North Bay Village

Administrative Offices
1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

December 19, 2018

Treasure on the Bay II Condominium Assoc., Inc.
7501 East Treasure Drive, Suite 102
North Bay Village, FL 33141

Re: 10 year Recertification for Building located at:
7501 East Treasure Drive
North Bay Village, FL 33141

Dear Sir/Madam:

This letter is to confirm that the Building Official has reviewed the documentation submitted by Gonzalo A Pax, P.E. and Carlos M Rodriguez, P.E. with regards to the above referenced recertification.

Please consider this letter as a formal notice that the structure at the referenced location has been recertified as structurally and electrically sound in accordance with the requirement of Miami Dade Code of Ordinance Ch. 8.11 (f).

For your information, the next report required will be the 10 year recertification due in December 2028.

If you have any questions regarding this matter, please contact the Building Department at (305) 754-6740 Monday through Friday from 8 a.m. to 3:00 p.m.

Sincerely

Miguel Arronte
c/o Raul Rodriguez, Chief Building Official

/df

Cc: Property File-7501 East Treasure Drive

*A Florida State registered Engineer is required to prepare an Electrical Recertification Report for services of 600 amperes (240 volts-single phase) on commercial projects and which costs more than $50,000 as per Chapter 471 of the Florida Statutes. Both architects and engineers must have proven qualifications by training and experience in the specific technical field covered in the inspection report (structural or electrical) as per Section 8-11(f) of the Code of Miami-Dade County.

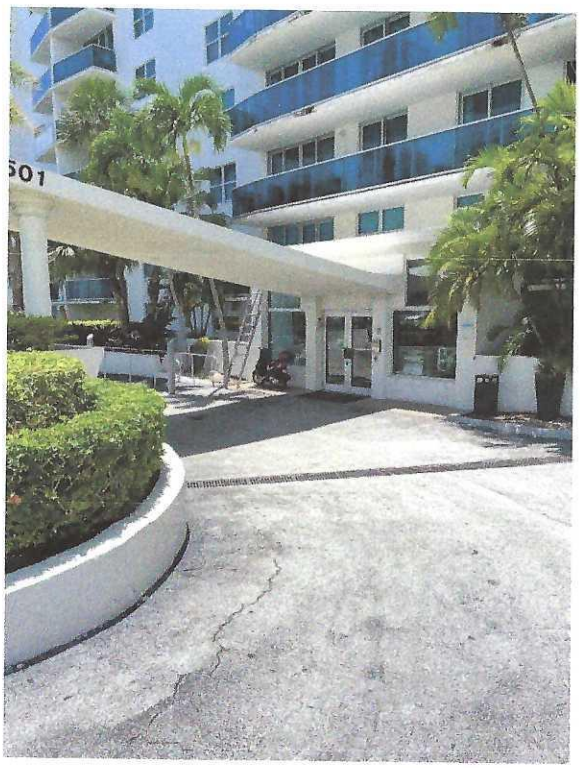
Inspection Engineers, Inc.

6135 NW 167th Street, Suite E28
Hialeah, Florida 33015
Phone: (305) 232-8691
Email: inspectionengineersinc@gmail.com
Website: www.inspectionengineersinc.com

STRUCTURAL ASSESSMENT REPORT

for

TREASURES ON THE BAY II
7501 E Treasure Drive
North Bay Village, FL 33141



Prepared by:
Arshad Viqar
Florida Registration No. 38863

Inspection Engineers
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Inspection Engineers, Inc.

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December 1, 2020

Treasures on the Bay II
7501 E Treasure Drive
North Bay Village, FL 33141

Attn: Board of Directors
Ph: (305) 866-9915
E: manager@totb2@gmail.com

RE: Structural Inspection and evaluation at Treasures on the Bay II Condominium.

1. GENERAL INTRODUCTION-

Structural inspections of the above property performed from October 30th to November 11th, 2020 as approved in the proposal for engineering services. We accomplished this by inspecting eight risers, in each case accessed by swing stages installed by ACE Construction and located at:

-3 risers at the North elevation of the building.
-3 risers at the South elevation of the building.
-1 risers at the East elevation of the building.
-1 risers at the West elevation of the building.

Swing stages were generally installed on the wall-window areas with some access to the balconies. Given these points of access, we were able to tap, test, and visually inspect the walls and windows of the risers we inspected. Balcony inspections took place using the swing stage, and in most cases, balconies were occupied with furniture and other items. As a result, while we were able to tap and test sections of balconies, our assessment of balcony damages is primarily based upon visible damages.

The report that follows has been prepared based on our inspections. The purposes of the inspections and report are as follows:

- Review the current condition of the building structure, exterior façades, concrete slab balconies, concrete columns, beams, aluminum window frames, caulking, sills, and balcony lateral edges.

- Tally quantities and types of repairs required on the building structure discovered during our site investigations.

No destructive or invasive testing was performed. Based on our experience performing structural inspections in similar buildings, this report includes a summary of our findings and an estimate of quantified repairs needed.

In addition, throughout this report, you will find references to photographs taken during our investigation. These photographs can be viewed in attachment 5.1. We have also included a map of the building (see attachment 5.2), specifying the sites of the building where our inspections took place. Finally, a breakdown of the repair quantities is provided in attachment 5.3

2. EXECUTIVE SUMMARY-

Building -

The Treasures on the Bay building condominium has 10 stories with a main entrance lobby, and is located at 7501 E Treasure Dr. North Bay Village, Florida 33141.

- On the first floor is the main entrance lobby.
- From the first floor to the PH level, levels have typically 10 units.
- The building has a total of 17 risers.

Observations -

The order of the following observations does not indicate an order of importance for each item. It is simply a summary of field observations during the visit. The deficiencies observed are as follows:

1. In all the balconies, the protector railings are glass. In some balconies it shows the concrete edge is cracked and spalling.
2. In some of the balconies inspected we observed that the concrete slab was spalling, with exposed rusted rebars and concrete spalling on the soffit of balconies.
3. There is loose stucco on the exterior walls and medium vertical cracks in union the concrete column with the concrete block wall.
4. All windows show deteriorated sealant caulking and concrete, with metal and visible re-caulking in some of them.
5. There is concrete column spalling.

6. The paint on the building looks well, but it is dry and peeling in some places.

3. FIELD OBSERVATIONS-

Exterior Walls - The walls of the building are covered with concrete block and painted stucco. The stucco was tested and found to be delaminated at several sections. Wall cracks were also noted throughout the building, most commonly at sections adjoining windows, but also at line intersections. Wall spalling, while not as recurrent, was observed at some balconies.

Balcony Decks- Balconies are located at the North, South, West and East elevations of the building, at each level of the building, as described above. Balcony decks are primarily covered with painted waterproofing, although some balconies have ceramic tile, and others are covered with carpet. When access was possible, we were able to tap and test the concrete deck, discovering several hollow-sounding areas. This indicates concrete spalling at certain sections of the balcony decks. Lateral edges commonly had sections with delaminated stucco, and in some cases were also observed to be spalling. Rust spots were also noted at balcony decks, suggesting further deterioration of the concrete reinforcement. Some quantities have been estimated for the repairs. See summary of deficiencies.

Balcony Soffits- Soffit spalling was observed at several balconies. Often times, but not exclusively, these were at areas adjacent to balcony edges. Peeling paint, and/or paint damaged by water, was also observed at some areas, suggesting possible further damages to the concrete itself. Rust spots were also noted at balcony soffits, suggesting further deterioration of the concrete reinforcement. See summary of deficiencies.

Balcony Railings- All balconies have glass railings. Post pocket repairs were noted at different sections of the building. These deficiencies should be addressed immediately to ensure all railings are stable and protected against water intrusion. See summary of deficiencies.

Windows- The window caulking at the union between the metal and the concrete is in poor condition, peeling at various points, and showing a large gap where the rainwater penetrates into the wall. This causes severe damage to window sills and also loosens the stucco.

The corner of window and wall show medium cracks and around these, the stucco is loose. Contiguous areas, like window sills, jambs, and heads, were also observed to be compromised with cracks and/or spalling. These deficiencies combined expose units to water intrusion, requiring immediate repairs to prevent water from intruding and damaging structural components further. See summary of deficiencies.

Beams and Columns- Given the non-intrusive nature of our inspections, we were unable to inspect columns or beams directly, as these were covered by stucco. However, at

some points the stucco covering of the columns or beams was cracked and/or delaminated. This may point to further damages at the column or beam itself, and we have accounted for such possibility in our quantities.

4. CONCLUSIONS & RECOMMENDED REPAIRS-

Based on our engineer's inspections, the following conclusions are presented regarding the condition of the existing damages like cracks, loose stucco and concrete spalling in columns, balconies deck, edge, and soffits.

Regarding spalling, please note that, under normal conditions, the stucco cover is a protective layer that isolates block walls and concrete. It is resilient to normal working loads and stresses, if applied correctly. Cementitious stucco mortars are also resilient to exposure to a variety of chemicals and, if properly sealed, to moisture or other natural elements; the stucco covering or cladding is designed to withstand normal expansion and contraction associated with thermal shock induced by sharp temperature changes. As the stucco cracks, it becomes vulnerable to water intrusion; any continued intrusion of water into the concrete substrate will result in delamination of the stucco cover and cracking.

It is recommended that any cracks and damaged stucco, as well as paint finishes, be removed entirely, and that the remaining substrate be properly prepared by following standard methods and procedures prior to applying a new layer of stucco finish and paint.

To repair these deficiencies, we recommend the following:

- All stucco that is cracked and loose need repairs as a priority.
- Repair the concrete spall in edges, soffits, decks and columns.
- Repairs concrete damages exposed by the removal of the stucco at beams and columns.
- Paint the exterior walls of the building, with primer waterproofing and acrylic finish, once the above repairs have been made.
- Remove, clean and reseal the caulking around all the windows and sliding glass doors.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of this building. To the best of my knowledge and ability, the structural report represents an accurate appraisal of the present condition of this building based upon visual observations to the extent reasonably possible as limited by considerations of time and expense. No warranties or representations are intended, nor should any be construed.

Disclaimer about concealed items:
Some items had limited or no visibility and therefore remained concealed from view. Please note that this affects our ability to review any components that can still be defective but out of sight.

In these cases, we do our best effort to provide conclusions based on the experience

gathered from multiple other projects.

Maintenance Program :

It is important to note that an ongoing inspection and maintenance program should be implemented to ensure that the above listed building deficiencies will not reoccur. This program should implement at least a yearly inspection to detect and monitor the above list of deficiencies so that they can be prevented and minimize the cost of future repairs. we can provide this service on a yearly basis

Following our recommendations will not only reduce the risk of the current conditions and extend the useful life of the building, but also minimize the cost of ongoing maintenance and costly repairs.

Arshad Viqar, P.E.
Florida License #38863

Jorge Blanco
Assistant Engineer

Douglas H. Mercado
President