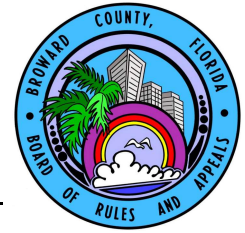


# STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: TRC Worldwide Engineering Restoration & Inspection, LLC

Address: 1230 N. University Drive, Plantation, FL 33322

Telephone Number: 954-484-7777

Inspection Commenced Date: 9/7/2021

Inspection Completed Date: 9/7/2021

No Repairs Required

Repairs are required as outlined in the attached inspection report

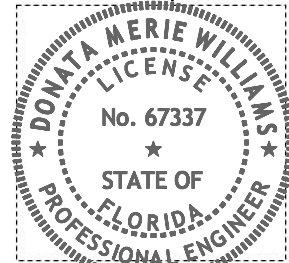
Licensed Professional,

Engineer/Architect Name: Donata Merie Williams, PE

License Number: 67337

I am qualified to practice in the discipline in which I am hereby signing,

Signature \_\_\_\_\_ Date: 9/10/2021



This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible

## DESCRIPTION OF STRUCTURE

a. Name on Title: Goode & Lopez Hollander, PLLC

b. Street Address: 615 N. Riverside Drive

c. Legal Description: Riverside Terrace Condo

d. Owner's Name: Goode & Lopez Hollander, PLLC

e. Owner's Mailing Address: 314 S. Federal Highway, Dania Beach, FL 33004

f. Folio Number of Property on which Building is Located: 484331AL

g. Building Code Occupancy Classification: Residential R-2

h. Present Use: Multi-Family - 10 or more units

i. General Description, Type of Construction: Type II - A      Square Footage: 75,000      Number of Stories: 8

j. Special Features:

None

k. Addition Comments:

I. Additions to original structure:

None

**2. PRESENT CONDITION OF STRUCTURE**

a. General alignment (Note: good fair, poor, explain if significant):

- 1. Bulging: None Visible
- 2. Settlement: None Visible
- 3. Deflections: None Visible
- 4. Expansion: None Visible
- 5. Contraction: None Visible

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other):

There are no areas of visible distress.

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains:

Building finish is mostly stucco. There are areas with minor stucco cracking and some small areas of delamination. The south stair exit to the 2nd floor has stucco delamination above the door.

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm:

There are areas with hairline stucco cracks. The exterior concrete walkway has some hairline vertical cracks in the slab edge. There is a wide crack in the underside of the south stair slab.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood:

There is concrete spall in the underside of the south stair slab. In the pump room and the fire room there are areas of exposed reinforcing in the masonry wall. Rebar exposed at the underside of the north end walkway slab below the 7th level.

f. Previous patching or repairs:

There are areas of previous repairs that were completed in approximately 2015. There are no visible concerns with the previous repairs.

g. Nature of present loading indicate residential, commercial, other estimate magnitude:

Multi-Family Residential

### 3. INSPECTIONS

a. Date of notice of required inspection: June 30, 2021

b. Date(s) of actual inspection: September 7, 2021

c. Name and qualifications of individual submitting report:

Donata M. Williams, P.E.

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

None

e. Structural repair-note appropriate line:

1. None required:

2. Required (describe and indicate acceptance):

See 2c above for stucco delamination in south stair and 2e above for required repairs.

### 4. SUPPORTING DATA

a. None sheet written data

b. Yes photographs

c. None drawings or sketches

<b>5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:</b>	
a. Concrete masonry units:	Fair Condition
b. Clay tile or terra cotta units:	None Visible
c. Reinforced concrete tie columns:	Fair Condition
d. Reinforced concrete tie beams:	Fair Condition
e. Lintel:	Good Condition
f. Other type bond beams:	None Visible
g. Masonry finishes -exterior:	
1. Stucco:	Fair Condition
2. Veneer:	None Visible
3. Paint only:	Good Condition
4. Other (describe):	None
h. Masonry finishes - interior:	
1. Vapor barrier:	None Visible
2. Furring and plaster:	None Visible
3. Paneling:	None Visible
4. Paint only:	Good Condition
5. Other (describe):	None
i. Cracks:	
1. Location – note beams, columns, other:	None Visible
2. Description:	
j. Spalling:	
1. Location – note beams, columns, other:	North and South stair at fire and pump room
2. Description:	Stair lift ground to intermediate landing masonry walls
k. Rebar corrosion-check appropriate line:	
1. None visible:	
2. Minor-patching will suffice:	
3. Significant-but patching will suffice:	North and South stair at fire and pump room

4. Significant-structural repairs required:

I. Samples chipped out for examination in spall areas:

1. No:

2. Yes – describe color, texture, aggregate, general quality:

## 6. FLOOR AND ROOF SYSTEM

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition):

Flat, TPO roof on concrete slab sloping to interior drains

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

Air conditioning equipment and support framing on the roof is in good condition

3. Note types of drains and scuppers and condition:

Interior drains are in good condition

b. Floor system(s):

1. Describe (type of system framing, material, spans, condition):

Cast-in-place concrete framing in good condition where visible.

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

Floor framing was only visible in the parking garage and in storage/utility spaces

## 7. STEEL FRAMING SYSTEM

a. Description:

N/A

b. Exposed Steel- describe condition of paint and degree of corrosion:

N/A

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection:

N/A

d. Elevator sheave beams and connections, and machine floor beams – note condition:

Hoist beam in elevator machine room was in good condition.

## 8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

The building is cast-in-place concrete with a concrete slab on precast joist with beams supported by concrete columns (mostly visible at the garage level). The horizontal concrete framing is supported by concrete columns and filled cell concrete masonry units.

b. Cracking:

1. Not significant:

2. Location and description of members affected and type cracking:

Stair lift ground to intermediate landing underside of stair slab. Concrete spall at the underside of the 7th level walkway slab and at the stair tower skylight openings.

c. General condition:

The concrete framing seems to be in fair condition

d. Rebar corrosion – check appropriate line:

1. None visible:

2. Location and description of members affected and type cracking:

3. Significant but patching will suffice: Stair lift ground to intermediate landing underside of stair slab and 7th level slab.

4. Significant – structural repairs required (describe):

e. Samples chipped out in spall areas:

1. No:

2. Yes, describe color, texture, aggregate, general quality:

**9. WINDOWS**

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):

Aluminum framing double hung windows and sliding glass doors

b. Anchorage- type and condition of fasteners and latches: None Visible

c. Sealant – type of condition of perimeter sealant and at mullions: Fair Condition

d. Interiors seals – type and condition at operable vents: N/A

e. General condition:

Fair Condition

**10. WOOD FRAMING**

a. Type – fully describe if mill construction, light construction, major spans, trusses:

N/A

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

N/A

c. Joints – note if well fitted and still closed: N/A

d. Drainage – note accumulations of moisture: N/A

e. Ventilation – note any concealed spaces not ventilated: N/A

f. Note any concealed spaces opened for inspection:

N/A