

Building Safety Inspection Report Form Amended 12/07/06
STRUCTURAL

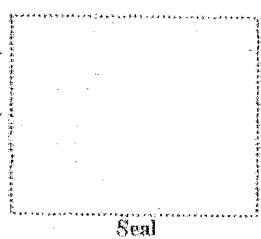
Building Information			
Building / Structure address	401 NORTH RIVERSIDE DR POMPANO BEACH 33062		
Legal description	OAKLAND PARK INDUSTRIAL CENTER 62-7 B LOT 2 LESS N 45 BLK 2		
Folio # of Building /Structure	4843 31 NV 0010-0390 (39 UNITS)		
Owner's name	MARINE TERRACE ASSOC.		
Owner's mailing address	401 NORTH RIVERSIDE DR POMPANO BEACH 33062		
Building Code Occupancy Classification	05	In accordance with Building Code Edition	11
Type of Construction	MASONRY	In accordance with Building Code Edition	64
Size (Square footage)	+/- 52000' SQ FT CALCULATED		
Number of Stories	5 STORY		

Inspection Firm			
Inspection Firm or Individual	CARIBBEAN REALTY SUPPORT SERVICES, INC.		
Address	5190 NW 167 ST, # 105 MIAMI, FLORIDA 33014		
Phone	866-261-2242		
Inspection Commencement Date	07/ 25/2011	Inspection Completion Date	07 / 26/2011
Inspection made by	PAUL W. WINGARD, PE, VICE PRESIDENT/ QUALIFIER		

In accordance with Section 105.14 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

- No Repairs required
- Repairs are required as outlined in the attached inspection report.

Licensed Professional Engineer / Architect	PROFESSIONAL ENGINEER
License #	CA27981/ PE41688



" I am qualified to practice in the discipline in which I am hereby signing."

Signature and Date Paul W. Wingard

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. 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.

MINIMUM INSPECTION GUIDELINES
FOR BUILDING SAFETY INSPECTION
STRUCTURAL

I. Masonry Walls

A. General Description

1. Concrete masonry units FAIR
2. Clay tile or terra cotta units N/A
3. Reinforced concrete tie columns FAIR
4. Reinforced concrete tie beams FAIR
5. Lintels FAIR
6. Other type bond beams N/A

B. Cracks: Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in Width; **MEDIUM** if between 1 and 2 mm in width; **WIDE** if over 2 mm

1. Location - note beams, columns, other
2. Description NONE SIGNIFICANT AT TIME OF INSPECTION

C. Spalling:

1. Location - note beams, columns, other
2. Description NONE VISIBLE AT TIME OF INSPECTION

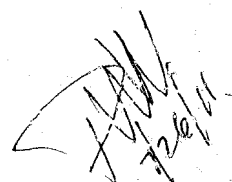
D. Rebar corrosion

1. None visible ✓
2. Minor
3. Significant - structural repairs required (describe)

II. Floor and Roof Systems:

A. Roof:

1. Describe type of framing system (flat, slope, type roofing, type roof deck, condition)
FLAT CONCRETE BUILT UP, SATISFACTORY WATER TIGHT AT TIME OF INSPECTION
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports. N/A
3. Note types of drains and scuppers and condition. GRAVITY FED



 [Signature]
 7/26/11

B. Floor system(s):

- 1. Describe (type of system framing, material, condition) SOG
- 2. Heavy equipment and conditions of support N/A, NONE

C. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members. N/A

III. Steel Framing Systems:

- A. Description N/A
- B. Exposed Steel - describe condition of paint & degree of corrosion. N/A
- C. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection. N/A
- D. Elevator sheaves beams & connections, and machine floor beams - note Condition. SATISFACTORY AT TIME OF INSPECTION, COUNTY ELEVATOR CERTIFICATE OF OPERATIONS EXPIRED 2010

IV. Concrete Framing Systems:

- A. Full description of structural system. MASONRY WALL W/ CONC. COLUMNS, TIEBEAMS.
- B. Cracking:
 - 1. Not significant. ✓
 - 2. Location and description of members affected and type cracking.
- C. General condition. AVERAGE SATISFACTORY CONDITIONS
- D. Rebar corrosion
 - 1. None visible ✓
 - 2. Minor
 - 3. Significant - structural repairs required (describe)

V. Windows:

- A. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) FIXED, AWNING AND JALOUSIE
- B. Anchorage - type & condition of fasteners and latches. MECH FAST ANCHORS SATISFACTORY
- C. Sealants - type & condition of perimeter sealants & at mullions. CAULKING
- D. Interior seals - type & condition at operable vents. CAULKING
- E. General condition. AVERAGE SATISFACTORY

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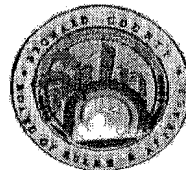
VI. Wood Framing:

- A. Describe floor system N/A
- B. Note condition connector or stress N/A
- C. Note rotting or termite damage N/A
- D. Note alignment problems N/A
- E. Note bearing deficiencies N/A
- F. Note any significant damage that might affect safety and stability of building structure. N/A

VII. Exterior Finishes / Note any structural deficiencies in the following.

- A. Stucco FAIR
- B. Veneer N/A
- C. Soffits N/A
- D. Ceiling GOOD
- E. Other N/A

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ELECTRICAL

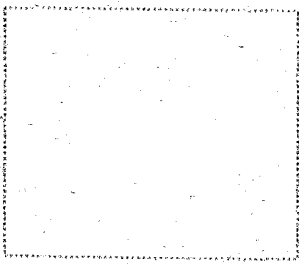
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Owner's mailing address	401 NORTH RIVERSIDE DR POMPANO BEACH 33062
Building Code Occupancy Classification	05 In accordance with Building Code Edition 11
Type of Construction	MASONRY In accordance with Building Code Edition 64
Electrical Installation	BREAKERS In accordance with National Electrical Code Edition 63
Size (Square footage)	+/- 52000' SQ FT CALCULATED
Number of Stories	5 STORY

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MINIMUM INSPECTION GUIDELINES FOR
BUILDING SAFETY INSPECTION
ELECTRICAL

I. Electrical Service:

A. Size, Amperage, Voltage: (2) 400 AMP (1) 200 AMP

B. Phase: 3 PH 4 W

C. Condition: Code Compliant (✓) Requires Repair ()

D. Comments: N/A

II. Meter and Electrical Rooms:

A. Clearances: Code Compliant (✓) Requires Repair ()

B. Comments:

III. Switchboards/Meter/Motor Control Centers: Code Compliant (✓) Requires Repair ()

Comments:

IV. Grounding:

A. Service Code Compliant (✓) Requires Repair ()

B. Equipment Code Compliant (✓) Requires Repair ()

C. Comments:

V. Conductors:

Code Compliant (✓) Requires Repair ()

Comments:

VI. Auxiliary Gutters/ Wireways/ Busways:

A. Location: Code Compliant (✓) Requires Repair ()

B. Comments:

VII. Electrical Panels:

A. Location Code Compliant (✓) Requires Repair ()

B. Clearance Code Compliant (✓) Requires Repair ()

C. Identification Code Compliant (✓) Requires Repair ()

D. Comments:

VIII. Disconnects:

A. Location Code Compliant (✓) Requires Repair ()

B. Clearance Code Compliant (✓) Requires Repair ()

C. Identification Code Compliant (✓) Requires Repair ()

D. Comments:

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1/24/11

IX. Branch Circuits:

A. Identification Code Compliant (✓) Requires Repair ()
B. Comments:

X. Conduit/Raceways:

Code Compliant (✓) Requires Repair ()

Comments:

XI. Low Voltage Wiring Methods

Code Compliant (✓) Requires Repair ()

Comments:

XII. Building Illumination:

A. Building Egress Code Compliant (✓) Requires Repair ()
B. Emergency Code Compliant (✓) Requires Repair ()
C. Exit Signs Code Compliant (✓) Requires Repair ()
D. Comments: REFER BACK TO MOST RECENT FIRE INSPECTION

XIII. Fire Alarm System:

Code Compliant (✓) Requires Repair ()

Comments: NONE, REFER BACK TO MOST RECENT FIRE INSPECTION
2011 REGISTRATION UP TO DATE

XIV. Smoke Detectors:

Code Compliant (✓) Requires Repair ()

Comments:

REFER BACK TO MOST RECENT FIRE INSPECTION

XV. Generator:

A. Emergency NONE Code Compliant () Requires Repair ()
B. Standby/Optional NONE Code Compliant () Requires Repair ()
C. Comments: NONE

XVI. Site Wiring:

Code Compliant (✓) Requires Repair ()

Comments:

XXIV. Swimming Pool/Spa Wiring:

Code Compliant (✓) Requires Repair ()

Comments:

XXV. Wiring to Mechanical Equipment:

Code Compliant (✓) Requires Repair ()

Comments:

XXVI. General Additional Comments: N/A

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3/26/11