

March 16, 2022

Re: Structural Fifty Years Recertification for:
3221 NE 8 St
Pompano Beach, Florida 33062

Owner: Oceanside Condominium
3221 NE 8 St
Pompano Beach, Florida 33062

Engineer Statement:

An inspection was conducted on 02-15-22 to the above referenced property in conformity with the Minimum Inspection Procedural Guidelines for Building Structural Recertification, see attached report.

After an extensive visual examination, I consider the building structurally safe for continued use under the present occupancy and loading conditions.

No test procedures or quantitative analysis were performed in view of the fact that the building does not present signs of excessive deflections, misalignment, sagging distortion or cracking. The materials, concrete, masonry, wood and structural steel do not present abnormal signs of deterioration either.

As a routine matter, 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. To the best of my knowledge and ability, the evaluation and the report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

If you should have any questions regarding this matter, please do not hesitate to contact us.



STRUCTURAL SAFETY INSPECTION REPORT FORMInspection Firm or Individual Name: Maestre Engineering Consultants, Inc.Address: 250 West 79th Place, Hialeah, FL 33014Telephone Number: (305)720-0022Inspection Commenced Date: 02/15/2022Inspection Completed Date: 02/15/2022

No Repairs Required

Repairs are required as outlined in the attached inspection report

Licensed Professional,

Engineer/Architect Name: Angel Maestre, PE, MSCELicense Number: 83699

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

Signature

Angel Maestre

Date:

3-16-22

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 STRUCTUREa. Name on Title: Oceanside North Condominiumb. Street Address: 3221 NE 8th Street Pompano Beach, FL 33062

c. Legal Description:

d. Owner's Name: Oceanside North Condominium Board of Directorse. Owner's Mailing Address: 3221 NE 8th Street Pompano Beach, FL 33062

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

g. Building Code Occupancy Classification: Condominium - Residentialh. Present Use: Condominium - Residentiali. General Description, Type of Construction: Residential Square Footage:

Number of Stories:

j. Special Features:

Oceanside North Condominium has a multi-story residential low-rise condominium with parking and recreational pool adjacent to the building. The buildings pool and sun deck are located at South side of Building-E. The structure consists of concrete columns, walls, and slabs, supported by pilings and grade beams. The building's roof is a flat roof with built up roof system with secondary silicone membrane.

k. Addition Comments:

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

• Additional Comment:	
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2. PRESENT CONDITION OF STRUCTURE	
• General alignment:	
1. Bulging	GOOD () FAIR () POOR () N/A (X)
2. Settlement	GOOD () FAIR () POOR () N/A (X)
3. Deflections	GOOD () FAIR () POOR () N/A (X) Some minor deflection noted and shoring in place by others prior to inspection.
4. Expansion	GOOD () FAIR (X) POOR () N/A () Slightly deteriorated expansion joint observed between Building-D & Building-E.
5. Contraction	GOOD () FAIR () POOR () N/A (X)
b. Portion showing distress	
c. Surface conditions	
d. Cracks	HAIRLINE (X) FINE () MEDIUM () WIDE () N/A () Cracks visible in balcony slabs in a few units.
e. General extent of deterioration	Cracks seen are typical of a building of this age.
f. Previous patching or repairs	Repairs were done at last paint application.
g. Nature of present loading	Residential

3. INSPECTIONS	
• Date of notice of required inspection	None
• Date(s) of actual inspection	02/15/2022
• Name and qualification of individual submitting inspection report:	Angel Maestre, MSCE, PE
• Description of any laboratory or other formal testing, if	None required.

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required, rather than manual or visual procedures	
• Structural repair note appropriate line:	
• None required	X – Concrete restoration not required for the building facade
• Required (describe and indicate acceptance)	

4. SUPPORTING DATA	
a. sheet written data	2
b. photographs	180
c. drawings or sketches:	None.

5. MASONRY BEARING WALL	
• Concrete masonry units	GOOD (X) FAIR () POOR () N/A ()
• Clay tile or terracota units	GOOD () FAIR () POOR () N/A (X)
• Reinforced concrete tie columns	GOOD (X) FAIR () POOR () N/A ()
• Reinforced concrete tie beams	GOOD (X) FAIR () POOR () N/A ()
• Lintel	GOOD (X) FAIR () POOR () N/A ()
• Other type bond beams	GOOD (X) FAIR () POOR () N/A ()
• Masonry finishes – exterior	
• Stucco	GOOD (X) FAIR () POOR () N/A ()
• Veneer	GOOD () FAIR () POOR () N/A (X)

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• Paint only	GOOD () FAIR () POOR () N/A ()
• Other(describe)	GOOD (X) FAIR () POOR () N/A (X)
• Masonry finishes – interior	
• Vapor barrier	GOOD () FAIR () POOR () N/A (X)
• Purring and plaster	GOOD () FAIR () POOR () N/A (X)
• Paneling	GOOD () FAIR () POOR () N/A (X)
• Paint only	GOOD (X) FAIR () POOR () N/A ()
• Other (describe)	GOOD (X) FAIR () POOR () N/A (X)
	Plaster
• Cracks:	GOOD () FAIR () POOR () N/A (X)
• Location	Beams() Columns() Other (X)
• Description	
• Spalling:	GOOD () FAIR (X) POOR () N/A ()
• Location	Beams() Columns() Other (X)
• Description	Minor overhead spalling at balcony slabs.
• Rebar corrosion-check appropriate line:	
• None visible	
• Minor-patching will suffice	X
• Significant-but patching will suffice	
• Significant-structural repairs required	
• Samples chipped out for examination in spall areas:	
• No.	
• Yes - describe color texture, aggregate, general	Yes, concrete did not crumble. Quality was acceptable. Patching will suffice.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

quality	
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6. FLOOR AND ROOF SYSTEM

• Roof:	
• Describe (flat, slope, type roofing, type roof deck, condition).	Repairs completed within seven-year at the time of inspection, no active leaks reported, appears in fair condition.
• Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	Fair
• Note types of drains and scupper and condition cooling towers, air condition:	Field drains and open edge overflow.
• Floor systems(s)	
• Describe (type of system framing, material, spans, condition)	Concrete decks in good condition where visible and accessible.
• Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	N/A

7. STEEL FRAMING SYSTEM

• Description	None noted.
• Exposed Steel - describe condition of paint & degree of corrosion:	None noted.
• Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection	Fair where visible and accessible.

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Elevator sheave beams & connections, and machine floor beams – note condition:	Fair where visible and accessible.
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8. CONCRETE FRAMING SYSTEM	
Full description of structural system	Concrete slab on grade, concrete floor decks, concrete block exterior walls with steel reinforced column and beams, and Concrete roof deck.
Cracking	
Not significant	X
Location and description of members affected and type cracking	Cracks at balcony slab. Patching will suffice.
General condition	Good
Rebar corrosion - check appropriate line:	
None visible	X
Location and description of members affected and type cracking	
Significant but patching will suffice	
Significant - structural repairs required (describe)	
Samples chipped out in spall areas:	
No.	N/A
Yes, describe color, texture, aggregate, general quality:	

9. WINDOWS	
Type (Wood, steel,	Aluminum frame single-hung, single glazed, SGD, Fixed,

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aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	Jalousie Window.
• Anchorage – type & condition of fasteners and latches:	Metal concrete fasteners in fair condition, latches operational.
• Sealant – type of condition of perimeter sealant & at mullions:	Caulking concrete to metal, fair condition.
• Interiors seals – type & condition at operable vents:	Rubber and operational. fair condition.
• General condition:	Windows in fair overall condition.

10. WOOD FRAMING

• Type – fully describe if mill construction, light construction, major spans, trusses;	N/A, concrete flat roof.
• Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition:	N/A, concrete flat roof.
• Joints – note if well fitted and still closed:	N/A, concrete flat roof.
• Drainage – note accumulations of moisture:	Some areas of minor ponding at flat roof.
• Ventilation –note any concealed spaces not ventilated:	None noted.
• Note any concealed spaces opened for inspection:	N/A

“Oceanside North Condominium”



South Elevation



South Elevation



East Elevation



West Elevation



North Elevation



North Elevation



Roof View



Roof View



Roof View