



October 9th, 2023

Building Officials
Pembroke Pines Building Department
601 City Center Way
Pembroke Pines, FL 33025

Re: Heron Pond Condominium
Structural Conditions – Building #12

Dear Building Officials:

Over the last couple of weeks, a representative of ACG Engineering Services, Inc. (ACG), acting on my behalf, has surveyed Building #12 at the Heron Pond Condominium complex. We have attached a copy of Sheet S-3.0, which will be part of our permit set, since it reports our structural survey findings.

A summary of our **findings** is as follows:

- Six (6) of the balconies are shored (all but those for Units #204 and #205) with a seventh (7th) one (#204) appearing to need shoring.
- In addition, the stair landings for Units #201/#208 and Units #204/#205 appear to require shoring.
- A leak was observed near the center wall in Unit #201.
- Ceiling damage was observed in Unit #101.
- There are at least 49 different locations around the building where damage has been visually detected, involving all 16 units.
- Additionally, signs of previous repairs have been noted at 31 other locations around the building.
- There are signs of damage or old repairs visible on all eight (8) balcony stacks.
- There are signs of damage to sections of exterior walls that appear to carry significant second floor and roof loads.
- There are at least six (6) locations where damage has been observed in sections of the structure that clearly appear to have been recently repaired; in these locations fresh signs of damage are telegraphing through the finishes.

Our findings lead to the following **concerns**:

- The balcony for Unit #204 and the stair landings for Units #201/#208 and for Units #204/#205 require shoring.
- The signs of a leak observed in Unit #201 and the ceiling damage in Unit #101 may represent a section of weakened structure.
- Damage sustained by the exterior structural components, in the form of termite and water related wood deterioration, is clearly significant; the likelihood of termite and/or water related damage extending into the building's interior is considerable.
- Of additional concern is that approximately 19% of recently repaired sections are already showing new signs of deterioration.



- All of the balcony stack structures, including joists, beams, walls, and columns, appear to have sustained structural damage.
- Some of the apparently compromised sections of exterior wall appear to carry considerable 2nd floor and/or roof loads.

Based on our concerns, we **recommend** the following:

- The balcony for Unit #204 shall be shored as other balconies in need of shoring have been shored.
- The stair landings for Units #201/#208 and for Units #204/#205 shall be shored.
- All access to all balconies (both levels) should be prohibited until repairs have been made.
- All balcony ceilings should be removed to allow for visual observations of the second floor and roof structures.
- All second-floor balcony structures should be repaired as required.
- All roof trusses over the second-floor balconies shall be repaired as required.
- Damages that extend into the interior of the building must be identified and repaired upon discovery.
- Wall bulges, cracks, and delaminations must be removed and those wall sections repaired in accordance with the loads that they carry.
- Based on findings from the explorations to be performed, as described directly above, individual units may need to be completely vacated.
- All units whose interiors were observed, with the exceptions of Units #101 and #201, to the best of my knowledge, based on our visual inspection of finishes, are deemed to be safe to inhabit as of this date. Units #101 and #201 should be vacated.

Based on our limited observations we do not know, with any level of certainty, how many additional conditions may exist that currently remain hidden under floors, above ceilings, and behind walls. Our recommendations provided above will allow for a much better understanding of the actual condition of the building's overall structure.

Please do not hesitate to let us know if you have any additional questions, comments, or concerns. Thank you.

Respectfully submitted,

Henry S. Kreh, P.E.
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