

**CONDOMINIUM CONVERSION**

**ENGINEERING INSPECTION REPORT**

**FOR**

**THE TOWNHOUSES OF PLANTATION, A CONDOMINIUM  
4700 N. W. 9<sup>TH</sup> COURT, CITY OF PLANTATION, FLORIDA  
PORTIONS OF TRACTS G, F, E, AND D  
BREEZESWEPT PARK ESTATES  
PLAT BOOK 47, PAGE 29  
BROWARD COUNTY, FLORIDA**

**OCTOBER 15, 2003**

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ORDER NO. 104199**



10/15/2003

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## **ENGINEERING INSPECTION REPORT FOR CONVERSION TO CONDOMINIUM**

PROPERTY: THE TOWNHOUSES OF PLANTATION, A CONDOMINIUM  
4700 N. W. 9<sup>TH</sup> COURT  
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

DATES OF INSPECTION: AUGUST 25, 2003

DATE OF COMPLETION OF CONSTRUCTION OF THE IMPROVEMENTS:

THE BUILDINGS WERE BUILT IN 1966 AS PER THE INFORMATION GIVEN TO THIS ENGINEER FROM THE PUBLIC RECORDS OF CITY OF PLANTATION, BROWARD COUNTY, FLORIDA. A COPY OF THE CERTIFICATE OF OCCUPANCY IS ATTACHED HERETO. AT THE TIME OF THE INSPECTION THE BUILDINGS WERE OCCUPIED AND BEING USED AS A RESIDENTIAL RENTAL APARTMENT COMPLEX.

### **TYPES OF CONSTRUCTION OF THE IMPROVEMENTS:**

THE SUBJECT PROPERTY IS COMPRISED OF ONE HUNDRED AND EIGHTY THREE (183) RESIDENTIAL UNITS. THERE ARE SIXTEEN (16) BUILDINGS THAT ARE TWO STORIES IN HEIGHT. AND ONE ONE-STORY MAINTENANCE BUILDING, IN ADDITION THERE ARE COMMON ELEMENTS SUCH AS STAIRS, ELECTRICAL ROOMS, LANDSCAPE AREAS, SWIMMING POOL, LAUNDRYROOM, TOT LOT, SAND LOT, ETC., , THE BUILDINGS APPEAR TO BE CONSTRUCTED ON CONTINUOUS FOOTING AND ISOLATED FOOTINGS FOUNDATIONS. EXTERIOR WALLS ARE STUCCOED CONCRETE BLOCKS WITH REINFORCED CONCRETE ELEMENTS. FIRST FLOOR IS CONCRETE SLAB; SECOND FLOOR IS CONCRETE SLAB; THE ROOF IS WOOD TRUSSES WITH WOOD DECKING AND FINISHED WITH A FLAT BUILT-UP ASPHALTIC TYPE OF ROOF SYSYTEM. IN ADDITION THE PERIMETER OF THE ROOF IS A MANSARD TYPE WITH ASPHALTIC SHINGLE.

### **CLARIFICATION OF INSPECTION GOALS:**

THE FOLLOWING DISCLOSURE OF CONDITION OF THE VARIOUS COMPONENTS IS GENERAL IN NATURE. ANALYSIS, DESIGN, DETAILED EXPLANATIONS AND OBSERVATIONS OF THE COMPONENTS ARE NOT PART OF THIS ENGINEERING INSPECTION REPORT. THE AGE OF THE COMPONENTS IS BASED ON AVAILABLE PUBLIC INFORMATION OR ESTIMATED BY THE ENGINEER BASED ON PERSONAL EXPERIENCE. ESTIMATED REMAINING USEFUL LIFE OF THE COMPONENTS, ESTIMATED CURRENT REPLACEMENT COSTS OF THE COMPONENTS, AND STRUCTURAL AND FUNCTIONAL SOUNDNESS OF THE COMPONENTS ARE BASED ON PERSONAL EXPERIENCE OF THE ENGINEER. THIS REPORT IS BASED AS OF THE DATE OF THE INSPECTION ABOVE.

**RESULTS OF INSPECTION**

**STRUCTURAL COMPONENT**

THE BUILDINGS ARE TWO STORIES IN HEIGHT EXCEPT FOR MAINTENANCE BUILDING WHICH IS ONE STORY. THE STRUCTURAL SYSTEM CONSISTS OF MASONRY BLOCK UNITS WITH REINFORCED CONCRETE HORIZONTAL AND VERTICAL MEMBERS. THE ROOF CONSISTS OF WOOD TRUSSES AND WOOD DECKING.

1. AGE OF THE STRUCTURE:..... APPROXIMATELY THIRTY-SEVEN (37) YEARS.

2. ESTIMATED REMAINING LIFE:..... APPROXIMATELY THIRTY-THREE (33) YEARS

3. ESTIMATED CURRENT REPLACEMENT COSTS: \$ 3,470,000.00

PER UNIT REPLACEMENT COST:.....REFER TO TABLE 1

4. SAFETY OF STRUCTURAL ELEMENTS WITH RESPECT TO USE INTENDED:

IN GENERAL THE STRUCTURAL ELEMENTS ARE SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ELEMENT:

IN GENERAL THE STRUCTURAL ELEMENTS ARE SAFE, FUNCTIONING, AND IN SOUND CONDITION.

NOTE: NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE STRUCTURAL ELEMENTS. THE OPINION THAT THE STRUCTURAL ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL THE STRUCTURAL SYSTEM PRESENTS NO DANGER TO THE PUBLIC AND IS IN SOUND CONDITION FOR THE TYPES OF LOADS NORMALLY ENCOUNTERED IN THIS TYPE OF USE.

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 STRUCTURAL SYSTEM. TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE STRUCTURAL SYSTEM BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

**ROOF COMPONENT**

THE ROOF OF THE BUILDING CONSIST OF WOOD TRUSSES WOOD DECKING AND FLAT BUILT-UP ASPHALTIC WITH THE PERIMETER OF THE ROOF BEING A MANSARD TYPE AND FINISHED WITH ASPHALTIC SHINGLES. AT THE TIME OF THE INSPECTION THERE WERE NO SIGNS OF PONDING ON THE ROOF. IN ADDITION THERE WERE NO SIGNS OF DEBRIS ON THE TOP OF THE ROOF. THERE ARE HEATING AND COOLING UNITS MOUNTED ON THE ROOF. IT APPEARS THAT THE EXISTING ROOF VARIES FROM APPROXIMATELY SEVEN (7) YEARS OLD TO LESS THAN ONE (1) YEAR OLD. THE REPLACEMENT COST IS JUST FOR THE BUILT-UP ROOF AND ASPHALT SHINGLES. THE TRUSSES AND DECKING WERE PART OF THE STRUCTURAL COMPONENT. ROOF ARE BEING RE-SURFACE AND REPAIR AT THIS TIME.

1. AVERAGE AGE OF ROOF COMPONENT:..... LESS THAN ONE (1) YEARS

2. ESTIMATED REMAINING USEFUL LIFE:..... FIFTEEN (15) YEARS

3. ESTIMATED REPLACEMENT COST AT CURRENT PRICES:.....\$ 158,000.00

PER UNIT REPLACEMENT COST:.....REFER TO TABLE 1

4. SAFETY OF ROOF ELEMENTS WITH RESPECT TO USE INTENDED:

IN GENERAL ROOF ELEMENT IS SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ROOF ELEMENTS:

IN GENERAL THE ROOF ELEMENT IS SAFE, FUNCTIONING, AND IN SOUND CONDITION.

NOTE: NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE ROOF ELEMENT. THE OPINION THAT THE ROOF ELEMENT IS SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL THE ROOF SYSTEM PRESENTS NO DANGER TO THE PUBLIC AND IS IN SOUND CONDITION FOR THE TYPES OF LOADS NORMALLY ENCOUNTERED IN THIS TYPE OF USE.

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 ROOF SYSTEM. TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE ROOF SYSTEM BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

**ELEVATOR COMPONENT**

THERE IS NO ELEVATOR COMPONENT.

**HEATING & COOLING SYSTEMS COMPONENT**

INDIVIDUAL UNITS PROVIDE THE HEATING AND COOLING SYSTEMS FOR EACH RESIDENTIAL UNIT. THE CONDENSERS ARE MOUNTED AND LOCATED IN THE ROOF OF THE BUILDINGS AND THERE IS AN AIR HANDLER WITHIN EACH UNIT. THE CENTRAL HEATING AND COOLING SYSTEMS FOR INDIVIDUAL UNITS ARE NOT COMMON ELEMENTS AND ARE NOT INCLUDED WITHIN ANY RESERVES.

1. AGE OF THE HEATING AND COOLING SYSTEM COMPONENT.....AVERAGE SEVEN (7) YEARS

2. ESTIMATED REMAINING LIFE OF HEATING AND COOLING SYSTEM COMPONENT:  
..... AVERAGE TWENTY-THREE (23) YEARS

3. ESTIMATED CURRENT REPLACEMENT COSTS FOR HEATING AND COOLING SYSTEM COMPONENT:  
FOR CENTRAL COOLING SYSTEM OF INDIVIDUAL UNITS.....\$ 300,000.00

PER UNIT REPLACEMENT COST:.....REFER TO TABLE 1

4. SAFETY OF HEATING AND COOLING ELEMENTS WITH RESPECT TO USE INTENDED:

IN GENERAL THE HEATING AND COOLING ELEMENTS ARE SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF HEATING AND COOLING ELEMENTS:

IN GENERAL THE HEATING AND COOLING ELEMENTS ARE SAFE, FUNCTIONING, AND IN SOUND CONDITION.

NOTE: NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE HEATING AND COOLING ELEMENTS. THE OPINION THAT THE COOLING AND HEATING ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL THE COOLING AND HEATING ELEMENTS PRESENT NO DANGER TO THE PUBLIC AND ARE IN SOUND CONDITION.

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 COOLING AND HEATING ELEMENTS. TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE COOLING AND HEATING ELEMENTS BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

**PLUMBING COMPONENT**

THE WATER AND SANITARY SEWER ARE PROVIDED BY PUBLIC UTILITIES. THE WATER DISTRIBUTION PIPING WITHIN THE BUILDING, WHERE VISIBLE, IS COPPER OR GALVANIZED STEEL. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THE BUILDINGS, WHERE VISIBLE, APPEARS TO BE CAST IRON OR PVC PIPING. PLUMBING FIXTURES AND PIPING IN BATHROOMS AND KITCHENS ARE ORIGINAL FIXTURES. THERE IS A LAUNDRY ROOM LOCATED NEXT TO SWIMMING POOL. THERE IS AN ELECTRIC WATER HEATER AT EACH UNIT. THE FIXTURES IN THE LAUNDRY ROOM APPEAR TO BE ABOUT FIVE YEARS OLD.

1. AGE OF PLUMBING COMPONENT (PIPING):..... THIRTY-SEVEN(37) YEARS  
BATHROOM AND KITCHEN FIXTURES... THIRTY-SEVEN (37) YEARS  
WASHING MACHINE AND DRYER.....FIVE (5) YEARS

2. ESTIMATED REMAINING USEFUL LIFE:  
PIPING ..... THIRTY-THREE (33) YEARS  
KITCHEN AND BATHROOM FIXTURES..... THIRTY-THREE (33) YEARS  
WASHING MACHINE AND DRYER..... TEN (10) YEARS

3. ESTIMATED REPLACEMENT COSTS AT CURRENT PRICES:  
PIPING ( COMMON ELEMENTS)..... \$ 215,000.00  
PIPING ( NOT COMMON ELEMENTS)..... \$ 225,000.00  
KITCHEN SINKS, DRAINS AND BATHROOM FIXTURES (NOT COMMON)....\$ 150,000.00  
WASHING MACHINE AND DRYER.....\$ 6,000.00

PER UNIT REPLACEMENT COSTS:.....REFER TO TABLE 1

4. SAFETY OF PLUMBING ELEMENTS WITH RESPECT TO USE INTENDED:  
IN GENERAL PLUMBING ELEMENTS ARE SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF PLUMBING ELEMENTS:  
IN GENERAL THE PLUMBING ELEMENTS ARE SAFE, FUNCTIONING, AND IN SOUND CONDITION.

NOTE: NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE PLUMBING ELEMENTS. THE OPINION THAT THE PLUMBING ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL THE PLUMBING ELEMENTS PRESENT NO DANGER TO THE PUBLIC AND ARE IN SOUND CONDITION.

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 PLUMBING ELEMENTS. TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE PLUMBING ELEMENTS BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

**ELECTRICAL COMPONENT**

THE ELECTRICAL SYSTEM FOR EACH OF THE BUILDINGS IS 120/240 VOLTS, 3 WIRES, SINGLE PHASE SERVICE. THERE ARE METERS FOR EACH BUILDING LOCATED AT THE FIRST FLOOR LEVEL OF THE BUILDING. BRANCH CIRCUITS ARE WIRED WITH COPPER CONDUCTORS. SEPARATE METERING IS PROVIDED FOR EACH OF THE APARTMENT OR UNITS. THERE ARE ALSO HOUSE PANELS FOR THE COMMON ELEMENTS THROUGHOUT THE PROJECT. EACH UNIT HAS ITS OWN SUB-PANEL WITHIN THE UNIT ITSELF. THE ELECTRICAL SERVICE AND METERS APPEAR TO BE ORIGINAL. THE ELECTRICAL WIRING WITHIN THE UNITS ARE ORIGINAL WIRING.

1. AGE OF ELECTRICAL COMPONENT:

ELECTRICAL SERVICE AND METERS.....THIRTY-SEVEN (37) YEARS  
UNIT WIRING .....THIRTY-SEVEN (37) YEARS

2. ESTIMATED REMAINING USEFUL LIFE:

ELECTRICAL SERVICE AND METERS .....THIRTY-THREE(33) YEARS  
UNIT WIRING.....THIRTY-THREE (33) YEARS

3. ESTIMATED REPLACEMENT COST AT CURRENT PRICES:

ELECTRICAL SERVICE AND METERS.....\$ 183,000.00  
UNIT WIRING AND FIXTURES.....\$ 330,000.00

PER UNIT REPLACEMENT COSTS:.....REFER TO TABLE 1

4. SAFETY OF ELECTRICAL ELEMENTS WITH RESPECT TO USE INTENDED:

IN GENERAL THE ELECTRICAL ELEMENTS ARE SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ELECTRICAL ELEMENTS:

IN GENERAL THE ELECTRICAL ELEMENTS ARE SAFE, FUNCTIONING, AND IN SOUND CONDITION.

NOTE: NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE ELECTRICAL ELEMENTS. THE OPINION THAT THE ELECTRICAL ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL THE ELECTRICAL ELEMENTS PRESENT NO DANGER TO THE PUBLIC AND ARE IN SOUND CONDITION. 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 ELECTRICAL ELEMENTS. TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE ELECTRICAL ELEMENTS BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.



**SWIMMING POOL COMPONENT**

THE SWIMMING POOL COMPONENT IS LOCATED ALMOST AT THE CENTER OF THE PROJECT. THE POOL IS APPROXIMATELY 1000 SQUARE FEET AND VARIES IN DEPTH FROM THREE FEET (3) TO SIX FEET (6). THE ESTIMATED CAPACITY IS APPROXIMATELY 30 PERSONS. THE POOL DECK IS CONCRETE. THE POOL PUMP AND FILTER IS JUST TO THE NORTHWEST OF THE POOL.

1. AGE OF SWIMMING POOL COMPONENT:

SWIMMING POOL AND DECK.....THIRTY-SEVEN (37) YEARS  
POOL PUMP AND FILTERS..... TEN (10) YEARS

2. ESTIMATED REMAINING USEFUL LIFE:

SWIMMING POOL AND DECK.....THIRTY-THREE (33) YEARS  
POOL PUMP AND FILTERS.....TWENTY (20) YEARS

3. ESTIMATED REPLACEMENT COST AT CURRENT PRICES:

SWIMMING POOL AND DECK.....\$ 20,000.00  
POOL PUMP AND FILTERS.....\$ 5,000.00

PER UNIT REPLACEMENT COSTS:.....REFER TO TABLE 1

4. SAFETY OF SWIMMING POOL COMPONENT WITH RESPECT TO USE INTENDED:

IN GENERAL THE SWIMMING POOL COMPONENT ARE SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF SWIMMING POOL COMPONENT:

IN GENERAL THE SWIMMING POOL COMPONENT ARE SAFE, FUNCTIONING, AND IN SOUND CONDITION.

NOTE: NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE SWIMMING POOL ELEMENTS. THE OPINION THAT THE SWIMMING POOL ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL THE SWIMMING POOL ELEMENTS PRESENT NO DANGER TO THE PUBLIC AND ARE IN SOUND CONDITION.

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 SWIMMING POOL ELEMENTS. TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE SWIMMING POOL ELEMENTS BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

**SEAWALL COMPONENT**

THERE IS NO SEAWALL COMPONENT.

**FIRE SAFETY COMPONENT**

APARTMENT SEPARATION WALLS WITHIN THE BUILDINGS MEET ONE-HOUR FIRE RESISTANT REQUIREMENTS.

UNITS ARE PROVIDED WITH SMOKE DETECTORS, PROTECTING BEDROOM AREAS.

1. AGE OF COMPONENTS:

BUILDING WALLS .....THIRTY-SEVEN (37) YEARS  
SMOKE DETECTORS/EXTINGUISHERS.....SEVEN (7) YEARS

2. ESTIMATED REMAINING LIFE:

BUILDING WALLS.....THIRTY-THREE (33) YEARS  
SMOKE DETECTORS .....FOURTEEN (14) YEARS

3. ESTIMATED REPLACEMENT COSTS AT CURRENT PRICES:

WALLS WERE INCLUDED UNDER THE STRUCTURAL ELEMENTS SECTION.  
SMOKE DETECTORS SYSTEM:..... \$ 40,000.00

PER UNIT REPLACEMENT COST:.....REFER TO TABLE 1

4. SAFETY OF FIRE SAFETY ELEMENTS WITH RESPECT TO USE INTENDED:

IN GENERAL FIRE SAFETY ELEMENTS ARE SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF FIRE SAFETY ELEMENTS:

IN GENERAL THE FIRE SAFETY ELEMENTS ARE SAFE, FUNCTIONING, AND IN SOUND CONDITION.

**PAVEMENT AND PARKING AREAS COMPONENTS**

THE PAVED PARKING AREAS ARE SURFACED WITH ASPHALTIC CONCRETE (BLACKTOP).

1. AVERAGE AGE OF COMPONENT:.....THIRTY-SEVEN(37) YEARS
2. ESTIMATED REMAINING USEFUL LIFE:.....TWENTY THREE (23) YEARS
3. ESTIMATED REPLACEMENT COST AT CURRENT PRICES:.....\$ 50,000.00

PER UNIT REPLACEMENT COSTS:                      REFER TO TABLE 1

4. SAFETY OF PAVEMENT AND PARKING ELEMENTS WITH RESPECT TO USE INTENDED:  
IN GENERAL PAVEMENT AND PARKING ELEMENTS ARE SAFE FOR THE USE INTENDED.
5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF PAVEMENT AND PARKING ELEMENTS:  
IN GENERAL THE PAVEMENT AND PARKING ELEMENTS ARE SAFE, FUNCTIONING, AND IN SOUND CONDITION.

**DRAINAGE COMPONENT**

THERE ARE DRAINAGE STRUCTURES WITH UNDERGROUND TRENCHES IN THE PARKING AREAS WITHIN THE LIMITS OF THE PROPERTY

1. AVERAGE AGE OF COMPONENT:.....THIRTY-SEVEN (37) YEARS
2. ESTIMATED REMAINING USEFUL LIFE:..... THIRTY-THREE (33) YEARS
3. ESTIMATED REPLACEMENT COST AT CURRENT PRICES:.....\$ 40,000.00

PER UNIT REPLACEMENT COSTS:                      REFER TO TABLE 1

4. SAFETY OF DRAINAGE ELEMENTS WITH RESPECT TO USE INTENDED:  
IN GENERAL DRAINAGE ELEMENTS IS SAFE FOR THE USE INTENDED.
5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF DRAINAGE ELEMENTS:  
IN GENERAL THE DRAINAGE ELEMENTS IS SAFE, FUNCTIONING, AND IN SOUND CONDITION.

**TERMITE DAMAGE**

THIS ENGINEER DURING THE COURSE OF THE INSPECTION DID NOT NOTICE ANY DAMAGE TO THE STRUCTURE DUE TO TERMITE INFESTATION.

**CONVERTER RESERVE ACCOUNTS**

AIR-CONDITIONING (COMMON) .....\$ 0.00

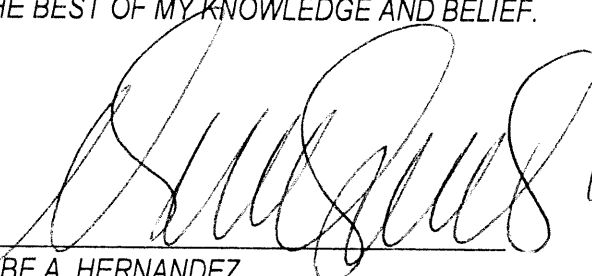
ROOF: 1 / 5 X \$ 158,000.00 = .....\$ 31,600.00

PLUMBING: 36 / 40 X \$ 221,000.00 = .....\$ 198,900.00

**CERTIFICATE**

THIS INSPECTION REPORT IS BASED ON VISUAL INSPECTION OF THE SUBJECT PROPERTY. INSPECTION IS LIMITED TO FULFILLMENT OF THE REQUIREMENTS OF CHAPTER 718.616(3)(b), CONCERNING CONVERSION TO CONDOMINIUM, AND PARTICULARLY WITH RESPECT TO THE DISCLOSURE OF CERTAIN COMPONENTS AS TO THEIR AGE, ESTIMATED REMAINING USEFUL LIFE, CURRENT ESTIMATED REPLACEMENT COST, AND STRUCTURAL AND FUNCTIONAL SOUNDNESS OF THE COMPONENT. NO REVIEW OF THE CONSTRUCTION DOCUMENTS IS INCLUDED HEREIN, AND NO COMMENTS ARE MADE REGARDING CONFORMANCE OR NON-CONFORMANCE TO PLANS AND SPECIFICATIONS AND NO DISCLOSURE AS TO ACTUAL CONDITION OF THE ELEMENTS AS PER 718.616(1),(2),AND (3), THIS BEING THE RESPONSIBILITY OF THE DEVELOPER.

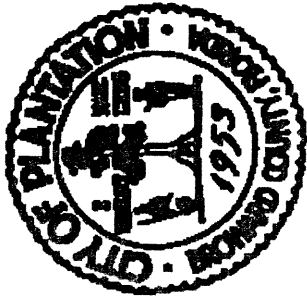
I HEREBY CERTIFY THAT I HAVE PERFORMED THE INSPECTIONS AND EVALUATIONS, AND HAVE PREPARED THIS REPORT PERSONALLY FOR THE ABOVE PROJECT, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED:  10/15/2003

BERNABE A. HERNANDEZ  
 PROFESSIONAL ENGINEER  
 CERTIFICATE NO. 18972

UNIT TYPE	NUMBER OF UNITS	SQ. FT. UNIT	UNIT TYPE AS % OF TOTAL	UNIT TYPE AS % OF TOTAL	ROOF	STRUCTURAL	FIRE PROTECTION	PLUMBING	ELECTRICAL	PARKING PAVING	ELEVATORS	POOL(S)	SEAWALL	COOLING & HEATING	DRAINAGE
1B/1B	54	736.0000	736/160746	0.00457865	\$ 723.43	\$ 15,887.92	\$ 183.15	\$ 2,728.88	\$ 2,348.85	\$ 228.93	\$ -	\$ 114.47	\$ -	\$ 1,373.60	\$ 183.15
2B/1.5B	129	938.0000	938/160746	0.00583529	\$ 921.98	\$ 20,248.47	\$ 233.41	\$ 3,477.83	\$ 2,993.51	\$ 291.76	\$ -	\$ 145.88	\$ -	\$ 1,750.59	\$ 233.41
TOTAL	183	1,607.45	100.0000	100.0000	\$ 1,588,000.00	\$ 3,470,000.00	\$ 40,000.00	\$ 596,000.00	\$ 513,000.00	\$ 50,000.00	\$ -	\$ 25,000.00	\$ -	\$ 300,700.00	\$ 40,000.00

*[Handwritten Signature]*  
10/15/2003



*City of Plantation*

7051 N. W. 4TH STREET

*Plantation, Florida*

TEMPORARY

# Certificate of Occupancy

APARTMENTS 1 - 6 TOWN HOUSE APARTMENTS

Final inspection was made May 26, 1966 on \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Sec. Tract E, Breezeswept Park Estates

Street Address 4600 - 4640 N. W. 9th Drive

Contractor U. S. Steel Corporation

This is to certify that during the process of construction of the above mentioned, all necessary inspections were made and approved in accordance with the City of Plantation Building Code.

**This certificate will  
expire July 11, 1966**

\_\_\_\_\_  
Building Inspector  
City of Plantation

# CITY OF PLANTATION NOTICE OF FINAL INSPECTION

Final inspection was made 6/13/66 on  
Lot 1B & C Block Sec. Beryl Street  
Street Address 4637 York 9th Street  
Contractor U. S. Steel Corp

This is to certify that during the process of construction of the above mentioned, all necessary inspections were made and approved in accordance with the City of Plantation Building Code.

[Signature]  
Building Inspector

- BP No. 3
- EP No. \_\_\_\_\_
- PP No. \_\_\_\_\_
- RP No. \_\_\_\_\_
- HP No. Parcel 5
- Street Address \_\_\_\_\_
- Contractor \_\_\_\_\_
- Roofing \_\_\_\_\_
- Slab \_\_\_\_\_
- Patio Slab \_\_\_\_\_
- Garage Slab \_\_\_\_\_
- Calendars \_\_\_\_\_
- Tile Beams \_\_\_\_\_
- Flashing \_\_\_\_\_
- Lathing \_\_\_\_\_
- Roof - Tin Cup \_\_\_\_\_
- Roof - Tile \_\_\_\_\_
- Heating \_\_\_\_\_
- Final C. O. \_\_\_\_\_