

Absolute
Civil
Engineering
Solutions LLC

40-YEAR AND OLDER BUILDING SAFETY INSPECTION

PREPARED FOR:

LAUDERDALE OAKS
BUILDING EIGHT
2881 NW 47TH TERRACE
LAUDERDALE LAKES, FLORIDA 33313
ATTN: PETER GENNETTE

SUBMITTED TO:

CITY OF LAUDERDALE LAKES BUILDING DEPARTMENT
3521 NW 43RD AVENUE
LAUDERDALE LAKES, FLORIDA 33319
ATTN: DEAN DECKER, BUILDING OFFICIAL

PROJECT:

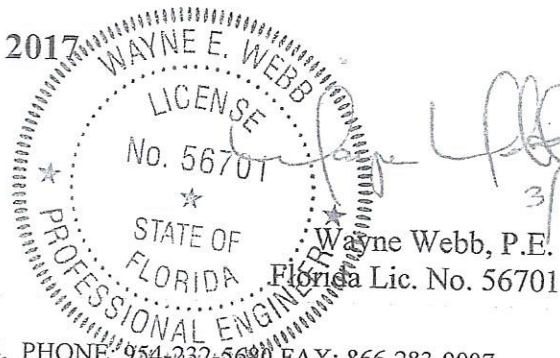
FOUR-STORY CONDOMINIUM BUILDING
FOLIO NO: 4941-25-BA-0000

ADDRESS:

LAUDERDALE OAKS
BUILDING EIGHT
2881 NW 47TH TERRACE
LAUDERDALE LAKES, FLORIDA 33313

ACES PROJECT NUMBER: 2017-015

MARCH 9, 2017



Lauderdale Oaks
Building Eight
2881 NW 47th Avenue
Lauderdale Lakes, FL 33313
Attn: Peter Gennette

City of Lauderdale Lakes Building Department
3521 NW 43rd Avenue
Lauderdale Lakes, FL 33319
Attn: Dean Decker, Building Official

Re: 40-Year Old Building Certification
Lauderdale Oaks, Building Eight, 2881 NW 47th Avenue, Lauderdale Lakes, FL 33313
As per Broward County Board of Rules and Appeals Policy #05-05
Legal as per Appraisal Office: LAUDERDALE OAKS NO 6 CONDO (AKA BLDG 8)

Dear Sir:

Pursuant to your authorization, Absolute Civil Engineering Solutions, LLC performed a 40-year old building inspection on March 9, 2017 on the above referenced structure. The purpose of the inspection was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

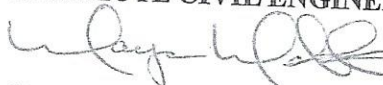
The subject building is a four (4)-story structure comprised of forty (40) total residential units. The structure is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and brick veneer all supported on what appears to be a shallow foundation system. The structure has a flat roof system covered with bituminous roofing membrane. The floor elevation of the structure is higher than the street elevation and surface drainage into the yard and towards the street provides the primary drainage for the property. For the purposes of this report, as a reference, the front of the building faces primarily to the east.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0.

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,

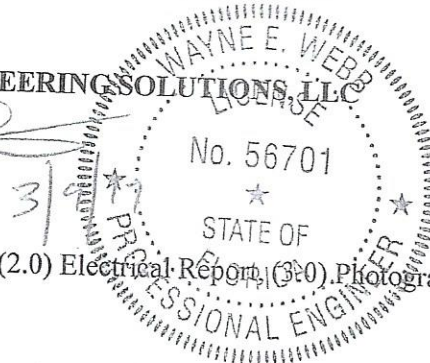
ABSOLUTE CIVIL ENGINEERING SOLUTIONS, LLC



Wayne Webb, PE

Project Manager

Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map



ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM

Broward County Board of Rules and Appeals
Building Safety inspection Report Form

Policy # 05-05
Effective: 01/01/06
Amended 03/15/12

STRUCTURAL

Building Information

Building/Structure Address 2881 NW 47TH TERRACE, LAUDERDALE LAKES, FL 33313

Folio # of Building/Structure 4941-25-BA-0000

Owner's name PETER GENNETTE (OWNER'S REP)

Owner's mailing address 2881 NW 47TH TERRACE, LAUDERDALE LAKES, FL 33313

Building Code Occupancy

Classification RESIDENTIAL In accordance with Building Code Edition 1970

Type of Construction CMU STRUCTURE In accordance with Building Code Edition 1970

Size (Footprint) 55,000 SF (40 units)

Number of Stories FOUR (4)

Inspection Form

Inspection Firm or Individual ABSOLUTE CIVIL ENGINEERING SOLUTIONS, LLC

Address 4121 SW 47TH AVENUE, SUITE 1319, DAVIE, FL 33314

Phone 954-349-8797

Inspection Commencement Date: 03/09/17 Inspection Completion Date: 03/09/17

Inspection made by WAYNE WEBB P.E., 56701

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 inspection report.

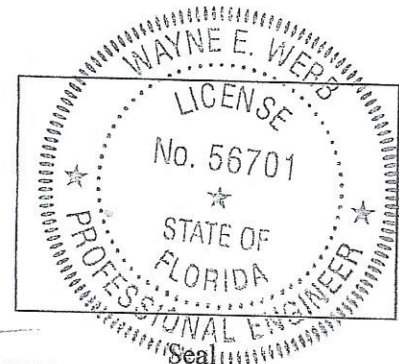
Licensed Professional
Engineer/ Architect WAYNE WEBB P.E.

License # 56701

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

Signature and Date


3/9/17



As a routine matter and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed 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.

MINIMUM INSPECTION GUIDELINES FOR BUILDING SAFETY INSPECTION
STRUCTURAL

III. Steel Framing Systems:

A. Description

THE STRUCTURE DOES NOT HAVE A STEEL FRAMING SYSTEM.

B. Exposed Steel - describe condition of paint & degree of corrosion:

NO SIGNIFANT AREAS OF EXPOSED STEEL WERE OBSERVED.

C. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection:

NO SIGNIFICANT SPALLING WAS OBSERVED.

D. Elevator sheaves, beams, connections, and machine floor beams - note condition:

FAIR TO GOOD CONDITION.

IV. Concrete Framing Systems:

A. Full description of structural system:

THE SUBJECT BUILDING IS A FOUR (4) STORY CONDOMINIUM COMPRISED OF FORTY (40) TOTAL RESIDENTIAL UNITS. THE STRUCTURE IS CONSTRUCTED WITH CONCRETE MASONRY UNIT (CMU) BLOCKS COVERED WITH PAINTED STUCCO AND BRICK VENEER ALL SUPPORTED ON WHAT APPEARS TO BE A SHALLOW FOUNDATION SYSTEM. THE STRUCTURE HAS A FLAT ROOF SYSTEM COVERED WITH BITUMINOUS ROOFING MEMBRANE. THE FLOOR ELEVATION OF THE STRUCTURE IS HIGHER THAN THE STREET ELEVATION AND SURFACE DRAINAGE INTO THE YARD AND TOWARDS THE STREET PROVIDES THE PRIMARY DRAINAGE FOR THE PROPERTY. FOR THE PURPOSES OF THIS REPORT, AS A REFERENCE, THE FRONT OF THE BUILDING FACES PRIMARILY TO THE EAST.

Broward County Board of Rules and Appeals
Building Safety inspection Report Form

Policy # 05-05
Effective: 01/01/06
Amended 03/15/12

ELECTRICAL

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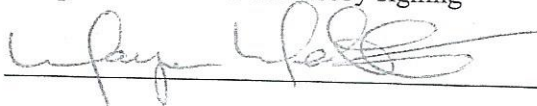
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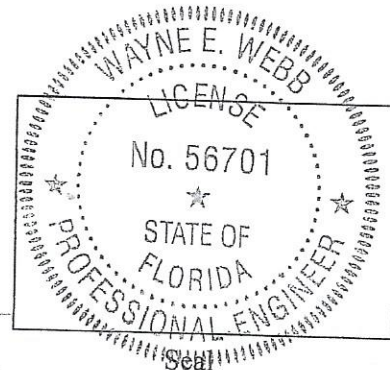
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Licensed Professional
Engineer/ Architect WAYNE WEBB, P.E.
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