Dock Inspection Report

Mrs. Bonnie Guenther
Conquistador Homeowner's Association

Property Address:
1800 SE St Lucie Blvd
Stuart FL 34996

July 17th, 2021

Certified Inspectors, LLC

Angelo Menezes HI9467
Certified Master Inspector (CMI)
Certified Professional Inspector (CPI)
Certified Commercial Property Inspectors Association (CCPIA)
11419 W Palmetto Park Dr #971032
Boca Raton, FL 33497-1032
Phone: 561-570-6311
Email: Info@certifiedinspectors.us

Angelo Menezes

Digitally signed by Angelo Menezes
Date: 2026.04.30 11:09:04 -04'00'

Table of Contents

Date: 7/16/2021	**Time:** 09:00 AM	**Report ID:** 20210716-1800-SE-St-Lucie-Blvd
Property: 1800 SE St Lucie Blvd Stuart FL 34996	**Customer:** Mrs. Bonnie Guenther Conquistador Homeowner's Association	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building::
Condominium Assoc. Dock Inspection

Approximate Year of Original Construction::

Inspection started at::
9am

Inspection ended at::
10:30am

Attending the Inspection::
Vacant (inspector only)

Weather during the Inspection::
Light Rain

Significant precipitation in last 3 days::
No

Temperature during inspection::
Over 100 (F) = 37 (C)

Ground/Soil surface condition:
Damp

Water visibility:
Poor

1. Dock

This Dock Inspection is one of the most complete underwater inspections in the Market. The inspector will determine the type of dock you have: Wood pile, Concrete pile, Deck Materials: Wood, Composite, Concrete. The Inspector will inspect the dock components, including but not limited to, the deck, the piles, the joists, beams, fasteners, metals and any other components which is visible from the land side and underneath the structure. The Inspector will inspect the plumbing and the electrical if applicable. The inspector will dive and take extensive photos. The Inspector will report on the evidence of structural deterioration, failure, or inadequacy in the dock components below land side or waterside grade. The inspector may offer an opinion as to the structural adequacy, life expectancy of the dock.

Items

1.0 Grounds

The property is located directly on the St. Lucie River in Stuart, FL. The grounds are characterized as an open lot, as in a park, with a sloped elevation dropping towards the shores off of the St. Lucie River.

The lot where the park is located appears to be professionally maintained and well kept. Inspector found no evidence of erosion or soil de-stabilization that could have an adverse effect on the dock.

1.0 Item 1 (Picture)

1.0 Item 2 (Picture)

1.0 Item 3 (Picture)

1.0 Item 4 (Picture)

1.0 Item 5 (Picture)

1.0 Item 6 (Picture)

1.1 Deck

Inspected, Repair/Replace

The dock measures +/- 400 lineal feet in length and is +/- 7 lineal feet wide. The deck is built with composite material and screwed in over marine lumber.

The deck exhibited minor signs of deterioration with some boards beginning to crack around some of the screws.

Some boards are not properly installed and not leveled with he rest of the deck. This is a trip hazard which should be corrected to prevent trip and fall accidents.

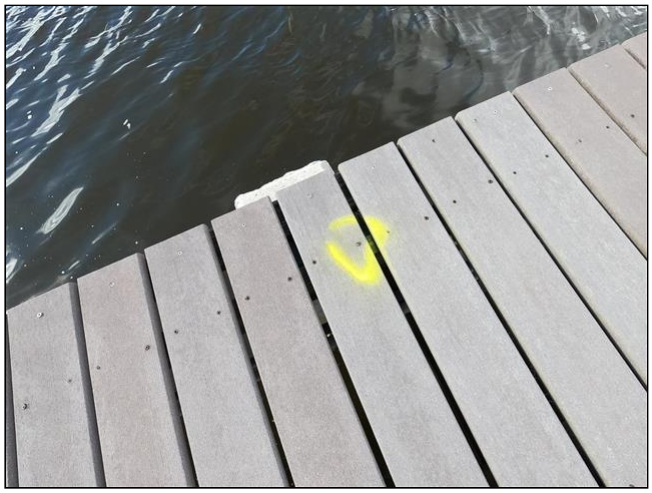
Also, there are several screw heads sticking out of the deck boards. Several screws are corroded as they stick out of the boards. This also represents a risk of injury and possible trip hazard.

Recommend repair or replacement of all damaged deck boards, re-placement of corroded screws, and re-tightening of all deck boards.

1.1 Item 1 (Picture)

1.1 Item 2 (Picture)

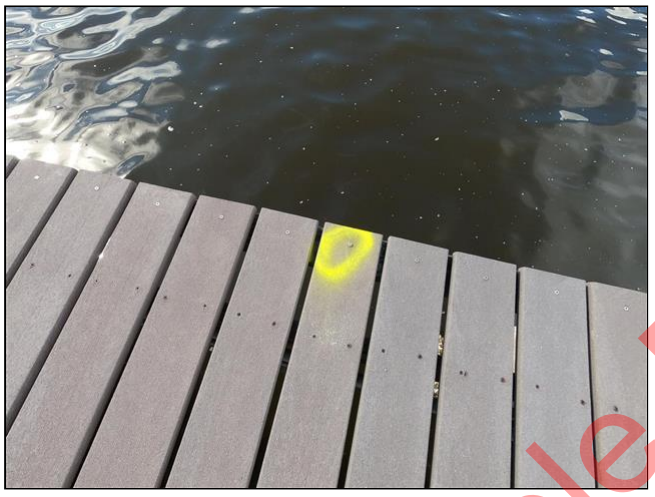
1.1 Item 3 (Picture)



1.1 Item 4 (Picture)

1.1 Item 5 (Picture)

1.1 Item 6 (Picture)



1.1 Item 7 (Picture)

1.1 Item 8 (Picture)

1.1 Item 9 (Picture)

1.1 Item 10 (Picture)

1.1 Item 11 (Picture)

1.2 Deck Railings

Inspected, Repair/Replace

There is a wood deck rail on the entire left extension of the dock. The wood is very old and exhibited moderate levels of deterioration due to exposure to weather and sun.

Inspector found that several deck railing joints were separating or splitting. This represents a risk as people can get insured by corroded screws and splinters.

Inspector also found that a large portion of the railing was loose. The area is represented by the first 160 lineal feet of deck railing.

Recommend repair or replacement of all deck railings where the joints are separating, torn, or has corroded screws. Recommend repair or replacement of the section of railing that is loose. Recommend application of deck painting once every couple of years to extend the life of the wood railings.

1.2 Item 1 (Picture)

1.2 Item 2 (Picture)

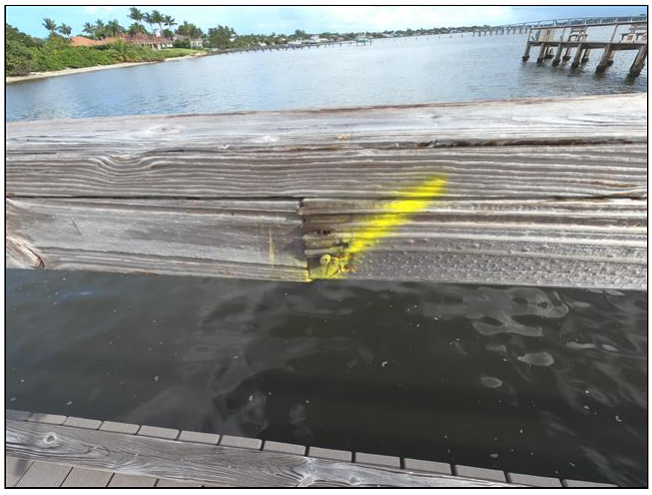
1.2 Item 3 (Picture)

1.2 Item 4 (Picture)

1.2 Item 5 (Picture)

1.2 Item 6 (Picture)

1.2 Item 7 (Picture)



1.2 Item 8 (Picture)

1.2 Item 9 (Picture)

1.2 Item 10 (Picture)

1.3 Wood Piles or Mooring Piles

Inspected, Repair/Replace

Vertical wood piling are the vertical supports for wood docks. There are some wood piles installed on this dock. The vertical piling can be damaged due to marine borers infestation. To extend the life of the wood piling, marine contractors uses a high-density polyethylene piling wrap. The wood piles on this section of dock are protected and are still in serviceable condition.

There are also some wood piles installed at the end of the dock to serve as temporary support for old concrete piles that collapsed. Those wood piles are intended to be temporary and should not be considered as permanent solution. Recommend those wood piles be removed and replaced by qualified marine contractor.

1.3 Item 1 (Picture)

1.3 Item 2 (Picture)

1.3 Item 3 (Picture)

1.3 Item 4 (Picture)

1.3 Item 5 (Picture)

1.4 Concrete Piles and Pile Cap

Inspected, Repair/Replace

This dock was built with concrete piles that measures 12" x 12" and varies in length. What concrete piles gain in strength, when compared to wood piles, they loose in flexibility. The concrete piles are buried deep into the bottom of the river.

The top of the concrete piles are exposed to the greatest amount of movement (pressure) caused by wave and wind action. Therefore, when the dock moves (or is shaken), due to effects of wave and wind action, the concrete crack and expose the steel rebars inside. When left unattended for long periods of time, the steel rebar corrodes and expands causing further deterioration and weakening of the structure.

There are approximately 76 concrete piles supporting this 400 lineal feet dock. Inspector counted 49 of them in severe stage of deterioration. Most of the damaged concrete piles are beyond repair and should be replaced in its entirety. All work should be performed by a qualified marine contractor.

The portion of the concrete piles that is underground and underwater can resist better to corrosion of the reinforced steel rods due to poor oxygen content. Visibility underwater was very limited and the concrete piles were covered by mussels.

The area around the water line, also known as the splash zone, was covered with mussels. Mussels should be periodically removed to prevent de-calcification of the concrete, safeguard health of residents in the event of a fall, and allow for better and regular visual assessments.

1.4 Item 1 (Picture)

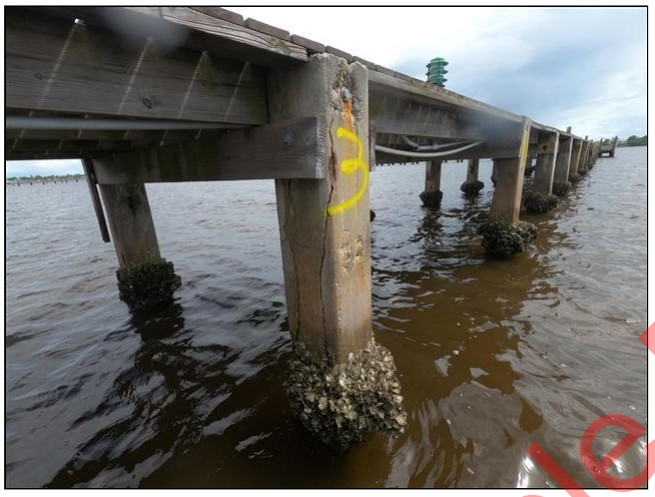
1.4 Item 2 (Picture)

1.4 Item 3 (Picture)

1.4 Item 4 (Picture)

1.4 Item 5 (Picture)

1.4 Item 6 (Picture)



1.4 Item 7 (Picture)

1.4 Item 8 (Picture)

1.4 Item 9 (Picture)

1.4 Item 10 (Picture)

1.4 Item 11 (Picture)

1.4 Item 12 (Picture)

1.4 Item 13 (Picture)

1.4 Item 14 (Picture)

1.4 Item 15 (Picture)

1.4 Item 16 (Picture)

1.4 Item 17 (Picture)

1.4 Item 18 (Picture)

1.4 Item 19 (Picture)

1.4 Item 20 (Picture)

1.4 Item 21 (Picture)

1.4 Item 22 (Picture)

1.4 Item 23 (Picture)

1.4 Item 24 (Picture)

1.4 Item 25 (Picture)

1.4 Item 26 (Picture)

1.4 Item 27 (Picture)

1.4 Item 28 (Picture)

1.4 Item 29 (Picture)

1.4 Item 30 (Picture)

1.4 Item 31 (Picture)

1.4 Item 32 (Picture)

1.4 Item 33 (Picture)

1.4 Item 34 (Picture)

1.4 Item 35 (Picture)

1.4 Item 36 (Picture)

1.4 Item 37 (Picture)

1.4 Item 38 (Picture)

1.4 Item 39 (Picture)

1.4 Item 40 (Picture)

1.4 Item 41 (Picture)

1.4 Item 42 (Picture)

1.4 Item 43 (Picture)

1.4 Item 44 (Picture)

1.4 Item 45 (Picture)

1.4 Item 46 (Picture)

1.4 Item 47 (Picture)

1.4 Item 48 (Picture)

1.4 Item 49 (Picture)

1.4 Item 50 (Picture)

1.4 Item 51 (Picture)

1.4 Item 52 (Picture)

1.4 Item 53 (Picture)

1.4 Item 54 (Picture)

1.4 Item 55 (Picture)

1.5 Beams

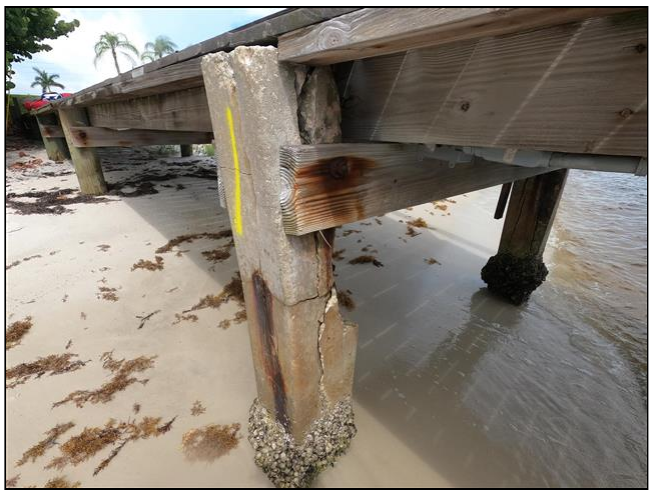
Inspected, Repair/Replace

The beams are the underlying support to the deck planks. This composite deck boards are attached to three beams which are made of pressure treated marine lumber. Inspector found no deficiencies with the condition of the beams at the time of the inspection.

1.5 Item 1 (Picture)

1.5 Item 2 (Picture)

1.5 Item 3 (Picture)



1.5 Item 4 (Picture)

1.5 Item 5 (Picture)

1.5 Item 6 (Picture)

1.5 Item 7 (Picture)

1.6 Joists

Inspected

The beams are further supported by wood joists keeping the deck high from the water. Inspector found minor levels of deterioration of the wood joists caused mainly by corroded fasteners. The wood joists are in serviceable condition at this time.

1.6 Item 1 (Picture)

1.6 Item 2 (Picture)

1.6 Item 3 (Picture)

1.6 Item 4 (Picture)

1.6 Item 5 (Picture)

1.6 Item 6 (Picture)

1.7 Plumbing

Inspected, Repair/Replace

The plumbing supply at the dock was poorly secured and it can break at any time. If it breaks you could loose a lot of water. Recommend securing the plumbing as soon as possible to prevent unexpected water loss.

1.7 Item 1 (Picture)

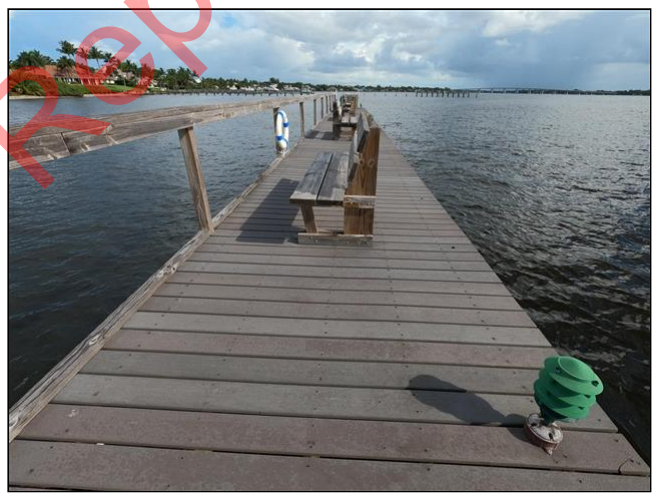
1.7 Item 2 (Picture)

1.8 Electrical

Inspected, Repair/Replace

Some dock lighting was not functional at the time of the inspection. Recommend repairs.

1.8 Item 1 (Picture)



1.8 Item 2 (Picture)

1.8 Item 3 (Picture)

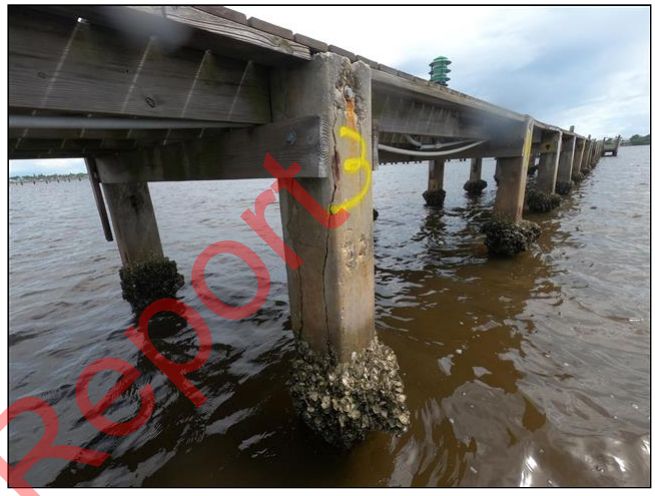
1.9 Fasteners

Inspected, Repair/Replace

The joists are tied to the concrete piles with galvanized steel hardware such as nuts and bolts. Despite being galvanized, they don't last forever and will corrode. Several nuts and bolts were in advanced stage of deterioration and will need to be replaced.

Also, the beams were never strapped to the wood joists. When the beams are secured with straps or clips, you can maximize the ability of the dock to withstand the effects of strong force winds and wave action. Recommend that all beams be secured or re-enforced with stainless steel straps after you replace the damaged concrete piles.

1.9 Item 1 (Picture)



1.9 Item 2 (Picture)

1.9 Item 3 (Picture)

1.10 Ladders

Not Inspected

There are no safety ladders on this dock. Safety ladders are required as a safety measure in the event tat someone falls on the water and need to find a way back up.

1.11 Underwater Videos

https://youtu.be/Iy_8Oak1bhA

https://youtu.be/ZNnlx-ZPxLw

https://youtu.be/4VTNoy-SW5E

https://youtu.be/3sJejdV1cEc

Styles & Materials

Dock Length:
Extra Info : 400 FT

Dock Width:
Extra Info : +/- 7 FT

Dock Pile:
Wood Pile
Concrete Piles

Dock Deck:
Composite

Dock Hardware:
Galvanized
Steel

Dock Height to Water Line:
Extra Info : +/- 5 FT

Dock Height to Bottom of Ocean:
Extra Info : 3 - 9 FT