



September 28, 2011

Star Paradise Condominium Management
415 N.E. 2nd Street.
Hallandale Beach, FL 33009

Re: Engineering Inspection Report for balconies of “Star Paradise Condominium, located at 415 N.E. 2nd Street. Hallandale Beach, FL 33009.

To Whom It May Concern:

The present report is to notify to the concerned parties and corresponding authorities that NWCS Consulting & Specialty Engineering Services, Inc., represented by its principal officer, Nelson F. Walters, on September 20, 2011, made a visit to the building located at the address mentioned above and performed a visual inspection to verify the present condition of the existing concrete balconies and evaluate the actual conditions of the areas with signs of corrosion in the reinforcing steel, to make an assessment of the ongoing corrosion process.

During such inspection we observed very closely the rebars exposed at locations where the concrete cover has been blown by the corrosion developed on the reinforcing steel and we found that indeed there is an ongoing corrosion development process that appears to be in its early stage, since so far, at the locations where it is visible it is only at the tip of the cantilever balconies.

As conclusion we provide the following statement:

Based upon our structural design, as well as on field construction inspection experience we can attest to the best of our knowledge, belief and professional judgment that, at the present time, the structural the integrity of the balconies subject of this report is not jeopardized due to the

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early going corrosion process, since so far, it is only affecting the unsupported edge of the referenced component of the building. Our recommendations, in order to prevent a major development of the early going corrosion process, is to cut and patch the unsupported edged at corroded locations according to the detail and procedure attached to this report.

Should you have any question or need additional information regarding the statement and recommendations above, please do not hesitate to contact our office.

Respectfully,

**NWCS Consulting & Specialty
Engineering Services, Inc.**

A handwritten signature in black ink, appearing to read 'Nelson F. Walters', is written over the company name.

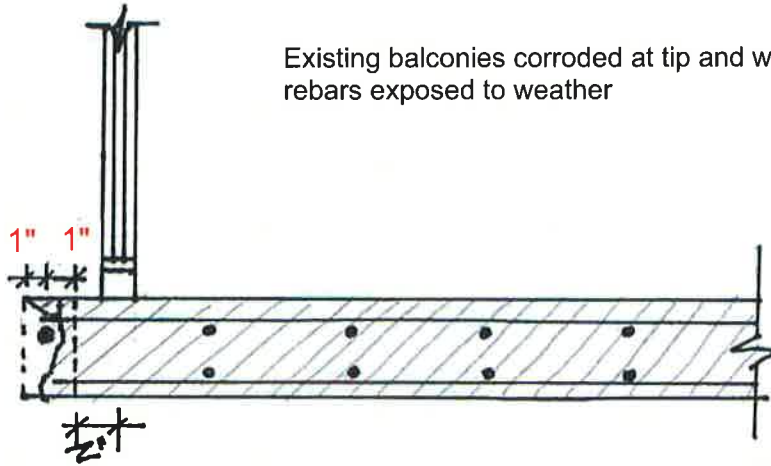
Nelson F. Walters, P.E., Principal.

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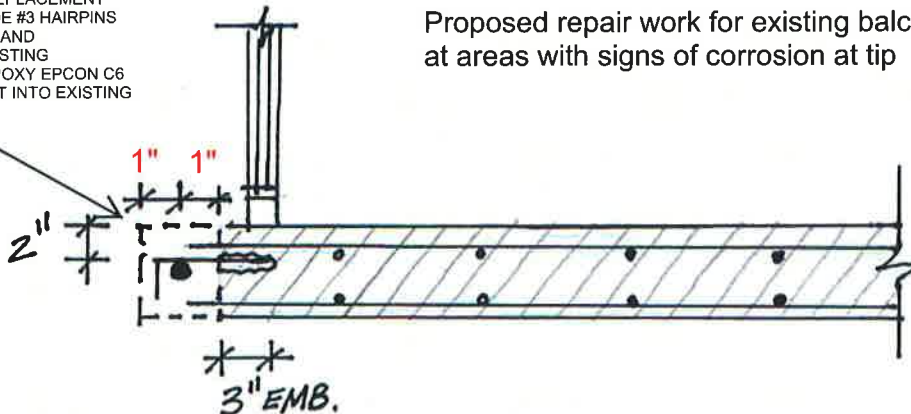
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Existing balconies corroded at tip and with rebar exposed to weather



WHERE BAR REPLACEMENT IS REQUIRED PROVIDE 24" LAP SPLICE AT ENDS OF NEW REPLACEMENT BARS. ALSO PROVIDE #3 HAIRPINS PLACED AS SHOWN AND CONNECTED TO EXISTING CONCRETE WITH EPOXY EPCON C6 WITH 3" EMBEDMENT INTO EXISTING CONCRETE

Proposed repair work for existing balconies at areas with signs of corrosion at tip



REPAIR PROCEDURE

- 1.- AT AREAS WITH SIGNS OF CORROSION OR WITH EXPOSED BARS THE CONCRETE SHALL BE CHIPPED PROVIDING A VERTICAL SURFACE AT LEAST 1" BEYOND EXISTING BAR. CONCRETE SHALL BE REMOVED ALL THE WAY ALONG REINFORCING BARS UNTIL THERE IS NO SIGNS OF CORROSION.
- 2.- CLEAN CUT AREA THOROUGHLY AND COAT EXPOSED REINFORCEMENT WITH A WATER BASED CORROSION INHIBITOR.
- 3.- IF UPON CLEANING EXISTING REINFORCEMENT IT LOOSES 10% OR MORE OF ITS AREA, IT SHALL BE REPLACE BY ANOTHER BAR OF THE SAME AREA PLACED AS INDICATED ON DETAIL ABOVE.
- 4.- AFTER THE CLEANING AND CORROSION INHIBITOR APPLICATION IS FINISHED, THE TIP OF THE BALCONY SHALL BE FORMED AND RE-POURED WITH EPOXY GROUT OF AT LEAST 5,000 PSI COMPRESSIVE STRENGTH.

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Nelson Walters Consulting & Specialty Engineering Services, Inc.
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[Signature]
10/29/11