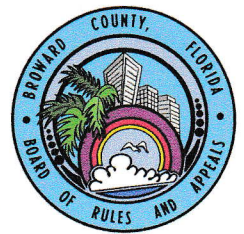


STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: Inspection Engineers, Inc.

Address: 6135 NW 167 Street, E-28, Hialeah, FL 33015

Telephone Number: 305-232-8691

Inspection Commenced Date: _____ Inspection Completed Date: _____

No Repairs Required

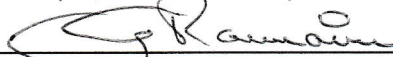
Repairs are required as outlined in the attached inspection report

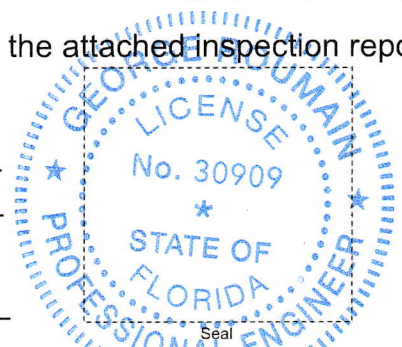
Licensed Professional,

Engineer/Architect Name: George Roumain, P.E.

License Number: 30909

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

Signature  Date: 3-22-23



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

DESCRIPTION OF STRUCTURE

a. Name on Title: Palm Village Condominium Association

b. Street Address: 500 NE 2nd Street, Dania Beach, FL 33004

c. Legal Description:

d. Owner's Name: Palm Village Condominium Association, Inc.

e. Owner's Mailing Address: 500 NE 2nd Street, Dania Beach, FL 33004

f. Folio Number of Property on which Building is Located: 504235AE0000

g. Building Code Occupancy Classification: Residential Group R-2

h. Present Use: **Residential**

i. General Description, Type of Construction: **CMB** Square Footage: _____ Number of Stories: **4**

j. Special Features:

None

k. Addition Comments:

None

I. Additions to original structure:

None observed.

2. PRESENT CONDITION OF STRUCTURE

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

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):

None observed. All recommended repairs have been completed.

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

No major cracks - all repairs done and completed.

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:

None observed. All recommended repairs have been completed.

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

None observed. All recommended repairs have been completed.

f. Previous patching or repairs:

None observed.

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: February 10, 2023

c. Name and qualifications of individual submitting report:

George Roumain, Professional Engineer, 30909

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

None

e. Structural repair-note appropriate line:

1. None required: X

2. Required (describe and indicate acceptance):

4. SUPPORTING DATA

a. _____ sheet written data

b. _____ photographs

c. _____ 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:	Good
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:	
1. Stucco:	Good
2. Veneer:	N/A
3. Paint only:	Good
4. Other (describe):	None
h. Masonry finishes - interior:	
1. Vapor barrier:	N/A
2. Furring and plaster:	N/A
3. Paneling:	Good
4. Paint only:	Good
5. Other (describe):	None
i. Cracks: None observed	
1. Location – note beams, columns, other:	
2. Description:	recommended repairs have been completed.
j. Spalling: None observed	
1. Location – note beams, columns, other:	
2. Description:	recommended repairs have been completed.
k. Rebar corrosion-check appropriate line:	
1. None visible:	X
2. Minor-patching will suffice:	
3. Significant-but patching will suffice:	

4. Significant-structural repairs required:
I. Samples chipped out for examination in spall areas:
1. No: X
2. Yes – describe color, texture, aggregate, general quality:

6. FLOOR AND ROOF SYSTEM
a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition): Asphalt build up on box truss and plywood deck with shingle covering in good condition.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: AC condensers are on 16" stands, 27 arrays of 4 condensers each
3. Note types of drains and scuppers and condition: Drainage is area type (12) and over the edge
b. Floor system(s):
1. Describe (type of system framing, material, spans, condition): Concrete slab - in good condition
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: No other areas opened.

7. STEEL FRAMING SYSTEM
a. Description: None

b. Exposed Steel- describe condition of paint and degree of corrosion:

None

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection:

No steel removed, only some spalling areas that were repaired.

d. Elevator sheave beams and connections, and machine floor beams – note condition:

Good

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

Concrete columns and beams in fair to good condition. Some repairs were completed.

b. Cracking: **None observed**

1. Not significant:

2. Location and description of members affected and type cracking:

recommended repairs have been completed.

c. General condition:

In good condition.

d. Rebar corrosion – check appropriate line:

1. None visible: **X**

2. Location and description of members affected and type cracking:

3. Significant but patching will suffice:

4. Significant – structural repairs required (describe):

e. Samples chipped out in spall areas:

1. No: **X**

2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS

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

Single hung - in fair to good condition.

b. Anchorage- type and condition of fasteners and latches:

c. Sealant – type of condition of perimeter sealant and at mullions:

d. Interiors seals – type and condition at operable vents:

e. General condition:

10. WOOD FRAMING

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

N/A

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

None

c. Joints – note if well fitted and still closed: Well fitted, still closed

d. Drainage – note accumulations of moisture: None observed

e. Ventilation – note any concealed spaces not ventilated: N/A

f. Note any concealed spaces opened for inspection:

N/A