

Building Safety Inspection Report Form Amended 12/07/06
STRUCTURAL



Building Information

Building / Structure address 888 Intracoastal Drive, Fort Lauderdale, FL 33304
 Legal description Sunrise Tower Condominium
 Folio # of Building /Structure 504201BH
 Owner's name Sunrise Tower Association, Inc.
 Owner's mailing address 888 Intracoastal Drive, Fort Lauderdale, FL 33304
 Building Code Occupancy Classification R-2 In accordance with Building Code Edition 2010 FBC
 Type of Construction Type 1 In accordance with Building Code Edition 2010 FBC
 Size (Square footage) 125,000 s.f.
 Number of Stories 15

Inspection Firm

Inspection Firm or Individual Swaysland Professional Engineering Consultants, Inc.
 Address 2890 Marina Mile Boulevard, #114, Fort Lauderdale, Florida 33312
 Phone 954-473-0043
 Inspection Commencement Date 5-12-14 Inspection Completion Date 5-12-14
 Inspection made by Evan M. Swaysland, PE

In accordance with Section 109.16 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 in the attached inspection report.

Licensed Professional Engineer

Stanley R. Swaysland, PE

License #

PE29241 SI1055

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

Stanley R Swaysland
5-20-14

Seal

Signature and Date

Stanley R Swaysland 5-20-14

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.

SWAYSLAND

PROFESSIONAL ENGINEERING CONSULTANTS

MINIMUM INSPECTION GUIDELINES FOR BUILDING SAFETY INSPECTION STRUCTURAL

- I. Masonry Walls
 - A. General Description
 - 1. Concrete masonry units with precast reinforced concrete panels beneath windows.
 - B. Cracks
 - 1. Location: None.
 - C. Spalling
 - 1. Location: None.
 - D. Rebar Corrosion
 - 1. None – Full restoration project completed in March
- II. Floor and Roof Systems
 - A. Roof
 - 1. Reinforced concrete roof deck. Flat deck. Built up asphalt roofing with gravel surfacing. The roofing system in good condition.
 - 2. Cooling tower and air handler located on building roof within screen walls. The cooling tower steel supports had minor corrosion. Pipe stands and vents at the roof are in good condition.
 - 3. The roof contained two drains with screens at the interior of the roof. The roof contained 14 overflow downspouts along the roof perimeter. All roof drainage components are in good condition.
 - B. Floor Systems
 - 1. Floors are reinforced concrete slabs supported by reinforced concrete beams and columns.
 - C. All balconies were repaired as part of a full restoration project. Interior floor slabs were visible from first floor equipment rooms.
- III. Steel Framing Systems
 - A. Steel framing supports the cooling tower and air handler. Steel flanges secure the aluminum louvers at the roof equipment room. Steel angles are present at the roof equipment room machinery bases.
 - B. Exposed steel is showing minor surface corrosion. The exposed steel should be regularly monitored, cleaned and coated.
 - C. Elevator Beams: At the elevator equipment room on at the roof, the elevator beams are in good condition.

- IV. Concrete Framing Systems
 - A. The building is constructed of reinforced concrete slabs, beams and columns with masonry infill walls. Reinforced concrete railing walls at the exterior balconies.
 - B. Cracking: None.
 - C. General Condition: The general condition of the concrete framing system is good.
 - D. Rebar Corrosion: None.

- V. Windows
 - A. Type: The windows and doors are a combination of original and new single-hung windows, outswing doors and sliding glass doors. Fixed windows are present at the first floor at the pool. The original outswing doors are made of wood and the windows have aluminum frames. New windows and doors are of aluminum construction.
 - B. Anchorage: The window and door frames are anchored with steel screws which are in good condition.
 - C. Sealants: The metal/metal joints are in fair to poor condition in original windows. Stucco to metal joints were resealed as part of a painting and restoration project completed in March 2014.
 - D. Interior Seals: The single hung windows have gaskets which are in fair to poor condition.
 - E. The new, hurricane impact resistant window and door assemblies are in good condition. The original windows are 50 years old and in fair to poor condition.

- VI. Wood Framing
 - A. None present.

- VII. Exterior Finishes
 - A. Stucco: No structural deficiencies.
 - B. Chattahoochee: No structural deficiencies.

- VIII. Repairs Required
 - A. None. Building underwent full restoration in 2013 to 2014.



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Sunrise Tower Condominium.
40-Year Inspection Report

Project No.: 13004

Date: 5-12-14



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