

INSPECTION ENGINEERS, INC.

6135 NW 167 Avenue, Suite E28
Hialeah, FL 33015

April 11, 2018

ATTN: Building Official
City of Miami Beach Building Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

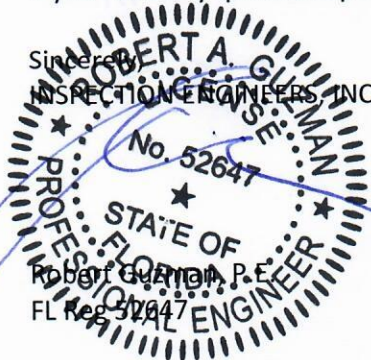
REF: 50 Year Recertification Report
Aquasol Condominium Association
6770 Indian creek Drive
Miami Beach, FL 33141
Folio No. 02-3211-068-0001

Dear Building Official,

Please find attached the 50 year Structural Recertification Report for the referenced property. We have performed the structural inspections from April 5 thru April 9, 2019. The report indicates the areas of the building that will require structural repairs. The contractor hired by the association is already obtaining permits from the city of Miami Beach to perform the repairs and it is estimated that the repairs will commence to take place during the month of April 2019. Inspection Engineers, Inc. will be performing the required inspections during the work.

If you have any questions please call us at 305-232-8691.

Sincerely,
INSPECTION ENGINEERS, INC.



50 YEAR
STRUCTURAL AND ELECTRICAL
RECERTIFICATION

FOR

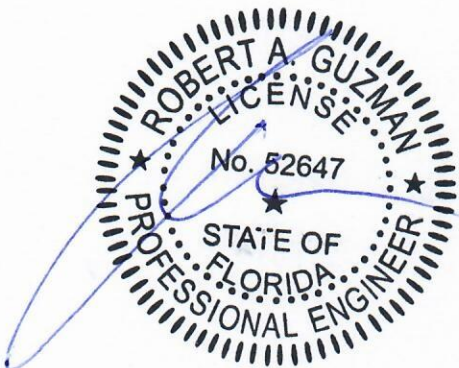
AQUASOL, A CONDOMINIUM
6770 INDIAN CREEK DR, MIAMI BEACH, FL 33141



PREPARED BY:
ROBERT GUZMAN, P.E
FLORIDA LICENSE # 52647

INSPECTIONS ENGINEERS, INC
6135 NW 167TH ST E28
HIALEAH, FLORIDA 33015

April 10, 2019



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION - STRUCTURAL

INSPECTION COMMENCED

Date: 04-05-2019

INSPECTION COMPLETED

Date: 04-09-2019

INSPECTION MADE BY: Inspection Engineers, Inc.

SIGNATURE: _____

PRINT NAME: ROBERT GUZMAN, P.E. No. 52647

TITLE: PROFESSIONAL ENGINEER STATE OF FLORIDA

ADDRESS: 6135 NW 167TH St. E28 Hialeah, FL 33015

E-MAIL: Inspectionengineersinc@gmail.com

1. DESCRIPTION OF STRUCTURE

a. Name on Title:	Aquasol Condominium Association, Inc.
b. Street Address:	6770 Indian Creek Dr. / Miami Beach, FL 33141
c. Legal Description:	Aquasol Condo AMD PL of Second Ocean Front Sub PB 28-28 Lot 31 thru 34 Inc Blk 3 as Desc In off REC21314-4419 F/A/U 02-3211-007-0930
d. Owner's Name:	Aquasol Condominium Association, Inc.
e. Owner's Mailing and E-Mail Addresses:	6770 Indian Creek Dr. Miami Beach, FL 33141; guillebolger@aol.com .
f. Folio Number of Property on which Building is Located:	02-3211-068-0001
g. Building Code Occupancy Classification:	4000 Multi-Family - 63-100 U/A
h. Present Use:	Multi-Family Residential
i. General Description:	Condominium Structure with (14) Residential Floors an (2) Parking levels.
Addition Comments:	

j. Additions to original structure:
N/A

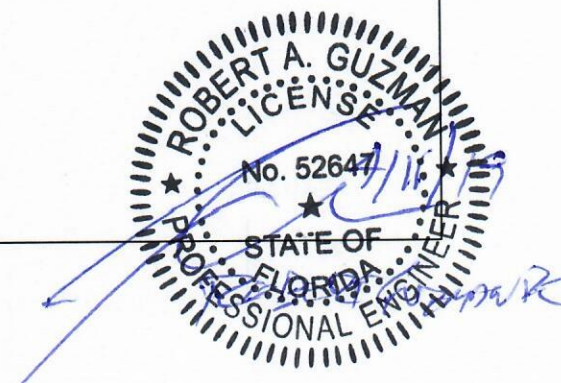
2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging GOOD
2. Settlement - GOOD
3. Deflections - GOOD
4. Expansion - GOOD
5. Contraction - GOOD
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
- BEAM AND COLUMN : SPALLED IN GARAGE/ LOWER DECK
- STRUCTURAL WALL CRACKS NEED REPAIR LOWER LEVEL GARAGE
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
- SOME CRACKS NOTICED (STRUCTURAL/ IN LOWER LEVEL DECK
- DECK IS DAMAGED- WATER INTRUSION (UNDER REPAIR AT THIS TIME) NEEDS WATERPROOFING
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.
- MEDIUM SIZE STRUCTURAL CRACKS. LOWER DECK AND WALLS, AS WELL AS COLUMNS AND BEAMS- GARAGE

ROBERT A. GUZMAN
 No. 52647
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

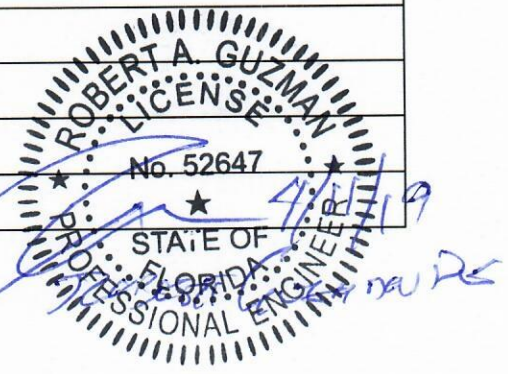
e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
- SOME CRACKS, OBSERVED IN A FEW BALCONY WALLS
- METAL OXIDATION LOWER LEVEL GARAGE
f. Previous patching or repairs
-OLD CONCRETE REPAIR PATCHES OBSERVED AT THE GARAGE, SOME WILL NEED TO BE REDONE
g. Nature of present loading indicates residential, commercial, other estimate magnitude.
- RESIDENTIAL- MINIMUM

3. INSPECTIONS	
a. Date of notice of required inspection	
b. Date(s) of actual inspection	02/11/19 – 03/27/19
c. Name and qualifications of individual submitting report:	ROBERT GUZMAN, P.E.- STRUCTURAL AND ROOF MARCO PEREZ, P.E. – ELECTRICAL AND SAFETY
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	
REQUIRED	
e. Structural repair-note appropriate line:	
1. None required	
2. Required (describe and indicate acceptance)- CONCRETE RESTORATION OF GARAGE AND POOL DECK IS REQUIRED, SPALLED COLUMNS AND BEAMS- POOR CONDITION- NO TESTING DONE- WILL NEED FULL RESTORATION OF THESE AREAS INCLUDING WATERPROOFING	

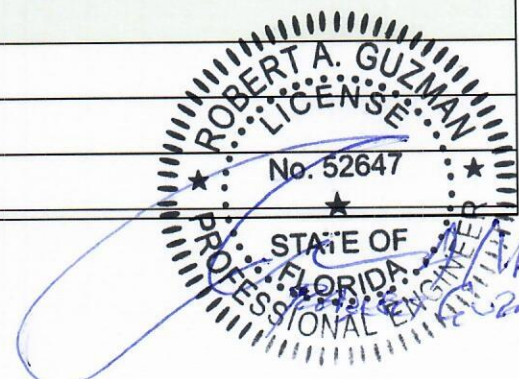
4. SUPPORTING DATA	
a. REPORT	sheet written data
b. INCLUDED	photographs
c.	drawings or sketches



5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	GOOD
b. Clay tile or terra cotta units	
c. Reinforced concrete tie columns	GOOD
d. Reinforced concrete tie beams	GOOD
e. Lintel	GOOD
f. Other type bond beams	
g. Masonry finishes -exterior	
1. Stucco	FAIR- SOME REPAIRS NEEDED
2. Veneer	N/A
3. Paint only	GOOD
4. Other (describe)	
h. Masonry finishes - interior	
1. Vapor barrier	GOOD
2. Furring and plaster	GOOD
3. Paneling	GOOD
4. Paint only	GOOD
5. Other (describe)	
i. Cracks	
1. Location – note beams, columns, other	BEAMS, COLUMNS, WALLS
2. Description-	SOME CRACKS OBSERVED AND MARKED FOR REPAIR- LOWER LEVEL GARAGE AND POOL DECK LEVEL
j. Spalling	
1. Location – note beams, columns, other	BEAMS, COLUMNS
2. Description	DAMAGE TO BEAMS AND COLUMNS OBSERVED IN THE GARAGE
k. Rebar corrosion-check appropriate line	

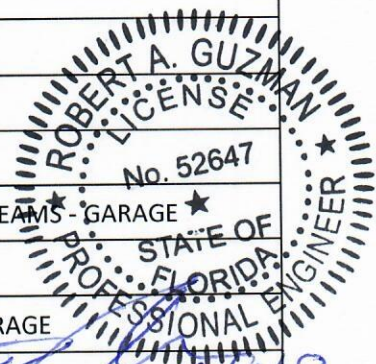


1. None visible	YES, AT THE GARAGE LEVEL
2. Minor-patching will suffice	NO
3. Significant-but patching will suffice	NO
4. Significant-structural repairs required	YES, WILL PROVIDE SPECIFICATIONS AND DRAWINGS FOR REPAIRS
I. Samples chipped out for examination in spall areas:	
1. No	
2. Yes – describe color, texture, aggregate, general quality	
IN A FEW AREAS, WE CHIPPED THE CONCRETE OF THE WALLS, BEAMS AND COLUMNS. FOUND SIGNIFICANT SPALLING, DESCRIBED IN OUR REPORT	
6. FLOOR AND ROOF SYSTEM	
a. Roof	
1. Describe (flat, slope, type roofing, type roof deck, condition)	
The roof is an older asphalt build-up with tapered insulation on a flat concrete deck. This roof is 20+ years old, and beyond its useful life. The roof has been coated some years back with a white elastomeric product. This coating has worn off in places. Blisters were felt underfoot, and the membrane is in poor cond.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	
There is three outbuildings on this roof. Two stair towers and one larger mechanical room housing the water tower and elevator room in the center. Some spalling, cracks and de-bonded stucco is seen on the center out building. The parapet also has cracks and suspect spalling. was also seen	
3. Note types of drains and scuppers and condition:	
Drainage is area type drains. [7] Overflow scuppers are 2 at the north and 2 at the south end of the building through the parapet. All drains were clear.	
b. Floor system(s)	
1. Describe (type of system framing, material, spans, condition)	
All structural flooring was poured in place concrete with supporting Beam and columns.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
7. STEEL FRAMING SYSTEM	
a. Description	



b. Exposed Steel- describe condition of paint and degree of corrosion
SOME EXPOSED STEEL IN COLUMNS AND BEAMS IN THE GARAGE
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
NO CRACKING OBSERVED IN THESE AREAS
d. Elevator sheave beams and connections, and machine floor beams – note condition:
GOOD

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system	
Reinforced concrete building, consisting of concrete slabs, columns and beams.	
Exterior pool deck and parking garage is a concrete slab supported by concrete joists, beams and columns.	
b. Cracking	
1. Not significant	
2. Location and description of members affected and type cracking	
c. General condition	
FAIR TO GOOD EXCEPT FOR GARAGE COLUMNS AND BEAMS	
d. Rebar corrosion – check appropriate line	
1. None visible	
2. Location and description of members affected and type cracking	COLUMNS AND BEAMS - GARAGE
3. Significant but patching will suffice	NO
4. Significant – structural repairs required (describe)	YES, COLUMNS AND BEAMS - GARAGE
e. Samples chipped out in spall areas:	



1. No
2. Yes, describe color, texture, aggregate, general quality: IN THE GARAGE AREA- OBSERVED
SPALLED COLUMNS AND BEAMS- POOR CONDITION- NO TESTING DONE- WILL NEED FULL RESTORATION OF THESE AREAS

9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
Combination of Aluminum single hung, double hung,
b. Anchorage- type and condition of fasteners and latches- Fair
c. Sealant – type of condition of perimeter sealant and at mullions: Fair
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:
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
c. Joints – note if well fitted and still closed:
d. Drainage – note accumulations of moisture
e. Ventilation – note any concealed spaces not ventilated:
f. Note any concealed spaces opened for inspection:

