Allied Building Inspection Services
Inspections. Testing. Engineering
Certificate of Authorization: 28536

January 25, 2024

Building Official
Palm Beach County
301 N. Olive Avenue
West Palm Beach, FL 33401

RE: ***Milestone Structural Inspection (Phase 1)***
Subject: ***14701 Cumberland Dr., Delray Beach FL 33446 (Building A)***
Folio: ***See Attached List***

Dear Building Official,

Enclosed, please find the structural report in the format required by your office. This building requires structural repairs prior to our recommendation for re-certification. **It is our opinion that the building may be occupied while repairs are being performed.**

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.

Sincerely,

Allied Building Inspection Services, Inc

Jose A. Toledo PE 54891, Structural Engineer

PRELIMINARY DRAFT

STRUCTURAL SAFETY INSPECTION REPORT FORM

Inspection Firm or Individual Name: Allied Engineering

Address: 18001 Old Cutler Road, Suite 560, Palmetto Bay, FL 33157

Telephone Number: (305) 244-6242

Inspection Commenced Date: 9-5-2023 Inspection Completed Date: 9-6-2023

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

Licensed Design Professional: ☑ Engineer ☐ Architect

Name: Jose A. Toledo, Structural Engineer

License Number: PE 54891

Threshold Building - Certified Special Inspector: ☑ Yes ☐ No

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

Signature: _____ Date: _____

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.

1. DESCRIPTION OF STRUCTURE
a. Name on Title: See attached list.
b. Street Address: 14701 Cumberland Dr., Delray Beach FL 33446. (Building A).
c. Legal Description: See roster. for Condominium Units 101-108,201-208,301-308,401-408.
d. Owner's Name: See attached list.
e. Owner's Mailing Address: See attached list.
f. Folio Number of Property on which Building is Located: See attached list.
g. Building Code Occupancy Classification: [R-2] occupancy.
h. Present Use: [R-2] occupancy. Condominiums.
i. General Description: 4-story reinforced concrete w/ post-tensioned floors & roof decks. Condo building.
j. Type of Construction: Type III. Square Footage: ~ 51,190 S.F.(living & public areas) Number of Stories: 4
k. Is this a Threshold Building per F.S. 553.71: ☑ Yes ☐ No
l. Special Features: Exterior passenger elevator.

m. Describe any additions to original structure:
None.

n. Additional Comments:
None.

2. PRESENT CONDITION OF STRUCTURE

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

1.	Bulging:	☑ Good	☐ Fair	☐ Poor	Significant (explain):
2.	Settlement:	☑ Good	☐ Fair	☐ Poor	Significant (explain):
3.	Deflections:	☑ Good	☐ Fair	☐ Poor	Significant (explain):
4.	Expansion:	☑ Good	☐ Fair	☐ Poor	Significant (explain):
5.	Contraction:	☑ Good	☐ Fair	☐ Poor	Significant (explain):

b. Portion showing distress (note, beams, columns, structural walls, floor, roofs, other):
None observed.

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains:
First, stucco at stairwells shows water entering space between stucco and concrete structural members and traveling downward and leaking out through lower elevation locations out from small cracks in stucco. some delamination of stucco noted. Moreover, at building trash-bin closet at pedestrian door header noticable delamination of stucco is noted. Furthermore, at multiple locations, at front walkway pavers, a number of dislodged pavers resting upon walkway surface are not secured and at risk of falling off walkway to ground level, at hazardous risk to pedestrians below.

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:

At some corners of the building there are Medium cracks in the stucco veneer, but these cracks are not believed to extend within the structural concrete column itself.

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

None observed.

f. Note previous patching or repairs:

At building trash-bin closet, at pedestrian door, header shows noticable delamination of patched stucco. Reference back to 2.c. for photo.

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

No abnormal loading conditions were observed. Residential loading corresponding to Residential occupancy category is inferred from site observations.

3. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection: 9/5/2023-9/6/2023.

c. Name and qualifications of individual preparing report:

Jose A. Toledo, PE 54891
Structural Engineer

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

No laboratory testing was performed.

e. Structural repairs:

1. ☐ None required ☑ Required (describe):

No building structural concrete members are in need of repair at this time.
However, the repair of the several front walkway pavers found loose/adjar, are required to be repaired.(Reference 2.c.).
Moreover, stucco repair patch work at cracks, in order to maintain water-proofing function, is recommended.

f. Has the property record been researched for any current code violations or unsafe structure cases? ☐ Yes ☑ No
Explanation/comments:

Not researched.

4. SUPPORTING DATA ATTACHED

a. ☐ Sheets of written data

b. ☑ Photographs

c. ☐ Drawings or sketches

d. ☐ Test reports

5. FOUNDATION

a. Describe building foundation: Strip pad footings at interior column lines. Continuous spread footing at perimeter.

b. Is wood in contact or near soil? ☐ Yes ☑ No

c. Signs of differential Settlement? ☐ Yes ☑ No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:
No indications of differential settlement were observed throughout the building.

e. Is water draining away from the foundation? ☑ Yes ☐ No

f. Is there additional sub-soil investigation required? ☐ Yes ☑ No
1. If yes, explain:
N/A.

6. MASONRY BEARING WALL - Indicate good, fair, poor on appropriate lines			
a. Concrete masonry units:	☐ Good	☑ Fair	☐ Poor
b. Clay tile or terra cotta units:	☐ Good	☐ Fair	☐ Poor
c. Reinforced concrete tie columns:	☑ Good	☐ Fair	☐ Poor
d. Reinforced concrete tie beams:	☐ Good	☐ Fair	☐ Poor
e. Lintel:	☐ Good	☐ Fair	☐ Poor
f. Other type bond beams:	☐ Good	☐ Fair	☐ Poor
g. Masonry finishes - **Exterior**:			
1. Stucco:	☐ Good	☑ Fair	☐ Poor
2. Veneer:	☐ Good	☐ Fair	☐ Poor
3. Paint only:	☑ Good	☐ Fair	☐ Poor
4. Other:	☐ Good	☐ Fair	☐ Poor

a. Explain:

Stairwell shows stucco delaminating and tear lines developing.
Note: Per structural drawings, all CMU block is non-load bearing, used as infill wall material.

h. Masonry finishes – **Interior**:			
1. Vapor barrier:	☐ Good	☐ Fair	☐ Poor
2. Furring and plaster:	☐ Good	☐ Fair	☐ Poor
3. Paneling:	☐ Good	☐ Fair	☐ Poor
4. Paint only:	☐ Good	☐ Fair	☐ Poor
5. Other:	☐ Good	☐ Fair	☐ Poor

a. Explain:

N/A.

i. Cracks – Note beams, columns, or others, including locations (description):

N/A.

j. Spalling - in beams, columns, or others, including locations (description):

N/A.

k. Rebar corrosion-check appropriate line:

1. ☑ None visible
2. ☐ Minor-patching will suffice
3. ☐ Significant - but patching will suffice
4. ☐ Significant - structural repairs required
   a. Describe:

N/A.

l. Were samples chipped out for examination in spalled areas?

1. ☑ No
2. ☐ Yes – describe color, texture, aggregate, general quality:

N/A.

7. FLOOR AND ROOF SYSTEM

a. **Roof:**

1. Describe (flat, slope, type roofing, type roof deck, condition):

Flat roof. Built up & TPO with spray coat, combination, in fair condition widely, with narrowly sized areas in poor condition. Bubbling shown. Building roof has mansard-style architectural features, in good condition. The roof deck is structural concrete slab in good condition, as far as determined by non-invasive observations.

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

Where ever affected by oxidation, the rooftop A/C unit's straps and L-angle supports need replacement. We observed such component locations affected by oxidation, leaving them in poor condition.

3. Note types of drains, scuppers, and condition:
Gutters are in good condition.

4. Describe parapet construction and current condition:
No parapet.

5. Describe mansard construction and current condition:
Enclosed volume mansard feature with asphalt shingle roofing. They are in good condition.

6. Describe roofing membrane/covering and current condition:
UV radiation and repeated water evaporation regions has caused deterioration and material scaling & dry flaking.

7. Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection:
None.

8. Note any expansion joint and condition:
None.

b. **Floor system(s):**

1. Describe (type of system framing, material, spans, condition):
Unit Interior floors not inspected.

2. Balconies - indicate location, framing system, material, and condition:

Satisfactory condition of structural concrete cantilever exterior walkways at front of building.

3. Stairs and escalators - indicate location, framing system, material, and condition:

Stucco at stairwell shows signs of water penetration and leakage. Recommend preventative maintenance repairs there. Reinforced concrete framed stairs. Fair condition.

4. Ramps - indicate location, framing system, material, and condition:

None.

5. Guardrails – indicate type, location, material, and condition:

Metal handrail at exterior walkways show moderate rust. A few handrail post locations are loose and in need of a repaired & fully secure embedment.

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

None.

8. STEEL FRAMING SYSTEM

a. Full description of system:

N/A.

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

N/A.

c. Steel connections – describe type and condition:
N/A.

d. Concrete or other fireproofing – describe any cracking or spalling and note where any covering was removed for inspection:
N/A.

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location(s)):
N/A.

f. Elevator sheave beams, connections, and machine floor beams – note condition:
An elevator inspection was not performed under this inspection.

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:
Reinforced concrete: roof deck, floor decks, columns and foundation.

b. Cracking:

1. ☐ Significant ☑ Not Significant

2. Description of members affected, location, and type of cracking:
Structural concrete is not visible. No visible macroscopic cracking patterns at the stucco were observed. This indicates the underlying concrete framing system has not undergone any large deformations if any at all.

c. General condition:
Good.

d. Rebar corrosion – check appropriate line:

1. [✓] None visible
2. [ ] Location and description of members affected and type cracking
3. [ ] Significant but patching will suffice
4. [ ] Significant – structural repairs required (describe):

Stucco covered all concrete members. No invasive or destructive probing was conducted.

e. Were samples chipped out for examination in spalled areas?

1. [✓] No
2. [ ] Yes, describe color, texture, aggregate, general quality:

f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location(s)):

None were observed throughout.

10. WINDOWS, STOREFRONTS, CURTAINWALLS, AND EXTERIOR DOORS

a. Windows, Storefronts, and Curtainwalls:

1. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):

Aluminum window frame noted at storage closets.

2. Anchorage- type and condition of fasteners and latches:

None for these windows.

3. Sealant – type of condition of perimeter sealant and at mullions:

Windows frames at storage closets (by elevator) shows deteriorated sealant & signs of water intrusion.

4. Interiors seals – type and condition at operable vents:

Interiors not inspected.

5. General condition – describe any repairs needed:

Window frame re-seal recommended.

b. Structural Glazing on the exterior envelope of Threshold Building: ☐ Yes ☑ No

1. Previous inspection date: unknown.
2. Description of Curtainwall Structural Glazing and adhesive sealant:

N/A.

3. Describe condition of system:

N/A.

c. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):

Steel doors at storage & roof access closet.

2. Anchorage type and condition of fasteners and latches:

Carbon steel screws. Fair condition.

3. Sealant type and condition of sealant:

4. General condition:

Exterior doors' bottom corners are rusted & their door frame jambs (near floor) are rusted & deteriorate

5. Describe and repairs needed:

The doors remain functional. Recommend door & frame replacement at fist resistance to open/closing.

11. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:
N/A.

b. Indicate condition of the following:

1. Walls:

N/A

2. Floors:

N/A.

3. Roof member, roof trusses:

Mansard features at roof are timber framed. All mansards timber framing is in good condition.

c. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

Mansard drip edge are in good condition.

d. Joints – note if well fitted and still closed:

N/A.

e. Drainage – note accumulations of moisture:

N/A.

f. Ventilation – note any concealed spaces not ventilated:

N/A.

g. Note any concealed spaces opened for inspection:

N/A.

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

N/A.

12. BUILDING FAÇADE INSPECTION (Threshold Building)

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

Stucco siding everywhere. Gutters with downspouts noted.

b. Identify attachment type of each appurtenance type (Mechanically attached or adhered):
Gutter downspouts have metals straps which are secured to building side with screws.

c. Indicate the condition of each appurtenance (Distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects:
Gutter down spouts are in good condition.

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):
No unusual features are noted.

b. Indicate condition of special feature, its supports, and connections:
N/A.

Aerial Photo:

Bldg. A – 14701 Cumberland Dr, Delray Beach FL 33446
from Google Earth

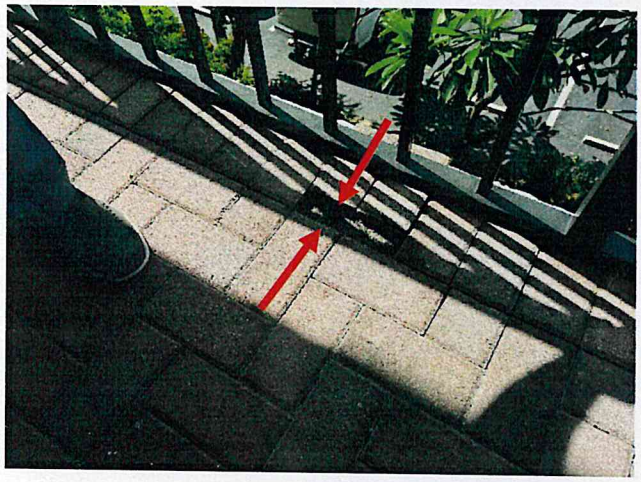
STRUCTURAL PHOTOS

Introductory note: Noted and applicable conditions show photos below, while un-remarkable (e.g. is in good condition) and not-applicable conditions deliberately do not have photos, nor their section labels, included here.

- **2-C – CONDITIONS:**

STUCCO AT STAIRWELLS SHOWS WATER ENTERING SPACE BETWEEN STUCCO AND CONCRETE STRUCTURAL MEMBERS AND TRAVELING DOWNWARD AND LEAKING OUT…FROM SMALL CRACKS IN STUCCO.

STUCCO AT BUILDING TRASH-BIN CLOSET, AT PEDESTRIAN DOOR HEADER, SHOWS NOTICABLE DELAMINATION OF STUCCO. OPPOSITE SIDE (NOT PICTURED) SHOWS HEADER INFILL PATCH. (DELAMINATION IS ALSO NOTED BY WHITE CHALK OUTLINING REGION IN PICTURE IMMEDIATELY ABOVE.)



SEEN AT MULTIPLE LOCATIONS, AT FRONT WALKWAY PAVERS, A NUMBER OF DISLODGED PAVERS RESTING UPON WALKWAY SURFACE ARE NOT SECURED AND ARE AT RISK OF FALLING OFF WALKWAY TO GROUND LEVEL, AT HAZARDOUS RISK TO PEDESTRIANS BELOW.

- **2-D – CRACKS:**

AT SOME CORNERS OF THE BUILDING THERE ARE MEDIUM (1 MM - 2 MM) CRACKS IN THE STUCCO VENEER, BUT THESE CRACKS DO NOT EXTEND WITHIN THE STRUCTURAL CONCRETE COLUMN ITSELF.

- **5-D – CRACKS THAT SIGNAL DIFFERENTIAL SETTLEMENT:**

NO INDICATIONS OF DIFFERENTIAL SETTLEMENT WERE OBSERVED.

- **6-A – CONCRETE UNITS:**

CONCRETE MASONRY UNITS ARE USED TO INFILL STAIRWELL WALLS. CONDITION IS NOTED AS: GOOD.

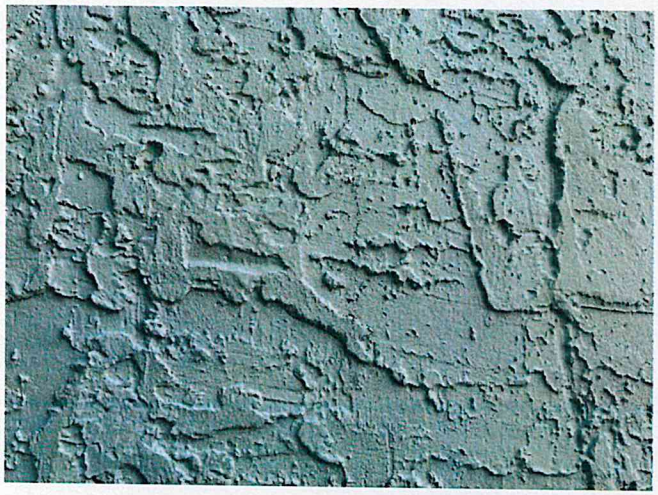
- **6-C REINFORCED CONCRETE TIE COLUMNS:**

STRUCTURAL CONCRETE TIE COLUMN'S CONDITION IS NOTED AS: GOOD.

- **6-G-1 – MASONRY FINISH, STUCCO:**

STAIRWELL SHOWS STUCCO DELAMINATING AND TEAR LINES DEVELOPING.

- **6-G-3 – PAINT ONLY:**



PAINT ON STUCCO IS IN GOOD CONDITION.

- **7-A1 – ROOF:**

ROOF IS A FLAT-ROOF STYLE OVERALL.

ROOF IS A COMBINATION OF BUILT-UP ROOF & TPO ROOF ASSEMBLY TYPES.

ROOF HAS MANSARD ARCHITECTURAL FEATURES.

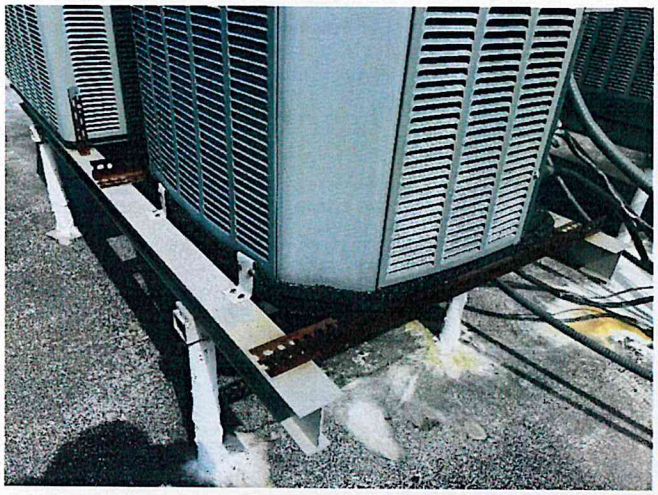
- **7-A1 – ROOF, continued.:**

ROOF DECK IS STRUCTURAL CONCRETE DECK.

ROOF TPO MEMBRANE HAS A NUMBER OF TEARS IN A SMALL REGION.

ROOF TPO MEMBRANE HAS A NUMBER OF TEARS IN A SMALL REGION. REGION PICTURED.

- **7-A-2 – ROOF EQUIPMENT:**

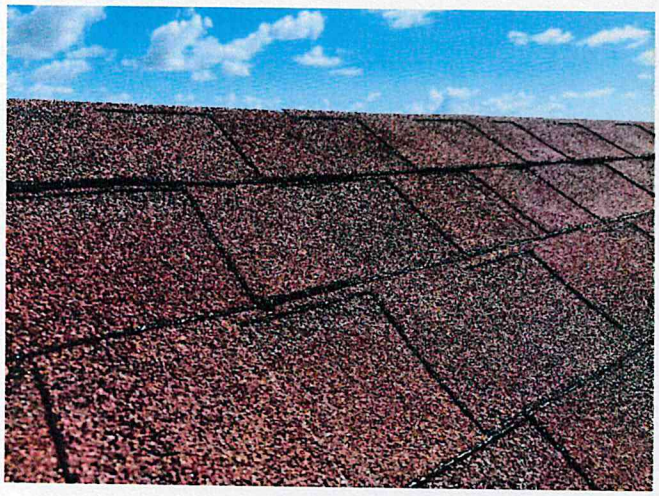


ROOFTOP A/C UNIT'S STRAPS AND L-ANGLE SUPPORTS NEED REPLACEMENT, WHERE AFFECTED BY OXIDATION.

- **7-A3 – GUTTERS:**

GUTTERS ARE IN GOOD CONDITION.

- **7-A5 – MANSARD:**



MANSARD ASPHALT SHINGLE COVERINGS ARE IN GOOD CONDITION.

- **7-A-6 – ROOF MEMBRANE/COVERING:**

UV RADIATION AND REPEATED WATER EVAPORATION REGIONS HAVE CAUSED DETERIORATION AND MATERIAL SCALING & DRY FLAKING.

- **7-B2 – BALCONIES:**

STRUCTURAL CONCRETE CANTILEVER EXTERIOR WALKWAYS AT THE FRONT OF THE BUILDING IS IN GOOD CONDITION.

- **7-B3 – STAIRS:**

THE STUCCO AT STAIRWELL SHOWS SIGNS OF WATER PENETRATION AND LEAKAGE. RECOMMEND PREVENTATIVE MAINTENANCE REPAIRS HERE.

- **7-B5 – GUARDRAILS:**

METAL HANDRAIL AT EXTERIOR WALKWAYS SHOW MODERATE RUST. A FEW HANDRAIL POST LOCATIONS ARE LOOSE AND IN NEED OF A REPAIRED & FULLY SECURE EMBEDMENT.

- **9-A – CONCRETE FRAMING:**

REINFORCED CONCRETE: ROOF DECK, FLOOR SLAB, COLUMNS AND FOUNDATION.

- **10-A-1 WINDOWS:**

ALUMINUM WINDOW FRAME NOTED AT STORAGE CLOSETS.

- **10-A-3 – SEALANT:**

WINDOWS FRAMES AT STORAGE CLOSETS (BY ELEVATOR) SHOWS DETERIORATED SEALANT & SIGNS OF WATER INTRUSION.

- **10-C-1 – EXTERIOR DOORS, TYPE:**

STEEL DOOR AT STORAGE & ROOF ACCESS CLOSETS.

- **10-C-4 – EXTERIOR DOORS, CONDITION:**

EXTERIOR DOORS' BOTTOM CORNERS ARE RUSTED & THEIR DOOR FRAME JAMBS (NEAR FLOOR) ARE RUSTED & DETERIORATED.

- **12-A – EXTERIOR WALL APPURTENANCES:**

STUCCO SIDING EVERYWHERE. GUTTERS WITH DOWNSPOUTS NOTED.

- **12-B – APPURTANANCE ATTACHMENT TYPE:**

GUTTER DOWNSPOUTS HAVE METALS STRAPS WHICH ARE SECURED TO BUILDING SIDE WITH SCREWS.

- **12-C – APPURTANANCE, CONDITION:**

GUTTER DOWN SPOUTS ARE IN GOOD CONDITION.