



STRUCTURAL INSPECTION REPORT

Review Commenced

Date: **10.19.2021**

Signature: _____

Review Completed:

Print Name: Antonio Canelas P.E.

Date: **10.19.2021**

Title: **Professional Engineer**

REFERENCE: Inspection about Structural Conditions of a residence.
Property of: Mr. Anthony Vinciguerra.
134 Florida Ave.
Coral Gables, FL 33133

Mr. Vinciguerra

As requested by you a structural field inspection of the property located at the above referenced address, was completed. The purpose of this inspection, was to assess the current state of the residence. The structural evaluation and professional analysis are based on visual observation of the exposed shell elements. The structural components concealed behind the stucco or wood columns can't be observed or validated. The inspection completed by the engineer led to the conclusions presented below.

Observations.

- In general the structural shell of the house is in very bad conditions. Can be observed severe damage to the shell elements all around the property.
- Water intrusion damage is observed in some roof areas. In many places can be observed the ceilings damaged. Also water filtration on the floor and partitions walls around the kitchen area and the bathroom area by problems w/ the pipes of the house that are in very bad conditions too.
- The house is infested by termites. It was observed in many places traces of termites. For example wood ceiling joists, wood joist or rafters, wood floors planks, wood floor joists, exterior wood panels and windows and doors wood framings.
- As results of the termites infection, the water intrusion and the aging of the house, the stability and carrying capacity of some structural wood elements were affected and the deterioration can continue increasing.
- Some previous repairs were done without comply with the minimum code requirements.

134 FLORIDA AVE.



- Some exterior windows are in very bad conditions. Some metal frames are rusted and some glass panel are cracked. Also, there are some windows missing.
- The exterior wall wood panels and the floor wood joists are not braced at ground floor. In others words, the house doesn't have a mechanical connection to transmit and guarantee a lateral stability. In some places the house is resting un blocks without any connection to a footing into the grade.

Recommendations:

1- We strongly recommend to cover the whole house with a tent and fumigate in order to eliminate any possibility of alive termites, and avoid any future deterioration of the existing wood joists, sheathing (floor and roof) and the existing wood partitions.

2-All the structural elements that has been damaged in more than 25 % of its cross section area (wood joist, wood studs, wood beams) must be immediately replaced. The wood floor and subfloor, and maybe a significant portion of the wood joists, at ground floor and roof, need to be replaced.

3-Of course, all the exterior windows and wood panels that are not there, most be re-built and reinstalled.

4-We strongly recommend to brace the house to the foundation. Replace the CMU block pedestals that are without any connection to the foundation and the ground floor, by concrete pedestals (attached to the foundation and the ground floor wood joists) w/ some connectors, in order to control the lateral stability of the house.

Conclusions.

More than 75 % of the house structure must be repaired. It is our opinion, that the cost of the necessary works in this property, to restore the structural integrity of the house, can be the similar as the total cost of a new construction.

If you should have any questions regarding this matter, please do not hesitate to contact us.

“As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible”.

Respectfully

Antonio Canelas, P.E.

134 FLORIDA AVE.

STRUCTURAL DESIGN



TC ENGINEERING, INC. CA LIC. No 30288
CONSULTING ENGINEERS
ANTONIO CANELAS, P.E. LIC. No. 74099
10544 NW 26 ST. SUITE E-204 DORAL, FL. 33172
PHONE: (305) 261-0321
tcstructuralengineering@gmail.com

See Attached some Pictures.



Picture 1

Area of the house very damaged. Broken joists and termite infection



Picture 2

Wood ceiling rotten by water filtration

STRUCTURAL DESIGN



TC ENGINEERING, INC. CA LIC. No 30288
CONSULTING ENGINEERS
ANTONIO CANELAS, P.E. LIC. No. 74099
10544 NW 26 ST. SUITE E-204 DORAL, FL. 33172
PHONE: (305) 261-0321
tcstructuralengineering@gmail.com



Picture #3

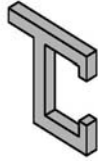
Severe damage on the exterior wood panels walls (back of the house)



Picture #4

Another exterior wall area in bad conditions

STRUCTURAL DESIGN



TC ENGINEERING, INC. CA LIC. No 30288
CONSULTING ENGINEERS
ANTONIO CANELAS, P.E. LIC. No. 74099
10544 NW 26 ST. SUITE E-204 DORAL, FL. 33172
PHONE: (305) 261-0321
tcstructuralengineering@gmail.com



Picture #5

A/C unit not properly encased into the windows. The windows is damaged



Picture #6
Interior of the house

STRUCTURAL DESIGN



TC ENGINEERING, INC. CA LIC. No 30288
CONSULTING ENGINEERS
ANTONIO CANELAS, P.E. LIC. No. 74099
10544 NW 26 ST. SUITE E-204 DORAL, FL. 33172
PHONE: (305) 261-0321
tcstructuralengineering@gmail.com



Picture #7
Wood partition rotten inside the house.



Picture #8
The house is on a crawl space supported by block pedestal without any structural connection

134 FLORIDA AVE.

STRUCTURAL DESIGN



TC ENGINEERING, INC. CA LIC. No 30288
CONSULTING ENGINEERS
ANTONIO CANELAS, P.E. LIC. No. 74099
10544 NW 26 ST. SUITE E-204 DORAL, FL. 33172
PHONE: (305) 261-0321
tcstructuralengineering@gmail.com



Picture #9 Another support example.



Picture #10 The wood floor is rotten in some areas.