



AKOURI CONSULTING ENGINEERS

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August 11, 2023

Las Vistas in Inverrary Condominium Association
3533 Inverrary Dr
Lauderhill FL 33319
954-731-8484; president@lasvistascondo.com

Contact: Mr. Chuck Palazzo
754-213-5365; chuck_pal@yahoo.com

RE Summary of repairs and recommendations obtained from the Milestone Phase 1 and 2
for the building located at:

Las Vistas in Inverrary Condominium Association Inc.
3521 Inverrary Dr Bldg J, Lauderdale, FL 33319

To whom it may concern:

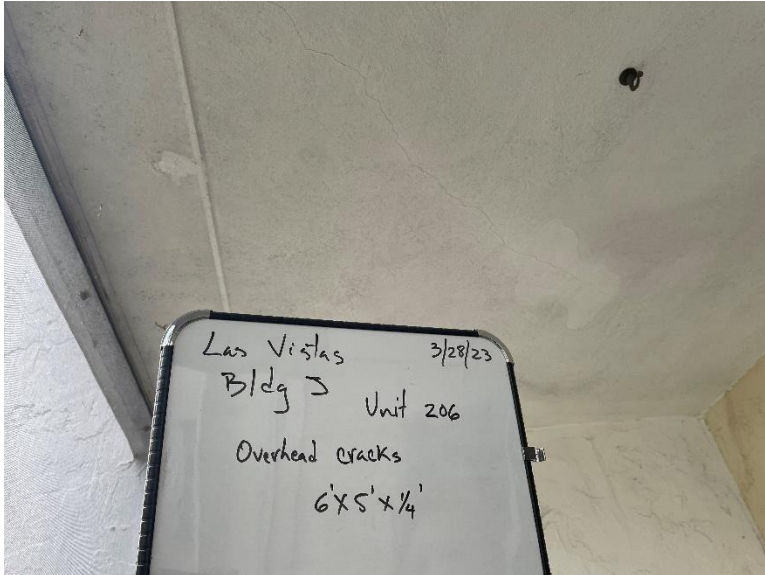
This letter summarizes the findings from the full milestone report. For more details, please refer to the report itself.

Repairs:

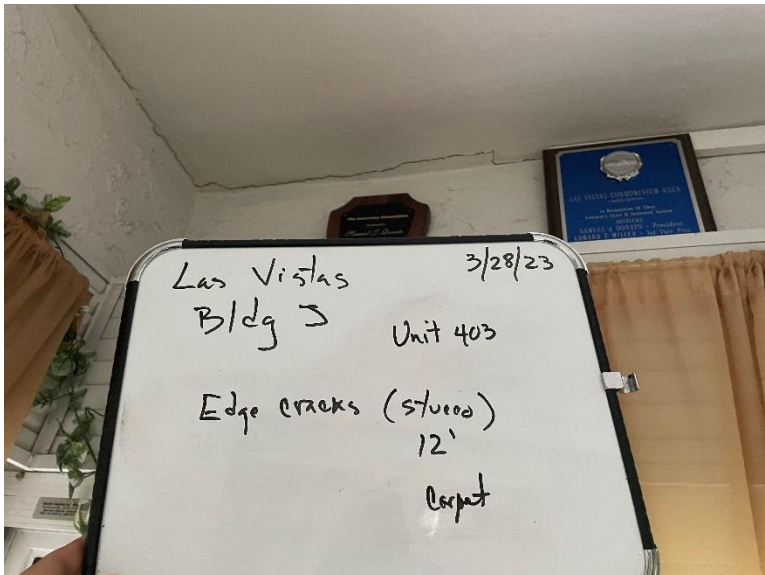
The listed deficiencies below must be corrected in accordance with a concrete restoration bid package prepared by a structural engineer and approved by the Local Building Department.

Please refer to the corresponding photos below.

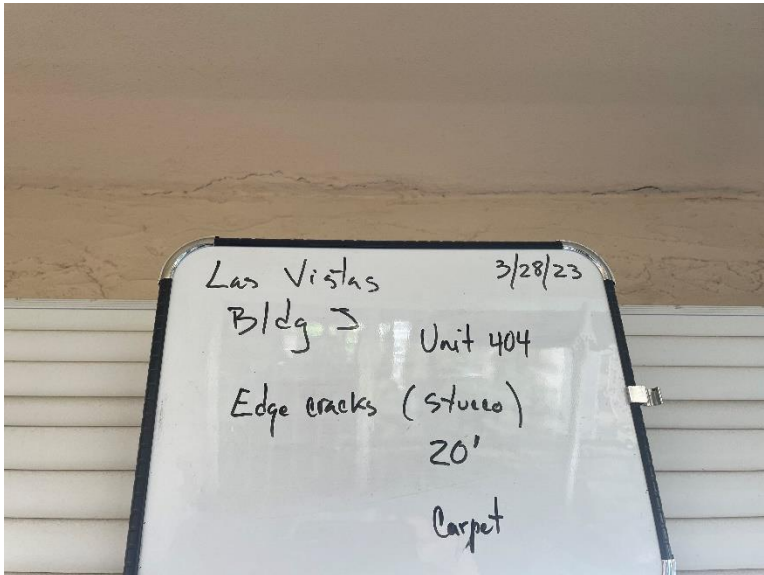
Unit 206



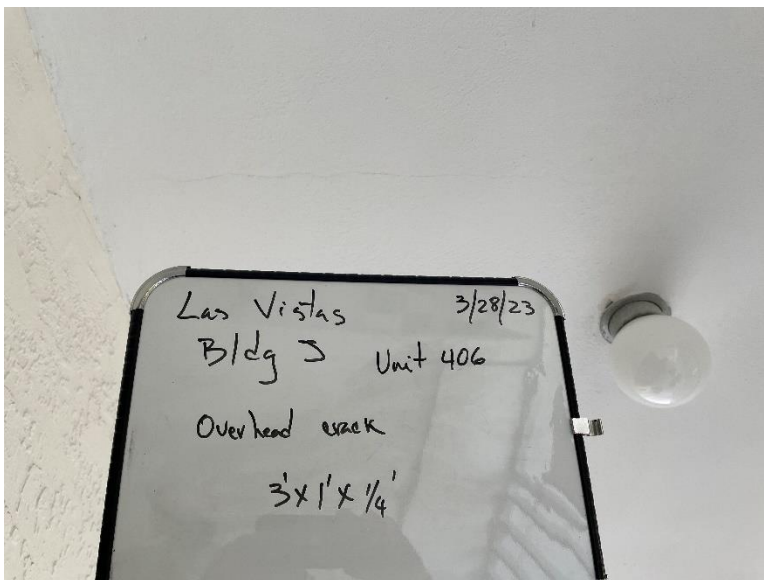
Unit 403



Unit 404



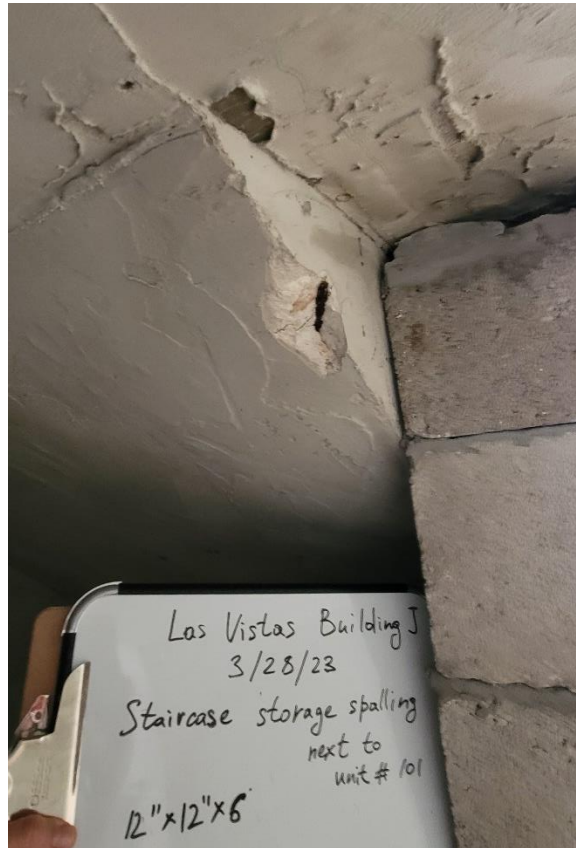
Unit 406



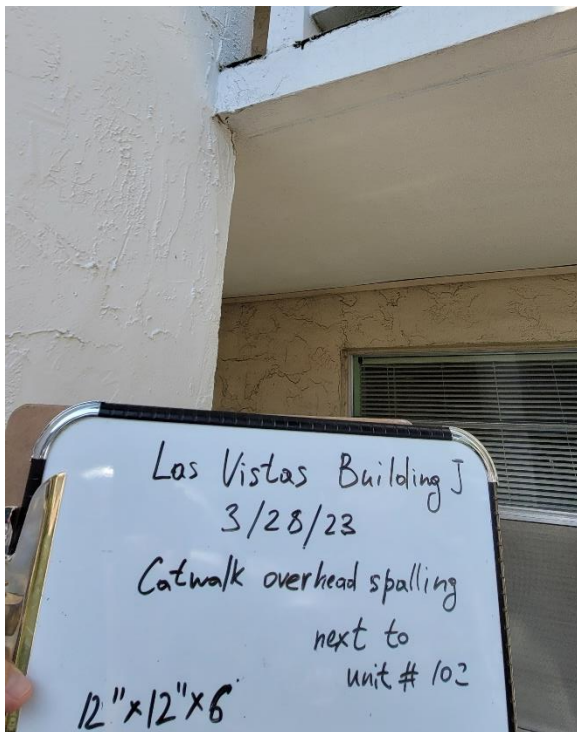
Staircase beam in front of Unit 101



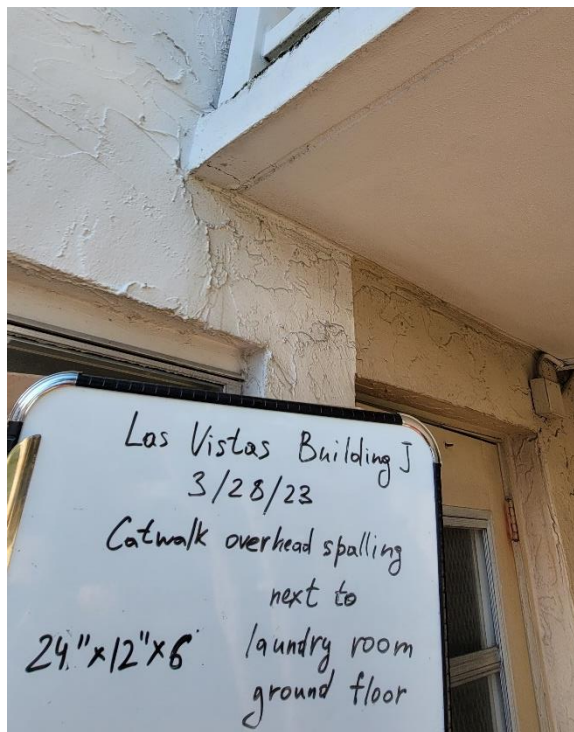
Staircase storage in front to Unit 101



Next to Unit 102



Next to laundry on ground floor



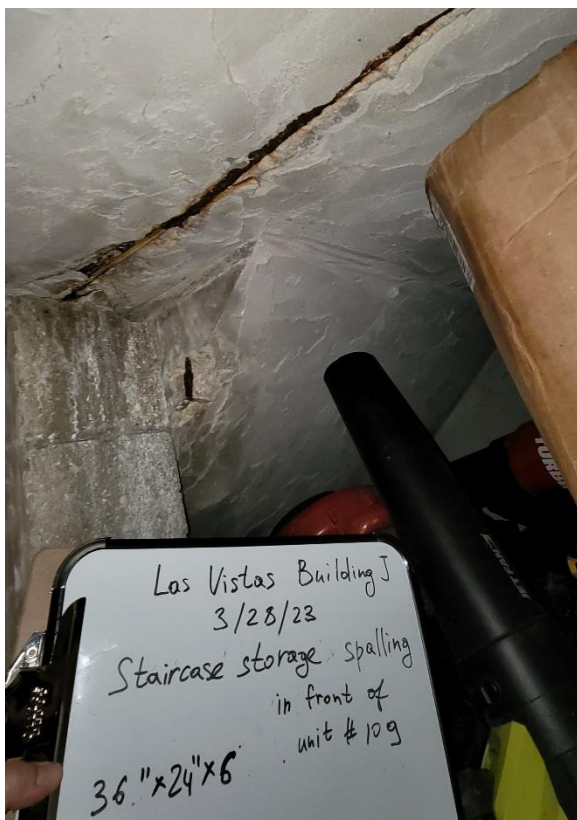
In front of Unit 106



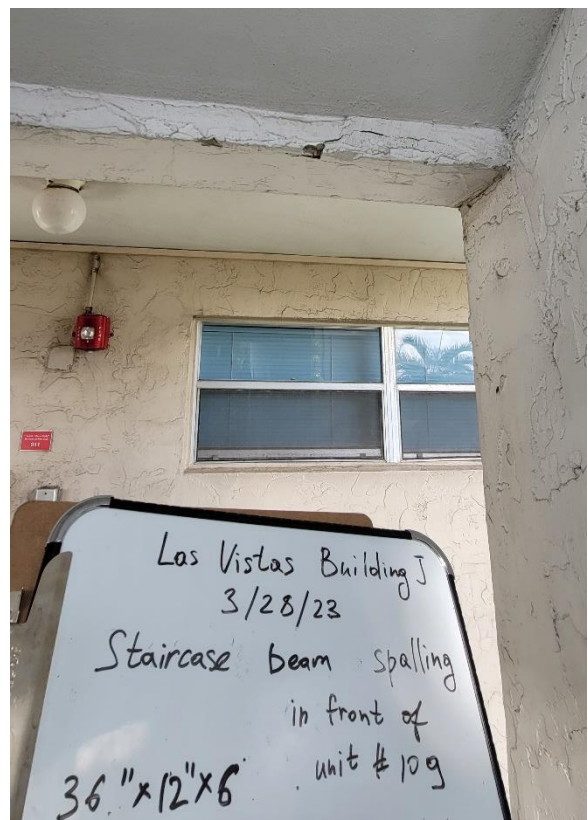
In front of Unit 107



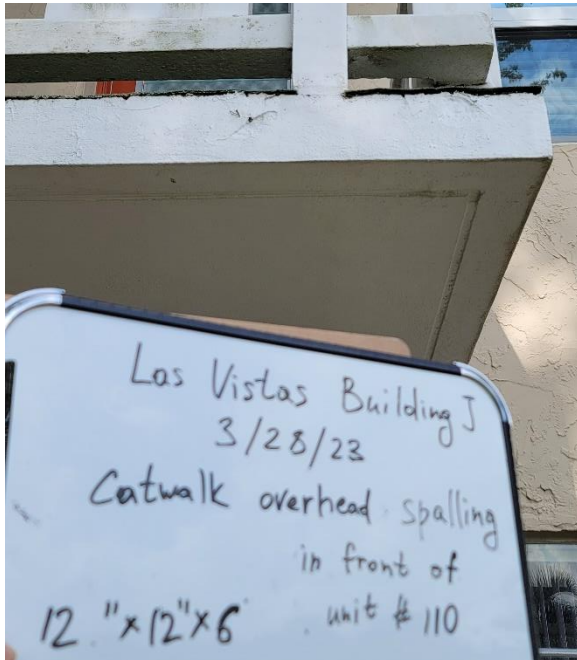
Staircase storage in front Unit 109



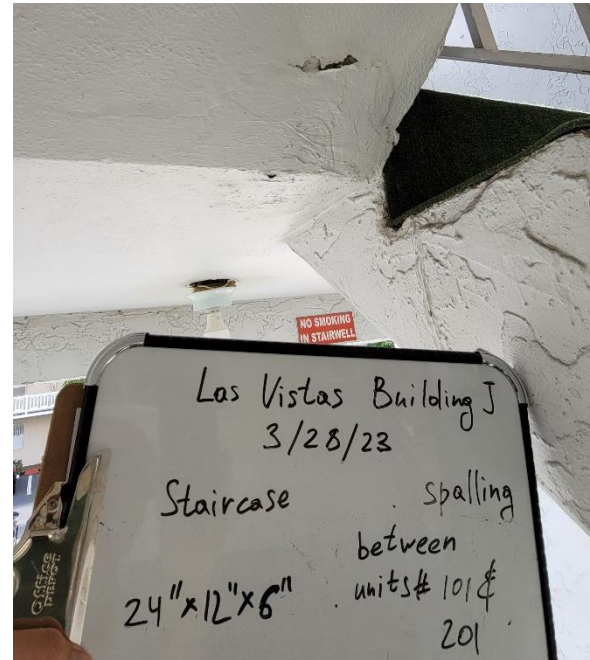
Staircase beam in front of Unit 109



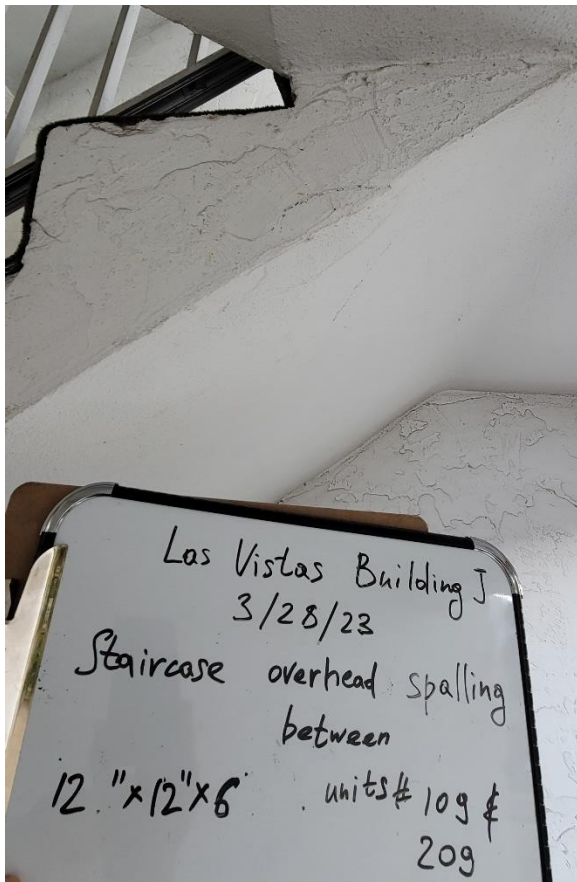
In front of Unit 110



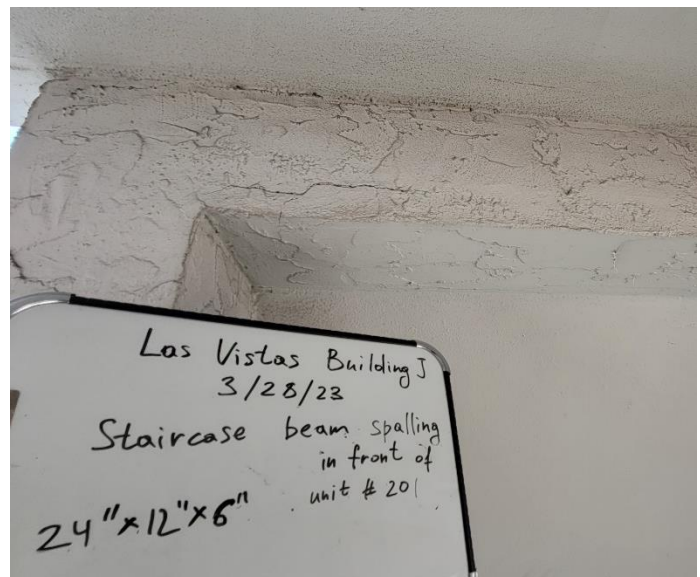
Staircase between Units 101 and 201



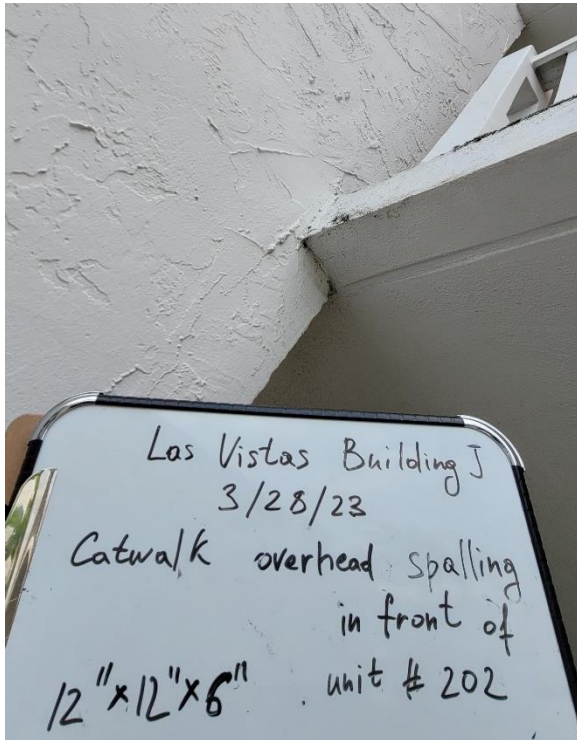
Staircase between Units 109 and 209



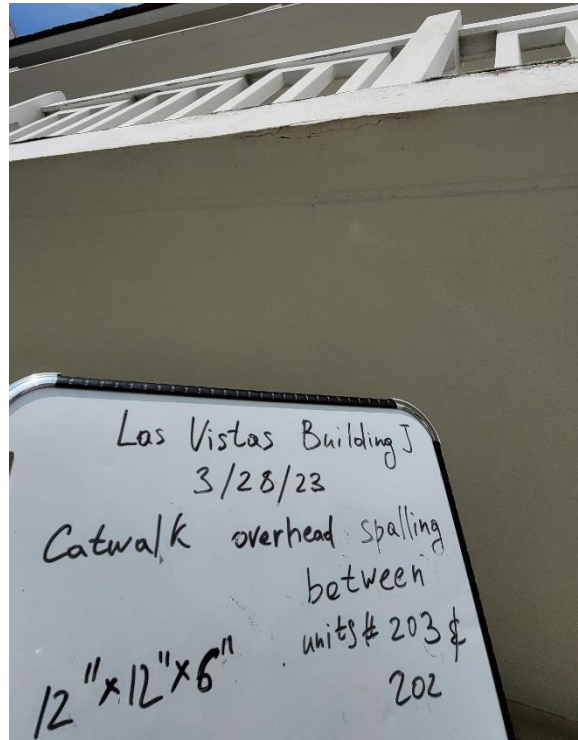
Staircase beam in front Unit 201



In front of Unit 202



Between Units 202 and 203



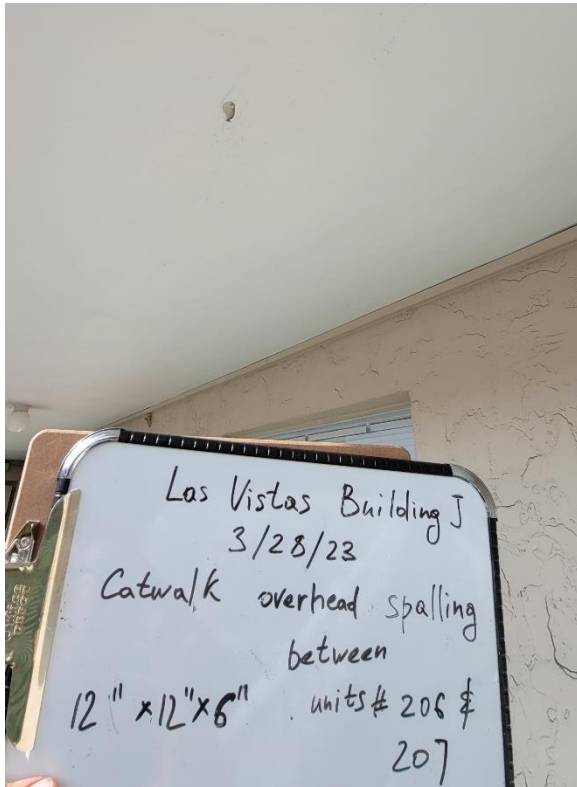
In front of Unit 204



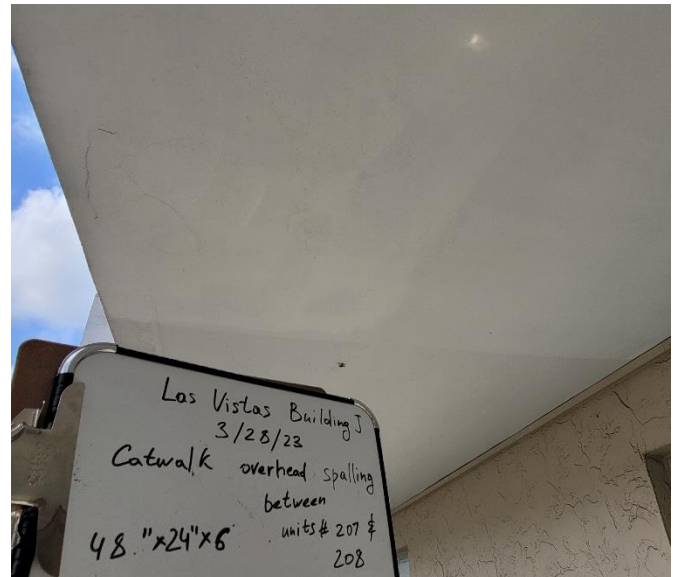
In front of Unit 206



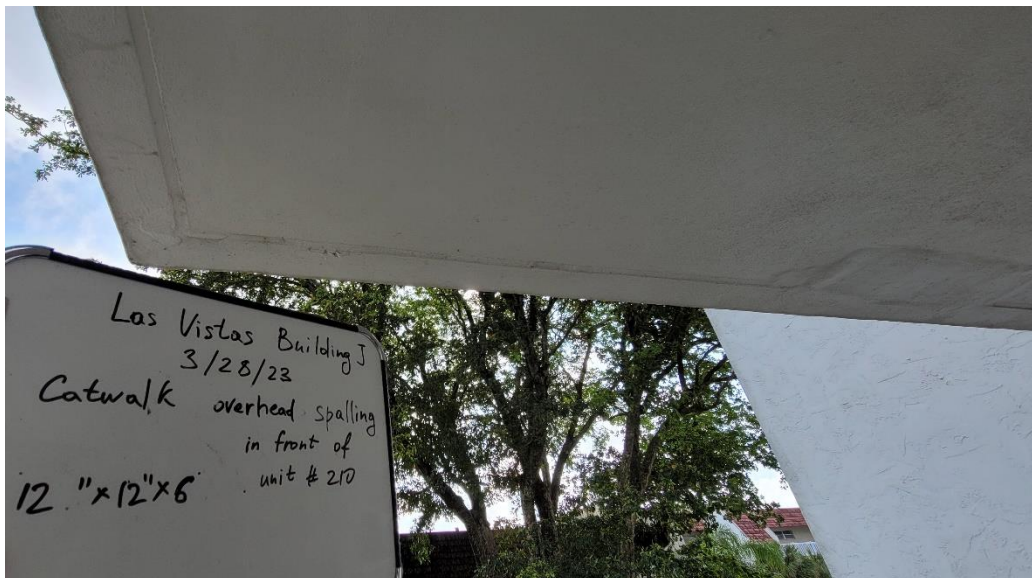
Between Units 206 and 207



Between Units 207 and 208



In front Unit 210



Staircase between Units 201 and 301



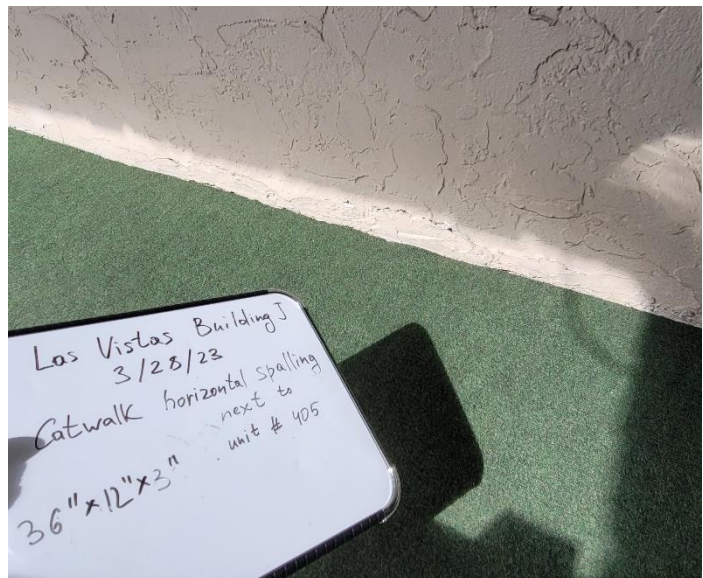
In front of Unit 308



Between Units 308 and 309



Next to Unit 405



Roof (Single-ply roofing system. Good condition)



Roof: Downspout broken



Recommendations:

Waterproofing:

The structural durability of balconies and catwalks should be aforesight because they are more vulnerable to structural deterioration than any other building element. Structural deterioration in concrete consists of rebar corrosion causing spalling. There are three elements that cause spalling. These elements are as follows:

1. Oxygen.
2. Water.
3. Steel.

The elimination of one element will prevent spalling. Therefore, for this reason, water-retaining-carpets and/or tiles are strongly discouraged, and waterproofing is recommended for new and existing concrete decks.

Waterproofing is required to prevent spalling. However, when constructed, the vast majority of balconies/catwalks are left without any waterproofing protection. Simply put, when balconies/catwalks are not waterproofed, water can seep into the porous concrete and rust the structural steel reinforcement within it. Rusted, steel expands which then causes the concrete to crumble and spall.

Deterioration rates vary due to the specific circumstances of the building. One of the most damaging factors leading to the rusting of reinforcing steel is outdoor carpeting and tiles. Like a sponge, carpets absorb moisture and remain damp for long periods of time. Carpets keep the balconies/catwalks in a state of perpetual wetness, speeding up the deterioration process. Tiles sandwich the water and facilitate the intrusion into the structural steel.

Whichever waterproofing finish you choose, it will be a vast improvement over any moisture trapping carpet/tiles sold as an outdoor product. Each layer of protection will help prevent further moisture absorption, enhancing the longevity of the concrete.

ACE inspected buildings A and C after the removal of the outdoor carpet that was installed along the catwalks and discovered spalling throughout. Therefore, ACE is recommending the removal of the carpet and tiles along the catwalks and balconies and the installation of waterproofing after the repair of the structural deterioration.

Drainage:

Please be advised that poor drainage around the foundation may cause differential settlement causing the exterior walls and the slab to settle and/or crack. Therefore, to prevent differential settlement and cracks in the exterior walls and the slab on grade the building requires drainage improvement to keep excessive water away from the exterior walls, such as roof gutter and downspout, improving surface drainage, redirecting rainwater runoff and splash-back away from the building. All trees, shrubs, planters along the exterior walls should be removed. All equipment should be installed over properly graded ground.

ACE recommending that the drainage improvement be performed in accordance with plans prepared

by an engineer and approved by the Local Building Department.

The Florida Building Code section 1804.4 states the following:

1804.4 Site grading.

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

Exception: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation shall be permitted to be reduced to not less than one unit vertical in 48 units horizontal (2-percent slope). The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

If you have any questions or require additional information, please do not hesitate to contact this office at (954) 292-7314.

Sincerely,

Akouri Consulting Engineers

George Akouri, MSCE, P.E.

Professional Engineer PE# 0049526

Certified General Contractor CGC058841

Certified Roofing Contractor CCC1329062