



March 13th, 2024

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

Re: Heron Pond Condominium
Structural Conditions – Building #9
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:

- Shoring has not been installed for the balconies at Units #202 and #206.
- The window stacks on the East elevation need to be shored.

All of the second-floor balconies and all of the bay windows are to be shored, as a precautionary measure, in accordance with the drawing S-S-1.0. Additionally, we are recommending, as a precautionary measure, that the Eastside window stacks be shored. The Owner has been notified that this shoring must be erected.

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

