

## STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: Hillman Engineering

Address: 970 W. McNab Road, Suite 200, Fort Lauderdale 33309

Telephone Number: 954-975-9008

Inspection Commenced Date: 07/28/2023 Inspection Completed Date: 10/26/2023

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

Licensed Professional,

Engineer/Architect Name: Ronald E. Benson III, P.E.

License Number: 74082

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

Signature R. Benson Date: 11/7/2023



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

### DESCRIPTION OF STRUCTURE

a. Name on Title: Whittier Towers Apts Assoc Inc

b. Street Address: 1439 S Ocean Boulevard, Lauderdale By The Sea, FL 33062

c. Legal Description: Whittier Towers Apts Assoc Inc Co-Op

d. Owner's Name: Whittier Towers Apt Assoc Inc

e. Owner's Mailing Address: 1439 S Ocean Boulevard, Lauderdale By The Sea, FL 33062

f. Folio Number of Property on which Building is Located: 4943 06 NN

g. Building Code Occupancy Classification: Multi Family

h. Present Use: Multi Family

i. General Description, Type of Construction: Condominium Square Footage: 32,000 Number of Stories: 3

j. Special Features:

k. Addition Comments:



I. Additions to original structure:

**2. PRESENT CONDITION OF STRUCTURE**

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

1. Bulging: NA

2. Settlement: NA

3. Deflections: NA

4. Expansion: NA

5. Contraction: NA

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

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

None observed

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:

None observed

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

None observed

f. Previous patching or repairs:

Yes

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

Residential

### 3. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection: 10/7/21 through 10/26/23

c. Name and qualifications of individual submitting report:

Ronald E. Benson III, P.E.

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

NA

e. Structural repair-note appropriate line:

1. None required: 

2. Required (describe and indicate acceptance):

### 4. SUPPORTING DATA

a. 7 sheet written data

b. NA photographs

c. NA drawings or sketches



**5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:**

a. Concrete masonry units: fair

b. Clay tile or terra cotta units: NA

c. Reinforced concrete tie columns: fair

d. Reinforced concrete tie beams: fair

e. Lintel: fair

f. Other type bond beams: fair

g. Masonry finishes -exterior:

1. Stucco: fair

2. Veneer: NA

3. Paint only: NA

4. Other (describe):

h. Masonry finishes - interior:

1. Vapor barrier: NA

2. Furring and plaster: fair

3. Paneling: NA

4. Paint only: NA

5. Other (describe):

i. Cracks:

1. Location – note beams, columns, other: None observed

2. Description:

j. Spalling:

1. Location – note beams, columns, other: None observed

2. Description:

k. Rebar corrosion-check appropriate line:

1. None visible: 

2. Minor-patching will suffice:

3. Significant-but patching will suffice:

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 roof, BUR, wood deck, and mansard around perimeter. Good condition.

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

Equipment and supports in fair condition.

3. Note types of drains and scuppers and condition:

Internally drained with emergency scuppers fair condition

b. Floor system(s):

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

Reinforced concrete, 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:

NA

## 7. STEEL FRAMING SYSTEM

a. Description:

NA



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

NA

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

fair

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

fair

## 8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

Multistory reinforced concrete structure with balconies.

b. Cracking:

1. Not significant: 

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

c. General condition:

fair

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:

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):  
single hung aluminum windows

b. Anchorage- type and condition of fasteners and latches: screws and latches in fair condition

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

d. Interiors seals – type and condition at operable vents: Sealant, good condition

e. General condition:  
good condition

**10. WOOD FRAMING**

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

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

c. Joints – note if well fitted and still closed: NA

d. Drainage – note accumulations of moisture: NA

e. Ventilation – note any concealed spaces not ventilated: NA

f. Note any concealed spaces opened for inspection:  
NA