



**STRUCTURAL CONDITION ASSESSMENT FOR  
803 2<sup>nd</sup> Street  
MIAMI BEACH FL 33309**

**SUBMITTED TO:**

**VICTOR BARED**

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**PREPARED BY:**



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STRUCTURAL CONDITION ASSESSMENT for  
803 2<sup>nd</sup> Street, Miami Beach 33139

## **I. INTRODUCTION:**

### **General**

Our office was engaged by the owner to inspect and investigate the structural and other general building elements of the property located at the above address and to submit a report of findings and recommendations to the ownership.

We have conducted a visual structural condition assessment on the existing structures located at 803 2<sup>nd</sup> Street, Miami Beach. Based on Miami Dade County tax records which shows the Folio Number as: 02-4203-009-5373 that house was built in 1921 with a built up area of 1080 SF.

The purpose of the inspection is to survey and to assess the general condition of the buildings for structural and general damages in particular the exterior façade, the roof, the walls, and the floors for existing damages to the buildings.

This inspection was visual in nature from the exterior and the interior of the buildings and is documented in the photos attached below under Appendix A. Our office did not perform any destructive or non-destructive testing.

### **Structural System**

The building structure is a one-story wooden building, the structural system is as follows:

- First Floor:
  - o The floor is composed of Wooden floor.
  - o Exterior is composed of wooden walls.
  - o Interior non load bearing walls
  - o roof system is a flat roof composed of wooden joists and roof membrane

The components and cladding of the house, such as doors, windows and waterproofing are not addressed in this report but are lightly mentioned wherever possible and relevant.

## II. METHODOLOGY:

This inspection was visual in nature from the exterior and interior of the building. Our office did not perform any destructive or non-destructive testing;

Our objective is to observe and document any signs of distress, deflections, spalling, and observable damages in the structural members of the buildings, which includes the wooden joists, purlins and roof system. Distress signs are cracking, spalling, water damage, rotten and deteriorated wood members, and any other visible damage. Currently, there are several locations in the buildings that has decayed and rotted wooden elements and sagging roof elements as well. Roof asphalt sheeting and insulation is in bad condition leading to water infiltration and further rotting of the joists and purlins.

No structural analysis was performed on the buildings to determine the capacity of the structural systems.

## III. STRUCTURAL SYSTEMS:

The buildings are located in the city of Miami Beach. Based on Miami Dade County tax records, the structure was first built in 1921 with a built-up area of 1080 SF.

**Foundations:** The buildings appear to be constructed on blocks and no concrete foundation was visible, with a wooden frame system over it.

**Exterior Walls:** The exterior walls of the buildings are composed of stucco placed on the wooden walls with metal lath, there are with no concrete columns or tie beams.

**Floors:** The flooring system is a wooden floor system supported by blockwork foundations.

**Roof:** The main structural system is a flat roof and composed of wooden joists and wood panels with asphalt membrane on top.

## IV. SITE OBSERVATIONS:

We have inspected the structures, and our summary of the evaluation of the existing conditions of the structural components are as follows:

1. Wooden members; the building is composed of wooden system as explained above and the wood is exhibiting a high degree of sagging and is rotten in most places.
2. Exterior Walls: The stucco on the exterior walls is delaminated on most the wall areas.
3. Exterior façade: There are also visible cracks on all the walls due to the foundation's failures
4. The roof is also sagging in several areas due to the weakness of foundation and the structural wood elements.
5. The wooden floors: are ripped open in many places and show a high degree of damage and deterioration with signs of severe exposure to water penetration and humidity rendering the floor system useless.
6. Other building components and cladding elements: doors, windows, louvers, rails, are mainly composed of wood and in bad condition and show severe cracking, bulging and deterioration.

#### **V. STRUCTURAL EVALUATION:**

The structural components of the buildings which are mainly the floor system, the walls, and the roof are all in bad condition and exhibit high degree of deterioration and collapse. In addition, water penetration is adding a great degree of concern as water and humidity caused further deterioration and compounded the structural issue and failures.

The Exterior walls also exhibit signs of stucco delamination as well as severe cracks, the supporting exterior walls show signs of distress. Some of the wall from the inside are wide open and have no more wooden panels and exposed to weather conditions.

#### **VI. RECOMMENDATIONS:**

Based on the site observations of the conditions of structural members of the buildings and the alterations required by the Florida Building Code, it is clear that this building cannot be saved by repairs because the wood which is the main component of the structure has passed its useful life expectancy and use and cannot be treated or repaired. It is our recommendation that the building be demolished.

**APPENDIX A**  
**PHOTOS**





































