by the pond fountain (no surrounding foliage).
- Inconsistent shrubbery around guest parking areas on Sawyers Hill Road.

4.0 LIMITATIONS OF REPORT

Due to the limited scope of our services, it may be possible that some repairs have not been identified herein. Costs provided herein are opinions only and are based on our experience with similar projects. Unless stated otherwise, no contractors have provided pricing. Depending upon specific products, actual costs will vary from our estimates.

Our services did not include physical assessments for the presence of asbestos, lead paint, pesticides, herbicides, urea-formaldehyde foam insulation, tainted (Chinese) drywall, air quality, molds, or radon. Unless noted herein, the site was not assessed for compliance with State and federal environmental laws or specific building codes. No laboratory analyses were performed on any building materials, soil, surface water, or any other substance as part of this assessment other than those that may be specified in the report. SOCOTEC is not responsible for any independent conclusions, opinions, or recommendations made by others based on the information presented in this report.

5.0 CLOSING

Opinions of costs have been provided for each recommendation and are based on our experience with projects of a similar type, known construction industry averages, or historical cost data. Opinions of cost information are inclusive of labor, material, appropriate overhead, general conditions, and profit. It is exclusive of any contingencies and local taxes that may be assessed on this project, and it is assumed that outside contractors will perform remedial work.

We trust the information contained herein is suitable for your needs and appreciate the opportunity to have been of service to you. Please contact us if you have any questions concerning this report.

APPENDIX A

APPENDIX A: SITE VICINITY AERIAL



Image from Google Earth Pro.

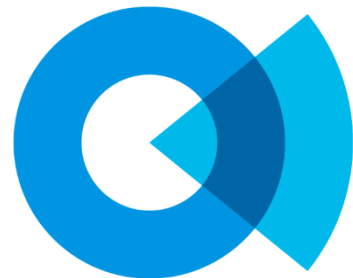


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APPENDIX B

APPENDIX B: SITE AERIAL

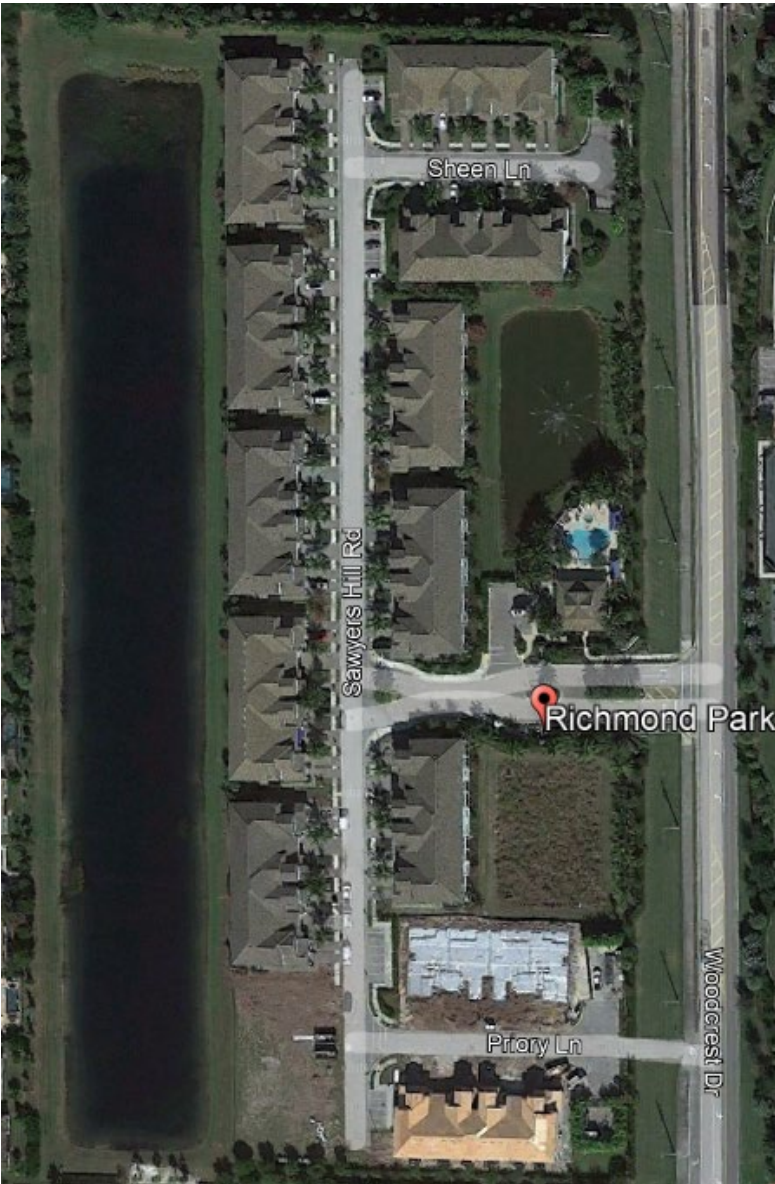


Image from Google Earth Pro

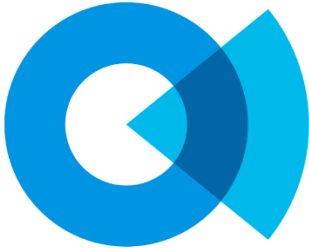


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APPENDIX C

APPENDIX C - SITE PHOTOGRAPHS



Overall view of Clubhouse.



View of typical concrete curb crack.

APPENDIX C - SITE PHOTOGRAPHS



View of minor soil washout next to pool area.



Unsealed electrical and poorly finished stucco.

APPENDIX C - SITE PHOTOGRAPHS



View of typical stucco crack on side of clubhouse.



View of sloppy paint job on clubhouse edge.

APPENDIX C - SITE PHOTOGRAPHS



View of fading paint stripes on parking spaces.



View of inaccessible drain cover.

APPENDIX C - SITE PHOTOGRAPHS



View of crack on concrete valley gutter.



View of exposed pipe.

APPENDIX D

APPENDIX D: TURNOVER STUDY COMMON ELEMENT SUMMARY

RICHMOND PARK MASTER CONDOMINIUM ASSOCIATION

Condominium Buildings: 0 Amenity Buildings: 1 Building CO'd: 2017 - 2022

ELEMENT	ELEMENT CONDITION	Required Maintenance Costs	Estimated Useful Life (years)	Approximate Remaining Useful Life (years)	Estimated Replacement Cost
ROOFS	Good	\$0	25	23-25	\$22,000
STRUCTURES	Good	\$0	40+ (Buildings)	40+	NA
FIRE PROTECTION SYSTEMS	Good	\$0	25+ (Fire Sprinkler System) 25 (Fire Sealant)	23-25	\$10,000
HEATING AND COOLING	Good	\$0	12 (HVAC Systems)	9-12	NA
PLUMBING	Good to Fair	\$2,500	40+ (Water/Sewer Lines)	39+	NA
Address inaccessible drain covers in sidewalks		\$2,500			
ELECTRICAL SYSTEMS	Good	\$0	25+ Exterior Light Fixtures	23+	NA
PAVEMENT AND PARKING AREAS	Good to Fair	\$4,000	20+ (Asphaltic Pavement)	18+	\$86,250
Address various cracks in concrete curbs and gutters around roadway		\$3,000			
Address faded roadway and parking area lines		\$1,000			
DRAINAGE SYSTEMS	Good	\$0	30+ (Drainage Lines)	28+	NA
POOL AND SPA	Good	\$0	15+ (Resurfacing) 10+ (Equipment)	13+ 8+	\$27,000
PAINTING	Fair	\$1,500	6+ (Increase useful life to 7 years after first recoat)	4-6	\$3,500
Address cracked/damaged stucco		\$1,000			
Address paint smears and sloppy paintwork		Minimum			
PERIMETER FENCE AND GATE	Good to Fair	\$6,500	30+	28+	NA
Address missing section of perimeter fence		\$6,500			
IRRIGATION & LANDSCAPING	Fair	\$32,500	Irrigation Lines 30+ Sprinklers 5 - 15	28+ 3-13+	NA
Address missing pink-flowering trees between buildings 2303, 2311, and 2295 (3 missing)		\$1,500			
Address dying pink-flowering tree between buildings 2303 and 2295		Minimum			
Address non-camouflaged pipes between buildings 2319 and 2311, and Priory Lane/Sawyers Hill Corner		Minimum			
Address inconsistent Shrubbery around guest parking areas on Sawyers Hill Road		\$1,000			
Address laurel oak trees planted around the association. Remove and replant with suitable trees (19 trees)		\$28,500			
Address mulch washout around various buildings, including clubhouse.		Minimum			
ELEMENT TOTAL		\$47,000			

Required Maintenance Costs include permit fees, construction overhead and taxes but exclude special equipment needed to access an element's location.
 Minimum = Approximate minimum fee to complete a required maintenance item.
 Estimated Useful Life assumes that all maintenance is done correctly and in a timely manner.
 Estimated Required Maintenance Costs for each category are the sum of the estimated repair costs for each item identified within the Turnover portion of the report.
 Estimated Replacement Costs are current and not adjusted for future dollars.
 *Poor"= an item is failing and in need of immediate repairs, "Fair"= an item requires repair in the near future, "Good"= an item has been maintained and only requires routine maintenance.