



***Allied Building Inspection Services
Inspections. Testing. Engineering
Certificate of Authorization: 28536***

July 18, 2022

Building Official
City of Pompano Beach
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

RE: *Building Safety Inspection Reports*
Subject: *700 Pine Drive, Pompano Beach, FL 33060*
Folio:

Dear Building Official,

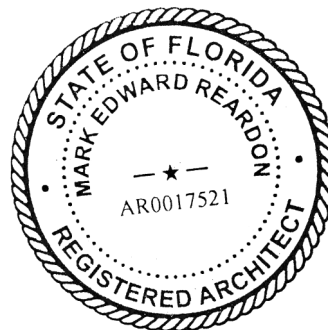
Enclosed, please find the structural report in the format required by your office. This building requires repairs to the structural deficiencies noted in the report prior to our recommendation for re-certification. Also, this building requires repairs to the electrical deficiencies noted in the report prior to our recommendation for re-certification.

As a routine matter, 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. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building.

Sincerely,

Allied Building Inspection Services, Inc

Mark Reardon, RA 17521



STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual: Allied Building Inspection Services Inc

Address: 8203 SW 124th Street Miami FL 33156

Telephone Number: 305-234-7377

Inspection Commenced Date: 7-7-2022 Inspection Completed Date: 7-11-2022

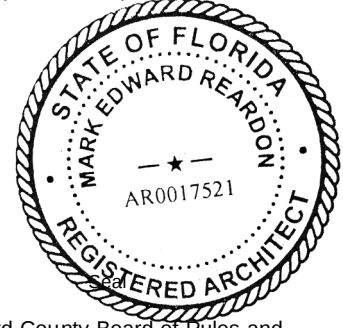
☐ No Repairs Required ☒ Repairs are required as outlined in the attached inspection report

Licensed Professional

Engineer / Architect Name: Mark Reardon

License Number: RA 17521

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



Signature _____ Date: _____

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.

DESCRIPTION OF STRUCTURE

a. Name on Title: **Garden Point Condo**

b. Street Address: **700 Pine Drive, Pompano Beach, FL 33060**

c. Legal Description: **GARDEN POINT CONDO UNITS 101-310 PER CDO BK/PG: 3289/548**

d. Owner's Name: **Garden Point Condo**

e. Owner's Mailing Address: **700 Pine Drive, Pompano Beach, FL 33060**

f. Folio Number of Property on which the building is located: **See Below**

g. Building Code Occupancy Classification: **R-2**

h. Present Use: **30 Unit Residential Apartment Complex**

i. General Description, Type of Construction: **Type 1** Square Footage: **30,000** Number of Stories: **3**

j. Special Features:

None Noted

k. Additional Comments:

Folio Numbers Are For Each Individual Unit

i. Additions to original structure:

None Noted (no plans available on site)

2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant):

1. Bulging: **Good**

2. Settlement: **Good**

3. Deflections: **Good**

4. Expansion: **Good**

5. Contraction: **Good**

b. Portion showing distress (Note beams, columns, structural walls, floors, roofs, other):

- **Spalling Observed On Unit 301 And 306 Balcony Columns**
- **See Attached Photos.**

c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains:

Same As Section b. Above

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:

Hairline & fine, Slabs, Walls, Not significant

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

Spalling Observed – See Section b. Above

f. Previous patching or repairs:

Some Minor Repairs Noted - Satisfactory

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

30 Unit Residential Apartment Building

3. INSPECTIONS

a. Date of notice of required inspection: **Unknown**

b. Date(s) of actual inspection: **July 7, 2022**

c. Name and qualifications of individual submitting report:

Mark Reardon, RA 17521

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

N/A – None Required

e. Structural repair - note appropriate line

1. None required: **N/A**

2. Required (describe and indicate acceptance):

Spalling On Balcony Columns Of Units 301 And 306.

4. SUPPORTING DATA

a. Sheets of written data: **None**

b. Photographs: **See Attached**

c. Drawings or sketches: **None**

5. MASONRY BEARING WALL - Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units:	Good
b. Clay tile or terracotta units:	N/A
c. Reinforced concrete tie columns:	Fair
d. Reinforced concrete tie beams:	Good
e. Lintels:	Good
f. Other type bond beams:	N/A
g. Masonry finishes - exterior	
1. Stucco:	Good
2. Veneer:	N/A
3. Paint only:	N/A
4. Other (describe):	N/A
h. Masonry finishes - interior	
1. Vapor barrier:	N/A
2. Furring and plaster:	Good
3. Paneling:	N/A
4. Paint only:	N/A
5. Other (describe):	Furring And Gypsum board, Good
i. Cracks	
1. Location-note beams, columns, other	N/A
2. Description:	Hairline & Fine - See Attached Deficiency Notes And Photos
j. Spalling	
1. Location-note beams, columns, other	N/A
2. Description:	N/A
k. Rebar corrosion - check appropriate line	
1. None visible:	None visible
2. Minor patching will suffice:	N/A
3. Significant - but patching will suffice:	N/A

4. Significant - structural repairs required: N/A
I. Samples chipped out for examination in spall areas
1. No: N/A
2. Yes - describe color, texture, aggregate, general quality: N/A

6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition): - Timberline/Dimensional Type Of Fiberglass Shingle Roof.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: - None
3. Note types of drains and suppers and condition: - Gutters And Downspouts On All Sides Of Building.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition): - Concrete Floor Slab - Good 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: - Limited Inspection Performed From Attic.

7. STEEL FRAMING SYSTEM
a. Description - Corrugated Steel Decking.

b. Exposed Steel - describe condition of paint and degree of corrosion:

- **Paint/Coating is Satisfactory, Corrosion Is Insignificant**

c. Concrete or other fireproofing - note any cracking or spalling and note where any covering was removed for inspection:

- **N/A**

d. Elevator sheave beams and connections, and machine floor beams - note condition:

- **Good Condition – Limited Access For Inspection**

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

- **Continuous Footings, Poured-In-Place Slabs, Tie-Columns, Tie-Beams**

b. Cracking

1. Not significant: **Not Significant**

2. Location and description of members affected and type of cracking:

Hairline & Fine Settlement In Poured-In-Place Slabs

c. General condition: **Good Condition.**

d. Rebar corrosion - check appropriate line

1. None visible: **None Visible**

2. Location and description of members affected and type of cracking: **N/A**

3. Significant but patching will suffice: **N/A**

4. Significant - structural repairs required (describe): **N/A**

e. Samples chipped out in spall areas:

1. No: **None**

2. Yes, describe color, texture, aggregate, general quality: **N/A**

9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):

Metal Awning Type

b. Anchorage - type and condition of fasteners and latches: **Screws - Good**

c. Sealant - type and condition of perimeter sealant and at mullions: **Caulking - Fair**

d. Interior seals - type and condition at operable vents: **None**

e. General condition: **Fair**

10. WOOD FRAMING

a. Type - fully describe if mill construction, light construction, major spans, trusses:

Wood Trusses/Plywood Sheathing – Good Condition.

b. Note metal fitting i.e. angles, plates, bolts, split pintles, other and note condition: **Good**

c. Joints - note if well fitted and still closed: **N/A**

d. Drainage - note accumulations of moisture: **N/A**

e. Ventilation - note any concealed spaces not ventilated: **N/A**

f. Note any concealed spaces opened for inspection: **Attic From Pull Down Stairs.**

ELECTRICAL SAFETY INSPECTION REPORT FORM



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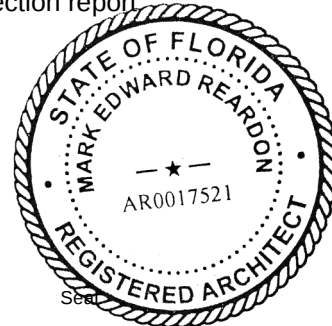
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d. Owner's Name: **Garden Point Condo**

e. Owner's Mailing Address: **700 Pine Drive, Pompano Beach, FL 33060**

f. Folio Number of Property on which the building is located: **See Below Under Additional Comments**

g. Building Code Occupancy Classification: **R-2**

h. Present Use: **30 Unit Residential Apartment Complex**

i. General Description, Type of Construction: Type **I** Square Footage: **30,000** Number of Stories: **3**

j. Special Features:

None Noted

k. Additional Comments – Individual Folio Numbers:

30 Records Found

Folio Number	Owner Name	Property Address
494201AC0010	BELANGER, GAETAN	700 PINE DRIVE 101
494201AC0020	WIELAND, ARLENE	700 PINE DRIVE 102
494201AC0030	SACHS, LAURA H/E STRAMIELLO, JOSEPH	700 PINE DRIVE 103
494201AC0040	BEDEI, ALINE	700 PINE DRIVE 104
494201AC0050	BEAUCHAMP, LESHEA	700 PINE DRIVE 105
494201AC0060	BAEZ, OSCAR A	700 PINE DRIVE 106
494201AC0070	STOLLER, GENE STOLLER, DIANE	700 PINE DRIVE 107

494201AC0080	SWEENEY, TIMOTHY	700 PINE DRIVE 108
494201AC0090	WALBERT, TIMOTHY	700 PINE DRIVE 109
494201AC0100	POST, L E L E POST REV TR	700 PINE DRIVE 110
494201AC0110	PERRY, JEFFREY D PERRY, JOSEPH B	700 PINE DRIVE 201
494201AC0120	DUFFY, ELAINE M & DUFFY, MICHAEL J	700 PINE DRIVE 202
494201AC0130	OLUICH, MICHAEL	700 PINE DRIVE 203
494201AC0140	PICARD, JEAN & THERESE	700 PINE DRIVE 204
494201AC0150	DOMBROFF, DAVID & MARLO	700 PINE DRIVE 205
494201AC0160	ISAKSON, ANGELA D ISAKSON, ERIC S	700 PINE DRIVE 206
494201AC0170	GASPER, MICHAEL J SR	700 PINE DRIVE 207
494201AC0180	ALEXANDRE, CHRISTIAN MARCOTTE, JUSTINE	700 PINE DRIVE 208
494201AC0190	REZZA, ELIZABETH T	700 PINE DRIVE 209
494201AC0200	KAPPEN, LEAH KAPPEN, JOAN ELLEN	700 PINE DRIVE 210
494201AC0210	LIED, TORUNN KIRSTINE SIMONSEN, TERJE	700 PINE DRIVE 301
494201AC0220	GHILAIN, DIANE & JOHN	700 PINE DRIVE 302
494201AC0230	STROUB, ARTHUR G	700 PINE DRIVE 303
494201AC0240	BRAYNE, WINSTON J	700 PINE DRIVE 304
494201AC0250	SMITH, JENNY S	700 PINE DRIVE 305
494201AC0260	BUFALINO, WILLIAM EUGENE III	700 PINE DRIVE 306
494201AC0270	ANDERSEN, GURI SEVERIN ANDERSEN, MORTEN	700 PINE DRIVE 307
494201AC0280	WINDER, EDWARD A	700 PINE DRIVE 308
494201AC0290	RAMPONI, LAURENCE	700 PINE DRIVE 309
494201AC0300	DOYLE, SHARON	700 PINE DRIVE 310

**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL
SYSTEMS OF FORTY (40) YEAR STRUCTURES**

1. ELECTRICAL SERVICE

- 1600 Amp Service
Single Phase

- (2 - 800 Amp Panels)

- Main FPL Entrance Cable Is
Underground.

2. METER AND ELECTRIC ROOM

1. Clearances: **Good**

Comments:

Satisfactory

3. GUTTERS

Location: **Good**

Taps and Fill: **Good**

Comments:

Satisfactory

4. ELECTRICAL PANELS

Main Panel 1	800 Amps, 1 Phase
Main Panel 2	800 Amps, 1 Phase
House Panel	200 Amps, 1 Phase
Lights	60 Amps, 1 Phase
Individual Breakers	30 x 100 Amps

FPL Entrance Cables Are
Underground

Comments:

Electrical Panels Were In Good Condition.

5. BRANCH CIRCUITS

- | | |
|----------------|------|
| 1. Identified: | Yes |
| 2. Conductors: | Good |

Comments:

Satisfactory

6. GROUNDING SERVICE: Good

Comments:

Satisfactory

7. GROUNDING OF EQUIPMENT: Good

Comments:

Satisfactory

8. SERVICE CONDUITS/RACEWAYS: Good

Comments:

Satisfactory

9. SERVICE CONDUCTOR AND CABLES: Good

Comments:

Satisfactory

10. TYPES OF WIRING METHODS:

Conduit Raceways	Good
Conduit PVC	Good
NM Cable	None
BX Cable	Good

11. FEEDER CONDUCTORS: **Good**

Comments:

Satisfactory

12. EMERGENCY LIGHTING: **Good**

Comments:

Satisfactory

13. BUILDING EGRESS ILLUMINATION: **Good**

Comments:

Satisfactory

14. FIRE ALARM SYSTEM: N/A

Comments:

N/A

15. SMOKE DETECTORS: Fair

Comments:

Several Missing

16. EXIT LIGHTS: Good

Comments:

Satisfactory

17. EMERGENCY GENERATOR: Not Applicable

Comments:

N/A

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS: N/A

Comments:

N/A

19. OPEN OR UNDER COVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION: Good

Comments:

Compliant With Minimum Standards

20. SWIMMING POOL WIRING: Good

Comments:

Satisfactory

21. WIRING TO MECHANICAL EQUIPMENT: Good

Comments:

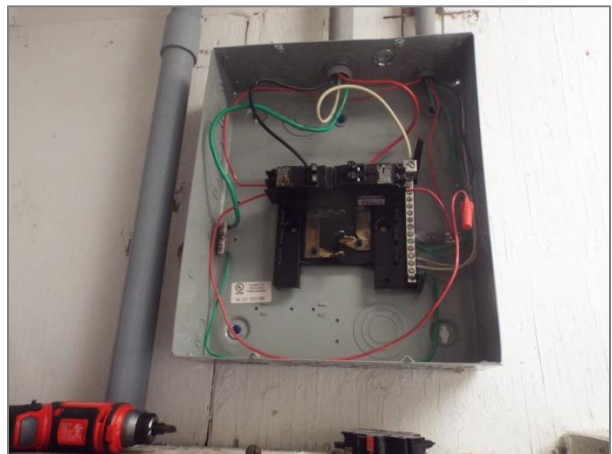
Satisfactory

22. ADDITIONAL COMMENTS:

Additional Repairs Needed:

- GFCI Outlets Missing In All Kitchens.
- GFCI Outlets Missing On All Balconies.
- Several Smoke Detectors Are Missing.
- Several Water Heaters Are Missing Metal Connectors/Strain Reliefs







4747 Hollywood Blvd

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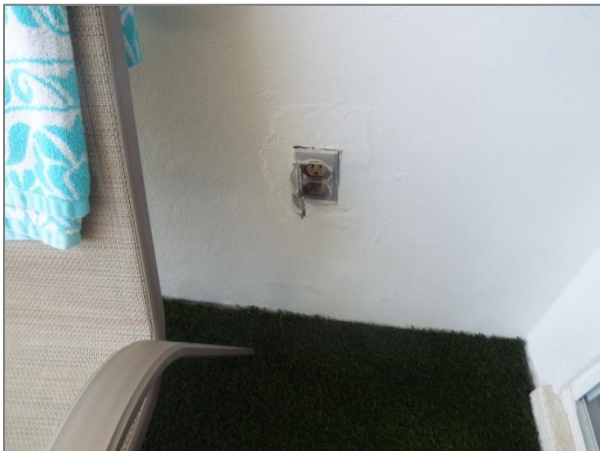
IMPORTANT - All repairs are to be undertaken by licensed, insured providers who are qualified to perform them, with applicable permitting as required by law. As an alternative in the case of structural deficiencies only, the Owner may provide Allied Building Inspection Services a letter sealed by a Florida registered Engineer stating that the structural repairs outlined in this report were undertaken as per the Engineer's directive and that the Engineer approves said

**Below Are Examples Of Deficiencies That Need To Be Addressed Prior To
Our Recommendation For Recertification.**



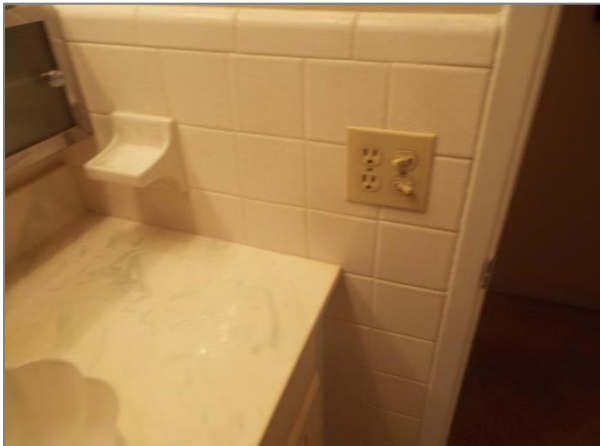
Kitchens

GFCI Receptacles Are Required At All Kitchen Outlets.



All Balconies

Install GFCI Receptacles On All Balcony Outlets.



Bathrooms

GFCI Receptacles Are Required At All Bathrooms Outlets.



Smoke Detectors

Install Missing Smoke Detectors. Confirm Existing Smoke Detectors Are In Working Condition.



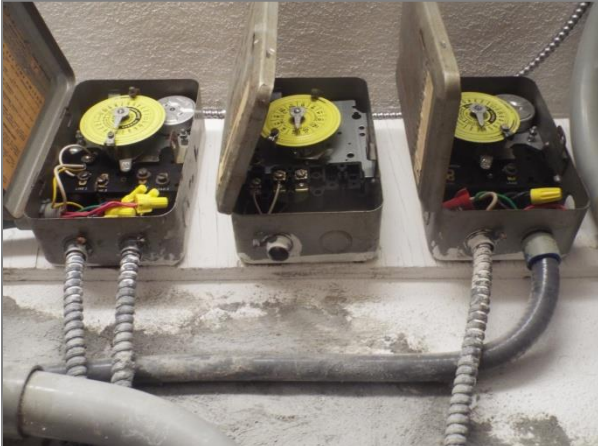
Fire Extinguishers

Update All Fire Extinguisher Certifications.



Exterior Electrical Outlets

Install GFCI Receptacles At All Exterior Outlets On The Property.



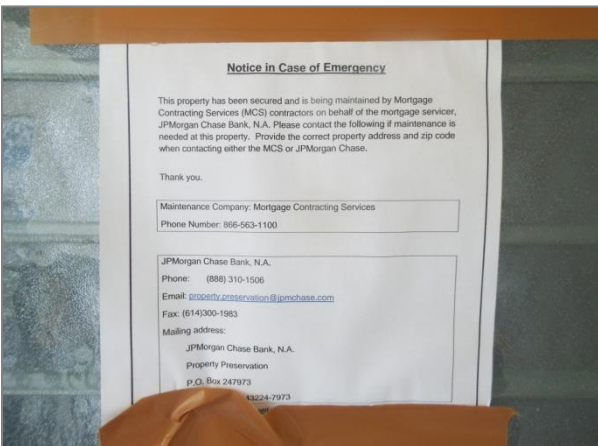
Electrical Room Timer Boxes

Install Safety Shields Inside Timer Boxes In Meter Room.



Interior Electrical Panels

Confirm All Breakers In Interior Electrical Panels Are Properly Labeled.



Unit 105

Unit Was Foreclosed And Secured By JP Morgan Chase Bank, N.A. And Was Not Inspected.

The Following Deficiencies Are Unit Specific



Unit 101

No Access To Water Heater Disconnect.



Unit 103

Loose Cable/Exposed Wires At FPL Energy Management Box – Left Of Water Heater.



Unit 110

Loose Cable/Exposed Wires Going Into Disconnect Right Of Water Heater.



Unit 201

Exposed Wires Under Air Handler.



Unit 201

Cover Plate Is Missing Left Of Tankless Water Heater.



Unit 204

Strain Relief Connector Is Missing On Wire Going Into Water Heater.



Unit 210

Lose Cable/Exposed Wires At Electrical Box Under Air Handler.



Unit 301

Knock Outs Missing In Electrical Panel.



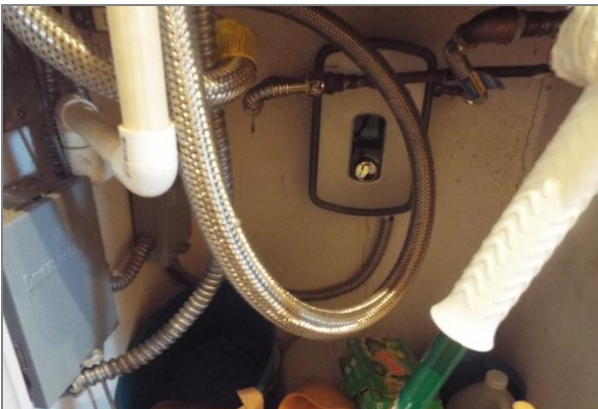
Unit 301

Strain Relief Connector Is Missing On Wire Going Into Water Heater.



Unit 301

Spalled Concrete At NW Corner Of Balcony.



Unit 303

Loose Wire Going Into Junction Box Under Air Handler.



Unit 305

Loose Cable/Exposed Wires Under Tankless Water Heater.



Unit 306

Strain Relief Connector Is Missing On Wire Going Into The Air Handler.



Unit 306

Spalled Concrete At NE Corner Of Balcony.



Unit 306

Top Of Concrete Bannister Is Broken At NW Corner Of Balcony.

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Unit 307

***Top Of Concrete Bannister Is Broken At NW
Corner Of Balcony.***



Unit 308

Bad Wire Connection On Top Of Water Heater.



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