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Structural Assessment Report

Property Located at:

401 SW 85 AVENUE BUILDING 14
PEMBROKE PINES FL 33025



George Akouri, MSCE, PE

Professional Engineer, License # 0049526

General Contractor, License # CGC058841

Certified Roofing Contractor, CCC1329062

Friday, October 8, 2021

Heron Pond Condominium
Mr. Deepak Khosa
8400 SW 1st ST
Pembroke Pines, FL 33025
deepak@atlanticnowfl.com; 561.596.0563

RE: Structural Assessment Report with respect to the property located at:
Final Report
401 SW 85 AVENUE BUILDING 14
PEMBROKE PINES FL 33025

Copy: Mr. Mauricio Romero
Mauricio.romero@pmgassets.com

Introduction

Heron Pond Condominium, Inc. retained the services of Akouri Consulting Engineers (ACE), for the purpose of conducting a structural assessment of Building 14. ACE visited the property and conducted the assessment on September 20, 2021. The assessment was performed in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors (“InterNACHI”), posted at www.nachi.org/sop. The International Association of Certified Home Inspectors – InterNACHI® – is the world’s largest trade organization of residential and commercial property inspectors. The InterNACHI’s SOP contains limitations, exceptions, and exclusions. Please be advised that InterNACHI is not a party to this report, has no control over us, and does not employ or supervise us.

This Structural Assessment Report presents a property background, condition summary, a discussion, and recommendations regarding the site visit conducted on September 20, 2021. Heron Pond Condominium contacted ACE to perform a survey of the existing building condition and make recommendations regarding the structural integrity of the building. This report includes the condition of the roof framing, wall framing, exterior sheathing, and cladding. The assessment was primarily visual, consisting of a walk-through of the property and destructive inspection of the drywall within the interiors. The existing conditions were illustrated within the photograph documentations. Residents and/or personnel with knowledge of the building were interviewed when possible.

Property

The structure was described as a 2-story 16 units condominium which is part of the nineteen (19) buildings. According to Broward County Property Appraiser records, Heron Pond Condominium was constructed in 1989. For the purposes of this document, the front of the structure was referenced to face West. Each unit contained a balcony, and some units included a cantilevered interior space with a bay window.

The exterior walls were constructed with wooden 2x4 structural studs and plywood sheathing finished on the outside with paper felt, wire lath, applied stucco, and paint. The interior walls were wood framed construction and finished with wallboard. All balconies were framed with 2x12 wood joists spaced at 16" on center. The first floor is concrete slab on grade and the second floor consisted of plywood over wood flat trusses. The roof of the structure was framed with prefabricated wood trusses gable in design covered with asphalt shingles. The stairway was metal framed with concrete steps.

Condition Summary

The entire building excluding the metal staircase was built with wood framing components. At the time of ACE's site visit, the condition of the building was observed to be poor. Wood studs, joists, and sheathing were significantly compromised by the ongoing long term moisture exposure and large presence of the termites. The moisture exposure occurred due to the cracks and openings that were created by the failing stucco and paint. The roof trusses, even though, also observed to be infested with termites, did not depict structural damages, and were observed to be in a good shape. Some second floor units stored household items within the attic space, which is a Building Code violation and a fire hazard.

Evaluation and Discussion

Due to the type of construction consisting of only utilizing wood materials, the building required special maintenance protocol to avoid any possible moisture intrusion into the structural components. However, ACE observed that this building was not maintained properly and as a result multiple areas that were inspected depicted moisture deterioration. The observed poor structural condition of the building requires immediate attention, and all compromised structural components must be addressed.

Residents of several first-floor units reported multiple previous plumbing or a/c leaks underneath bathrooms and air handler closets of the second-floor units. In addition, at the time of this assessment, unit 101 Building 10 wood floor framing was exposed throughout the unit.

The wood framing in the bathrooms was noted to be moisture deteriorated and structurally compromised. Therefore, the ceiling drywall in all remaining units in the bathrooms and a/c closets on the first floor must be exposed and all moisture damaged wood framing, including flat wood trussed and plywood, must be repaired.

Shoring

No immediate shoring required.

Recommendations

1. Stucco along the perimeter walls must be stripped to the wood sheathing along the entire building.
2. Areas with the deteriorated sheathing and/or wood studs must be replaced. The remaining visibly sound structural framing must be evaluated by a special inspector.
3. The floor flat trusses must be exposed in all bathrooms and air handler closets. All moisture damaged framing must be repaired.
4. The insulation within the attic space must be vacuumed and all bottom chords of roof trusses must be inspected and repaired if found structurally damaged.
5. All household items stored in the attic space are a fire hazard and must be removed.
6. All staircases must be cleaned from corrosion, welded as needed, and painted. All cracks concrete steps must be replaced.
7. All trees and shrubs along the perimeter of the building must be remove along with its roots. The finish grade must be restored and compacted sloping away from the exterior wall in accordance with Florid building Code section 1804.4.
8. The entire building must be treated for termites prior to the repairs and inspected again for termites following the repairs. If termites persisted, the building must be treated again.

Note:

All work must be performed in accordance with the plans and specifications prepared by a professional engineer in accordance with Florida Building Code and approved by the local Building Department. ACE is recommending a special inspector to inspect and evaluate the work in progress.

Selected Photographs



Photograph 1: Building elevation



Photograph 2: Building elevation



Photograph 3: Exterior Staircase



Photograph 4: Unit 102



Photograph 5: Unit 108



Photograph 6: Unit 201



Photograph 7: Unit 205



Photograph 8: Unit 105



Photograph 9: Unit 105



Photograph 10: Unit 105



Photograph 11: Unit 205



Photograph 12: Unit 103



Photograph 13: Unit 208



Photograph 14: Unit 208

Report Limits

This document was prepared for the exclusive use of Heron Pond Condominium and was not intended for any other purpose. The observations, opinions, and conclusions conveyed herein have been arrived at within a reasonable degree of certainty using conservative Engineering judgement, based upon information available at the time of document preparation. The site assessment performed on September 20, 2021, and was primarily a visual evaluation

. Areas obscured from view such as ceiling, wall, and floor cavities or other inaccessible areas were not examined. Please note that ACE reserves the right to revise the observations and opinions above as conditions change or additional information becomes available. This document was prepared for our client's use and ACE disavows any liability for use by others.

If you have any questions or require additional information, please do not hesitate to contact this office at (954) 292-7314.

Sincerely,

Akouri Consulting Engineers

George Akouri, MSCE, P.E.

Professional Engineer PE# 0049526

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