Property Consulting Group, Inc.

Date: October 18, 2018

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: Broward County 40 Year Building Safety Inspection

Permit: 19-48

Folios # 4842-03-M1-0010...0640

Ventnor H Condominium

1021-4036 Ventnor H

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 T. Hanskat #

Print Name: James Hanskat, P.E., # 49801 Date: October 18, 2018

2722 NE 1st Street, Suite 2 Pompano Beach, Florida 33062 (954) 946-7763 Fax (954) 946-7559

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

Building Information

Building / Structure address	1021-4036 Ventnor H
Legal description	Ventnor H Condominium as recorded in the official records of Broward County, Florida
Folio Number of Building /Structure	4842-03-M1-0010...0640
Owner's name	Ventnor H Condominium Association
Owner's mailing address	Ventnor H 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:	October 12, 2018	Inspection Completion Date	October 12, 2018
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.

[X] 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 # 10/18/18 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 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) - Minor fine cracks noted at the top of the columns and at the top of the T-Columns at the expansion joint in some areas.

2. Comments: These cracks were noted to be minor in nature and should be repaired as a part of routine maintenance. These areas should be monitored over the next ten (10) years

C. Spalling:

1. Location: (note beams, columns, other) - Minor fine spalling noted at the top of the columns and at the top of the T-Columns at the expansion joint in some areas.

2. Comments: The minor spalling was noted to be minor in nature and should be repaired as a part of routine maintenance. 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 a tar and gravel roof covering over built up roofing materials. The roof was noted to be in good condition.

2. Heavy Equipment Locations HVAC equipment located on elevated metal stands on the roof.

3.	Drains and Scuppers	The roof is pitched towards the roof drains and the run off is mitigated by a down spout system.

B. Floor System(s):

1.	Description:	The floors are reinforced concrete slab on grade construction. The floors above grade are reinforced concrete.
2.	Heavy Equipment Locations:	No heavy equipment locations were noted. Roof-top HVAC condensers are located on metal stands.
3.	Comments:	Spans appear to be sufficient for present loading. Floors are in good condition.

III. Steel Framing Systems:

A. Description: Roof-top HVAC condensers are located on metal stands.

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 significant cracking of the concrete framing systems was visible at time of the 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.
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.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

Building Information

Building / Structure address	1021-4036 Ventnor H
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Folio Number of Building /Structure	4842-03-M1-0010...0640
Owner's name	Ventnor H Condominium Association
Owner's mailing address	Ventnor H 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:	March 18, 2016	Inspection Completion	March 18, 2016
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.

X	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 PE 10/18/18 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	4-600 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 100A service breakers. There is a 200 amp house panel. 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 in good condition and was last inspected on February 2018 and is current.	

XIV. SMOKE DETECTORS:

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

XV. GENERATOR:

1.	Emergency:	Code Compliant ( )	Requires Repair ( )
2.	Standby/Optional:	Code Compliant ( )	Requires Repair ( )
3.	Comments:	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:	No pool 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 be problematic and should be routinely monitored to verify proper operation and condition.