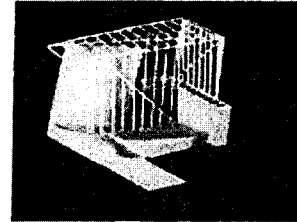


NUTEK ENGINEERING, LLC

Paul Orr, P.E. FL #64898
421 Federal Highway
Dania Beach, FL 33004
Ph: C- 305.725.1991
Orr.paul@yahoo.com



December 06, 2021

To: City of Hollywood
Building Department
2600 Hollywood Blvd.
P.O. Box 229045
Hollywood, Fl. 33020-9045
Attn: Chief Building Official

Re: Building 40/50 Yr Structural & Electrical Re-Certification Inspection Report

Location of property:
Crystal Court Manor – Building #15
1551 & 1555 N. 12th Court
Hollywood, Fl. 33019

Legal Description: Folio # 5142-11-AL-0000

Crystal Court Manor Association

The building is a 2 STORY CONDOMINIUM. THE BUILDING WAS BUILT IN 1964 AND IS 19,920 SQUARE FEET AND OF MASONRY SHELL CONSTRUCTION. THE ROOF IS FLAT AND THE CONSTRUCTION TYPE IS 1B; ISO-2. THERE IS ASSIGNED PARKING IN THE PARKING LOT.

Attached for the above property are two copies of the completed Building Safety Inspection for Structural and for Electrical Inspection, utilizing the Broward County Forms, PE sealed, to conform to the notification letter citing the requirement for such 40/50 Year Recertification Inspection and Report. As a Florida licensed Professional Engineer, I performed this inspection as of October 29, 2021.



This attached 40/50 YEAR RECERTIFICATION REPORT was completed using the Broward County General Considerations (Structural & Electrical) Recertification:

1. Structural Recertification
Report shows "No Repairs required"
2. Electrical Recertification
Report shows "No Repairs required"

I have performed the inspection and here attach the Inspection Report. The building is both structurally and electrically safe to occupy. I have stamped that report with my Professional Engineer Seal #64898 as required.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be constructed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Sincerely,

Paul Orr, PE #64898

Paul Orr, PE - FL #64898

40/10 YEAR RECERTIFICATION REPORT SAFETY INSPECTION PROGRAM



CRYSTAL COURT MANORS

1351 & 1355 N 12TH COURT
HOLLYWOOD, FL. 33019

December 06, 2021

By

Nutek Engineering
Paul Orr, PE #64898
421 S. Federal Highway
Dania Beach, FL 33004



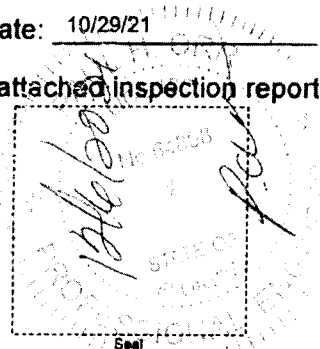
STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: NUTEK ENGINEERING / PAUL ORR, PE
 Address: 421 S.FEDERAL HIGHWAY, DANIA BEACH, FL 33004
 Telephone Number: 305-725-1991 OR 954-245-8666
 Inspection Commenced Date: 10/29/21 Inspection Completed Date: 10/29/21

No Repairs Required Repairs are required as outlined in the attached inspection report

Licensed Professional,
 Engineer/Architect Name: PAUL ORR, PE/ENGINEER
 License Number: #64898



I am qualified to practice in the discipline in which I am hereby signing,
 Signature Paul Orr Date: DECEMBER 6, 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: CRYSTAL COURT MANOR ASSOCIATION			
b. Street Address: 1551 & 1555 N. 12TH COURT, BLDG # 15, HOLLYWOOD, FL. 33019			
c. Legal Description: CRYSTAL COURT MANOR NO.15 PER CDO BK/PG: 4229/138			
d. Owner's Name: CRYSTAL COURTS MANOR CONDOMINIUM, INC			
e. Owner's Mailing Address: 1400 N. 12TH COURT, HOLLYWOOD BLVD, FL. 33019			
f. Folio Number of Property on which Building is Located: 5142-11-AL-0000			
g. Building Code Occupancy Classification: R2			
h. Present Use: RESIDENTIAL CONDOMINIUM			
i. General Description, Type of Construction:		MASONRY/TYPE 1B ISO 2	Number of Stories: 2
		Square Footage: 19,200	
j. Special Features: THE BUILDING IS A 2 STORY RESIDENTIAL CONDOMINIUM. THE BUILDING WAS BUILT IN 1964 AND ACCORDING BROWARD COUNTY PROPERTY APPRAISER WITH MASONRY CONSTRUCTION. THE PROPERTY HAS ONE COMMUNITY CLUBHOUSE & SWIMMING POOL. THE EXTERIOR & INTERIOR ARE IN GOOD MAINTAINED CONDITION. REPAIRS ARE NOT NEEDED. THE STRUCTURAL HAS PASSED & IS APPROVED STRUCTURALLY SAFE FOR OCCUPANCY.			
k. Addition Comments: -NONE-			

I. Additions to original structure: NO ADDITIONS ADDED TO THE STRUCTURE.

2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant): ALIGNMENT IS IN GOOD CONDITION

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 VISIBLE AREAS OF THE BEAMS, COLUMNS, STRUCTURAL WALLS, FLOOR, OR ROOF THAT SHOW DISTRESS. BUILDING IS IN GOOD CONDITION.

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

THE EXTERIORS SURFACE SHOWS NO VISIBLE CRACKING, SPALLING, PEELING AND/OR SIGNS OF OF MOISTURE PENETRATION OR STAINS. THE EXTERIOR SURFACE IS NOT IN NEED OF STRUCTURAL REPAIRS.

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:

THE EXTERIOR HAS NO VISIBLE CRACKS.... REPAIRS ARE NOT NEEDED.

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

THERE ARE NO VISIBLE DETERIORATION OF THE EXTERIOR OF THE BUILDING. IT IS IN GOOD MAINTAINED CONDITION AND NOT IN NEED OF CONCRETE RESTORATION REPAIRS.

f. Previous patching or repairs:

THERE ARE NO VISIBLE PATCHING OR REPAIRS.....

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

The Nature of present loading IS RESIDENTIAL CONDOMINIUM.

3. INSPECTIONS

a. Date of notice of required inspection: JULY 29, 2021

b. Date(s) of actual inspection: NOVEMBER 17, 2021

c. Name and qualifications of individual submitting report:

PAUL ORR, PE , #64898 , PROFESSIONAL STRUCTURAL ENGINEER

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

NO LABORATORY OR FORMAL TESTING REQUIRED.

e. Structural repair-note appropriate line:

1. None required: NO STRUCTURAL REPAIR NEEDED FOR CONCRETE RESTORATION FOR THE REPAIRS & PAINTING

2. Required (describe and indicate acceptance):

THERE ARE NO VISIBLE AREAS OF REPAIR TO EXTERIOR OR INTERIOR WALLS. THERE ARE NO VISIBLE NEED OF REPAIR.

4. SUPPORTING DATA

a. N/A sheet written data

b. PHOTOGRAPHS OF BUILDING photographs

c. N/A drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units:	GOOD CONDITION OF EXTERIOR OF BUILDING
b. Clay tile or terra cota units:	NOT APPLICABLE
c. Reinforced concrete tie columns:	CONCRETE TIE COLUMNS ARE IN GOOD CONDITION
d. Reinforced concrete tie beams:	CONCRETE TIE BEAMS ARE IN GOOD CONDITION
e. Lintel:	LINTELS ARE IN GOOD CONDITION.
f. Other type bond beams:	N/A
g. Masonry finishes -exterior:	
1. Stucco:	STUCCO IS IN GOOD CONDITION.
2. Veneer:	NOT APPLICABLE
3. Paint only:	NO NEED OF EXTERIOR PAINTING
4. Other (describe):	EXTERIOR OF BUILDING HAS BEEN MAINTAINED AND IN GOOD CONDITION.
h. Masonry finishes - interior:	
1. Vapor barrier:	NOT APPLICABLE
2. Furring and plaster:	NOT APPLICABLE
3. Paneling:	NOT APPLICABLE
4. Paint only:	NOT APPLICABLE IN GOOD CONDITION
5. Other (describe):	NOT APPLICABLE
i. Cracks:	
1. Location – note beams, columns, other:	NO VISIBLE CRACKS ON THE BEAMS, COLUMNS OR ANY OTHER EXTERIOR AREAS.
2. Description:	NO REPAIRS NEEDED.....
j. Spalling:	
1. Location – note beams, columns, other:	NO VISIBLE SPALLING ON THE BEAMS, COLUMNS OR OTHER EXTERIOR AREAS.
2. Description:	NO REPAIRS NEEDED, GOOD MAINTAINED CONDITION.
k. Rebar corrosion-check appropriate line:	
1. None visible:	NO REBAR IS VISIBLE. CORROSION & RUST ARE NOT VISIBLE
2. Minor-patching will suffice:	NO PATCHING NEEDED....
3. Significant-but patching will suffice:	NO REPAIRS NEEDED ON THE EXTERIOR OF BUILDING.

4. Significant-structural repairs required: NO CONCRETE REPAIRS NEEDED
I. Samples chipped out for examination in spall areas: NONE NEEDED OR TAKEN
1. No: NO SAMPLES WERE NEEDED FOR FURTHER EXAMINATION OF SPALLED AREAS.
2. Yes – describe color, texture, aggregate, general quality: NOT APPLICABLE

6. FLOOR AND ROOF SYSTEM

a. Roof:

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

THE ROOF IS FLAT AND DECK IS IN GOOD CONDITION.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: THE ROOF HAS AIR CONDITIONING EQUIPMENT LOCATED ON IT & THE SUPPORT IS IN GOOD CONDITION & MAINTAINED.

3. Note types of drains and scuppers and condition:

DRAINS & SCUPPERS ARE PRESENT AND IN GOOD CONDITION AND DRAINING PROPERLY.

b. Floor system(s):

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

FLAT ROOF SYSTEM WITH TRUSSES ARE 20 FT SPAN & IN GOOD 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:

THERE ARE NO VISIBLE AREAS IN NEED OF INSPECTION THEREFORE IT WAS NOT NECESSARY TO OPEN THE CEILINGS OR ANY OTHER AREA TO INSPECT THE FRAMING MEMBERS.

7. STEEL FRAMING SYSTEM

a. Description:

NOT APPLICABLE TO THIS BUILDING STRUCTURE.

b. Exposed Steel- describe condition of paint and degree of corrosion:
NOT APPLICABLE TO THIS BUILDING STRUCTURE.

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection:
NOT APPLICABLE TO THIS BUILDING STRUCTURE.

d. Elevator sheave beams and connections, and machine floor beams – note condition:
SHEAVE BEAMS & CONNECTIONS, AND MACHINE FLOOR BEAMS ARE MAINTAINED PROPERLY BY THE ELEVATOR COMPANY. IT IS IN GOOD VISIBLE CONDITION AND INSPECTION RECORDS MAINTAINED ACCORDINGLY & AVAILABLE FOR INSPECTION.

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:
THE CONCRETE FRAME'S COLUMNS ARE CONNECTING THE BEAMS THAT FORM THE SKELETON OF THE BUILDING . THE CONCRETE FOUNDATION IS USED TO SUPPORT THE BUILDINGS FLOORS, ROOF, WALLS & CLADDING.

b. Cracking:

1. Not significant: NO VISIBLE CRACKING , BUILDING IN GOOD CONDITION.
2. Location and description of members affected and type cracking:
NO REPAIRS NEEDED.

c. General condition:
GOOD CONDITION & IN NO NEED OF MAINTENANCE.

d. Rebar corrosion – check appropriate line:

1. None visible: THERE IS NO VISIBLE REBAR CORROSION, BUILDING IS GOOD CONDITION
2. Location and description of members affected and type cracking: NOT APPLICABLE, NO REPAIRS NEEDED.
3. Significant but patching will suffice: NO VISIBLE PATCHING SEEN.
4. Significant – structural repairs required (describe): NO REPAIRS OF ROOF FRAMING VISIBLE FOR REPAIRS.

e. Samples chipped out in spall areas:

1. No: THERE ARE NO REPAIRS NEEDED & NO SAMPLES ARE NEEDED.
2. Yes, describe color, texture, aggregate, general quality:
NOT APPLICABLE

9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): THE WINDOWS ARE SINGLE HUNG IN THE FRONT OF BUILDING AND JALOUSIE WITH CRANK IN THE BACK OF THE BUILDING. THE TYPE IS ALUMINUM.
b. Anchorage- type and condition of fasteners and latches: IN GOOD CONDITION
c. Sealant – type of condition of perimeter sealant and at mullions: GOOD CONDITION.
d. Interiors seals – type and condition at operable vents: THE SEALS ARE IN GOOD CONDITION.
e. General condition: WINDOWS ARE IN GOOD CONDITION.

10. WOOD FRAMING WOOD FRAMING NOT PRESENT.
a. Type – fully describe if mill construction, light construction, major spans, trusses: NOT APPLICABLE, METAL TRUSSES PRESENT
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition: NOT APPLICABLE
c. Joints – note if well fitted and still closed: NOT APPLICABLE
d. Drainage – note accumulations of moisture: NOT APPLICABLE
e. Ventilation – note any concealed spaces not ventilated: NOT APPLICABLE
f. Note any concealed spaces opened for inspection: NOT APPLICABLE