



October 25<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 #18

Dear Building Officials:

Over the last couple of weeks, a representative of ACG Engineering Services, Inc. (ACG), acting on my behalf, has surveyed Building #18 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:

- Two of the balconies are shored (#205 and #208) with two more (#203 and #207) appearing to need shoring. Shoring has been provided at the stair landings for Units #201/#208 and for Units #204/#205. In addition, the bay windows at Units #203 and #206 have been shored.
- The floor in a portion of Unit #202 exhibits signs of excessive deflection from simple pedestrian foot traffic, perhaps due to termite damage.
- Signs of water damage were observed in Units #201 and #205.
- Termite damages were observed at the balcony ceilings in Units #103 and #107.
- There are at least 42 different locations around the building where damage has been visually detected, involving all 16 units.
- Additionally, signs of previous repairs have been noted at 35 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 five (5) 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.
- 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**:

- Given the noted termite damage, the balconies for Units #203 and #207 require shoring.
- The “soft” (flexing) floor and termite damage in Unit #202 are likely signs of weakened floor joists.
- The signs of water damage observed in Units #201 and #205 may all have resulted in sections of weakened wall.
- Of additional concern is that approximately 12% of recently repaired sections are already showing new signs of deterioration.



- 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.
- 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 at the present time.

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

- The balconies for Units #203 and #207 shall be shored as other balconies in need of shoring have been shored.
- Sections of floor sheathing should be removed in the area showing weakness noted in Unit #202.
- 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.

Units #202 and #102 shall be vacated. The interiors of all of the remaining 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.

Respectfully submitted,

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