

# ADVANCED

STRUCTURAL SOLUTIONS

## Milestone Inspection

## Survey Report

International Village Condominium –  
Interlaken Building,  
3720 Inverrary Dr,  
Lauderhill, FL 33319

January 25, 2024

Prepared for:  
International Village Condominium



Prepared by:  
**Andrei Perim, PE**  
FL PE #92722  
FL Cert. of Auth. #35663  
**Renato Silva, P.E. SI**  
FL PE #79294  
**Luis Laca, P.E.**  
FL PE #97508

## Introduction

Advanced Structural Solutions, LLC. was retained to perform a comprehensive structural assessment of the Association's Building located at **3720 Inverrary Drive, Lauderhill, FL 33319**. The purpose of this assessment was to identify potential structural integrity and/or deterioration issues related to the building's structural elements. The inspection was conducted in accordance with the standards established by applicable Florida Building Code guidelines and inspection requirements for building safety.

The findings contained in this structural evaluation report follow the prescribed format as outlined in relevant building safety programs. Multiple inspections were conducted by this firm to observe, identify, and evaluate the present condition of the observable portions of the building's interior and exterior structural elements. During the investigation phase, individual unit balconies, exterior walls, and other structural components were inspected to identify any structural and/or deterioration issues associated with the building's primary structural supporting elements, glazing systems, and cladding.

## Location

The property is located at **3720 Inverrary Drive, Lauderhill, FL 33319** (Figure 1), within the International Village at Inverrary community. The building is situated in a mixed-use residential area surrounded by landscaped grounds, lakes, and recreational amenities. It is part of a well-maintained condominium complex featuring multiple residential units. The location provides convenient access to major roads, shopping centers, and local attractions, while also offering a tranquil environment with a blend of urban and suburban features.

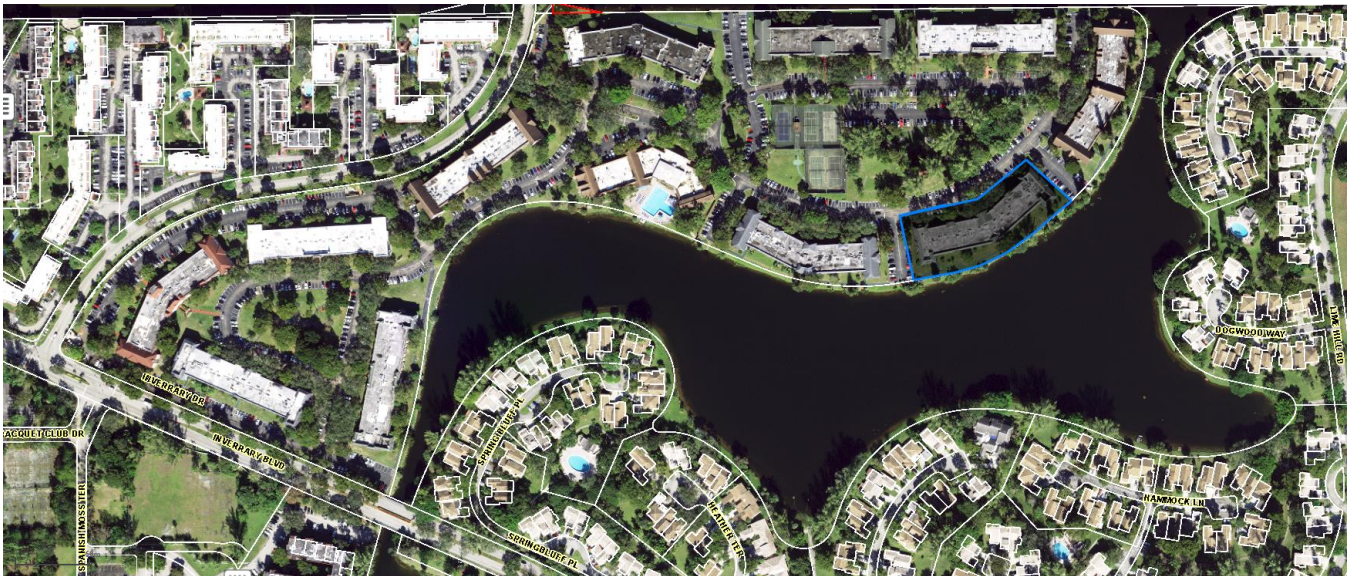


Figure 1: This map, sourced from the **Broward County Property Appraiser**, highlights the building located at **3720 Inverrary Drive, Lauderhill, FL 33319**, outlined in blue. The property is part of the International Village at Inverrary community.

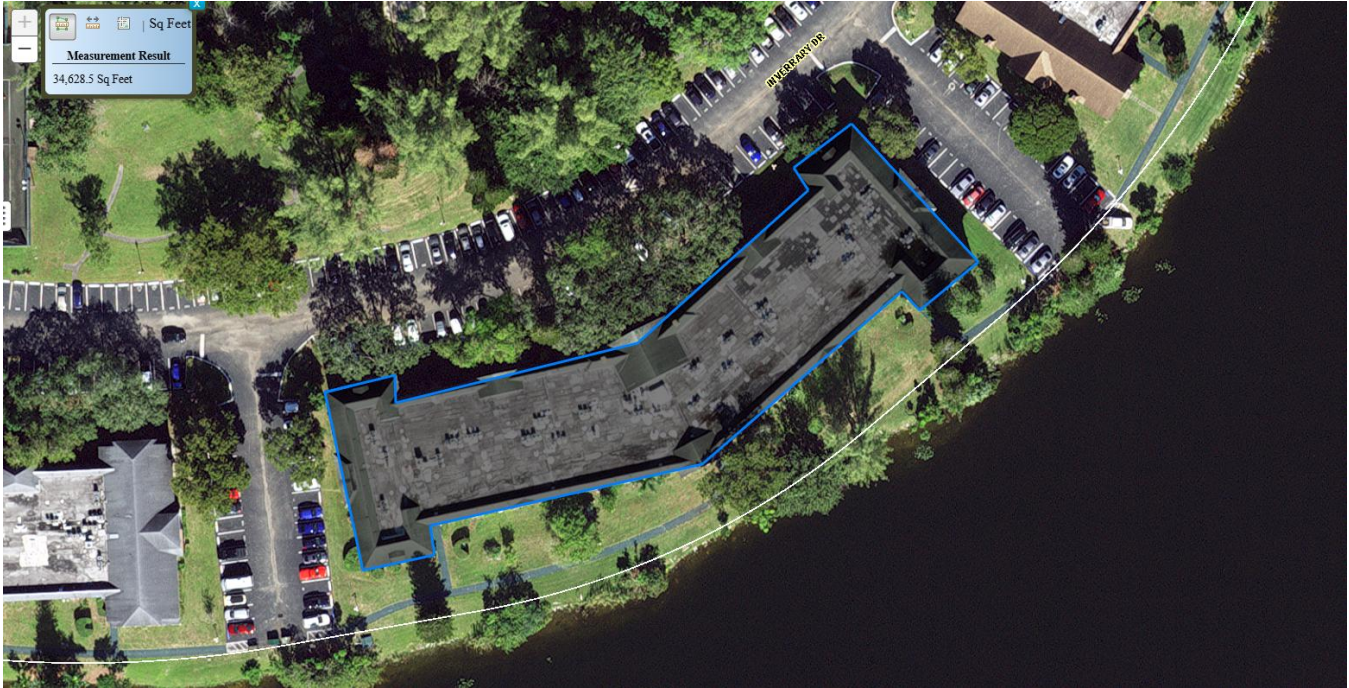


Figure 2: This image, sourced from the Broward County Property Appraiser, displays the footprint of the building located at 3720 Inverrary Drive, Lauderhill, FL 33319.

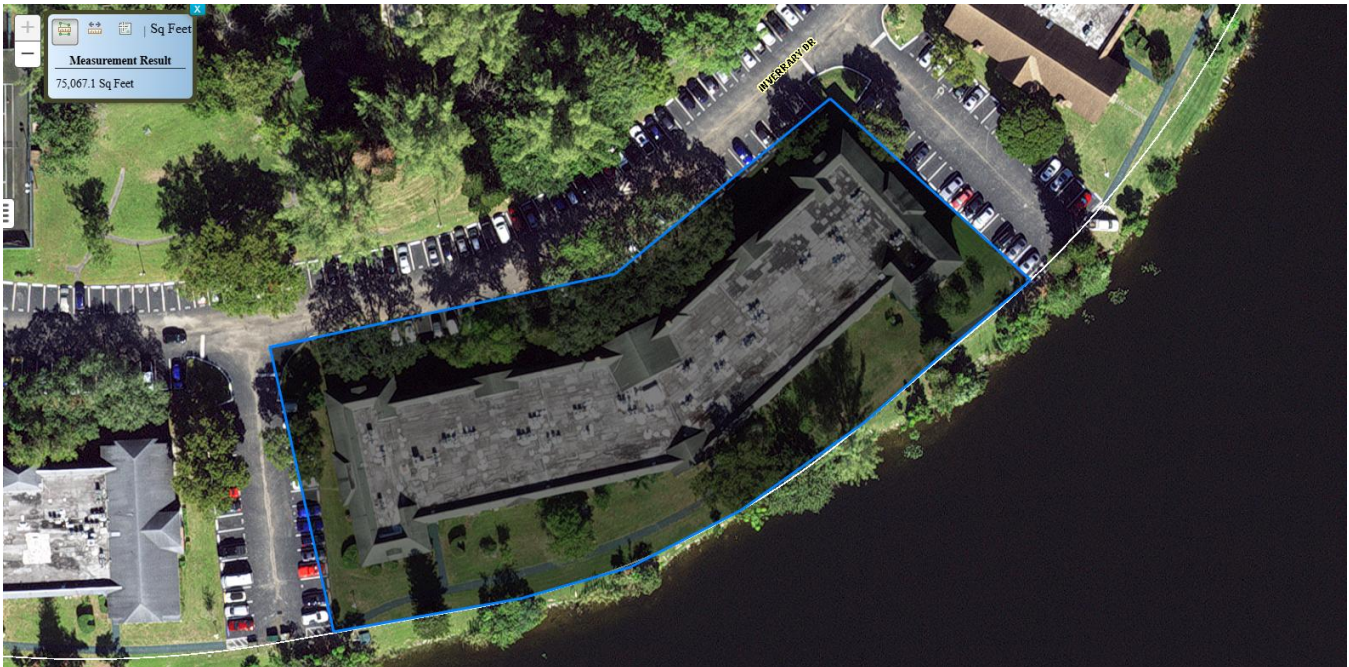


Figure 3: This image, sourced from the Broward County Property Appraiser, highlights the property total building area.

## Conclusion

In conclusion, the structural assessment of the building located at **3720 Inverrary Drive, Lauderhill, FL 33319**, has identified several areas requiring repairs to ensure the safety and integrity of the structure. While many of the building's primary structural elements remain functional, specific issues—such as deterioration in the roof, individual unit balconies, and exterior walls—need to be addressed promptly to prevent further degradation.

Advanced Structural Solutions, LLC. has already designed a comprehensive repair plan to address the identified deficiencies, and a contractor has been retained to execute the necessary repairs. This coordinated approach ensures that the outlined repairs will be completed in accordance with the applicable Florida Building Code guidelines and industry best practices. Upon completion of the repairs, the building will be restored to a safe and serviceable condition. Moving forward, regular inspections and maintenance are recommended to preserve the building's long-term structural stability and safety.

Luis Laca, P.E.  
FL Registration PE #97508

# ADDITIONAL PHOTO DOCUMENTATION FOR REFERENCE



*Photograph 1 – View of the entrance of the building.*



*Photograph 2 – Typical view of balconies and architectural wooden accents.*



*Photograph 3 – View of balcony edge spalling with exposed rebar.*



*Photograph 4 – View of architectural wooden fixtures and veneer wall.*



*Photograph 5 – Typical view of window glassing.*



*Photograph 6 – View of balcony edge spall with exposed rebar.*



*Photograph 7 – View of rooftop with multiple HVAC units and visible signs of wear, including patch repairs and weathered surfaces.*



*Photograph 8 - Mansard roof with green asphalt shingles showing discoloration and signs of aging, highlighting potential moisture retention and the need for maintenance at the transition to the flat roof.*

# DRAWINGS

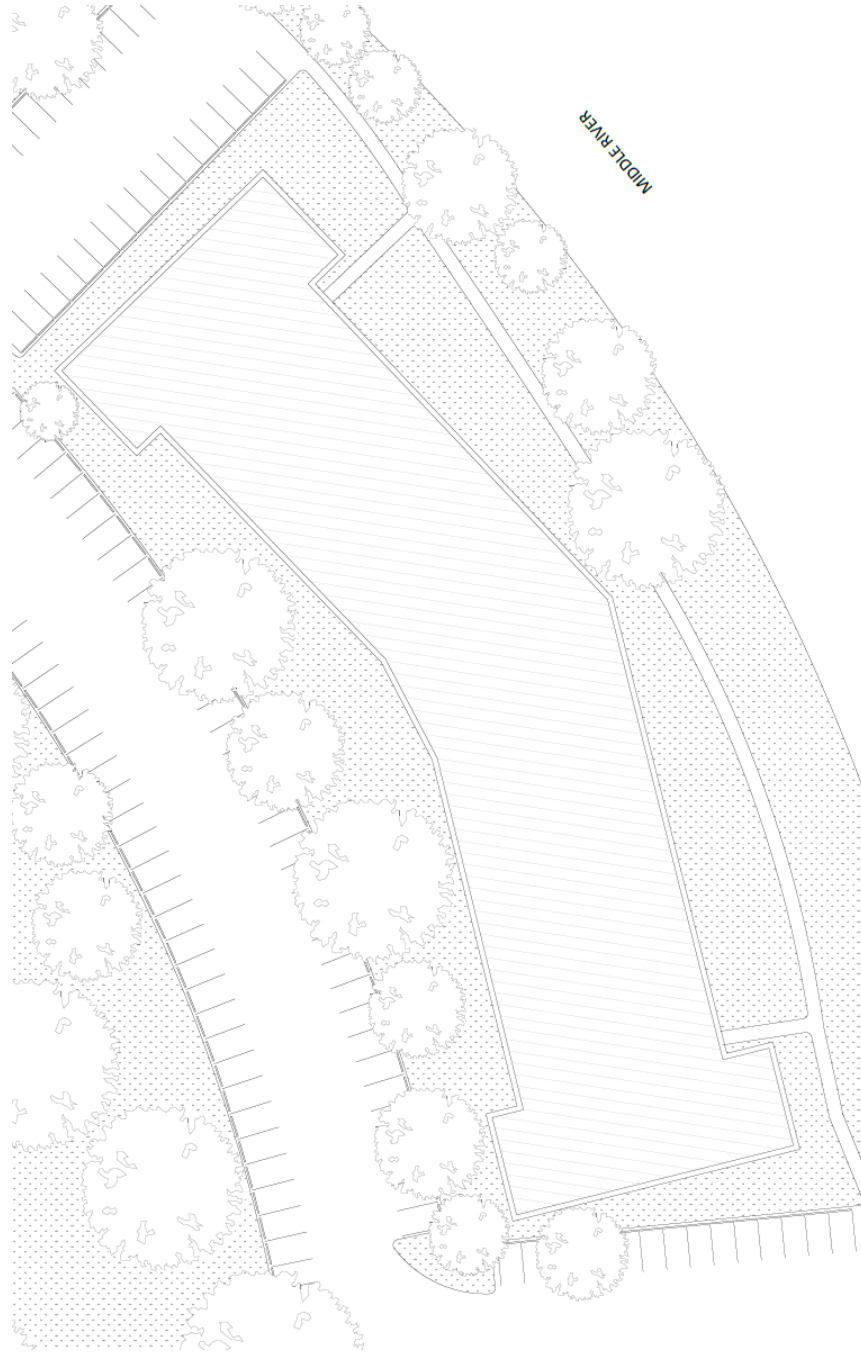


Figure 4: Site Plan

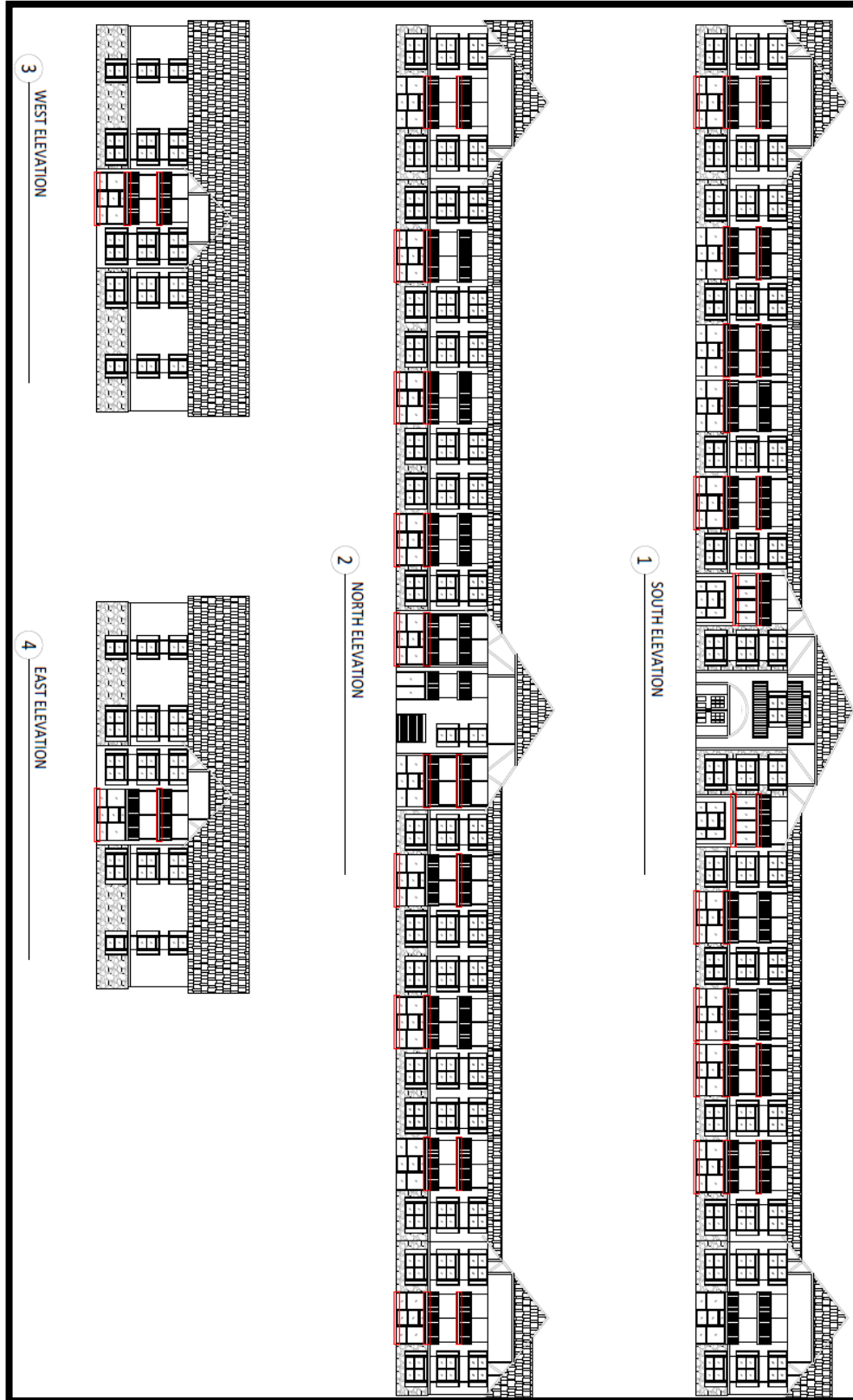


Figure 5: Elevations