



G. Batista Engineering & Construction
3806 Davie Blvd.
Fort Lauderdale, FL 33312
Office: 954.434.2053
Fax: 954.434.2056

Sept. 18th. 2023

Island Club Four, Inc
c/o Thomas Cullin
777 S Federal Highway,
Pompano Beach, FL 33062
Phone: 754-368-7770
e-mail: thomascullin57@gmail.com

40 Year Re-Certification
REPAIR LIST
777 S Federal Highway, Pompano Beach, FL 33062

Dear Thomas Cullin

G. Batista Engineering & Construction performed a 40-year Inspection of the above-mentioned property. Upon inspection, we have noted that there are several repairs that must be performed prior to us providing you with a 40 Year Recertification report which you will submit to the City for approval.

Our inspection reveals the following threats:

BUILDING O

1. Damaged roof membrane system at some areas due to accumulation of moisture. Poor roof drain system leads to pounding and deterioration of the roof membranes. See photographs 1, 2
2. Concrete slab reconstruction in progress between units 204 & 304. See photograph 3
3. Kitchen reconstruction in progress, unit 103. See photographs 4, 5
4. Ceiling cracks at ceiling; potential concrete spalling. Unit 208. See photographs 6, 7
5. Construction in progress along the front of the building. See photographs 8 to 10

General Notes: Provided photographs are from some areas of the buildings that need to be repaired. The scope of the repair is more extent than what the photographs are showings. Metal exterior panels, purlins, steel columns, exterior walls, roof insulation, roof panels, drywall, concrete slab, skylights, electrical panels, electrical boxes, electrical wiring are among the items that need to be repaired. Most projects and repairs need permits pulled in order to perform the work as per law and the Florida Building Code. As a default, we recommend that you pull a permit for any work, and as such you will be required

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under most circumstances to hire a licensed professional to do the design and/or the construction. As such, we recommend the following steps:

- a. Hire an engineer (we can provide you a proposal to do this).
- b. In the case of structural problems (spalling and such), the engineer will provide a detailed structural inspection to provide an estimate of how much concrete is structurally unsound and needs to be repaired.
- c. The engineer will provide engineered set of plans for permitting.
- d. You will use these plans to get bids from contractors.
- e. Hire a contractor to do the work.

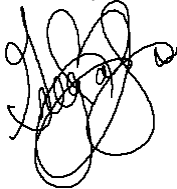
Please note that if these repairs require a permit and you do not do so, we may not approve your repairs, and will therefore you have to pull a permit before we can approve your 40-year recertification.

Since every city is different and the requirements to pull a permit vary from city to city, we highly recommend that you contact your local building department to determine if you in fact must pull a permit for the repairs as stated above. Note that this repair list does not substitute the documents required to pull a permit.

Once the repair(s) have been made, please call us so we may perform a follow-up inspection and then issue you a signed & sealed report if you have followed the instructions as laid out above. The cost of this follow up inspection is included in your original fee, which you have already paid for.

Please feel free to call me with any further questions or comments at 954-434-2053.

Sincerely,



Greg Batista, PE
President



This item has been digitally signed and sealed by Gregorio Batista, PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally
signed by
Gregorio
Batista

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PLEASE NOTE THAT IF YOU ACCESS OUR WEBSITE AT WWW.ASKGBATISTA.COM, WE HAVE WRITTEN SEVERAL BOOKS FOR PROPERTY MANAGERS, OWNERS, AND RESIDENTS ON (1) HIRING AN ENGINEER (2) HIRING A PROJECT MANAGER (3) CONCRETE REPAIR BASICS, AND (4) 40 YEAR RECERTIFICATIONS. THESE BOOKS ARE FREE TO DOWNLOAD.



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10