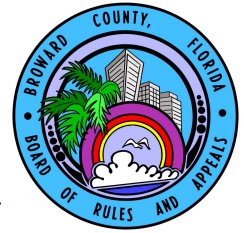


STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: G. Batista Engineering & Construction

Address: 3806 Davie Blvd. Fort Lauderdale, FL 33312

Telephone Number: 954-434-2053

Inspection Commenced Date: 09/09/2023 Inspection Completed Date: 09/09/2023

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

Licensed Professional,

Engineer/Architect Name: Gregorio Batista, PE

License Number: 52349

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

Signature  Digitally signed by Gregorio Batista
Date: 2023.09.21 14:39:20 -04'00' Date: 09/18/2023



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: ISLAND CLUB FOUR, INC

b. Street Address: 777 S FEDERAL HIGHWAY , POMPAÑO BEACH FL 33062

c. Legal Description: ISLAND CLUB FOUR CONDO, BLDG N PER CDO BK/PG: 5707/541

d. Owner's Name: ISLAND CLUB FOUR, INC

e. Owner's Mailing Address: 777 South Federal Hwy. Nectarine Bldg 4th Flr. Pompano Beach, FL 33062

f. Folio Number of Property on which Building is Located: 494306CD0500

g. Building Code Occupancy Classification: R-2 (RESIDENTIAL)

h. Present Use: RESIDENTIAL

i. General Description, Type of Construction: III Square Footage: +/-57,200 Number of Stories: 4

j. Special Features:

k. Addition Comments:

BUILDING N : 4-STORY BUILDING WITH 43 APARTMENT UNITS.

I. Additions to original structure:
NO ADDITION WAS NOTED.

2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging: GOOD

2. Settlement: GOOD

3. Deflections: GOOD

4. Expansion: GOOD

5. Contraction: GOOD

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

NO DISTRESS WAS NOTED

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

SURFACES CONDITIONS ARE GOOD

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:

SOME HAIRLINE CRACKS WITH NO STRUCTURAL SIGNIFICANCE WERE NOTED

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

GENERAL EXTENT OF DETERIORATION IS ACCEPTABLE

f. Previous patching or repairs:

NONE NOTED

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

RESIDENTIAL

3. INSPECTIONS

a. Date of notice of required inspection: UNKNOWN

b. Date(s) of actual inspection: 9/9/2023

c. Name and qualifications of individual submitting report:

GREGORIO BATISTA, PE

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

NONE

e. Structural repair-note appropriate line: STRUCTURAL REPAIRS ARE REQUIRED

1. None required: N/A

2. Required (describe and indicate acceptance):

CONCRETE SPALL AT DIFFERENT APT. UNITS, BUILT-UP ROOF MODIFIED MEMBRANE

4. SUPPORTING DATA

a. NONE sheet written data

b. NONE photographs

c. NONE drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:
a. Concrete masonry units: GOOD
b. Clay tile or terra cotta units: N/A
c. Reinforced concrete tie columns: GOOD
d. Reinforced concrete tie beams: GOOD
e. Lintel: GOOD
f. Other type bond beams: N/A
g. Masonry finishes -exterior: GOOD
1. Stucco: GOOD
2. Veneer: N/A
3. Paint only: GOOD
4. Other (describe): N/A
h. Masonry finishes - interior: GOOD
1. Vapor barrier: N/A
2. Furring and plaster: GOOD
3. Paneling: N/A
4. Paint only: GOOD
5. Other (describe): N/A
i. Cracks: SOME NOTED
1. Location – note beams, columns, other: EXTERIOR WALLS
2. Description: SOME HAIRLINE CRACKS WITH NO STRUCTURAL SIGNIFICANCE WERE NOTED
j. Spalling: NONE NOTED
1. Location – note beams, columns, other: N/A
2. Description: N/A
k. Rebar corrosion-check appropriate line: NOTE NOTED
1. None visible: N/A
2. Minor-patching will suffice: N/A
3. Significant-but patching will suffice: N/A

4. Significant-structural repairs required: NO REPAIRS ARE REQUIRED AT MASONRY WALLS
I. Samples chipped out for examination in spall areas: NONE
1. No: X
2. Yes – describe color, texture, aggregate, general quality: N/A

6. FLOOR AND ROOF SYSTEM
a. Roof: MANSARD ROOF AND BUILT-UP ROOF SYSTEM
1. Describe (flat, slope, type roofing, type roof deck, condition): SLOPED MANSARD ROOF WITH WOOD TRUSSES AND A FLAT ROOF DECK. FLAT ROOF DECK IS A BUILT-UP ROOF WITH DAMAGED CAP SHEET ON SOME AREAS.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: AC EQUIPMENT NOTED ON ROOF; CONDITION OF SUPPORTS IS GOOD
3. Note types of drains and scuppers and condition: ROOF DRAINS AND SCUPPERS NOTED. POOR ROOF DRAIN SYSTEM
b. Floor system(s):
1. Describe (type of system framing, material, spans, condition): CONCRETE SLAB ON GRADE AND ELEVATED CONCRETE SLAB. SOME AREAS HAVE CONCRETE SPALLING AT ELEVATED SLABS.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: ALL AREAS WERE AVAILABLE FOR INSPECTION

7. STEEL FRAMING SYSTEM
a. Description: NONE NOTED

b. Exposed Steel- describe condition of paint and degree of corrosion: NO CORROSION NOTED
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection: N/A
d. Elevator sheave beams and connections, and machine floor beams – note condition: ELEVATOR NOTED; CONDITION IS GOOD

8. CONCRETE FRAMING SYSTEM
a. Full description of structural system: CONCRETE SLAB ON GRADE, ELEVATED CONCRETE SLABS, BEAM, COLUMNS AND UNIT MASONRY UNITS.
b. Cracking: SOME HAIRLINE CRACKS WITH NO STRUCTURAL SIGNIFICANCE WERE NOTED
1. Not significant: N/A
2. Location and description of members affected and type cracking: N/A
c. General condition: ACCEPTABLE
d. Rebar corrosion – check appropriate line: NONE NOTED
1. None visible: X
2. Location and description of members affected and type cracking: N/A
3. Significant but patching will suffice: N/A
4. Significant – structural repairs required (describe): N/A
e. Samples chipped out in spall areas: NONE
1. No: X
2. Yes, describe color, texture, aggregate, general quality: N/A

9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):

ALUMINUM SINGLE HUNG WINDOWS

b. Anchorage- type and condition of fasteners and latches: TYPICAL TAPCONS IN GOOD CONDITION

c. Sealant – type of condition of perimeter sealant and at mullions: TYPICAL SEALANT IN GOOD CONDITION

d. Interiors seals – type and condition at operable vents: INTERIOR SEAL IN GOOD CONDITION

e. General condition:

GOOD

10. WOOD FRAMING

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

PREFABRICATED ROOF TRUSSES.

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

GOOD CONDITION

c. Joints – note if well fitted and still closed: JOINTS ARE IN GOOD CONDITION

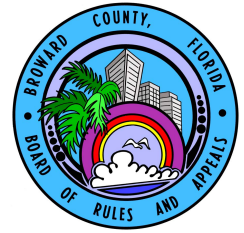
d. Drainage – note accumulations of moisture: NO ACCUMULATION OF MOISTURE WAS NOTED

e. Ventilation – note any concealed spaces not ventilated: SPACES ARE VENTILATED

f. Note any concealed spaces opened for inspection:

ALL SPACES WERE INSPECTED.

ELECTRICAL SAFETY INSPECTION REPORT FORM



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Address: 3806 Davie Blvd. Fort Lauderdale, FL 33312

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Licensed Professional,

Engineer/Architect Name: Gregorio Batista, PE

License Number: 52349

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

Signature _____ Digitally signed by Gregorio Batista
Date: 2023.09.21 14:41:57 -04'00' Date: 9/18/23



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 electrical system, based upon careful evaluation of observed conditions, to the extent reasonably possible

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j. Special Features:

k. Additional Comments:

BUILDING N : 4-STORY BUILDING WITH 43 APARTMENT UNITS.

**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL
SYSTEMS OF FORTY (40) YEAR STRUCTURES**

1. ELECTRIC SERVICE

1. Size:	Amperage	2000A	Fuses		Breakers	X
2. Phase:	Three Phase	☐	Single Phase	☒	Needs Repair	☐
3. Condition:	Good	☒	Fair	☐		

Comments:

UNDERGROUND ELECTRICAL SERVICE

2. METER AND ELECTRIC ROOM

1. Clearances:	Good	☒	Fair	☐	Requires Correction	☐
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Comments:

43 METERS FOR RESIDENTIAL UNITS WITH 100AMP DISCONNECT BREAKER FOR EACH UNIT.

1 METER FOR HOUSE 120/277V 4W WITH A 300AMP DISCONNECT.

3. GUTTERS

Location:	Good	☒	Requires Repair	☐
Taps and Fill:	Good	☒	Requires Repair	☐

Comments:

4. ELECTRICAL PANELS

Location: Good ☒ Needs Repair ☐

1. Panel #()

Good ☒ Needs Repair ☐

2. Panel #()

Good ☒ Needs Repair ☐

3. Panel #()

Good ☒ Needs Repair ☐

4. Panel #()

Good ☒ Needs Repair ☐

5. Panel #()

Good ☒ Needs Repair ☐

Comments:

ALL INTERIOR ELECTRICAL PANELS FOR THE APARTMENT UNITS ARE IN GOOD
CONDITION

5. BRANCH CIRCUITS:

1. Identified: Yes ☒ Must be identified ☐

2. Conductors: Good ☒ Deteriorated ☐ Must be replaced ☐

Comments:

6. GROUNDING SERVICE:

Good ☒

Repairs Required ☐

Comments:

7. GROUNDING OF EQUIPMENT:

Good ☒

Repairs Required ☐

Comments:

8. SERVICE CONDUITS/RACEWAYS:

Good ☒

Repairs Required ☐

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good ☒

Repairs Required ☐

Comments:

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	☒	Repairs Required	☐
Conduit PVC:	Good	☒	Repairs Required	☐
NM Cable:	Good	☐	Repairs Required	☐
BX Cable:	Good	☒	Repairs Required	☐

11. FEEDER CONDUCTORS:

Good ☒ Repairs Required ☐

Comments:

12. EMERGENCY LIGHTING:

Good ☒ Repairs Required ☐

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good ☒ Repairs Required ☐

Comments:

14. FIRE ALARM SYSTEM:

Good ☒

Repairs Required ☐

Comments:

15. SMOKE DETECTORS:

Good ☒

Repairs Required ☐

Comments:

16. EXIT LIGHTS:

Good ☒

Repairs Required ☐

Comments:

17. EMERGENCY GENERATOR:

Good ☐

Repairs Required ☐

Comments:

NO EMERGENCY GENERATOR WAS NOTED

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Good ☒

Repairs Required ☐

Comments:

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Good ☒

Repairs Required ☐

Comments:

20. SWIMMING POOL WIRING:

Good ☐

Repairs Required ☐

Comments:

NO SWIMMING POOL WAS NOTED

21. WIRING TO MECHANICAL EQUIPMENT:

Good ☒

Repairs Required ☐

Comments:

22. ADDITIONAL COMMENTS: