

STRUCTURAL SAFETY INSPECTION REPORT FORMInspection Firm or Individual Name: LTM Engineering Group, LLCAddress: 4000 Hollywood Blvd, Suite 555-S, Hollywood, FL 33021Telephone Number: 305-699-4097Inspection Commenced Date: January 3, 2023 Inspection Completed Date: March 31, 2023☒ No Repairs Required☐ Repairs are required as outlined in the attached inspection reportLicensed Design Professional: ☒ Engineer ☐ ArchitectName: Arshad VigarLicense Number: P.E. 38863 Special Inspector 0691Threshold Building - Certified Special Inspector: ☒ Yes ☐ No

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

Signature: _____ Date: _____

Seal

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 STRUCTUREa. Name on Title: Hillcrest No.4 Condominium Association, Inc.b. Street Address: 1000 Hillcrest Court, Hollywood, Florida 33021c. Legal Description: Hillcrest No.4 Condo Per CDO CIN# 115792720d. Owner's Name: Hillcrest No.4 Condominium Association, Inc.e. Owner's Mailing Address: 1000 Hillcrest Court, Hollywood, Florida 33021f. Folio Number of Property on which Building is Located: 514219DK0000g. Building Code Occupancy Classification: R-2h. Present Use: Residential

i. General Description:

j. Type of Construction: CBSSquare Footage: 30,504Number of Stories: 3k. Is this a Threshold Building per F.S. 553.71: ☒ Yes ☐ No

l. Special Features:

m. Describe any additions to original structure:

N/A

n. Additional Comments: None.

2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Note: good, fair, 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):

None significant. Repairs recently performed by South Coast Restoration and painting under Citys Permit number B22-105098. LTM Engineering group have been retained by Hillcrest No 4 Condominium Association Inc. to perform Thresold Inspection services pursuant to the Florida Building Code, Sec 110.8.1, please see attach inspection reports from January 3, 2023 thur March 31, 2023.

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

Fair to good condition. Repairs recently performed as noted above.

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:

No significant crack was detected in the areas which are visible and capable of being seen.
Cracks on visible components, wall stucco have been repaired by South Restoration and painting.

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

Cracks and spalling have been repaired.

f. Note previous patching or repairs:

As noted above repairs wer performed from January 3, 2023 thru March 31, 2023.

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

Residential

3. INSPECTIONS

a. Date of notice of required inspection: Not available

b. Date(s) of actual inspection: January 3, 2023 thru March 31, 2023

c. Name and qualifications of individual preparing report:

Arshad Viqar, P.E. 38863, S.I. 0691

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

None deemed necessary.

e. Structural repairs: 1. <input checked="" type="checkbox"/> None required <input type="checkbox"/> Required (describe): <div style="text-align: center; padding: 10px;">Repairs were performed by SouthCoast Restoration Permit No. B22-105098</div>	
f. Has the property record been researched for any current code violations or unsafe structure cases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explanation/comments:	
4. SUPPORTING DATA ATTACHED	
<div style="text-align: right; padding-right: 20px;">Please see attached Inspection report by LTM Engineering Group.</div> a. <input checked="" type="checkbox"/> Sheets of written data Please see attached reports from 1/3/ 2023 thru 3/31/23 b. <input checked="" type="checkbox"/> Photographs c. <input type="checkbox"/> Drawings or sketches d. <input type="checkbox"/> Test reports	
5. FOUNDATION	
a. Describe building foundation: Drawings were not available. Unable to observe. <div style="text-align: center;">Assumed reinforced concrete spread footing.</div>	
b. Is wood in contact or near soil?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Signs of differential Settlement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement: Average condition for a building of age and type.	
e. Is water draining away from the foundation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
f. Is there additional sub-soil investigation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 1. If yes, explain: N/a	

6. MASONRY BEARING WALL - Indicate good, fair, poor on appropriate lines			
a. Concrete masonry units:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
b. Clay tile or terra cotta units: N/A	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
c. Reinforced concrete tie columns:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
d. Reinforced concrete tie beams:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
e. Lintel:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
f. Other type bond beams:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
g. Masonry finishes - Exterior :			
1. Stucco:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
2. Veneer:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
3. Paint only:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
4. Other:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor
a. Explain:			
h. Masonry finishes – Interior :			
1. Vapor barrier: None visible	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
2. Furring and plaster:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
3. Paneling:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
4. Paint only:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
5. Other:	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
a. Explain:			
i. Cracks – Note beams, columns, or others, including locations (description): Cracks on beams, wall stucco have been repaired. Repairs were performed by South Coast Restoration, permit number B22-105098			

j. Spalling - in beams, columns, or others, including locations (description):

Repairs were performed by SouthCoast Restoration Permit No. B22-105098

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

a. Describe: Repairs done by the contractor Southcoast restoration, permit No. B22-145098.
Repairs were performed by SouthCoast Restoration
Concrete restoration Permit number B22-105098.

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

1. ☒ No
2. ☐ Yes – describe color, texture, aggregate, general quality:

7. FLOOR AND ROOF SYSTEM

a. Roof:

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

Flat roof , asphaltic roof membrane on concrete slab in fair condition.

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

No heavy equipment on roof.

<p>3. Note types of drains, scuppers, and condition: Metal drains with down spouts in fair condition.</p>
<p>4. Describe parapet construction and current condition: N/a</p>
<p>5. Describe mansard construction and current condition: N/A</p>
<p>6. Describe roofing membrane/covering and current condition: Asphaltic roofing membrane in fair condition.</p>
<p>7. Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection: None detected. Normal condition.</p>
<p>8. Note any expansion joint and condition: Fair to good condition.</p>
<p>b. Floor system(s):</p>
<p>1. Describe (type of system framing, material, spans, condition): Reinforced concrete slab, fair to good condition.</p>

<p>2. Balconies - indicate location, framing system, material, and condition: Reinforced concrete slab, fair to good condition.</p>
<p>3. Stairs and escalators - indicate location, framing system, material, and condition: Two stairs on sides east and west, and one in the center.</p>
<p>4. Ramps - indicate location, framing system, material, and condition: N/A</p>
<p>5. Guardrails – indicate type, location, material, and condition: Aluminium railings on stairways, and concrete rails on balconies. Fair condition.</p>
<p>c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: Exterior concrete block walls, tie beams and columns. Reinforced concrete floor slabs, concrete stairway.</p>
<p>8. STEEL FRAMING SYSTEM</p>
<p>a. Full description of system: N/A</p>
<p>b. Exposed Steel- describe condition of paint and degree of corrosion: N/a</p>

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:

N/a.

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 condition:

Fair condition.

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

Exterior concrete block walls, tie beams and columns. Reinforced concrete floor slabs,
Reinforced concrete stairways.

b. Cracking:

1. ☐ Significant ☒ Not Significant

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

None detected.

c. General condition:

Fair to good condition.

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. Were samples chipped out for examination in spalled areas?

1. ☒ No
2. ☐ Yes, describe color, texture, aggregate, general quality:

f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location(s)):
None detected.

10. WINDOWS, STOREFRONTS, CURTAINWALLS, AND EXTERIOR DOORS

a. Windows, Storefronts, and Curtainwalls:

1. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):
Aluminium
2. Anchorage- type and condition of fasteners and latches:
Anchorage- Fair to good.
3. Sealant – type of condition of perimeter sealant and at mullions:
Fair
4. Interiors seals – type and condition at operable vents:
Fair

5. General condition – describe any repairs needed:

Fair condition.

b. Structural Glazing on the exterior envelope of Threshold Building:

☐ Yes

☒ No

1. Previous inspection date: N/a

2. Description of Curtainwall Structural Glazing and adhesive sealant:
N/a

3. Describe condition of system:

N/a

c. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):
Steel doors, and steel frame with glass.

2. Anchorage type and condition of fasteners and latches:
Anchorage- Fair to good.

3. Sealant type and condition of sealant:
Silicone, fair

4. General condition:
Fair condition.

5. Describe and repairs needed:
N/a

11. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:
N/A.

b. Indicate condition of the following: **N/A.**

1. Walls:

2. Floors:

3. Roof member, roof trusses:

c. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
N/A.

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:
N/A.

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

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 blockwalls with stucco.

b. Identify attachment type of each appurtenance type (Mechanically attached or adhered):
Block walls well adhered.

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.):
N/A.

b. Indicate condition of special feature, its supports, and connections:
N/A.