



AKOURI CONSULTING ENGINEERS

4651 SHERIDAN ST STE. 260 HOLLYWOOD FL 33021

OFFICE: 954.989.8885 **EMAIL:** GEORGE@AKOURI.NET **WEB:**
WWW.AKOURI.NET

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.
3533 Inverrary Boulevard Club House, 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.

Visual Observation:

ACE inspected the Club House and found drainage deficiencies around the building and roof. Please refer to photos below and the recommendations section of this report.











Recommendations:

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.

Roof:

The roof consists of a flat wood deck covered with modified bitumen system with no remaining life. Please be advised both parapet walls and roof are in poor conditions and repair is required.

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