



**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
THREE-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5701 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 23, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5701 Riverside Dr. Coral Springs, FL 33067**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG B-6 AKA 5701 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 23, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a three (3) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/23/2023

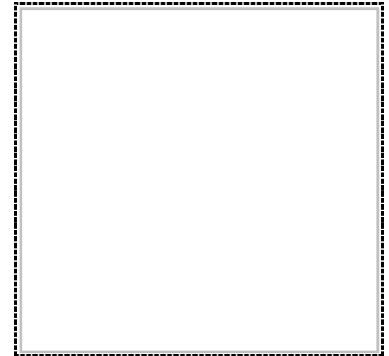
No Repairs Required       Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer       Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector      Yes  No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5701 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG B-6 AKA 5701 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM      Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX      Type of Construction: CBS
k. Square Footage:	17,382      Number of Stories: 3
l. Is this a Threshold Building (per F.S. 553.71):	Yes <input checked="" type="checkbox"/> No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):  
**None observed**

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):  
**Surface finishes in fair condition**

d. Cracks – Note the Location of 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:  
**None observed**

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:  
**None observed**

f. Note Previous Patching or Repairs:  
**No previous patching or repairs observed**

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:  
**Residential**

**3. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 23 2023**

c. Name and Qualifications of the Individual Preparing Report:  
**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
**N/A**

e. Structural Repairs:  
**None required**

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?  Yes  No  
 Explanation/Comments:  
**Research was done online through the building department website**

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**  
 b. Photographs: **Yes**  
 c. Drawings or Sketches: **N/A**  
 d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
**Shallow Foudation**

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
None observed

c. Is there Additional Sub-Soil Investigation Required?  Yes  No  
1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:  Good  Fair  Poor

b. Clay Tile or Cotta Units:  Good  Fair  Poor

c. Reinforced Concrete Tie Columns:  Good  Fair  Poor

d. Reinforced Concrete Tie Beams:  Good  Fair  Poor

e. Lintel:  Good  Fair  Poor

f. Other Type Bond Beams:  Good  Fair  Poor

g. Masonry Finishes – Exterior:  
1. Stucco:  Good  Fair  Poor  
2. Veneer:  Good  Fair  Poor  
3. Paint Only:  Good  Fair  Poor  
4. Other:  Good  Fair  Poor

4a. Explain:  
Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
No cracking observed in beams, columns or structural components

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
No spalling observed

j. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Minor – Patching Will Suffice
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required

4a. Describe:  
N/A

k. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, and General Quality:

N/A

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:  
Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:  
None observed

3. Note Types of Drains, Scuppers, and Condition:  
Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:  
N/A

5. Describe Mansard Construction and Current Condition:  
N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

7. Note any Expansion Joint and Condition:  
None observed

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
Concrete slab on grade and finishes in fair condition

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
Concrete balconies in front and back of building in fair condition

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
Concrete stairs in fair condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
Concrete ramps on first floor in fair conditions

5. Guardrails – Indicate Type, Location, Material and Condition:  
Aluminum railings in fair 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.  
Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:  
N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:  
N/A.

c. Steel Connections – Describe Type and Condition:  
N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:  
N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:  
Fair

2. Floors:  
Fair

3. Roof Member, Roof Trusses:  
Fair

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):  
Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:  
Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
Gutters and downspouts in fair condition

f. Ventilation – Note any Concealed Spaces not Ventilated:  
Attic space is properly ventilated through soffit vents at roof overhangs

g. Note any Concealed Spaces Opened for Inspection:  
Attic space inspected

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
N/A - Not a Threshold Building

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
N/A - Not a Threshold Building

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

### 13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

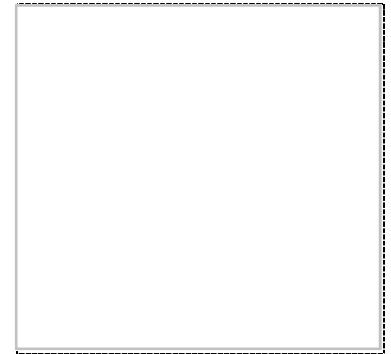
- b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

**ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: HOYOS ENGINEERINGAddress: 9627 CINNAMON COURT PARKLAND FL, 33076Telephone Number: 9548152941Inspection Commenced Date: 11/16/2023Inspection Completed Date: 11/23/2023 No Repairs Required Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:

 Engineer ArchitectName: CARLOS EMILIO HOYOSLicense Number: 81268

Seal

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.

**1. DESCRIPTION OF STRUCTURE**a. Name on Title: **GRAND OASIS CONDO**b. Street Address: **5701 RIVERSIDE DR. CORAL SPRINGS, FL 33067**c. Legal Description: **BLDG B-6 AKA 5701 PER CDO CIN #: 104469746**d. Owner's Name: **GRAND OASIS CONDO**e. Owner's Mailing Address: **5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067**f. Email Address: **NICKROSA@AOL.COM**Contact Number: **9543364695**g. Folio Number of Property on which Building is Located: **484110AC**h. Building Code Occupancy Classification: **R2**i. Present Use: **RESIDENTIAL**j. General Description: **SMALL CONDO COMPLEX** Type of Construction: **CBS**k. Square Footage: **17,382**Number of Stories: **3**

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 23 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

1.  No – None Required

2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 1200A );

b. Main Service Protection ( 1200A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 1200A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-5 Unit 205 )  Good  Needs Repairs

c. Panel # ( B-5 Unit 304 )  Good  Needs Repairs

d. Panel # ( B-5 Unit 306 )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good

Repairs Required

Comments:

N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good

Repairs Required

Comments:

N/A

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5701**

**Front of Building (West Elevation)**



**Side Building (North Elevation)**



**Side building (South elevation)**



**Rear of building (West elevation)**



**Railings and balconies (Good condition)**



**Roof vent**



**General Roof Pictures**



Electrical service equipment



**Mechanical equipment disconnect**



**Building egress illumination**



**ATTACHMENT 4.0: SITE LOCATION MAP**





**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
THREE-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5721 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 24, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5721 Riverside Dr. Coral Springs, FL 33067**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG B-7 AKA 5661 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 24, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a three (3) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/24/2023

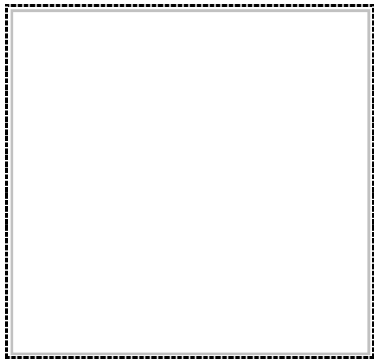
No Repairs Required       Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer       Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector      Yes  No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5721 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG B-5 AKA 5721 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM      Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX      Type of Construction: CBS
k. Square Footage:	17,382      Number of Stories: 3
l. Is this a Threshold Building (per F.S. 553.71):	Yes <input checked="" type="checkbox"/> No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

None observed

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):

Surface finishes in fair condition

d. Cracks – Note the Location of 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:

None observed

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

None observed

f. Note Previous Patching or Repairs:

No previous patching or repairs observed

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:

Residential

### 3. INSPECTIONS

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 24 2023**

c. Name and Qualifications of the Individual Preparing Report:  
Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
N/A

e. Structural Repairs:  
None required

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?



Yes



No

Explanation/Comments:  
Research was done online through the building department website

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**

b. Photographs: **Yes**

c. Drawings or Sketches: **N/A**

d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
Shallow Foudation

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
None observed

c. Is there Additional Sub-Soil Investigation Required?  Yes  No  
1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:  Good  Fair  Poor

b. Clay Tile or Cotta Units:  Good  Fair  Poor

c. Reinforced Concrete Tie Columns:  Good  Fair  Poor

d. Reinforced Concrete Tie Beams:  Good  Fair  Poor

e. Lintel:  Good  Fair  Poor

f. Other Type Bond Beams:  Good  Fair  Poor

g. Masonry Finishes – Exterior:  
1. Stucco:  Good  Fair  Poor  
2. Veneer:  Good  Fair  Poor  
3. Paint Only:  Good  Fair  Poor  
4. Other:  Good  Fair  Poor

4a. Explain:  
Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
No cracking observed in beams, columns or structural components

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
No spalling observed

j. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Minor – Patching Will Suffice
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required

4a. Describe:  
N/A

k. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, and General Quality:

N/A

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:  
Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:  
None observed

3. Note Types of Drains, Scuppers, and Condition:  
Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:  
N/A

5. Describe Mansard Construction and Current Condition:  
N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

7. Note any Expansion Joint and Condition:  
None observed

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
Concrete slab on grade and finishes in fair condition

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
Concrete balconies in front and back of building in fair condition

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
Concrete stairs in fair condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
Concrete ramps on first floor in fair conditions

5. Guardrails – Indicate Type, Location, Material and Condition:  
Aluminum railings in fair 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.  
Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:  
N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:  
N/A.

c. Steel Connections – Describe Type and Condition:  
N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:  
N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:

Fair

2. Floors:

Fair

3. Roof Member, Roof Trusses:

Fair

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:

Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
Gutters and downspouts in fair condition

f. Ventilation – Note any Concealed Spaces not Ventilated:  
Attic space is properly ventilated through soffit vents at roof overhangs

g. Note any Concealed Spaces Opened for Inspection:  
Attic space inspected

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
N/A - Not a Threshold Building

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
N/A - Not a Threshold Building

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

### 13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

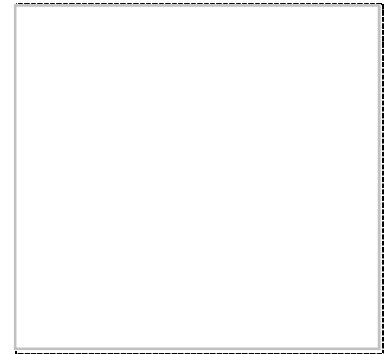
- b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

**ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: HOYOS ENGINEERINGAddress: 9627 CINNAMON COURT PARKLAND FL, 33076Telephone Number: 9548152941Inspection Commenced Date: 11/16/2023Inspection Completed Date: 11/24/2023 No Repairs Required Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:

 Engineer ArchitectName: CARLOS EMILIO HOYOSLicense Number: 81268

Seal

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.

**1. DESCRIPTION OF STRUCTURE**a. Name on Title: **GRAND OASIS CONDO**b. Street Address: **5721 RIVERSIDE DR. CORAL SPRINGS, FL 33067**c. Legal Description: **BLDG B-5 AKA 5721 PER CDO CIN #: 104469746**d. Owner's Name: **GRAND OASIS CONDO**e. Owner's Mailing Address: **5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067**f. Email Address: **NICKROSA@AOL.COM**Contact Number: **9543364695**g. Folio Number of Property on which Building is Located: **484110AC**h. Building Code Occupancy Classification: **R2**i. Present Use: **RESIDENTIAL**j. General Description: **SMALL CONDO COMPLEX** Type of Construction: **CBS**k. Square Footage: **17,382**Number of Stories: **3**

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 24 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

- 1.  No – None Required
- 2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 1200A );

b. Main Service Protection ( 1200A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 1200A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-6 Unit 302 )  Good  Needs Repairs

c. Panel # ( B-6 Unit 205 )  Good  Needs Repairs

d. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good

Repairs Required

Comments:

N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good

Repairs Required

Comments:

N/A

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5721**

**Front of Building (West Elevation)**



**Side Building (North Elevation)**



**Rear of building (West elevation)**



**Railings and balconies (Good condition)**



**Exterior Windows (Good condition)**



**General Roof Pictures**



**Roof vents**



Electrical service equipment



Electrical room



**Mechanical equipment disconnects**



**Building egress illumination**



**Exit lights**



**ATTACHMENT 4.0: SITE LOCATION MAP**



Riverside Dr

NW 57th St

NW 57th St

The Grand Oasis

2LG Consulting  
Temporarily closed

5661 riversid



**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
TWO-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5741 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 27, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5741 Riverside Dr. Coral Springs, FL 33065**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG A-5 AKA 5741 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 27, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a two (2) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/27/2023

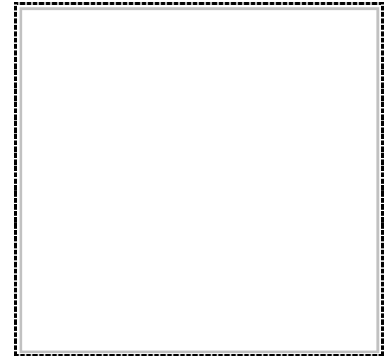
No Repairs Required       Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer       Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector      Yes  No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5741 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG A-5 AKA 5741 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM      Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX      Type of Construction: CBS
k. Square Footage:	11,588      Number of Stories: 2
l. Is this a Threshold Building (per F.S. 553.71):	Yes <input checked="" type="checkbox"/> No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):  
**None observed**

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):  
**Surface finishes in fair condition**

d. Cracks – Note the Location of 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:  
**None observed**

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:  
**None observed**

f. Note Previous Patching or Repairs:  
**No previous patching or repairs observed**

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:  
**Residential**

**3. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 27 2023**

c. Name and Qualifications of the Individual Preparing Report:  
**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
**N/A**

e. Structural Repairs:  
**None required**

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?  Yes  No  
Explanation/Comments:  
**Research was done online through the building department website**

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**  
b. Photographs: **Yes**  
c. Drawings or Sketches: **N/A**  
d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
**Shallow Foudation**

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
None observed

c. Is there Additional Sub-Soil Investigation Required?

Yes

No

1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:

Good

Fair

Poor

b. Clay Tile or Cotta Units:

Good

Fair

Poor

c. Reinforced Concrete Tie Columns:

Good

Fair

Poor

d. Reinforced Concrete Tie Beams:

Good

Fair

Poor

e. Lintel:

Good

Fair

Poor

f. Other Type Bond Beams:

Good

Fair

Poor

g. Masonry Finishes – Exterior:

1. Stucco:

Good

Fair

Poor

2. Veneer:

Good

Fair

Poor

3. Paint Only:

Good

Fair

Poor

4. Other:

Good

Fair

Poor

4a. Explain:

Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
No cracking observed in beams, columns or structural components

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
No spalling observed

j. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Minor – Patching Will Suffice
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required

4a. Describe:  
N/A

k. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, and General Quality:

N/A

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:  
Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:  
None observed

3. Note Types of Drains, Scuppers, and Condition:  
Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:  
N/A

5. Describe Mansard Construction and Current Condition:  
N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

7. Note any Expansion Joint and Condition:  
None observed

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
Concrete slab on grade and finishes in fair condition

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
Concrete balconies in front and back of building in fair condition

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
Concrete stairs in fair condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
Concrete ramps on first floor in fair conditions

5. Guardrails – Indicate Type, Location, Material and Condition:  
Aluminum railings in fair 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.  
Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:  
N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:  
N/A.

c. Steel Connections – Describe Type and Condition:  
N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:  
N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:  
Fair

2. Floors:  
Fair

3. Roof Member, Roof Trusses:  
Fair

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):  
Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:  
Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
Gutters and downspouts in fair condition

f. Ventilation – Note any Concealed Spaces not Ventilated:  
Attic space is properly ventilated through soffit vents at roof overhangs

g. Note any Concealed Spaces Opened for Inspection:  
Attic space inspected

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
N/A - Not a Threshold Building

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
N/A - Not a Threshold Building

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

### 13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

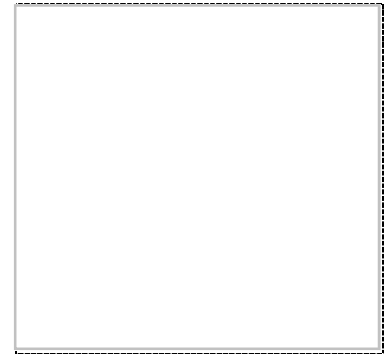
- b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

## **ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: HOYOS ENGINEERINGAddress: 9627 CINNAMON COURT PARKLAND FL, 33076Telephone Number: 9548152941Inspection Commenced Date: 11/16/2023Inspection Completed Date: 11/27/2023 No Repairs Required Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:

 Engineer ArchitectName: CARLOS EMILIO HOYOSLicense Number: 81268

Seal

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.

**1. DESCRIPTION OF STRUCTURE**a. Name on Title: **GRAND OASIS CONDO**b. Street Address: **5741 RIVERSIDE DR. CORAL SPRINGS, FL 33067**c. Legal Description: **BLDG A-5 AKA 5741 PER CDO CIN #: 104469746**d. Owner's Name: **GRAND OASIS CONDO**e. Owner's Mailing Address: **5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067**f. Email Address: **NICKROSA@AOL.COM**Contact Number: **9543364695**g. Folio Number of Property on which Building is Located: **484110AC**h. Building Code Occupancy Classification: **R2**i. Present Use: **RESIDENTIAL**j. General Description: **SMALL CONDO COMPLEX** Type of Construction: **CBS**k. Square Footage: **11,588**Number of Stories: **2**

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 27 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

- 1.  No – None Required
- 2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 800A );

b. Main Service Protection ( 800A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 800A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-7 Unit 101 )  Good  Needs Repairs

c. Panel # ( B-7 Unit 202 )  Good  Needs Repairs

d. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good

Repairs Required

Comments:

N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good

Repairs Required

Comments:

N/A

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

## Building 5741

Front of Building (East Elevation)



Side Building (North Elevation)



**Rear of building (West elevation)**



**Railings and balconies (Fair condition)**



**Stairs and railings (Fair condition)**



**Roof vents**



**General Roof Pictures**



Electrical service equipment



**Mechanical equipment disconnects**



**Building egress illumination**



**ATTACHMENT 4.0: SITE LOCATION MAP**





**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
THREE-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5761 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 27, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, Fl 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, Fl 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5761 Riverside Dr. Coral Springs, Fl 33067**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG B-4 AKA 5761 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 27, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a three (3) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/27/2023

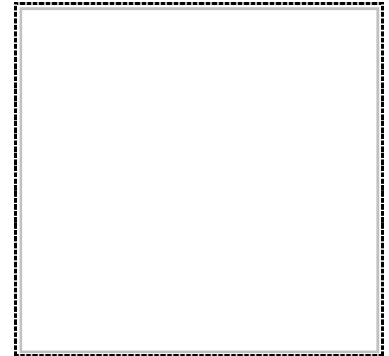
No Repairs Required       Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer       Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector      Yes  No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5761 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG B-4 AKA 5761 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM      Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX      Type of Construction: CBS
k. Square Footage:	17,382      Number of Stories: 3
l. Is this a Threshold Building (per F.S. 553.71):	Yes <input checked="" type="checkbox"/> No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):  
**None observed**

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):  
**Surface finishes in fair condition**

d. Cracks – Note the Location of 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:  
**None observed**

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:  
**None observed**

f. Note Previous Patching or Repairs:  
**No previous patching or repairs observed**

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:  
**Residential**

**3. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 27 2023**

c. Name and Qualifications of the Individual Preparing Report:  
Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
N/A

e. Structural Repairs:  
None required

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?



Yes



No

Explanation/Comments:  
Research was done online through the building department website

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**

b. Photographs: **Yes**

c. Drawings or Sketches: **N/A**

d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
Shallow Foudation

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
None observed

c. Is there Additional Sub-Soil Investigation Required?  Yes  No

1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:  Good  Fair  Poor

b. Clay Tile or Cotta Units:  Good  Fair  Poor

c. Reinforced Concrete Tie Columns:  Good  Fair  Poor

d. Reinforced Concrete Tie Beams:  Good  Fair  Poor

e. Lintel:  Good  Fair  Poor

f. Other Type Bond Beams:  Good  Fair  Poor

g. Masonry Finishes – Exterior:

1. Stucco:  Good  Fair  Poor

2. Veneer:  Good  Fair  Poor

3. Paint Only:  Good  Fair  Poor

4. Other:  Good  Fair  Poor

4a. Explain:  
Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
No cracking observed in beams, columns or structural components

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
No spalling observed

j. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Minor – Patching Will Suffice
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required

4a. Describe:  
N/A

k. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, and General Quality:

N/A

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:  
Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:  
None observed

3. Note Types of Drains, Scuppers, and Condition:  
Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:  
N/A

5. Describe Mansard Construction and Current Condition:  
N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

7. Note any Expansion Joint and Condition:  
None observed

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
Concrete slab on grade and finishes in fair condition

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
Concrete balconies in front and back of building in fair condition

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
Concrete stairs in fair condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
Concrete ramps on first floor in fair conditions

5. Guardrails – Indicate Type, Location, Material and Condition:  
Aluminum railings in fair 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.  
Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:  
N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:  
N/A.

c. Steel Connections – Describe Type and Condition:  
N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:  
N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:  
Fair

2. Floors:  
Fair

3. Roof Member, Roof Trusses:  
Fair

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):  
Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:  
Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
Gutters and downspouts in fair condition

f. Ventilation – Note any Concealed Spaces not Ventilated:  
Attic space is properly ventilated through soffit vents at roof overhangs

g. Note any Concealed Spaces Opened for Inspection:  
Attic space inspected

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
N/A - Not a Threshold Building

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
N/A - Not a Threshold Building

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

**13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

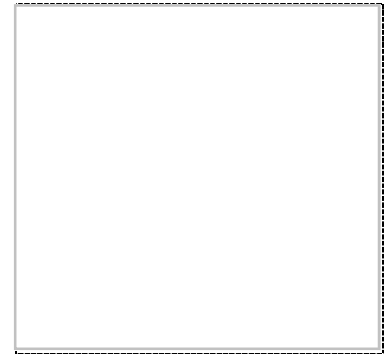
- b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

**ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: HOYOS ENGINEERINGAddress: 9627 CINNAMON COURT PARKLAND FL, 33076Telephone Number: 9548152941Inspection Commenced Date: 11/16/2023Inspection Completed Date: 11/27/2023 No Repairs Required Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:

 Engineer ArchitectName: CARLOS EMILIO HOYOSLicense Number: 81268

Seal

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.

**1. DESCRIPTION OF STRUCTURE**a. Name on Title: **GRAND OASIS CONDO**b. Street Address: **5761 RIVERSIDE DR. CORAL SPRINGS, FL 33067**c. Legal Description: **BLDG B-4 AKA 5761 PER CDO CIN #: 104469746**d. Owner's Name: **GRAND OASIS CONDO**e. Owner's Mailing Address: **5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067**f. Email Address: **NICKROSA@AOL.COM**Contact Number: **9543364695**g. Folio Number of Property on which Building is Located: **484110AC**h. Building Code Occupancy Classification: **R2**i. Present Use: **RESIDENTIAL**j. General Description: **SMALL CONDO COMPLEX** Type of Construction: **CBS**k. Square Footage: **17,382**Number of Stories: **3**

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 27 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

1.  No – None Required

2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 1200A );

b. Main Service Protection ( 1200A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 1200A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-8 Unit 102 )  Good  Needs Repairs

c. Panel # ( B-8 Unit 205 )  Good  Needs Repairs

d. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good

Repairs Required

Comments:

N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good

Repairs Required

Comments:

N/A

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5761**

**Front of Building (East Elevation)**



**Stairs and railings (Fair condition)**



**Exterior windows (Fair condition)**



**Balconies (Fair condition)**



**Roof vents**



General Roof Pictures



Electrical service equipment



**Emergency lights**



**Building egress illumination**



**ATTACHMENT 4.0: SITE LOCATION MAP**



Riverside Dr

NW 57th St

NW 57th St

The Grand Oasis

2LG Consultin  
Temporarily close

5661 rivers



**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
TWO-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5781 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 28, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5781 Riverside Dr. Coral Springs, FL 33067**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG A-4 AKA 5781 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 28, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a two (2) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/28/2023

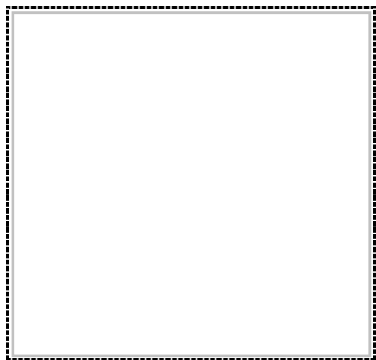
No Repairs Required       Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer       Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector      Yes  No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5781 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG A-4 AKA 5781 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM      Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX      Type of Construction: CBS
k. Square Footage:	11,588      Number of Stories: 2
l. Is this a Threshold Building (per F.S. 553.71):	Yes <input checked="" type="checkbox"/> No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

None observed

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):

Surface finishes in fair condition

d. Cracks – Note the Location of 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:

None observed

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

None observed

f. Note Previous Patching or Repairs:

No previous patching or repairs observed

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:

Residential

### 3. INSPECTIONS

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 28 2023**

c. Name and Qualifications of the Individual Preparing Report:  
**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
**N/A**

e. Structural Repairs:  
**None required**

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?  Yes  No  
Explanation/Comments:  
**Research was done online through the building department website**

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**  
b. Photographs: **Yes**  
c. Drawings or Sketches: **N/A**  
d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
**Shallow Foudation**

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
None observed

c. Is there Additional Sub-Soil Investigation Required?

Yes

No

1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:

Good

Fair

Poor

b. Clay Tile or Cotta Units:

Good

Fair

Poor

c. Reinforced Concrete Tie Columns:

Good

Fair

Poor

d. Reinforced Concrete Tie Beams:

Good

Fair

Poor

e. Lintel:

Good

Fair

Poor

f. Other Type Bond Beams:

Good

Fair

Poor

g. Masonry Finishes – Exterior:

1. Stucco:

Good

Fair

Poor

2. Veneer:

Good

Fair

Poor

3. Paint Only:

Good

Fair

Poor

4. Other:

Good

Fair

Poor

4a. Explain:

Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
No cracking observed in beams, columns or structural components

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
No spalling observed

j. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Minor – Patching Will Suffice
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required

4a. Describe:  
N/A

k. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, and General Quality:

N/A

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:  
Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:  
None observed

3. Note Types of Drains, Scuppers, and Condition:  
Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:  
N/A

5. Describe Mansard Construction and Current Condition:  
N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

7. Note any Expansion Joint and Condition:  
None observed

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
Concrete slab on grade and finishes in fair condition

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
Concrete balconies in front and back of building in fair condition

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
Concrete stairs in fair condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
Concrete ramps on first floor in fair conditions

5. Guardrails – Indicate Type, Location, Material and Condition:  
Aluminum railings in fair 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.  
Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:  
N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:  
N/A.

c. Steel Connections – Describe Type and Condition:  
N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:  
N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:  
Fair

2. Floors:  
Fair

3. Roof Member, Roof Trusses:  
Fair

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):  
Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:  
Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
Gutters and downspouts in fair condition

f. Ventilation – Note any Concealed Spaces not Ventilated:  
Attic space is properly ventilated through soffit vents at roof overhangs

g. Note any Concealed Spaces Opened for Inspection:  
Attic space inspected

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
N/A - Not a Threshold Building

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
N/A - Not a Threshold Building

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

### 13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

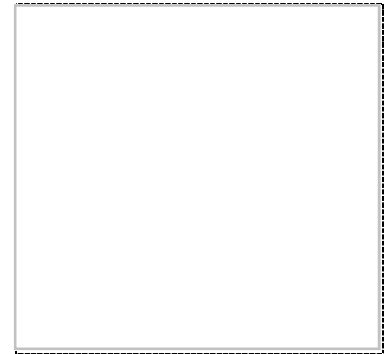
- b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

## **ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: HOYOS ENGINEERINGAddress: 9627 CINNAMON COURT PARKLAND FL, 33076Telephone Number: 9548152941Inspection Commenced Date: 11/16/2023Inspection Completed Date: 11/28/2023 No Repairs Required Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:

 Engineer ArchitectName: CARLOS EMILIO HOYOSLicense Number: 81268

Seal

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.

**1. DESCRIPTION OF STRUCTURE**a. Name on Title: **GRAND OASIS CONDO**b. Street Address: **5781 RIVERSIDE DR. CORAL SPRINGS, FL 33067**c. Legal Description: **BLDG A-4 AKA 5781 PER CDO CIN #: 104469746**d. Owner's Name: **GRAND OASIS CONDO**e. Owner's Mailing Address: **5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067**f. Email Address: **NICKROSA@AOL.COM**Contact Number: **9543364695**g. Folio Number of Property on which Building is Located: **484110AC**h. Building Code Occupancy Classification: **R2**i. Present Use: **RESIDENTIAL**j. General Description: **SMALL CONDO COMPLEX** Type of Construction: **CBS**k. Square Footage: **11,588**Number of Stories: **2**

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 28 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

- 1.  No – None Required
- 2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 800A );

b. Main Service Protection ( 800A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 800A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-9 Unit 101 )  Good  Needs Repairs

c. Panel # ( B-9 Unit 201 )  Good  Needs Repairs

d. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good

Repairs Required

Comments:

N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good

Repairs Required

Comments:

N/A

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5781**

**Front of Building (East Elevation)**



**Side of building (South elvation)**



**Side of building (North elvation)**



**Stairs and railings (Fair condition)**



**Balconies (Fair condition)**



**Roof vents**



**General Roof Pictures**



Electrical service equipment



**Mechanical equipment disconnects**



**Building egress illumination**



**ATTACHMENT 4.0: SITE LOCATION MAP**



Riverside Dr

NW 57th St

NW 57th St

2LG Cons  
Temporarily

The Grand Oasis

YOGA KALPATARU

5661 r



**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
THREE-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5801 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 28, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5801 Riverside Dr. Coral Springs, FL 33067**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG B-3 AKA 5801 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 28, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a three (3) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/28/2023

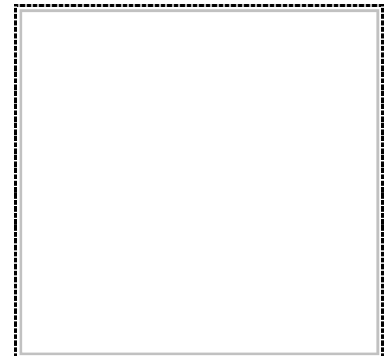
No Repairs Required       Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer       Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector      Yes  No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5801 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG B-3 AKA 5801 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM      Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX      Type of Construction: CBS
k. Square Footage:	17,382      Number of Stories: 3
l. Is this a Threshold Building (per F.S. 553.71):	Yes <input checked="" type="checkbox"/> No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):  
**None observed**

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):  
**Surface finishes in fair condition**

d. Cracks – Note the Location of 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:  
**None observed**

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:  
**None observed**

f. Note Previous Patching or Repairs:  
**No previous patching or repairs observed**

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:  
**Residential**

**3. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 28 2023**

c. Name and Qualifications of the Individual Preparing Report:  
Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
N/A

e. Structural Repairs:  
None required

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?



Yes



No

Explanation/Comments:  
Research was done online through the building department website

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**

b. Photographs: **Yes**

c. Drawings or Sketches: **N/A**

d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
Shallow Foudation

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
None observed

c. Is there Additional Sub-Soil Investigation Required?

Yes

No

1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:

Good

Fair

Poor

b. Clay Tile or Cotta Units:

Good

Fair

Poor

c. Reinforced Concrete Tie Columns:

Good

Fair

Poor

d. Reinforced Concrete Tie Beams:

Good

Fair

Poor

e. Lintel:

Good

Fair

Poor

f. Other Type Bond Beams:

Good

Fair

Poor

g. Masonry Finishes – Exterior:

1. Stucco:

Good

Fair

Poor

2. Veneer:

Good

Fair

Poor

3. Paint Only:

Good

Fair

Poor

4. Other:

Good

Fair

Poor

4a. Explain:

Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
No cracking observed in beams, columns or structural components

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
No spalling observed

j. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Minor – Patching Will Suffice
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required

4a. Describe:  
N/A

k. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, and General Quality:

N/A

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:  
Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:  
None observed

3. Note Types of Drains, Scuppers, and Condition:  
Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:  
N/A

5. Describe Mansard Construction and Current Condition:  
N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

7. Note any Expansion Joint and Condition:  
None observed

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
Concrete slab on grade and finishes in fair condition

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
Concrete balconies in front and back of building in fair condition

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
Concrete stairs in fair condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
Concrete ramps on first floor in fair conditions

5. Guardrails – Indicate Type, Location, Material and Condition:  
Aluminum railings in fair 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.  
Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:  
N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:  
N/A.

c. Steel Connections – Describe Type and Condition:  
N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:  
N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:

Fair

2. Floors:

Fair

3. Roof Member, Roof Trusses:

Fair

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:

Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
Gutters and downspouts in fair condition

f. Ventilation – Note any Concealed Spaces not Ventilated:  
Attic space is properly ventilated through soffit vents at roof overhangs

g. Note any Concealed Spaces Opened for Inspection:  
Attic space inspected

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
N/A - Not a Threshold Building

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
N/A - Not a Threshold Building

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

### 13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

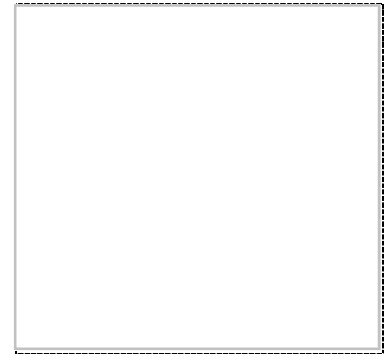
- b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

## **ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: HOYOS ENGINEERINGAddress: 9627 CINNAMON COURT PARKLAND FL, 33076Telephone Number: 9548152941Inspection Commenced Date: 11/16/2023Inspection Completed Date: 11/28/2023 No Repairs Required Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:

 Engineer ArchitectName: CARLOS EMILIO HOYOSLicense Number: 81268

Seal

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.

**1. DESCRIPTION OF STRUCTURE**a. Name on Title: **GRAND OASIS CONDO**b. Street Address: **5801 RIVERSIDE DR. CORAL SPRINGS, FL 33067**c. Legal Description: **BLDG B-3 AKA 5801 PER CDO CIN #: 104469746**d. Owner's Name: **GRAND OASIS CONDO**e. Owner's Mailing Address: **5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067**f. Email Address: **NICKROSA@AOL.COM**Contact Number: **9543364695**g. Folio Number of Property on which Building is Located: **484110AC**h. Building Code Occupancy Classification: **R2**i. Present Use: **RESIDENTIAL**j. General Description: **SMALL CONDO COMPLEX** Type of Construction: **CBS**k. Square Footage: **17,382**Number of Stories: **3**

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 28 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

- 1.  No – None Required
- 2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 1200A );

b. Main Service Protection ( 1200A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 1200A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-10 Unit 106 )  Good  Needs Repairs

c. Panel # ( B-10 Unit 206 )  Good  Needs Repairs

d. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good

Repairs Required

Comments:

N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good

Repairs Required

Comments:

N/A

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5801**

**Front of Building (West Elevation)**



**Side of building (South elevation)**



**Rear of building (East elvation)**



**Stairs and railings (Fair condition)**



**Balconies (Fair condition)**



**Roof vents**



**General Roof Pictures**



Electrical service equipment



**Mechanical equipment disconnects**



**Building egress illumination**



**ATTACHMENT 4.0: SITE LOCATION MAP**





**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
THREE-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5821 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 29, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5821 Riverside Dr. Coral Springs, FL 33067**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG B-2 AKA 5821 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 29, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a three (3) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/29/2023

No Repairs Required

Repairs are Required as Outlined in the Attached Inspection Report

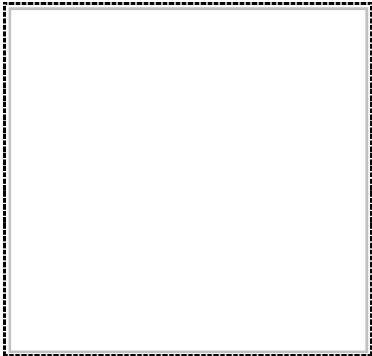
Florida Licensed Professional:  Engineer

Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector  Yes  No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5821 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG B-2 AKA 5821 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM
	Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX
	Type of Construction: CBS
k. Square Footage:	17,382
	Number of Stories: 3
l. Is this a Threshold Building (per F.S. 553.71):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

None observed

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):

Surface finishes in fair condition

d. Cracks – Note the Location of 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:

None observed

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

None observed

f. Note Previous Patching or Repairs:

No previous patching or repairs observed

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:

Residential

### 3. INSPECTIONS

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 29 2023**

c. Name and Qualifications of the Individual Preparing Report:  
Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
N/A

e. Structural Repairs:  
None required

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?



Yes



No

Explanation/Comments:  
Research was done online through the building department website

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**

b. Photographs: **Yes**

c. Drawings or Sketches: **N/A**

d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
Shallow Foudation

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
None observed

c. Is there Additional Sub-Soil Investigation Required?  Yes  No  
1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:  Good  Fair  Poor

b. Clay Tile or Cotta Units:  Good  Fair  Poor

c. Reinforced Concrete Tie Columns:  Good  Fair  Poor

d. Reinforced Concrete Tie Beams:  Good  Fair  Poor

e. Lintel:  Good  Fair  Poor

f. Other Type Bond Beams:  Good  Fair  Poor

g. Masonry Finishes – Exterior:  
1. Stucco:  Good  Fair  Poor  
2. Veneer:  Good  Fair  Poor  
3. Paint Only:  Good  Fair  Poor  
4. Other:  Good  Fair  Poor

4a. Explain:  
Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
No cracking observed in beams, columns or structural components

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
No spalling observed

j. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Minor – Patching Will Suffice
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required

4a. Describe:  
N/A

k. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, and General Quality:

N/A

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:  
Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:  
None observed

3. Note Types of Drains, Scuppers, and Condition:  
Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:  
N/A

5. Describe Mansard Construction and Current Condition:  
N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

7. Note any Expansion Joint and Condition:  
None observed

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
Concrete slab on grade and finishes in fair condition

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
Concrete balconies in front and back of building in fair condition

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
Concrete stairs in fair condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
Concrete ramps on first floor in fair conditions

5. Guardrails – Indicate Type, Location, Material and Condition:  
Aluminum railings in fair 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.  
Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:  
N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:  
N/A.

c. Steel Connections – Describe Type and Condition:  
N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:  
N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:

Fair

2. Floors:

Fair

3. Roof Member, Roof Trusses:

Fair

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:

Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
Gutters and downspouts in fair condition

f. Ventilation – Note any Concealed Spaces not Ventilated:  
Attic space is properly ventilated through soffit vents at roof overhangs

g. Note any Concealed Spaces Opened for Inspection:  
Attic space inspected

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
N/A - Not a Threshold Building

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
N/A - Not a Threshold Building

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

**13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

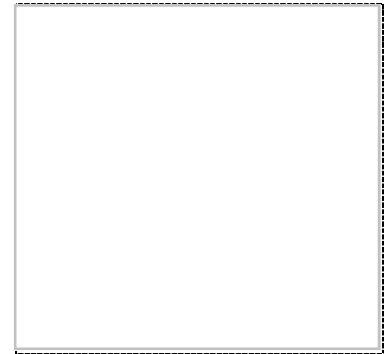
- b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

**ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: HOYOS ENGINEERINGAddress: 9627 CINNAMON COURT PARKLAND FL, 33076Telephone Number: 9548152941Inspection Commenced Date: 11/16/2023Inspection Completed Date: 11/29/2023 No Repairs Required Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:

 Engineer ArchitectName: CARLOS EMILIO HOYOSLicense Number: 81268

Seal

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.

**1. DESCRIPTION OF STRUCTURE**a. Name on Title: **GRAND OASIS CONDO**b. Street Address: **5821 RIVERSIDE DR. CORAL SPRINGS, FL 33067**c. Legal Description: **BLDG B-2 AKA 5821 PER CDO CIN #: 104469746**d. Owner's Name: **GRAND OASIS CONDO**e. Owner's Mailing Address: **5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067**f. Email Address: **NICKROSA@AOL.COM**Contact Number: **9543364695**g. Folio Number of Property on which Building is Located: **484110AC**h. Building Code Occupancy Classification: **R2**i. Present Use: **RESIDENTIAL**j. General Description: **SMALL CONDO COMPLEX** Type of Construction: **CBS**k. Square Footage: **17,382**Number of Stories: **3**

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 29 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

1.  No – None Required

2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 1200A );

b. Main Service Protection ( 1200A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 1200A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-11 Unit 106 )  Good  Needs Repairs

c. Panel # ( B-11 Unit 204 )  Good  Needs Repairs

d. Panel # ( B-11 Unit 303 )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good

Repairs Required

Comments:

N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good

Repairs Required

Comments:

N/A

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5821**

**Front of Building (East Elevation)**



**Side of building (North elevation)**



**Rear of building (West elvation)**



**Stairs and railings (Fair condition)**



**Balconies (Fair condition)**



General Roof Pictures



**Electrical service equipment**



**Mechanical equipment disconnects**

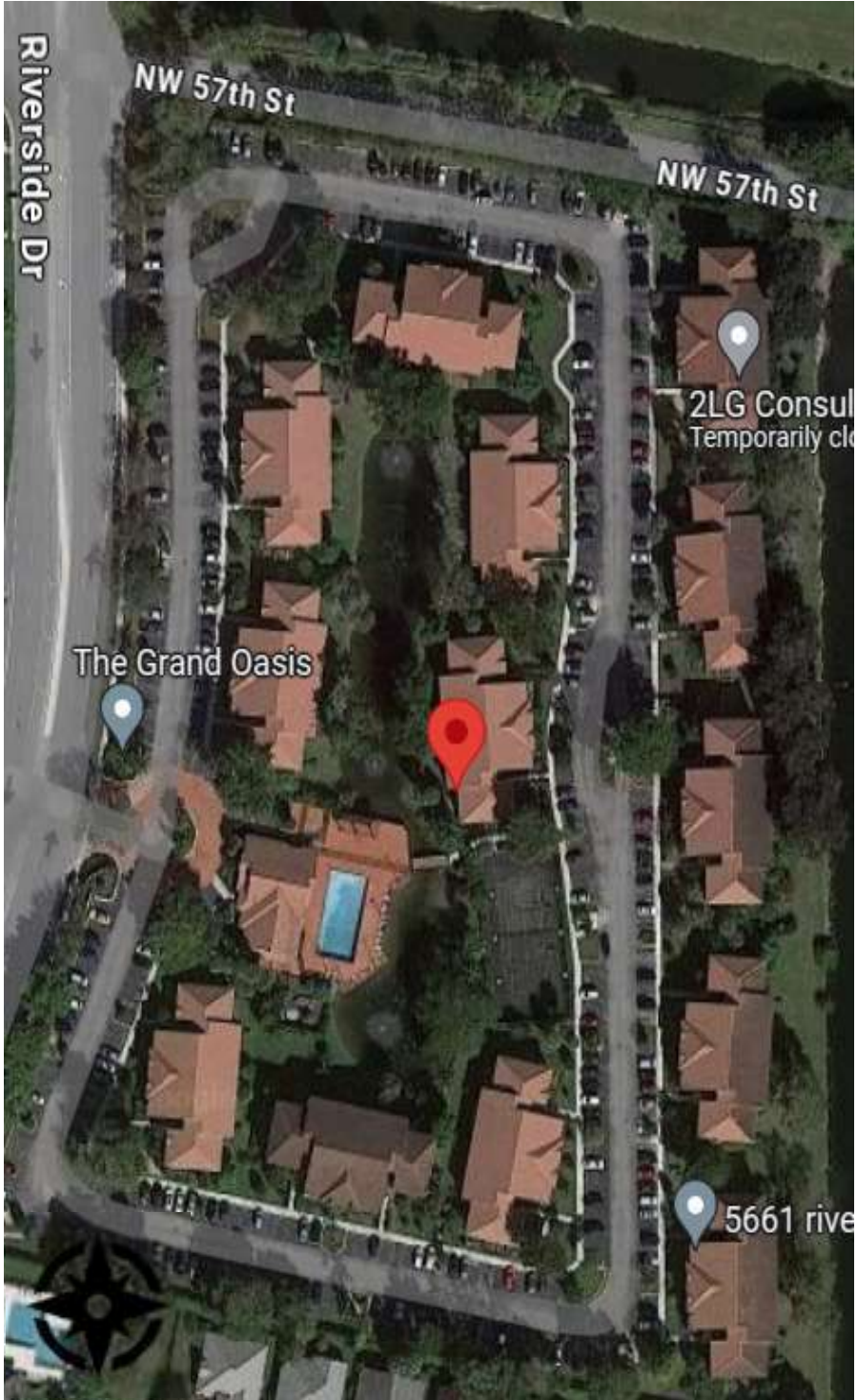




**Building egress illumination**



**ATTACHMENT 4.0: SITE LOCATION MAP**



Riverside Dr

NW 57th St

NW 57th St

The Grand Oasis

2LG Consul  
Temporarily cl

5661 rive



**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
TWO-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5841 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 30, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5841 Riverside Dr. Coral Springs, FL 33067**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG A-3 AKA 5841 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 30, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a two (2) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/30/2023

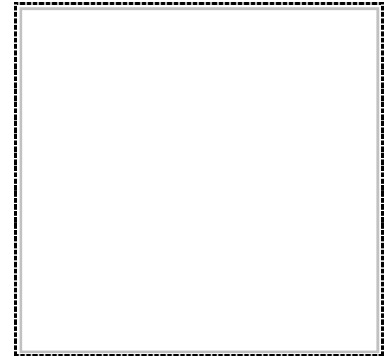
No Repairs Required       Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer       Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector      Yes  No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5841 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG A-3 AKA 5841 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM      Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX      Type of Construction: CBS
k. Square Footage:	11,588      Number of Stories: 2
l. Is this a Threshold Building (per F.S. 553.71):	Yes <input checked="" type="checkbox"/> No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):  
**None observed**

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):  
**Surface finishes in fair condition**

d. Cracks – Note the Location of 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:  
**None observed**

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:  
**None observed**

f. Note Previous Patching or Repairs:  
**No previous patching or repairs observed**

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:  
**Residential**

**3. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 30 2023**

c. Name and Qualifications of the Individual Preparing Report:  
**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
**N/A**

e. Structural Repairs:  
**None required**

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?  Yes  No  
 Explanation/Comments:  
**Research was done online through the building department website**

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**  
 b. Photographs: **Yes**  
 c. Drawings or Sketches: **N/A**  
 d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
**Shallow Foudation**

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
None observed

c. Is there Additional Sub-Soil Investigation Required?

Yes  No

1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:

Good  Fair  Poor

b. Clay Tile or Cotta Units:

Good  Fair  Poor

c. Reinforced Concrete Tie Columns:

Good  Fair  Poor

d. Reinforced Concrete Tie Beams:

Good  Fair  Poor

e. Lintel:

Good  Fair  Poor

f. Other Type Bond Beams:

Good  Fair  Poor

g. Masonry Finishes – Exterior:

1. Stucco:

Good  Fair  Poor

2. Veneer:

Good  Fair  Poor

3. Paint Only:

Good  Fair  Poor

4. Other:

Good  Fair  Poor

4a. Explain:

Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
No cracking observed in beams, columns or structural components

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
No spalling observed

j. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Minor – Patching Will Suffice
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required

4a. Describe:  
N/A

k. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, and General Quality:

N/A

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:  
Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:  
None observed

3. Note Types of Drains, Scuppers, and Condition:  
Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:  
N/A

5. Describe Mansard Construction and Current Condition:  
N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

7. Note any Expansion Joint and Condition:  
None observed

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
Concrete slab on grade and finishes in fair condition

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
Concrete balconies in front and back of building in fair condition

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
Concrete stairs in fair condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
Concrete ramps on first floor in fair conditions

5. Guardrails – Indicate Type, Location, Material and Condition:  
Aluminum railings in fair 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.  
Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:  
N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:  
N/A.

c. Steel Connections – Describe Type and Condition:  
N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:  
N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:

Fair

2. Floors:

Fair

3. Roof Member, Roof Trusses:

Fair

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:

Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
Gutters and downspouts in fair condition

f. Ventilation – Note any Concealed Spaces not Ventilated:  
Attic space is properly ventilated through soffit vents at roof overhangs

g. Note any Concealed Spaces Opened for Inspection:  
Attic space inspected

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
N/A - Not a Threshold Building

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
N/A - Not a Threshold Building

c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

**13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**

a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

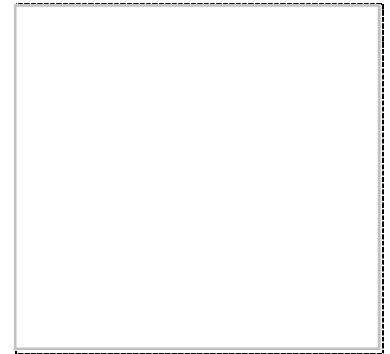
b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

## **ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: HOYOS ENGINEERINGAddress: 9627 CINNAMON COURT PARKLAND FL, 33076Telephone Number: 9548152941Inspection Commenced Date: 11/16/2023Inspection Completed Date: 11/30/2023 No Repairs Required Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:

 Engineer ArchitectName: CARLOS EMILIO HOYOSLicense Number: 81268

Seal

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.

**1. DESCRIPTION OF STRUCTURE**a. Name on Title: **GRAND OASIS CONDO**b. Street Address: **5841 RIVERSIDE DR. CORAL SPRINGS, FL 33067**c. Legal Description: **BLDG A-3 AKA 5841 PER CDO CIN #: 104469746**d. Owner's Name: **GRAND OASIS CONDO**e. Owner's Mailing Address: **5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067**f. Email Address: **NICKROSA@AOL.COM**Contact Number: **9543364695**g. Folio Number of Property on which Building is Located: **484110AC**h. Building Code Occupancy Classification: **R2**i. Present Use: **RESIDENTIAL**j. General Description: **SMALL CONDO COMPLEX** Type of Construction: **CBS**k. Square Footage: **11,588**Number of Stories: **2**

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 30 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

1.  No – None Required

2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 800A );

b. Main Service Protection ( 800A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 800A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-12 Unit 206 )  Good  Needs Repairs

c. Panel # ( B-12 Unit 204 )  Good  Needs Repairs

d. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good

Repairs Required

Comments:

N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good

Repairs Required

Comments:

N/A

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5841**

**Front of Building (West Elevation)**



**Side of building (South elevation)**



**Rear of building (North elvation)**



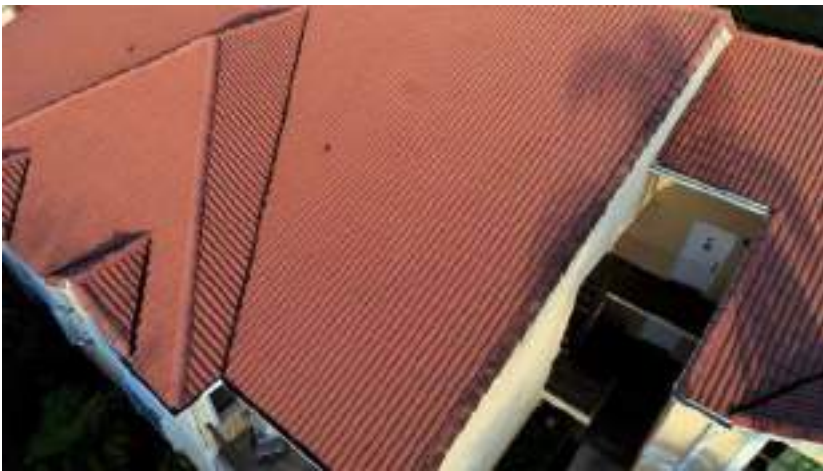
**Stairs and railings (Fair condition)**



**Roof vents**



**General Roof Pictures**



**Electrical service equipment**



**Mechanical equipment disconnects**





**Building egress illumination**



**Electrical Panel (Unit 204)**



**ATTACHMENT 4.0: SITE LOCATION MAP**



Riverside Dr

NW 57th St

NW 57th St

The Grand Oasis

YOGA KALPATARU

2LG Consu  
Temporarily cl

5661 rive



**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
TWO-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5861 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**December 1, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5861 Riverside Dr. Coral Springs, FL 33067**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG A-2 AKA 5861 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on December 1, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a two (2) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 12/01/2023

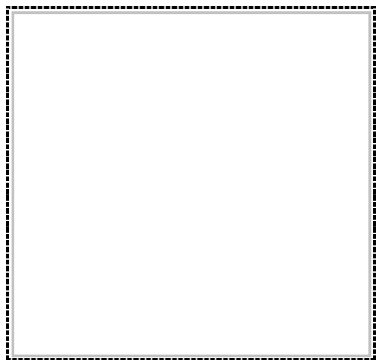
No Repairs Required       Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer       Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector      Yes  No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5861 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG A-2 AKA 5861 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM      Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX      Type of Construction: CBS
k. Square Footage:	11,588      Number of Stories: 2
l. Is this a Threshold Building (per F.S. 553.71):	Yes <input checked="" type="checkbox"/> No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):  
**None observed**

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):  
**Surface finishes in fair condition**

d. Cracks – Note the Location of 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:  
**None observed**

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:  
**None observed**

f. Note Previous Patching or Repairs:  
**No previous patching or repairs observed**

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:  
**Residential**

**3. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **December 01 2023**

c. Name and Qualifications of the Individual Preparing Report:  
Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
N/A

e. Structural Repairs:  
None required

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?  Yes  No

Explanation/Comments:  
Research was done online through the building department website

**4. SUPPORTING DATA ATTACHED**

- a. Sheets of Written Data: **Yes**
- b. Photographs: **Yes**
- c. Drawings or Sketches: **N/A**
- d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
Shallow Foudation

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
None observed

c. Is there Additional Sub-Soil Investigation Required?

Yes

No

1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:

Good

Fair

Poor

b. Clay Tile or Cotta Units:

Good

Fair

Poor

c. Reinforced Concrete Tie Columns:

Good

Fair

Poor

d. Reinforced Concrete Tie Beams:

Good

Fair

Poor

e. Lintel:

Good

Fair

Poor

f. Other Type Bond Beams:

Good

Fair

Poor

g. Masonry Finishes – Exterior:

1. Stucco:

Good

Fair

Poor

2. Veneer:

Good

Fair

Poor

3. Paint Only:

Good

Fair

Poor

4. Other:

Good

Fair

Poor

4a. Explain:

Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
No cracking observed in beams, columns or structural components

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
No spalling observed

j. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Minor – Patching Will Suffice
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required

4a. Describe:  
N/A

k. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, and General Quality:

N/A

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:  
Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:  
None observed

3. Note Types of Drains, Scuppers, and Condition:  
Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:  
N/A

5. Describe Mansard Construction and Current Condition:  
N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

7. Note any Expansion Joint and Condition:  
None observed

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
Concrete slab on grade and finishes in fair condition

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
Concrete balconies in front and back of building in fair condition

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
Concrete stairs in fair condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
Concrete ramps on first floor in fair conditions

5. Guardrails – Indicate Type, Location, Material and Condition:  
Aluminum railings in fair 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.  
Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:  
N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:  
N/A.

c. Steel Connections – Describe Type and Condition:  
N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:  
N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:  
Fair

2. Floors:  
Fair

3. Roof Member, Roof Trusses:  
Fair

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):  
Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:  
Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
Gutters and downspouts in fair condition

f. Ventilation – Note any Concealed Spaces not Ventilated:  
Attic space is properly ventilated through soffit vents at roof overhangs

g. Note any Concealed Spaces Opened for Inspection:  
Attic space inspected

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
N/A - Not a Threshold Building

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
N/A - Not a Threshold Building

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

### 13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

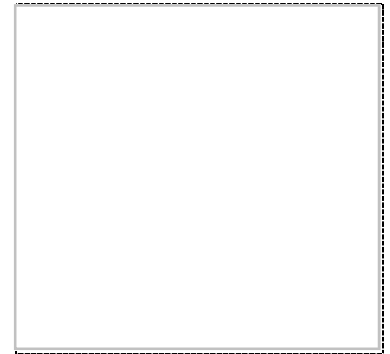
- b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

## **ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: HOYOS ENGINEERINGAddress: 9627 CINNAMON COURT PARKLAND FL, 33076Telephone Number: 9548152941Inspection Commenced Date: 11/16/2023Inspection Completed Date: 12/01/2023 No Repairs Required Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:

 Engineer ArchitectName: CARLOS EMILIO HOYOSLicense Number: 81268

Seal

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.

**1. DESCRIPTION OF STRUCTURE**a. Name on Title: **GRAND OASIS CONDO**b. Street Address: **5861 RIVERSIDE DR. CORAL SPRINGS, FL 33067**c. Legal Description: **BLDG A-2 AKA 5861 PER CDO CIN #: 104469746**d. Owner's Name: **GRAND OASIS CONDO**e. Owner's Mailing Address: **5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067**f. Email Address: **NICKROSA@AOL.COM**Contact Number: **9543364695**g. Folio Number of Property on which Building is Located: **484110AC**h. Building Code Occupancy Classification: **R2**i. Present Use: **RESIDENTIAL**j. General Description: **SMALL CONDO COMPLEX** Type of Construction: **CBS**k. Square Footage: **11,588**Number of Stories: **2**

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **December 01 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

1.  No – None Required

2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 800A );

b. Main Service Protection ( 800A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 800A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-13 Unit 201 )  Good  Needs Repairs

c. Panel # ( B-13 Unit 202 )  Good  Needs Repairs

d. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good

Repairs Required

Comments:

N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good

Repairs Required

Comments:

N/A

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5861**

**Front of Building (West Elevation)**



**Side of building (South elevation)**



**Rear of building (East elvation)**



**Stairs and railings (Fair condition)**



**Balconies (Fair condition)**



**Roof vents**



**General Roof Pictures**



Electrical service equipment



**Mechanical equipment disconnects**



**Building egress illumination**



**ATTACHMENT 4.0: SITE LOCATION MAP**



Riverside Dr

NW 57th St

NW 57th St

2LG Cons  
Temporarily

YOGA KALPATARU

5661 ri



**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
TWO-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5621 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 18, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification  
5621 Riverside Dr Coral Springs, FL 33067  
As per Broward County Board of Rules and Appeals Policy #05-05  
Legal as per Appraisal Office: BLDG A-1 AKA 5621 PER CDO CIN #: 104469746  
Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 18, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a two (2) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/18/2023

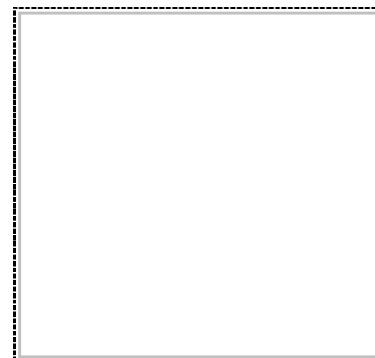
No Repairs Required  Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer  Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector  Yes  No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5621 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG A-1 AKA 5621 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM
	Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX
	Type of Construction: CBS
k. Square Footage:	11,588
	Number of Stories: 2
l. Is this a Threshold Building (per F.S. 553.71):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

m. Special Features:  
N/A

n. Describe any Additions to the Original Structure:  
N/A

o. Additional Comments:  
Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

**None observed**

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):

**Surface finishes in fair condition**

d. Cracks – Note the Location of 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:

**None observed**

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

**None observed**

f. Note Previous Patching or Repairs:

**No previous patching or repairs observed**

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:

**Residential**

**3. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 18 2023**

c. Name and Qualifications of the Individual Preparing Report:  
**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
**N/A**

e. Structural Repairs:  
**None required**

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?  Yes  No  
Explanation/Comments:  
**Research was done online through the building department website**

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**  
b. Photographs: **Yes**  
c. Drawings or Sketches: **N/A**  
d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
**Shallow Foudation**

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
**None observed**

c. Is there Additional Sub-Soil Investigation Required?  Yes  No

1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:  Good  Fair  Poor

b. Clay Tile or Cotta Units:  Good  Fair  Poor

c. Reinforced Concrete Tie Columns:  Good  Fair  Poor

d. Reinforced Concrete Tie Beams:  Good  Fair  Poor

e. Lintel:  Good  Fair  Poor

f. Other Type Bond Beams:  Good  Fair  Poor

g. Masonry Finishes – Exterior:

1. Stucco:  Good  Fair  Poor

2. Veneer:  Good  Fair  Poor

3. Paint Only:  Good  Fair  Poor

4. Other:  Good  Fair  Poor

4a. Explain:

Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
**No cracking observed in beams, columns or structural components**

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
**No spalling observed**

j. Rebar Corrosion – Check Appropriate Line:

- |    |                                     |   |
|----|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | None Visible                              |
| 2. | <input type="checkbox"/>            | Minor – Patching Will Suffice             |
| 3. | <input type="checkbox"/>            | Significant – Patching Will Suffice       |
| 4. | <input type="checkbox"/>            | Significant – Structural Repairs Required |

4a. Describe:  
**N/A**

k. Were Samples Chipped Out for Examination in Spalled Areas?

- |    |                                     |  |
|----|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | No   |
| 2. | <input type="checkbox"/>            | Yes – Describe Color, Texture, Aggregate, and General Quality: |

**N/A**

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:

Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

None observed

3. Note Types of Drains, Scuppers, and Condition:

Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:

N/A

5. Describe Mansard Construction and Current Condition:

N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
**None observed**

7. Note any Expansion Joint and Condition:  
**None observed**

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
**Concrete slab on grade and finishes in fair condition**

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
**Concrete balconies in front and back of building in fair condition**

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
**Concrete stairs in fair condition**

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
**Concrete ramps on first floor in fair conditions**

5. Guardrails – Indicate Type, Location, Material and Condition:

Aluminum railings in fair 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.

Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:

N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:

N/A.

c. Steel Connections – Describe Type and Condition:

N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:

N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection.  
Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant       Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:  
**Fair**

2. Floors:  
**Fair**

3. Roof Member, Roof Trusses:  
**Fair**

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):  
Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:  
Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
**Gutters and downspouts in fair condition**

f. Ventilation – Note any Concealed Spaces not Ventilated:  
**Attic space is properly ventilated through soffit vents at roof overhangs**

g. Note any Concealed Spaces Opened for Inspection:  
**Attic space inspected**

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
**None observed**

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
**N/A - Not a Threshold Building**

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
**N/A - Not a Threshold Building**

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

**N/A - Not a Threshold Building**

**13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

**No special or unusual features observed in the building**

- b. Indicate the Condition of Special Feature, its Supports, and Connections:

**No special or unusual features observed in the building**

## **ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/18/2023

No Repairs Required

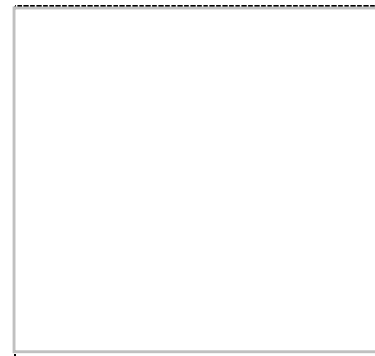
Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer

Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5621 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG A-1 AKA 5621 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM
	Contact Number: 9543364695
g. Folio Number of Property on which Building is Located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX
	Type of Construction: CBS
k. Square Footage:	11,588
	Number of Stories: 2

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 18 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

1.  No – None Required

2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 800A );

b. Main Service Protection ( 800A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 800A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-1 Unit 103 )  Good  Needs Repairs

c. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

d. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good     Repairs Required

Comments:  
N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good     Repairs Required

Comments:  
N/A

**24. SWIMMING POOL WIRING**

Good     Repairs Required

Comments:  
N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good     Repairs Required

Comments:  
N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5621**

**Front of Building (West Elevation)**



**Side of Building (East Elevation)**



**Rear of Building (North Elevation)**



**Railings (Good condition)**



**Balconies (Good condition)**



**Exterior Windows (Good condition)**



**General Roof Pictures**



**Roof vents**



Electrical service equipment



Mechanical equipment disconnects



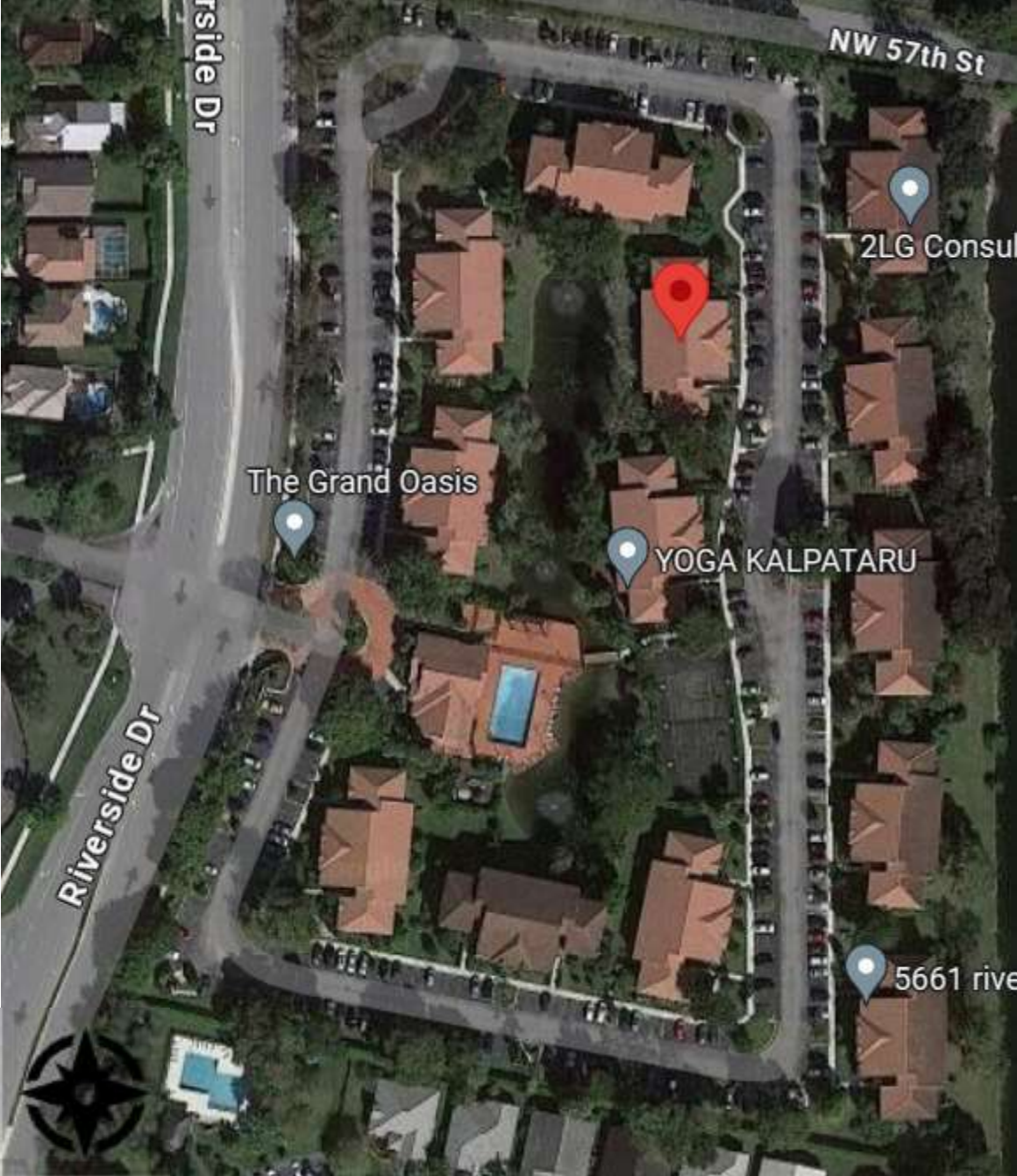
Building egress illumination



Emergency lights



**ATTACHMENT 4.0: SITE LOCATION MAP**



rside Dr

NW 57th St

2LG Consu

The Grand Oasis

YOGA KALPATARU

5661 rive

Riverside Dr





**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
TOWN OF CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
THREE-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5641 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 20, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Town of Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5641 Riverside Dr Coral Springs, FL 33067**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG B-1 AKA 5641 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sr.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 20, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a three (3) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



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Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

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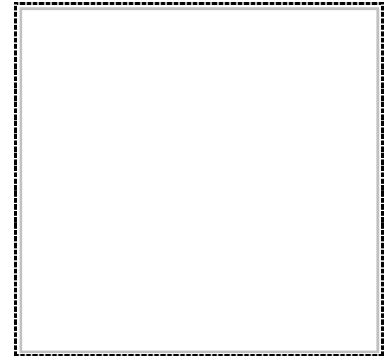
No Repairs Required       Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer       Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector      Yes  No



Seal

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.

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d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM      Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX      Type of Construction: CBS
k. Square Footage:	17,382      Number of Stories: 3
l. Is this a Threshold Building (per F.S. 553.71):	Yes <input checked="" type="checkbox"/> No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

None observed

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):

Surface finishes in fair condition

d. Cracks – Note the Location of 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:

None observed

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

None observed

f. Note Previous Patching or Repairs:

No previous patching or repairs observed

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:

Residential

### 3. INSPECTIONS

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 20 2023**

c. Name and Qualifications of the Individual Preparing Report:  
Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
N/A

e. Structural Repairs:  
None required

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?  Yes  No

Explanation/Comments:  
Research was done online through the building department website

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**

b. Photographs: **Yes**

c. Drawings or Sketches: **N/A**

d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
Shallow Foudation

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
None observed

c. Is there Additional Sub-Soil Investigation Required?

Yes

No

1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:

Good

Fair

Poor

b. Clay Tile or Cotta Units:

Good

Fair

Poor

c. Reinforced Concrete Tie Columns:

Good

Fair

Poor

d. Reinforced Concrete Tie Beams:

Good

Fair

Poor

e. Lintel:

Good

Fair

Poor

f. Other Type Bond Beams:

Good

Fair

Poor

g. Masonry Finishes – Exterior:

1. Stucco:

Good

Fair

Poor

2. Veneer:

Good

Fair

Poor

3. Paint Only:

Good

Fair

Poor

4. Other:

Good

Fair

Poor

4a. Explain:

Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
No cracking observed in beams, columns or structural components

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
No spalling observed

j. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Minor – Patching Will Suffice
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required

4a. Describe:  
N/A

k. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, and General Quality:

N/A

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:  
Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:  
None observed

3. Note Types of Drains, Scuppers, and Condition:  
Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:  
N/A

5. Describe Mansard Construction and Current Condition:  
N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

7. Note any Expansion Joint and Condition:  
None observed

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
Concrete slab on grade and finishes in fair condition

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
Concrete balconies in front and back of building in fair condition

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
Concrete stairs in fair condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
Concrete ramps on first floor in fair conditions

5. Guardrails – Indicate Type, Location, Material and Condition:

Aluminum railings in fair 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.

Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:

N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:

N/A.

c. Steel Connections – Describe Type and Condition:

N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:

N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:

Fair

2. Floors:

Fair

3. Roof Member, Roof Trusses:

Fair

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:

Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
Gutters and downspouts in fair condition

f. Ventilation – Note any Concealed Spaces not Ventilated:  
Attic space is properly ventilated through soffit vents at roof overhangs

g. Note any Concealed Spaces Opened for Inspection:  
Attic space inspected

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
N/A - Not a Threshold Building

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
N/A - Not a Threshold Building

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

**13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

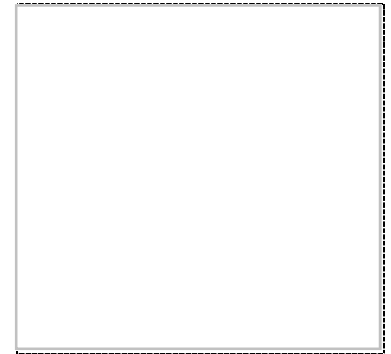
- b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

## **ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**Inspection Firm or Individual Name: HOYOS ENGINEERINGAddress: 9627 CINNAMON COURT PARKLAND FL, 33076Telephone Number: 9548152941Inspection Commenced Date: 11/16/2023Inspection Completed Date: 11/20/2023 No Repairs Required Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:

 Engineer ArchitectName: CARLOS EMILIO HOYOSLicense Number: 81268

Seal

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.

**1. DESCRIPTION OF STRUCTURE**a. Name on Title: **GRAND OASIS CONDO**b. Street Address: **5641 RIVERSIDE DR. CORAL SPRINGS, FL 33067**c. Legal Description: **BLDG B-1 AKA 5641 PER CDO CIN #: 104469746**d. Owner's Name: **GRAND OASIS CONDO**e. Owner's Mailing Address: **5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067**f. Email Address: **NICKROSA@AOL.COM**Contact Number: **9543364695**g. Folio Number of Property on which Building is Located: **484110AC**h. Building Code Occupancy Classification: **R2**i. Present Use: **RESIDENTIAL**j. General Description: **SMALL CONDO COMPLEX** Type of Construction: **CBS**k. Square Footage: **17,382**Number of Stories: **3**

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 20 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

1.  No – None Required

2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 1200A );

b. Main Service Protection ( 1200A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 1200A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-2 Unit 302 )  Good  Needs Repairs

c. Panel # ( B-2 Unit 306 )  Good  Needs Repairs

d. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good

Repairs Required

Comments:

N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good

Repairs Required

Comments:

N/A

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5641**

**Front of Building (South Elevation)**



**Rear of Building (North west Elevation)**





**Railings (Good condition)**



**Balconies (Good condition)**



**Roof vent**



**General Roof Pictures**





**Branch circuits (panel electrical room)**



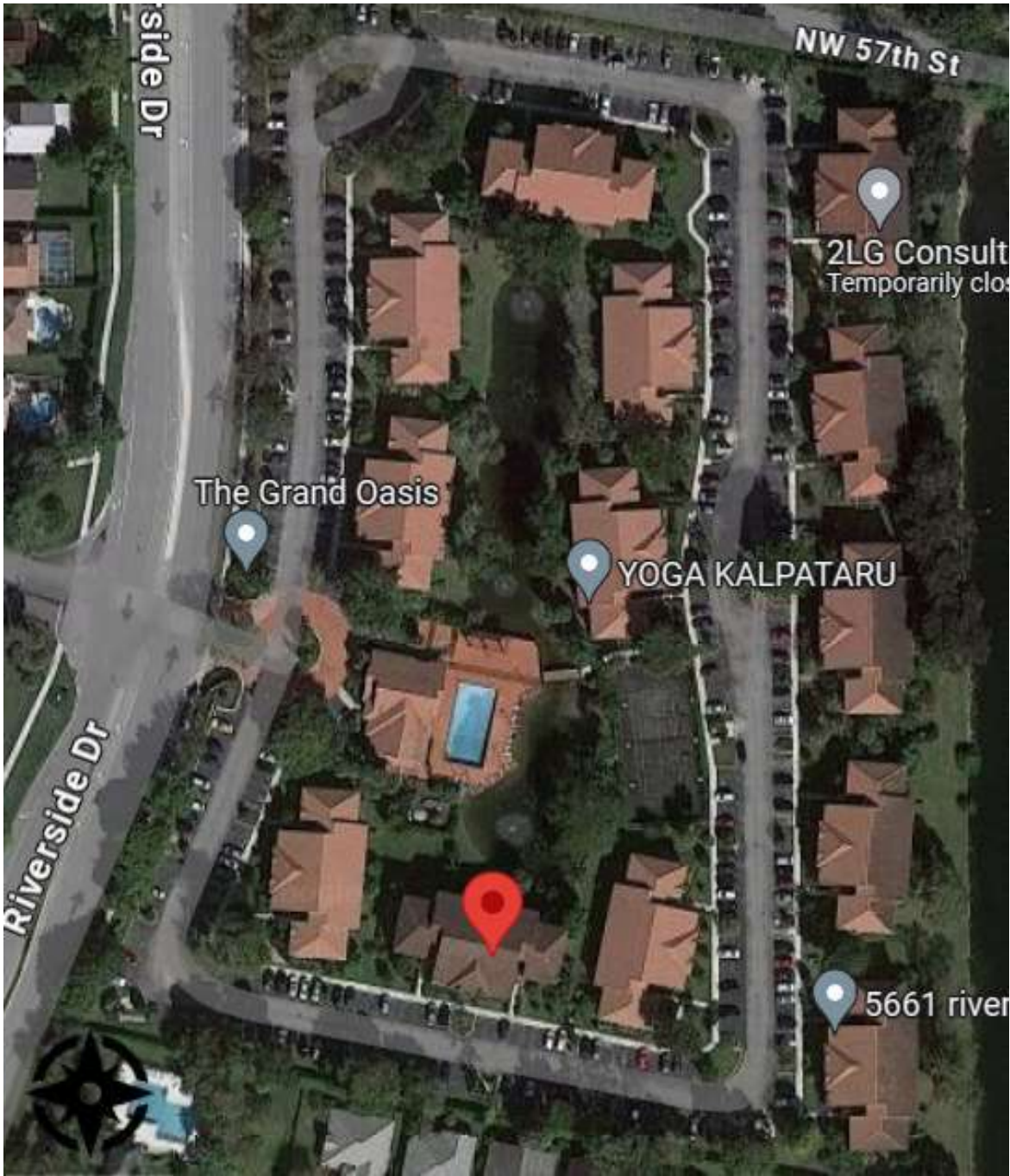
**Mechanical equipment disconnect**



**Building egress illumination**



**ATTACHMENT 4.0: SITE LOCATION MAP**



side Dr

NW 57th St

2LG Consult  
Temporarily closed

The Grand Oasis

YOGA KALPATARU

Riverside Dr

5661 river





**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
THREE-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5661 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 21, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5661 Riverside Dr. Coral Springs, FL 33067**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG B-7 AKA 5661 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 21, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a three (3) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/21/2023

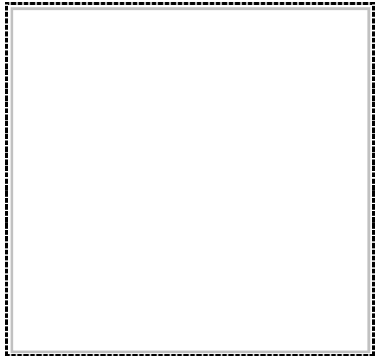
No Repairs Required       Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer       Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector      Yes  No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5661 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG B-7 AKA 5661 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM      Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX      Type of Construction: CBS
k. Square Footage:	17,382      Number of Stories: 3
l. Is this a Threshold Building (per F.S. 553.71):	Yes <input checked="" type="checkbox"/> No

m. Special Features:

N/A

n. Describe any Additions to the Original Structure:

N/A

o. Additional Comments:

Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):  
**None observed**

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):  
**Surface finishes in fair condition**

d. Cracks – Note the Location of 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:  
**None observed**

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:  
**None observed**

f. Note Previous Patching or Repairs:  
**No previous patching or repairs observed**

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:  
**Residential**

**3. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 21 2023**

c. Name and Qualifications of the Individual Preparing Report:  
Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
N/A

e. Structural Repairs:  
None required

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?



Yes



No

Explanation/Comments:  
Research was done online through the building department website

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**

b. Photographs: **Yes**

c. Drawings or Sketches: **N/A**

d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
Shallow Foudation

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
None observed

c. Is there Additional Sub-Soil Investigation Required?

Yes

No

1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:

Good

Fair

Poor

b. Clay Tile or Cotta Units:

Good

Fair

Poor

c. Reinforced Concrete Tie Columns:

Good

Fair

Poor

d. Reinforced Concrete Tie Beams:

Good

Fair

Poor

e. Lintel:

Good

Fair

Poor

f. Other Type Bond Beams:

Good

Fair

Poor

g. Masonry Finishes – Exterior:

1. Stucco:

Good

Fair

Poor

2. Veneer:

Good

Fair

Poor

3. Paint Only:

Good

Fair

Poor

4. Other:

Good

Fair

Poor

4a. Explain:

Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
No cracking observed in beams, columns or structural components

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
No spalling observed

j. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Minor – Patching Will Suffice
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required

4a. Describe:  
N/A

k. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, and General Quality:

N/A

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:  
Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:  
None observed

3. Note Types of Drains, Scuppers, and Condition:  
Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:  
N/A

5. Describe Mansard Construction and Current Condition:  
N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

7. Note any Expansion Joint and Condition:  
None observed

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
Concrete slab on grade and finishes in fair condition

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
Concrete balconies in front and back of building in fair condition

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
Concrete stairs in fair condition

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
Concrete ramps on first floor in fair conditions

5. Guardrails – Indicate Type, Location, Material and Condition:  
Aluminum railings in fair 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.  
Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:  
N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:  
N/A.

c. Steel Connections – Describe Type and Condition:  
N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:  
N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:  
Fair

2. Floors:  
Fair

3. Roof Member, Roof Trusses:  
Fair

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):  
Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:  
Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
Gutters and downspouts in fair condition

f. Ventilation – Note any Concealed Spaces not Ventilated:  
Attic space is properly ventilated through soffit vents at roof overhangs

g. Note any Concealed Spaces Opened for Inspection:  
Attic space inspected

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
None observed

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
N/A - Not a Threshold Building

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
N/A - Not a Threshold Building

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

### 13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

- b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

## **ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

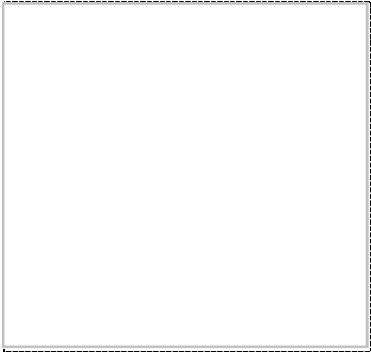
Inspection Completed Date: 11/21/2023

No Repairs Required

Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer

Architect



Seal

Name: CARLOS EMILIO HOYOS

License Number: 81268

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5661 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG B-7 AKA 5661 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM
	Contact Number: 9543364695
g. Folio Number of Property on which Building is Located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX
	Type of Construction: CBS
k. Square Footage:	17,382
	Number of Stories: 3

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 21 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

- 1.  No – None Required
- 2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 1200A );

b. Main Service Protection ( 1200A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 1200A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**4. SERVICE EQUIPMENT**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**5. ELECTRIC ROOMS**

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:  
N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:  
N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-3 Unit 302 )  Good  Needs Repairs

c. Panel # ( B-3 Unit 205 )  Good  Needs Repairs

d. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:  
N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good

Repairs Required

Comments:

N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good

Repairs Required

Comments:

N/A

**24. SWIMMING POOL WIRING**

Good

Repairs Required

Comments:

N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good

Repairs Required

Comments:

N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5661**

**Front of Building (West Elevation)**



**Rear of Building (North Elevation)**



**Railings (Good condition)**



**Balconies (Good condition)**



**Corridors (Good condition)**



General Roof Pictures



Electrical service equipment



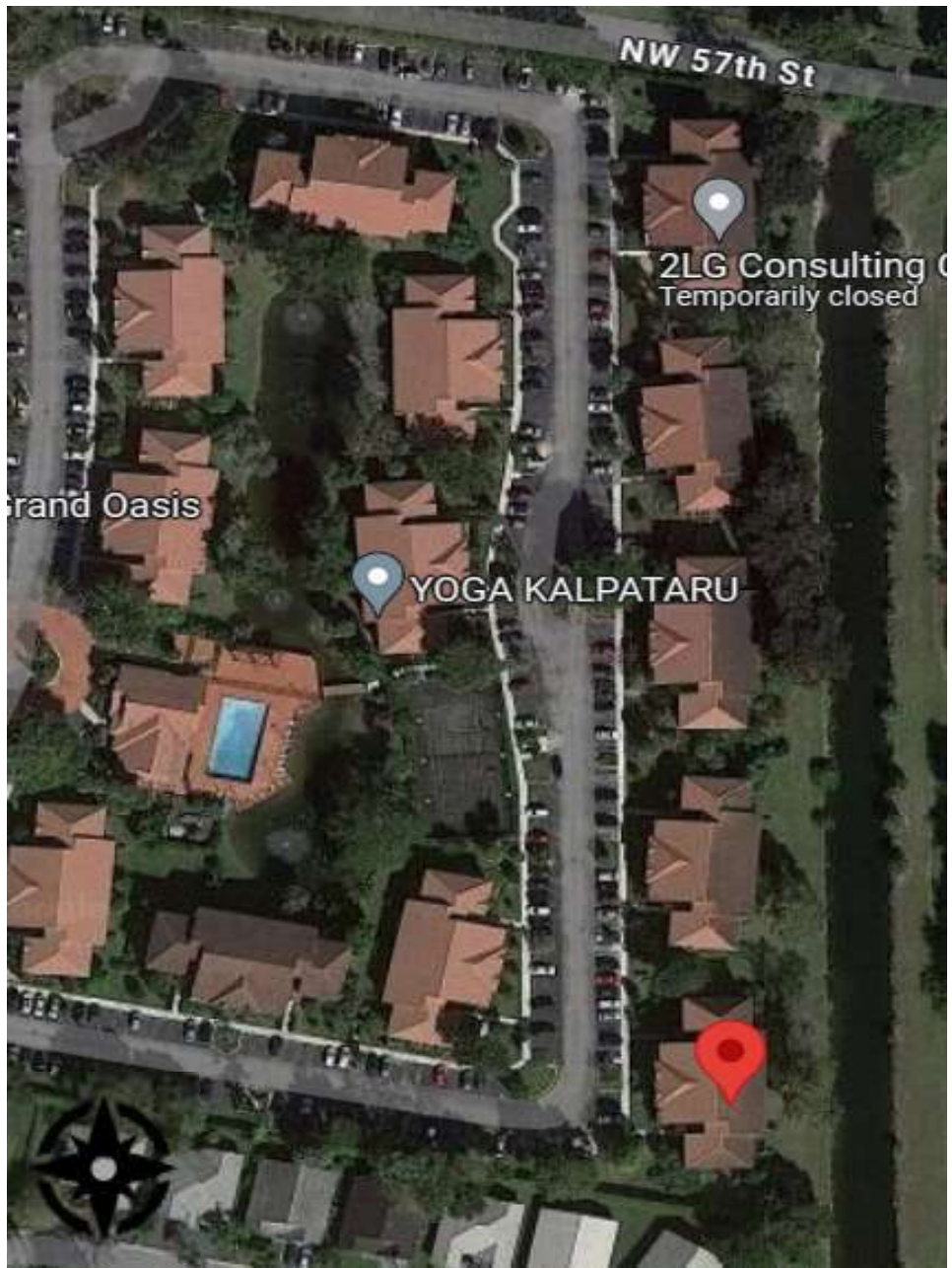
Electrical panel in unit 302



Building egress illumination



**ATTACHMENT 4.0: SITE LOCATION MAP**





**40-YEAR AND OLDER BUILDING SAFETY INSPECTION**

**PREPARED FOR:**  
5601 RIVERSIDE DR.  
CORAL SPRINGS, FL 33067  
ATTN: GRAND OASIS CONDO

**SUBMITTED TO:**  
CORAL SPRINGS BUILDING DEPARTMENT  
9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065  
ATTN: ALEXANDER HERNANDEZ

**PROJECT:**  
TWO-STORY BUILDING  
FOLIO NO: 484110AC

**ADDRESS:**  
5681 RIVERSIDE DRIVE  
CORAL SPRINGS, FL 33067

**NOVEMBER 22, 2023**

Carlos E. Hoyos, P.E.  
Florida Lic. No. 81268

5601 Riverside Drive  
Coral Springs, FL 33067  
Attn: Grand Oasis Condo

Coral Springs Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Attn: Alexander Hernandez

**Re: 40-Year-Old Building Certification**  
**5681 Riverside Dr. Coral Springs, FL 33067**  
**As per Broward County Board of Rules and Appeals Policy #05-05**  
**Legal as per Appraisal Office: BLDG A-6 AKA 5681 PER CDO CIN #: 104469746**  
**Folio No.: 484110AC**

Dear Sir.:

Pursuant to your authorization, Hoyos Engineering performed a 40-year-old building inspection on November 22, 2023 on the above referenced structure. The purpose of the inspections was to check the condition of the structure for structural and electrical components as per the guidelines for certification of 40-year-old buildings per the Broward County Board of Rules and Appeals Policy #05-05.

The subject property is composed of a two (2) story building. The building is constructed with concrete masonry unit (CMU) blocks covered with painted stucco and supported on what appears to be a shallow foundation system. The building has a hipped roof system covered with clay tile and asphalt felt underlayment. The floor elevation of the structure is higher than the street elevation and surface drainage into catch basins and towards the street provides the primary drainage for the building.

Based on our inspections, it is our professional opinion that the structural and electrical components inspected are in fair condition and that the building is in general safe condition for its intended use at this time. The structural and electrical inspection forms are provided in attachment 1.0 and attachment 2.0 of this report, respectively. General photographs were taken to document our observations. All photographs are available for review, and several are included in this report (see attachment 3.0). A site location map is provided in attachment 4.0

We appreciate the opportunity to have been of service in this capacity. Please feel free to contact us if there are any questions or comments related to this matter.

Sincerely,  
**HOYOS ENGINEERING, INC.**

Carlos E. Hoyos, PE  
Project Engineer  
Encl.: (1.0) Structural Report, (2.0) Electrical Report, (3.0) Photographs, (4.0) Site Location Map

**ATTACHMENT 1.0: STRUCTURAL INSPECTION FORM**

**STRUCTURAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/22/2023

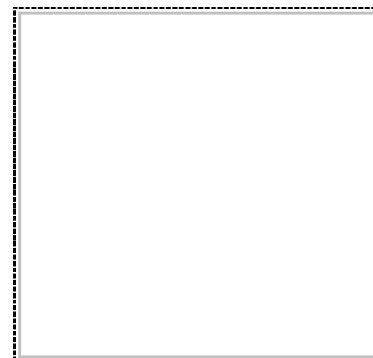
No Repairs Required       Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer       Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268

Threshold Building – Certified Special Inspector       Yes       No



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5681 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG A-6 AKA 5681 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM      Contact Number: 9543364695
g. Folio Number of Property on which building is located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX      Type of Construction: CBS
k. Square Footage:	11,588      Number of Stories: 2
l. Is this a Threshold Building (per F.S. 553.71):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

m. Special Features:  
N/A

n. Describe any Additions to the Original Structure:  
N/A

o. Additional Comments:  
Refer to cover letter

**2. PRESENT CONDITION OF STRUCTURE**

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:  Good  Fair  Poor  Significant (Explain):

2. Settlement:  Good  Fair  Poor  Significant (Explain):

3. Deflections:  Good  Fair  Poor  Significant (Explain):

4. Expansion:  Good  Fair  Poor  Significant (Explain):

5. Contraction:  Good  Fair  Poor  Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

**None observed**

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):

**Surface finishes in fair condition**

d. Cracks – Note the Location of 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:

**None observed**

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

**None observed**

f. Note Previous Patching or Repairs:

**No previous patching or repairs observed**

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:

**Residential**

**3. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 22 2023**

c. Name and Qualifications of the Individual Preparing Report:  
**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:  
**N/A**

e. Structural Repairs:  
**None required**

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?  Yes  No  
Explanation/Comments:  
**Research was done online through the building department website**

**4. SUPPORTING DATA ATTACHED**

a. Sheets of Written Data: **Yes**  
b. Photographs: **Yes**  
c. Drawings or Sketches: **N/A**  
d. Test Reports: **N/A**

**5. FOUNDATION**

a. Describe Building Foundation:  
**Shallow Foudation**

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:  
**None observed**

c. Is there Additional Sub-Soil Investigation Required?  Yes  No

1. If yes, explain:

**6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines**

a. Concrete Masonry Units:  Good  Fair  Poor

b. Clay Tile or Cotta Units:  Good  Fair  Poor

c. Reinforced Concrete Tie Columns:  Good  Fair  Poor

d. Reinforced Concrete Tie Beams:  Good  Fair  Poor

e. Lintel:  Good  Fair  Poor

f. Other Type Bond Beams:  Good  Fair  Poor

g. Masonry Finishes – Exterior:

1. Stucco:	<input type="checkbox"/>	Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor
2. Veneer:	<input type="checkbox"/>	Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor
3. Paint Only:	<input type="checkbox"/>	Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor
4. Other:	<input type="checkbox"/>	Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor

4a. Explain:  
 Masonry finishes were observed to be in fair condition

h. Cracks – Describe Beams, Columns, or Others, Including Locations:  
**No cracking observed in beams, columns or structural components**

i. Spalling – Describe Beams, Columns, or Others, Including Locations:  
**No spalling observed**

j. Rebar Corrosion – Check Appropriate Line:

- |    |                                     |   |
|----|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | None Visible                              |
| 2. | <input type="checkbox"/>            | Minor – Patching Will Suffice             |
| 3. | <input type="checkbox"/>            | Significant – Patching Will Suffice       |
| 4. | <input type="checkbox"/>            | Significant – Structural Repairs Required |

4a. Describe:  
**N/A**

k. Were Samples Chipped Out for Examination in Spalled Areas?

- |    |                                     |  |
|----|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | No   |
| 2. | <input type="checkbox"/>            | Yes – Describe Color, Texture, Aggregate, and General Quality: |

**N/A**

**7. FLOOR AND ROOF SYSTEM**

**a. Roof:**

1. Describe the Type and Condition of the Current Roof:

Prefabricated wood trusses with hipped tile roof in fair condition

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

None observed

3. Note Types of Drains, Scuppers, and Condition:

Gutters and downspouts in fair condition

4. Describe Parapet Construction and Current Condition:

N/A

5. Describe Mansard Construction and Current Condition:

N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
**None observed**

7. Note any Expansion Joint and Condition:  
**None observed**

**b. Floor System(s):**

1. Describe Type of System Framing, Material, Spans, and Condition:  
**Concrete slab on grade and finishes in fair condition**

2. Balconies – Indicate Location, Framing System, Material, and Condition:  
**Concrete balconies in front and back of building in fair condition**

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:  
**Concrete stairs in fair condition**

4. Ramps – Indicate Location, Framing System, Material, and Condition:  
**Concrete ramps on first floor in fair conditions**

5. Guardrails – Indicate Type, Location, Material and Condition:  
Aluminum railings in fair 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.  
Inspection included interior and exterior, attic and roof system. No drywall or ceilings were opened

**8. STEEL FRAMING SYSTEM**

a. Full Description of the System:  
N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:  
N/A.

c. Steel Connections – Describe Type and Condition:  
N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:  
N/A

e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection.  
Provide Location(s):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

N/A

**9. CONCRETE FRAMING SYSTEM**

a. Full Description of the Structural System:

Concrete unit masonry walls and floor framing system - refer to cover letter

b. Cracking:

1.  Significant  Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

None observed

c. General Condition:

Fair condition

d. Rebar Corrosion – Check Appropriate Line:

- 1.  None Visible
- 2.  Location and Description of Members Affected and Type Cracking
- 3.  Significant – Patching Will Suffice
- 4.  Significant – Structural Repairs Required (Describe):

N/A

e. Were Samples Chipped Out for Examination in Spalled Areas?

- 1.  No
- 2.  Yes – Describe Color, Texture, Aggregate, General Quality:

N/A

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None observed

**10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS**

a. Windows, Storefronts, and Curtainwalls:

Exterior windows aluminum single hung and exterior doors in fair condition

b. Structural Glazing on the Exterior Envelope of the Threshold Building:  Yes  No

1. Previous Inspection Date: \_\_\_\_\_

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Aluminum / wood doors

2. Anchorage Type and Condition of Fasteners and Latches:

Tapcon fasteners and Latches in fair condition

3. Sealant Type and Condition of Sealant:

Sealant and caulking in fair condition

4. General Condition:

Fair condition

5. Describe Repairs Needed:

No repairs needed at this time

**11. WOOD FRAMING**

a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:  
Wood framing included roof trusses and interior non-load bearing walls

b. Indicate the Condition of the Following:

1. Walls:  
**Fair**

2. Floors:  
**Fair**

3. Roof Member, Roof Trusses:  
**Fair**

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):  
Roof truss plates and joints were observed in fair condition

d. Joints – Note if Well Fitted and Still Closed:  
Roof truss plates and joints were observed in fair condition

e. Drainage – Note Accumulations of Moisture:  
**Gutters and downspouts in fair condition**

f. Ventilation – Note any Concealed Spaces not Ventilated:  
**Attic space is properly ventilated through soffit vents at roof overhangs**

g. Note any Concealed Spaces Opened for Inspection:  
**Attic space inspected**

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:  
**None observed**

**12. BUILDING FAÇADE INSPECTION (Threshold Building)**

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):  
**N/A - Not a Threshold Building**

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):  
**N/A - Not a Threshold Building**

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A - Not a Threshold Building

**13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

No special or unusual features observed in the building

- b. Indicate the Condition of Special Feature, its Supports, and Connections:

No special or unusual features observed in the building

**ATTACHMENT 2.0: ELECTRICAL INSPECTION FORM**

**ELECTRICAL SAFETY INSPECTION REPORT FORM**



Inspection Firm or Individual Name: HOYOS ENGINEERING

Address: 9627 CINNAMON COURT PARKLAND FL, 33076

Telephone Number: 9548152941

Inspection Commenced Date: 11/16/2023

Inspection Completed Date: 11/22/2023

No Repairs Required

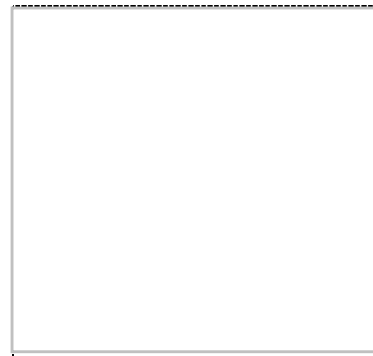
Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:  Engineer

Architect

Name: CARLOS EMILIO HOYOS

License Number: 81268



Seal

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	GRAND OASIS CONDO
b. Street Address:	5681 RIVERSIDE DR. CORAL SPRINGS, FL 33067
c. Legal Description:	BLDG A-6 AKA 5681 PER CDO CIN #: 104469746
d. Owner's Name:	GRAND OASIS CONDO
e. Owner's Mailing Address:	5601 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33067
f. Email Address:	NICKROSA@AOL.COM
	Contact Number: 9543364695
g. Folio Number of Property on which Building is Located:	484110AC
h. Building Code Occupancy Classification:	R2
i. Present Use:	RESIDENTIAL
j. General Description:	SMALL CONDO COMPLEX
	Type of Construction: CBS
k. Square Footage:	11,588
	Number of Stories: 2

I. Special Features:

N/A

m. Additional Comments:

N/A

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **June 30 2023**

b. Date(s) of Actual Inspection: **November 22 2023**

c. Name and Qualifications of Individual Preparing Report:

**Carlos Emilio Hoyos, Registered Professional Engineer in the State of Florida**

d. Are any Electrical Repairs Required?

1.  No – None Required

2.  Yes – Required (Describe Nature of Repairs):

N/A

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. \*\*\***

**3. ELECTRIC SERVICE**

a. Size: Voltage ( 120/240V ); Amperage ( 800A );

b. Main Service Protection ( 800A Amps):  Fuse  Breaker

c. Service Rating Amperage ( 800A Amps):

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

#### 4. SERVICE EQUIPMENT

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

#### 5. ELECTRIC ROOMS

a. Clearances:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**6. GUTTERS, WIREWAYS, ETC.**

a. Location:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

b. Taps and Box Fill:  Good  Requires Repair

Describe the Nature of Repairs:

N/A

**7. ELECTRICAL SWITCHGEAR**

a. Panel # ( Elect. room )  Good  Needs Repairs

b. Panel # ( B-4 Unit 106 )  Good  Needs Repairs

c. Panel # ( B-4 Unit 201 )  Good  Needs Repairs

d. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

e. Panel # ( \_\_\_\_\_ )  Good  Needs Repairs

Describe the Nature of Repairs:

N/A

**8. BRANCH CIRCUITS**

- a. Identified:  Yes  Must Be Identified
- b. Conductors:  Good  Deteriorated  Must Be Replaced

Describe the Nature of Repairs:

N/A

**9. GROUNDING OF SERVICE**

- Good  Repairs Required

Comments:

N/A

**10. GROUNDING OF EQUIPMENT**

- Good  Repairs Required

Comments:

N/A

**11. SERVICE CONDUITS/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**12. SERVICE CONDUCTOR AND CABLES**



Good



Repairs Required

Comments:

N/A

**13. GENERAL CONDUIT/RACEWAYS**



Good



Repairs Required

Comments:

N/A

**14. FEEDER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**15. BUSWAYS**

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

**16. OTHER CONDUCTORS**



Good



Repairs Required

Comments:

N/A

**17. EMERGENCY LIGHTING**



Good



Repairs Required

Comments:

N/A

**18. BUILDING EGRESS ILLUMINATION**



Good



Repairs Required

Comments:

N/A

**19. FIRE ALARM SYSTEM**



Good



Repairs Required

Comments:

N/A

**20. SMOKE DETECTORS**



Good



Repairs Required

Comments:

N/A

**21. EXIT LIGHTS**



Good



Repairs Required

Comments:

N/A

**22. EMERGENCY POWER SYSTEMS**

Good     Repairs Required

Comments:  
N/A

**23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES**

Good     Repairs Required

Comments:  
N/A

**24. SWIMMING POOL WIRING**

Good     Repairs Required

Comments:  
N/A

**25. WIRING TO MECHANICAL EQUIPMENT**

Good     Repairs Required

Comments:  
N/A

## **ATTACHMENT 3.0: SITE PHOTOGRAPHS**

**Building 5681**

**Front of Building (East Elevation)**



**Side Building (North Elevation)**



**Side building (South elevation)**



**Rear of building (West elevation)**



**Railings and balconies (Good condition)**



**Roof vent**



**General Roof Pictures**



**Electrical service equipment**



**Mechanical equipment disconnects**



**Building egress illumination**



**Electrical panel in unit 106**



**Electrical panel in unit 201**



**ATTACHMENT 4.0: SITE LOCATION MAP**

