

Property Consulting Group, Inc.

CITY

Date: December 9, 2014

Attention: City of Deerfield Beach Building Department

Building Department
150 NE 2nd Avenue
Deerfield Beach, FL 33441

Norman Bruhn
nbruhn@cgasolutions.com

Reference: Broward County 40 Year Building Safety Inspection

Folios # 4842-03-DH-....

Lyndhurst H Condominium

Lyndhurst H

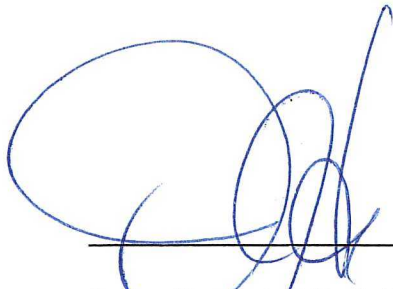
Deerfield Beach, Florida 33442

James Hanskat, P.E., has performed structural and electrical inspections of the above-referenced property located in Broward County, Florida in accordance with Section 105.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05.

Based upon our findings during the inspection of the building we recommend that the building be structurally recertified for the next ten years. The building is structurally safe for specified use and continued occupancy.

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 or electrical system. 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.

Signature:



12/9/14

Print Name: James Hanskat, P.E., # 49801 Date: December 9, 2014

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

Building Information

Building / Structure address Lyndhurst H

Legal description Lyndhurst H Condominium as recorded in the official records of Broward County, Florida

Folio Number of Building /Structure 4842-03-DH-....

Owner's name Lyndhurst H Condominium Association

Owner's mailing address 1937 NW 40th Court
Pompano Beach, Fl 33064
(888) 928-6465 (954) 960-8408

Building Code Occupancy Classification Residential Group R-2 or equivalent at time of construction.

Type of Construction Type I or equivalent at time of construction.

Size (Square footage) Unknown

Number of Stories 4

Inspection Firm

Inspection Firm or Individual: Property Consulting Group, Inc.

Address: 1000 East Atlantic Boulevard, Suite 201 Pompano Beach, Florida 33060

Telephone Number: Office (954) 946-7763 Fax (954) 946-7559

Inspection Commencement Date: July 25, 2013 Inspection Completion Date November 19, 2014

Inspection Made By: James Hanskat, P.E.

In accordance with Section 105.15 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 report.

Licensed Professional

Engineer / Architect

James Hanskat, P.E.

License #

49801

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

Signature and Date

Seal

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection report and the Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as a guarantee or warranty for any portions of the structure. 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. Minor repairs not adversely impacting the structural safety of the structure are not considered to be part of the scope of this inspection and should be addressed as a part of normal routine maintenance.

I. Masonry Walls:

- A. Description: The exterior walls of the building are constructed with concrete block and reinforced concrete tie-beams and tie-columns. The exterior walls are supported by reinforced concrete spread footings or piles. The exterior walls of the building have a painted stucco finish.

1. Concrete Masonry Units (X)
2. Clay Tile or Terra Cotta Units ()
3. Reinforced Concrete Tie Columns (X)
4. Reinforced Concrete Tie Beams (X)
5. Lintels (X)
6. Other Type Bond Beams ()

- B. Cracks: Identify crack as: Hairline (barely visible), Fine (< 1 mm), Medium (1 to 2 mm), Wide (over 2mm)

1. Location: (note beams, columns, other) - Exterior walls and concrete railings
2. Comments: Cracks were noted to be minor in nature and should be repaired as a part of routine maintenance. These areas should be monitored over the next ten years.

- C. Spalling:

1. Location: (note beams, columns, other) - N/A
2. Comments: None noted.

- D. Rebar Corrosion:

1. None Visible (X)
2. Minor ()
2. Significant -structural repairs required ()

II. Roof and Floor Systems:

- A. Roof:

1. Description: The flat roof of the building is constructed over concrete decking. The roof is finished with a modified bitumen covering over built up roofing materials.
2. Heavy Equipment Locations HVAC equipment located on elevated metal stands on the roof.
3. Drains and Scuppers The roof is pitched towards the perimeter of the buildings and the run of is mitigated by a gutter and downspout system.

B. Floor System(s):

1. Description: The floors are reinforced concrete slab on grade construction. The floors above grade are reinforced concrete.
2. Heavy Equipment Locations: No heavy equipment locations were noted. Roof-top HVAC condensers are located on aluminum stands.
3. Comments: Spans appear to be sufficient for present loading. Floors are in good condition.

III. Steel Framing Systems:

- A. Description: No significant steel framing was noted.
- B. Condition of Exposed Steel: N/A
- C. Condition of Concrete or other Fireproofing: N/A
- D. Elevator Sheave Beams & Connections/
Machine Floor Beams: N/A

IV. Concrete Framing Systems:

- A. Description: The exterior walls of the building are constructed with concrete block and reinforced concrete tie-beams and tie-columns. The exterior walls are supported by reinforced concrete spread footings or piles. The exterior walls of the building have a painted stucco finish. The exterior stairs and catwalks are constructed with reinforced concrete.
- B. Cracking:
 1. Not Significant (X)
 2. Location and Description of Members Affected and Type of Cracking: None noted.
- C. General Condition: Good.
- D. Rebar Corrosion:
 1. None Visible (X)
 2. Minor ()
 3. Significant - Structural repairs required (describe) ()

V. Windows:

- | | | |
|----|---|---|
| A. | <u>Type and Material:</u> | The subject property has been provided with either single hung or awning style windows set in aluminum frames. |
| B. | <u>Type and Condition of Fasteners:</u> | Screws and expansion anchors or Tapcons are used to fasten the windows. All fasteners were noted to be in good condition. |
| C. | <u>Type and Condition of Sealants:</u> | Due to design and use, sealant is not significant. Windows are sealed at sills and flanges with caulking as needed. |
| D. | <u>Interior Seals:</u> | Interior seals on operable vents appeared to be in good condition. |
| E. | <u>General Condition:</u> | Good. |

VI. Wood Framing:

- | | | |
|----|---|--|
| A. | <u>Description of Wood Framing Systems:</u> | There is light construction interior wood framing for interior partitions. |
| B. | <u>Condition of Connectors:</u> | All connectors inspected appeared to be in good condition. |
| C. | <u>Wood Rot or Termite Damage:</u> | No wood rot or termite damage was noted. |
| D. | <u>Alignment Problems:</u> | No alignment problems were noted. |
| E. | <u>Bearing Deficiencies:</u> | No bearing deficiencies were noted. |
| F. | <u>Significant Damage Affecting Safety:</u> | No significant damage affecting safety was noted. |

VII. Exterior Finishes:

- | | | |
|----|-----------------|-------|
| A. | <u>Stucco:</u> | Good. |
| B. | <u>Veneer:</u> | Good. |
| C. | <u>Soffits:</u> | Good. |
| D. | <u>Ceiling:</u> | Good. |
| E. | <u>Other:</u> | None. |

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

Building Information

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Folio Number of Building /Structure 4842-03-DH-....

Owner's name Lyndhurst H Condominium Association

Owner's mailing address 1937 NW 40th Court
Pompano Beach, FL 33064
(888) 928-6465 (954) 960-8408

Building Code Occupancy Classification Residential Group R-2 or equivalent at time of construction.

Electrical Installation National Electrical Code (NEC) in effect at the time of construction.

Size (Square footage) Unknown

Number of Stories 4

Inspection Firm

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<input type="checkbox"/>	Repairs are required as outlined in the attached report.	
Licensed Professional		
Engineer / Architect <u>James Hanskat, P.E.</u>		
License # <u>49801</u>		Seal
"I am qualified to practice in the discipline in which I am hereby signing"		
Signature and Date <u>[Signature]</u> <u>12/9/14</u>		

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I. ELECTRIC SERVICE:

- | | | |
|---------------|---|-----------------------|
| 1. Voltage: | Amperage: | Fuses (X) Breaker () |
| 120/240V | (4) 400A Mains | |
| 2. Phase: | Single Phase (X) | Three Phase () |
| 3. Condition: | Code Compliant (X) | Requires Repair () |
| 4. Comments: | The electrical service is in good condition | |

II. METER AND ELECTRIC ROOMS:

- | | | |
|----------------|--------------------------|---------------------|
| 1. Clearances: | Code Compliant (X) | Requires Repair () |
| 2. Comments: | Clearances are adequate. | |

III. SWITCHBOARDS/METER/MOTOR CONTROL CENTERS:

- | | | |
|---------------|---|---------------------|
| 1. Condition: | Code Compliant (X) | Requires Repair () |
| 2. Comments: | All meters and switches were in good condition. | |

IV. GROUNDING OF SERVICE:

- | | | |
|---------------|--------------------------------------|---------------------|
| 1. Service: | Code Compliant (X) | Requires Repair () |
| 2. Equipment: | Code Compliant (X) | Requires Repair () |
| 4. Comments: | Service is grounded to a water pipe. | |

V. CONDUCTORS AND CABLES:

- | | | |
|---------------|--------------------|---------------------|
| 1. Condition: | Code Compliant (X) | Requires Repair () |
| 2. Comments: | Good condition. | |

VI. AUXILIARY GUTTERS/WIREWAYS/BUSWAYS:

- | | | |
|---------------|--------------------|---------------------|
| 1. Condition: | Code Compliant (X) | Requires Repair () |
| 2. Comments: | Good condition. | |

VII. ELECTRICAL PANELS:

1. Location: The dwelling units have 100-125 amp sub-panels with 100A service breakers. The sub-panels are protected by breakers.
2. Clearance: Code Compliant (X) Requires Repair ()
3. Identification: Code Compliant (X) Requires Repair ()
4. Comments: All panels and Sub-panels were noted to be in good condition.

VIII. DISCONNECTS:

1. Location: Meter Room
2. Clearance: Code Compliant (X) Requires Repair ()
3. Identification: Code Compliant (X) Requires Repair ()
4. Comments: All main disconnects appeared to be in good condition.

IX. BRANCH CIRCUITS:

1. Identification: Code Compliant (X) Requires Repair ()
2. Comments: None.

X. CONDUITS/RACEWAYS:

1. Condition: Code Compliant (X) Requires Repair ()
2. Comments: None.

XI. LOW VOLTAGE WIRING METHODS:

1. Condition: Code Compliant (X) Requires Repair ()
2. Comments: None.

XII. BUILDING ILLUMINATION:

1. Building Egress: Code Compliant (X) Requires Repair ()
2. Emergency: Code Compliant (X) Requires Repair ()
3. Exit Signs: Code Compliant (X) Requires Repair ()
4. Comments: Building appears to have adequate illumination.

XIII. FIRE ALARM SYSTEM:

- | | | |
|---------------|--------------------|---------------------|
| 1. Condition: | Code Compliant (X) | Requires Repair () |
| 2. Comments: | None. | |

XIV. SMOKE DETECTORS:

- | | | |
|---------------|---|---------------------|
| 1. Condition: | Code Compliant (X) | Requires Repair () |
| 2. Comments: | Hard wired and/or battery powered smoke detectors have been provided. | |

XV. GENERATOR:

- | | | |
|----------------------|--------------------|---------------------|
| 1. Emergency: | Code Compliant () | Requires Repair () |
| 2. Standby/Optional: | Code Compliant () | Requires Repair () |
| 3. Comments: | None provided. | |

XVI. SITE WIRING:

- | | | |
|---------------|--|---------------------|
| 1. Condition: | Code Compliant (X) | Requires Repair () |
| 2. Comments: | Site wiring appears to be in good condition. | |

XVII. SWIMMING POOL/SPA WIRING:

- | | | |
|---------------|-----------------------------------|---------------------|
| 1. Condition: | Code Compliant (X) | Requires Repair () |
| 2. Comments: | No pool provided on the property. | |

XVIII. WIRING TO MECHANICAL EQUIPMENT:

- | | | |
|---------------|---|---------------------|
| 1. Condition: | Code Compliant (X) | Requires Repair () |
| 2. Comments: | All mechanical equipment appears to be in good condition. | |

XIX. GENERAL ADDITIONAL COMMENTS:

Comments: The overall condition of electrical service, panels, raceways, and conductors is good.