



March 13th, 2024

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

Re: Heron Pond Condominium
Structural Conditions – Building #15
Updated Findings

Dear Building Officials:

A representative from ACG, on my behalf, performed an inspection of the exterior of the building 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 balconies for Units #202, #203, and #204 have not been shored.
- All bay windows need to be shored.
- Holes have been opened up in the ceilings over the balconies at Units #204 through #208; through those holes we could see that new joists have been provided at Units #204 and #206 and that existing joists (likely original) show signs of damage at Units #205, #207, and #208.

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. The Owner has been notified that this shoring must be erected. The holes in the ceilings should be temporarily closed up and then repaired once the permit has been issued for the repair project.

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

