

Building Safety Inspection Report Form Amended 03/15/12



ELECTRICAL

Building Information			
Building / Structure address		2424 NE 9 STREET, FORT LAUDERDALE FL 33304-3549	
Legal description		COLONIAL MANOR WEST APARTMENTS CONDO PER CDO BK/PG: 4100/964	
Folio # of Building /Structure		5042 01 AF (REFERENCE)	
Owner's name		COLONIAL MANOR WEST APARTMENTS CONDO (REFERENCE)	
Owner's mailing address		2424 NE 9 ST APT 307 FORT LAUDERDALE FL 33304 (REFERENCE)	
Building Code Occupancy Classification	Group R	In accordance with Building Code Edition	2017
Type of Construction	III	In accordance with Building Code Edition	2017
Electrical Installation		In accordance with National Electrical Code Edition	2014
Size (Square footage)	Adjusted Square Footage = 34,994 SQ. FT. (Approx.)		
Number of Stories	Three story condominium.		
Inspection Firm			
Inspection Firm or Individual		Akouri Consulting Engineers	
Address		4651 Sheridan Street Suite 260, Hollywood, FL 33021	
Telephone Number		954-989-8885	
Inspection Commencement Date	5/26/2020	Inspection Completion Date	5/26/2020
Inspection made by		George Akouri M.S.C.E., P.E.	

In accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

No Repairs required

Repairs are required as outlined at the end of this report.

Licensed Professional Engineer / Architect George Akouri M.S.C.E., P.E.

License # 49526

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



Signature and Date _____

Seal

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. 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. This report shall not be used as due diligence inspection report for selling or buying the property.

**MINIMUM INSPECTION GUIDELINES FOR
BUILDING SAFETY INSPECTION
ELECTRICAL**

I. Electrical Service:		
A. Size, Amperage, Voltage:	One main disconnect 1200A, 120/240V	
B. Phase:	Single	
C. Condition:	Good	Code Compliant (X) Requires Repair ()
D. Comments:		
II. Meter and Electrical Rooms:		
A. Clearances:	Code Compliant (X) Requires Repair ()	
B. Comments:	Meters located in electrical room	
III. Switchboards/Meter/Motor Control Centers:		
	Code Compliant (X) Requires Repair ()	
Comments:		
IV. Grounding:		
A. Service	Code Compliant (X) Requires Repair ()	
B. Equipment	Code Compliant (X) Requires Repair ()	
C. Comments:	Good	
V. Conductors:		
	Code Compliant (X) Requires Repair ()	
Comments:	Good	
VI. Auxiliary Gutters/ Wireways/ Busways:		
A. Location:	In electrical room	Code Compliant (X) Requires Repair ()
B. Comments:		
VII. Electrical Panels:		
A. Location	Inside each unit	Code Compliant (X) Requires Repair ()
B. Clearance	Code Compliant (X) Requires Repair ()	
C. Identification	Code Compliant (X) Requires Repair ()	
D. Comments:	Good Condition	
VIII. Disconnects:		
A. Location	In electrical room	Code Compliant (X) Requires Repair ()
B. Clearance	Code Compliant (X) Requires Repair ()	
C. Identification	Code Compliant (X) Requires Repair ()	
D. Comments:		
IX. Branch Circuits:		
A. Identification	Code Compliant (X) Requires Repair ()	
B. Comments:		

X. Conduit/Raceways:		
		Code Compliant (X) Requires Repair ()
Comments:		
XI. Low Voltage Wiring Methods		
		Code Compliant (X) Requires Repair ()
Comments:		
XII. Building Illumination:		
A. Building Egress		Code Compliant (X) Requires Repair ()
B. Emergency	Not required.	Code Compliant () Requires Repair ()
C. Exit Signs		Code Compliant (X) Requires Repair ()
D. Comments:		
XIII. Fire Alarm Systems:		
		Code Compliant (X) Requires Repair ()
Comments:		
XIV. Smoke Detectors:		
		Code Compliant (X) Requires Repair ()
Comments:		
XV. Generator:		
A. Emergency		Code Compliant () Requires Repair ()
B. Standby/Optional		Code Compliant () Requires Repair ()
C. Comments:	There is no generator. Not required.	
XVI. Site Wiring:		
		Code Compliant (X) Requires Repair ()
Comments:		
XVII. Swimming Pool/Spa Wiring:		
		Code Compliant (X) Requires Repair ()
Comments:		
XVIII. Wiring to Mechanical Equipment:		
		Code Compliant (X) Requires Repair ()
Comments:		
XIX. General Additional Comments:		
The building is electrically safe.		

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STRUCTURAL



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7/31/2020

**MINIMUM INSPECTION GUIDELINES
FOR BUILDING SAFETY INSPECTION
STRUCTURAL**

I. Masonry Walls	
A. General Description	
1. Concrete masonry units	Good condition
2. Clay tile or terra cotta units	
3. Reinforced concrete tie columns	Good condition
4. Reinforced concrete tie beams	Good condition
5. Lintels	
6. Other type bond beams	
B. Cracks: Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in Width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm	
1. Location - note beams, columns, other.	No cracks were observed
2. Description	
C. Spalling:	
1. Location - note beams, columns, other.	Spalling was observed along many balconies. Owner was instructed to obtain a permit for concrete restoration.
2. Description	Major spalling requires concrete restoration in accordance with a building permit.
D. Rebar corrosion	
1. None visible	
2. Minor	
3. Significant - structural repairs required (describe)	Spalling and Rebar Corrosion observed along many balconies.
II. Floor and Roof Systems:	
A. Roof:	
1. Describe type of framing system (flat, slope, type roofing, type roof deck, condition)	
Modified bitumen roof system over flat wood trusses roof framing system. Good condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports.	
Air conditioning equipment. Supports in good condition.	
3. Note types of drains and scuppers and condition.	
Gutters and downspouts. Good condition	

B. Floor system(s):	
1. Describe (type of system framing, material, condition)	
First floor, concrete slab on grade; second and third floors, concrete system. Good condition.	
2. Heavy equipment and conditions of support	
None	
C. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
Attic space in good condition.	
III. Steel Framing Systems:	
A. Description No steel framing was observed	
B. Exposed Steel - describe condition of paint & degree of corrosion.	
C. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection.	
No damages to fire proofing	
D. Elevator sheaves beams & connections, and machine floor beams - note Condition.	
Good condition.	
IV. Concrete Framing Systems:	
A. Full description of structural system.	First floor, concrete slab on grade; second & third floors, concrete system, masonry walls, tie beams, and modified bitumen roof system over flat wood trusses roof framing system.
B. Cracking:	
1. Not significant.	
2. Location and description of members affected and type cracking.	
No cracks were observed other than spalling along many balconies.	
C. General condition.	
Good	
D. Rebar corrosion	Yes
1. None visible	
2. Minor	
3. Significant - structural repairs required (describe)	Spalling along many balconies
V. Windows:	
A. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
Awning and single hung windows	
B. Anchorage - type & condition of fasteners and latches.	Good
C. Sealants - type & condition of perimeter sealants & at mullions.	Good
D. Interior seals - type & condition at operable vents.	Good
E. General condition.	Good Condition

VI. Wood Framing:	
A. Describe floor system	First floor, concrete slab on grade; second and third floors, concrete system.
B. Note condition connector or stretcher	Good
C. Note rotting or termite damage	None
D. Note alignment problems	None
E. Note bearing deficiencies	None
F. Note any significant damage that might affect safety and stability of building structure.	No damages were observed.
VII. Exterior Finishes / Note any structural deficiencies in the following.	
A. Stucco	Good
B. Veneer	None
C. Soffits	Good
D. Ceiling	Good
E. Others	Good
VIII. General Additional Comments:	
The building is not structurally safe and required concrete restoration in accordance with a building permit. The restoration of the balcony may trigger the replacement of the concrete balusters guardrails.	