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LICENSED SPECIAL  
INSPECTOR OF  
THRESHOLD BUILDINGS

Steven D. Young, P.E.  
President

September 28, 2021

Department of Development Services City of Pompano Beach  
Building Inspection Division  
100 West Atlantic Boulevard, Room 360  
Pompano Beach, Florida 33062

RE: **40-YEAR RE-CERTIFICATION (STRUCTURAL ONLY)**  
**BERMUDA HOUSE CONDOMINIUM**  
**328 NORTH OCEAN BOULEVARD**  
**POMPANO BEACH, FLORIDA 33062**  
**FOLIO ID#: 4843-31-01-0190**

Gentlemen:

Please find enclosed the "Structural Safety Inspection Report Form" for the building's structural recertification (7 pages) and photos (18 on 5 pages) for the referenced building. **Based upon my evaluation, this building requires no repair work at this time for a safe continued use and occupancy.**

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee or warranty for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the applicable and present condition of the building based upon visual inspections of the easily accessible portions of the structure. It is understood by all parties to include the property owner that my recommendation for re-certification does not release or indemnify the property owner in any way or form from properly maintaining the property for safe continued use and occupancy at all times.

Furthermore, this report is not a zoning or Code compliance report. Life-safety inspections were not performed and to the best of our knowledge not required to be performed. Furthermore, Howard J. Miller, P.E., Inc. (HJM), including myself, have made no attempt to excavate, demolish, or otherwise remove existing construction and therefore can make no judgments as to elements not readily visible or otherwise not exposed to view. HJM and I offer no opinion as to the accuracy of line and grade, adequacy of structural design, conformance to Building Codes, nor propriety of materials constructed or manufactured off-site. HJM and I do not imply that we have observed or noted all structural defects. The content of this report is based solely on inspection of areas made accessible at the time of the inspection and no testing is part of this report.

Respectfully submitted,

Steve Young, P.E.,  
Florida Registration  
No: 45437

Encl:

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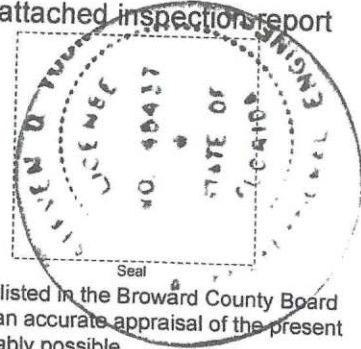
# STRUCTURAL SAFETY INSPECTION REPORT FORM



**Inspection Firm or Individual Name:** Steve Young for the firm Howard J. Miller, P.E., Inc.  
**Address:** 3850 N.W. Boca Raton Blvd., Suite 1, Boca Raton, Fl. 33431  
**Telephone Number:** 561-392-2326  
**Inspection Commenced Date:** September 28, 2021      **Inspection Completed Date:** September 28, 2021

**No Repairs Required**       **Repairs are required as outlined in the attached inspection report**

**Licensed Professional,**  
**Engineer/Architect Name:** Steve Young, P.E.  
**License Number:** PE 45437



I am qualified to practice in the discipline in which I am hereby signing,  
**Signature:** [Handwritten Signature]      **Date:** 9/20/2021

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. 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

<b>DESCRIPTION OF STRUCTURE</b>		
<b>a. Name on Title:</b>	<u>Bermuda House Association, Inc</u>	
<b>b. Street Address:</b>	<u>328 North Ocean Boulevard, Pompano Beach, Florida 33062</u>	
<b>c. Legal Description:</b>	<u>Pompano Beach 2-95 PB BEG NE COR LOT BLK2, SWLY ALG E/L BLK2 117-07 FOR POB. SWLY ALG E/L BLK 5 140.04, W 100, NELY 186 TO POB</u>	
<b>d. Owner's Name:</b>	<u>Bermuda House Condominium Association, Inc.</u>	
<b>e. Owner's Mailing Address:</b>	<u>328 North Ocean Boulevard, Pompano Beach, Florida 33062</u>	
<b>f. Folio Number of Property on which Building is Located:</b>	<u>4843 31 01 0190</u>	
<b>g. Building Code Occupancy Classification:</b>	<u>R-2</u>	
<b>h. Present Use:</b>	<u>Condominium</u>	
<b>i. General Description, Type of Construction:</b>	<u>5B</u>	<b>Square Footage:</b> <u>approx. 200,000</u> <b>Number of Stories:</b> <u>15</u>
<b>j. Special Features:</b>	<u>2-level adjacent reinforced concrete garage structure.</u>	
<b>k. Addition Comments:</b>		
This report is prepared and is to be submitted to the Building Official as may be required for RECERTIFICATION. The report is not intended for any other purpose. Howard J. Miller, P.E., Inc. (HJM) makes no claim as to the validity of any documentation provided by the Owner, which we have attached and rely on for validity. This report is not a zoning or Code compliance report. Furthermore, HJM has made no attempt to excavate, demolish, or otherwise remove existing construction, nor have we agreed to do so, therefore we can make no judgments as to elements not readily visible or otherwise not exposed to view. HJM offers no opinion as to the accuracy of line and grade, adequacy of structural design, conformance to Building Codes, nor propriety of materials constructed or manufactured off-site. HJM does not imply that we have observed or noted all structural defects. The content of this report is based on applicable areas made accessible at the time of the inspection and no testing is part of this report. There is no warranty or guarantee expressed or implied and this document is not transferable to any person or entity for any purpose.		



I. Additions to original structure:      None noted.

**2. PRESENT CONDITION OF STRUCTURE**

a. General alignment (Note: good, fair, poor, explain if significant):

1. Bulging: None

2. Settlement: None

3. Deflections: None

4. Expansion: None

5. Contraction: None

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other): No structural distress noted.

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains: Only very minor visible signs of cracking and spalling with no peeling or signs of moisture penetration.

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:

Minor amount of hairline cracks due to be addressed during reported upcoming 2022-2023 painting project.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood: Limited amount of minor cracked or spalled stucco or concrete detected due to addressed during reported upcoming 2022-2023 painting project

f. Previous patching or repairs: None noted.

g. Nature of present loading indicate residential, commercial, other estimate magnitude: Residential

### 3. INSPECTIONS

a. Date of notice of required inspection: July 6, 2021

b. Date(s) of actual inspection: September 28, 2021

c. Name and qualifications of individual submitting report: Steve Young - Professional Engineer

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: n/a

e. Structural repair-note appropriate line:

1. None required:

2. Required (describe and indicate acceptance):

### 4. SUPPORTING DATA

a. Cover letter attached sheet written data

b. 18 photographs on 5 pages attached photographs

c. None drawings or sketches

**5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:**

a. Concrete masonry units: Good

b. Clay tile or terra cotta units: n/a

c. Reinforced concrete tie columns: Good

d. Reinforced concrete tie beams: Good

e. Lintel: Good

f. Other type bond beams: n/a

g. Masonry finishes -exterior:

1. Stucco: Good

2. Veneer: n/a

3. Paint only: Good

4. Other (describe):

h. Masonry finishes - interior:

1. Vapor barrier: None visible

2. Furring and plaster: None visible

3. Paneling: n/a

4. Paint only: None visible

5. Other (describe):

i. Cracks:

1. Location – note beams, columns, other:

2. Description: None visible

j. Spalling:

1. Location – note beams, columns, other:

2. Description: None visible

k. Rebar corrosion-check appropriate line:

1. None visible: x

2. Minor-patching will suffice:

3. Significant-but patching will suffice:

4. Significant-structural repairs required:     None
I. Samples chipped out for examination in spall areas:
1. No:     X
2. Yes – describe color, texture, aggregate, general quality:

<b>6. FLOOR AND ROOF SYSTEM</b>
a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition): <small>Flat roof reportedly covered with unknown age of built-up roofing covered approximately 10 years ago with silicone coating that is reportedly routinely maintained. The overall visual condition of the roof is fair to good.</small>
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:    Cooling tower support structures are in good condition.
3. Note types of drains and scuppers and condition:    Intermediate roof drains in good condition.
b. Floor system(s):
1. Describe (type of system framing, material, spans, condition): <small>Conventionally reinforced concrete slabs supported by concrete columns in good condition.</small>
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:    Inspected 7 balcony slabs/ceilings from the interior of 7 apartments and 2 levels of catwalks without the necessity to open ceilings for inspection.

<b>7. STEEL FRAMING SYSTEM</b>
a. Description:    None other than elevator equipment supports in good condition.



b. Exposed Steel- describe condition of paint and degree of corrosion: Good

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection: n/a

d. Elevator sheave beams and connections, and machine floor beams – note condition: good condition

### 8. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

Assumed concrete pilings and pile caps supporting concrete columns and coventionally reinforced concrete floor/roof slabs.

b. Cracking:

1. Not significant: X

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

c. General condition: Good

d. Rebar corrosion – check appropriate line:

1. None visible: None

2. Location and description of members affected and type cracking: None

3. Significant but patching will suffice:

4. Significant – structural repairs required (describe):

e. Samples chipped out in spall areas:

1. No: X

2. Yes, describe color, texture, aggregate, general quality:

**9. WINDOWS**

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):  
Single hung aluminum windows and balcony sliding glass doors.

b. Anchorage- type and condition of fasteners and latches: Stainless steel fasteners in good condition.

c. Sealant – type of condition of perimeter sealant and at mullions: Urethane caulking in good condition.

d. Interiors seals – type and condition at operable vents: n/a

e. General condition: Good

**10. WOOD FRAMING**

a. Type – fully describe if mill construction, light construction, major spans, trusses: n.a.

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition: n.a.

c. Joints – note if well fitted and still closed: n.a.

d. Drainage – note accumulations of moisture: n.a.

e. Ventilation – note any concealed spaces not ventilated: n.a.

f. Note any concealed spaces opened for inspection: n.a.