STRUCTURAL SAFETY INSPECTION REPORT FORM

Inspection Firm or Individual Name: Chaiban Engineering Consultants, Inc.

Address: 2787 E. Oakland Park Blvd suite 211, Ft Lauderdale, Florida 33306

Telephone Number: (954) 561-1968.

Inspection Commenced Date: 06/09/2025 Inspection Completed Date: 06/09/2025

[ ] No Repairs Required [X] Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional: [X] Engineer [ ] Architect

Name: Joseph Chaiban, PE.SI.

License Number: PE No. 43239

Threshold Building - Certified Special Inspector: [ ] Yes [X] No

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

Joseph Chaiban, PE. State of Florida , Professional Engineer, License No. 43239 This item has been digitally signed and sealed by Joseph Chaiban, PE. on the date Indicated here. Printed copies of this document are not considered signed and sealed and the Signature must be verified on any electronic copies.

Signature: Joseph Chaiban Digitally signed by Joseph Chaiban Date: 2025.06.10 15:49:47 -04'00'

Date: 6/10./2025

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 reasonable, careful evaluation of observed conditions to the extent reasonably possible.

1. DESCRIPTION OF STRUCTURE				
a. Name on Title: LAS VISTAS IN INVERRARY CONDOMINIUM ASSOCIATION, INC.				
b. Street Address: 3551 Inverray Dr Lauderhill, FL, 33319				
c. Legal Description: LAS VISTAS F IN INVERRARY CONDO UNIT 101 PER CDO BK/PG: 5956/225				
d. Owner's Name: LAS VISTAS IN INVER CONDO ASSN				
e. Owner's Mailing Address: 3551 Inverrary Dr., Lauderhill, FL 33319. **Building F.**				
f. Email Address: Contact Number: Dwayne Griffin, Office Manager (954-731-8484), accounting@lasvistascondo.com				
g. Folio Number of Property on which building is located: 4941 23 CG 0010 (Reference)				
h. Building Code Occupancy Classification: R FBC 2023 , Type III residential				
i. Present Use: Condominium Building				
j. General Description: Type of Construction: This is a (4) story concrete building Type of Construction: III				
k. Square Footage: Approximately: 14,258 SF Number of Stories: (4)				
l. Is this a Threshold Building (per F.S. 553.71):		Yes	X	No

m. Special Features:

None.

n. Describe any Additions to the Original Structure:

None.

o. Additional Comments:

The building is structurally safe for its intended use and occupancy, but requires repairs as described in the report. All repairs must be performed in accordance with plans prepared by an engineer and approved by the local building department. The carpet along the catwalks must be removed and concrete spalling repaired.

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 of the catwalk and balcony slabs was observed in multiple locations.

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

Spalling of the catwalk and balcony slabs was observed in multiple locations.

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

No cracks were observed, and any hairline cracks, if present, were not noticeable.

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

Spalling of the catwalk and balcony slabs was observed in multiple locations.

f. Note Previous Patching or Repairs:

None.

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

Residential loading.

3. INSPECTIONS

a. Date of Notice of Required Inspection: Was not received.Unknown.

b. Date(s) of Actual Inspection:5/30/25 and 6/9/2025

c. Name and Qualifications of the Individual Preparing Report:

- Joseph Chaiban, PE,SI, structural licensed engineer, and Special Inspector.
- Faiha Razaiq, structural engineer

For details reference CV's.

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

Testing is not necessary at this time.

e. Structural Repairs:
Spalling of the catwalk and balcony slabs was observed in multiple locations. All repairs must be performed in accordance with plans prepared by an engineer and approved by the local building department.

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

Explanation/Comments:

4. SUPPORTING DATA ATTACHED

a. Sheets of Written Data: None and not required.

b. Photographs: Attached is an aerial photograph depicting the location of the building and all identified deficiencies (if any).

c. Drawings or Sketches: None and not required.

d. Test Reports: None and not required.

5. FOUNDATION

a. Describe Building Foundation:

Original construction documents are not available. Visual observation of the exterior walls and floors did not reveal any foundation issues. There were no symptoms indicative of foundation failure. Therefore, it is concluded that the existing foundation is performing as expected.

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

No cracks or separations signaling structural deficiencies or settlement were observed.

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

1. If yes, explain: N/A

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:

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

No cracks were observed and any hairline cracks if present were not noticeable.

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

Spalling of the catwalk and balcony slabs was observed at multiple locations.

j. Rebar Corrosion – Check Appropriate Line:

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

4a. Describe:

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

1. [X] 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:

Flat single ply roof system over the concrete deck was observed to be in fair condition.

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

Airconditioning equipment were found on supports and observed to be in good condition.

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

Drains, scuppers were found in fair condition, unless otherwise noted.

4. Describe Parapet Construction and Current Condition:

Concrete parapet along the exterior walls were observed to be in fair condition.

5. Describe Mansard Construction and Current Condition:

The concrete tile roof along the mansard roof was observed generally in fair condition. Although there was no access To confirm the condition of the underlying structural system, No visible deficiencies were noted during the inspection.

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

None observed nor found.

7. Note any Expansion Joint and Condition:

None observed.

b. Floor System(s):

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

The first floor is composed of concrete slabs on grade. Second and third & fourth floors are composed of structural reinforced concrete slabs supported by beams and exterior walls. The concrete system was observed in fair condition.

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

The balconies at the rear of the building are composed of a structural reinforced concrete slab system (6-7) inches in thickness. Concrete spalling of the balcony slabs was observed in multiple locations.

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

The exterior concrete stairs were observed in fair condition.

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

No ramps found.

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

The guardrails at the catwalks are composed of concrete precast rails/balustrade and found in fair condition. The rails at the exterior stairs are metal and were found 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.

Not required. There are no drop ceiling or drywall as an obstruction for the inspection of the concrete deck.

8. STEEL FRAMING SYSTEM

a. Full Description of the System:

This is a concrete building. No steel framing was found at this building.

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

This is a concrete building. No steel framing was found at this building.

c. Steel Connections – Describe Type and Condition:

This is a concrete building. No steel framing was found at this building.

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):

This is a concrete building. No steel framing was found at this building.

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

No access. There is one elevator room on the ground floor which was found in fair condition.

9. CONCRETE FRAMING SYSTEM

a. Full Description of the Structural System:

The building is composed of monolithic concrete foundation, CBS exterior walls, concrete beams, lintels and bond beams, concrete columns, reinforced structural slabs in each of the 2nd and 3rd, 4th floors and slab on grade for first floor.

b. Cracking:

1. [ ] Significant [X] Not Significant

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

No visible cracks were found.

c. General Condition:

Overall in fair condition; however, repairs to the catwalks and balcony slabs are required.

d. Rebar Corrosion – Check Appropriate Line:

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

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

1. [X] 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):

Spalling of the catwalk and balcony slabs was observed in multiple locations. Repairs are required.

10. WINDOWS, STOREFRONTS, CURTAIN WALLS AND EXTERIOR DOORS

a. Windows, Storefronts, and Curtain Walls:

Aluminum sliding doors, single hung and awning windows.

b. Structural Glazing on the Exterior Envelope of the Threshold Building: [ ] Yes [X] No

1. Previous Inspection Date: _____

2. Description of Curtain Wall Structural Glazing and Adhesive Sealant:

There is no structural glazing. Not applicable.

There is no structural glazing. Not Applicable.

3. Describe the Condition of System:

There is no structural glazing. Not applicable.

c. Exterior Doors:

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

The doors to units appear to be composed of metal doors and balconies sliding glass doors.

Metal, glass, and sliding glass doors.

2. Anchorage Type and Condition of Fasteners and Latches:

The anchorage type are screws, bolts or tapcons, latches are found in fair condition.

3. Sealant Type and Condition of Sealant:

Exterior sealant is silicone rubber or other type of sealant, and was found in fair condition.

4. General Condition:

Fair condition.

5. Describe Repairs Needed: NONE

11. WOOD FRAMING

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

There are no wood framing members in this building.

b. Indicate the Condition of the Following:

1. Walls:

Not Applicable.

2. Floors:

Not Applicable.

3. Roof Member, Roof Trusses:

Fair condition.

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

Not Applicable.

d. Joints – Note if Well Fitted and Still Closed:

Not Applicable.

e. Drainage – Note Accumulations of Moisture:

Not Applicable.

f. Ventilation – Note any Concealed Spaces not Ventilated:

Not Applicable.

g. Note any Concealed Spaces Opened for Inspection:

Not Applicable.

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

Not Applicable.

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.):

There are no appurtenances along the exterior wall . Not applicable.

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

There are no appurtenances along the exterior wall . Not applicable.

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):

There are no appurtenances along the exterior wall . Not applicable.

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 found, Not applicable.

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

None found, Not applicable.

Chaiban Engineering Consultants, Inc.

Photo Report

Name: Las Vistas in Inverrary Condominium Association Inc.

Property Address: 3551 Inverrary Dr., Lauderhill, FL 33319. **Building F.**

Title: Photo Sheet

Date: June 9, 2025

Photo 1: South Side View.

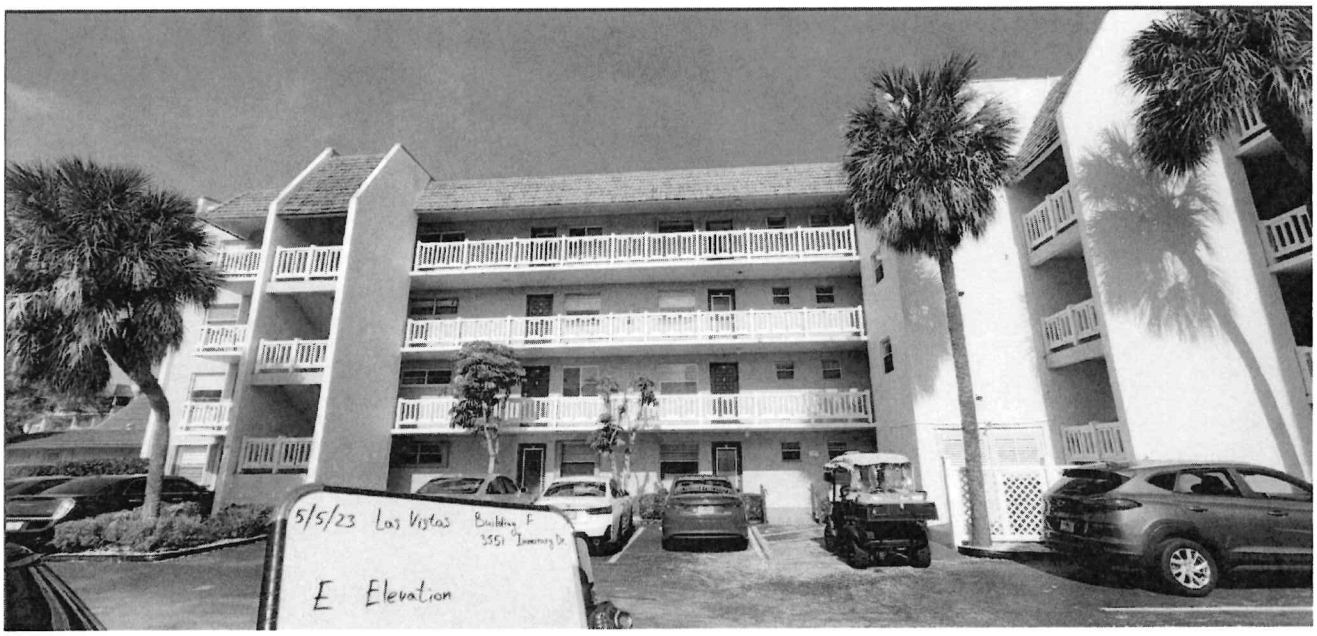


Photo 2: East Side View.

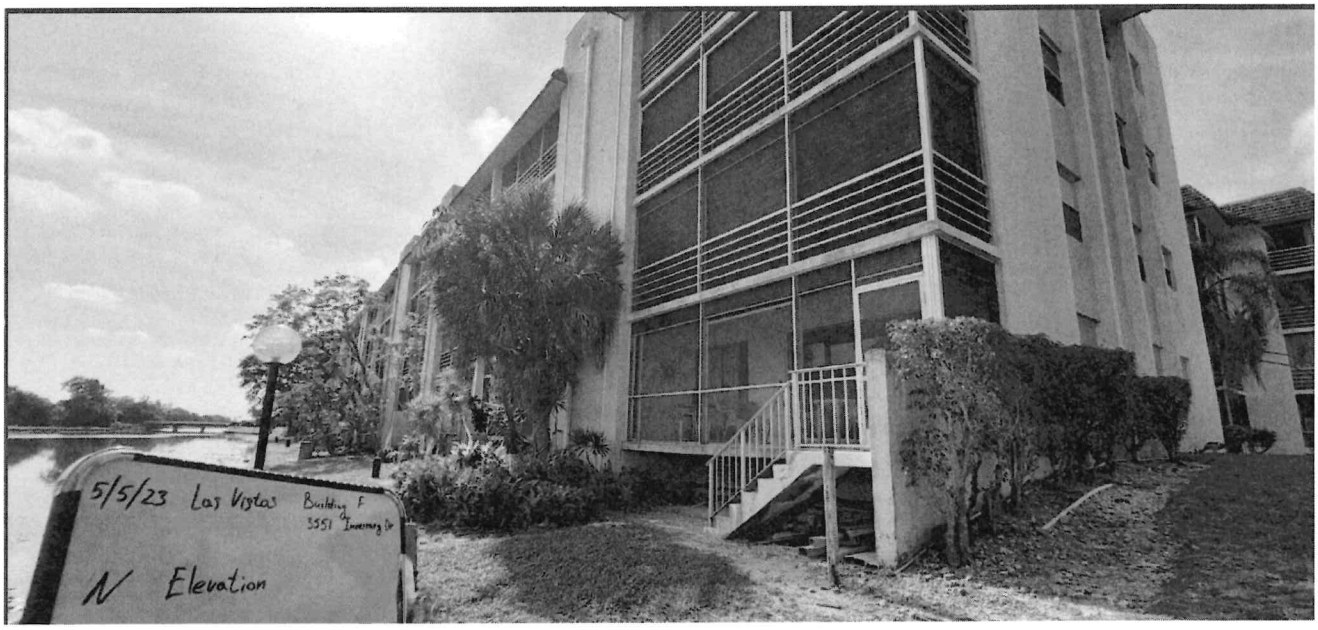


Photo 3: North Side View.

Photo 4: West Side View.

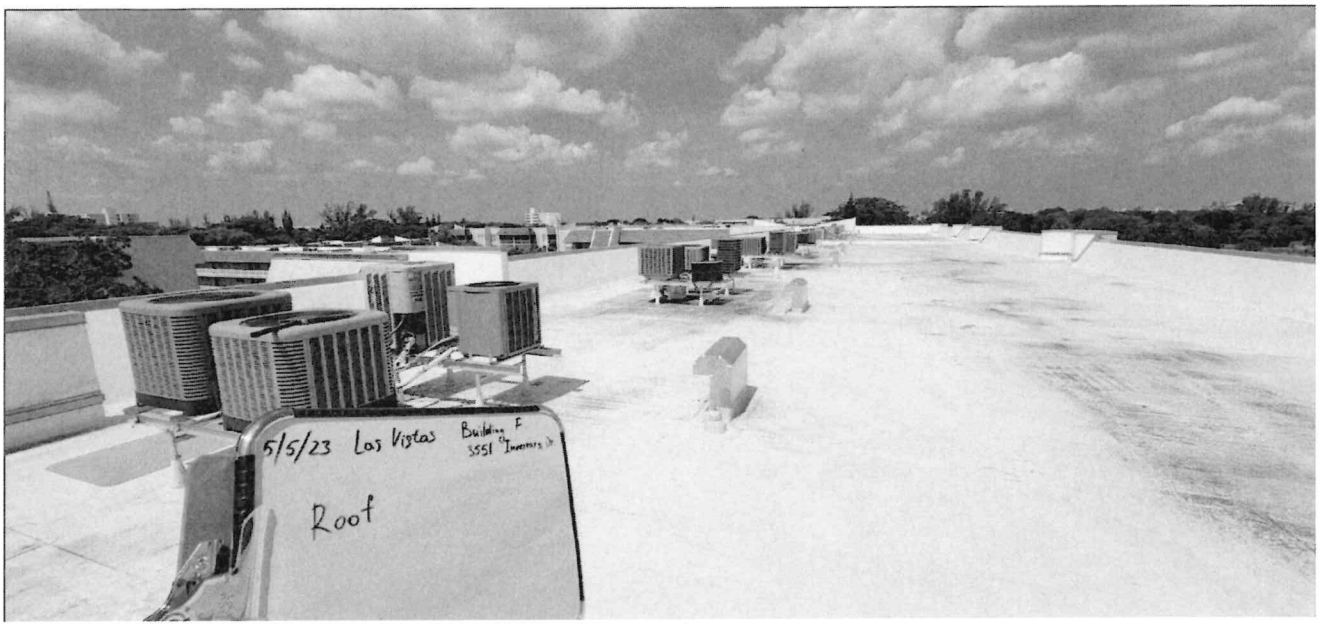


Photo 5: Roof View.

Photo 6: Mansard Roof and flat roof view.

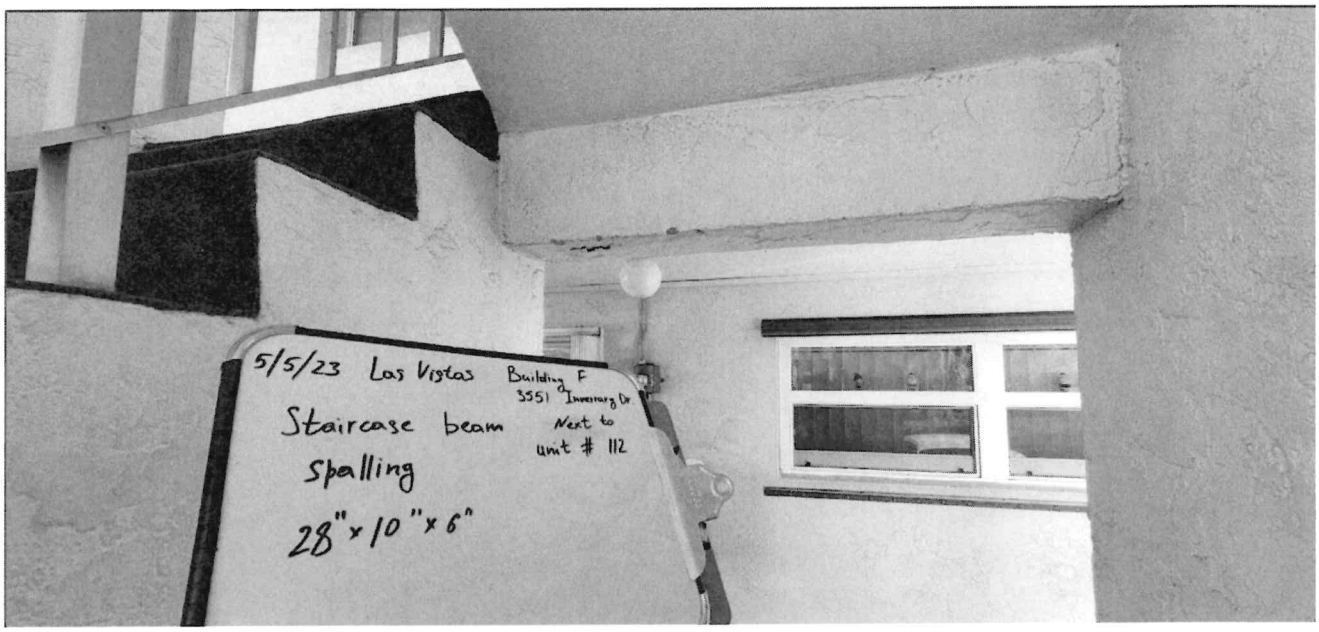


Photo 7: Concrete staircase beam spalling next to unit #112.

Photo 8: Concrete catwalk spalling near expansion joint next to unit #107.

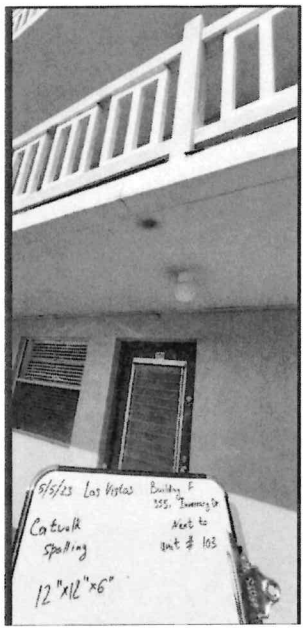


Photo 8: Concrete catwalk spalling next to unit #103

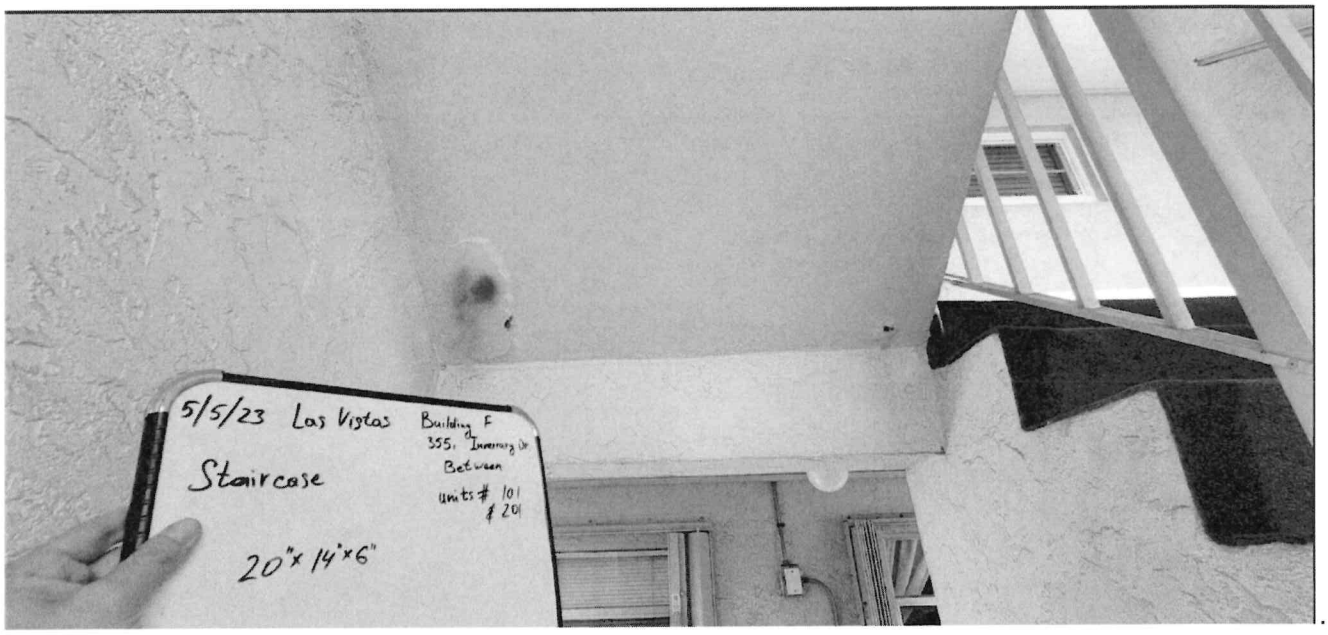
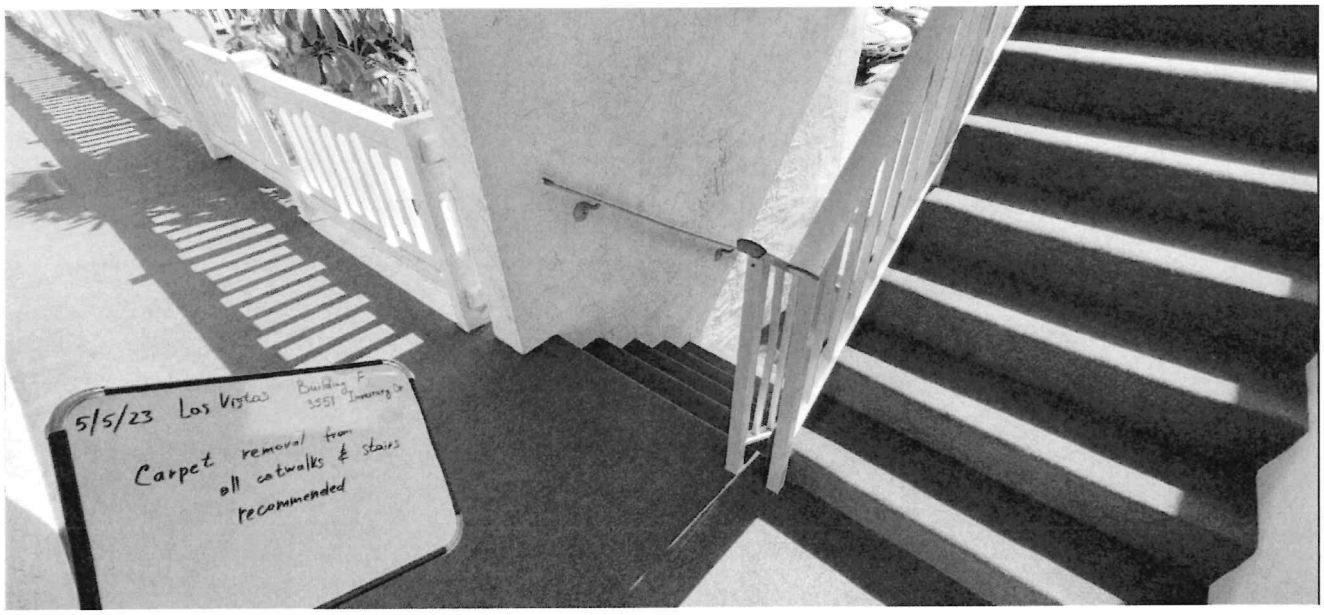
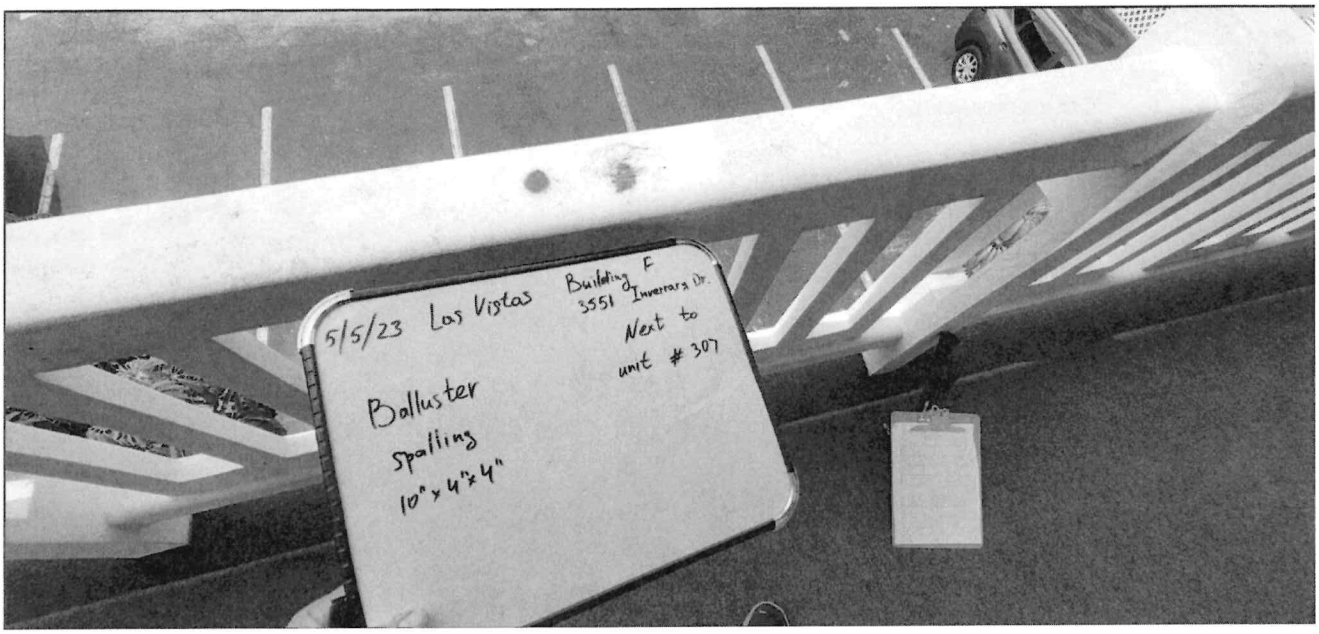


Photo 9: Concrete staircase spalling next to unit #101 and #201.



Photos 10 & 11: Carpet removal recommended from all catwalks and staircase.



Photos 12: Concrete Rail/balustrade spalling near unit #307.

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FT. LAUDERDALE, FLORIDA 33306
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Limitations

The commentaries, opinions, and recommendations in this document are based on the experience, education, observations and assessments made by the professional engineer noted, the conditions that existed on the date such observations and assessments were performed, as well as on information available to Chaiban Engineering Consultants, Inc. at the time this report was issued, our research, investigative work, and analysis performed, utilizing the degree of skill and care ordinarily exercised by any prudent engineer in the same community under similar circumstances and time.

The opinions and conclusions provided herein are based on visual observations. No structural calculations, destructive/exploratory testing, geotechnical analysis, or other studies were performed as part of our assessment, unless otherwise mentioned in this document. Chaiban Engineering Consultants, Inc. assumes no liability for the accuracy of information in this document provided by or obtained from the owner or his/her representatives, testing agencies or labs, the public domain, product manufacturers, industry standards, plans, and other documents reviewed or obtained by third parties, and reserves the right to update or revise, amend this document should additional information become available. The contents of this document are confidential. This document was prepared for and is intended solely for **LAS VISTAS IN INVERRARY CONDOMINIUM ASSOCIATION, INC.**. The Content of this report may also be privileged or otherwise protected by work product immunity or other legal rules.

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Chaiban Engineering Consultants, Inc. appreciates this opportunity to have assisted with this assessment. Should you have any questions, please do not hesitate to contact us.

Respectfully,

Chaiban Engineering Consultants, Inc.
Joseph Chaiban, PE. SI.
PE No. 43239
SI No. 1108