

JOSE A. MARTINEZ, PE
CIVIL STRUCTURAL ENGINEER

Aug 16 2021

To: Mr. Oscar Manes
550 Biltmore Way PH 2,
Coral Gables, FL 33134

RE: Residence inspection for
Oscar Manes
1230 Genoa St
Coral Gables, Florida

PURPOSE

The purpose of our inspection is to perform an inspection of the residence located at 1230 Genoa St, Coral Gables to assess the condition of such residence. The residence was built in 1926. The property consists of two one story structures. One being the main residence and the other like a storage building.

RESULTS OF INSPECTION

The residence is a one story building with a porte-cochere on the side and storage building directly behind the porte-cochere. The structure is composed of CBS walls as the exterior structural walls as also is the storage building. The porte-cochere is supported with concrete columns and concrete beams attached to the residence.

The exterior walls of the residence show some cracks on the back and on an area on the side of the building however they are not major cracks structurally. The windows and doors are in poor conditions showing abandonment. In reality the building has been abandon for several years.

The roof structure is sloped at the front with a parapet dividing that area from the back which is a flat roof as well as the porte-cochere and the storage. The roof structures have been with water damage for quite a while and some of the roof areas wood structures have been compromised. Those roofs are in bad conditions a will need to be replaced to bring that portion of the structure to code compliance.

The residence raised wood floor is broken on the back area close to a set of double doors on the back. It also shows softness in several areas when you walk inside the residence. The storage floor is concrete on ground.

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CONCLUSION

In conclusion, based on the damages to the structure which includes the roof structure plus the new roofing, the floor structure, the windows and doors. The replacement of the interior drywall and damaged partitions, the electrical system, and the refurbishment of the plumbing because of the cast iron problem, new bathroom and kitchen, etc. We consider that the cost of the repairs will exceed the present value of the existing residence. The residence could be salvaged by obtaining the required permits to complete the repairs if the owner decides to do so.

If I could be of any further assistance in this matter please do not hesitate to contact me at 305-887-4417.

Sincerely;

JOSE A. MARTINEZ, PE
LIC. #PE-031509
PD: see attached photos

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