STRUCTURAL SAFETY INSPECTION REPORT FORM

Inspection Firm or Individual Name: John H. Stewart, P.E. of Rimkus Consulting Group

Address: 8010 Woodland Center Blvd, Tampa, FL

Telephone Number: 813-289-3060

Inspection Commenced Date: 12/8/22 Inspection Completed Date: 12/8/22

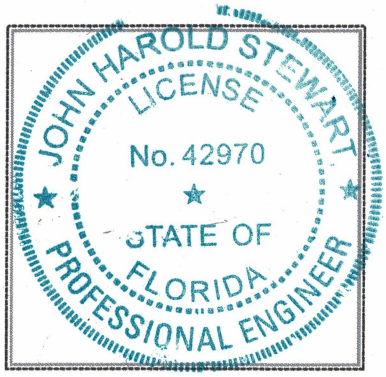
[X] No Repairs Required [ ] Repairs are required as outlined in the attached inspection report

Licensed Design Professional: [X] Engineer [ ] Architect

Name: John H. Stewart., P.E.

License Number: 42970

Threshold Building – Certified Special Inspector [ ] Yes [X] No



Seal

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

Signature: John H Stewart Date: 8/23/24

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: Yorkdale's Carrallton Isles Association, Inc.			
b. Street Address: 419 Golden Isles Drive, Hallandale Beach, FL			
c. Legal Description: Yorkdale's Carrallton Isles perCDO Bk/Pg 3930/403			
d. Owner's Name: Yorkdale's Carrallton Isles Association, Inc.			
e. Owner's Mailing Address: 419 Golden Isles Drive, Hallandale Beach, FL			
f. Email Address: henrycarrhoops@aol.com		Contact Number: 647-244-0922	
g. Folio Number of Property on which building is located: 1226-06-0120			
h. Building Code Occupancy Classification: Residential, R-2			
i. Present Use: Condominiums			
j. General Description: Multi-story building (photos 1 to 3)		Type of Construction: Concrete framing with CMU infill	
k. Square Footage: 30,366		Number of Stories: 3	
l. Is this a threshold building (per F.S. 553.71):		Yes	No X

m. Special Features:
Exterior walkways & stairs, see photographs 5 and 6. In-ground pool and seawall behind building, see photographs 2 and 4

n. Describe any additions to original structure:
N/A

o. Additional Comments:
N/A

2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fire, 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):

Hairline vertical cracks observed on one concrete column in the front stairwell, see photograph 13.
Minor spalls noted on soffit of front walkway slab, see photograph 16. Owner reports he has repaired these items after my inspection.

c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

Hairline horizontal cracks in floor coating on front walkway slab, see photograph 15.
Minor paint peeling and corrosion noted on decorative wall surface of front stair tower, see photograph 14.
Owner reports he has repaired these items after my inspection.

d. Cracks – Note location in 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:

See comments and photographs noted above.

e. General extent of deterioration – Cracking or spalling concrete or masonry, oxidation of metals; rot or borer attack in wood:

Deterioration is minor and cosmetic. Owner reports he has repaired these items after my inspection.

f. Note previous patching or repairs:

None noted

g. Nature of present loading indicate residential, commercial, other estimate magnitude:

Normal residential floor loading inside building condominiums and on exterior walkways

3. INSPECTIONS

a. Date of notice of required inspection: 8/29/23

b. Date(s) of actual inspection: 12/8/22

c. Name and qualifications of the individual preparing report:

John H. Stewart, P.E. FL No. 42970 with over 40 years of structural engineering experience.
BSCE from University of Minnesota, 1979 with emphasis in structural engineering.
MSCE from University of Colorado, 1981 with emphasis in structural engineering.

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

N/A

e. Structural Repairs:

No structural repairs required at this time.
Minor non-structural/cosmetic repairs and normal maintenance required in future years.
See attached spreadsheet for non-structural repairs and estimated costs.
Owner reports he has repaired these items after my inspection.

f. Has the property record been researched for any current code violations or unsafe structure cases? [ ] Yes [X] No

Explanation/Comments:

4. SUPPORTING DATA ATTACHED

a. Sheets of written data: Speadsheet with estimated non-structural repair costs, 1 page.
Owner reports he has repaired these items after my inspection.

b. Photographs: 28 photographs on 18 pages

c. Drawings or sketches: Boundary survey, 1 sheet

d. Test reports: N/A

5. FOUNDATION

a. Describe building foundation:

Direct observation of foundation not performed because no settlement of building was observed.

b. Has the property record been researched for any current code violations or unsafe structure cases? [ ] Yes [X] No

c. Has the property record been researched for any current code violations or unsafe structure cases? [ ] Yes [X] No

d. Describe any cracks or separation in the walls, column or beams that signal differential settlement:

None observed in the building structure. Minor settlement of non-structural slab-on-grade adjacent to building noted at several locations, see photographs 19 and 20.

e. Is there additional sub-soil investigation required? [ ] Yes [X] No

1. If yes, explain:

6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines

a. Concrete masonry units:	[X] 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:	[X] Good	[ ] Fair	[ ] Poor
e. Lintel:	[X] 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:	[X] Good	[ ] Fair	[ ] Poor
4. Other:	[ ] Good	[ ] Fair	[ ] Poor

4a. Explain: Exterior wall finishes in good condition, see photographs 9 and 10.

h. Cracks – Note beams, columns, or others, including locations (description):

See previous comments

i. Spalling – In beams, columns, or others, including locations (description):

See previous comments

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, general quality:

7. FLOOR AND ROOF SYSTEM

a. Roof: Built-up roof membrane with granulated surface, see photograph 23 and 24

1. Describe type and condition of current roof:

Good condition, several areas with minor bent roof flashing, see photographs 27 and 28.
Owner reports he has repaired these items after my inspection.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
N/A

3. Note types of drains, scuppers, and condition:
Gutters around perimeter of roof in good condition, see photographs 25 and 26

4. Describe parapet construction and current condition:
N/A

5. Describe mansard construction and current condition:
N/A

6. Describe any roofing framing member with obvious overloading, overstress, deterioration, or excessive deflection:
None

7. Note any expansion joint and condition:
No expansion joints in roofing

b. Floor System(s):

1. Describe (Type of system framing, material, spans, condition):

Steel bar joist with concrete floor slab system, no cracks or deflections issues noted in 4 representative units inspected, see photographs 17 and 18.

2. Balconies – Indicate location, framing system, material and condition:

Cantilevered reinforced concrete balcony slab at exterior of some of the units in good condition, see photographs 11 and 12.

3. Stairs and escalators – Indicate location, framing system, material and condition:

Reinforced concrete stair towers located at center front of building and at each end of building and center back of building. All stair towers in good condition, see photographs 7 and 8

4. Ramps – Indicate location, framing system, material and condition:

N/A

5. Guardrails – Indicate type, location, material and condition:

Concrete guardrails in good condition, see photographs 7 and 9.

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, structural framing in good condition

8. STEEL FRAMING SYSTEM

a. Full description of system:

Steel bar joists with concrete slab used for roof and floor framing. No deflections noted and no signs of corrosion exhibited on ceiling surfaces below the roof and floors.

b. Exposed Steel – Describe condition of paint and degree of corrosion:

N/A

c. Steel Connections – Describe type and condition:

N/A

N/A

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)):

None noted

f. Elevator sheave beams, connections and machine floor beams – Note column:

N/A

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

Reinforced concrete columns and tie-beams with infill CMU walls. Concrete floor slab and concrete roof slab over steel bar joist framing.
All observed areas of concrete framing and structural slabs in good condition.

b. Cracking:

1. [ ] Significant [X] Not Significant

2. Description of members affected, location and type of cracking:

One concrete column in the front stair tower had minor vertical cracks, see previous comments and photograph. Owner reports he has repaired these items after my inspection.

c. General condition:

All concrete framing in good condition.

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)):

None observed

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows, Storefronts and Curtainwalls:

Windows and doors in good condition, no deterioration noted and no cracks noted at corners.

b. Structural Glazing on the exterior envelope of threshold building: ☑ Yes ☐ No

1. Previous Inspection Date: N/A

2. Description of Curtainwall Structural Glazing and adhesive sealant:

All in good condition, no significant deterioration noted.

3. Describe condition of system:

Good condition

c. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):

Wood doors with alumium sliding glass doors in good condition.

2. Anchorage type and condition of fasteners and latches:

No deterioration or movements noted.

3. Sealant type and condition of sealant:

Sealants in good condition.

4. General Condition:

5. Describe repairs needed:

N/A

11. WOOD FRAMING

a. Type – Fully describe mill construction, light construction, major spans, trusses:

N/A

b. Indicate 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.):

b. Identify attachment type of each appurtenance type (mechanically attached or 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):

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

Seawall behind the building is in good condition with no significant movements or deterioration noted, see photograph 22. In-ground pool located behind building is in good condition. No significant movements or deterioration noted in the pool shell, see photograph 21.

b. Indicate condition of special feature, its supports and connections:

All in good condition.

Photograph 1
Front (east) elevation of building.

Photograph 2
Back (west) elevation of building.

Photograph 3
North elevation of building.

Photograph 4
Seawall on west side of property.

Photograph 5
Typical view of stair tower at north and south wings.

Photograph 6
View of central stair/elevator tower on east side of building.

Photograph 7
In general, no cracks were observed at exposed beam-column joints.

Photograph 8
In general, no cracks were observed at exposed beam-column joints.

Photograph 9
In general, no cracks were observed in the exterior wall finishes.

Photograph 10
In general, no cracks were observed in the exterior wall finishes.

Photograph 11
In general, no cracks were observed at the cantilevered balconies.

Photograph 12
In general, no cracks were observed at the cantilevered balconies.

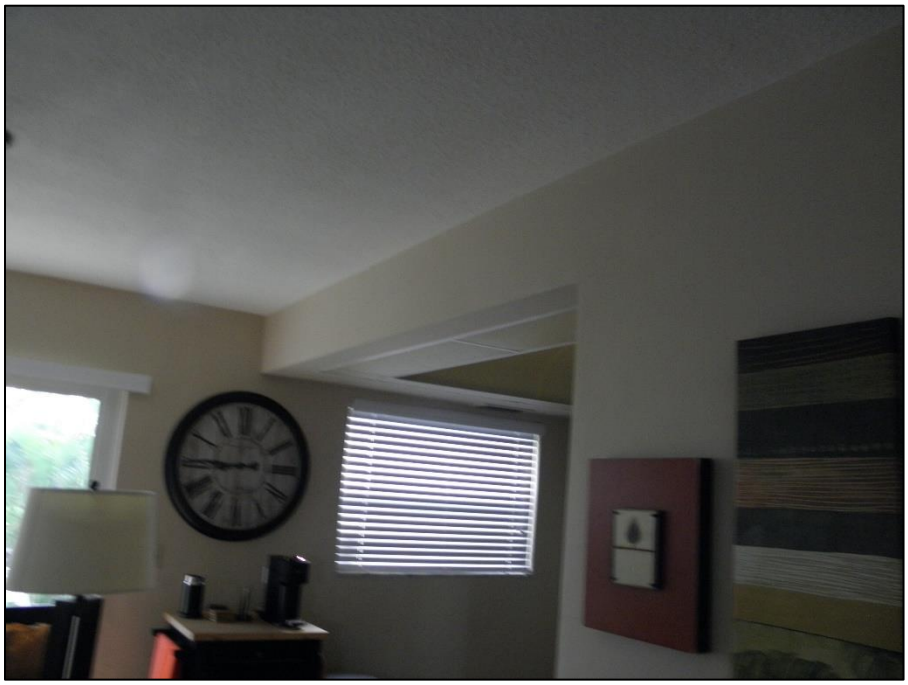
Photograph 13
Minor cracks observed at an old patch on a concrete column.

Photograph 14
Paint peeling at a stair tower beam.

Photograph 15
Overview of typical transverse cracks in an exterior walkway.

Photograph 16
Overview of minor spalls in slab soffit under typical transverse cracks in an exterior walkway.

Photograph 17
No cracks were observed inside the units observed.



Photograph 18
No cracks were observed inside the units observed.

Photograph 19
Minimal settlement and distress were observed at at-grade slabs.

Photograph 20
Minor settlement and distress was observed at several isolated exterior locations.

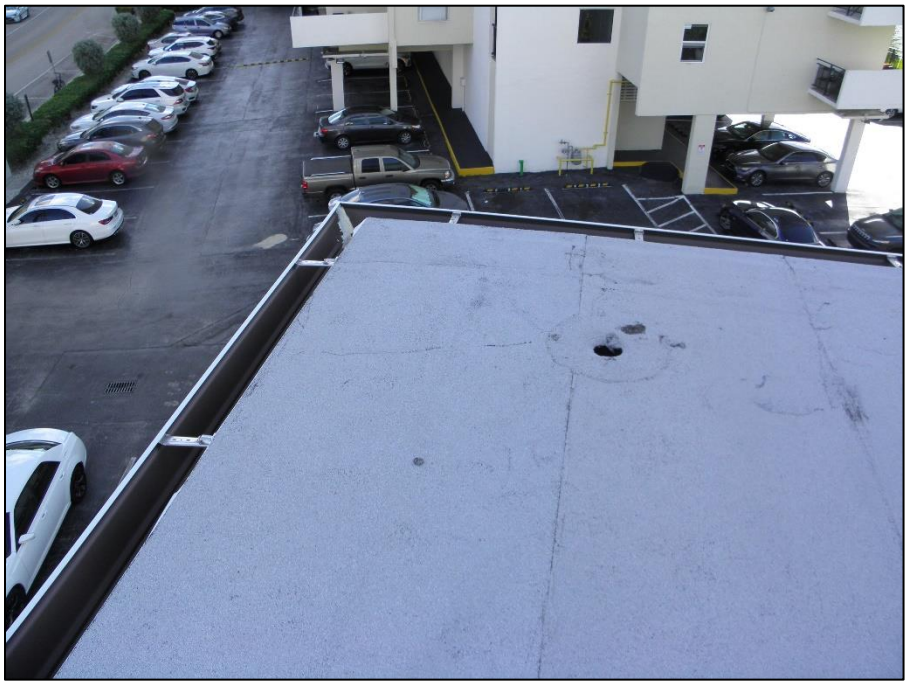
Photograph 21
No settlement or distress was observed in the pool shell.

Photograph 22
No settlement or distress was observed at the seawall.

Photograph 23
The roof was in good condition.

Photograph 24
The roof was in good condition.

Photograph 25
Typical view exterior gutter with adjacent interior roof drain.



Photograph 26
Typical view exterior gutter.

Photograph 27
The roof edge flashing was bent at gutter corners.

Photograph 28
The roof edge flashing was bent at gutter corners.

RIMKUS

OPINIONS OF COSTS TO REMEDY PHYSICAL DEFICIENCIES

The Carallton Isles Condominium

2-15-2023

419 Golded Isles Drive, Hallandale Beach, FL 33009

Consultants Project No. #100181085

STRUCTURE

Item No.	Recommendation	EUL	Age	RUL	Quantity	Unit	Unit Cost	Immediate (0 - 6 Months)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Totals	Other
1	Repair the cracked concrete patches on several columns and the minor concrete spalls on the soffit of the front and back exterior walkways.	100	60	40	10	EA	$500		$5,000											
2	Clean and repaint the peeling paint and corroded metal elements at the central stair/elevator tower exterior walls	8	Unknown	0	1,680	SF	$3.00		$5,040											
	Subtotal							$0	$10,040	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

ROOFING

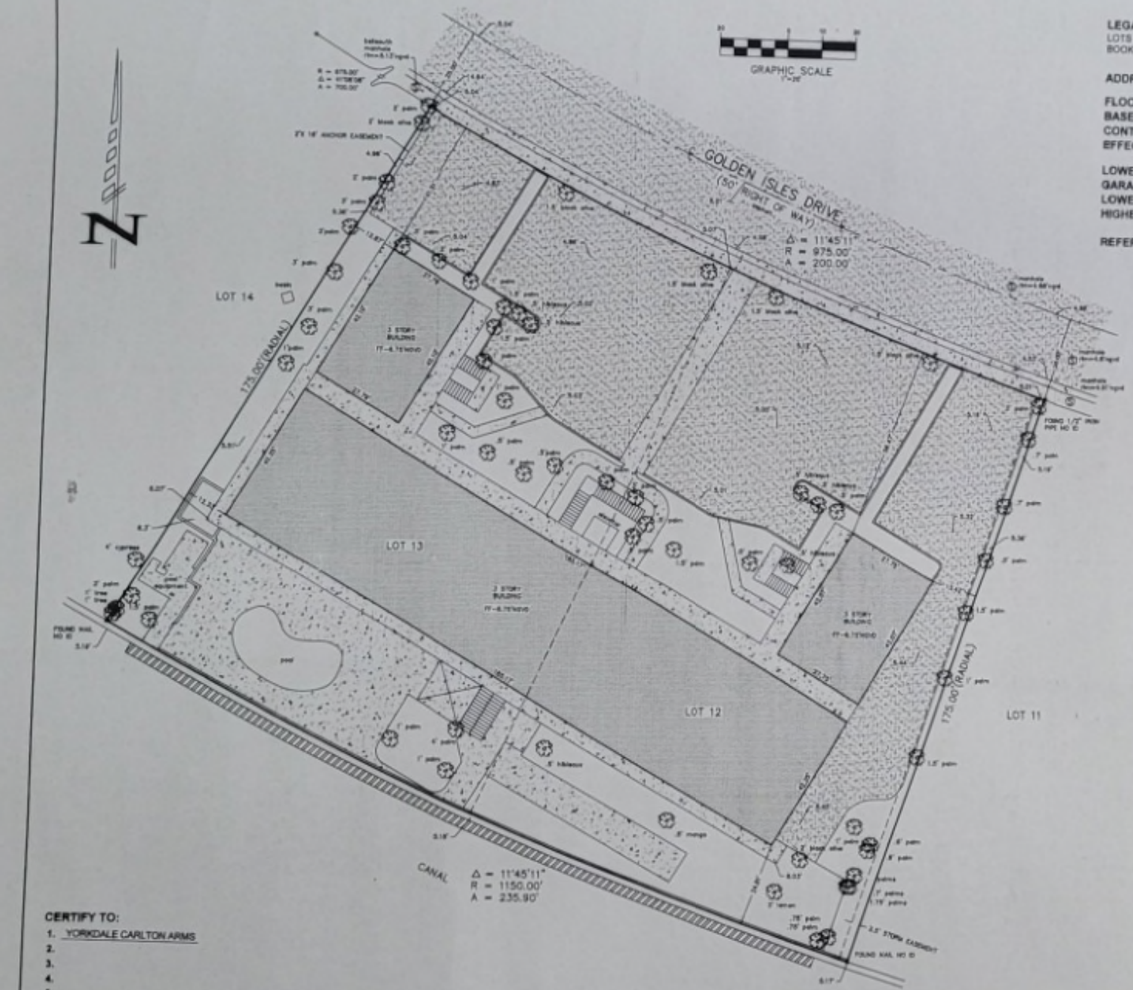
Item No.	Recommendation	EUL	Age	RUL	Quantity	Unit	Unit Cost	Immediate (0 - 6 Months)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Totals	Other
3	Repair the bent roof flashing at gutter corners.	20	Unkown	NA	28	EA	$50		$1,400										$1,400	
	Subtotal							$0	$1,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,400	
	TOTALS:							$0	$11,440	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,400	
	OVERALL TOTAL (IMMEDIATE AND 10-YEAR):							$11,440												

IMMEDIATE COSTS Immediate costs are intended to be completed as soon as possible and no later than six months from the date of the PCA Report. These costs include potentially unsafe conditions, building or fire code violations, or physical deficiencies that if left uncorrected would be expected to result in or contribute to critical element or system failure or a significant escalation of cost.

10-YEAR COSTS The 10-year costs are spread over a 10-year evaluation period. These costs include physical deficiencies that may not warrant immediate attention, repairs/replacements that should be undertaken on a priority basis, and replacements based on Remaining Useful Life (RUL).

OTHER COSTS These cost items include recommendations for aesthetic improvements, energy efficiencies, or operational upgrades. These cost items do not materially affect the property over the 10-year evaluation period if the cost recommendation is not completed.

Our opinions of probable cost are related to the recommendations noted in the Rimkus report for the predominately residential use buildings . The budget estimates are calculated in today's dollars (escalation and inflation costs have not been calculated). Costs are preliminary in nature and based on visual observations from representative areas, counting units from photographs, unit cost data, available construction drawings for the property, and experience by Rimkus for similar projects. The probable costs are not intended to be a comprehensive assessment of costs. The actual cost may vary, based on economic factors and unforeseen conditions, such as the extent of damage related to suspect moisture intrusion. The purpose of this probable cost is to establish an order of magnitude for budgetary consideration.



LEGAL DESCRIPTION:
LOTS 12 AND 13, GOLDEN ISLES SECTION C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 419 GOIDEN ISLES DRIVE HALLANDALE, FL 33009

FLOOD ZONE:	AE
BASE FLOOD ELEVATION	7'NGVD
CONTROL PANEL NUMBR:	125110-0319-F
EFFECTIVE:	REVISED: 10/2/1997
LOWEST FLOOR ELEVATDN:	BLDG 101:6.78'NGVD BLDG 106"6.73'NGVD BLDG 110:6.79'N
GARAGE FLOOR ELEVATDN:	N/A
LOWEST ADJACENT GRADE :	5.88'NGVD
HIGHEST ADJACENT GRADE :	6.48'NGVD
REFERENCE BENCH MARK:	SU#952585 EL=5.12'NGVD

CERTIFY TO:
1. YORKDALE CARLTON ARMS
2.
3.
4.
5.
6.

EASEMENTS ACCORDING TO THE PLAT THEREOF:
2.5' STORM EASEMENT @ SOUTH BOUNDARY.
2' X 18' ANCHOR EASEMENT @ NORTH BOUNDARY.
10' ACCESS EASEMENT @ NORTH BOUNDARY
ENCROACHMENTS ACCORDING TO THE PLAT THEREOF:
WALL & ASPHALT IN 2.5' STORM EASEMENT @ SOUTH BOUNDARY.
WOOD DOCK IN CANAL @ WEST BOUNDARY.

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

LEGEND OF ABBREVIATIONS:

Δ	= DELTA	(C)	= CALCULATED
L	= ARC LENGTH	ELEV.	= ELEVATION
C	= CHORD	B.M.	= BENCH MARK
T	= TANGENT	℄	= CENTERLINE
CB	= CHORD BEARING		
C.B.S.	= CONCRETE BLOCK STRUCTURE	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
R/W	= RIGHT-OF-WAY	P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVATURE	(P)	= PLAT
N	= NORTH	R	= RADIUS
S	= SOUTH	A/C	= AIR CONDITIONER
E	= EAST	CHATT.	= CHATTAHOOCHEE
W	= WEST	FPL	= FLORIDA POWER AND LIGHT
CONC.	= CONCRETE	PT.	= POINT OF TANGENCY
(M)	= MEASURED		

NOTES:
1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORD BY ACCURATE LAND SURVEYORS, INC.
3. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
4. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED FOR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
5. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
6. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
7. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A

BOUNDARY SURVEY

DATE OF FIELD SURVEY: 07-22-05	DRAWN BY: M.L.M.
FIELD BOOK: 2374-37	CHECKED BY: M.L.M.

REVISIONS	DATE	BY

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61G17-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, MAY 1995.

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-05-4725