

**Building Safety Inspection Report Form**

**Amended 03/15/12**

**STRUCTURAL**



**Building Information**

Building/Structure address: 606-636 Deer Creek Lake Shore Dr., Deerfield beach, FL 33442

Legal Description: THE LAKES OF DEER CREEK 108-22 B PT OF PAR L-9 DESC AS COMM AT SW COR OF SAID PAR,SELY 23.45, NELY 25 TO P/C & POB,CONT NELY 58.13,SELY 42.57,SWLY 7,SELY 62.29 TO P/C,SWLY 77.27 TO P/C, NWLY 107.04 TO POB AKA: UNIT 5 BLDG 19 LAKES OF DEER CREEK TOWNHOMES

Folio # of Building/Structure: 4742 34 04 0191

Owner's name: MONTENEGRO, CARLA ARAUJO, LMPC INVESTMENT LLC, POGREBNYAK, BORIS, BELTON, HARRY L, FORMENTO, VIRGINIA L.

Owner's mailing address: 606-636 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) 8036 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:**

**PRINT NAME:** See above.

**TITLE:** NA

**ADDRESS:** 606-636 Deer Creek Lake Shore Dr., Deerfield beach, FL 33442

**Name of Title:** Same as above.

**Street Address:** 606-636 Deer Creek Lake Shore Dr., Deerfield beach, FL 33442

**Legal Description:** THE LAKES OF DEER CREEK 108-22 B PT OF PAR L-9 DESC AS COMM AT SW COR OF SAID PAR,SELY 23.45, NELY 25 TO P/C & POB,CONT NELY 58.13,SELY 42.57,SWLY 7,SELY 62.29 TO P/C,SWLY 77.27 TO P/C, NWLY 107.04 TO POB AKA: UNIT 5 BLDG 19 LAKES OF DEER CREEK TOWNHOMES

**Owners Name:** same as above.

**Owner's Mailing Address:** 606-636 Deer Creek Lake Shore Dr., Deerfield beach, FL 33442

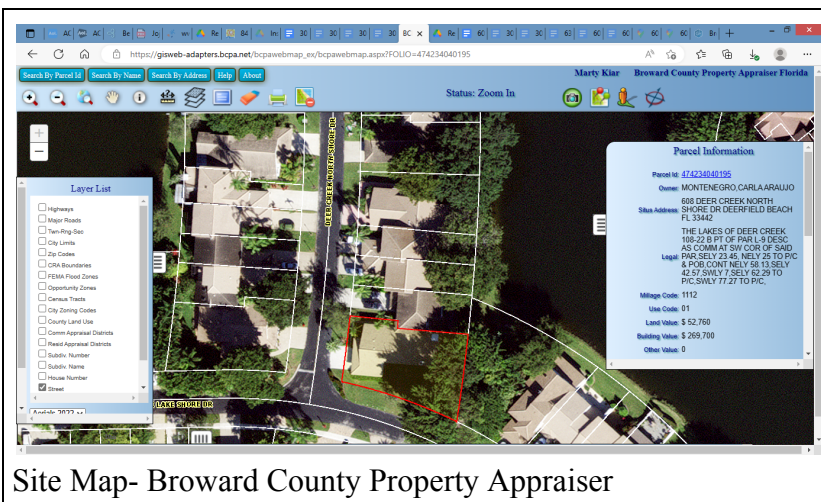
**Folio Number of Building:** 4742 34 04 0191

## 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), 8036 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 1985/1986, 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.



### 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: **606-636 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/side, on the corner & back perimeter roof wood fascia at unit 612. The 5 feet section of fascia board exhibited structural damage and cracking, wood rot including fiber disintegration at certain sections of the 2x6 wood. This section of fascia needs replacement with the same size 2x6 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 downspouts 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 – Appears in good condition over most of the home.

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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