



March 13th, 2024

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

Re: Heron Pond Condominium
Structural Conditions – Building #4
Updated Findings

Dear Building Officials:

A representative from ACG, on my behalf, performed an inspection of the exterior of the building in order to determine if there were any noticeable changes suggestive of the development of additional structural damage or deficiencies.

The following items were noted during the inspection:

- The stairway on the South side of the building has not been shored.
- An area was noted on the East elevation of Unit #104 that may have been newly repaired.

The stairway, in the original report dated November 28th, 2023, was noted as needing precautionary shoring; the Owner has been asked to have this addressed as soon as possible. The newly repaired area at Unit #104 will be added to the areas to be marked out for repair when the permit is in place and repair work begins.

Nothing was observed during our inspection that would require any additional units to be vacated at this time. In my professional opinion, to the best of my knowledge, the structure, as shored and with the balconies off limits, is safe and poses no threat to persons or property.

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 PE No. 39539/FL SI No. 736

