

# Charles Waler, P.E., Inc.

*Structural Consultants*

*7380 N.W. 5<sup>th</sup> Street • Plantation, Florida 33317 • (954) 791-3840 • Fax: (954) 791-3845  
email: walerc@bellsouth.net*

May 8, 2007

Gil Martinez, Executive Director  
Hollywood Community Redevelopment Agency, Beach District  
101 North Ocean Drive, Suite 204  
Hollywood, Florida 33019

Re: 347-351 MADISON STREET- DETAILED STRUCTURAL CONDITON &  
RESTORATION COST REPORT

## STRUCTURAL REPORT

A structural inspection to the above-mentioned project was performed on May 7, 2007 and the following was observed:

- a) Foundation seems to be structurally sound. The floor system which is wood was observed to be deflecting or sagging and this is quite common in a wood building of this age.
- b) The structural framing appears to be in pretty bad shape. The stucco on the exterior wall is cracked everywhere, which makes water intrusion prevalent. Therefore, the possibility of rotten wood is highly possible.
- c) The interior finishes appear to be in deplorable condition.
- d) The roof shows signs of leakage.
- e) The exterior wall at the N.E. corner of unit 347 is badly cracked and bulging.
- f) There was said to be a modification to the building, but it was not evident during the inspection.

{madison}

# **Charles Waler, P.E., Inc.**

*Structural Consultants*

*7380 N.W. 5<sup>th</sup> Street • Plantation, Florida 33317 • (954) 791-3840 • Fax: (954) 791-3845  
email: walerc@bellsouth.net*

May 8, 2007

Gil Martinez, Executive Director  
Hollywood Community Redevelopment Agency, Beach District  
101 North Ocean Drive, Suite 204  
Hollywood, Florida 33019

Re: 347-351 MADISON STREET- DETAILED STRUCTURAL CONDITON &  
RESTORATION COST REPORT

## *BUILDING OBSERVATIONS & DEFICIENCIES*

- a) Foundation seems to be intact. The floor system which is wood was observed to be deflecting or sagging.
- b) The structural framing was observed to be in poor condition.
- c) The interior and exterior finishes appear to be very deteriorated.
- d) The roof shows signs of leakage with a high probability of rotten wood.
- e) The exterior walls show signs of neglect for a long period of time.
- f) Overall condition of building is deplorable.

{madison2}

# Charles Waler, P.E., Inc.

*Structural Consultants*

*7380 N.W. 5<sup>th</sup> Street • Plantation, Florida 33317 • (954) 791-3840 • Fax: (954) 791-3845  
email: walerc@bellsouth.net*

May 8, 2007

Gil Martinez, Executive Director  
Hollywood Community Redevelopment Agency, Beach District  
101 North Ocean Drive, Suite 204  
Hollywood, Florida 33019

Re: 347-351 MADISON STREET- DETAILED STRUCTURAL CONDITON &  
RESTORATION COST REPORT

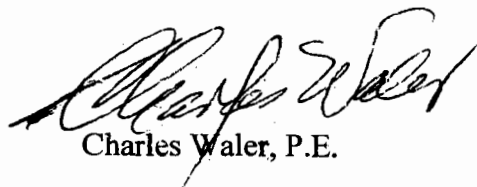
## BUILDING CODE REQUIREMENTS

- a) The type of occupancy is residential
- b) The code requirement to rebuilding the structure:
  - 1) A complete lateral analysis with the latest wind speed, which is 140 mph, has to be preformed to reinforce walls and roof.
  - 2) We can not make an itemized cost estimate because one would have to do a complete structural analysis and from that do a complete set of plans in order for a contractor to bid this work.

## SUMMARY OF FINDINGS

It is in my opinion that this structure be demolished because of its deteriorated condition. The restoration of this building would cost more than demolishing and building a new structure.

Very Truly Yours,



Charles Waler, P.E.

{madison3}

c.c. UTF Advisory Services, Inc.



**PICTURE #1**



**PICTURE #2**

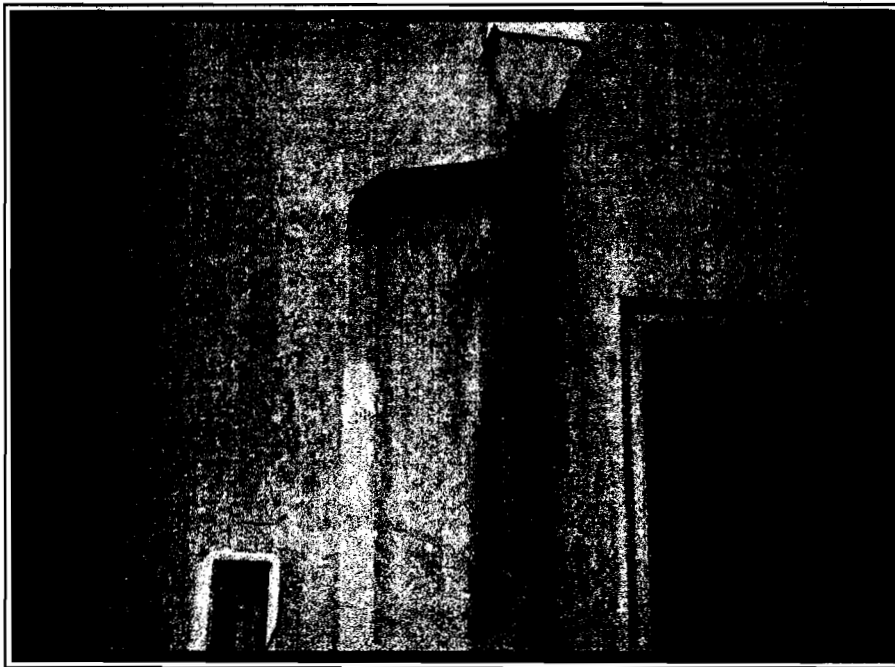
**PROJECT: TRIPLEX STRUCTURE 347,349 AND 351**  
**Madison Street Hollywood, Florida**

**DATE: 5-7-07**

**CHARLES WALER P.E.,INC**  
**Structural Consultants**  
**7380 N.W. 5TH. Street**  
**Plantation, FL 33317 954-791-3840**



**PICTURE #3**

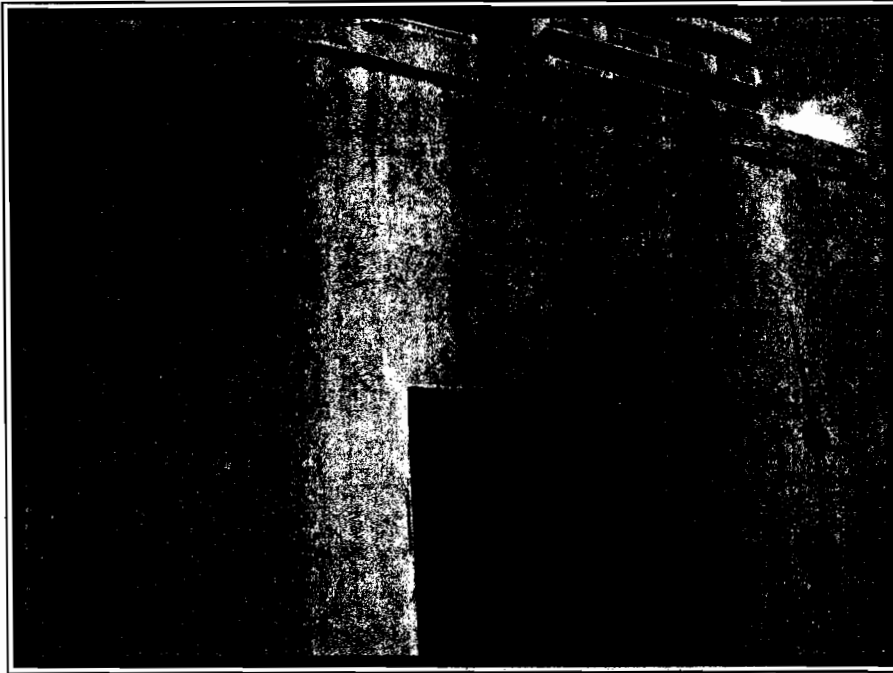


**PICTURE #4**

**PROJECT: TRIPLEX STRUCTURE 347,349 AND 351**  
**Madison Street Hollywood, Florida**

**DATE: 5-7-07**

**CHARLES WALER P.E.,INC**  
**Structural Consultants**  
**7380 N.W. 5TH. Street**  
**Plantation, FL 33317 954-791-3840**



**PICTURE #5**



**PICTURE #6**

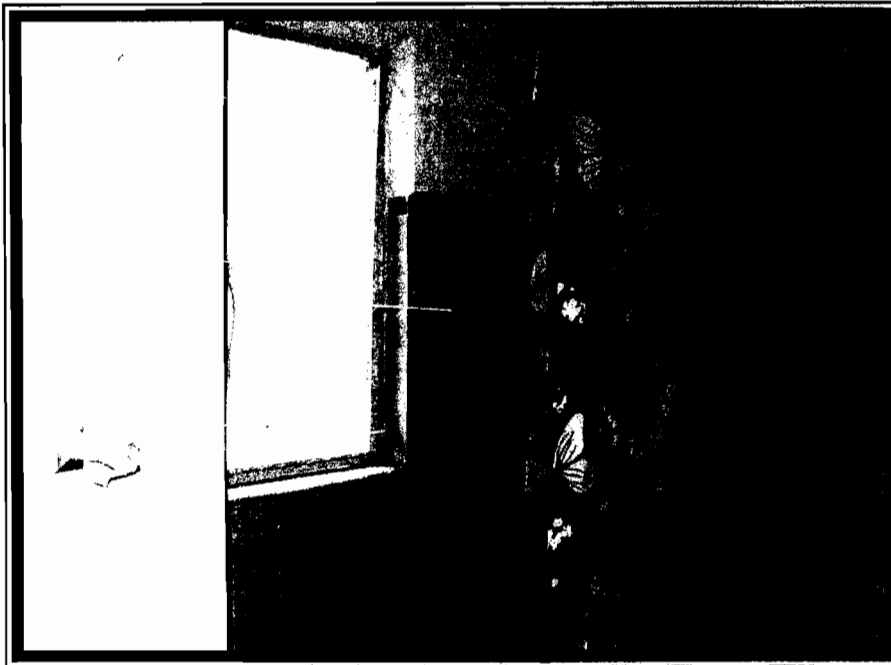
**PROJECT: TRIPLEX STRUCTURE 347,349 AND 351  
Madison Street Hollywood, Florida**

**DATE: 5-7-07**

**CHARLES WALER P.E.,INC  
Structural Consultants  
7380 N.W. 5TH. Street  
Plantation, FL 33317 954-791-3840**



**PICTURE #7**

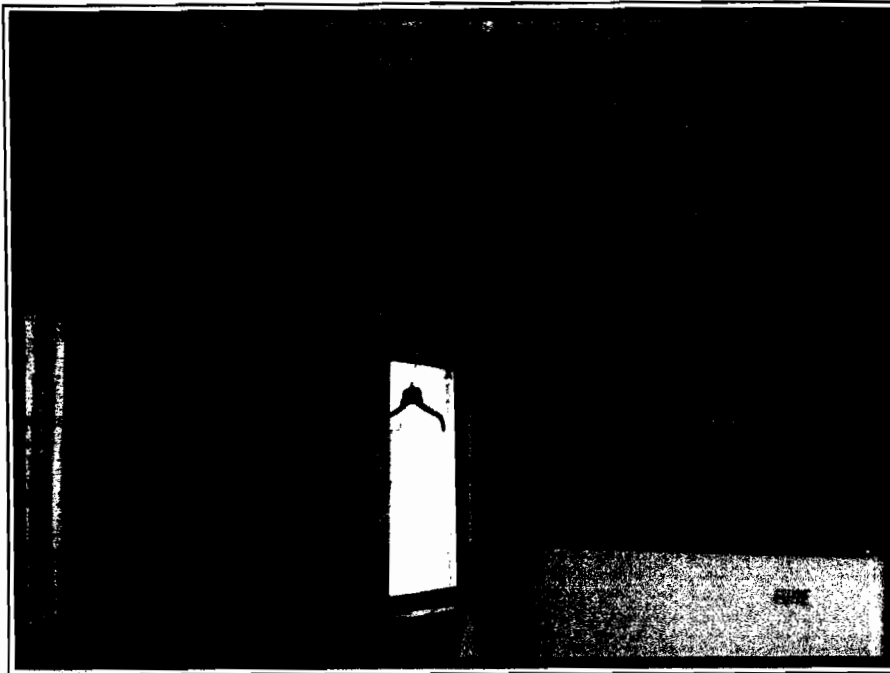


**PICTURE #8**

**PROJECT: TRIPLEX STRUCTURE 347,349 AND 351  
Madison Street Hollywood, Florida**

**DATE: 5-7-07**

**CHARLES WALER P.E.,INC  
Structural Consultants  
7380 N.W. 5TH. Street  
Plantation, FL 33317 954-791-3840**



**PICTURE #9**

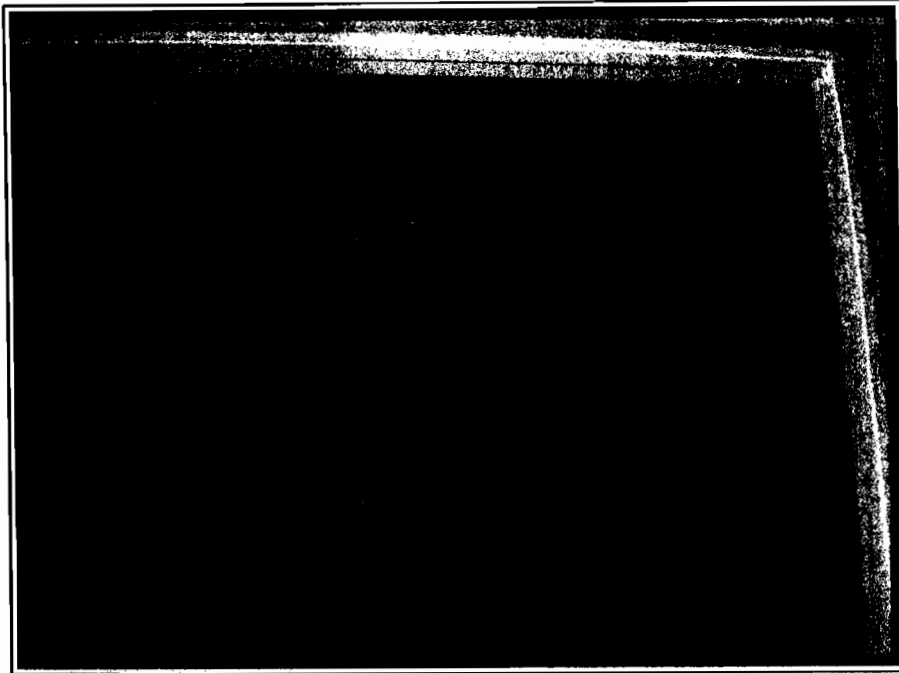


**PICTURE #10**

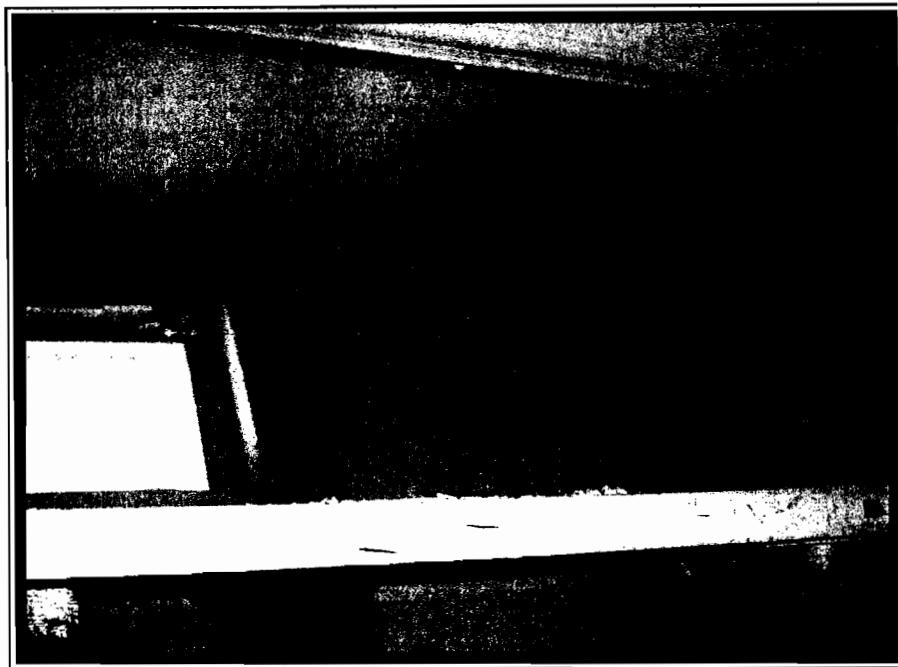
**PROJECT: TRIPLEX STRUCTURE 347,349 AND 351  
Madison Street Hollywood, Florida**

**DATE: 5-7-07**

**CHARLES WALER P.E.,INC  
Structural Consultants  
7380 N.W. 5TH. Street  
Plantation, FL 33317 954-791-3840**



**PICTURE #11**

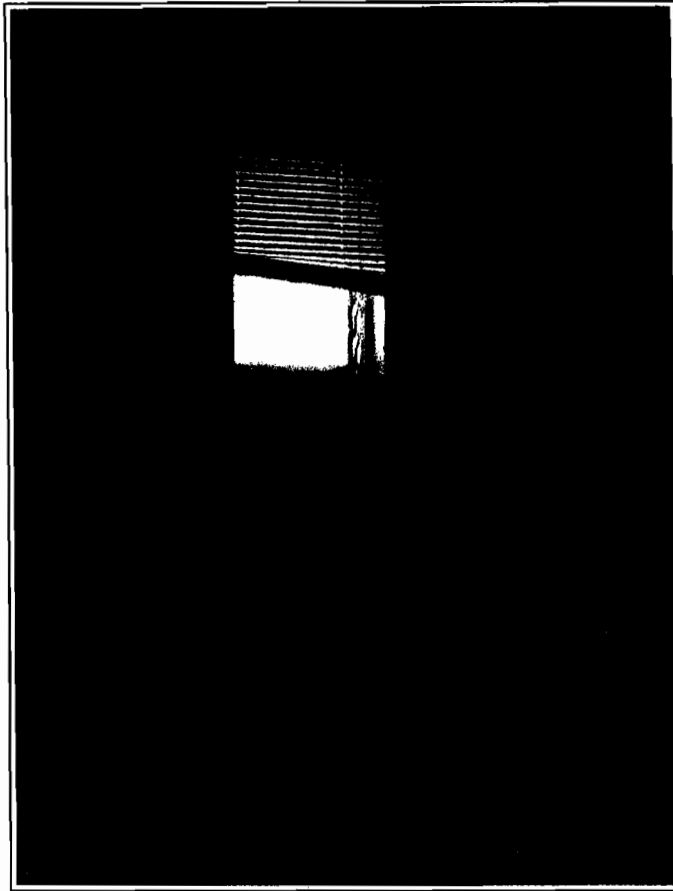


**PICTURE #12**

**PROJECT: TRIPLEX STRUCTURE 347,349 AND 351**  
**Madison Street Hollywood, Florida**

**DATE: 5-7-07**

**CHARLES WALER P.E.,INC**  
**Structural Consultants**  
**7380 N.W. 5TH. Street**  
**Plantation, FL 33317 954-791-3840**



**PICTURE #15**

**PROJECT: TRIPLEX STRUCTURE 347,349 AND 351  
Madison Street Hollywood, Florida**

**DATE: 5-7-07**

**CHARLES WALER P.E.,INC  
Structural Consultants  
7380 N.W. 5TH. Street  
Plantation, FL 33317 954-791-3840**