

June 28, 2023

Mr. Steve Pizzillo
Building Official City of Pembroke Pines

Re: Heron Pond
8400 SW 1 St,
Structural Inspection of the Exterior of the Buildings

Mr. Pizzillo:

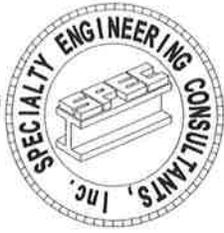
As requested, we visited the referenced site to provide a cursory visual inspection of the buildings in the complex. Our inspection was performed on the afternoon of June 28, 2023. Our preliminary findings are as follows.

The site contains 19 multifamily buildings. All the buildings are two stories in height. Most of the buildings appear to contain 8 units. The primary load bearing members are comprised of wood supporting wood floor joists and rafters, supporting elevated wood framed walls supporting prefabricated roof trusses and plywood sheathing. The structures are approximately 42 years old.

Many of the structures are exhibiting severe structural distress. Excessive deflections, rotten wood exterior columns and exterior walls were noted in every building. In some instances, so severe that the entire cross section of the members had been consumed. We also noted that at least 2 sets of the steel stairs had completely rusted out and were no longer providing sufficient bearing at the walkway slab on grade.

Several of the units had apparently been condemned by the fire department for safety concerns. Nearly all the balconies were shored to prevent them from further deflection.

Currently many of these structures and parts thereof appear to have deteriorated to the condition to be unsafe. To better document the condition of the each of the structures we would recommend a thorough inspection of each of the structures by a Florida Licensed Professional Engineer with experience in the structural design of wood structures, waterproofing, and construction materials. As a minimum guideline for the inspection process, we would recommend that the following procedures be adhered to.



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1. Immediately shore and reshore every balcony and elevated portion of the structures, especially the bay windows and step outs.
2. Inspect the stair stringers and if compromised shore the stairs at the third riser. These shores should be placed under the stringers and under the steel clips connecting the 3rd run to the stringers. The shores can be SYP No. 1, 4x4 cut to fit and wedged tight.
3. Cut access holes in the stucco to provide visible confirmation of the state of the structural member underneath. These access holes in the stucco and lath backing should be cut at every column, 12 inches above grade, and at every exterior column to beam/joist intersection on all elevations of the building.
4. Pick two units in each building and provide a detailed inspection of those unit's interiors including a moisture survey.
5. Provide openings in the bearing walls and ceilings of these units to allow for inspection in these closed areas.
6. Provide access to the roof trusses for a complete inspection of the roof trusses and sheathing.
7. If evidence of deterioration is found in any of the portions of the interior of the units, other units in that building should be investigated to determine the overall condition of the entire structure.

We realize this process will be invasive and expensive. The condition of these structures has become so compromised that a detailed inspection is the only way to provide an accurate profile of the existing condition and capacity of the structures. If this cannot be done immediately, if you cannot obtain an accurate profile of the condition and capacity of these structures, you have no choice but to protect the public and assume that the buildings are unsafe until proven otherwise. It is our recommendation that any building believed to be unsafe should be evacuated until it is proven that they are safe enough to occupy or until such a time that they have been repaired to a condition which would provide complete structural stability.

Thank you for allowing us to be of service in this matter. Should you have any questions or wish to discuss this matter please do not hesitate to contact the undersigned.

Respectfully submitted,

SPECIALTY ENGINEERING CONSULTANTS, INC.

D. Mark LeBlanc, P.E.

Fla. Reg. No. 35683

SI 1177

