



**Absolute  
Civil  
Engineering  
Solutions LLC**

**FIFTY-YEAR BUILDING SAFETY INSPECTION**

**PREPARED FOR:**

MR. MAURICE BOUGEOIS  
LAUDERDALE LAKES CONDO 6, INC.  
2881 NW 47<sup>TH</sup> TERRACE  
LAUDERDALE LAKES, FL 33313

**SUBMITTED TO:**

CITY OF LAUDERDALE LAKES, BUILDING DEPARTMENT  
4300 NW 36<sup>TH</sup> STREET  
LAUDERDALE LAKES, FL 33319  
ATTN: ROMAN SANCHEZ, BUILDING OFFICIAL

**PROJECT:**

FOUR STORY CONCOMINIUM BUILDING  
FOLIO NOS: 494125BA0010 – 494125BA0400

**ADDRESS:**

2881 NW 47<sup>TH</sup> TERRACE  
LAUDERDALE LAKES, FL 33313

**ACES PROJECT NUMBER: 2021-232**

**DECEMBER 27, 2021**

Wayne Webb, P.E.  
Florida Lic. No. 56701

Lauderdale Oaks Condo 6, Inc.  
2881 NW 47<sup>th</sup> Terrace  
Lauderdale Lakes, FL 33313  
Attention: Mr. Maurice Bougeois

City of Lauderdale Lakes Building Department  
4300 NW 36<sup>th</sup> Street, Lauderdale Lakes, Fl. 33319  
Attn: Roman Sanchez, Building Official

**Subject: 50 Year and Older Building Certification  
2881 NW 47<sup>th</sup> Terrace, Lauderdale Lakes, Florida 33313  
As per Broward County Board of Rules and Appeals Policy #05-05  
Legal as per Appraisal Office: Lauderdale Lakes Condominium  
Folio#s 494125BA0010- 494125BA0400**

Dear Mr. Sanchez:

Pursuant to your authorization, **Absolute Civil Engineering Solutions, LLC (ACES)** performed a 50-year old building safety inspection on December 13, 2021 at the above referenced structure. The purpose of the inspection was to check the condition of the referenced building for structural and electrical components as per the guidelines for certification for 40/50-year old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

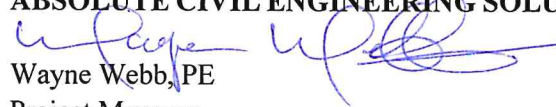
The subject structure is a 40 Unit, Four Story condominium building with an approximate Building Square Footage of 37,806 SF. The structure is constructed with concrete block covered with painted stucco and supported on what appears to be a shallow foundation system. The structure has a flat roof, clad with built up composite roofing. 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.

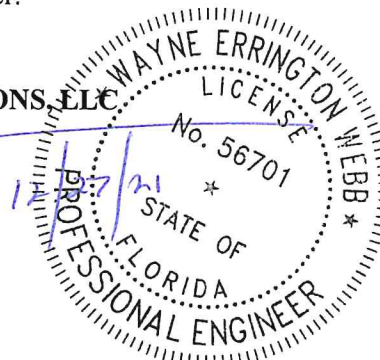
Based on our inspection, it is our professional opinion that the structural and electrical components inspected are in fair condition. The building is in general safe for its intended use at this time. However, it is recommended that the items in the structural/electrical punch list be repaired and re-inspected in the near future. The structural/electrical punch list is provided in Attachment 5.0. 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). The site location sketch 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**

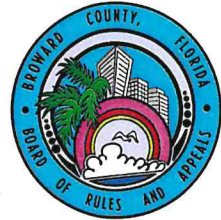
  
Wayne Webb, PE  
Project Manager



Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Site Photographs, (4.0) Site Location Sketch, (5.0) Structural/Electrical Punch List.

## **ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: Absolute Civil Engineering Solutions, LLC

Address: 4121 SW 47th Avenue, Suite 1319, Davie, Florida 33314

Telephone Number: 954-349-8797

Inspection Commenced Date: 12/13/2021 Inspection Completed Date: 12/13/2021

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

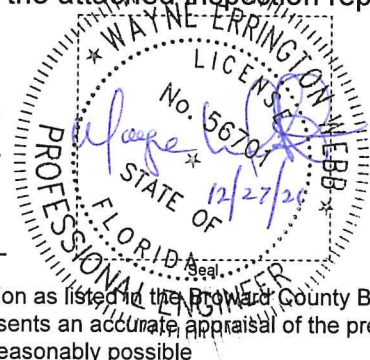
Licensed Professional,

Engineer/Architect Name: Wayne Webb, P.E

License Number: PE 56701

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

Signature *Wayne Webb* Date: 12/27/2021



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

<b>DESCRIPTION OF STRUCTURE</b>			
a. Name on Title:	<u>Lauderdale Oaks Condo 6</u>		
b. Street Address:	<u>2881 NW 47 Terrace, Lauderdale Lakes, Florida 33313</u>		
c. Legal Description:	<u>Lauderdale Oaks Condo 6 Unit 101-410 (AKA Bldg 8) Per Cdo Bk/Pg: 4229/818</u>		
d. Owner's Name:	<u>Lauderdale Oaks Condo 6</u>		
e. Owner's Mailing Address:	<u>2881 NW 47 Terrace, Lauderdale Lakes, Florida 33313</u>		
f. Folio Number of Property on which Building is Located:	<u>494125BA0010 - 494125BA0400</u>		
g. Building Code Occupancy Classification:	<u>Residential Group R-2</u>		
h. Present Use:	<u>Condominium</u>		
i. General Description, Type of Construction:	<u>CBS</u>	Square Footage: <u>37,806</u>	Number of Stories: <u>4</u>
j. Special Features:			
k. Addition Comments:	<u>Year built - 1971</u>		

I. Additions to original structure:

None noted

## 2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging: Fair

2. Settlement: Fair

3. Deflections: Fair

4. Expansion: Fair

5. Contraction: Fair

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other):

Walls and roof areas with spalled concrete and significant cracks in areas as noted

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

Surfaces in fair condition with no major signs of peeling, moisture or stains and isolated areas of spalling, and cracking.

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:

Hairline, medium and wide cracks in structural walls

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

Minor signs of deterioration consistent with the building's age as well as isolated instances of cracking and spalling.

f. Previous patching or repairs:

Limited to standard maintenance, concrete patches along walkways.

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

Residential loading

### 3. INSPECTIONS

a. Date of notice of required inspection: 1971- 50 Year inspection

b. Date(s) of actual inspection: December 13, 2021

c. Name and qualifications of individual submitting report:

Wayne Webb, P.E.

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

None Required

e. Structural repair-note appropriate line:

1. None required:

2. Required (describe and indicate acceptance):

Restore/repair cracked, spalled, and deteriorated concrete

### 4. SUPPORTING DATA

a. Yes \_\_\_\_\_ sheet written data

b. Yes \_\_\_\_\_ photographs

c. Yes \_\_\_\_\_ drawings or sketches

<b>5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:</b>
a. Concrete masonry units: <b>Fair</b>
b. Clay tile or terra cotta units: <b>N/A</b>
c. Reinforced concrete tie columns: <b>Fair</b>
d. Reinforced concrete tie beams: <b>Fair</b>
e. Lintel: <b>Fair</b>
f. Other type bond beams: <b>Fair</b>
g. Masonry finishes -exterior: <b>Fair</b>
1. Stucco: <b>Fair</b>
2. Veneer: <b>Fair</b>
3. Paint only: <b>Fair</b>
4. Other (describe):
h. Masonry finishes - interior: <b>Fair</b>
1. Vapor barrier: <b>Fair</b>
2. Furring and plaster: <b>Fair</b>
3. Paneling: <b>Fair</b>
4. Paint only: <b>Fair</b>
5. Other (describe):
i. Cracks:
1. Location – note beams, columns, other: <b>Hairline, medium and wide cracks in exterior walls</b>
2. Description:
j. Spalling:
1. Location – note beams, columns, other: <b>Roof structure with spalling concrete observed</b>
2. Description:
k. Rebar corrosion-check appropriate line:
1. None visible:
2. Minor-patching will suffice: <b>Concrete must be restored/repared. Rusted rebar observed.</b>
3. Significant-but patching will suffice:

4. Significant-structural repairs required:
I. Samples chipped out for examination in spall areas:
1. No: None noted
2. Yes – describe color, texture, aggregate, general quality:

<b>6. FLOOR AND ROOF SYSTEM</b>
a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition):  Flat roof construction
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:  HVAC system on roof, support in fair condition
3. Note types of drains and scuppers and condition:  Primary roof drains and overflow scuppers in fair condition
b. Floor system(s):
1. Describe (type of system framing, material, spans, condition):  Poured in place, rebar reinforced concrete flooring system in fair 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 were available for inspection

<b>7. STEEL FRAMING SYSTEM</b>
a. Description:  N/A



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

N/A

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

N/A

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

N/A

## 8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

Shallow foundation system with concrete masonry superstructure and flat roof.

b. Cracking:

1. Not significant: Hairline, medium and wide cracks present

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

c. General condition:

Concrete superstructure in fair condition

d. Rebar corrosion – check appropriate line:

1. None visible:

2. Location and description of members affected and type cracking: Roof area; spalled concrete with visible rusted rebar

3. Significant but patching will suffice:

4. Significant – structural repairs required (describe):

e. Samples chipped out in spall areas:

1. No: None visible

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

<b>9. WINDOWS</b>	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	Aluminum windows in fair condition
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:	Fair
e. General condition:	Fair

<b>10. WOOD FRAMING</b>	
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:	N/A
c. Joints – note if well fitted and still closed:	N/A
d. Drainage – note accumulations of moisture:	N/A
e. Ventilation – note any concealed spaces not ventilated:	N/A
f. Note any concealed spaces opened for inspection:	N/A

**ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

# ELECTRICAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: Absolute Civil Engineering Solutions

Address: 4121 SW 47th Ave, Suite 1319, Davie FL 33314

Telephone Number: (954) 349-8797

Inspection Commenced Date: 12/13/21 Inspection Completed Date: 12/13/21

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

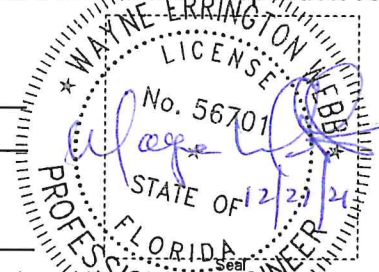
Licensed Professional,

Engineer/Architect Name: Wayne Webb, P.E. / Mario Valdes

License Number: PE 56701 / BN6909

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

Signature *[Handwritten Signature]* Date: 12/27/21



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

## DESCRIPTION OF STRUCTURE

a. Name on Title: <u>Lauderdale Oaks Condo 6</u>		
b. Street Address: <u>2881 NW 47 Terrace, Lauderdale Lakes, Florida 33313</u>		
c. Legal Description: <u>Lauderdale Oaks Condo 6 Unit 101-410 (AKA Bldg 8) Per Cdo Bk/Pg: 4229/818</u>		
d. Owner's Name: <u>Lauderdale Oaks Condo 6</u>		
e. Owner's Mailing Address: <u>2881 NW 47 Terrace, Lauderdale Lakes, Florida 33313</u>		
f. Folio Number of Property on which Building is Located: <u>494125BA0010 - 494125BA0400</u>		
g. Building Code Occupancy Classification: <u>Residential Group R-2</u>		
h. Present Use: <u>Condominium Building</u>		
i. General Description, Type of Construction: <u>CBS</u>	Square Footage: <u>37,806</u>	Number of Stories: <u>4</u>
j. Special Features:		

k. Additional Comments:

Year built - 1971

**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES**

**1. ELECTRIC SERVICE**

1. Size:	Amperage	<input type="text" value="1200A"/>	Fuses	<input type="text"/>	Breakers	<input type="text" value="1200A"/>
2. Phase:	Three Phase	<input type="checkbox"/>	Single Phase	<input checked="" type="checkbox"/>	Needs Repair	<input type="checkbox"/>
3. Condition:	Good	<input type="checkbox"/>	Fair	<input checked="" type="checkbox"/>		
Comments:						

**2. METER AND ELECTRIC ROOM**

1. Clearances:	Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Requires Correction	<input type="checkbox"/>
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Comments:

**3. GUTTERS**

Location:	Good	<input checked="" type="checkbox"/>	Requires Repair	<input type="checkbox"/>
Taps and Fill:	Good	<input checked="" type="checkbox"/>	Requires Repair	<input type="checkbox"/>

Comments:

**4. ELECTRICAL PANELS**

Location:                      Good                       Needs Repair

1. Panel #( A            )

Good                       Needs Repair

2. Panel #( B            )

Good                       Needs Repair

3. Panel #( C            )

Good                       Needs Repair

4. Panel #( D            )

Good                       Needs Repair

5. Panel #( E            )

Good                       Needs Repair

Comments:

**5. BRANCH CIRCUITS:**

1. Identified:                      Yes                       Must be identified

2. Conductors:                      Good                       Deteriorated                       Must be replaced

Comments:

**6. GROUNDING SERVICE:**

Good

Repairs Required

Comments:

**7. GROUNDING OF EQUIPMENT:**

Good

Repairs Required

Comments:

**8. SERVICE CONDUITS/RACEWAYS:**

Good

Repairs Required

Comments:

**9. SERVICE CONDUCTOR AND CABLES:**

Good

Repairs Required

Comments:

**10. TYPES OF WIRING METHODS:**

Conduit Raceways:	Good	<input checked="" type="checkbox"/>	Repairs Required	<input type="checkbox"/>
Conduit PVC:	Good	<input checked="" type="checkbox"/>	Repairs Required	<input type="checkbox"/>
NM Cable:	Good	<input checked="" type="checkbox"/>	Repairs Required	<input type="checkbox"/>
BX Cable:	Good	<input checked="" type="checkbox"/>	Repairs Required	<input type="checkbox"/>

**11. FEEDER CONDUCTORS:**

Good  Repairs Required

Comments:

**12. EMERGENCY LIGHTING:**

Good  Repairs Required

Comments:

**13. BUILDING EGRESS ILLUMINATION:**

Good  Repairs Required

Comments:



**14. FIRE ALARM SYSTEM:**

Good

Repairs Required

Comments:

**15. SMOKE DETECTORS:**

Good

Repairs Required

Comments:

**16. EXIT LIGHTS:**

Good

Repairs Required

Comments:

**17. EMERGENCY GENERATOR:**

Good

Repairs Required

Comments:

N/A

**18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:**

Good

Repairs Required

Comments:

**19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:**

Good

Repairs Required

Comments:

**20. SWIMMING POOL WIRING:**

Good

Repairs Required

Comments:

N/A

**21. WIRING TO MECHANICAL EQUIPMENT:**

Good

Repairs Required

Comments:

Provide repairs to electrical connections for AC unit disconnects on the rooftop.

**22. ADDITIONAL COMMENTS:**

[Empty rectangular box for additional comments]

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

# *Absolute Civil Engineering Solutions, LLC*

ACES Project #: 2021-232 – 40-Year and Older Building Safety Inspection  
Address: 2881 NW 47<sup>th</sup> Terrace, Lauderdale Lakes, FL 33313



**1: View of the east entrance to the subject building; facing west.**



**2: View of the northeast elevation of the subject building; facing north.**



**3: View of the northeast elevation of the subject building; facing south.**

# *Absolute Civil Engineering Solutions, LLC*

ACES Project #: 2021-232 – 40-Year and Older Building Safety Inspection  
Address: 2881 NW 47<sup>th</sup> Terrace, Lauderdale Lakes, FL 33313



**4: View of the north elevation of the subject building; facing west**



**5: View of the north elevation of the subject building; facing east.**



**6: View of the west elevation of the subject building; facing south**

# *Absolute Civil Engineering Solutions, LLC*

ACES Project #: 2021-232 – 40-Year and Older Building Safety Inspection  
Address: 2881 NW 47<sup>th</sup> Terrace, Lauderdale Lakes, FL 33313



**7: View of the west elevation of the subject building; facing north.**



**8: View of the south elevation of the subject building; facing southeast.**



**9: View of the south elevation of the subject building; facing west.**

# *Absolute Civil Engineering Solutions, LLC*

ACES Project #: 2021-232 – 40-Year and Older Building Safety Inspection  
Address: 2881 NW 47<sup>th</sup> Terrace, Lauderdale Lakes, FL 33313



**10: View of the southeast elevation of the subject building; facing southwest.**



**11: View of the roof of the subject building.**



**12: View of the roof of the subject building.**



## **ATTACHMENT 4.0: SITE LOCATION SKETCH**

# 2881 NW 47<sup>TH</sup> TERRACE LAUDERDALE LAKES, FL 33313

Folio #S: 494125BA0010 – 494125BA0400

## Site Location Map



Site Location



Site Boundary



## **ATTACHMENT 5.0: STRUCTURAL/ELECTRICAL PUNCH LIST**

**Absolute Civil Engineering Solutions, LLC**

ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL SERVICES

December 27, 2021

Mr. Maurice Bougeois  
Lauderdale Oaks Condo 6, Inc.  
2881 NW 47<sup>th</sup> Terrace, Lauderdale Lakes, FL 33313

City of Lauderdale Lakes Building Department  
4300 NW 36<sup>th</sup> Street, Lauderdale Lakes, Fl. 33319  
Attn: Roman Sanchez, Building Official

**Subject: 50 Year and Older Building Certification**  
**2881 NW 47<sup>th</sup> Terrace, Lauderdale Lakes, Florida 33313**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: Lauderdale Lakes Condominium**  
**Folios: 494125BA0010- 494125BA0400**

Dear Mr. Sanchez,

**Absolute Civil Engineering Solutions, LLC (ACES)** appreciates the opportunity to submit our Structural/Electrical punch-list for the above referenced project.

Few Hairline cracks were observed in the exterior walls of the structure, however, they are not significant enough to warrant repairs. Consequently, such cracks are not included on the structural/electrical punch-list for the subject building at this time. The City may include in their general maintenance plan to repair such cracks and paint the building in the near future.

Below is the structural/electrical punch-list for the above referenced project:

**A. STRUCTURAL PUNCLIST**

1. Repair cracks, spalled concrete and corroded rebar in underside of 4<sup>th</sup> floor roof (Photographs 1 & 2)
2. Repair cracks in concrete columns and decorative bricks on 4<sup>th</sup> floor balconies (Photographs 3 & 4)
3. Repair cracks in concrete wall of 3<sup>rd</sup> floor balcony (Photograph 5)
4. Repair cracks under window sills (Photograph 6)

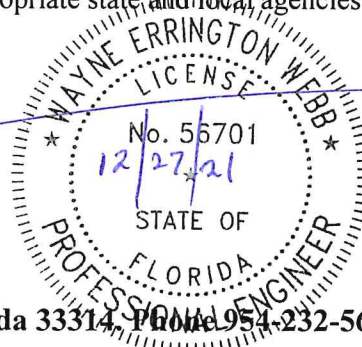
**B. ELECTRICAL PUNCLIST**

1. Repair electrical connections at AC Rooftop condenser units. (Photographs 7 & 8).
2. Repair electrical wiring for AC units and AC disconnects on the rooftop. (Photographs 9 & 10).

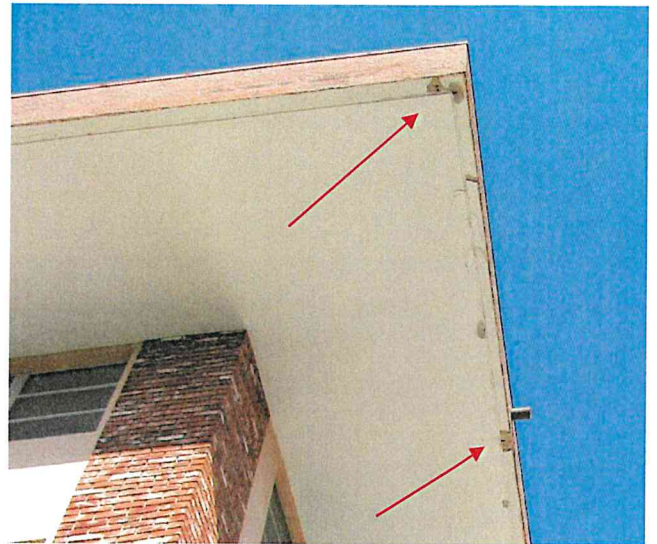
Please feel free to call to discuss options regarding the repair of the punch-list items mentioned above and the submittal of the final report to the City. The items referenced above should be repaired and/or replaced by a licensed contractor with the necessary experience to perform the work. The selected contractor should obtain any required permits to perform the work from the appropriate state and local agencies prior to starting the project.

Best Regards,

Wayne Webb P.E.  
Project Engineer



4121 SW 47<sup>th</sup> Avenue, Suite 1319, Davie, Florida 33314 Phone 954-232-5680 Fax 866-283-9007



1. View of spalled concrete with exposed rebar in 4<sup>th</sup> floor roof slab. Please repair.



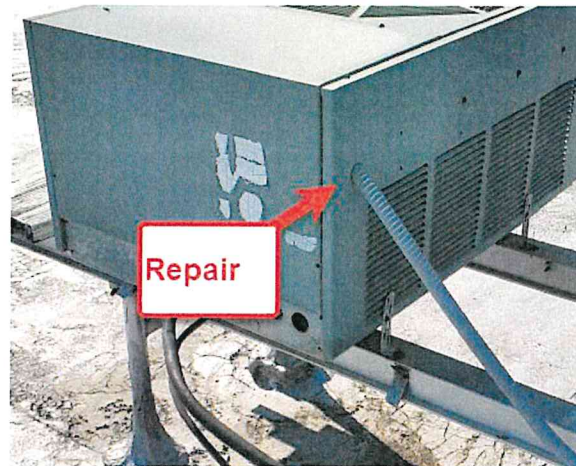
2. View of cracked concrete columns and decorative concrete bricks at 4<sup>th</sup> floor balconies. Please repair.



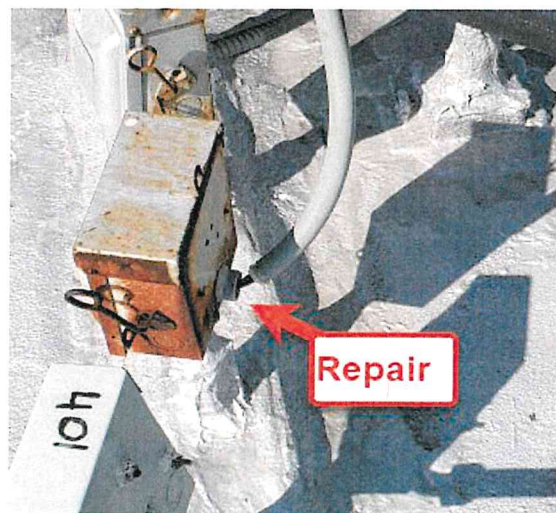
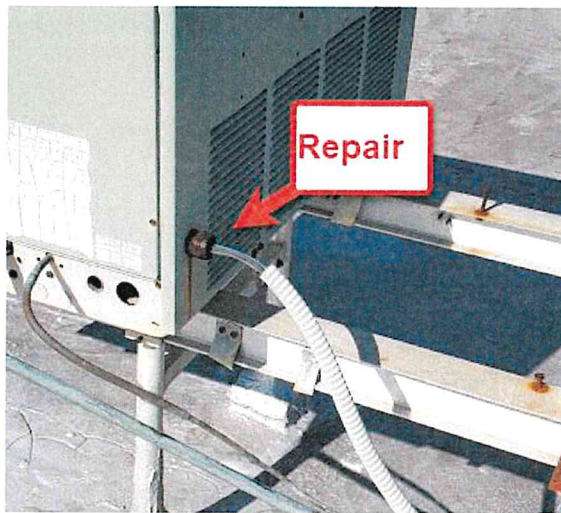
3. View of crack in concrete wall of 3<sup>rd</sup> floor balcony. Please repair



4. View of crack in concrete wall below window sill. Please repair.



5. View of electrical connections at AC Rooftop Condenser Units. Please repair.



6. View of electrical wiring for AC units and AC disconnects on the rooftop. Please repair