

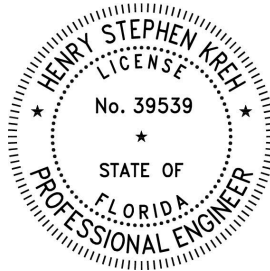
are sound and have recently been repaired where damages and deficiencies

**MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION**

CASE REFERENCE NUMBER: US 2023-04402

LICENSEE NAME: Henry S. Kreh, PE

TITLE: Vice President



ADDRESS: ACG Engineering Services, Inc.

12410 Oak Park Drive, Davie, FL 33330

SIGNATURE: Henry S Kreh Digitally signed by Henry S Kreh
Date: 2024.08.16 10:44:52 -04'00'

***Use separate sheets for additional responses by referencing the report number.**

1. DESCRIPTION OF BUILDING	
a. Name on Title: Delkus Towers Condominium Assoc., Inc.	
b. Building Street Address: 6725 Harding Avenue, Miami Beach, FL 33141	Bldg.#:
c. Legal Description: Not available	Attached: ☐
d. Owner's Name: Delkus Towers Condo	
e. Owner's Mailing Address: 6725 Harding Avenue, Miami Beach, FL 33141	
f. Folio Number of Property on which Building is Located: 02-3211-047-0010 to 02-3211-047-0320	
g. Building Code Occupancy Classification: R-2	
h. Present Use: Multi-residential	
i. General Description of building (overall description, structural systems, special features):	
The structure consists of a six-story tower consisting of post-tensioned two-way flat plate concrete slab floors and reinforced concrete columns. The exterior walls are non-load-bearing cmu walls.	
j. Number of Stories: 6	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒	
m. Additional Comments:	
None.	

n. Additions to original structure:	
Unaware of any. No members are exhibiting signs of distress at this point.	
o. Total Actual Building Area of all floors:	35,000 +/- S.F.

2. INSPECTIONS	This section is Not Applicable ☐
a. Date of Notice of Required Inspection: Unknown	
b. Date(s) of actual inspection: Ongoing, most recently June 2024.	
c. Name and qualifications of licensee submitting report:	
Henry S. Kreh, PE FL PE #39539	
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	
None, except for testing of repair materials and GPR imaging to locate PT tendons during the recent concrete restoration project.	
e. Are Any Structural Repairs Required? (Yes/No): No.	
1. If required, describe, and indicate acceptance:	
Not applicable.	
f. Can the building continue to be occupied while recertification and repairs are ongoing? (Yes/No): Yes	
1. Explanation/Conditions:	
There are no repairs left to be completed. All previously identified structural damage has been repaired within the last 2 years.	
g. Is it recommended that the building be vacated? (Yes/No): No	
h. Has the property record been researched for violations or unsafe cases? (Yes/No): No	
1. Explanation/Conditions:	

3. SUPPORTING DATA	
a. Additional sheets of written data	None
b. Photographs provided (where required <u>plus each building elevation</u>)	Attached in an appendix.
c. Drawings or sketches (aerial, site, footprint, etc.)	None.
d. Test reports	None applicable.

4. FOUNDATION	
a. Describe the building foundation:	
Spread footings on soil rated with a 6000 psf design soil bearing pressure.	
b. Is wood in contact or near the soil? (Yes/No) No.	
c. Signs of differential settlement? (Yes/No) No.	
d. Describe any cracks or separation in the wall, columns, or beams that signal differential settlement:	PROVIDE PHOTO
None noted.	
e. Is water drained away from the foundation? (Yes/No) No.	
f. Is there additional sub-soil investigation required? (Yes/No) No.	
1. Describe:	
Not applicable.	

5. PRESENT CONDITION OF OVERALL STRUCTURE	
a. General alignment: (Note: good, fair, poor, explain if significant)	PROVIDE PHOTO
1. Bulging: Good	
2. Settlement Good	
3. Deflections: Good	
4. Expansion: Good	
5. Contraction: Good	

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
No members are exhibiting signs of distress at this point.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
No signs of cracking, spalling, or peeling have been noted since completion of the repairs.	
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO
No significant cracks have been noted.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
No signs of cracking, spalling, or peeling have been noted since completion of the repairs.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
The repair portion of the work has been completed just recently.	
g. Nature of present loading: (Indicate residential, commercial, storage, other)	
The present state of loading is multi-residential live loading.	
h. Signs of overloading? (Yes/No): No	
1. Describe:	
None applicable (NA)	

6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)		This section is Not Applicable ☐	PROVIDE PHOTO
a. Concrete masonry units:	Good		
b. Clay tile or terra cotta units:	Not applicable (NA)		
c. Reinforced concrete tie columns:	Good		
d. Reinforced concrete tie beams:	Good		
e. Lintel:	Good		
f. Other type bond beams:	Good		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):			
1. Stucco:	Good		
2. Veneer:	Good		
3. Paint only:	Good		
4. Other (describe):	NA		
h. Interior masonry finishes (choose those that apply):			PROVIDE PHOTO
1. Vapor barrier:	NA		
2. Furring and plaster:	Fair to good.		
3. Paneling:	NA		
4. Paint only:	Good		
5. Other (describe):	NA		
i. Cracks:			PROVIDE PHOTO
1. Location (note beams, columns, other): No structural cracking noted at this point in time.			
2. Description: NA			
j. Spalling:			PROVIDE PHOTO
1. Location (note beams, columns, other): No spalling noted at this point in time.			
2. Description: NA			

k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):	PROVIDE PHOTO
1. None visible: ☒	
2. Minor (patching will suffice): ☐	Not applicable (NA)
3. Significant (but patching will suffice): ☐	NA
4. Significant (structural repairs required): ☐	NA
l. Samples chipped out for examination in spalled areas (Yes/No): No	
1. If Yes, describe: color, texture, aggregate, general quality	
NA	

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
The roofs are flat and their structures match the floor systems - post-tensioned two-way flat plate concrete slabs. See 7(a)(6) for description of roof covering. The structure is in good condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
There are individual AC rooftop units and a few vents. Visible portions of the support structures are in good condition and show no sign of deterioration running down into the roof system.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
The parapet walls do not have scuppers. The main system appears to rely on drains. The drains are in fair condition.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
The roofs are at two levels, a portion over a five-story section and another portion over the six-story section. The parapet walls vary slightly in heights. The parapet walls are cmu construction and are in fair condition.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
NA	

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
The roofing membrane is a white TPO membrane in fair condition and reportedly still under warranty.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
No signs of excessive deflection, overloading, or deterioration were noted.	
8. Note any expansion joints and condition:	PROVIDE PHOTO
There are no expansion joints.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
The floor systems are two-way, flat plate, post-tensioned concrete slabs and are currently in good condition.	
2. Balconies: Indicate location, framing system, material, and condition:	N/A ☐ PROVIDE PHOTO
The balconies are extensions of the two-way, flat plate, post-tensioned concrete slabs and are currently in fair to good condition.	
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A ☐ PROVIDE PHOTO
There are no escalators. The stairs are reinforced concrete structural elements in good condition.	
4. Ramps: indicate location, framing type, material, and condition:	N/A ☐ PROVIDE PHOTO
There are no ramps.	
5. Guardrails: describe type, material, and condition:	N/A ☐ PROVIDE PHOTO
The guardrails on the balconies are full height cmu/concrete walls and in fair to good 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.	
We were involved with the recent concrete restoration project which addressed the balcony structural components and the exterior walls. All detected damages and deficiencies have been addressed.	

8. STEEL FRAMING SYSTEMThis Section is Not Applicable: ☒

a. Description of system at each level:

PROVIDE PHOTO

Not applicable (NA)

b. Steel members: describe condition of paint and degree of corrosion:

PROVIDE PHOTO

NA

c. Steel connections: describe type and condition:

PROVIDE PHOTO

NA

d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:

PROVIDE PHOTO

NA

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):

PROVIDE PHOTO

NA

f. Elevator sheave beams and connections, and machine floor beams: note condition: N/A ☐

PROVIDE PHOTO

NA

9. CONCRETE FRAMING SYSTEMThis Section is Not Applicable: ☐

a. Full description of concrete structural framing system:

PROVIDE PHOTO

The floor systems are two-way, flat plate, post-tensioned concrete slabs. The vertical members are reinforced concrete columns.

b. Cracking

1. Significant ☐ or Not significant: ☒

2. Location and description of members affected and type cracking:

After the recent restoration project, no cracking has been observed.

c. General condition		
The structures are sound and have been recently repaired where damages were detected.		
d. Rebar corrosion - check appropriate line		
1. None visible:	☒	
2. Location and description of members affected and type cracking:	N/A ☒	PROVIDE PHOTO
3. Significant but patching will suffice:	N/A ☒	PROVIDE PHOTO
4. Significant: structural repairs required (describe):	N/A ☒	PROVIDE PHOTO
e. Samples chipped out in spall areas:		
1. No:	☒	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:		
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:		PROVIDE PHOTO
None detected.		

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls/Skylights	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
The doors to the balconies are aluminum framed sliding glass doors (SGDs). The windows are a mixture of jalousies, single hung, and horizontal sliders, all aluminum framed. The conditions of all doors and windows range from fair to good.	
2. Anchorage: type and condition of fasteners and latches:	
Concrete screws appear to be the norm for the fasteners. They vary from fair to good condition.	

3. Sealant: type and condition of perimeter sealant and at mullions:	
Sealants appear to be urethane or silicone type and in fair to good condition.	
4. Interiors seals: type and condition at operable vents:	
Not applicable (NA)	
5. General condition:	
Fair to good condition.	
6. Describe any repairs needed:	
None observed.	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date: NA	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
NA	
3. Describe Condition of System:	
NA	
c. Exterior Swing and Oversized Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Typically, the balconies are accessed through SGD's.	
2. Anchorage: type and condition of fasteners and latches:	
Appear to be concrete screw type fasteners in fair to good condition.	
3. Sealant: type and condition of sealant:	
Sealants appear to be urethane or silicone type and in fair to good condition.	

4. General condition:
Fair to good condition.
5. Describe any repairs needed:
None observed.

11. WOOD FRAMING		This Section is Not Applicable: ☒
a. Fully describe wood framing system:	PROVIDE PHOTO	
Not applicable (NA)		
b. Indicate the condition of the following:	PROVIDE PHOTO	
1. Walls:		
NA		
2. Floors:		
NA		
3. Roof member, roof trusses:		
NA		
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO	
NA		
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO	
NA		

e. Drainage: note accumulations of moisture	PROVIDE PHOTO
NA	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
NA	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
NA	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
NA	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)

This Section is Not Applicable:



PROVIDE PHOTO

- a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)

The exterior walls consist of cmu sections interrupted by windows. The walls are finished with stucco. Stucco repairs were part of the repair scope during the recent structural restoration project. The stucco is currently in good condition.

- b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):

Not applicable (NA)

- 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):

NA

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

This Section is Not Applicable

**PROVIDE PHOTO**

- a. Identify and describe any special or unusual feature {i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)

Not applicable (NA)

- b. Indicate condition of the special feature, its supports, and connections:

NA

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGESThis Section is
Not Applicable**PROVIDE PHOTO**

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING

GARAGE: **14.A.** CURRENT BFE: _____ ft. (Select Datum)

Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).

1. What is the wet season² ground water elevation (water table): _____ ft. (Select Datum)

2. What is the elevation of lowest parking garage finished floor: _____ ft. (Select Datum)

3. What is the elevation of the parking garage entrance: _____ ft. (Select Datum)

4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes/No)

Explanation:

5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes/No)

Explanation:

6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):

Describe:

7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection?
Describe:
8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation:
14.B.
1. Do the parking garage slabs (overhead and floor slabs) and/or walls show evidence of leakage (efflorescence at the underside of slab or at base of column)? (Yes/No):
Explanation:
2. Is there any evidence of previous patching or repairs? (Yes/No):
Explanation:

¹ **THRESHOLD BUILDING:** In accordance with Florida Statute 553.71 (12) "Threshold building" means any building which is greater than three stories or 50 feet in height, or which has an assembly occupancy classification as defined in the Florida Building Code which exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

² **WET SEASON:** Compare the current Base Flood Elevation (BFE) on the latest FEMA Flood Insurance Rate Map (FIRM) with the October water table elevation shown in the Miami-Dade County Average Ground Water October maps available with the Miami-Dade Department of Environmental Resource Management (DERM).

Delkus Tower Report Photograph Log

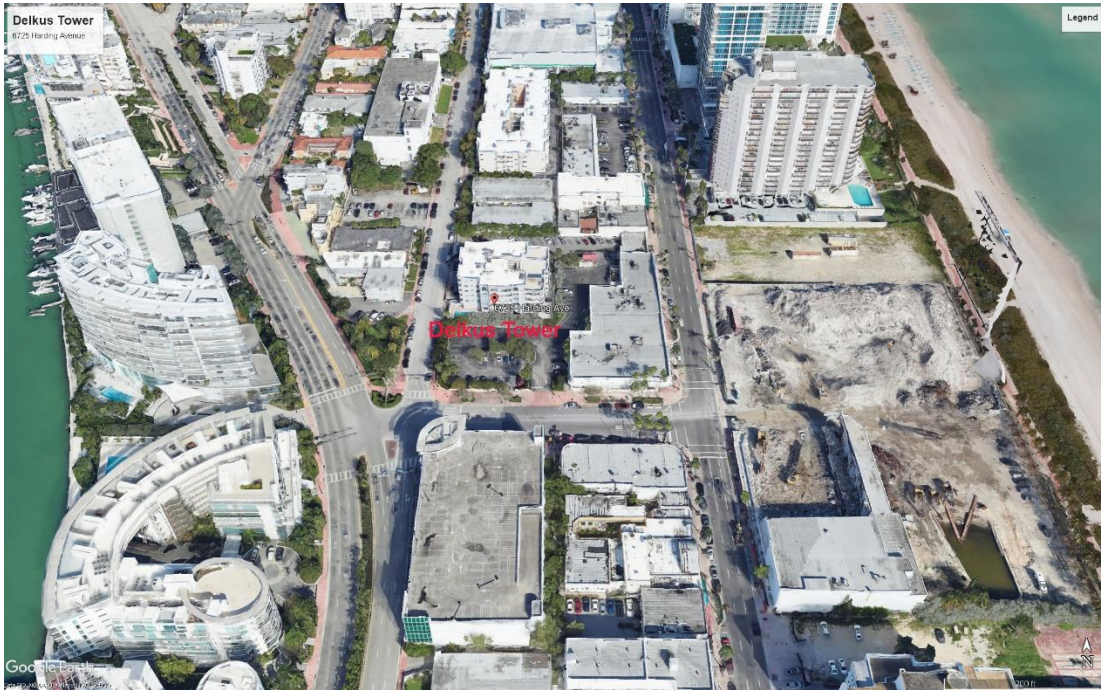


Photo #1 - Aerial of Property - Harding Avenue Context

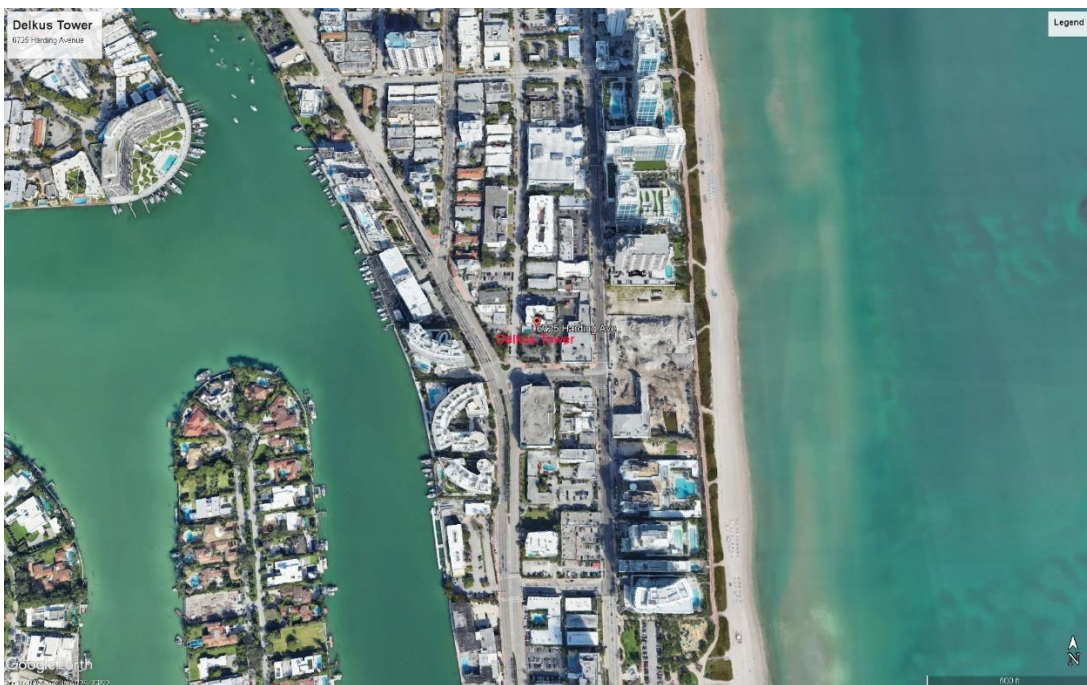


Photo #2 - Aerial of Property - Neighborhood Context



Photo #3 – Freshly Painted and Waterproofed, Recently Repaired Balcony



Photo #4 – Freshly Painted Covered First Floor Parking Under the Building



Photo #5 – Freshly Painted and Waterproofed, Fully Repaired Balcony Underside



Photo #6 – Freshly Waterproofed Balcony Deck Surface

BUILDING ELEVATIONS



Photo #7 - West Elevation – South Section



Photo #8 - West Elevation – Center Section



Photo #9 - South Elevation – Center Section



Photo #10 - South Elevation – Center Section



Photo #11 - South Elevation – East Section



Photo #12 - Southeast Corner



Photo #13 - Southeast Corner



Photo #14 - East Elevation – North Section



Photo #15 - Northeast Corner



Photo #16 - Northeast Corner



Photo #17 - North Elevation – East Section



Photo #18 - North Elevation – Center Section



Photo #19 - North Elevation – West Section



Photo #20 - North Elevation – West Section

ROOF PHOTOGRAPHS



Photo #21 - South Side – Center Section



Photo #22 - South Side – Center Section



Photo #23 - South Side – Center Section



Photo #24 - South Side – Center Section



Photo #25 - West Side – Center Section



Photo #26 - North Side



Photo #27 - West Side – Center Section



Photo #28 - West Side – East Section



Photo #29 - North Side



Photo #30 - Northeast Corner



Photo #31 - East Side (Patios)



Photo #32 - North Side - Center Section



Photo #33 - North Side (Wall)



Photo #34 - West Side - North Section

GARAGE (UNDERSIDE OF 2ND FLOOR) PHOTOGRAPHS



Photo #35 - West Side – Center Section



Photo #36 - Northwest Corner



Photo #37 - North Side



Photo #38 - North Side – East Section



Photo #39 - Northeast Corner



Photo #40 - East Side – North Section



Photo #41 - East Side - Center Section



Photo #42 - Southeast Corner



Photo #43 - Southwest Corner

MISCELLANEOUS PHOTOGRAPHS



Photo #44 - Window Wall - Adjacent to the Pool

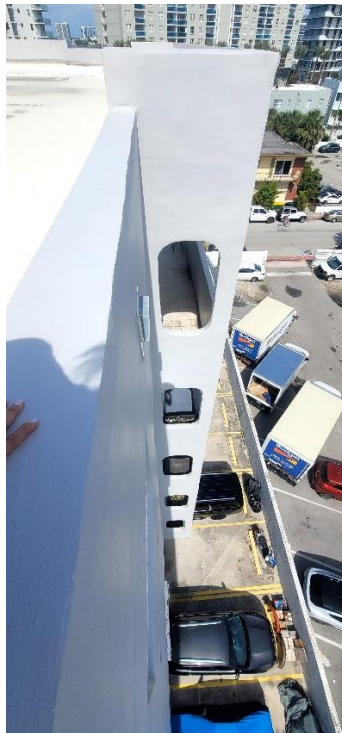


Photo #45 - Wall Adjacent to Southwest Garage Corner

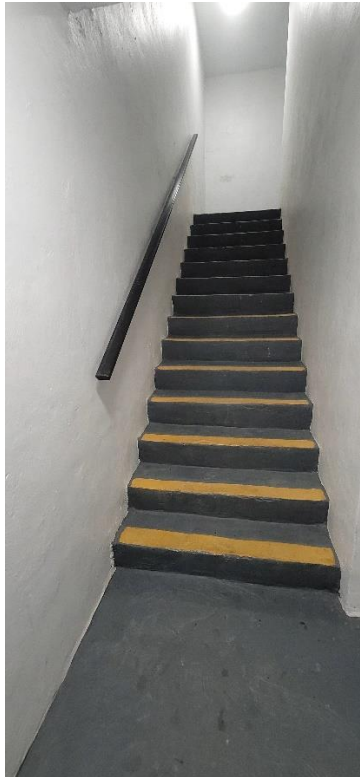


Photo #46 - Stairs

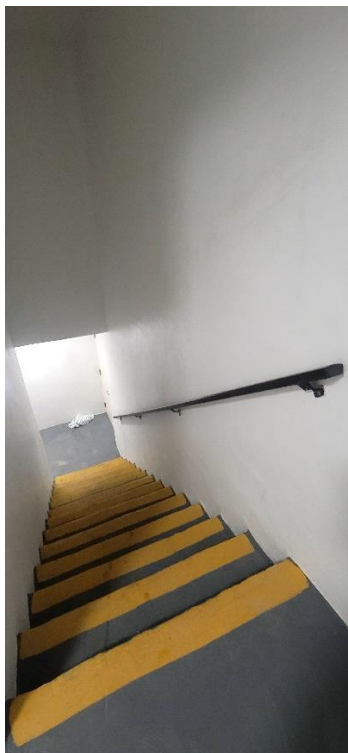


Photo #47 - Stairs