

W.J. JOHNSON & ASSOCIATES

Engineering, Landscape Architecture and Reserve Studies

February 17, 2023

Board of Directors
Livingston Lakes Condominium Association, Inc.
C/o: Rolene Peck
15090 Palmer Lake Circle
Naples, FL 34109

E-mail: rtpeck1959@gmail.com
Phone 239-293-8388

SUBJECT: Livingston Lakes
Water Intrusion Inspections
Project #: 17035.05

To the Board of Directors:

At the request of Rolene Peck, on February 15, 2023, we had the opportunity to observe the current conditions of several units that reported moisture infiltration during Hurricane Ian on September 28, 2022. The buildings inspected included the following:

Palmer Lake Circle:

- 15098 Unit 105
- 15110 Unit 105
- 15130 Unit 101
- 15140 Unit 103

Butler Lake Drive:

- 15165 Unit 105
- 15185 Unit 101
- 15201 Unit 102

During the inspection, I had the opportunity to speak with unit Owners at 15110 Unit 101, 15140 Unit 103, and 15165 Unit 105. The extent of the moisture infiltration is limited to base board areas at the exterior walls and occurred during Hurricane Ian.



Each of these units is an end unit and they all have landscape grading that is pitched towards the building. During the hurricane, the probability is high that the gutters and downspouts were overwhelmed and overflowed along the side of the building causing ponding. Couple this with the negative pressure that occur during high winds would cause the water to infiltrate through the concrete slab and block transition.







Damaged Down Spout with Negative Pitch

Additional Issues:



Several walkways pitched towards the entry area



Stucco Delamination at Building 15110 with Potential Concrete / Rebar Damage



Stucco Delamination at 15110 Unit #105



Tree Roots Encroaching on the Building Foundation at 15140 Unit 103

Recommendations:

This development was designed and constructed to very tight drainage tolerances. When landscaping is installed and mulched yearly without first cleaning the planting beds, this pounding condition increases. If the gutters and downspouts are not kept clear, additional water will overflow against the building. It is likely that there were other units that experienced this condition during the hurricane. This condition will most likely become worse if not addressed.

W.J. Johnson& Associates recommends the following:

- Landscape areas along the buildings should be lowered and graded to drain away from the building.
- Gutters and downspouts should be cleaned a minimum of four times per year.
- Downspout drains at grade should be replaced with a more durable product and pitched away from the building.
- Landscape beds should be cleaned prior to applying new mulch.
- Repair delaminating stucco at 15110 Unit 105.
- Excavate and inspect the balcony at building 15110 to determine the extent for concrete damage. Any additional units with this condition should be inspected and repaired.

Respectfully submitted,

W.J. JOHNSON & ASSOCIATES

Chris Eseppi

Christopher Eseppi, PE#: 84902
Principal Engineer