

Grounded in Excellence

September 18, 2021

Yissely Herrouet
The Club at Brickell Bay
1200 Brickell Bay Drive, Suite 1400 Miami, FL 33131

RE: Visual Structural Inspection
The Club at Brickell Bay
1200 Brickell Bay Drive, Suite 1400
Miami, FL 33131
UES Project Number: 2115.2100053.0000

Dear Yissely Herrouet,

INTRODUCTION

As requested, we visited the site on September 10, 2021, to observe the current conditions of the existing structure at 1200 Brickell Bay Drive, Suite 1400 Miami, FL 33131. The purpose of our visit to perform a "Visual Inspection for Signs of Distress".

METHODOLOGY AND LIMITATIONS

This investigation was conducted by visual observations only. Observations were directed at secondary signs of structural distress such as cracks, staining and deflections. Also, due to the constraint of time, investigations did not include an exhaustive member-by-member inspection. The findings presented in this report do not imply any warranty on the performance or code conformance of the structural systems.

This investigation is primarily directed at determining, within the limits of visual observation, the presence of deficient structural elements.

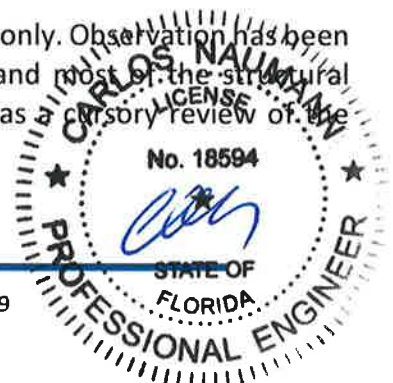
Roofing, insect infestation, architectural items, mechanical systems, plumbing systems, electrical systems, environmental issues and hazardous materials are not within the scope of this investigation.

Design and specification of any recommended repairs, etc. are not within the scope of this investigation and report.

NOTED OBSERVATIONS

The following is a summary of our visit:

Access was granted to the building by maintenance staff to select accessible areas only. Observation has been performed by visual means only. As you know, this is a completed structure and most of the structural framing members are concealed. Therefore, it must be understood that this was a cursory review of the structural systems, at this point in time only.



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We performed a visual inspection of the roof and all floors of the parking garage, which is the base of the building, floor 2 through 12, the residential units begun on floor 14th. There is no 13th floor in the structure.

The following is our observation:

- a) In floor 12 under the pools and spa there is water leaking from above
- b) There is a lot of exposed re-bar on the concrete floors-slabs
- c) There are many places where we saw the exposed re-bar had no cover, totally rusted and out of concrete enclosure
- d) Some of the block walls show a lot of humidity

These are our recommendations:

- a) Reseal pool/spa area to stop water infiltration on floor below
- b) Clean, epoxy, and cover, and or replace all exposed re- bars on all floors of garage floors
- c) Seal block walls where excessive humidity is noted

We did not see any cracks, nor settlement on any structural members.

Our opinion is that the structure is in excellent condition and once the recommended steps for maintenance are taken, it should fine for years to come.

Attached are 46 pictures.

CONCLUSION

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, this report represents a reasonable appraisal of the present condition of the visible structural systems for this building based upon evaluation of observed conditions, to the extent reasonably possible.

Please do not hesitate to contact us if you have any further questions regarding this matter.

Respectfully Submitted,

GFA International, Inc. d/b/a Universal Engineering Sciences
FBPE CA # 4930

Carlos Naumann, P.E.
Professional Engineer # 18594
Special Inspector # 181
State of Florida

