



Engineering Testing and Inspection Service  
Established 1949

March 27, 2007

Hollywood Beach Community Redevelopment Agency  
101 North Ocean Drive, Suite 201  
Hollywood, Florida 33019

Attention: Mr. Gill Martinez  
Beach Division

**Reference:** Visual Structural Condition Inspection of Triplex Building  
**Project:** Vacant Triplex Building  
347, 349 & 351 Madison Street  
Hollywood, Florida

WLI Order No.: 07-1180

Gentlemen:

Per our Professional Services Agreement dated March 16, 2007, Wingert Laboratories, Inc. performed a visual structural condition inspection of the above referenced triplex building. This report provides the Scope of Work, Inspection Findings, Opinions and Recommendations. Photographs are included in this report.

### Scope of Work

The scope of work is limited to a visual inspection of the structural condition of the triplex building. All accessible areas were inspected. No sampling or testing was requested or performed. The roof and the crawl space were not accessed, but photographs were made at the access points for review. Photographs were also made to illustrate the building's interior and exterior conditions, and are included in this report.

It was reported to us that the building is considered historic, and was constructed *circa* 1926. It is our understanding that this report will be utilized in determining the building's fate: renovation, relocation or demolition.

### Inspection Findings

On Friday, March 23, 2007, Robert H. Schuler, P.E., P.G. and Special (Threshold) Inspector performed a visual structural inspection of the above referenced triplex building.

The project consists of a single story, three unit residential building located on the northeast corner of the "T" intersection of Madison Street with North Ocean Drive. The building is in an "M" configuration with a single parking space on either side of the middle unit. The building is constructed with wood framing on wood floor

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joists on piles or spread footings. Exterior walls are constructed with wood boards situated diagonally on wood framing, covered with tar paper and coated with stucco at about one to 1-1/2 inches thick. Roofs are built-up roofing over a wood roof deck with wood rafters and a low attic space. Decorative parapet walls with barrel tile roofing are located on the front and sides of the building. All three units have fireplaces.

The following is an itemized description of our findings. Unit 351 is located at the west end; unit 349 is in the center; and unit 347 is located at the east end.

### **Overall Exterior**

Exterior stucco finish does not appear to be original and is not appropriate for the 1920s period.

A long diagonal crack present in the exterior east wall (unit 347). The wall is buckling outward above and below the crack. Several other significant cracks noted.

Many windows are either open or missing glass, permitting moisture and vermin penetration into the building.

The barrel roof tiles on the roofs' parapet walls have been painted white.

### **Unit 351 Interior**

In the attic access, wall construction was visually identified as 2 x 4 wood wall studs with diagonally situated wood boards having a 1-1/2 inch gap between boards. These boards are covered with tar paper and stucco on the exterior.

No roof tie-downs were visible in our inspection of the attic from the access point located in the pantry of this unit.

No ceiling insulation was installed in the building.

The living room ceiling is detached from the supporting lathe. It will need to be removed and replaced.

A dead rat found on the bedroom floor. Noted a small opening in the wood floor to the crawl space below, which provides access for vermin.

Termite debris found on the floor in the room behind the kitchen. This area is located underneath the attic access.

No evidence of current roof leaks noted.

Noted a hole in one of the walls.

The water heater is located in the kitchen, next to the stove. It is an electrical hazard.

The floor under the water heater would need to be replaced during a renovation.

The wood floors have some water damage and possible deterioration due to mold.

In all three units, the fireplace does not have a damper in place, and is open to the top of the chimney.

#### **Unit 349 Interior**

Wall damage was noted and the ceiling is cracked in the living room.

The floors in this unit are not the original floors. The kitchen floor is damaged. The bedroom floor has suspected asbestos-containing floor tile.

The bedroom ceiling is loose and will need to be removed and replaced. Also, there appears to be a roof leak.

A significant crack in the wall at the kitchen window was noted.

The wall has cracked on east side, around the exterior of the window.

All windows have been damaged to accommodate air conditioning units.

No windows are present in the porch's window openings. Water damage to the walls has occurred.

The door to the bedroom is ½ inch out of alignment. Other conditions present indicate that the center portion of this wall has settled approximately 1-1/2 inch. This wall supports the roof joists, so there may be stormwater ponding on the roof.

#### **Unit 347 Exterior**

The exterior east wall has buckled, indicating wall failure. It is probably caused by deteriorating wood studs or termite-damage. Floor joists are damaged below this wall.

The chimney has both vertical and horizontal cracks, and would need to be totally rebuilt.

The rear (north) wall has a significant crack, indicating settlement or failure of wood floor joist support.

#### **Unit 347 Interior**

Roof leaks are visible in living room and rear east room.

The east wall's floor has dropped 1-1/2 inch below the wall structure, creating a gap. This situation indicates the loss of floor joists.

The walls are covered with paneling. The ceiling is covered with 12 x 12 inch tiles. These finishes cover any cracks that would otherwise be visible.

The fireplace inside the unit has been renovated with brick.

The half bathroom has been converted. It has significant wall damage.

A hole in the floor near the rear door is present.

### **Opinions and Recommendations**

Since the cost of the renovation will exceed the value of the building, the Florida Building Code requires that the building be brought up to current code requirements. This wood framed building has no tie-downs, so these would need to be added. This work could be performed by removing the exterior stucco and adding the tie-downs. New sheathing would need to be added with new stucco. Interior walls would need to be opened to make repairs and to add tie-downs. Floor joists on the east side would need to be reinforced or replaced to address the floor settlement. One or more chimneys would need to be replaced to repair damage and to bring the fireplace up to code. The roof over the porches would need to have the tile replaced after reroofing. The flat roof has deteriorated and would need to be replaced. All windows would need to be replaced.


Unfortunately, after all these required repairs, there may not be any significant historic structure remaining. The structure should be condemned due to the imminent collapse of the east wall.

As a past member of the City of Miami Beach Historic Preservation Board (served three years as chairman), I appreciate and support the preservation of historic buildings and structures in South Florida. However, in this case, it is my opinion that there would not be a sufficient amount of historic construction that can be saved to justify restoring this building.

We recommend demolition of the existing building and replacement with new construction.

We appreciate the opportunity to be of service to you for this project. If you have any questions or desire further information, please contact the undersigned at 305-944-3401, extension 301.

**WINGERTER LABORATORIES, INC.**



3-27-07

Robert H. Schuler, P.E., P.G.  
Florida Registration No. 34715  
Special Inspector No. 0400

Appendix: Site Photographs

Total Time: LS

The original of this report was signed and sealed by the above referenced Florida Registered Professional Engineer in accordance with Rule 61G15-18.011 of the Florida Administrative Code.