

Property Consulting Group, Inc.

Date: September 25, 2017

Prepared for: Oakridge V Condominium Association

In Care of: Bonnie Platti
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301 Yamato Road, Suite 1240
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Reference Job #: 18-52

Reference: Broward County 40 Year Building Safety Inspection

Folios # 4842-03-D1-0010...0560

Oakridge V Condominium

1101-4114 Oakridge V

Deerfield Beach, Florida 33442

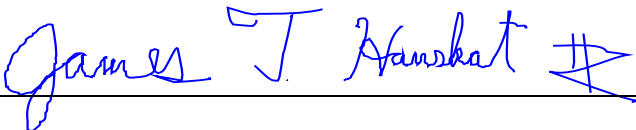
James Hanskat, P.E. has performed structural and electrical inspections of the above-referenced property located in Broward County, Florida in accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05.

Based upon our findings during the inspection of the building we recommend that the building be recertified for the next ten years. The building is structurally and electrically safe for specified use and continued occupancy.

Please find attached, our report which we will submit to the City of Deerfield Beach Building Department with the required review fee of \$ 300 and we will add this fee to your invoice.

Let us know if you have any questions.

Signature:



Print Name: James Hanskat, P.E., # 49801 Date: September 25, 2017

Property Consulting Group, Inc.

Date: September 25, 2017

Attention: City of Deerfield Beach Building Department
Building Department
150 NE 2nd Avenue
Deerfield Beach, FL 33441
Sheila Oliver, Chief Building Official
soliver@cgasolutions.com

Reference Job #: 18-52

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Folios # 4842-03-D1-0010...0560
Oakridge V Condominium
1101-4114 Oakridge V
Deerfield Beach, Florida 33442

James Hanskat, P.E. has performed structural and electrical inspections of the above-referenced property located in Broward County, Florida 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.

Based upon our findings during the inspection of the building we recommend that the building be structurally recertified for the next ten years. The building is structurally safe for specified use and continued occupancy.

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 or electrical system. 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.

Signature: _____

James J. Hanskat #

Print Name: James Hanskat, P.E., # 49801 Date: September 25, 2017

Building Safety Inspection Report Form

Amended 3/15/12

Building Information

Building / Structure address 1101-4114 Oakridge V

Legal description Oakridge V Condominium as recorded in the official records of Broward County, Florida

Folio Number of Building /Structure 4842-03-D1-0010...0560

Owner's name Oakridge V Condominium Association

Owner's mailing address Oakridge V
Deerfield Beach, FL 33442

Building Code Occupancy Classification Residential Group R or equivalent at time of construction.

Type of Construction Type I or equivalent at time of construction.

Size (Square footage) Unknown

Number of Stories 4



Inspection Firm

Inspection Firm or Individual: Property Consulting Group, Inc.

Address: 2722 NE 1st Street, Suite 2 Pompano Beach, Florida 33062

Telephone Number: Office (954) 946-7763 Fax (954) 946-7559

Inspection Commencement Date: September 21, 2017 Inspection Completion Date September 21, 2017

Inspection Made By: James Hanskat, P.E.

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 the required safety inspection has been completed.

- No repairs required.
- Repairs are required as outlined in the attached report.

Licensed Professional

Engineer / Architect James Hanskat, P.E.

License # 49801

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

Signature and Date James J. Hanskat #

Seal

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection report and the Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as a guarantee or warranty for any portions of the structure. 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. Minor repairs not adversely impacting the structural safety of the structure are not considered to be part of the scope of this inspection and should be addressed as a part of normal routine maintenance.

I. Masonry Walls:

A. Description: The exterior walls of the building are constructed with concrete block and reinforced concrete tie-beams and tie-columns. The exterior walls are supported by reinforced concrete spread footings or piles. The exterior walls of the building have a painted stucco finish.

- 1. Concrete Masonry Units (X)
- 2. Clay Tile or Terra Cotta Units ()
- 3. Reinforced Concrete Tie Columns (X)
- 4. Reinforced Concrete Tie Beams (X)
- 5. Lintels (X)
- 6. Other Type Bond Beams ()

B. Cracks: Identify crack as: Hairline (barely visible), Fine (< 1 mm), Medium (1 to 2 mm), Wide (over 2mm)

- 1. Location: (note beams, columns, other) - Fine minor cracks were noted in an isolated areas at the base of the columns along the catwalks where the columns terminate at an expansion joint. Minor fine cracking noted on baluster in an isolated areas.
- 2. Comments: The cracks were noted to be minor in nature and should be addressed as a part of routine maintenance during routine exterior painting. These areas should be monitored over the next ten (10) years.

C. Spalling:

- 1. Location: (note beams, columns, other) - Fine minor spalling were noted in an isolated areas at the base of the columns along the catwalks where the columns terminate at an expansion joint. Minor fine spalling noted on the balusters in isolated areas.
- 2. Comments: The fine spalling was noted to be minor in nature and should be addressed as a part of routine maintenance during routine exterior painting. These areas should be monitored over the next ten (10) years.

D. Rebar Corrosion:

- 1. None Visible (X)
- 2. Minor ()
- 2. Significant -structural repairs required ()

II. Roof and Floor Systems:

- A. Roof: Describe type of framing system (flat, slope, type of roofing, type of roof deck, and condition)
 - 1. Description: The flat roof of the building is constructed over concrete decking. The roof is finished with built up roofing materials and has a tar and gravel roof covering. The roof was noted to be in good condition.
 - 2. Heavy Equipment Locations: HVAC equipment located on elevated metal stands on the roof. Metal stands noted to be in good condition.
 - 3. Drains and Scuppers: The roof is pitched towards the roof drains and the run off is mitigated by a downspout system. Noted to be in good condition.
- B. Floor System(s):
 - 1. Description: The floors are reinforced concrete slab on grade construction. The floors above grade are reinforced concrete. Noted to be in good condition.
 - 2. Heavy Equipment Locations: None noted.
 - 3. Comments: Spans appear to be sufficient for present loading. Floors are in good condition.

III. Steel Framing Systems:

- A. Description: Metal Stands for roof top HVAC equipment.
- B. Condition of Exposed Steel: Good.
- C. Condition of Concrete or other Fireproofing: N/A
- D. Elevator Sheave Beams & Connections/ Machine Floor Beams: N/A

IV. Concrete Framing Systems:

- A. Description: The exterior walls of the building are constructed with concrete block and reinforced concrete tie-beams and tie-columns. The exterior walls are supported by reinforced concrete spread footings or piles. The exterior walls of the building have a painted stucco finish. The exterior stairs and catwalks are constructed with reinforced concrete.
- B. Cracking:
 - 1. Not Significant (X)
 - 2. Location and Description of Members Affected and Type of Cracking: No cracking of the concrete framing systems was visible at time of final inspection.

C. General Condition: Good.

D. Rebar Corrosion:

1. None Visible (X)

2. Minor ()

3. Significant - Structural repairs required (describe) ()

V. Windows:

A. Type and Material: The subject property has been provided with either single hung or awning style windows set in aluminum frames.

B. Type and Condition of Fasteners: Screws and expansion anchors or Tapcons are used to fasten the windows. All fasteners were noted to be in good condition.

C. Type and Condition of Sealants: Due to design and use, sealant is not significant. Windows are sealed at sills and flanges with caulking as needed. Noted to be in good condition.

D. Interior Seals: Interior seals on operable vents appeared to be in good condition.

E. General Condition: Good.

VI. Wood Framing:

A. Description of Wood Framing Systems: There is light construction non-load bearing interior wood framing for interior partitions.

B. Condition of Connectors: All connectors inspected appeared to be in good condition.

C. Wood Rot or Termite Damage: No wood rot or termite damage was noted.

D. Alignment Problems: No alignment problems were noted.

E. Bearing Deficiencies: No bearing deficiencies were noted.

F. Significant Damage Affecting Safety: No significant damage affecting safety was noted.

VII. Exterior Finishes:

- A. Stucco: Good.
- B. Veneer: None.
- C. Soffits: None.
- D. Ceiling: Good.
- E. Other: None.

Building Safety Inspection Report Form

Amended 3/15/12

Building Information



Building / Structure address 1101-4114 Oakridge V
 Legal description Oakridge V Condominium as recorded in the official records of Broward County, Florida
 Folio Number of Building /Structure 4842-03-D1-0010...0560
 Owner's name Oakridge V Condominium Association
 Owner's mailing address Oakridge V
 Deerfield Beach, FL 33442
 Building Code Occupancy Classification Residential Group R or equivalent at time of construction.
 Electrical Installation National Electrical Code (NEC) in effect at the time of construction.
 Size (Square footage) Unknown
 Number of Stories 4

Inspection Firm

Inspection Firm or Individual: Property Consulting Group, Inc.
 Address: 2722 NE 1st Street, Suite 2 Pompano Beach, Florida 33062
 Telephone Number: Office (954) 946-7763 Fax (954) 946-7559
 Inspection Commencement Date: August 7, 2017 Inspection Completion August 7, 2017
 Inspection Made By: James Hanskat, P.E.

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 the required safety inspection has been completed.

| | | |
|---|--|------|
| <input checked="" type="checkbox"/> | No repairs required. | |
| <input type="checkbox"/> | Repairs are required as outlined in the attached report. | |
| Licensed Professional | | |
| Engineer / Architect | <u>James Hanskat, P.E.</u> | |
| License # | <u>49801</u> | |
| "I am qualified to practice in the discipline in which I am hereby signing" | | |
| Signature and Date | <u>James J. Hanskat #</u> | Seal |

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection report and the Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as a guarantee or warrantee for any portions of the structure. 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. Minor repairs not adversely impacting the electrical safety of the structure are not considered to be part of the scope of this inspection and should be addressed as a part of normal routine maintenance.

I. ELECTRIC SERVICE:

- 1. Voltage: Amperage: Fuses (X) Breaker ()
120/240V 400-600 Amp Mains
- 2. Phase: Single Phase (X) Three Phase ()
- 3. Condition: Code Compliant (X) Requires Repair ()
- 4. Comments: The electrical service is in good condition

II. METER AND ELECTRIC ROOMS:

- 1. Clearances: Code Compliant (X) Requires Repair ()
- 2. Comments: Clearances are adequate.

III. SWITCHBOARDS/METER/MOTOR CONTROL CENTERS:

- 1. Condition: Code Compliant (X) Requires Repair ()
- 2. Comments: All meters and switches were in good condition.

IV. GROUNDING OF SERVICE:

- 1. Service: Code Compliant (X) Requires Repair ()
- 2. Equipment: Code Compliant (X) Requires Repair ()
- 4. Comments: Service is grounded to a water pipe and/or driven ground rod.

V. CONDUCTORS AND CABLES:

- 1. Condition: Code Compliant (X) Requires Repair ()
- 2. Comments: Good condition.

VI. AUXILIARY GUTTERS/WIREWAYS/BUSWAYS:

- 1. Condition: Code Compliant (X) Requires Repair ()
- 2. Comments: Good condition.

VII. ELECTRICAL PANELS:

- 1. Location: The dwelling units have 125 Amp sub-panels with 100Amp service breakers. There are 200 Amp house panels. The sub-panels are protected by breakers.
- 2. Clearance: Code Compliant (X) Requires Repair ()
- 3. Identification: Code Compliant (X) Requires Repair ()
- 4. Comments: All panels and Sub-panels were noted to be in good condition.

VIII. DISCONNECTS:

- 1. Location: Meter Rooms
- 2. Clearance: Code Compliant (X) Requires Repair ()
- 3. Identification: Code Compliant (X) Requires Repair ()
- 4. Comments: All main disconnects appeared to be in good condition.

IX. BRANCH CIRCUITS:

- 1. Identification: Code Compliant (X) Requires Repair ()
- 2. Comments: None.

X. CONDUITS/RACEWAYS:

- 1. Condition: Code Compliant (X) Requires Repair ()
- 2. Comments: None.

XI. LOW VOLTAGE WIRING METHODS:

- 1. Condition: Code Compliant (X) Requires Repair ()
- 2. Comments: None.

XII. BUILDING ILLUMINATION:

- 1. Building Egress: Code Compliant (X) Requires Repair ()
- 2. Emergency: Code Compliant (X) Requires Repair ()
- 3. Exit Signs: Code Compliant (X) Requires Repair ()
- 4. Comments: Building appears to have adequate illumination.

XIII. FIRE ALARM SYSTEM:

- 1. Condition: Code Compliant (X) Requires Repair ()
- 2. Comments: The fire alarm system was noted to be last inspected on December 2016 and is current.

XIV. SMOKE DETECTORS:

- 1. Condition: Code Compliant (X) Requires Repair ()
- 2. Comments: Hard wired smoke detectors have been provided in the dwelling units.

XV. GENERATOR:

- 1. Emergency: Code Compliant () Requires Repair ()
- 2. Standby/Optional: Code Compliant () Requires Repair ()
- 3. Comments: N/A-None provided.

XVI. SITE WIRING:

- 1. Condition: Code Compliant (X) Requires Repair ()
- 2. Comments: Site wiring appears to be in good condition.

XVII. SWIMMING POOL/SPA WIRING:

- 1. Condition: Code Compliant () Requires Repair ()
- 2. Comments: N/A-No pool or spa provided on the property.

XVIII. WIRING TO MECHANICAL EQUIPMENT:

- 1. Condition: Code Compliant (X) Requires Repair ()
- 2. Comments: All mechanical equipment appears to be in good condition. The elevator appeared to be in good condition.

XIX. GENERAL ADDITIONAL COMMENTS:

Comments: Overall condition of electrical service, panels, raceways, and conductors is good. Stab Lok main breakers were noted in some areas. These type of breakers are known to have issues and should be routinely monitored to verify proper operation and condition.