



40-Year Structural Recertification

**Meadowbrook Lakes Condominium,
Building H**
301 SE 3rd St,
Dania Beach, FL, 33004

June 25, 2025

Prepared for:
Meadowbrook Lakes Association,
c/o Board of Directors.



Prepared by:
Advanced Structural Solutions, LLC.
Diego Serpa, E.I., CCC
Andrei Perim, MsSc, P.E.
Renato Silva, PE, SI

June 25, 2025

Building Official

C/o: City of Dania Beach Building Inspections Division

100 W Dania Beach Blvd

Dania Beach, FL 33004

RE: Building Safety Inspection
Recertification of 40-Year-Old Building

Address: 301 SE 3rd St

Folio No. 504234270070

Dear Building Official:

Inspections were conducted at the above referenced property for structural safety. The inspections were conducted in accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05. Attached are the completed "Building Safety Inspection Report Forms" and photos of typical conditions observed. We found the building to be in overall GOOD condition for structural. Roofing and lighting were acceptable.

The building was constructed approximately in 1980. The construction type is reinforced concrete framing with masonry walls and two-way balcony slabs. The building is six (6) stories high and there are a total of 60 units. The building has a built up roof system on a concrete deck with a concrete parapet wall and vents on the roof. The building utilizes an asphalt parking lot with pedestrian accessible entrances.

Visual and acoustical examinations of the building were conducted in representative areas of the exterior walls, roof, interior concrete floor, parking lots. Exposed or accessible structural elements including columns, beams, slabs, and walls were examined for possible structural damage.

OBSERVATIONS

Structural

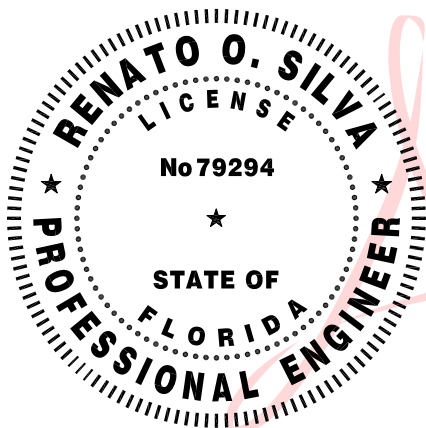
The building was found to be in GOOD structural condition. The roof and walls appeared to be in GOOD condition. Façade Restoration and Paint Project was conducted under permit 2024-00000793 addressing all deficiencies noted on July 2024.

If you have any questions or require additional information, please let me know.

Inspections were conducted in only those areas where access was provided. As a routine matter, 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, this report represents an accurate appraisal of the present condition of the building based on the careful evaluation of observed conditions, to the extent reasonably possible.

Respectfully submitted,

Advanced Structural Solutions, LLC



Digitally signed
by Renato O
Silva

Date: 2025.06.25
16:06:53 -04'00'

Renato Silva, P.E.
FL Reg. Eng. P.E. No. 79294

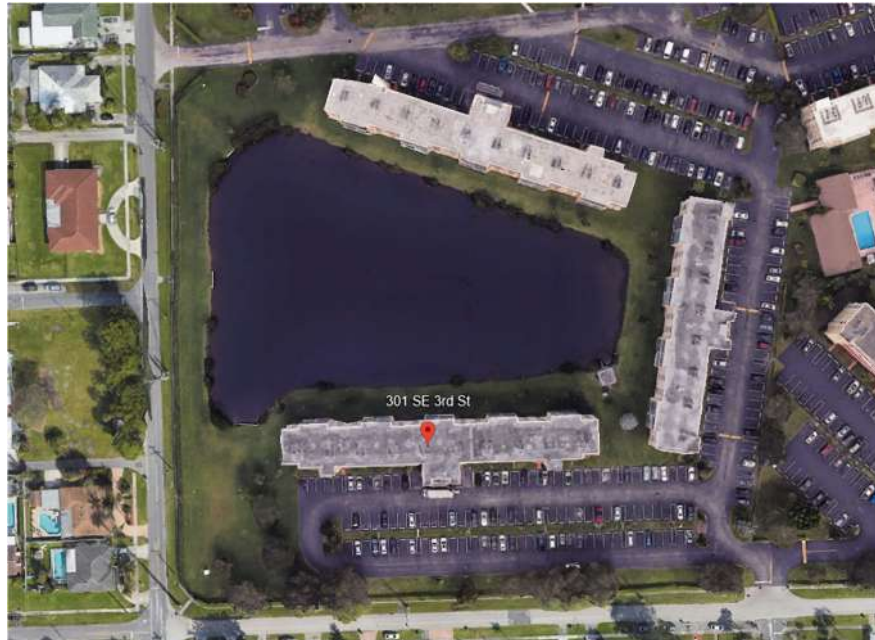
301 SE 3rd St BUILDING SAFETY INSPECTION CERTIFICATION OF 40-YEAR-OLD BUILDING

JUNE 2025

TABLE OF CONTENTS

SECTION	SECTION TITLE	TOTAL # OF PAGES
0001	Cover Page	1
0002	Cover Letter	2
0003	Table of Contents	1
0100	Location Map	1
0200	Site Plam	1
0300	Building Safety Inspection Report	16
	Form Structural	
0400	Inspection Photos – Structural	6

SECTION 0200: SITE PLAN



SECTION 0300: BUILDING SAFETY INSPECTION REPORT FORM – STRUCTURAL

STRUCTURAL SAFETY INSPECTION REPORT FORMInspection Firm or Individual Name: ADVANCED STRUCTURAL SOLUTIONS, LLCAddress: 1700 NW 64TH ST, STE 400, FT LAUDERDALE, FL 33309Telephone Number: 954 892-2256Inspection Commenced Date: 01/05/2025Inspection Completed Date: 06/02/2025
☒ No Repairs Required
 ☐ Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:



Engineer

Architect

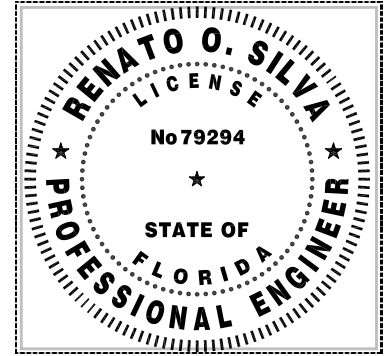
Name: RENATO SILVALicense Number: 79294

Threshold Building – Certified Special Inspector



Yes

No



Seal

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

Signature: Renato O Silva Digitally signed by Renato O Silva
Date: 2025.06.25 16:07:45 -04'00'Date: 06/20/2025

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.

1. DESCRIPTION OF STRUCTUREa. Name on Title: MEADOWBROOK LAKES CONDO BUILDING Hb. Street Address: 301 SE 3RD ST

c. Legal Description:

d. Owner's Name: MEADOWBROOK LAKES VIEW ASSN A

e. Owner's Mailing Address:

f. Email Address:

Contact Number:

g. Folio Number of Property on which building is located: 504234270070h. Building Code Occupancy Classification: R-2i. Present Use: Residential Condominiumj. General Description: CBSType of Construction: IIIAk. Square Footage: 10,000Number of Stories: 6

l. Is this a Threshold Building (per F.S. 553.71):



Yes

No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

N/A

2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:

☒

Good

☐

Fair

☐

Poor

☐

Significant (Explain):

2. Settlement:

☒

Good

☐

Fair

☐

Poor

☐

Significant (Explain):

3. Deflections:

☒

Good

☐

Fair

☐

Poor

☐

Significant (Explain):

4. Expansion:

☒

Good

☐

Fair

☐

Poor

☐

Significant (Explain):

5. Contraction:

☒

Good

☐

Fair

☐

Poor

☐

Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

NOT OBSERVED.

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):

BUILDING NOTED IN GOOD CONDITIONS.

d. Cracks – Note the Location of Significant Members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1mm and 2mm in width; WIDE if over 2mm:

BUILDING NOTED IN GOOD CONDITIONS.

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

NO DETERIORATION NOTED.

f. Note Previous Patching or Repairs:

FACADE RESTORATION AND PAINT PROJECT WAS CONDUCTED.

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:

RESIDENTIAL.

3. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of Actual Inspection: 06/02/2025

c. Name and Qualifications of the Individual Preparing Report:

RENATO SILVA, PE, SI

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:

NON-DESTRUCTIVE MECHANICAL SOUNDING AND VISUAL INSPECTION.

e. Structural Repairs:

NOT REQUIRED.

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?

☐

Yes

☒

No

Explanation/Comments:

4. SUPPORTING DATA ATTACHED

a. Sheets of Written Data:

N/A

b. Photographs: AS REQUESTED

c. Drawings or Sketches: PERMIT NO. 2024-00000793

d. Test Reports: N/A

5. FOUNDATION

a. Describe Building Foundation:

CONCRETE PILES

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:

N/A

c. Is there Additional Sub-Soil Investigation Required?

☐

Yes

☒

No

1. If yes, explain:

6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines

a. Concrete Masonry Units:

☒

Good

☐

Fair

☐

Poor

b. Clay Tile or Cotta Units:

☐

Good

☐

Fair

☐

Poor

c. Reinforced Concrete Tie Columns:

☒

Good

☐

Fair

☐

Poor

d. Reinforced Concrete Tie Beams:

☒

Good

☐

Fair

☐

Poor

e. Lintel:

☒

Good

☐

Fair

☐

Poor

f. Other Type Bond Beams:

☒

Good

☐

Fair

☐

Poor

g. Masonry Finishes – Exterior:

1. Stucco:

☒

Good

☐

Fair

☐

Poor

2. Veneer:

☒

Good

☐

Fair

☐

Poor

3. Paint Only:

☒

Good

☐

Fair

☐

Poor

4. Other:

☐

Good

☐

Fair

☐

Poor

4a. Explain:

h. Cracks – Describe Beams, Columns, or Others, Including Locations:

NOT OBSERVED.

i. Spalling – Describe Beams, Columns, or Others, Including Locations:

NOT OBSERVED.

j. Rebar Corrosion – Check Appropriate Line:

- | | | |
|----|-------------------------------------|---|
| 1. | ☒ | None Visible |
| 2. | ☐ | Minor – Patching Will Suffice |
| 3. | ☐ | Significant – Patching Will Suffice |
| 4. | ☐ | Significant – Structural Repairs Required |

4a. Describe:

k. Were Samples Chipped Out for Examination in Spalled Areas?

- | | | |
|----|-------------------------------------|--|
| 1. | ☒ | No |
| 2. | ☐ | Yes – Describe Color, Texture, Aggregate, and General Quality: |

7. FLOOR AND ROOF SYSTEM**a. Roof: FLAT**

1. Describe the Type and Condition of the Current Roof:

FLAT ROOF CONSISTING ON A CONCRETE SLAB AND A BUILT UP ROOF SYSTEM.

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

NO CORROSION WAS OBSERVED ON ROOF A/C STANDS. NO OTHER MECHANICAL UNITS OBSERVED.

3. Note Types of Drains, Scuppers, and Condition:

INTERNAL PRIMARY DRAINS AND OVERFLOW SCUPPERS OBSERVED

4. Describe Parapet Construction and Current Condition:

MASONRY BLOCK WALL AND CONCRETE TIE BEAM. GOOD CONDITION, NO EXTENSIVE

5. Describe Mansard Construction and Current Condition:

N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

N/A

7. Note any Expansion Joint and Condition:

EXPANSION JOIN ON ELEVATED CATWALKS IN GOOD CONDITIONS.

b. Floor System(s):

1. Describe Type of System Framing, Material, Spans, and Condition:

BUILT UP ROOF SYSTEM.

2. Balconies – Indicate Location, Framing System, Material, and Condition:

ELEVATED CANTILEVER BALCONIES. MAJORITY OF BALCONIES ARE OBSERVED TO HAVE TILE FINISHES.

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:

STAIRS ARE LOCATED ON EACH END OF THE BUILDING (NORTH AND SOUTH). STAIRS ARE COMPOSED OF CAST IN PLACE REINFORCED CONCRETE. NO ISSUES OBSERVED.

4. Ramps – Indicate Location, Framing System, Material, and Condition:

N/A

5. Guardrails – Indicate Type, Location, Material and Condition:

ALUMINUM GUARDRAILS LOCATED ON ALL STAIRWELLS.

c. 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.

8. STEEL FRAMING SYSTEM

a. Full Description of the System:

N/A.

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:

N/A.

c. Steel Connections – Describe Type and Condition:

N/A.

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:

N/A.

- e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection.
Provide Location(s):

N/A.

- f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A.

9. CONCRETE FRAMING SYSTEM

- a. Full Description of the Structural System:

CAST IN PLACE CONVENTIONALLY REINFORCED CONCRETE SLABS, BEAMS AND COLUMNS.

- b. Cracking:

1. ☐ Significant ☐ Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

NOT OBSERVED.

- c. General Condition:

IN GOOD CONDITIONS.

d. Rebar Corrosion – Check Appropriate Line:

1. ☒ None Visible
2. ☐ Location and Description of Members Affected and Type Cracking
3. ☐ Significant – Patching Will Suffice
4. ☐ Significant – Structural Repairs Required (Describe): _____

e. Were Samples Chipped Out for Examination in Spalled Areas?

1. ☒ No
2. ☐ Yes – Describe Color, Texture, Aggregate, General Quality: _____

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows, Storefronts, and Curtainwalls:

SINGLE AND DOUBLE HUNG ALUMINUM WINDOWS VARYING FROM IMPACT TO ORIGINAL CONSTRUCTION WINDOWS. NO STOREFRONTS OR CURTAIN WALL SYSTEMS.

b. Structural Glazing on the Exterior Envelope of the Threshold Building:

☐

Yes

☒

No

1. Previous Inspection Date: _____

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

3. Describe the Condition of System:

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

ALUMINUM

2. Anchorage Type and Condition of Fasteners and Latches:

STAINLESS STEEL SCREWS. MINOR RUST.

3. Sealant Type and Condition of Sealant:

POLYURETHANE SEALANT AND FAIR CONDITION.

4. General Condition:

FAIR

5. Describe Repairs Needed:

N/A

11. WOOD FRAMING

- a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:

N/A

- b. Indicate the Condition of the Following:

1. Walls:

N/A

2. Floors:

N/A

3. Roof Member, Roof Trusses:

N/A

- c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

N/A

- d. Joints – Note if Well Fitted and Still Closed:

N/A

e. Drainage – Note Accumulations of Moisture:

N/A

f. Ventilation – Note any Concealed Spaces not Ventilated:

N/A

g. Note any Concealed Spaces Opened for Inspection:

N/A

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

N/A

12. BUILDING FAÇADE INSPECTION (Threshold Building)

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):

N/A

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):

N/A

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

N/A

- b. Indicate the Condition of Special Feature, its Supports, and Connections:

N/A

SECTION 0400: Observation Photos – STRUCTURAL



Figure 1. Building Overall Conditions - Good.

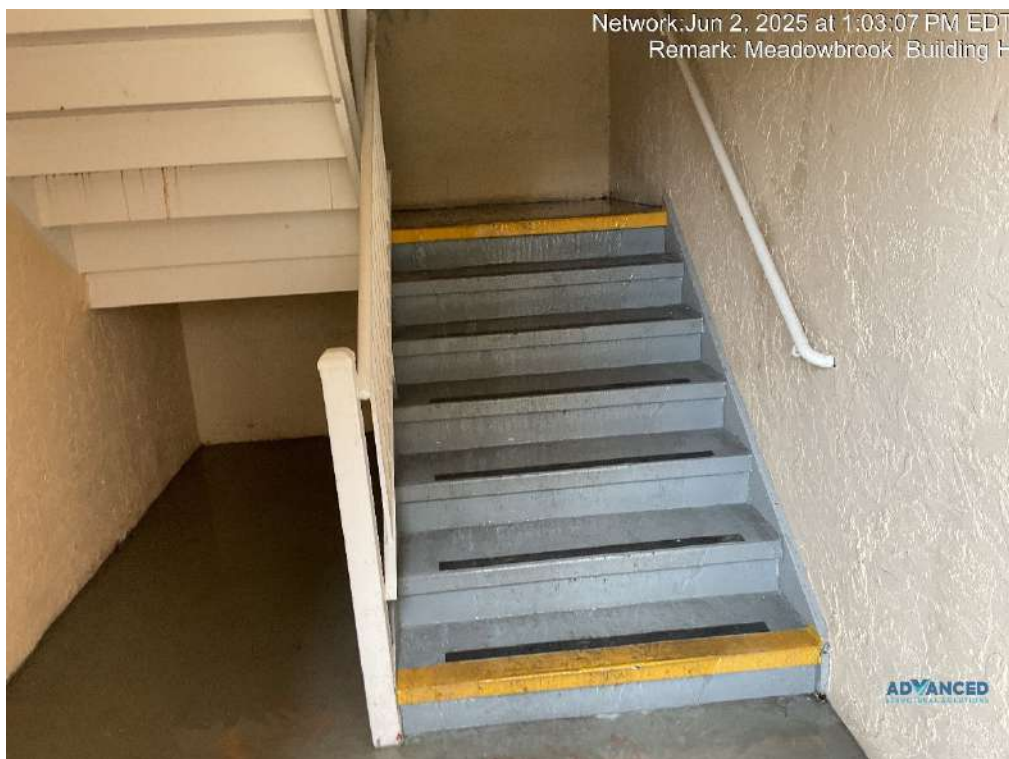


Figure 2. Staircases in Good Condition.



Figure 3. Walkways in Good Conditions.



Figure 4. Roof and scooper in Good Conditions.