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Structural Assessment Report

Property Located at:

100 SW 83 WAY BLDG 02
PEMBROKE PINES, FL 33025



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George Akouri, Professional Engineer, State of Florida, License No. 49526. This item has been digitally signed and sealed by George Akouri, PE, ON
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George Akouri, MSCE, PE
Professional Engineer, License # 0049526
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Certified Roofing Contractor, CCC1329062

Monday, October 11, 2021

Heron Pond Condominium
Mr. Deepak Khosa
8400 SW 1st ST
Pembroke Pines, FL 33025
deepak@atlanticnowfl.com; 561.596.0563

RE: Structural Assessment Report with respect to the property located at:
Final Report
100 SW 83 Way
Pembroke Pines, FL 33025

Copy: Mr. Mauricio Romero
Mauricio.romero@pmgassets.com

Introduction

Heron Pond Condominium, Inc. retained the services of Akouri Consulting Engineers (ACE), for the purpose of conducting a structural assessment of Building 2. ACE visited the property and conducted the assessment on September 27, 2021. The assessment was performed in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors (“InterNACHI”), posted at www.nachi.org/sop. The International Association of Certified Home Inspectors – InterNACHI® – is the world’s largest trade organization of residential and commercial property inspectors. The InterNACHI’s SOP contains limitations, exceptions, and exclusions. Please be advised that InterNACHI is not a party to this report, has no control over us, and does not employ or supervise us.

This Structural Assessment Report presents a property background, condition summary, a discussion, and recommendations regarding the site visit conducted on September 27, 2021. Heron Pond Condominium contacted ACE to perform a survey of the existing building condition and make recommendations regarding the structural integrity of the building. This report includes the condition of the roof framing, wall framing, exterior sheathing, and cladding. The assessment was primarily visual consisting of a walk-through of the property and destructive inspection of the drywall within the interiors. The existing conditions were illustrated within the photograph documentations. Residents and/or personnel with knowledge of the building were interviewed when possible.

Property

The structure was described as a 2-story 16 units condominium which is part of the nineteen (19) buildings community. According to Broward County Property Appraiser records, Heron Pond Condominium was constructed in 1989. For the purposes of this document, the front of the structure was referenced to face North. Each unit contained a balcony, and some units included a cantilevered interior space with a bay window.

The exterior walls were constructed with wooden 2x4 structural studs and plywood sheathing finished on the outside with paper felt, wire lath, applied stucco, and paint. The interior walls were wood framed construction and finished with wallboard. All balconies were framed with 2x12 wood joists spaced at 16" on center. The first floor is concrete slab on grade and the second floor consisted of plywood over wood flat trusses. The roof of the structure was framed with prefabricated wood trusses gable in design and covered with asphalt shingles. The stairway was metal framed with concrete steps.

Condition Summary

The entire building, excluding the metal staircase and foundation, was built with wood framing components. At the time of ACE's site visit, the condition of the building was observed to be poor. Wood studs, joists, and sheathing were significantly compromised by the ongoing long term moisture exposure and infestation of the termites. The moisture exposure occurred due to the cracks and openings that were created by failed stucco and paint. The roof trusses were observed to be infested with termites and as a result depicted isolated structural damages. The overall condition of the bottom truss chords was observed to be fair. Some second-floor units stored household items within the attic space which is a Building Code violation and a fire hazard.

Discussion

Due to the type of construction which consists of only utilizing wood materials, the building should have required special maintenance protocol to avoid any possible moisture intrusion into the structural components. In addition, termites inspection and treatment must have been performed routinely. However, ACE observed that this building was not maintained properly and as a result multiple assessed structural components depicted moisture deterioration and termites damages. The observed poor structural condition of the building requires immediate attention, and all compromised structural components must be addressed.

Residents of several first-floor units reported multiple previous plumbing or a/c leaks underneath bathrooms and air handler closets of the second-floor units. In addition, at the time of this assessment, unit 101 Building 10 wood floor framing was exposed throughout the unit.

The wood framing in the bathrooms was noted to be moisture deteriorated and structurally compromised. Therefore, the ceiling drywall in all remaining units in the bathrooms and a/c closets on the first floor must be exposed and all moisture damaged wood framing, including flat wood trussed and plywood, must be repaired.

Shoring

Wood column in Unit 104 was found to be in poor condition compromising the safety of the residents. Temporarily shoring system must be installed in accordance with plans and specifications. Not included as part of this report.

Weather Protection

No immediate weather protection required.

Recommendations

1. Temporarily shoring system in accordance with the plans and specifications must be installed immediately to support deteriorated column in Unit 104.
2. Stucco along the perimeter walls must be stripped to the wood sheathing along the entire building.
3. The areas showing deteriorated sheathing and/or wood studs must be replaced. The remaining visibly sound structural framing must be evaluated by a special inspector.
4. The floor flat trusses must be exposed in all bathrooms and air handler closets. All moisture damaged framing must be repaired.
5. The insulation within the attic space must be vacuumed and all bottom chords of roof trusses must be inspected and repaired if found structurally damaged.
6. All household items stored in the attic space are a fire hazard and must be removed.
7. All staircases must be cleaned from corrosion, welded as needed, and painted. All cracked concrete steps must be replaced.
8. All trees and shrubs along the perimeter of the building must be removed along with its roots. The finish grade must be restored and compacted sloping away from the exterior wall in accordance with Florida building Code Section 1804.4.
9. The entire building must be treated for termites prior to the repairs and inspected again for termites following the repairs. If termites persist, the building must be treated again.

Note:

All work must be performed in accordance with the plans and specifications prepared by a professional engineer in accordance with Florida Building Code and approved by the local Building Department. ACE is recommending a special inspector to inspect and evaluate the work in progress.

Selected Photographs



Photograph 1: Building elevation. Balcony wall cracking



Photograph 2: Building elevation



Photograph 3: Unit 104. Shoring required



Photograph 4: Unit 101



Photograph 5: Unit 205



Photograph 6: Unit 202



Photograph 7: Unit 205



Photograph 8: Unit 202. Termites infestation in the attic



Photograph 9: Unit 204. Household item within the attic space



Photograph 10: Unit 205. Termites infestation and damage to bottom truss chord



Photograph 11: Opening in the exterior wall



Photograph 12: Opening in the exterior wall



Report Limits

This document was prepared for the exclusive use of Heron Pond Condominium and was not intended for any other purpose. The observations, opinions, and conclusions conveyed herein have been arrived at within a reasonable degree of certainty using conservative Engineering judgement, based upon information available at the time of document preparation. The site assessment performed on September 27, 2021 and was primarily a visual evaluation. Areas obscured from view such as ceiling, wall, and floor cavities or other inaccessible areas were not examined. Please note that ACE reserves the right to revise the observations and opinions above as conditions change or additional information becomes available. This document was prepared for our client's use and ACE disavows any liability for use by others.

If you have any questions or require additional information, please do not hesitate to contact this office at (954) 292-7314.

Sincerely,

Akouri Consulting Engineers

George Akouri, MSCE, P.E.

Professional Engineer PE# 0049526

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