

**STRUCTURAL SAFETY INSPECTION REPORT FORM**

Inspection Firm or Individual Name: RAS Engineering, PA  
 Address: 515 E Las Olas Blvd #120. Ft Lauderdale, FL 33301  
 Telephone Number: (954) 614-1101

Inspection Commenced Date: 10/18/23 Inspection Completed Date: 12/15/23

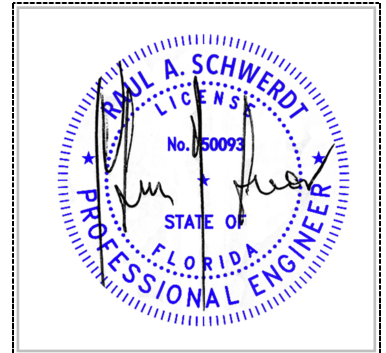
☐ No Repairs Required ☒ Repairs are required as outlined in the attached inspection report. Designed by:

Licensed Design Professional: ☒ Engineer ☐ Architect

Name: Raul Schwerdt, PE

License Number: 8226

Threshold Building – Certified Special Inspector ☒ Yes ☐ No



Seal

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

Signature: \_\_\_\_\_ Date: 12/27/2023

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.

### 1. DESCRIPTION OF STRUCTURE

a. Name on Title: Windward Lakes Condominium

b. Street Address: 4025 SW 15 St

c. Legal Description: 4025 SW 15 St ACOMM

d. Owner's Name: Windward Lakes Condominium Association

e. Owner's Mailing Address: 3440 Hollywood Blvd Ste 415. Hollywood, FL 33021

f. Email Address: bryan@hcrealtyproperties.com Contact Number: (954) 241-4277

g. Folio Number of Property on which building is located: 23-65000835

h. Building Code Occupancy Classification: R2

i. Present Use: Multifamily Condominium

j. General Description: Garden Apartments Type of Construction: IIA

k. Square Footage: 39,144 Number of Stories: 3

l. Is this a threshold building (per F.S. 553.71): ☐ Yes ☒ No

m. Special Features:

Reinforced concrete framing slab on grade concrete block masonry walls, breezeway hallways and pitched roof.

n. Describe any additions to original structure:

Unknown

o. Additional Comments:

## 2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fire, Poor, Explain if significant):

1. Bulging: ☐ Good ☒ Fair ☐ Poor ☐ Significant (Explain):

2. Settlement: ☐ Good ☒ Fair ☐ Poor ☐ Significant (Explain):

3. Deflections: ☐ Good ☒ Fair ☐ Poor ☐ Significant (Explain):

4. Expansion: ☐ Good ☒ Fair ☐ Poor ☐ Significant (Explain):

5. Contraction: ☐ Good ☒ Fair ☐ Poor ☐ Significant (Explain):

- b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

Structural walls and concrete slabs

- c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

Stucco cracking concrete spalling on the slab edges

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

Medium cracks

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

Minor concrete spalls

- f. Note previous patching or repairs:

Few sliding doors were replaced with smaller size covering the head gap with wood paneling.

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

Residential, 100 psf on hallways and stairs, 40 psf inside the units and 60 psf on terraces.

### 3. INSPECTIONS

- a. Date of notice of required inspection: 09/26/2023

- b. Date(s) of actual inspection: 12/15/2023

c. Name and qualifications of the individual preparing report:

Raul Schwerdt, Professional Engineer

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

N/A

e. Structural Repairs:

Concrete and waterproofing repairs and roof replacement. Construction permits will be required.

f. Has the property record been researched for any current code violations or unsafe structure cases? ☐ Yes ☒ No

Explanation/Comments:

#### 4. SUPPORTING DATA ATTACHED

a. Sheets of written data: (X)

b. Photographs: (X)

c. Drawings or sketches:

d. Test reports:

#### 5. FOUNDATION

a. Describe building foundation:

Shallow foundation slab on grade

b. Has the property record been researched for any current code violations or unsafe structure cases? ☐ Yes ☒ No

c. Has the property record been researched for any current code violations or unsafe structure cases? ☐ Yes ☒ No

d. Describe any cracks or separation in the walls, column or beams that signal differential settlement:

Not visible

e. Is there additional sub-soil investigation required? ☐ Yes ☒ No

1. If yes, explain:

#### 6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines

a. Concrete masonry units:

☐

Good

☒

Fair

☐

Poor

b. Clay tile or cotta units: N/A

☐

Good

☐

Fair

☐

Poor

c. Reinforced concrete tie columns:

☐

Good

☒

Fair

☐

Poor

d. Reinforced concrete tie beams:

☐

Good

☒

Fair

☐

Poor

e. Lintel:

☐

Good

☒

Fair

☐

Poor

f. Other type bond beams:

☒

Good

☐

Fair

☐

Poor

g. Masonry Finishes – **Exterior**:

1. Stucco:

☐

Good

☒

Fair

☐

Poor

2. Veneer:

☐

Good

☐

Fair

☐

Poor

3. Paint Only:

☐

Good

☐

Fair

☐

Poor

4. Other:

☐

Good

☐

Fair

☐

Poor

4a. Explain:

h. Cracks – Note beams, columns, or others, including locations (description):

Concrete slab edges, stucco on masonry walls

i. Spalling – In beams, columns, or others, including locations (description):

Edge of the concrete slabs corner

j. Rebar corrosion – Check appropriate line:

- |    |                                     |   |
|----|-------------------------------------|---|
| 1. | <input type="checkbox"/>            | None Visible                              |
| 2. | <input checked="" type="checkbox"/> | Minor – Patching will suffice             |
| 3. | <input type="checkbox"/>            | Significant – Patching will suffice       |
| 4. | <input type="checkbox"/>            | Significant – Structural repairs required |

4a. Describe:

k. Were samples chipped out for examination in spalled areas?

- |    |                                     |  |
|----|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | No   |
| 2. | <input type="checkbox"/>            | Yes – Describe color, texture, aggregate, general quality: |

## 7. FLOOR AND ROOF SYSTEM

a. Roof: Pitched

1. Describe type and condition of current roof:

Shingles will be replaced under permit

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

N/A

3. Note types of drains, scuppers, and condition:

Missing weep holes on the screen enclosure framing in all terraces. Rainwater can't drain and damaging the floor sealing as a result.

4. Describe parapet construction and current condition:

Masonry party (fire wall). Fair, minor expansion of the stucco

5. Describe mansard construction and current condition:

N/A

6. Describe any roofing framing member with obvious overloading, overstress, deterioration, or excessive deflection:

N/A

7. Note any expansion joint and condition:

Fair

**b. Floor System(s):**

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

Concrete slab, fair condition

2. Balconies – Indicate location, framing system, material and condition:

Concrete slab encroached on masonry walls. Deck waterproofing is poor

3. Stairs and escalators – Indicate location, framing system, material and condition:

Concrete steps on steel framing are in good condition

4. Ramps – Indicate location, framing system, material and condition:

N/A

5. Guardrails – Indicate type, location, material and condition:

Metal guardrails are in fair condition

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

About 20% of the balconies were accessible, rest of them needed to be inspected during the construction phase



**8. STEEL FRAMING SYSTEM**

- a. Full description of system:

N/A

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

N/A

- c. Steel Connections – Describe type and condition:

N/A

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

Good

- e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

N/A

- f. Elevator sheave beams, connections and machine floor beams – Note column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full description of structural system:

Concrete slabs, tie columns, tie beams and lintels

b. Cracking:

1. ☐ Significant ☒ Not Significant

2. Description of members affected, location and type of cracking:

c. General condition:

Construction permit for concrete and waterproofing repairs will be needed

d. Rebar Corrosion – Check appropriate line:

- |    |                                     |  |
|----|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | None Visible   |
| 2. | <input type="checkbox"/>            | Location and description of members affected and type cracking |
| 3. | <input type="checkbox"/>            | Significant – Patching will suffice                            |
| 4. | <input type="checkbox"/>            | Significant – Structural repairs required (Describe):          |

e. Were samples chipped out for examination in spalled areas?

- |    |                                     |  |
|----|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | No   |
| 2. | <input type="checkbox"/>            | Yes – Describe color, texture, aggregate, general quality: |

- f. Identify any concrete framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

N/A

## 10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

- a. Windows, Storefronts and Curtainwalls:

Aluminum, sliding windows and sliders in the terraces.

- b. Structural Glazing on the exterior envelope of threshold building:

☐

Yes

☒

No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and adhesive sealant:

3. Describe condition of system:

- c. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):

Sliding glass door on the terraces. Fastening and frame not strong enough to resist FBC hurricane wind load. In case of hurricane warning, the units should be condemned.

2. Anchorage type and condition of fasteners and latches:

Excessive spacing of fasteners.

3. Sealant type and condition of sealant:

Silicone and elastomeric

4. General Condition:

Fair

5. Describe repairs needed:

Drying out metal cement caulking needs to be replaced during painting

## 11. WOOD FRAMING

- a. Type – Fully describe mill construction, light construction, major spans, trusses:

Light construction

- b. Indicate condition of the following:

1. Walls:

There are fascia boards wrapped around the exterior walls

2. Floors:

N/A

3. Roof member, roof trusses:

- c. Note metal fitting (i.e., angles, plates, bolts, splint pintles, other and note condition):

Good

- d. Joints – Note if well fitted and still closed:

N/A

- e. Drainage – Note accumulations of moisture:

N/A

- f. Ventilation – Note any concealed spaces not ventilated:

N/A

- g. Note any concealed spaces opened for inspection:

Attic to be accessed before roof replacement to verify the tie-downs and straps supporting uplift on the trusses/joists.

- h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

- a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

Concrete masonry walls with wood fascia appliques.

- b. Identify attachment type of each appurtenance type (mechanically attached or adhered):

Fair

- c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

N/A

**13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**

- a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

- b. Indicate condition of special feature, its supports and connections: