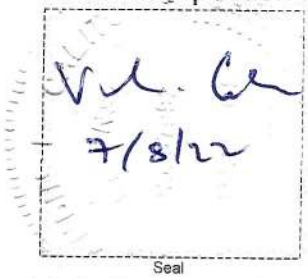
STRUCTURAL SAFETY INSPECTION REPORT FORM

Inspection Firm or Individual Name: VLC ONE, INC.
Address: 1722 SHERIDAN STREET, #129, HOLLYWOOD, FL 33020
Telephone Number: 954-864-2775
Inspection Commenced Date: 06/24/2022 Inspection Completed Date: 06/24/2022

No Repairs Required Repairs are required as outlined in the attached inspection report

Licensed Professional,
Engineer/Architect Name: VANDIN CALITU, P.E.
License Number: FL PE 57982
I am qualified to practice in the discipline in which I am hereby signing.
Signature V. C. Date: 07/08/2022



Seal

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: CROMWELL WEST CONDO

b. Street Address: 1731 SE 15 STREET, FORT LAUDERDALE FL 33316-3031

c. Legal Description: CROMWELL WEST CONDO PER CDO BK/PG: 5218/436

d. Owner's Name: CROMWELL WEST CONDO

e. Owner's Mailing Address: 1731 SE 15 STREET, FORT LAUDERDALE FL 33316-3031

f. Folio Number of Property on which Building is Located: 504214AG

g. Building Code Occupancy Classification: CONDOMINIUM

h. Present Use: CONDOMINIUM

i. General Description, Type of Construction: CMU BLOCK Square Footage: 18,778 Number of Stories: 6

j. Special Features:
STRUCTURE IS A SIX STORY CONDOMINIUM BUILDING, CONSTRUCTED IN 1973.

k.Addition Comments:
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 AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE BUILDING BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

l. Additions to original structure: NONE

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant): GOOD
1. Bulging: NONE
2. Settlement: NONE
3. Deflections: NONE
4. Expansion: NONE
5. Contraction: NONE
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other): NONE
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains: ALL CONCRETE SURFACES APPEAR IN GOOD CONDITION
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

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

NONE

f. Previous patching or repairs:

NONE

g. Nature of present loading indicate residential, commercial, other estimate magnitude:

RESIDENTIAL = ESTIMATED 100 PSF (LL); ROOF = ESTIMATED 30 PSF (LL)

3. INSPECTIONS

a. Date of notice of required inspection: 4/15/2022

b. Date(s) of actual inspection: 6/24/2022

c. Name and qualifications of individual submitting report:

VANDIN CALITU, P.E.

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

N/A

e. Structural repair-note appropriate line:

1. None required: NO REPAIRS REQUIRED

2. Required (describe and indicate acceptance):

4. SUPPORTING DATA

a. N/A _____ sheet written data

b. N/A _____ photographs

c. N/A _____ drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:
a. Concrete masonry units: GOOD
b. Clay tile or terra cota units:
c. Reinforced concrete tie columns: GOOD
d. Reinforced concrete tie beams: GOOD
e. Lintel: GOOD
f. Other type bond beams: GOOD
g. Masonry finishes -exterior:
1. Stucco: GOOD
2. Veneer:
3. Paint only:
4. Other (describe):
h. Masonry finishes - interior: GOOD
1. Vapor barrier:
2. Furring and plaster:
3. Paneling: DRYWALL - GOOD
4. Paint only: GOOD
5. Other (describe):
i. Cracks:
1. Location – note beams, columns, other: NO CRACKS
2. Description: N/A
j. Spalling:
1. Location – note beams, columns, other: NO SPALLING
2. *Description:* N/A
k. Rebar corrosion-check appropriate line:
1. None visible: NO REBAR CORROSION
2. Minor-patching will suffice:
3. Significant-but patching will suffice:

4. Significant-structural repairs required:

l. Samples chipped out for examination in spall areas:

1. No: NO SPALL AREAS

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):

FLAT ROOF ON CONCRETE DECK WITH MODIFIED BITUMEN IN GOOD CONDITION

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

AIR CONDENSING UNITS ON PROPERLY ANCHORED METAL STANDS

3. Note types of drains and scuppers and condition:

ROOF GUTTERS AND DOWNSPOUTS IN GOOD CONDITION

b. Floor system(s):

1. Describe (type of system framing, material, spans, condition):

REINFORCED CONCRETE SLAB ON GRADE 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:

ALL AREAS ARE EXPOSED AND EASY TO INSPECT

7. STEEL FRAMING SYSTEM

a. Description:

N/A

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

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

CONCRETE FLOOR IN GOOD CONDITION.

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

N/A

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

CBS LOAD BEARING WALLS WITH CONCRETE COLUMNS AND BEAMS IN GOOD CONDITION

b. Cracking:

1. Not significant: YES
2. Location and description of members affected and type cracking:

c. General condition:

GOOD

d. Rebar corrosion – check appropriate line:

1. None visible: YES
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: NO SPALL AREAS
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): ALUMINUM FIXED WINDOWS
b. Anchorage- type and condition of fasteners and latches: SCREWS IN GOOD CONDITION
c. Sealant – type of condition of perimeter sealant and at mullions: CAULKING IN GOOD CONDITION
d. Interiors seals – type and condition at operable vents: CAULKING IN GOOD CONDITION
e. General condition: GOOD

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:
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: