



October 20<sup>th</sup>, 2023

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

Re: Heron Pond Condominium  
Structural Conditions – Building #15

Dear Building Officials:

Over the last couple of weeks, a representative of ACG Engineering Services, Inc. (ACG), acting on my behalf, has surveyed Building #15 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:

- Five of the balconies are shored (#201, #205, #206, #207, and #208) with an additional one (#204) appearing to need shoring.
- Signs of water damage were observed in Units #102, #105, #202, and #206.
- Termite damage was observed at the balcony of Unit #204.
- Ceiling damages were noted at the balconies in Units #106, #108, and #208.
- 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 46 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 is one (1) location 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.
- 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 findings lead to the following **concerns**:

- The balcony for Unit #204 requires shoring.
- The signs of water damage observed in Units #102, #105, #202, and #206 may reflect sections of weakened wall.
- The termite damage at Unit #206 and the ceiling damages in Units #106, #108, and #208 must be investigated to determine if there is any structural damage to be addressed.
- 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 water-related damage extending into the building's interior is considerable, but at the present time does not appear to pose a safety concern for persons or property.

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- All of the balcony stack structures, including joists, beams, walls, and columns, appear to have sustained at least some past or present structural damage. Thus, we recommend that the balconies should be shored and that all access should be prohibited.
- Some of the apparently compromised sections of exterior wall may carry considerable 2<sup>nd</sup> floor and/or roof loads, but do not appear to pose a safety concern for persons or property at the present time.

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

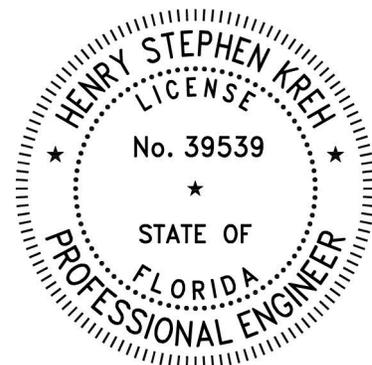
- The balcony for Unit #204 shall be shored as other balconies in need of shoring have been shored.
- All access to all balconies (both levels) should be prohibited until repairs have been made.
- All balcony ceilings should be removed to allow for visual observations of the second floor and roof structures.
- All second-floor balcony structures should be repaired as required.
- All roof trusses over the second-floor balconies shall be repaired as required.
- Damage that extends into the building's interior must be identified and repaired upon discovery.
- Areas where signs of termite damage, water damage, or leaks have been noted shall be exposed and repaired as required.
- Wall bulges, cracks, and delaminations must be removed and those wall sections repaired in accordance with the loads that they carry.
- Our recommendations provided above will allow for a much better understanding of the actual condition of the building's overall structure. Based on findings from the explorations to be performed, as described directly above, it is possible that individual units may need to be vacated.

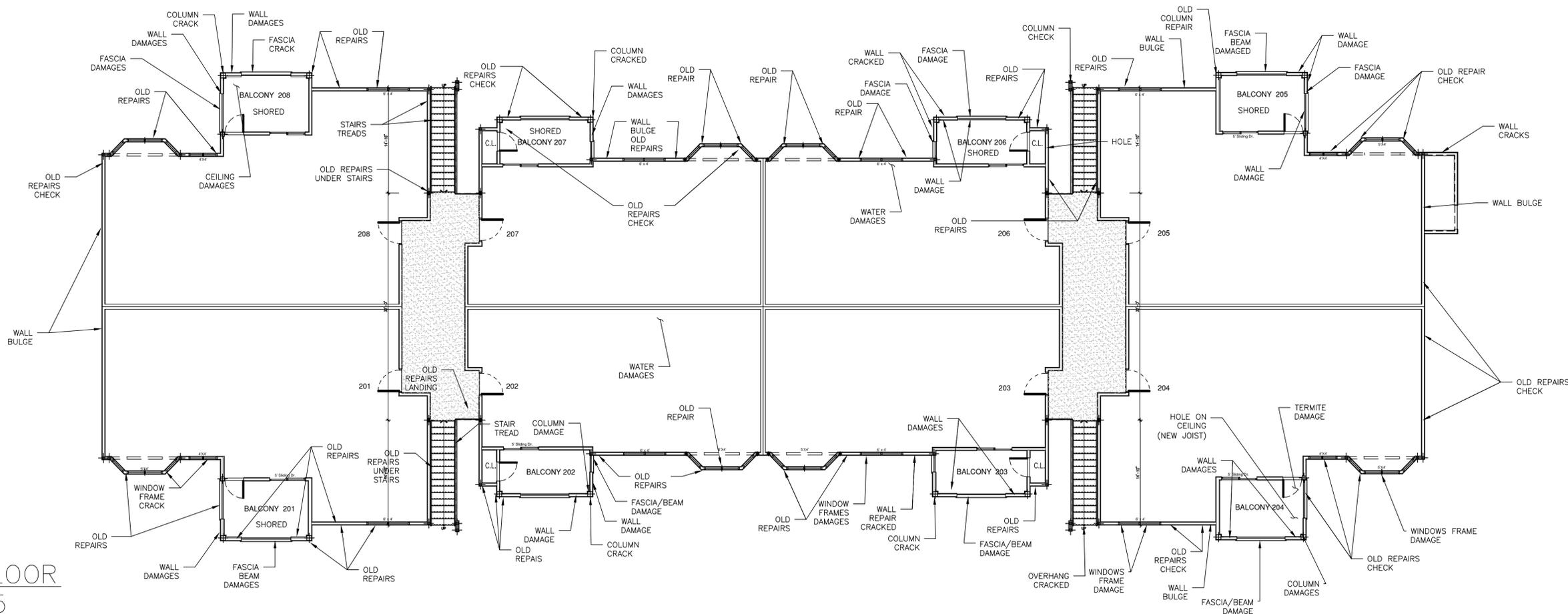
The interiors of all of the units in the building, to the best of my knowledge, based on our visual inspection of finishes, are deemed to be safe to inhabit.

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

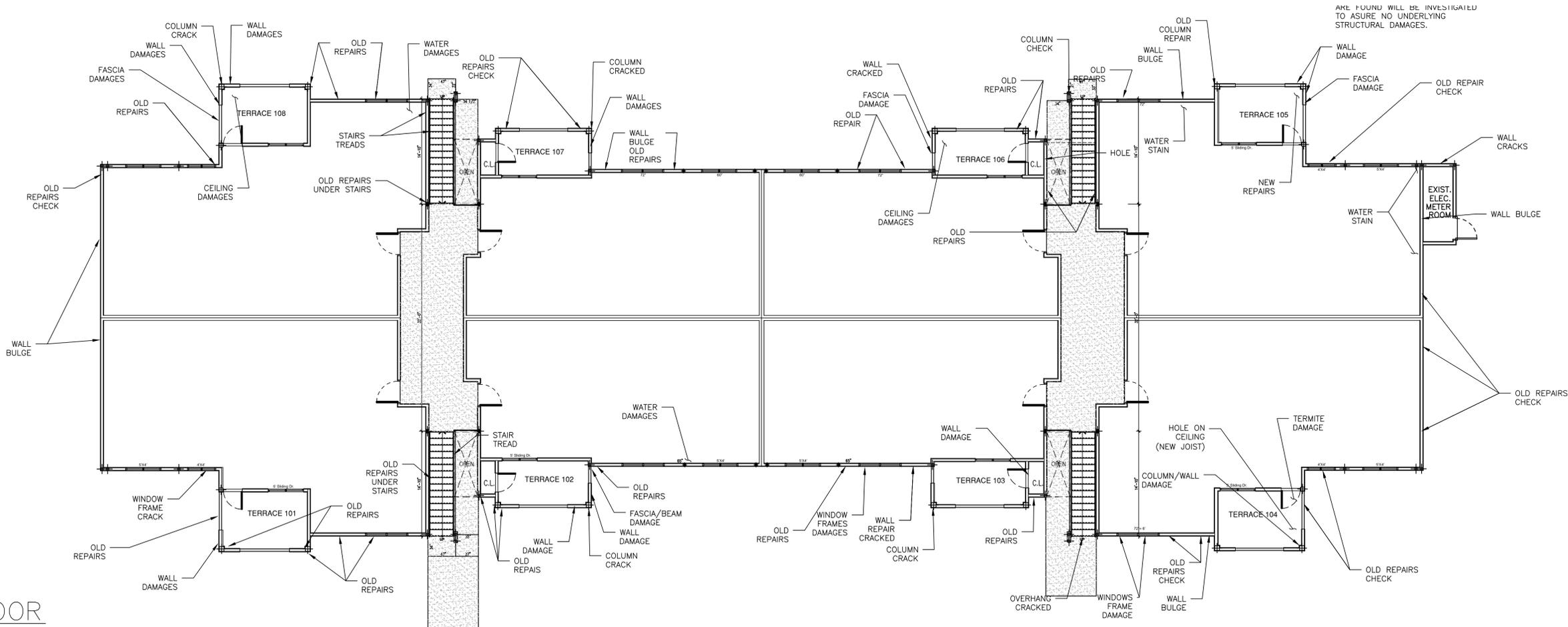
Respectfully submitted,

Henry S. Kreh, P.E.  
Vice President  
ACG Engineering Services, Inc.  
FL P.E. No. 39539/FL S.I. No. 736





SECOND FLOOR  
BLDG. #15



- NOTES:
1. DAMAGED AREAS OBSERVED WILL BE INVESTIGATED TO ACCESS THE EXTEND OF THE DAMAGE.
  2. POUR 36"x36"x12" CONCRETE PAD REINFORCED 3-#5 TOP & BOTT. E.W. (TOP OF FOOTING 1' BELOW GROUND.

GROUND FLOOR  
BLDG. #15

REV	DESCRIPTION	DATE

PROJECT No:	YL	HK	HK	DATE:	09/26/23
DRAWN:					
CHECKED:					
APPROVED:					

PROFESSIONAL ENGINEER	STATE OF FLORIDA	No. 39539	HENRY S. KREH
FL P.E. #39539			