9/20/24

Pinewood South Condominium Association
C/O Joe Jennings
4790 S Cleveland Ave.
Fort Myers, FL 33907
Phone: (239)265-4524
Email: gijoejennings

Re: Pinewood South Condominium Association
Structural Evaluation of Buildings
4790 S Cleveland Ave.
Fort Myers, FL 33907

Dear Mr. Jennings,

In accordance with your request, on August 21 and August 22, 2024, Crevalle Consulting ("Crevalle") visited the above referenced property to perform visual observations of each of the buildings. The purpose of these observations was to determine structural deficiencies and to provide recommendations for repair and/or replacement of damaged structural elements.

Background:

Pinewood South is composed of 21 two-story condominium buildings, all of similar construction, and two centrally located, shared pools. Each of the buildings has 8 units with four units on each floor. For the purposes of this report the buildings will be referenced as follows;

Figure 1: Site Layout

According to the Lee County Property Appraiser, Buildings 1 through 11 were constructed in 1984 and Buildings 12 through 21 were constructed in 1985. The primary building structure consists of a cast in place concrete slab supported by load bearing masonry walls and masonry columns. The foundations of the buildings are unknown but are assumed to be continuous shallow foundations under load bearing walls and shallow spread foundations beneath masonry columns. Each of the buildings ground floor consists of a concrete slab on grade. The roofs of the buildings are constructed of engineered wood roof trusses.

The deficiencies herein were determined by visual observations and non-destructive testing techniques typical of concrete buildings. Observations were made from the ground. A majority of the rear elevated balconies (approximately 88%) and a majority of the rear ground floor lanais (approximately 86%) were accessible during the inspection. The balconies that were not accessible during the inspection were observed from the ground, however, no deficiencies interior of the screen enclosures, or shutters if present, could not be observed.

For the purposes of this report, the “front” of the building (Photo 1) is intended to describe the entry of the units (See Photo 1 for reference). The “rear” of the building is meant to describe the sides of the buildings where elevated balconies are present. Joe Jennings, Greg Grover, and a maintenance worker were present at the time of inspection and accompanied Crevalle into the units that were accessible.

Observations:

Observations herein were limited to visual observations and information obtained from non-destructive testing methods typical of concrete and masonry structures. Observations have been consolidated into typical observations, common to all of the buildings. Drawings indicating the deficiencies to individual units have been produced and have been included in this report as Appendix B. The roof, roof framing, and exterior walls were excluded from the evaluation of the structure.

Typical Observations:

- Front Walkways/Stairs:
    - No coatings or waterproofing membranes were observed on the top surfaces of the elevated walkways and stairs (Photo 2).
    - The elevated walkways on most of the buildings had cracking with isolated areas of unsound concrete topping. Most walkways had cracks from the unit’s shared wall to the stairs (Photo 3).
    - Additional cracks were observed from the handrail post pockets to the entryways (Photo 4), and some walkways had cracks running full length from one end of the walkway to the other.
    - No crack control joints or expansion joints were observed on the elevated walkways.
    - Isolated spalling of the slab edges were observed on the walkways (Photo 5), particularly under handrail post pockets (Photo 6).

  - Exposed reinforcement with no cover was observed on isolated connections between the stairs and the elevated walkways (Photo 7). In some cases, this reinforcement was cut out (Photo 7) or had insufficient, failing previous repairs (Photo 8).
  - Many stair treads had unsound concrete with cracks and spalling (Photo 9).
  - Repairs were observed at all handrail grout pockets. (Photo 10). Some previous and insufficient repairs were found to be cracked, deteriorated, and overall failing (Photo 11).
  - Detached and loose handrail sections were observed, some due to stair tread spalls (Photo 12) and others due to deteriorated handrail post pockets.
- Rear Lanais
  - Water ponding and staining was observed near the screen enclosures of many lanais (Photo 13).
  - Many of the rear lanais were observed to have unsound floor finishes near the screen enclosures.
  - No waterproofing membranes were observed on any rear lanais. Some of the lanais were painted. (Photo 14).
  - For units that did not have floor finishes, typical cracking in the concrete was observed (Photo 15).
  - Typical cracking was also observed from the ground floor, on the underside of the elevated lanai slabs (Photo 16).
  - In some elevated units, full length slab edge spalls were observed from the top of the slab. (Photo 17).
  - Full length slab edge spalls could also be observed on the underside of lanai slabs from the ground floor. (Photo 18).
  - Overhead spalls, some with loose or missing concrete, were observed in ground floor units (Photo 19).
  - Isolated on units that do not have full edge spalls, slab edge spalls were also observed.
- Screen Enclosures:
  - Second floor screen enclosures were observed to have a 5” spacing between typical pickets.
  - The screen enclosures on the balconies of all buildings are fastened directly to the concrete slab.
  - There are typical signs of water staining behind the screen enclosures on the concrete decks or floor finishes.
  - Weep holes were only observed in isolated units screen enclosures.
  - Tile installed directly adjacent to screens with no gap.

Discussion:

Elevated Front Walkways: On each of the twenty-one buildings similar conditions were observed on the front elevated walkways and stairs. No coating or waterproofing membrane was observed, allowing raw, weathered, and deteriorated concrete to be assessed. No expansion joints were observed on the walkways, resulting in cracks in the concrete to develop due to the thermal expansion and contraction

of the building. Every handrail post pocket had previous, insufficient repairs. In many cases these repairs were failing, causing loose handrail sections. These loose handrail sections impact their overall life safety and cause a dangerous condition. Isolated spalling of the walkway slab edges was observed. Many of these spalls were under handrail post pockets, likely due to water intrusion from the deteriorated post pockets above. Isolated spalls in stair treads were also observed, in some cases resulting in loose handrail sections. The cracks in the concrete and deteriorated handrail post pockets allow for water to penetrate the concrete and reach the steel reinforcement, causing deterioration and reducing the structural capacity of the walkways. Exposed reinforcement with no cover was observed on some connections between the stairs and the elevated walkways. It was evident that previous insufficient repairs had been made to some of these areas. In some cases, this reinforcement was cut out and removed or had insufficient repairs that are now failing.

Rear Lanais: A majority of the elevated lanais had floor finishes which prohibited the inspection of the concrete substrate. Many of the units had unsound tile, particularly near the screen enclosures. Most of the unsound tile correlated with areas of ponding water which was evident due to the staining of the tile grout and dirt staining. Water staining on the lanais and unsound tile is indicative of water permeating beneath the tile and saturating the concrete slab. Since many of the floor finishes are from original construction, it is likely that there is no waterproofing membrane beneath the tile to protect the concrete slab. The debonding of the tile indicates damage to the concrete substrate. This is supported by units that were observed that did not have tile flooring and had cracking in the concrete topping. On many lanais, the cracking on the top and underside of the elevated lanais has escalated to overhead spalls and slab edge spalls.

Typical Screen Enclosures – Typical balcony screen enclosures were fastened directly to the concrete slab of the balcony, without a means for water to weep off lanais. Because of this, water from wind driven rain blows through the screen and accumulates on the balconies without properly draining. The screen enclosures have a picket spacing of 5” where current code dictates that the openings of the enclosures shall “reject passage of a 4” sphere.” Because the screen enclosures are considered a life safety element, when the screens are removed to make structural repairs to the concrete slabs, new code compliant enclosure systems must be installed. Screen enclosures that are not removed because of structural repairs are nearing the end of their service life and will also require replacement in the near future.

Conclusions and Recommendations:

Front Walkways: The lack of coating on the stairs and walkways is allowing water ingress into the concrete, resulting in the steel reinforcement to deteriorate and cause areas of unsound concrete and spalling. Areas of unsound concrete and spalling require repair which will consist of the removal of the unsound concrete, cleaning of the steel reinforcement, preparation of existing reinforcement, and placement of a repair mortar. It is also recommended that all deteriorated handrail post pockets be correctly repaired to reinforce the handrails and hinder any further water intrusion. Following all repairs and the routing and sealing of all cracks, it is recommended that a walk-ready waterproofing membrane be installed on the entirety of the stairs and elevated walkways.

Elevated Balconies: In general, the elevated balconies are in poor to failing condition. Those in failing condition have already been recommended to have shoring installed immediately. Areas of unsound concrete and spalling require repair which will consist of the removal of the unsound concrete, cleaning of the steel reinforcement, preparation of existing reinforcement, and placement of a repair mortar. It is recommended that areas of carpet and unsound tile be removed to allow for inspection of the concrete substrate and for necessary repairs to be made. Following the removal, it is recommended that a urethane waterproofing membrane be installed on the entirety of the balcony. At a minimum, it is recommended that the slab edges be waterproofed in the event that the screen enclosures are removed and replaced. Where there are no finishes and the concrete substrate is exposed, it is recommended that areas of unsound concrete be repaired and that cracks be routed and sealed prior to the installation of a waterproofing membrane.

Screen Enclosures – The existing screen enclosures are in fair condition but are not code compliant. Many of the screen enclosures will need to be removed and replaced as part of the required repairs to the structure. It is recommended that the remainder of the screen enclosures also be removed and replaced in the near future. As screen enclosures are replaced, it is recommended that the floor finishes be removed from the screen enclosure outward at a minimum, and that the slab edge be waterproofed with a urethane waterproofing system prior to the installation of new screen enclosures. It is further recommended that new screen enclosures be shimmed off the concrete to allow for proper drainage. All fasteners shall be sealed with a UV stable urethane sealant prior to installation.

Other recommendations – In addition to the recommendations made for structural deficiencies reported herein, it is recommended that the existing floor finishes be removed from the unit balconies. As the finishes are removed, and new floor finishes are installed, it is recommended that the association require that a urethane waterproofing system be installed prior to the installation of any new flooring. This will help to protect the concrete slabs from future deterioration and extend the service life of the structure.

The failing lanais require immediate repair. These failing lanais have already been recommended to have shoring installed immediately. The temporary shoring is to remain in place until these repairs are completed.

The conclusions and recommendations herein are intended to be supplemented by Appendix B which independently identifies defects at each of the units on property that was accessible at the time of inspection, and Appendix C, which tabulates the deficiencies by unit and indicates the priority of repair.

Closing:

Some elevated lanais at Pinewood South are failing and require immediate repair. Temporary shoring shall remain in place until repairs are made. Crevalle has been retained by the association to prepare repair documents and specifications which are currently underway. Following the completion of these documents, Crevalle will assist the association in the selection of a contractor to perform the work and will conduct observations during construction to ensure conformance with the permit documents.

The observations herein are limited to the items specifically referenced. Not all units were accessible at the time of inspection and some conditions were concealed and require further investigation before recommendations for repair can be made. The deficiencies herein were discovered by visual observation and were limited to the primary building structure. This inspection was not intended to discover all errors and omissions which may be present and that are outside of the scope of work. The inspection of architectural, electrical, mechanical, or other systems not directly related to the structure of the building was specifically excluded from the scope of work. Due to the limited scope of this service, we cannot attest to the structures as-built compliance with building codes, permitted documents, or industry standard construction techniques.

We appreciate the opportunity to be of service on this project. Should you have any questions, please feel free to contact me at 239-990-4972 or by email at josh@crevalleconsulting.com.

Regards,

JOSHUA R. MICHALSKI LICENSE No. 91348 STATE OF FLORIDA PROFESSIONAL ENGINEER Joshua R Michalski 2024.09.23 16:08:37 -04'00'	This item has been digitally signed and sealed by Joshua Michalski, PE 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.

Joshua Michalski, PE
President
Crevalle Consulting, LLC

https://crevalleconsulting-my.sharepoint.com/personal/josh_crevalleconsulting_com/Documents/Documents/Company/2024 Jobs/24-048 Pinewood South/Observation Report/Pinewood South Field Observations.docx

APPENDIX A: PHOTOGRAPHS

Photo 1: Front of buildings

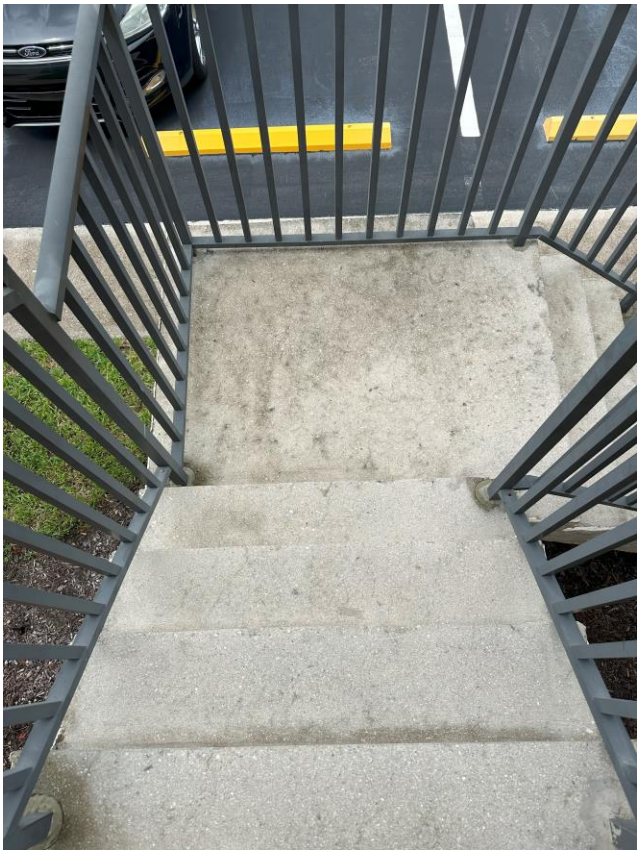


Photo 2: Lack of a waterproofing membrane on the front elevated stairs and walkways

Photo 3: Typical walkway cracking at unit's shared wall

Photo 4: Typical cracking from handrail post-pocket to entryway

Photo 5: Typical spalling on walkway slab edges (with failing previous repair)

Photo 6: Typical spalling on walkway slab edges under handrail post pocket

Photo 7: Exposed and cut reinforcement

Photo 8: Insufficent and failing previous repairs

Photo 9: Stair tread spall

Photo 10: Previously repaired handrail post pocket

Photo 11: Deteriorated and failing previous repair of handrail post pocket

Photo 12: Detached and loose handrail panel due to stair tread spalling

Photo 13: Evidence of water ponding and staining

Photo 14: Coating on a elevated lanai that appears to be paint - no waterproofing membranes were observed

Photo 15: Typical cracking on elevated lanais with no floor finishes

Photo 16: Typical cracking on the underside of elevated lanais

Photo 17: Typical full length slab edge spall (elevated lanai)

Photo 18: Typical full length slab edge spall (underside of elevated lanai)

Photo 19: Overhead spall with loose concrete

APPENDIX B: DEFICIENCY MAPPING

1 S1 BUILDING 1 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

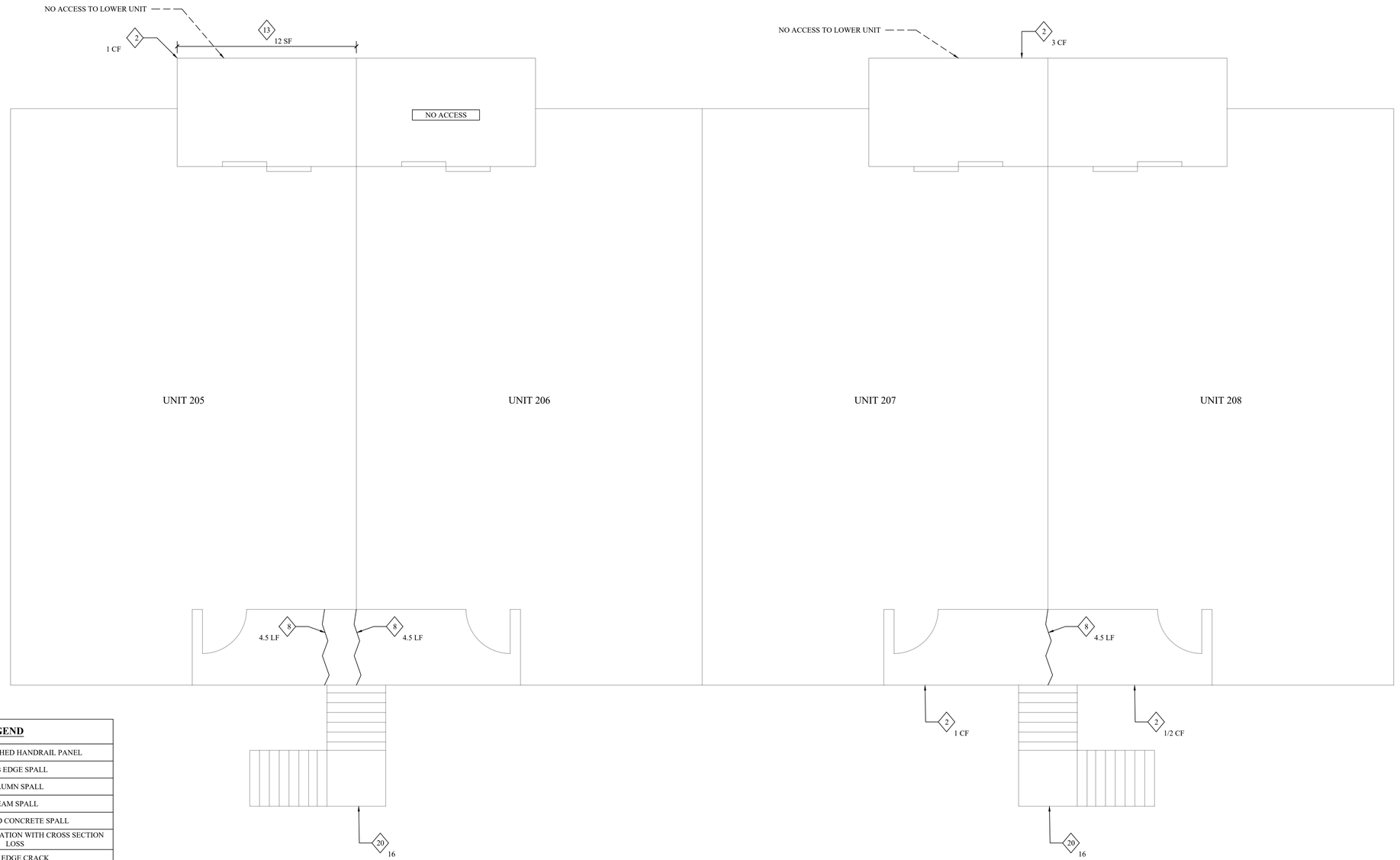
DRAWN: JDG & KJ
DATE: 09/11/2024
CHECKED: JRM
JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 1
DEFICIENCIES

S-1



LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB

◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

1/S2 BUILDING 2 SECOND FLOOR
NOT TO SCALE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

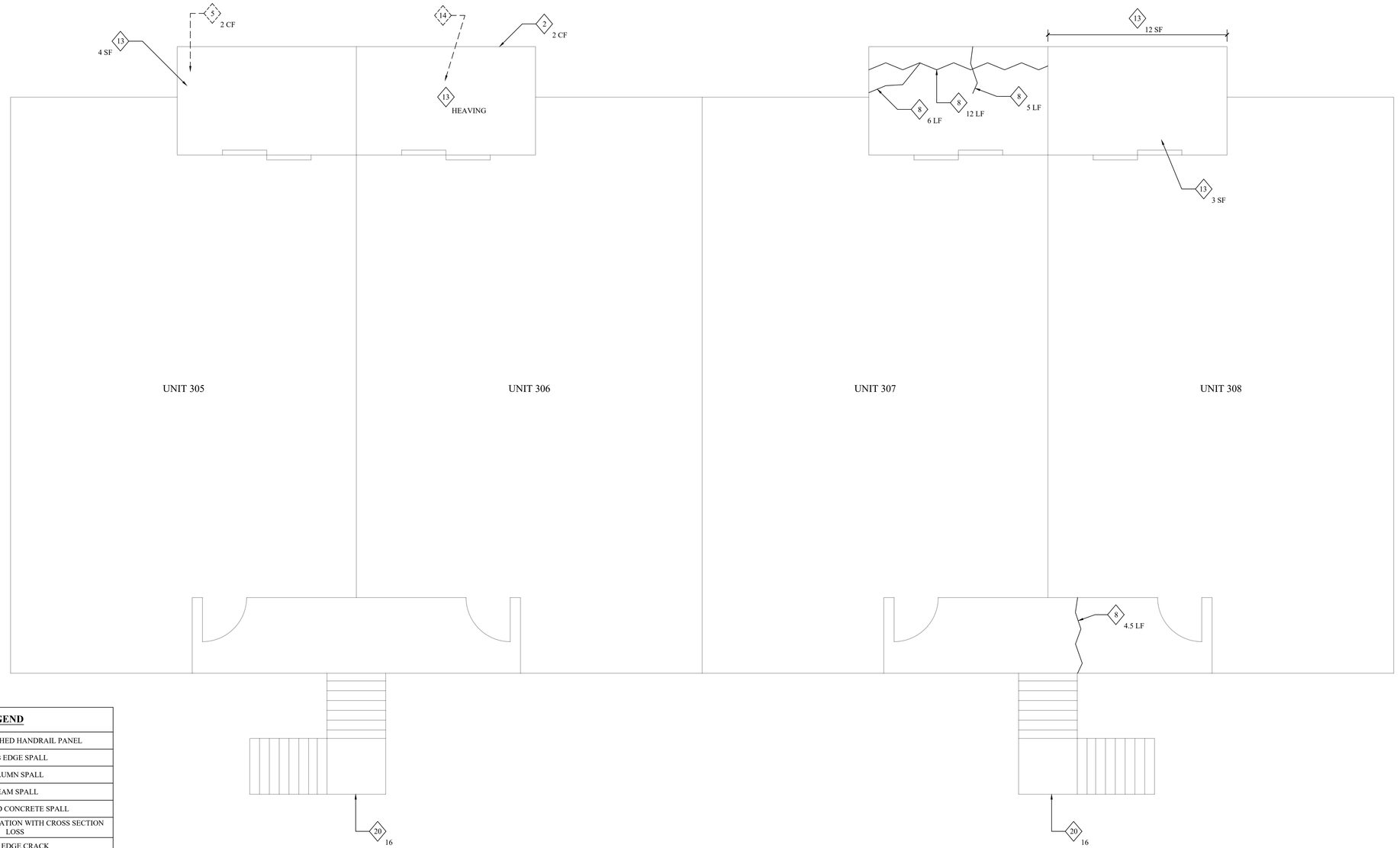
DRAWN: JDG & KJ
DATE: 09/11/2024
CHECKED: JRM
JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 2
DEFICIENCIES

S-2



1/S3 BUILDING 3 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

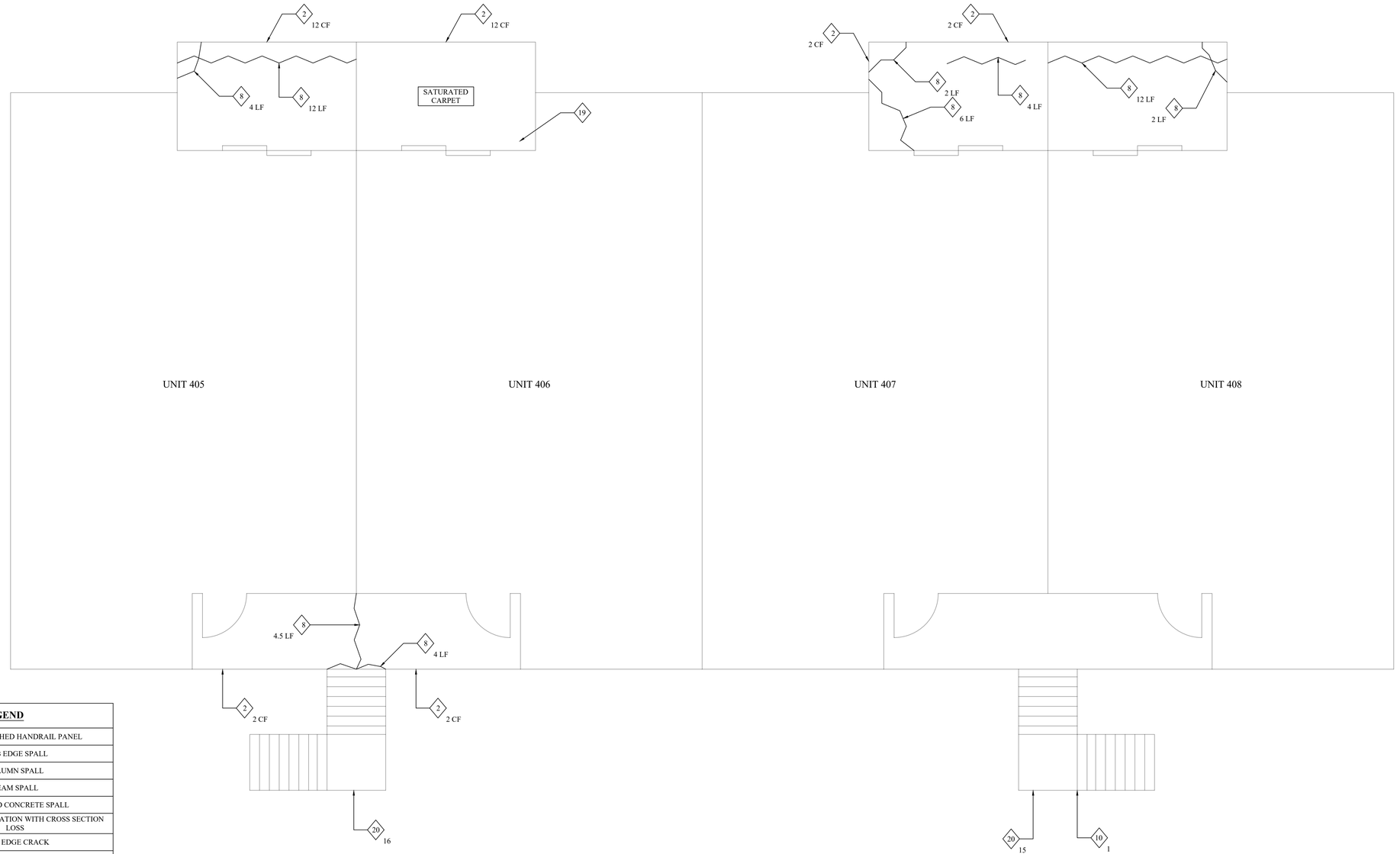
DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 3
DEFICIENCIES

S-3



1/S4 BUILDING 4 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

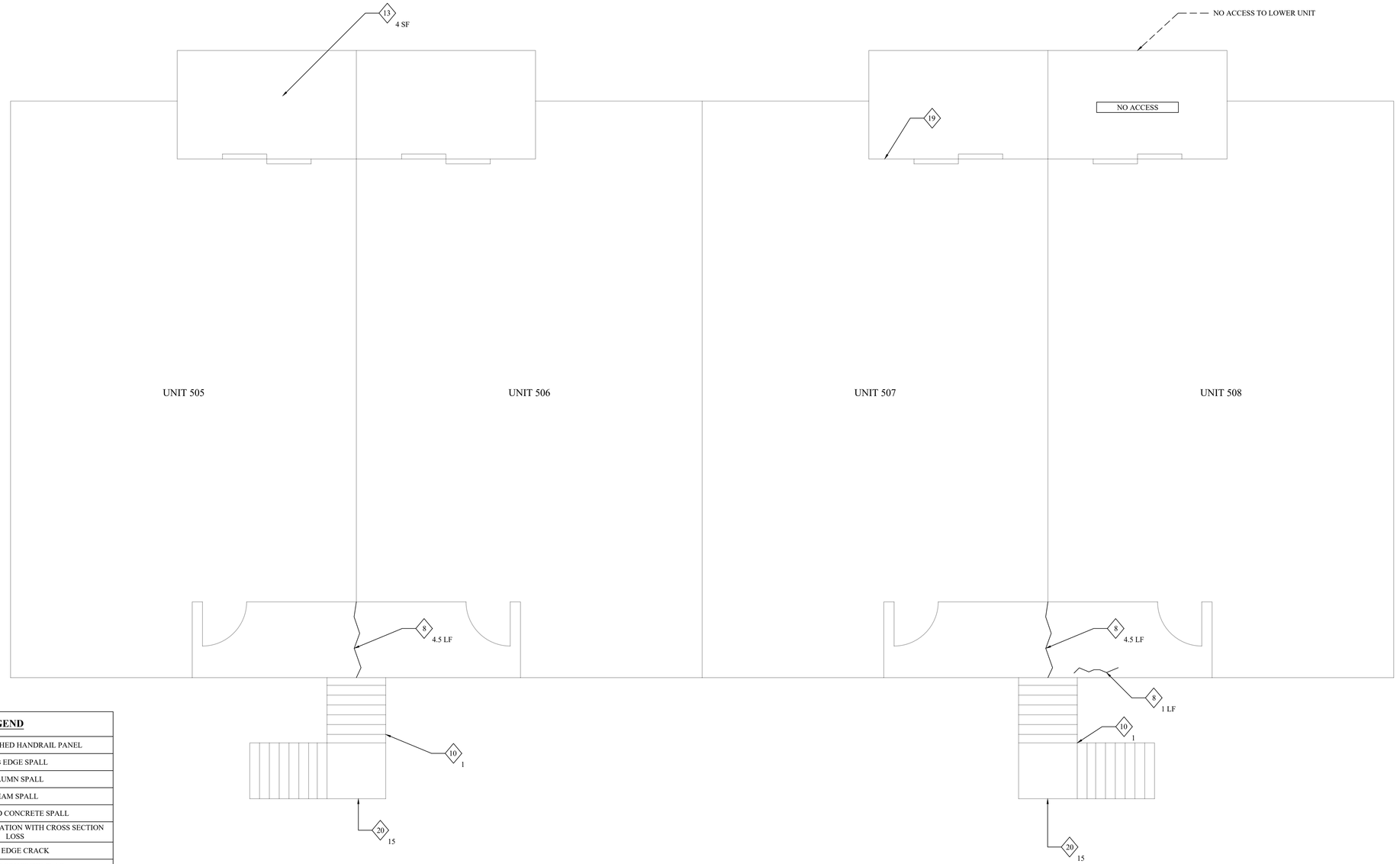
DRAWN: JDG & KJ
DATE: 09/11/2024
CHECKED: JRM
JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 4
DEFICIENCIES

S-4



1/S5 BUILDING 5 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

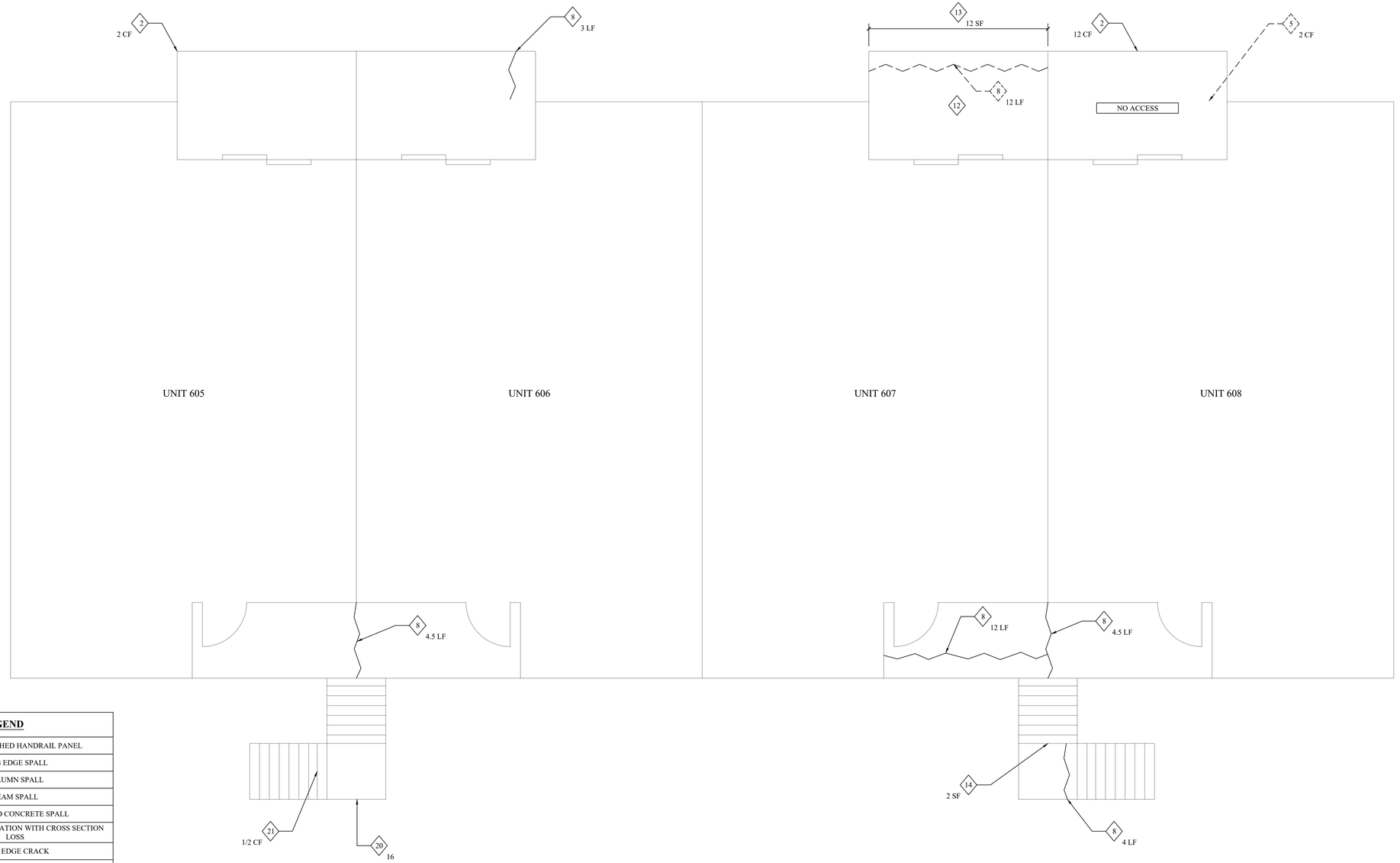
DRAWN: JDG & KJ
DATE: 09/11/2024
CHECKED: JRM
JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 5
DEFICIENCIES

S-5



1/S6 BUILDING 6 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

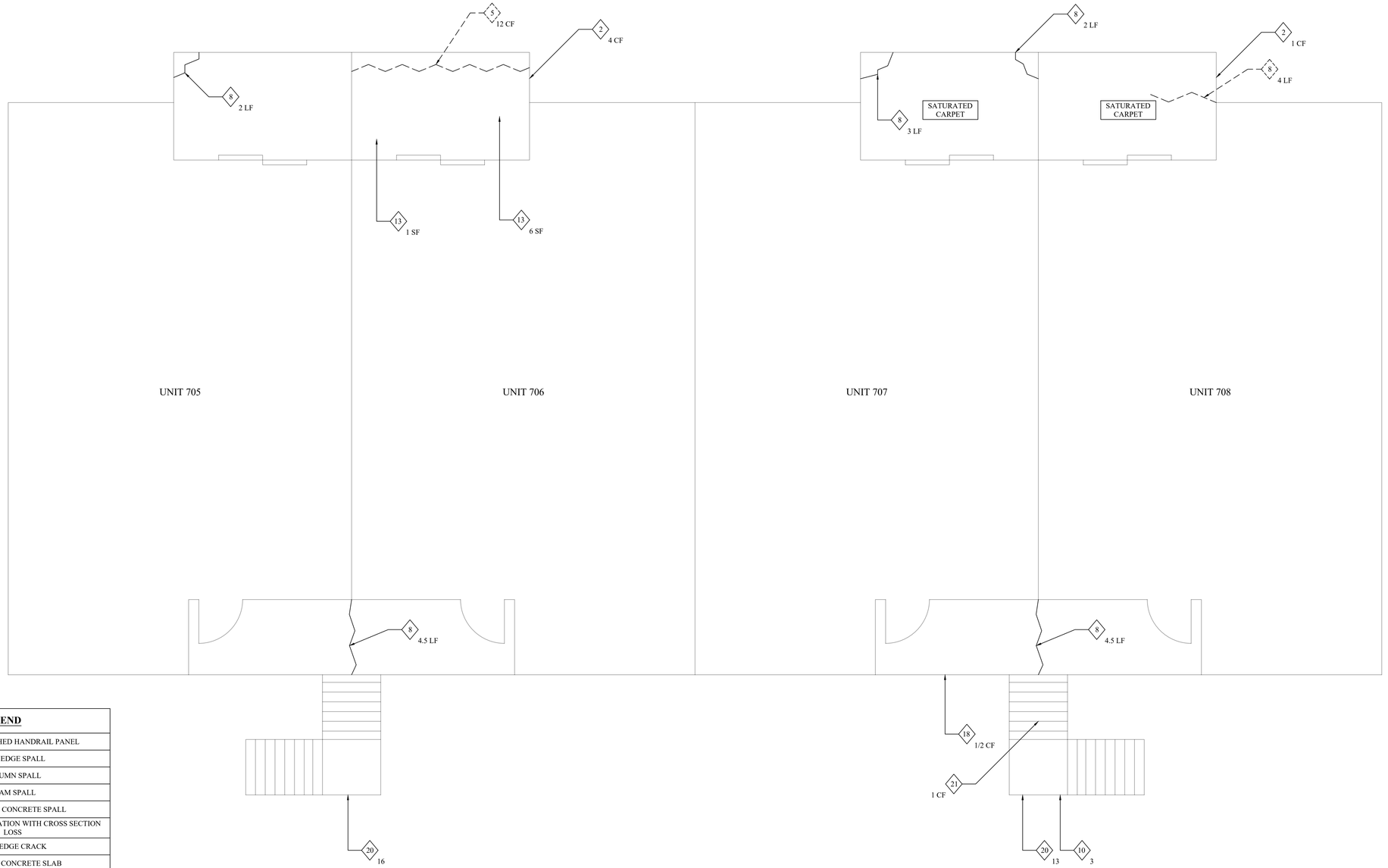
DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 6
DEFICIENCIES

S-6



1/S7 BUILDING 7 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

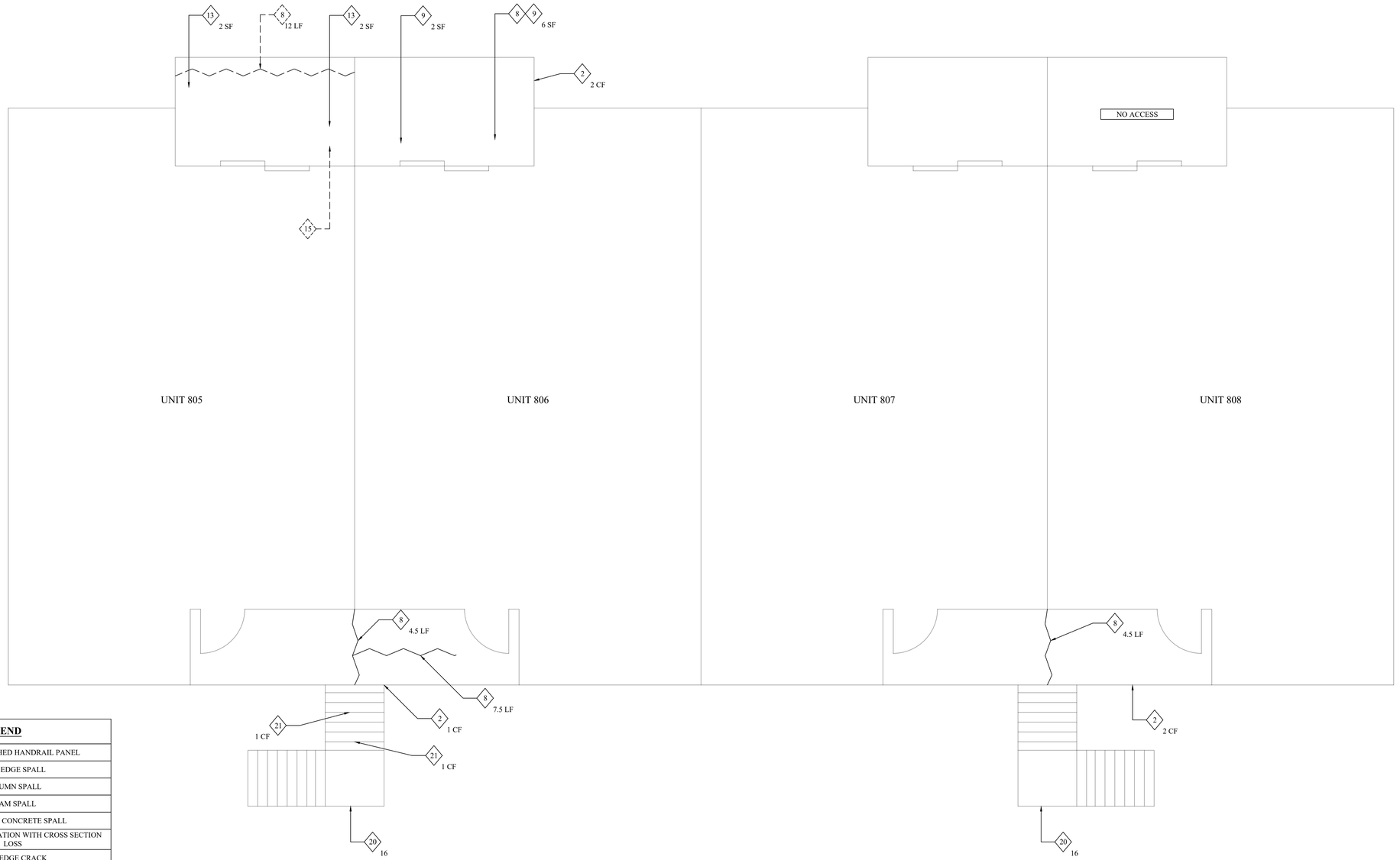
DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 7
DEFICIENCIES

S-7



LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB

◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

1/S8 BUILDING 8 SECOND FLOOR
NOT TO SCALE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

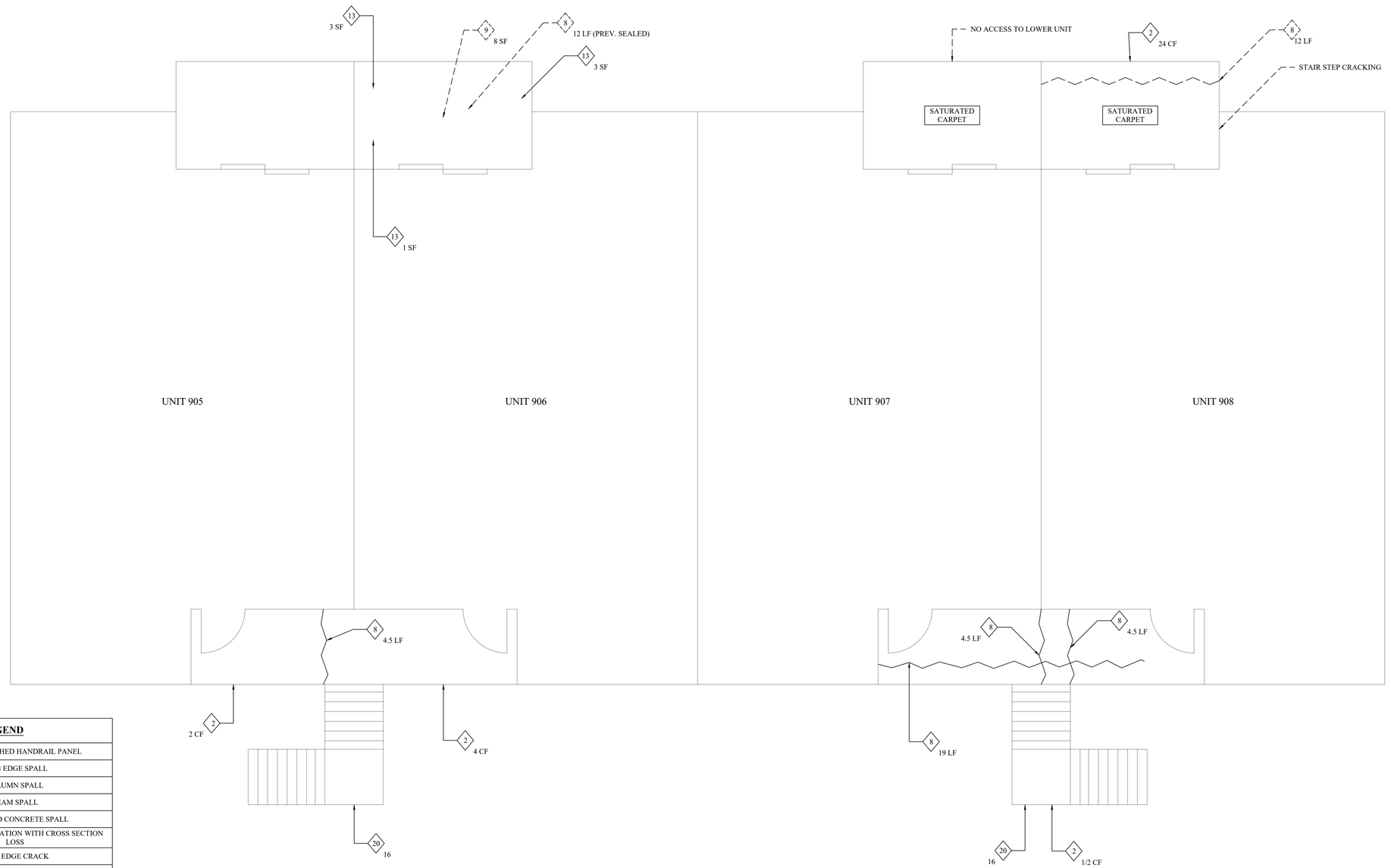
DRAWN: JDG & KJ
DATE: 09/11/2024
CHECKED: JRM
JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 8
DEFICIENCIES

S-8



1/S9 BUILDING 9 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

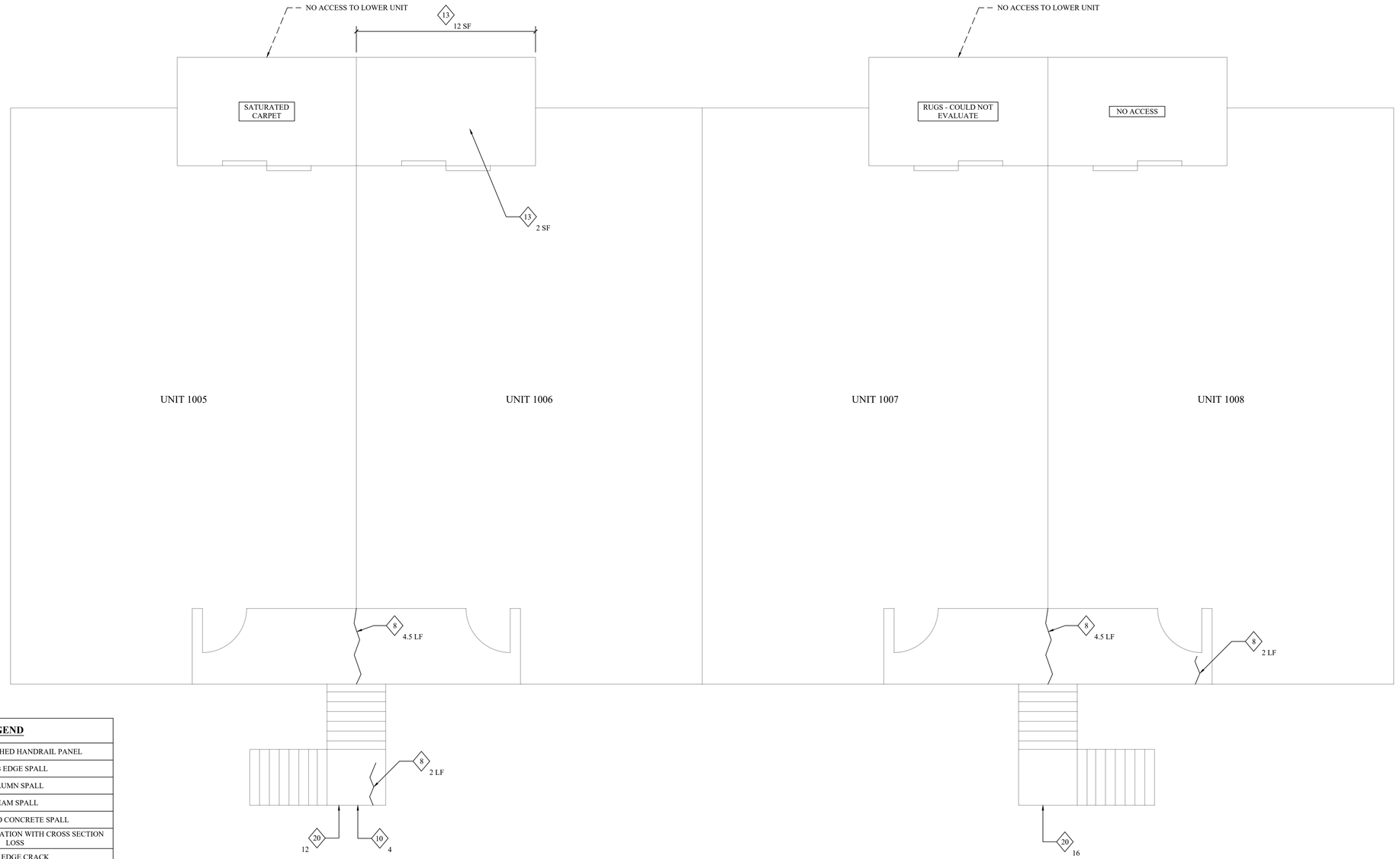
DRAWN: JDG & KJ
DATE: 09/11/2024
CHECKED: JRM
JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 9
DEFICIENCIES

S-9



1/S10 BUILDING 10 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

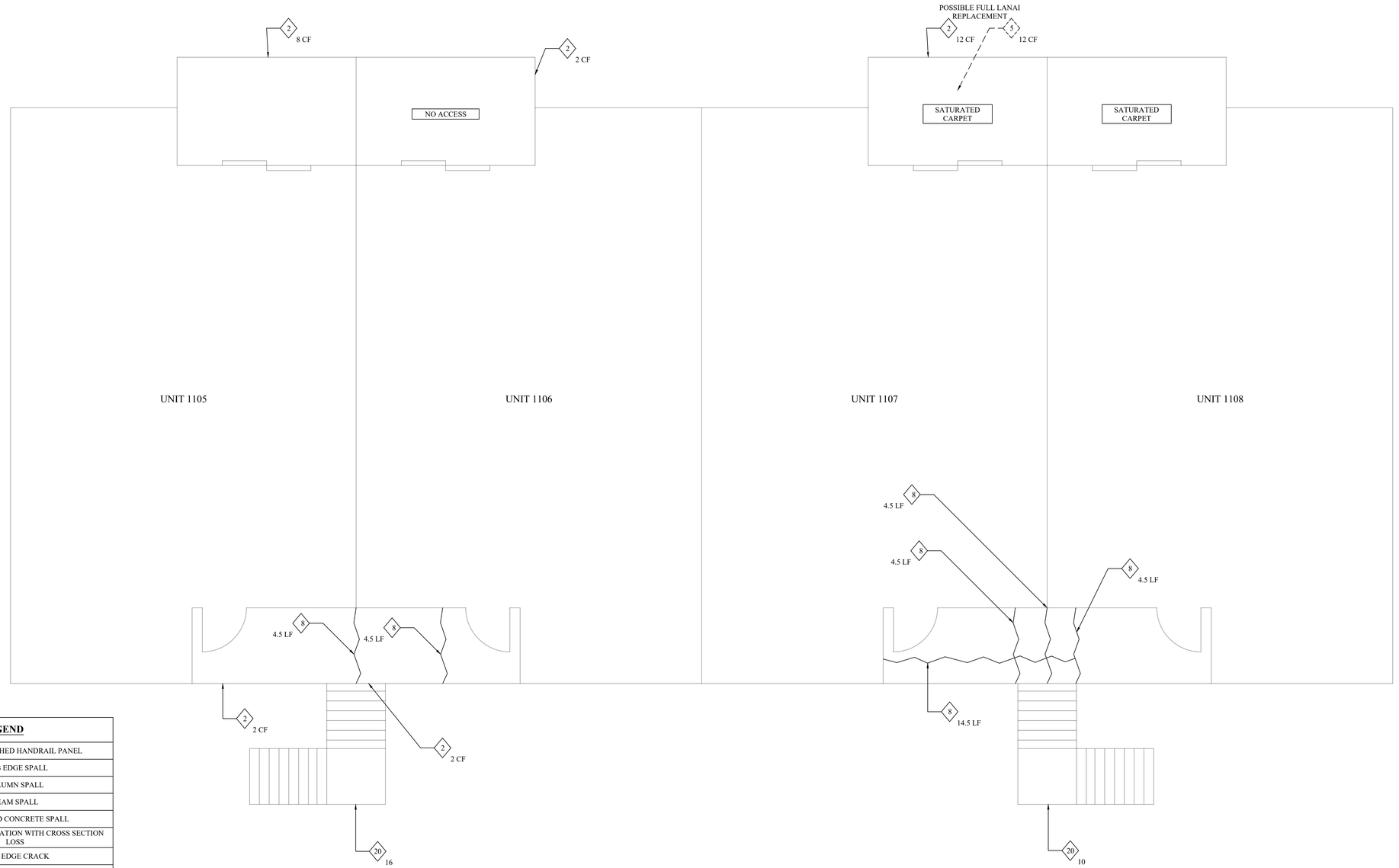
DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 10
DEFICIENCIES

S-10



LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

1/S11 BUILDING 11 SECOND FLOOR
NOT TO SCALE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

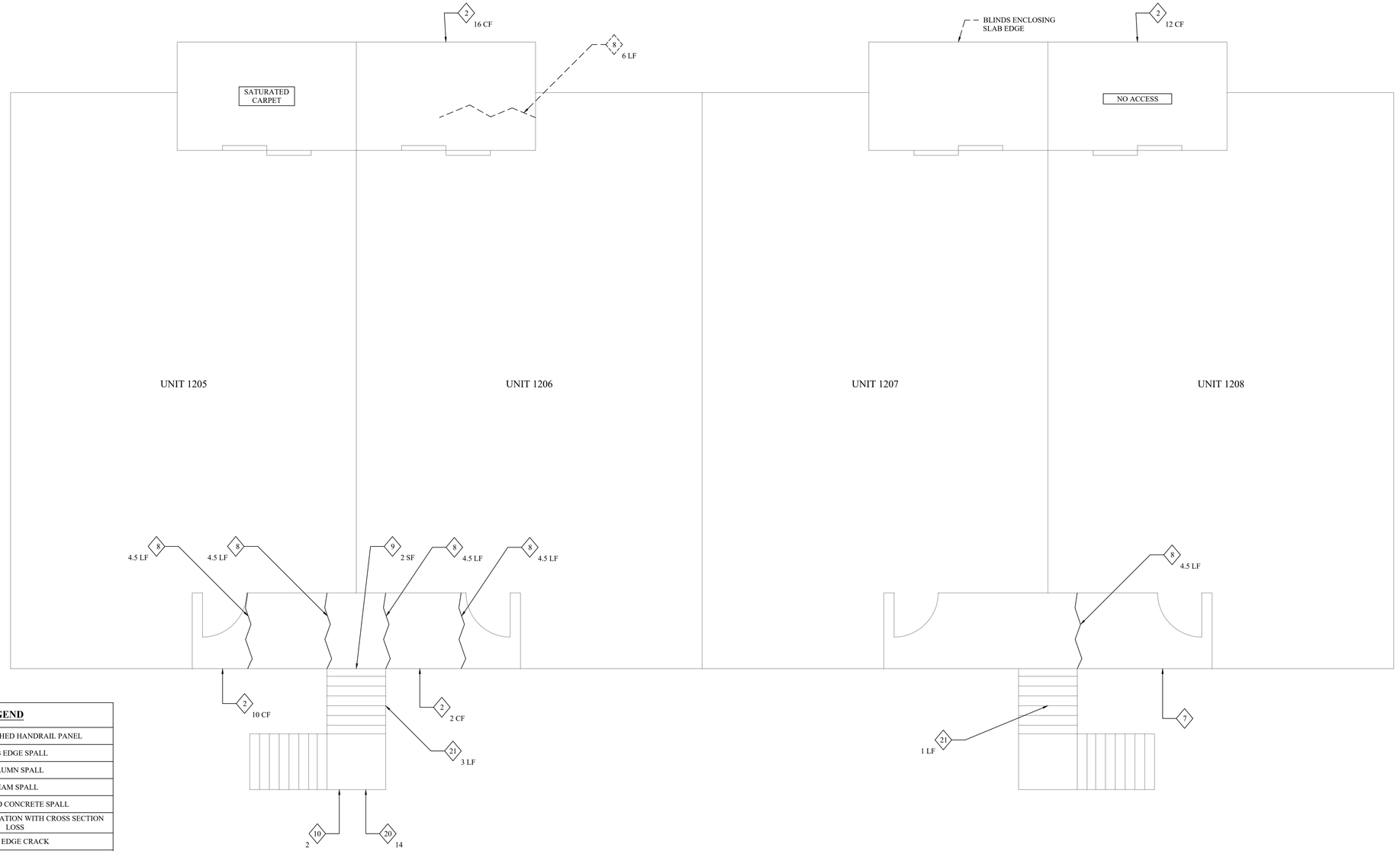
DRAWN: JDG & KJ
DATE: 09/11/2024
CHECKED: JRM
JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 11
DEFICIENCIES

S-11



LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB

◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

1/S12 BUILDING 12 SECOND FLOOR
NOT TO SCALE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

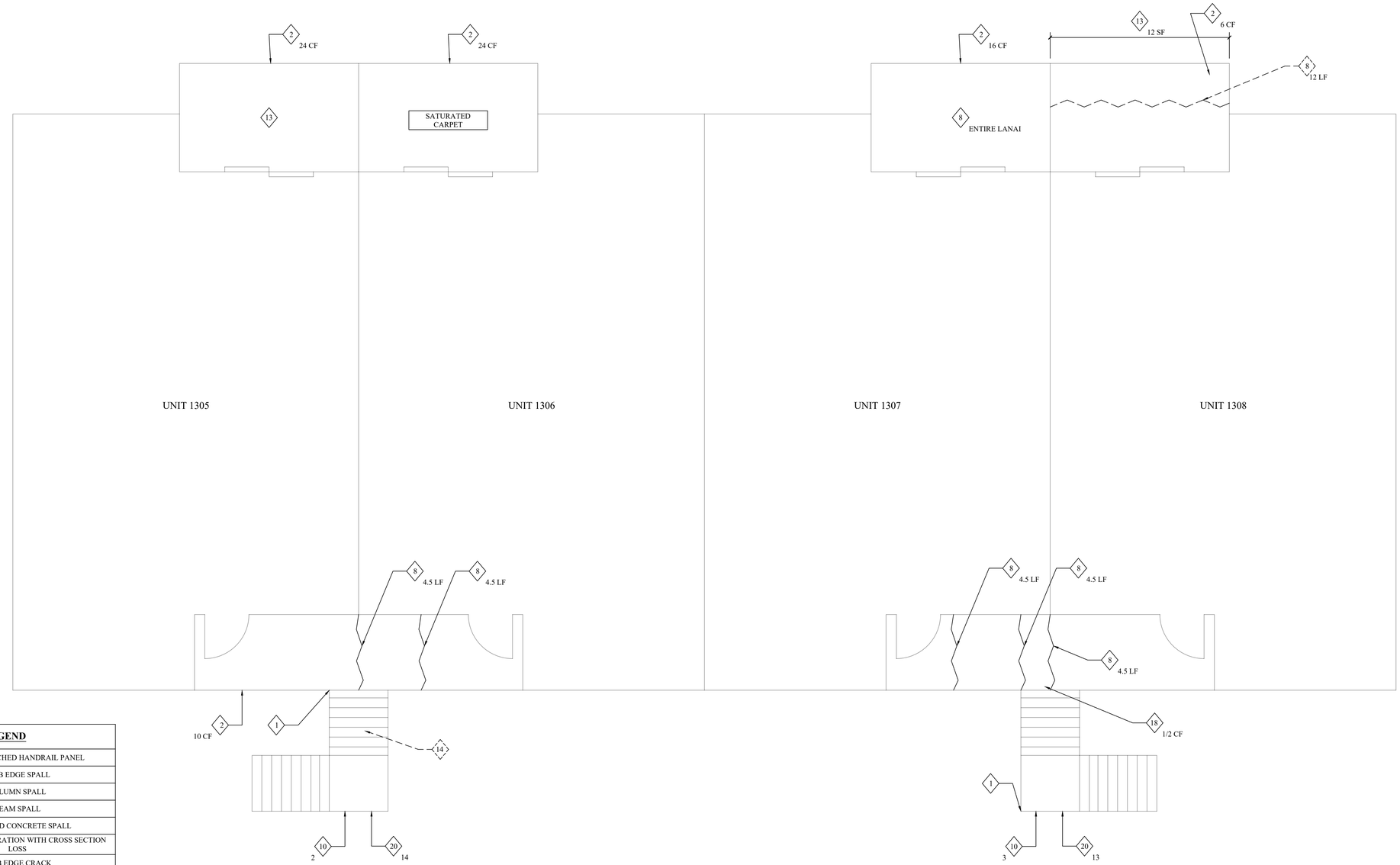
DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 12
DEFICIENCIES

S-12



1 / S13 BUILDING 13 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

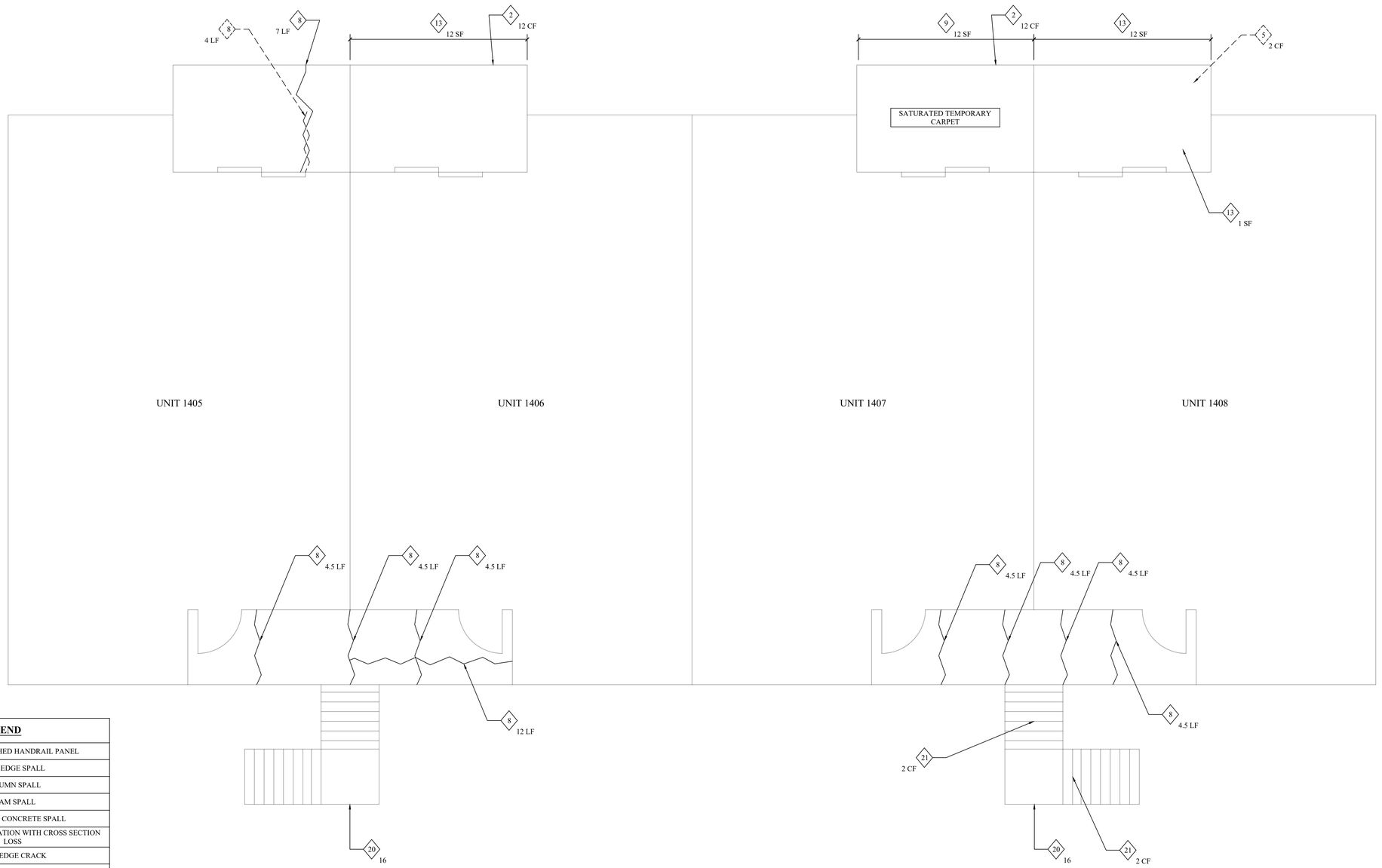
DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 13
DEFICIENCIES

S-13



1 / S14 BUILDING 14 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

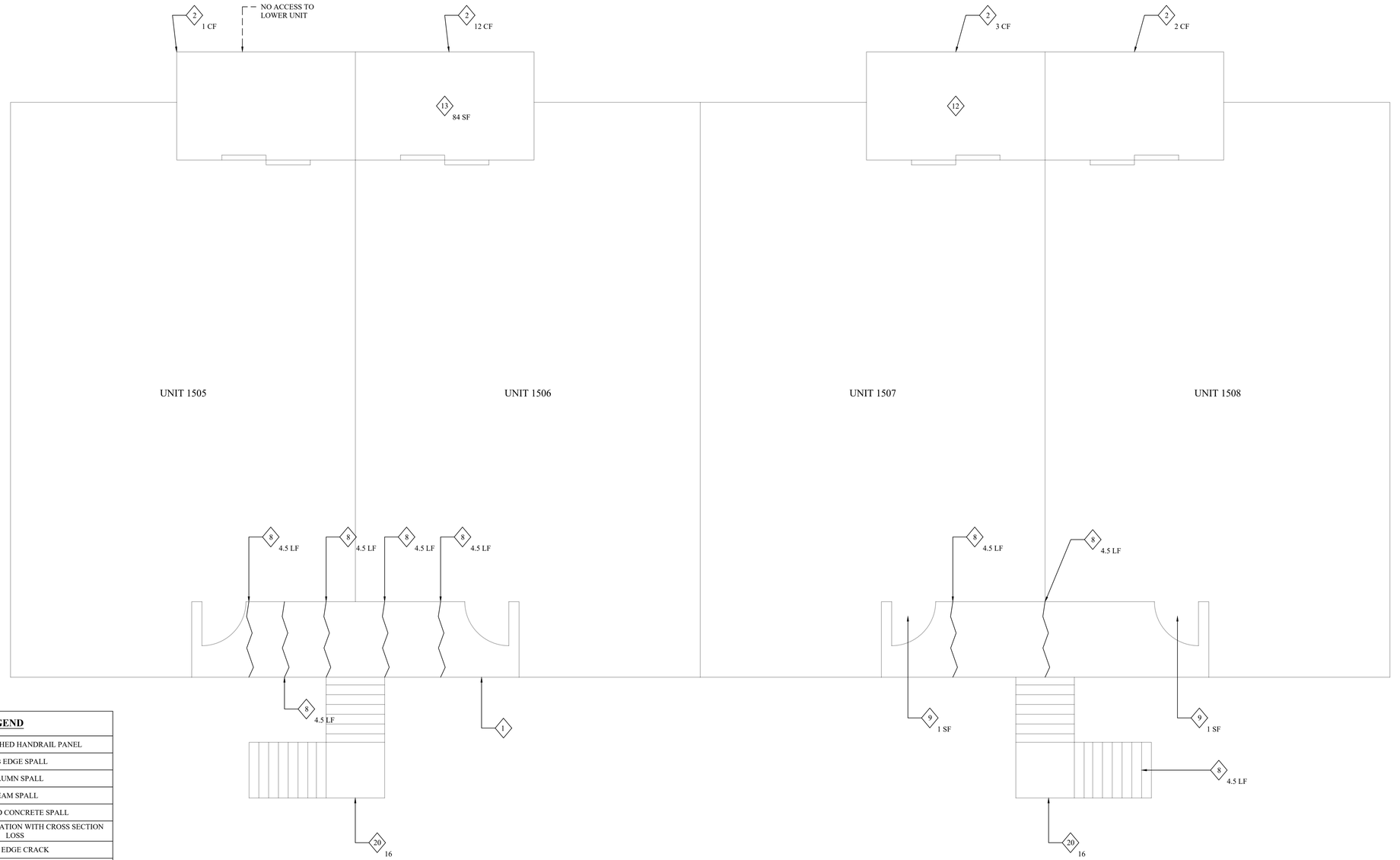
DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 14
DEFICIENCIES

S-14



1/S15 BUILDING 15 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

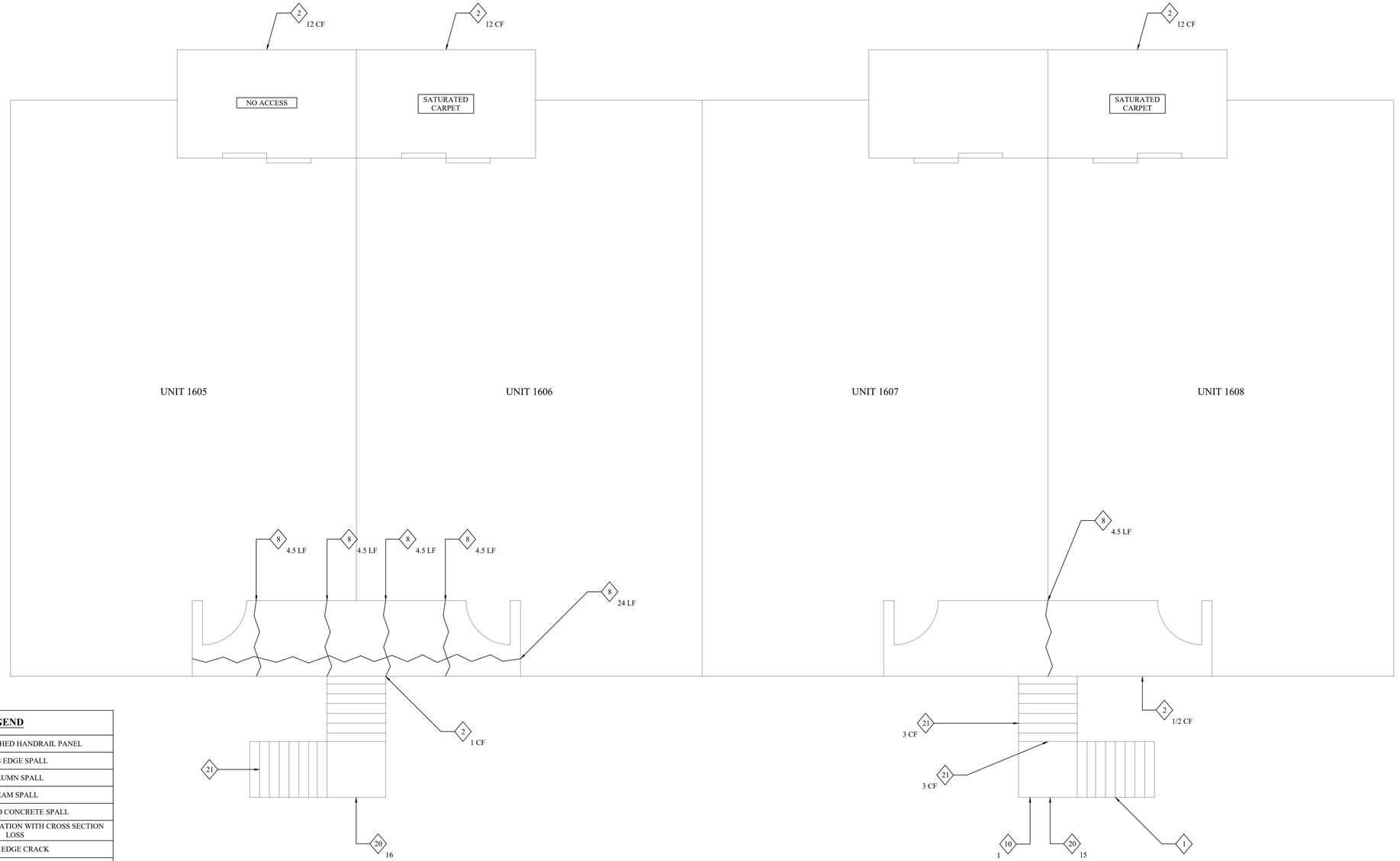
DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 15
DEFICIENCIES

S-15



1/S16 BUILDING 16 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

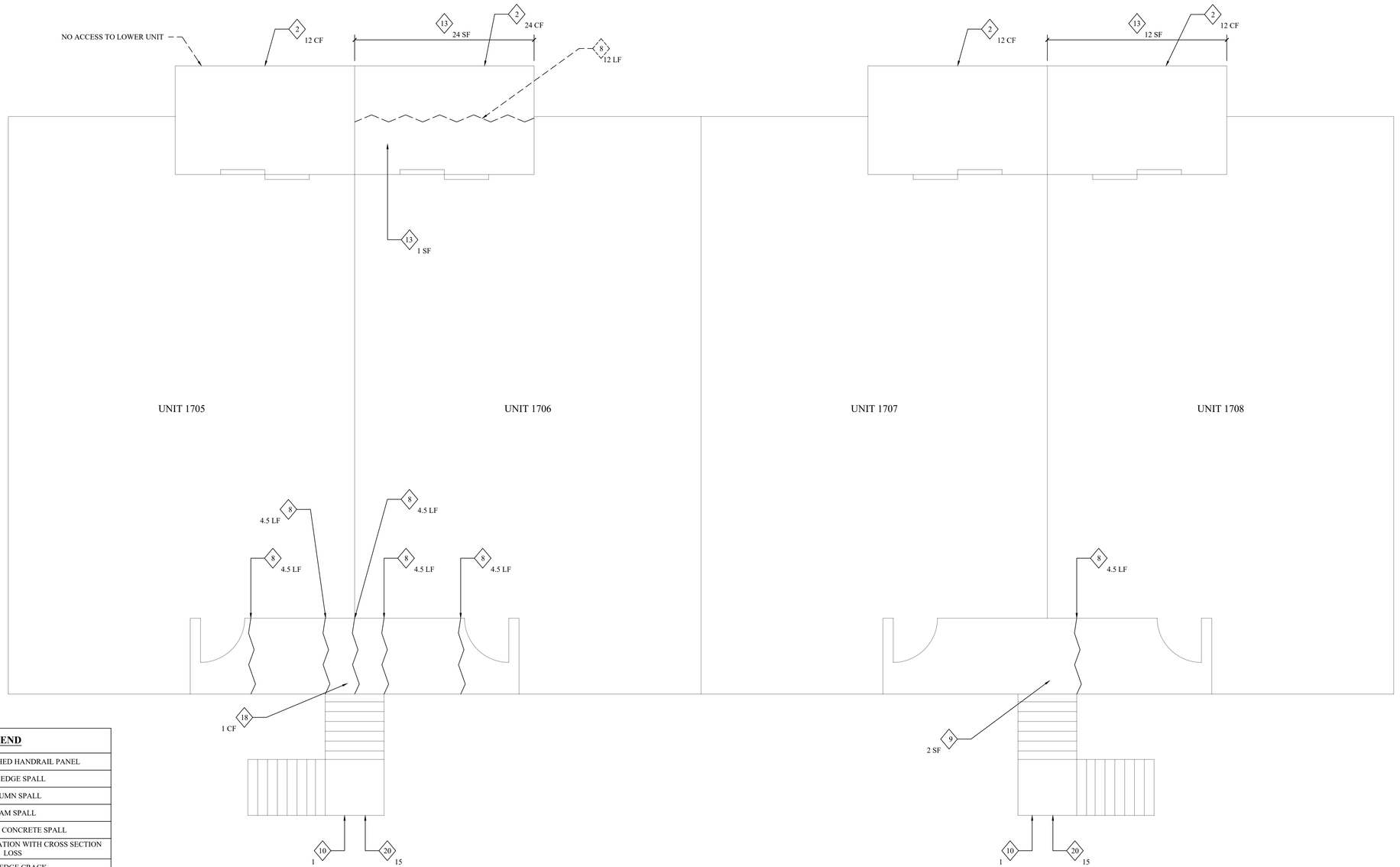
DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 16
DEFICIENCIES

S-16



LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB

◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

1/S17 BUILDING 17 SECOND FLOOR
NOT TO SCALE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

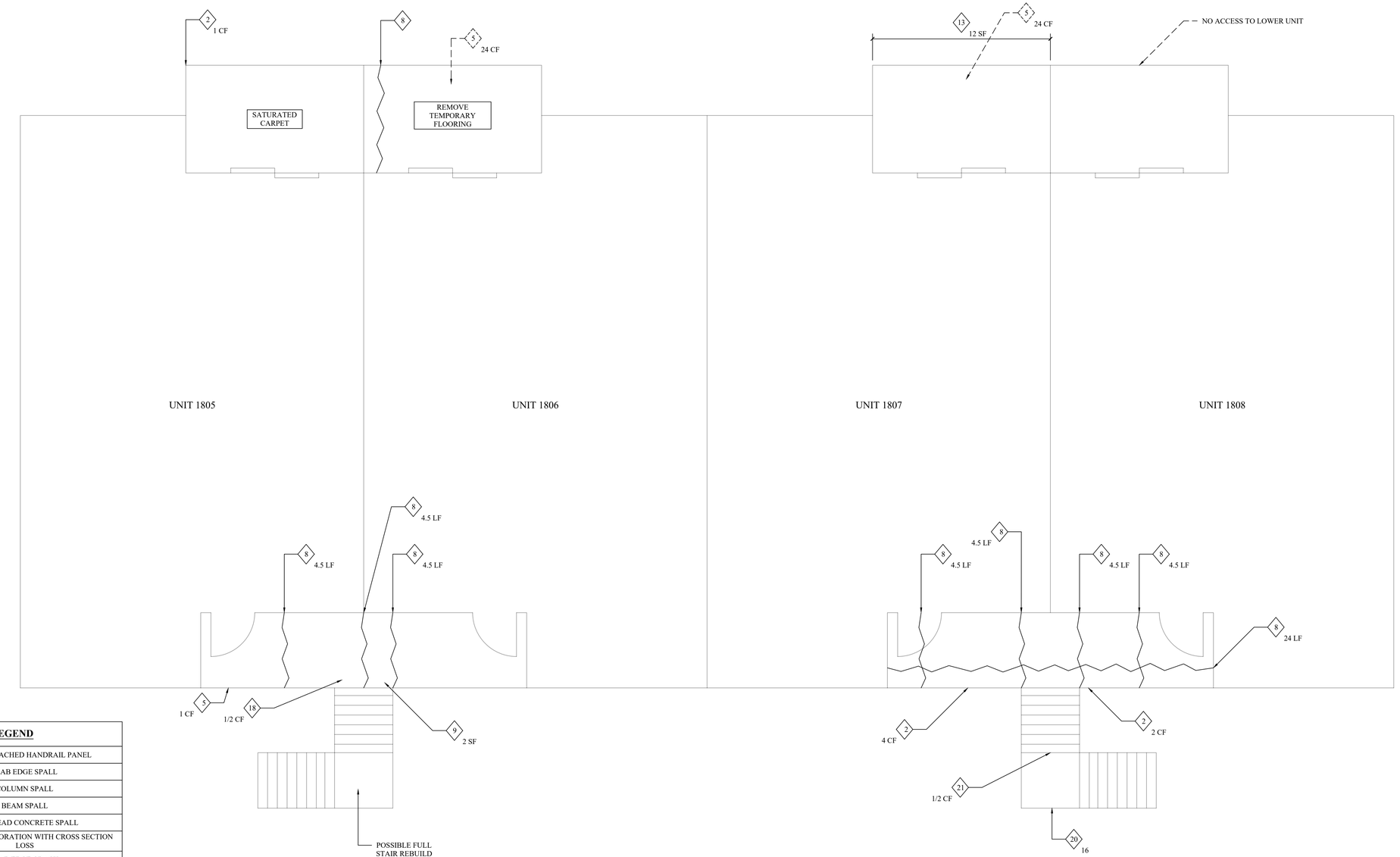
DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 17
DEFICIENCIES

S-17



LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB

◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

1/S18 BUILDING 18 SECOND FLOOR
NOT TO SCALE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

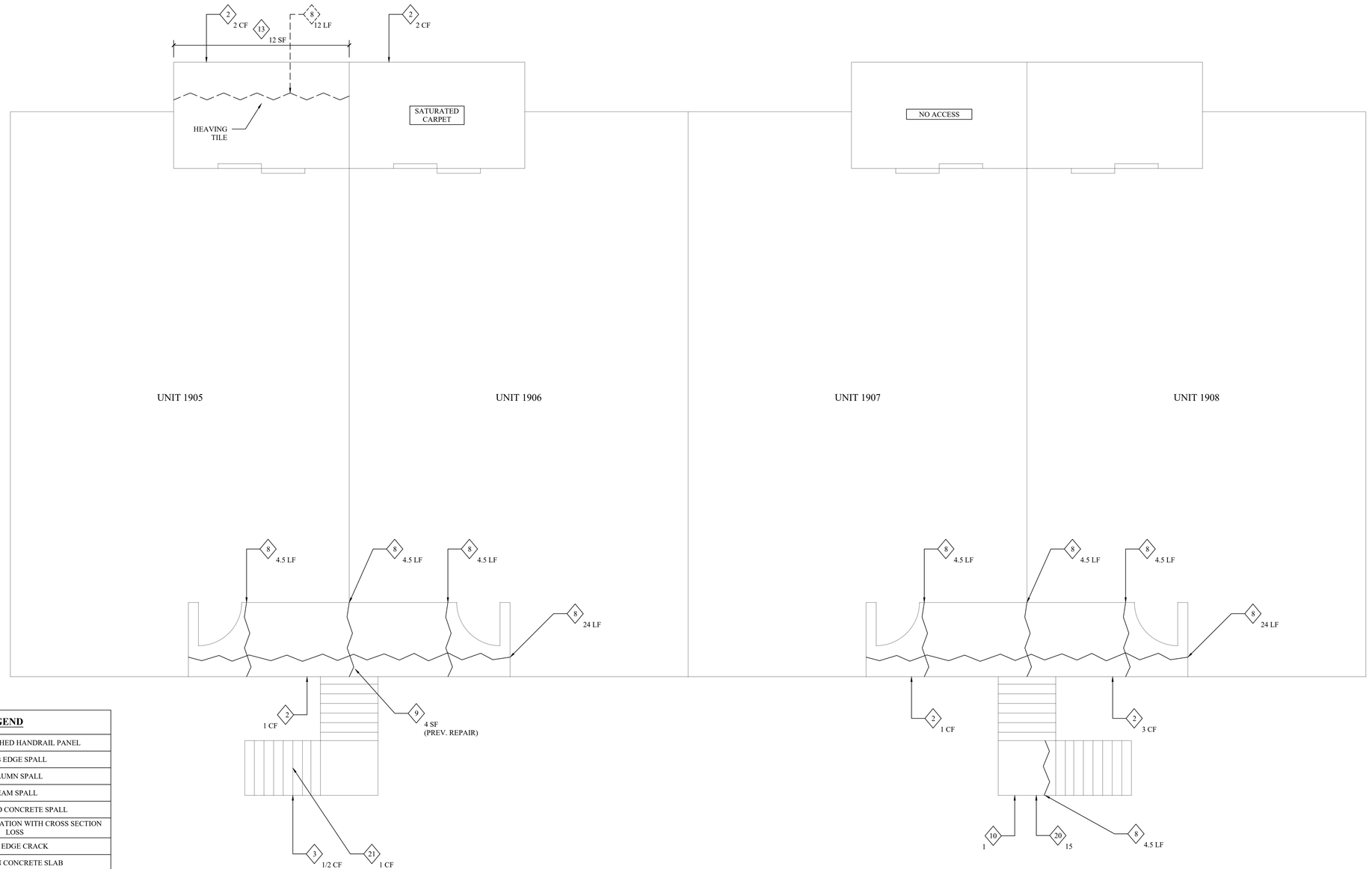
DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 18
DEFICIENCIES

S-18



1/S19 BUILDING 19 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

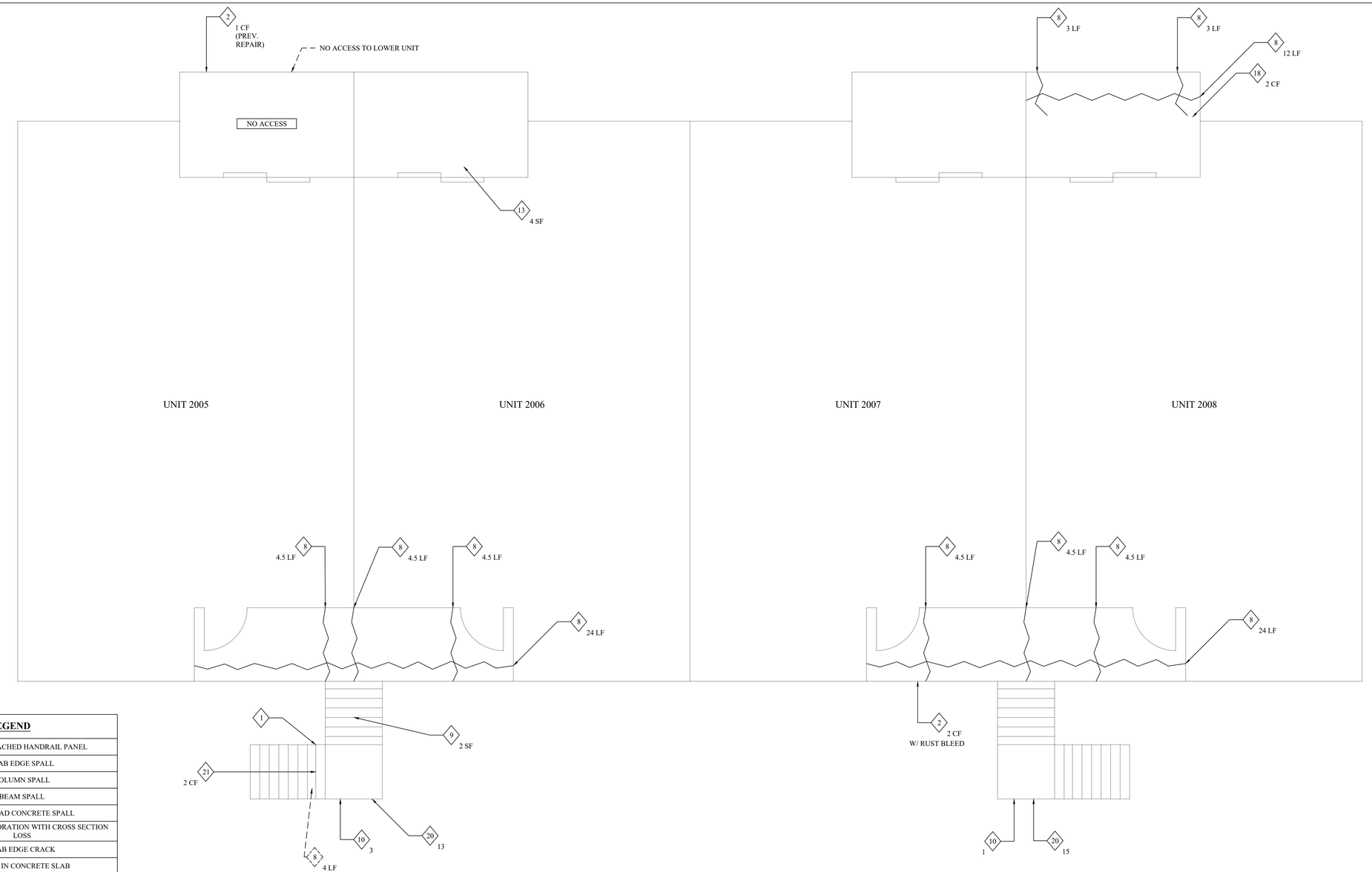
DRAWN: JDG & KJ
DATE: 09/11/2024
CHECKED: JRM
JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 19
DEFICIENCIES

S-19



1/S20 BUILDING 20 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALLE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

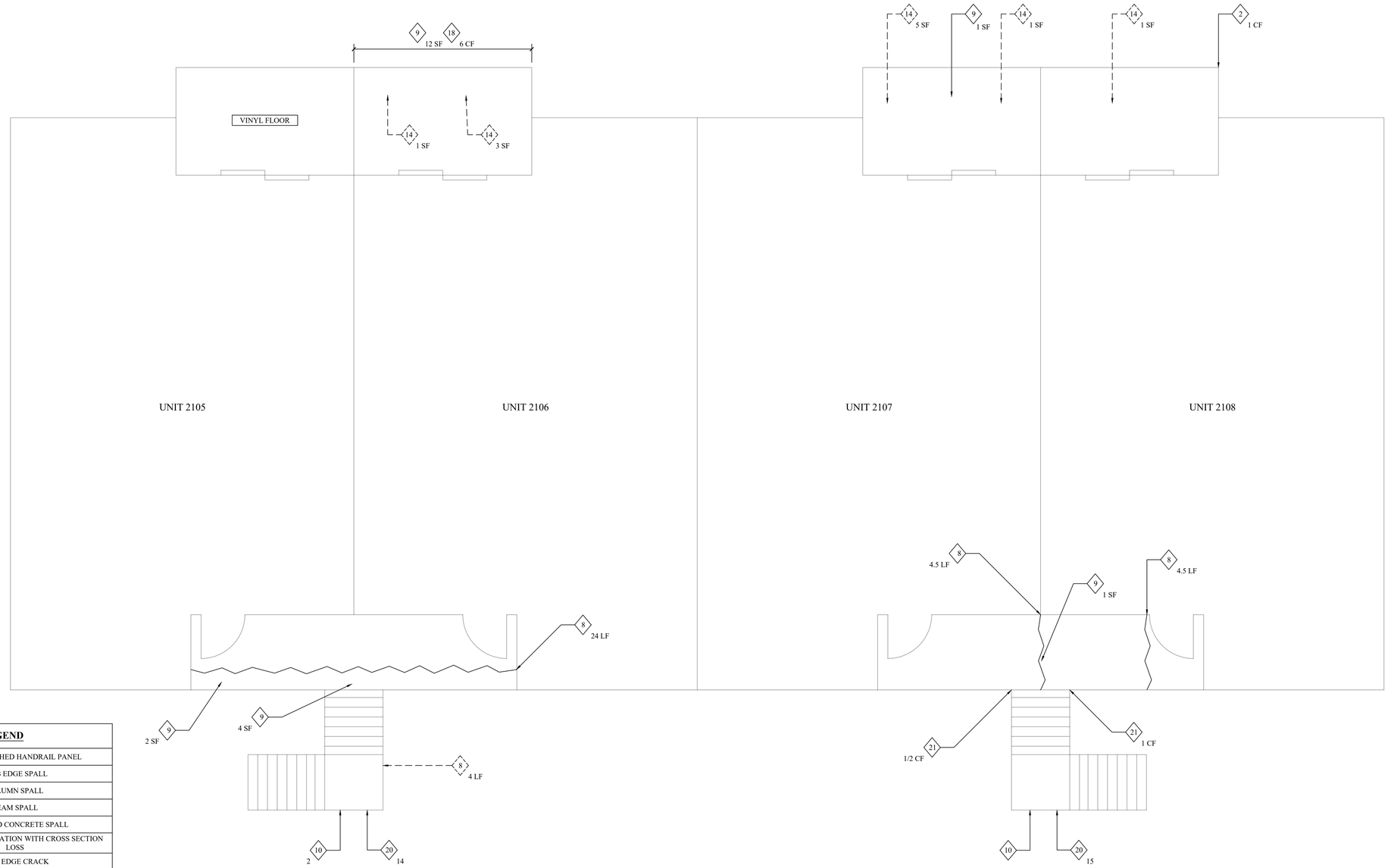
DRAWN: JDG & KJ
DATE: 09/11/2024
CHECKED: JRM
JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 20
DEFICIENCIES

S-20



1 S21 BUILDING 21 SECOND FLOOR
NOT TO SCALE

LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB
◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

DRAWN: JDG & KJ | CHECKED: JRM
DATE: 09/11/2024 | JOB NUMBER: 24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

BUILDING 21
DEFICIENCIES

S-21

APPENDIX C: PRIORITY OF REPAIRS

	Unit #	Timeline for Repairs
Building 1	101/105	1-2 years
	102/106	TBD, see note 1
	103/107	TBD, see note 1
	104/108	1-2 years
	Front Stairs	1-2 years
	Front Elevated Walkways	Immediate
Building 2	201/205	TBD, see note 1
	202/206	TBD, see note 1
	203/207	TBD, see note 1
	204/208	No deficiencies
	Front Stairs	1-2 years
	Front Elevated Walkways	1-2 years
Building 3	301/305	Immediate
	302/306	Immediate
	303/307	Immediate
	304/308	1-2 years
	Front Stairs	1-2 years
	Front Elevated Walkways	1-2 years
Building 4	401/405	Immediate
	402/406	1-2 years
	403/407	Immediate
	404/408	Immediate
	Front Stairs	Immediate
	Front Elevated Walkways	1-2 years
Building 5	501/505	1-2 years
	502/506	No deficiencies
	503/507	1-2 years
	504/508	TBD, see note 1
	Front Stairs	Immediate
	Front Elevated Walkways	1-2 years

Building 6	**601/605**	1-2 years
	602/606	1-2 years
	603/607	Immediate
	604/608	Immediate
	Front Stairs	1-2 years
	Front Elevated Walkways	1-2 years
Building 7	**701/705**	1-2 years
	702/706	Immediate
	703/707	Immediate
	704/708	Immediate
	Front Stairs	Immediate
	Front Elevated Walkways	1-2 years
Building 8	**801/805**	Immediate
	802/806	1-2 years
	803/807	No deficiencies
	804/808	TBD, see note 1
	Front Stairs	1-2 years
	Front Elevated Walkways	1-2 years
Building 9	**901/905**	No deficiencies
	902/906	Immediate
	903/907	TBD, see note 1
	904/908	Immediate
	Front Stairs	1-2 years
	Front Elevated Walkways	Immediate
Building 10	**1001/1005**	TBD, see note 1
	1002/1006	1-2 years
	1003/1007	TBD, see note 1
	1004/1008	TBD, see note 1
	Front Stairs	Immediate
	Front Elevated Walkways	1-2 years

Building 11	**1101/1105**	Immediate
	1102/1106	TBD, see note 1
	1103/1107	Immediate
	1104/1108	Immediate
	Front Stairs	1-2 years
	Front Elevated Walkways	Immediate
Building 12	**1201/1205**	Immediate
	1202/1206	Immediate
	1203/1207	No deficiencies
	1204/1208	Immediate
	Front Stairs	Immediate
	Front Elevated Walkways	Immediate
Building 13	**1301/1305**	Immediate
	1302/1306	Immediate
	1303/1307	Immediate
	1304/1308	Immediate
	Front Stairs	Immediate
	Front Elevated Walkways	Immediate
Building 14	**1401/1405**	Immediate
	1402/1406	Immediate
	1403/1407	Immediate
	1404/1408	Immediate
	Front Stairs	1-2 years
	Front Elevated Walkways	Immediate
Building 15	**1501/1505**	TBD, see note 1
	1502/1506	1-2 years
	1503/1507	1-2 years
	1504/1508	1-2 years
	Front Stairs	1-2 years
	Front Elevated Walkways	Immediate

Building 16	**1601/1605**	Immediate
	1602/1606	Immediate
	1603/1607	No deficiencies
	1604/1608	Immediate
	Front Stairs	Immediate
	Front Elevated Walkways	Immediate
Building 17	**1701/1705**	TBD, see note 1
	1702/1706	Immediate
	1703/1707	Immediate
	1704/1708	Immediate
	Front Stairs	Immediate
	Front Elevated Walkways	Immediate
Building 18	**1801/1805**	Immediate
	1802/1806	Immediate
	1803/1807	Immediate
	1804/1808	TBD, see note 1
	Front Stairs	Immediate
	Front Elevated Walkways	Immediate
Building 19	**1901/1905**	Immediate
	1902/1906	Immediate
	1903/1907	TBD, see note 1
	1904/1908	No deficiencies
	Front Stairs	Immediate
	Front Elevated Walkways	Immediate
Building 20	**2001/2005**	TBD, see note 1
	2002/2006	1-2 years
	2003/2007	No deficiencies
	2004/2008	Immediate
	Front Stairs	Immediate
	Front Elevated Walkways	Immediate

Building 21	**2101/2105**	TBD, see note 1
	2102/2106	Immediate
	2103/2107	Immediate
	2104/2108	1-2 years
	Front Stairs	Immediate
	Front Elevated Walkways	1-2 years

Phase 1: Immediate Repairs
Phase 2: Repairs to be completed in 1-2 years
Repair recommendation within 5 years: waterproof front walkways and stairs following structural repairs, removal of tile from ALL lanais and application of waterproofing, removal of screen enclosures not included in Phases 1 & 2
NOTE 1: unable to determine timeline, access to upper or lower unit required
NOTE 2: timelines for recommendations for repairs are from date of issurance from report
NOTE 3: All buildings highlighted in yellow represent those with notable structural cracking. It is recommended that cracks be repaired as part of Phase 1 repairs even if repairs are temporary to mitigate future structural damage.
All buildings highlighted in purple represent those with loose handrail sections being the only immediate repairs. It is required for these handrails to be repaired as part of Phase 1. Other repairs on that building are not required as part of Phase 1 and can be delayed until the indicated timeline.