STRUCTURAL SAFETY INSPECTION REPORT FORM

Inspection Firm or Individual Name: NV5, Inc.

Address: 200 S Park Rd, Unit 350, Hollywood, FL 33021

Telephone Number: 954-495-2112

Inspection Commenced Date: 01/29/2025 Inspection Completed Date: 01/29/2025

☐ No Repairs Required ☑ Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional: ☑ Engineer ☐ Architect

Name: William D. Cook, PE, SI

License Number: FL PE #: 43904 FL SI #: 2008

Threshold Building – Certified Special Inspector ☑ Yes ☐ No

WILLIAM D. COOK LICENSE No. 43904 STATE OF FLORIDA PROFESSIONAL ENGINEER

Seal

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

Signature: William D. Cook, PE Date:

Digitally signed by William D. Cook, PE
Contact Info: Willy.Cook@NV5.com
Date: 2025.02.13 10:55:21-05'00'

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: Sea Monarch Condominium, Inc.		
b.	Street Address: 111 N. Pompano Beach Blvd, Pompano Beach, FL 33062		
c.	Legal Description: SEA MONARCH CONDO COMMON AREA BK/PG 4346/570		
d.	Owner's Name: Sea Monarch Condominium, Inc.		
e.	Owner's Mailing Address: 111 N. Pompano Beach Blvd, Pompano Beach, FL 33062		
f.	Email Address: vburnette@castlegroup.com	Contact Number: 954-781-0350	
g.	Folio Number of Property on which building is located: 8331BBCOMM		
h.	Building Code Occupancy Classification: R-2 Residential		
i.	Present Use: Residential		
j.	General Description:	Type of Construction: Type 1	
k.	Square Footage: ~29,557 SF	Number of Stories: 19	
l.	Is this a Threshold Building (per F.S. 553.71):	☑ Yes	☐ No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

There is a stand-alone reinforced concrete parking structure that was added directly West of the building approximately 6 years ago, the association is not responsible for it.

o. Additional Comments:

There is an ongoing structural renovation project for the garage columns and stucco on the building. Roughly 60% of the project has been completed so far.

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):

Spalling on structural elements including columns, walls, and balconies are being repaired at the present time. Work is progressing and is estimated to be 60% complete.

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):

The exterior walls of the building consist of 8" masonry infill walls with painted stucco. Several areas of the building have undergone stucco repairs and other area are marked out for repairs.

d. Cracks – Note the Location of Significant Members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1mm and 2mm in width; WIDE if over 2mm:

There are fine to medium width cracks throughout the building, the contractor is repairing them as the restoration work progresses.

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

Most of the original garage columns have been repaired, some near the lobby are still undergoing repairs. Building columns and stucco are still undergoing restoration.

f. Note Previous Patching or Repairs:

The building has had extensive restoration over the past 15 years. The present restoration project is to finish the previous areas of concern including the garage columns and address new areas.

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:

Residential

3. INSPECTIONS

a. Date of Notice of Required Inspection: 8/11/2021

b. Date(s) of Actual Inspection: 8/04/21-11/10/21; 1/29/25

c. Name and Qualifications of the Individual Preparing Report:

William D. Cook, PE, SI

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:

None Required

e. Structural Repairs:

On-going structural repairs and concrete restoration are in progress.

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases? ☑ Yes ☐ No

Explanation/Comments:

Code compliance was searched on the broward website, no results returned.

4. SUPPORTING DATA ATTACHED

a. Sheets of Written Data:

b. Photographs: X

c. Drawings or Sketches:

d. Test Reports:

5. FOUNDATION

a. Describe Building Foundation:

Driven piles with pile caps

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:

None observed that suggest differential settlement

c. Is there Additional Sub-Soil Investigation Required? ☐ Yes ☑ No

1. If yes, explain:

6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines

a. Concrete Masonry Units:	☑ Good	☐ Fair	☐ Poor
b. Clay Tile or 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

4a. Explain:

There is a stucco restoration project currently ongoing. Work continues on the building.

h. Cracks – Describe Beams, Columns, or Others, Including Locations:

Non-structural cracks in stucco in process of being repaired.

i. Spalling – Describe Beams, Columns, or Others, Including Locations:

Spalling in columns in parking garage near lobby and in stucco along building walls in process of being repaired. Majority of columns have been repaired completely, and stucco work is just over halfway complete.

j. Rebar Corrosion – Check Appropriate Line:

1.		None Visible
2.		Minor – Patching Will Suffice
3.		Significant – Patching Will Suffice
4.	✔	Significant – Structural Repairs Required

4a. Describe:

On-going repairs will address all corrosion issues

k. Were Samples Chipped Out for Examination in Spalled Areas?

1.	✔	No
2.		Yes – Describe Color, Texture, Aggregate, and General Quality:

7. FLOOR AND ROOF SYSTEM

a. Roof:

1. Describe the Type and Condition of the Current Roof:

The roof is a reinforced concrete, low-slope, roof slab. The roof is modified bitumen membrane with a white coating. The membrane is in good condition, the coating is in average condition with some spots starting to deteriorate. There is a low-perimeter curb around the edge of the roof but it is not high enough to be considered a parapet wall. Mechanical equipment and ventilators are located on the roof in addition to structural elements like stair towers and elevator tower.

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

There is a cooling tower on the roof and the support of the cooling tower, where visible, was intact

3. Note Types of Drains, Scuppers, and Condition:

There are a few roof drains that were visible and appeared to be intact

4. Describe Parapet Construction and Current Condition:

A low perimeter curb roughly 8" high runs along the perimeter, but there is essentially no parapet.

5. Describe Mansard Construction and Current Condition:

N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

None observed at the time of the inspection.

7. Note any Expansion Joint and Condition:

No issues observed at the time of the inspection.

b. Floor System(s):

1. Describe Type of System Framing, Material, Spans, and Condition:

6" thick standard reinforced concrete two-way slabs

2. Balconies – Indicate Location, Framing System, Material, and Condition:

Concrete balconies taper to 5". Restoration project is addressing any restoration issues identified.

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:

Interior stairways are concrete treads and landings in CMU block infill stairwells in good condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:

Ramps on either side of the building leading to the lobby level in good condition

5. Guardrails – Indicate Type, Location, Material and Condition:

None

c. Inspection:

Note: Exposed areas available for inspection and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

No openings were made

8. STEEL FRAMING SYSTEM

a. Full Description of the System:

Roof-top support for cooling tower has a steel support frame

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:

Roof-top support for cooling tower was found to be intact with galvanized coating. Corrosion was observed along the rear of the unit framing and corroded through the ladder anchor connections as well.

c. Steel Connections – Describe Type and Condition:

Steel base support on the cooling tower. Corrosion starting to set in on the rear.

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:

None

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

Good where visible

9. CONCRETE FRAMING SYSTEM

a. Full Description of the Structural System:

Driven piles with pile caps - Building is a poured concrete frame with columns and shear walls supporting each reinforced concrete floor slab up to the roof slab

b. Cracking:

1. ✔ Significant ____ Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

Columns and stucco cracks that are being repaired during the restoration project.

c. General Condition:

Concrete repairs are on-going

d. Rebar Corrosion – Check Appropriate Line:

1.		None Visible
2.		Location and Description of Members Affected and Type Cracking
3.		Significant – Patching Will Suffice
4.	✔	Significant – Structural Repairs Required (Describe):

Repairs in columns ongoing

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

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows, Storefronts, and Curtainwalls:

There are a variety of windows with include single-hung and fixed

b. Structural Glazing on the Exterior Envelope of the Threshold Building: ☐ Yes ✔ No

1. Previous Inspection Date: _____

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

A variety of doors including aluminum swing doors and SGD, typically in good condition.

2. Anchorage Type and Condition of Fasteners and Latches:

Unknown but likely concrete anchors

3. Sealant Type and Condition of Sealant:

Urethane sealant in good condition

4. General Condition:

Doors and windows are in good condition where replaced within the last 15 years

5. Describe Repairs Needed:

None observed

11. WOOD FRAMING

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:

N/A

b. Indicate the Condition of the Following:

1. Walls:

N/A

2. Floors:

N/A

3. Roof Member, Roof Trusses:

N/A

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

N/A

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 on outside of building. No corbels or precast appliques.

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):

Stucco is adhered

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):

Stucco repairs are ongoing and part of the restoration project

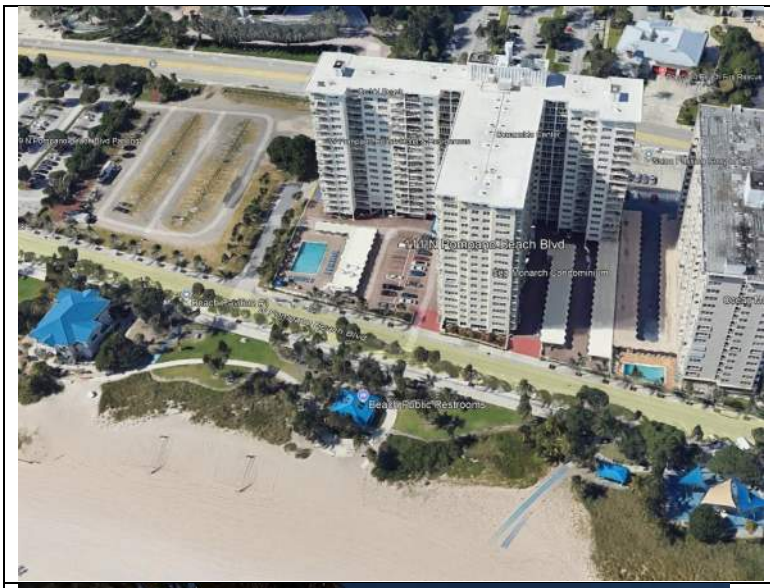
13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

None

b. Indicate the Condition of Special Feature, its Supports, and Connections:

None

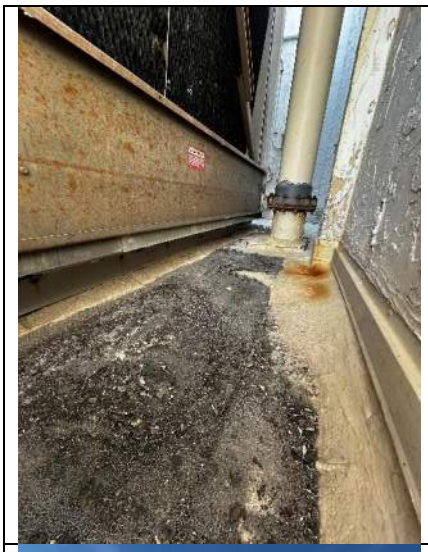
	Building overview (Taken from Google Earth)
	Partial East elevation taken from the South driveway
	Partial East elevation taken from the North driveway

	North elevation with partial east elevation taken from neighboring
	Northwest elevation taken at lobby level – railings and windows in good condition
	Southwest elevation with new carport on west side

	South elevation with ramp leading to lower level on west side and elevated pool on east side
	Lobby overview
	Balcony overview – restoration ongoing, glass balustrades with metal framing in good condition

		Ongoing restoration project addressing balcony and stucco repairs
		Ongoing restoration project addressing stucco repairs
		Ongoing restoration project involving stucco and column repairs

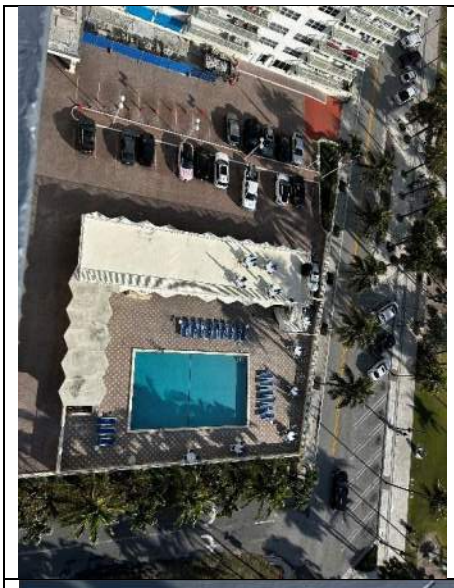
	Example of column restoration complete
	Lower level parking garage overview
	Corrosion on north side of roof mounted cooling tower framing system

		Roof mounted cooling tower framing system
		Roof mounted cooling tower overview
		Modified bitumen coated roof overview taken from East end in good to fair condition

	East end of modified bitumen coated roof in good to fair condition
	Typical roof drain
	Elevator equipment on roof in good condition

		Example of ongoing stucco and balcony restoration
		Example of completed balcony and stucco restoration on northeast wing
		Central stairwell overview

		Interior corridor overview at elevator bank with new sprinkler system being installed
		Exterior walkway overview – Metal framed glass railings in good condition
		Domestic water pump room on roof

		Elevated pool and southeast carport overview – carport is part of the restoration project
		Northeast carports overview – good condition