

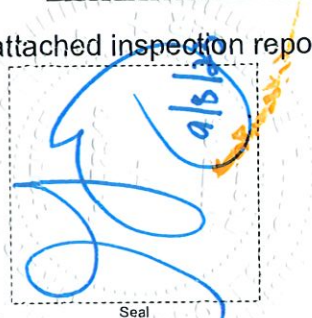
STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: G. BATISTA ENGINEERING & CONST.
Address: 3731 SW 47TH AVENUE, DAVIE, FL 33314
Telephone Number: 954-434-2053
Inspection Commenced Date: 07/22/2021 Inspection Completed Date: 09/08/2023

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

Licensed Professional,
Engineer/Architect Name: GREGORIO BATISTA, PE
License Number: 52349
I am qualified to practice in the discipline in which I am hereby signing,
Signature _____ Date: 09/08/2023



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:	SEA RANCH CONDOMINIUM ASSOCIATION, INC.
b. Street Address:	4900 N OCEAN BOULEVARD, LAUDERDALE BY THE SEA, FL 33308 (CONDO C)
c. Legal Description:	SEA RANCH CLUB CONDO C
d. Owner's Name:	SEA RANCH CONDOMINIUM ASSOCIATION, INC.
e. Owner's Mailing Address:	4900 N OCEAN BOULEVARD, LAUDERDALE BY THE SEA, FL 33308
f. Folio Number of Property on which Building is Located:	4943 07 CA 0010 TO 4943 07 CA 2700
g. Building Code Occupancy Classification:	R-2 (RESIDENTIAL)
h. Present Use:	MULTI-FAMILY (CONDOMINIUM - 272 UNITS)
i. General Description, Type of Construction:	I/II Square Footage: +/- 45,000 Number of Stories: 17
j. Special Features:	NONE.

k. Addition Comments:
THIS IS A SEVENTEEN-STORY CBS BUILDING. THE FOUNDATION SYSTEM IS A DEEP FOUNDATION WITH PILE CAP. THE BUILDING DOES NOT CONTAIN A CRAWL SPACE. THE GROUND FLOOR IS COMPRISED OF TYPICAL SLAB ON GRADE. THE FLAT ROOF AND INTERMEDIATE FLOOR ARE COMPRISED OF CAST IN PLACE CONCRETE.



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I. Additions to original structure:

NONE.

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, floor, roofs, other):

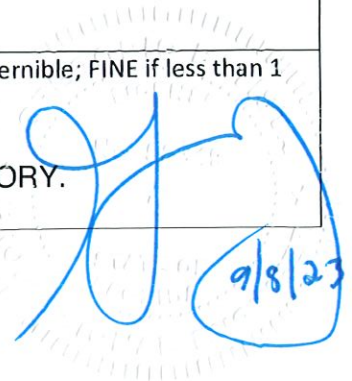
NONE NOTED.

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

ALL IN GOOD CONDITIONS.

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm:

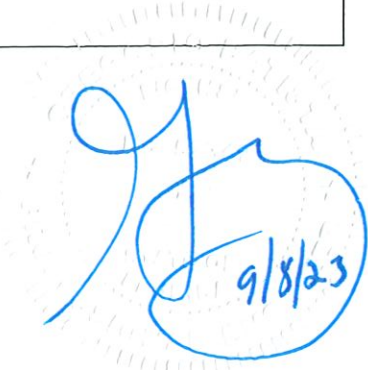
SEVERAL HAIRLINE CRACKS AT THE EXTERIOR MANSORY.

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e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood:	NONE.
f. Previous patching or repairs:	NO PATCHING WAS SEEN
g. Nature of present loading indicate residential, commercial, other estimate magnitude:	RESIDENTIAL

3. INSPECTIONS	
a. Date of notice of required inspection:	UNKOWN
b. Date(s) of actual inspection:	07/22/2021, 09/08/2023
c. Name and qualifications of individual submitting report:	GREGORIO BATISTA, PE#52349
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	NONE.
e. Structural repair-note appropriate line:	
1. None required:	X
2. Required (describe and indicate acceptance):	

4. SUPPORTING DATA	
a.	NONE _____ sheet written data
b.	NONE _____ photographs
c.	NONE _____ drawings or sketches



5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

a. Concrete masonry units: GOOD

b. Clay tile or terra cotta units: GOOD

c. Reinforced concrete tie columns: GOOD

d. Reinforced concrete tie beams: GOOD

e. Lintel: GOOD

f. Other type bond beams: NONE

g. Masonry finishes -exterior:

1. Stucco: GOOD

2. Veneer: N/A

3. Paint only: GOOD

4. Other (describe):

N/A

h. Masonry finishes - interior:

1. Vapor barrier: N/A

2. Furring and plaster: N/A

3. Paneling: N/A

4. Paint only: GOOD

5. Other (describe):

N/A

i. Cracks:

1. Location – note beams, columns, other: EXTERIOR WALLS

2. Description:

HAIRLINE CRACKS WITHOUT ANY REMARKABLE STRUCTURAL SIGNIFICANCE.

j. Spalling: NO OBSERVED.

1. Location – note beams, columns, other: N/A

2. Description:

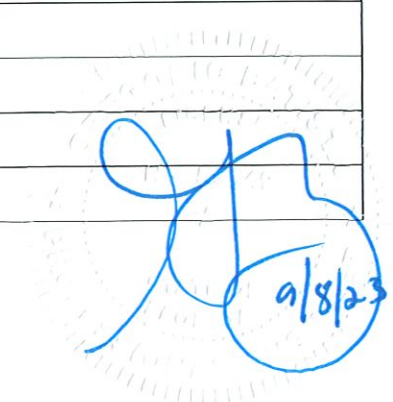
N/A

k. Rebar corrosion-check appropriate line: NO OBSERVED

1. None visible: X

2. Minor-patching will suffice: N/A

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



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

6. FLOOR AND ROOF SYSTEM
a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition): FLAT ROOF COMPOSED OF CAST-IN-PLACE CONCRETE WITH A BUILT-UP ROOFING SYSTEM. ALL IN GOOD CONDITIONS.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: A COOLING TOWERS WAS OBSERVED AT THE ROOF, ALONG WITH SEVERAL EXHAUST FANS. ALL SUPPORTING STEEL BEAMS AND CONCRETE PEDESTAL ARE IN GOOD CONDITION.
3. Note types of drains and scuppers and condition: THE WATER FLOWS TOWARD SEVERAL ROOF DRAINS. ALL IN GOOD CONDITIONS.
b. Floor system(s):
1. Describe (type of system framing, material, spans, condition): THE GROUND FLOOR IS COMPRISED OF A TYPICAL SLAB ON GRADE. THE ROOF AND INTERMEDIATE FLOORS ARE COMPRISED OF CAST-IN-PLACE CONCRETE.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: ALL AREAS WERE AVAILABLE FOR INSPECTION.

7. STEEL FRAMING SYSTEM
a. Description: STEEL BEAM SUPPORTING THE COOLING TOWER.

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

THE CONDITION OF THE PAINT AND THE DEGREE OF CORROSION OBSERVED IS IN SATISFACTORY CONDITIONS.

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:

ALL THE STEEL BEAMS AND CONNECTIONS ON THE ELEVATOR ROOM ARE IN GOOD CONDITIONS.

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

CMU WALLS, BEAMS, COLUMNS, SHEAR WALLS AND CONCRETRE SLAB. ALL IN GOOD CONDITIONS.

b. Cracking:

1. Not significant: EXTERIOR WALLS

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

HAIRLINE CRACKS WITHOUT ANY REMARKABLE STRUCTURAL SIGNIFICANCE.

c. General condition:

GOOD CONDITION

d. Rebar corrosion – check appropriate line: NONE NOTED.

1. None visible: X

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

3. Significant but patching will suffice: N/A

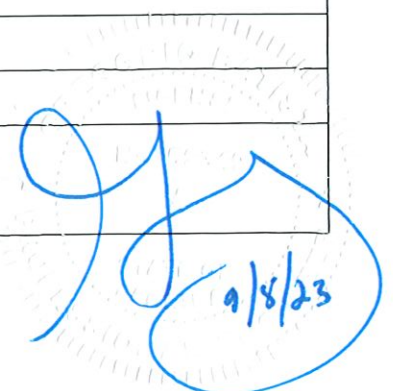
4. Significant – structural repairs required (describe): N/A

e. Samples chipped out in spall areas: NONE

1. No: X

2. Yes, describe color, texture, aggregate, general quality:

N/A



Handwritten signature and date 9/8/23

9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):
ALLUMINUM SINGLE HUNG WINDOWS. ALL IN GOOD CONDITIONS.

b. Anchorage- type and condition of fasteners and latches: TAPCON IN GOOD CONDITIONS.

c. Sealant – type of condition of perimeter sealant and at mullions: CAULKING IN GOOD CONDITIONS.

d. Interiors seals – type and condition at operable vents: CAULKING IN GOOD CONDITONS.

e. General condition:
GOOD CONDITION.

10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:
N/A

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
N/A

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:
N/A




A circular stamp is partially visible in the background, containing text that is mostly illegible but appears to include "UNIVERSITY OF CALIFORNIA" and "SCHOOL OF ARCHITECTURE". Overlaid on the stamp is a handwritten signature in blue ink and the date "9/18/23".

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STRUCTURAL	5-16-24	✓
ELECTRICAL		
MECHANICAL		
PLUMBING		
FIRE		
ZONING		
LOT		
BLOCK		
ADDRESS	4900 N Ocean Blvd	
PERMIT No.	LBS 21-011596	