

FAIRWAY PALMS II CONDOMINIUM PROPERTY

6533, through 6553 SE Federal HWY,
Stuart Florida, 34997.

Structural Inspection Report

Prepared by

UNIVERSAL
ENGINEERING, INC.
CA 26583
12828 Buckland St., Wellington FL 33414
Ph: 561-204-5000
Fax: 561-204-1050
E-mail: aali@universalengineering.net

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The features of interest in this inspection project are building exterior concrete wall conditions, major rotting conditions of second floor siding materials, sidewalks, stair and exterior balcony handrails, retaining walls, and pool deck conditions.

All buildings' exterior walls are, generally, in satisfactory to good condition with limited number of cracks. Cracks are mostly of small size and are observed at window corners, interfaces between concrete sides and Concrete Masonry Unit walls and areas where plumbing conduits present. Causes of cracks are attributed to temperature and moisture variations as well as other structural relative displacement. Repair options are recommended and proposed. The second floor wall siding has been inspected and was consistently observed on the side walls of several buildings. The siding is mostly uniform throughout the buildings and no major defects or problems were observed. Proper maintenance is recommended.

The sidewalks were inspected and found to be in good condition. The cracks are longitudinal, transverse and diagonal. The cracks are mostly of small size and are observed at window corners, interfaces between concrete sides and Concrete Masonry Unit walls and areas where plumbing conduits present. Causes of cracks are attributed to temperature and moisture variations as well as other structural relative displacement. Repair options are recommended and proposed. Sidewalk joints with exterior concrete are in good condition for replacement.

Stair and exterior balcony are mostly in good condition with some loose and/or damaged members. Repairs are reported for few cases of loose railings, loose post concrete connection, loose railing, and loose railing upper bar. Damage appear to be due to excessive dynamic lateral loading more than structure weakness. Repairs of such members are urgently recommended.

Retaining walls behind the buildings are in fair to poor condition. Repairs and/or replacement are highly recommended. Procedures for the repair/replacement are provided.

Minor cracks were observed throughout the pool deck. Cracks range from hairline to 1/4" wide. In addition, there is a major crack (exceeds 1/4") where the pool deck exhibits relative vertical movement. The pool deck outside the back patio is recommended for replacement. The pool deck house exterior walls are in good condition.

Overall condition of the pool deck is poor to fair. Repairs are recommended for the problems reported. The pool deck is in poor condition. The pool deck is in poor condition. Repairs are provided for the pool deck.



2. CONDITIONS OF WORK EXECUTION

Service Agreement

According to the agreement executed between Universal Engineering, Inc. and Fairway Palms Condominiums Board of Directors, the inspection items are:

- Exterior Concrete Masonry Wall Conditions
- Rotted siding of second floor
- Stair Railings
- Stair Railings abutting upper balconies (where applicable)
- Sidewalk Conditions
- Pool Deck Conditions
- Concrete Damage to Pool Deck
- Braking Walls in the area of pool deck

Objectives

The objectives of this phase of the inspection agreement were achieved where applicable and as the inspection progressed and information became available.

These objectives are:

1. Review (if provided) all existing drawings of the subject property
2. Engineer's review of the condition, and Engineering verification
3. Analysis and evaluation
4. Classification of damage and potential failure
5. Alternative solutions and repairs as applicable.

Statement of Documentation

Universal Engineering Inc. has performed general engineering inspection activities for the Fairway Palms property that were completed on September 5, 2007.



These services were provided according to the aforementioned agreement. This report is prepared exclusively for the use and benefit of the said board. No other party shall use, benefit, or rely on this report without a written consent of Universal Engineering, Inc.

The Fairway Palms Condominiums board of directors acknowledges that this report in no way is to be construed as a guarantee that all existing components of the scope of work as defined in the consented agreement will be noted, but is our attempt to report on the noticeable conditions apparent during our limited, visual examination of the structure utilizing non-destructive techniques. It should be understood that Universal Engineering Inc. opinions were determined without the aid of destructive testing, geotechnical exploratory or other advanced methods, or an original design set. There is ongoing construction on the site. This report was prepared by the Professional Management Division of Universal Engineering, Inc. This report is the property of Universal Engineering, Inc. and no part of this report may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Universal Engineering, Inc.

Universal Engineering Inc. assumes no liability for the accuracy of information contained in this report if the information has been provided by the Fairway Palms Condominiums board of directors or their representative. The conclusions presented herein represent Universal Engineering, Inc. professional opinion based upon information obtained during the course of the assignment. Specifically excluded from our conclusions are opinions regarding design integrity, structural conditions, environmental analysis, definitive or stated value of the property, nor a detailed site inspection beyond the scope defined herein. The conclusions presented within this report are based on data provided, observations made and conditions that existed specifically on the date of the assessment.

3. PROPERTY DESCRIPTION

The purpose of this report is to provide general engineering inspection for specific features of the Fairway Palms property. The subject property is approximately 22 years old and appears to be in satisfactory to good condition as would be expected. This report is not an inclusive inspection of the property's physical condition, but incorporates professional judgment, which is necessary and customary utilizing a visual non-destructive inspection and review of construction documents (if available) to make a statement about the property condition and to recommend necessary repairs.

Property Location

The property address is 6507, 6508, 6509, 6510, 6511, 6512, 6513, 6514, 6515, 6516, 6517, 6518, 6519, 6520, 6521, 6522, 6523, 6524, 6525, 6526, 6527, 6528, 6529, 6530, 6531, and 6532 SE Fairway, Wellington, FL 33414. The property is located on the east side of SE Fairway Highway at the intersection of SE Fairway Highway and SE Fairway Highway. The property is located on the east side of SE Fairway Highway at the intersection of SE Fairway Highway and SE Fairway Highway. The property is located on the east side of SE Fairway Highway at the intersection of SE Fairway Highway and SE Fairway Highway. The above description is based on the Martin County appraiser's office.

Property Features

The property consists of 10 identical 2-story, 8-unit buildings, pool, and a club house, exterior parking, and common area. To facilitate the building description, the 4 sides of any building are referred to by "front", "rear", "left side", and "right side". A typical condominium building has units #1, #2, #3, and #4 located in the first floor and units #5, #6, #7, and #8 located in the second floor. All units are identical and are of 967 square foot area. Units' entrances are exterior and they are located at the left and right sides of the buildings. Units #1, #2, #3, and #6 are accessed from the left side of the building, while units #4, #5, #7, and #8 are accessed from the right side of the buildings.

Stairwells are on the sides of buildings only (i.e., no front or rear stairwells). The second floor wells are accessed through concrete stairs consisting of 2 flights and one landing. The stairs and the elevated balcony are protected by handrails and guardrails. Behind all buildings, there exist retaining walls of various wood type with different height. The function of such retaining walls is to provide soil stability due to a change in ground level.

Type of Construction

Fairway Palms condominium buildings and Club house are approximately 18 to 19 years old. Structural analysis was conducted at the time of construction. However, based on field observations, building construction is as follows. A typical building has a ground floor with a concrete slab and the second floor with a concrete slab. The third floor is a concrete slab with a steel deck. The fourth floor is a concrete slab with a steel deck. The fifth floor is a concrete slab with a steel deck. The sixth floor is a concrete slab with a steel deck. The seventh floor is a concrete slab with a steel deck. The eighth floor is a concrete slab with a steel deck. The ninth floor is a concrete slab with a steel deck. The tenth floor is a concrete slab with a steel deck. The eleventh floor is a concrete slab with a steel deck. The twelfth floor is a concrete slab with a steel deck. The thirteenth floor is a concrete slab with a steel deck. The fourteenth floor is a concrete slab with a steel deck. The fifteenth floor is a concrete slab with a steel deck. The sixteenth floor is a concrete slab with a steel deck. The seventeenth floor is a concrete slab with a steel deck. The eighteenth floor is a concrete slab with a steel deck. The nineteenth floor is a concrete slab with a steel deck. The twentieth floor is a concrete slab with a steel deck. The twenty-first floor is a concrete slab with a steel deck. The twenty-second floor is a concrete slab with a steel deck. The twenty-third floor is a concrete slab with a steel deck. The twenty-fourth floor is a concrete slab with a steel deck. The twenty-fifth floor is a concrete slab with a steel deck. The twenty-sixth floor is a concrete slab with a steel deck. The twenty-seventh floor is a concrete slab with a steel deck. The twenty-eighth floor is a concrete slab with a steel deck. The twenty-ninth floor is a concrete slab with a steel deck. The thirtieth floor is a concrete slab with a steel deck. 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The seventy-ninth floor is a concrete slab with a steel deck. The eightieth floor is a concrete slab with a steel deck. The eighty-first floor is a concrete slab with a steel deck. The eighty-second floor is a concrete slab with a steel deck. The eighty-third floor is a concrete slab with a steel deck. The eighty-fourth floor is a concrete slab with a steel deck. The eighty-fifth floor is a concrete slab with a steel deck. The eighty-sixth floor is a concrete slab with a steel deck. The eighty-seventh floor is a concrete slab with a steel deck. The eighty-eighth floor is a concrete slab with a steel deck. The eighty-ninth floor is a concrete slab with a steel deck. The ninetieth floor is a concrete slab with a steel deck. The ninety-first floor is a concrete slab with a steel deck. The ninety-second floor is a concrete slab with a steel deck. The ninety-third floor is a concrete slab with a steel deck. The ninety-fourth floor is a concrete slab with a steel deck. The ninety-fifth floor is a concrete slab with a steel deck. The ninety-sixth floor is a concrete slab with a steel deck. The ninety-seventh floor is a concrete slab with a steel deck. The ninety-eighth floor is a concrete slab with a steel deck. The ninety-ninth floor is a concrete slab with a steel deck. The hundredth floor is a concrete slab with a steel deck.

4. Inspection of Property Conditions

The property inspection proceeded starting from Building 6533 and ending at Building 6533. Each building received inspection for each of the building four sides covering all inspection items of the scope of work. All inspection items of interest were photographed and documented. Each side has at least one general image that is assigned a number (1 through 40 for the 4 sides for each of the 10 buildings). Additional images on a given side will have the same number of that side plus an alphabetical letter.

Building 6533

Date: 03/07

Time: 9 AM

Front: Figure 1

- Wall: 2 cracks (1/8") (one on balcony side and one on the left side). Figure 1a and 1b.

Right: Figure 2

- Sidewalk: cracks (1/8" and 1/4") (one on balcony side and one on the right side). Figure 2a
- Sidewalk: 2 cracks across (1/8" and 1/4") (one on balcony side and 1/4"). Figure 2b
- Wall siding of unit 8 (right to stairs) is rotting.
- Deck railing is in good condition.
- Railing along exterior balcony is in good condition.

Rear: Figure 3

- Wall crack right underneath the second floor balcony's slab. Crack is about 1/16" inch along the two balconies. Figures 3a and 3b.

Left: Figure 4.

- Wall siding of unit 5 (right to stairs) is rotting. Figure 4a.
- Side walk is in good condition.

- **Stair railing is in good condition. This report is submitted to provide inspection information and repair guidance to the Fairway Palms II Condominium board of directors and is not intended to be used by individual unit owners. The utilization of this report for a specific purpose that is not intended to the Universal Engineering, Inc is reserved pending our approval of the report suitability to such a use. Authorization for publication of statements, conclusions, or extracts from or regarding our report is reserved pending our written approval and authorization.**

In our investigation we relied on field data collected and more information obtained from Fairway Palms II Condominium board of directors. Universal Engineering, Inc. cannot be held responsible for the accuracy of the information provided.

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AL ALI, PhD, P.E., PMP, CGC

President

Universal Engineering, Inc.

CA 26583

12828 Buckland St.,

Wellington FL 33414

Ph: 561-204-5000, Fax: 561-204-1050

E-mail: uei@bellsouth.net