

Building Safety Inspection Report Form

Amended 03/15/12

STRUCTURAL



Building Information

Building/Structure address: 3017-3027 Deer Creek Lake Shore Dr., Deerfield beach, FL 33442

Legal Description: LAKES OF DEER CREEK CONDO UNIT 6 BLDG 31 PER CDO BK/PG: 9769/35

Folio # of Building/Structure: 4742 34 AC 0120 - 4742 34 AC 0070

Owner's name: PRUMMEL, TONY & CAROLINE TROOST, HERNANDEZ, EDITH JOHANNA, RAPPA, DAVID E, NASCIMENTO, NEIDI S H/E, GRACIANO, SERGIO R, ALBRIGHT, JANICE & PAUL, PFEIFFER, NICHOLAS H/E LONGO, JOEY.

Owner's mailing address: 3017-3027 Deer Creek Lake Shore Dr., Deerfield beach, FL 33442

Type of Construction Concrete-CBS, Type II. In accordance with Building Code Edition 2020 FBC

Size (Square footage) 9146 SF for (6) attached townhomes, (Per Broward County Property Appraiser internet site).

Number of Stories (1-2) Story buildings, Type II.

Inspection Firm

Inspection Firm or Individual: Chaiban Engineering Consultant, Inc

Address: 2787 E. Oakland Park Blvd Suite #211, Ft. Lauderdale

Phone 954-561-1968

Inspection Commencement Date: 2/7/2023 Inspection Completion Date: 2/ 24/2023

Inspection made by J.B. Chaiban, Pedro Ramos

In accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed

No Repairs Required

Repairs are required as outlined in the attached inspection report.



Licensed Professional Engineer(X)/Architect

Joseph B. Chaiban, P.E.

License # P.E. 43239

2/24/2023

“I am qualified to practice in the discipline in which I am hereby signing”

Seal

Signature and Date

**CITY OF
DEERFIELD BEACH BUILDING DEPARTMENT**

**40 YEAR INSPECTION REPORT
BUILDING'S STRUCTURAL RECERTIFICATION**

DATE: February 8, 2023

INSPECTION

COMPLETED DATE: February 8-24, 2023

DESCRIPTION OF

STRUCTURE: See Below.

INSPECTION MADE BY : J Chaiban - Chaiban Engineering Consultants, Inc.

Property Name: LAGAN, MICHAEL P & TRACEY A, MITROFANOVA, OLGA, CARSTENSEN, CHARLES EST, EMERMAN, PHILLIP J & MARTHA D, PEREIRA, MANUEL PEREIRA FAM IRREV TR, NILSEN, LLOYD N

PRINT NAME: See above.

TITLE: NA

ADDRESS: 3017 -3027 Deer Creek Lake Shore Dr., Deerfield beach, FL 33442

Name of Title: Same as above.

Street Address: 3017 -3027 Deer Creek Lake Shore Dr., Deerfield beach, FL 33442

Legal Description: LAKES OF DEER CREEK CONDO UNIT 2 BLDG 30 PER CDO BK/PG: 9769/35
LAKES OF DEER CREEK CONDO UNIT 4 BLDG 30 PER CDO BK/PG: 9769/35
LAKES OF DEER CREEK CONDO UNIT 1 BLDG 30 PER CDO BK/PG: 9769/35

Owners Name: same as above.

Owner's Mailing Address: 3017 -3027 Deer Creek Lake Shore Dr., Deerfield beach, FL 33442

Folio Number of Building: 4742 34 AC 0400 to 4742 34 AC 0350

Building Code Occupancy

Classification: Type "II"

I. General Description, Type of Construction, Size, Number of Stories, and Special Features

The (1-2) story building (s), 9146 SF for (6) attached townhomes total approximate combined floor area is composed of (6) attached building(s). The building's structure is composed of exterior unit masonry concrete walls, on all sides supported by a concrete foundation with wood trusses or joists as roof system and barrel concrete tiles. The structure also includes a series of concrete tie beams, and poured concrete columns within the concrete walls. The interior structure is composed of a series of CBS with drywall partition walls, as well as concrete columns. The foundations appear to be composed of monolithic spread concrete footings and structural slab on grade. The concrete structure was built in 1982/1983, according to the Broward County Property Appraiser's Office. The building is used as a residence. The building's first floor is composed of concrete slab on grade construction.



Site Map- Broward County Property Appraiser

Additional Comment:

No destructive or non destructive testing was performed on any of the structural components such as CBS walls, foundations, slabs, roof and trusses or exposure of any dry walls, stucco or roof.

Any and all identified visible structural damage found and repairs recommended herein, below as required by code should be performed in accordance with 2020 Florida Building Code and city applicable ordinances, subject to engineering repair specifications as well as an approved permit issued by the local building department having jurisdiction over the property prior to commencement of such repairs.

Definitions:

1. **Structural hairline cracks:** Non- structural cracks less than 1/16” in width; this can be caused by shrinkage of the materials or other non structural related causes;
2. **Structural cracks:** Structural cracks wider than 1/16” caused by structural failure of the concrete or stucco;
3. **Concrete spalling:** Spalling or scaling is the result of water entering brick, concrete or natural stone and forcing the surface to peel, pop out or flake off.
In concrete, spalling happens because there is moisture in the concrete, which ultimately rusts the embedded reinforcing steel, expanding and causing the concrete surface to fracture. In basements, especially, moisture and often salt, too, pushes outward from the inside.
4. **Concrete delamination:** Bleeding is the upward flow of mixing water in plastic concrete as a result of the settlement of the solids. Delamination occurs when the fresh concrete surface is sealed or densified by troweling while the underlying concrete is still plastic and continues to bleed and/or to release air.

General Observations:

A site inspection was conducted by Chaiban Engineering Consultants, Inc. (herein as CEC) on February 7-24, 2023 to inspect the structural & electrical condition of the existing building(s) for the purpose of a **40 year certification** as required by Broward County Administrative Provisions, and Florida Building Code section 110.15. The subject property’s address is: **3017-3027 Deer Creek Lake Shore Dr., Deerfield beach, FL 33442**. See site plan notes drawing, showing corresponding locations as described in the list below and inspection photos for reference.

THE ABOVE GENERAL INFORMATION WILL BE FORMATTED TO BROWARD COUNTY FORM 0505 FOR STRUCTURAL BUILDING 40 and 50 YEAR CERTIFICATION PURPOSES.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S SAFETY INSPECTION STRUCTURAL RECERTIFICATION

I. MASONRY BEARING WALL

Indicate good, fair, poor on appropriate lines: In good condition related to exterior CBS walls.

A. General Description

- a. Concrete Masonry Units - 8"x16" CMU concrete blocks.
- b. Clay tile or terra cotta units - Good condition.
- c. Reinforced concrete tie columns: Yes
- d. Reinforced concrete tie beams: Yes
- e. Lintels: Yes
- f. Other type of bond beams: Yes
- g. Masonry finishes - Stucco

B. Cracks: Identify crack size as **HAIRLINE** is barely discernible; **FINE** if less than 1 mm in width; **MEDIUM** of between 1 and 2 mm in width; **WIDE** if over 2 mm.

- 1). Location - note beams, columns, other

None were found.

C. Spalling:

No spalling was visible nor found, fairly new paint.

D. Rebar corrosion:

1. Some corrosion visible: Rebar corrosion was not found.
2. Minor: None
3. Significant- structural repairs required (describe): None

II. Floor and Roof Systems:

A. Roof:

- 1). Describe type of framing system (flat, slope, type roofing, type roof deck, condition).

The roof is sloped, with concrete barrel tiles, with a plywood deck. Condition is good, with no visible or reported leaks.

Damaged roof Fascia: Observed visible wood damage on the back side/, S,E and west sides of roof at unit 3027. Few fascia boards exhibited structural damage and cracking, wood rot including fiber disintegration at certain sections of the 2x6 wood. These sections of fascia wood members need replacement with the same size 2x6 new wood cedar and nailed as required by code.

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

N/A

3). Note types of drains and scupper and condition cooling towers, air condition:

Gutters on the edge of the roof and down spouts are in good condition.

B. Floor systems(s)

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

The ground floor system is composed of +- 4 inch concrete slab on grade. The concrete floor system was found generally in good condition

2). Heavy equipment and condition of support: N/A

C. Inspection –

Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

No sagging or signs of structural damage was visible or obvious on roof and roof truss members.

III. STEEL FRAMING SYSTEM

A. Description: NA.

Based on visual observation, there were no steel framing systems observed at this building.

B. Exposed Steel - describe condition of paint & degree of corrosion:

See section (A) above.

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

None found.

D. Elevator beams & connections, and machine floor beams – note condition:

No elevator was found at this building.

IV. CONCRETE FRAMING SYSTEM

A. Full description of the structural system.

The concrete structure of the building is composed of concrete spread footings, CBS block walls, concrete columns, concrete tie beams, CBS main support exterior walls, and beams/columns. All exterior walls are composed of 8x16 concrete unit masonry construction covered with textured stucco.

B. Cracking: Since CEC did not perform any destructive or non destructive testing of the concrete structure such as footings, slabs, columns, decks, beams or lintels, as such destructive testing is not deemed neither necessary nor needed based on the current observed condition of the concrete structure. However, CEC reserves the right to request destructive or non destructive testing should conditions change or hidden latent structural damage is found at a later date.

Consequently, CEC recommends routine annual or bi-annual maintenance inspections and the property owner performs any repairs needed subject to the results of such maintenance inspection.

C. General condition. Good.

D. Rebar corrosion - check appropriate line:

- 1). Non visible. ✓ No visible corrosion detected except as noted specifically under other items.
- 2). Minor. ✓ No corrosion found except as noted specifically under other items.
- 3). Significant - structural repairs required (describe): Repairs may be required if identified or noted under sections (A, B, C and D) above.

V. WINDOWS

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

Windows are aluminum frame, casement windows.

B. Anchorage – Good.

C. Sealant – Seemingly new and in good condition over most of the building.

D. Interiors seals – Good.

E. General condition:

The condition for the windows was overall good.

VI. WOOD FRAMING

- A. Describe floor system: NA
- B. Note condition connector or stress: None
- C. Note rotting or termite damage: None “visible” or found during this inspection.
- D. Note alignment problems: None
- E. Note bearing deficiencies: None
- F. Note any significant damage that might affect safety and stability of building structure: None.

VII. Exterior Finishes / Note any structural deficiencies in the following:

- A. Stucco: No issues found
- B. Veneer: No
- C. Soffits: Stucco soffit with no visible damage.
- D. Ceiling:
- E. Other:

VIII. Summary:

“As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed 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 preliminary evaluation of observed conditions, to the extent reasonably possible.” The engineer used a reasonable degree of scientific and engineering certainty or probability to arrive at the statements and conclusions listed herein. CEC does not offer an implied warranty of merchantability nor an implied warranty fitness for a particular purpose to any statements, opinions, findings or conclusions listed in this report or any attachments.

Any damage found such as cracks, spalling, delamination, rust, holes or any type of damage to either the concrete or steel structure must be repaired immediately or within (180) days in accordance with 2020 Florida Building Code and city ordinance.

In general, and in reliance primarily on visual observations related to visible sections or components of the building structure, notwithstanding any hidden or latent conditions, and structural repairs as recommended in this report, the building is structurally safe for the specified use for continued occupancy with the exception of few maintenance items as identified in this report.

However, structural repairs are recommended as set forth above.

Any and all non- structural or structural repairs recommended herein, above should be performed in accordance with 2020 Florida Building Code and city ordinance.

We reserve our right to amend, change or modify this report should additional information be presented.

Joseph Chaiban PE,SI.

Structural Engineer
PE # 43239
Certificate of Authorization: 7185
Chaiban engineering consultants Inc
954-561-1968

Disclaimer

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