

June 21, 2017

Pacheco-Martinez & Associates, LLC.
4990 S.W. 72nd Avenue – Suite 101
Miami, Florida 33155
Attn: Ramon Pacheco

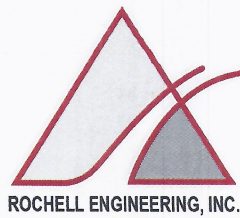
**Re: Dray Residence
2740 N. Bay Road
Miami Beach, Florida**

Dear Mr. Pacheco,

The present letter is to notify to the concerned parties and corresponding authorities that Alexander Rochell, P.E. has inspected the existing residence to gather the as-built information of the existing residential structure and evaluate the current condition of the structural members through non-destructive methods.

We performed no services related to the presence of any hazardous or toxic materials. This site visit was a visual review of the present structural condition of the residence. We did not perform any physical testing, review any existing plans, or perform any mathematical analysis as part of our scope of work. We observed the residence from the exterior and interior, including the ground and second levels as well as the roof framing. The residence is a two-story single-family structure built in 1930 according to Miami-Dade County records and of approximately 6,100 square feet in area.

The main residence structure consists of unreinforced masonry exterior walls over a wooden marine pile & concrete grade beam foundation system, wood framed elevated ground and second floors and hand framed hipped roof structure. The majority of the exterior masonry walls show signs of settlement, excessive cracking and spalling due to water infiltration throughout its lifetime. The ground and second floor wood framing show signs of damage and decay, and in some locations repairs will be needed. The roof framing has also been affected by the water infiltration and lack of maintenance, and also appear to be on the verge of collapse in some areas if repairs are not performed in the near future. Many of the windows and doors are broken or misaligned due to the decay and structural settlement, which allows wind driven rain to enter interior spaces and contribute to the decay observed on the exterior and interior of the residence.




The waterfront structure appears to have undergone several additions that are evident in the numerous changes in levels throughout. Due to the effects of rising sea levels, i.e. king tide, the site or grading show signs of erosion in the immediate surrounds; leaving a large portion of the perimeter of the structure exposed to the environment. This exposure has caused spalling and cracking of concrete slabs, columns, and architectural elements. The exterior envelope has numerous patches like attempts to repair damaged areas where some settling has occurred. The original exterior masonry walls reveal penetrations without structural reinforcing.

The structural deterioration appears to be a general deterioration of the structure with some elements in imminent danger of collapse. This includes interior and exterior structural elements that affect the overall structural integrity of the residence. Some of the interior space is exposed to the elements and will continue to deteriorate at an accelerated rate. We believe the overall building structure to be unsound, an imminent risk of collapse in the near future without the necessary structural repairs, and cost prohibitive to try to repair and remodel.

It is to be clearly understood that, I have not conducted a detailed analysis of the structure, and that nothing in this report should be construed directly or indirectly as a guarantee for any part of the structure. To the best of my knowledge, belief and professional judgment, this report represents an appraisal of the present condition of the structure, based on visual observation of the exposed areas to the extend reasonably possible. My professional opinion is based upon limited visual observations of the existing conditions only. No destructive or non-destructive laboratory testing was conducted during this inspection.

Should you have any question regarding the above, please do not hesitate to contact our office.

Respectfully,


62177
Alexander Rochell, P.E.
Florida Professional Engineer
Registration No. 60735

