HUNTINGTON LAKES SECTION 4
BUILDING 31

BUILDINGS STRUCTURAL PHASE TWO
MILESTONE INSPECTION REPORT

SEPTEMBER 2024

Prepared by:

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This document was digitally signed and sealed by Austin Brennan, PE on 9/2/2024. Printed copies of this document are not considered signed and sealed. Signatures must be verified on electronic copies.

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September 2, 2024

Mr. Doug Wise, Building Official
Palm Beach County Building Division
2300 N. Jog Road
West Palm Beach, FL 33411

Re: Milestone Inspections
Huntington Lakes Section Four
7320 Amberly Lane – Building 31
Delray Beach, Florida 33446

Folio No. 00-42-46-16-15-031

Dear Mr. Wise:

Phase One Milestone inspections were performed from September 2023 to January 2024 for structural safety at the above referenced condominium building. Based on the discovery of substantial structural deterioration on key structural components, it was determined that a Phase Two Milestone Investigation would be required. The Phase One Milestone Report was submitted in February 2024 and the phase two investigations were subsequently performed.

The Phase One investigations included visual inspection and acoustical testing of reasonably accessible areas throughout the building such as the building envelope, catwalks, electrical rooms, staircases, elevator towers, and roof; and nearly all unit interiors and balconies, which included the inspection of windows and doors for fit, form, and function, where possible. Exposed columns, beans, slabs, and walls were examined for possible damage. Exhaustive and destructive testing was not performed nor deemed a requirement for the extents and types of damages that were observed during the investigation. The Phase Two investigation included the review of available original construction drawings and the development of the detailed repair location drawings to determine if the subsequent repair project can be done under normal occupancy.

Building No. 31 was built in 1987 within the Villages of Oriole in suburban Unincorporated Palm Beach County. The building is a four (4) story structure with a total of forty (40) units. The building has ten (10) unit stacks with similar interior layouts and square footage. All units contain two bedrooms and two bathrooms. The building is rectangular with catwalks at every level in the front, and balconies in the rear. It is constructed of post tension concrete floor slabs, concrete masonry walls, and reinforced concrete framing per observation and Palm Beach County Property Appraiser records. No original construction plans could be referenced for building construction details. Property Appraiser records also indicate that the roofs are constructed of prestressed concrete, however that could not be visually confirmed. Property Appraiser records did not identify the roofing system. The roof contains a foam finish and various patches. The roof is primarily flat, with a parapet wall leading to a sloped shingle roof above the catwalks, elevator tower, and stair towers the front of the building. There are two (2) enclosed stair towers that extend from the catwalks, as well as an elevator tower at the center.

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The majority of units contain a single balcony with varying types of railing and enclosure systems.

As stated, during the Phase One inspections, substantial structural deterioration was identified at columns at the catwalks and balconies. Some structural deterioration was identified in isolated areas at the balconies and catwalk slabs. The Phase Two investigations consisted of a review of original construction documentation and the development of the detailed repair location drawings, which is attached as *Appendix B* herein. As a result of The Phase Two investigation, it was determined that a repair project is required and can be done under normal occupancy.

The findings of the Phase Two Investigation were consistent with the Phase One Inspections and are as follows:

Building Envelope, Catwalks, Stairs, and Roofs

1. The building envelope appears to consist of stucco'd concrete masonry block, post tension concrete floor slabs, and reinforced concrete framing.
2. The building has simply supported catwalk slabs with columns at the edges of the catwalks.
3. The building contains aluminum picket railings.
4. The railing system was generally in poor condition. The majority of the picket railings were loose and had unfilled rail post pocket holes that were holding water. Significant corrosion and missing bolts were observed at many locations at the surface mounted railing posts. Multiple locations of corroded railing attachment brackets were observed. Due to the post pocket issues, many of the picket railings on the catwalks are loose and could pose a threat to unit owner safety. The picket railings also do not appear to meet current codes due to their picket spacing, and it is unknown if the system meets appropriate force requirements even if it were properly secured. All railing systems appear to be original to the buildings.
5. The roof is primarily flat, with a parapet wall leading to a sloped shingle roof above the catwalks, elevator tower, and stair towers the front of the building. All sloped roof areas contain asphalt shingles. The building contains stair towers that go up to the roof level. All access points are located at the front right corner of the roof.
6. During the investigation it could not be confirmed that the actual roof structure was made up of prestressed concrete as stated by the property appraiser, however, all flat roof areas appeared to be concrete slabs.
7. The Property Appraiser did not identify the roofing system, however all roof areas and portions of parapet walls appear to be covered in a spray foam. This foam has delaminated in many areas and the roof appears to have extensive patch repairs. Large and small areas of ponding water and breaching were observed throughout the flat roof areas. The roof appears to be reaching the end of its useful live.
8. The catwalks were coated in a spray deck finish. It is unknown if there is a waterproofing system beneath the finishes. The ground floor contains individual sidewalks to each front door. The ground floor walkway is tiled.
9. Delaminated topping was found at several areas around railing post pockets on the catwalk.
10. Occasional edge spalling was observed along the catwalks.
11. Some stress cracking was observed on the catwalks running perpendicular to the walls. Some of these cracks might have only been in the topping material.

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12. Many areas of stucco delamination and stucco cracking were observed on the masonry walls but were often found on the slab edges. Rust spots were also observed along some of the slab edges.
13. Many areas of column spalling were observed at the columns supporting the catwalks.
14. Paint bubbling and delamination was observed occasionally.
15. In general, the stair tower structures, and stair systems were in fair condition.
16. Abandoned fasteners were found throughout the building envelope as well as unsealed holes where fasteners were once installed.
17. Some areas of the vertical expansion joint were failing at the front and back of the building. Cover plates were installed at the expansion joints on the catwalks, inhibiting inspection of the horizontal expansion joints.
18. The trash room door was metal and corroded at the bottom of the steel door frame. Some door panels and louvered openings were corroded as well.

Balconies

1. All units contain recessed, simply supported balconies.
2. The recessed balconies contained a variety of enclosures. Almost all upper floors contained a screen enclosure with an incorporated railing system. Some unit owners have removed the screen enclosures and installed custom window enclosures. The existing railings do not appear to meet current code requirements. Many first floor balconies did not contain screen enclosures but had sliding window and swing door enclosures at the edge.
3. All existing screen enclosures or railings appeared to be original to the building and in fair condition, however some enclosure fasteners were occasionally missing.
4. All of the recessed balconies contained a tile finish floor. Some tiles were hollow sounding when tapped. A few units had 100% hollow tiles throughout the balconies.
5. Many of the balconies were used as interior spaces and contained substantial amounts of furniture or stored personal items that inhibited a thorough investigation of the balcony structure.
6. Some column spalling was observed on the balconies.
7. Minimal structural damage was observed on the balconies with only a few areas of spalling observed on the slabs. Some edge spalling was visible from the exterior of the balconies but was not detected on the inside.
8. Areas of stucco cracking and delamination were observed on masonry walls and above doors.
9. Some isolated rust spots or abandoned fasteners were also found within the balconies, often from old decorations or plant hangers.
10. Corroded metal corner bead stucco accessories were observed at the walls adjacent to the sliding glass doors.
11. Sunshades were installed on the interior sides of the railings on most of the balconies. Often there was a screen enclosure, roll-up sunshade system, and a horizontal slider, all containing their own rails or tracks on the floors. Evidence of trapped water was often found in these areas which appeared to be causing corrosion of fasteners.
12. Several tile finishes were installed higher than the existing sliding glass door tracks, potentially causing water to flow into and become trapped in the sliding door tracks.

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Windows and Doors

1. All end units contain one front window, a front swing door, and three (3) side window openings. Intermediate units contain two (2) front windows and a front swing door. There is a single window opening in the rear of each unit.
2. Each unit contains two (2) sliding glass door entry points to the balconies. The original design had one sliding glass door in the living room and one in the master bedroom. A few unit owners have removed the sliding glass doors and made the balconies interior spaces.
3. The front windows at all units are horizontal sliding windows.
4. The rear windows at all units are awning windows.
5. The side windows varied between single hung windows, horizontal sliders, and awning windows, depending on the unit.
6. There are bedroom and bathroom window openings that were approximately 19 inches above the finished floor. These openings all appeared to be originally designed for awning windows, which allows for the window design to restrict the ability of a resident to easily fall through an open window.
7. All awning windows appeared to be original to the buildings and some were in poor condition.
8. Some units contain accordion shutters.
9. Occasionally accordion shutters were installed at the front which could have been for security reasons more than hurricane protection. No accordion shutters were tested for function and only obvious visible damage was noted.
10. Roll-up aluminum sunshades were commonly installed at balcony edges instead of hurricane shutters. Often unit owners believe these are hurricane rated shutters. The functionality of the sunshades was not tested either.
11. In addition to sunshades, many balcony edges contained horizontal sliding windows, either glass or plexiglass, or sliding glass doors. Some sliders were floor to ceiling, while others contained an opaque panel at the bottom of the enclosure.
12. Awning window enclosure walls were observed at the edges of some balconies as well.
13. In general, the windows were in varying conditions. Many windows were original to the building, but some unit owners had replaced their windows with new impact windows. Some the sliding windows could not be tested for function due to installed thumb locks that restricted their opening. There were also many windows and doors that could not be adequately inspected because they were obstructed by furniture or stored items on the balconies.
14. Some sliding glass doors were missing fasteners and functioned poorly.
15. Some units contained windows or doors that were missing fasteners or contained broken hardware.
16. In terms of egress, it appeared that the bedrooms could be exited in some way in the event of a potential fire, whether through a window or the sliding door leading to the balcony. However, thumb locks on the front or bedroom windows could prevent someone or slow someone down from exiting through the sliding windows at the front bedrooms.

Our recommendations of the Phase Two Investigation were consistent with the Phase One Inspections are as follows:

1. Concrete spalling should be repaired according to engineering specifications at the balconies, building envelope, roof, and catwalk. Any shutters, sunshades, railings, windows,

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or doors impeding the proper repair of the concrete will need to be removed. When removing doors and windows, temporary weather walls will need to be constructed to protect the interior of the unit. Proof of installation permits will need to be provided by unit owners for the reinstallation of existing enclosures. Due to their age, screen enclosure reinstallation may not be possible, and railing replacement might be required.

2. All rust spots should be chipped out, the steel cut back, and concrete replaced in that location. If rust spots occurred due to rusted PT anchors, the anchors should be excavated, cleaned, and coated with corrosion inhibitor. Anchor replacement and cable splicing should be performed as needed.
3. Where hollow sounding, cracked, or tenting tile is found on balconies or catwalks, the tile should be removed in that location, at minimum, in order to fully examine the concrete slab and determine the extent of the concrete damage. It is recommended that the tile, carpet, and astroturf be removed from all balconies, and the balconies be waterproofed after repairs have been completed. At this time, the balconies can be properly sloped to eliminate areas of ponding water.
4. Spray deck coating should be reapplied to match the existing finish where it is compromised due to slab repairs or delamination. Preferably, all catwalks should be ground down and waterproofed to provide protection to the structural slabs, but existing coating repairs should be performed at minimum. Low spots in the catwalk slabs where water ponds should also be corrected to promote drainage.
5. Cover plates should be removed where installed over the catwalk expansion joints and the joints should be inspected. Any deteriorated or leaking expansion joint material should be removed, and new backer rod and sealant should be installed. Expansion joints should also be repaired on the building envelope at the back of the buildings. Spalled and cracked concrete should also be repaired around the expansion joints if it is discovered after covers and old materials have been removed.
6. Stress cracks in catwalk slabs and balcony slabs should be routed and sealed with structural epoxy through gravity feed applications and overhead injections.
7. Rail post pocket grout should be chipped out and replaced where it is damaged at the catwalks. The picket railing should be repaired and resecured at a minimum if full replacement is not required. Railing repairs might require mechanically fastened brackets or post sleeves to be installed where sections have detached or corroded. Dangerously loose railings should be temporarily secured if repairs are not immediately performed.
8. The Association should plan to replace the existing balcony enclosures and picket railings with new code-compliant railings.
9. Delaminated stucco should be removed from any concrete or masonry surfaces. New stucco should be applied to match existing. Cracks in the stucco on vertical and horizontal surfaces should be sealed. If cracks exceed 1/16” in width, the cracks should be routed in a “V” shape before sealing. Cracking between poured concrete elements and concrete blocks might require mesh reinforcement to prevent future cracking.
10. Abandoned fasteners or embedded elements should be removed and the fastener holes should be sealed.
11. Any rusted fasteners, brackets, junction boxes, conduit, or other elements throughout the buildings should be replaced with new corrosion resistant components of like size. The fastener penetrations should be sealed with caulking prior to fastener installation. Permits and engineering might be required to replace some elements.

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12. Exterior wall coatings should continue to be maintained and painting projects should be performed every 8 to 10 years. The project should include the preparation, priming and painting of all slab edges, ceiling areas, and all vertical stucco surfaces. Additionally, all exterior window and door perimeter seals should be re-caulked or removed and replaced if deteriorated. Any exterior metal doors should also be painted to prolong their aesthetic life expectancy.
13. All flat roof systems should be fully replaced. The structural slabs should be inspected prior to the new roof systems being stalled. Stucco repairs will be required on parapet walls. A/C unit stands might require replacement to meet current roofing codes.
14. Egress windows and doors in bedrooms must be operational and unobstructed at minimum, and temporary screw locks at the egress windows should be removed. If needed, the doors and windows should be refurbished or replaced with new code compliant components. Fasteners should be installed where missing at door and window frames. Any window or door nearing the end of its useful life should also be replaced.

As requested by the association, we are assisting in obtaining bids for the upcoming building restoration project to for the repairs identified in the Phase One portion of the Milestone Inspection. The bids are anticipated to be received on September 13, 2024. Substantial structural deterioration was identified along the catwalk area, stair towers, elevator tower, and slab edges along the balconies in the form of concrete spalling. If visible spalling has been identified, water intrusion has likely been occurring for an extended period of time. Given this, the spalled components cannot be certified as structurally safe for the full length of time until the following Milestone Inspection. Remedial repairs should be performed to small cracks, damaged stucco, expansion joints, and other deteriorated sealants to lessen the chances of new spalls occurring in the next ten (10) years. The roof should be replaced. Once replaced, the roof should be maintained. Corroded air conditioning stands and unit straps should be replaced to keep the units secure during a high wind event.

There were no immediately unsafe or dangerous conditions identified during the inspections. The building is presently safe for continued use while the upcoming structural repair project is performed. The safety of the building as a whole cannot be certified until the structural deterioration identified in the Phase One and Phase Two reports has been corrected.

Inspections were conducted in only those areas where access was provided. As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents and accurate appraisal of the present condition of the building based on the careful evaluation of observed conditions, to the extent reasonably possible.

If you have any questions or require additional information, please let me know.

Respectfully submitted,
Hellas Engineering, Inc.

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APPENDIX 'A' - INSPECTION PHOTOS

Figure 1: Typical front elevation of 4-Story building (Building 36, All Buildings similar)

Figure 2: Typical side and rear elevation of 4-Story building (Building 35, All Buildings similar)

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Figure 3: Typical ground floor front entries of all buildings

Figure 4: Typical cantilever catwalks on a 4-story building with picket railings (Similar to Buildings 29 through 32)

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Figure 5: Typical simply supported catwalks on a 4-story building with concrete columns and picket railings (Similar to Buildings 33 through 36)

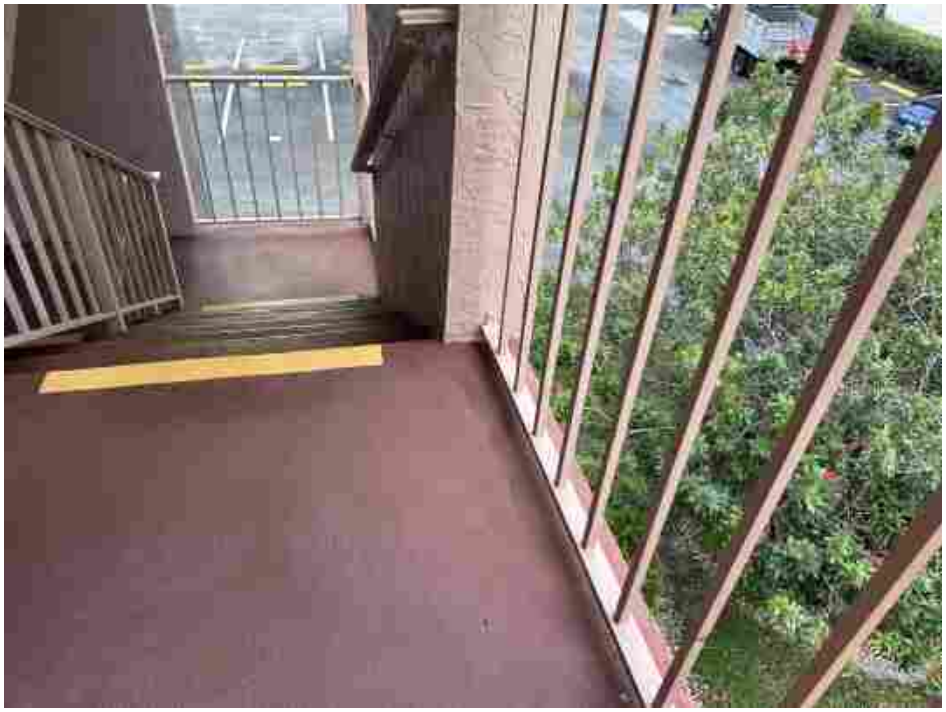

Figure 6: Typical stair system

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Figure 7: Typical unit-owner storage rooms at the ends of the catwalks

Figure 8: Typical elevator foyer at the middles of the buildings

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Figure 9: Typical trash room interior

Figure 10: Typical roof area with parapet walls, roof patching, and ponding water

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Figure 11: Typical roof area with parapet wall to sloped shingle roof, roof patching, and ponding water

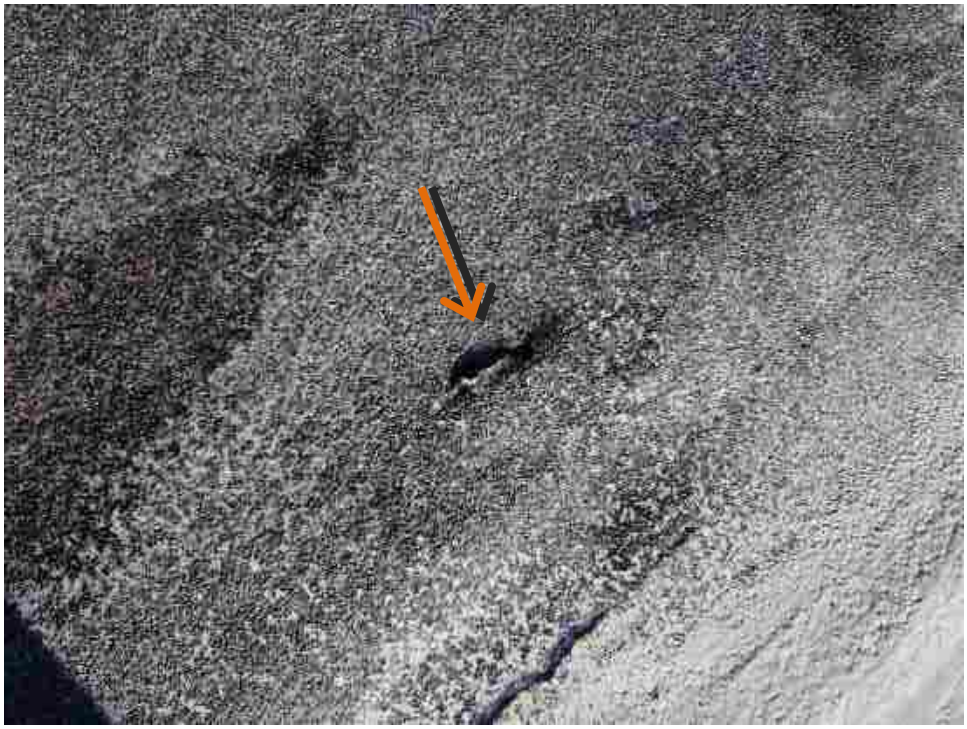

Figure 12: Damaged roofing membrane

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Figure 13: Damaged roofing membrane

Figure 14: Corroded ties and fasteners at roof air conditioning units

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Figure 15: Breach in sealant at roof penetration

Figure 16: Corroded AC stand

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Figure 17: Missing shingle and exposed fasteners at sloped shingle roof

Figure 18: Typical interior layout of a unit containing a recessed balcony

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Figure 19: Typical recessed balcony interior; this balcony also contains horizontal sliders, sunshades, and a screen enclosure at the edge

Figure 20: Typical sliding glass doors leading to a recessed balcony; this balcony also contains accordion shutters and a screen enclosure at the edge

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Figure 21: Typical sliding glass doors leading to a recessed balcony; this balcony also contains horizontal sliders, sunshades, and a screen enclosure at the edge

Figure 22: Typical horizontal sliding window at catwalk

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Figure 23: Typical horizontal sliding window at kitchen and front bedroom

Figure 24: Typical single hung window at bedrooms

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Figure 25: Typical awning window approx. 19” from the finished floor

Figure 26: Typical single hung window at the rear elevation of some master bedrooms

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Figure 27: Typical awning window at the rear elevation of some master bedrooms

Figure 28: Typical single hung window in bathrooms at end units

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Figure 29: Typical thumb locks/screw locks at horizontal sliding windows

Figure 30: Damaged glazing

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Figure 31: Water damage in bedroom under awning window

Figure 32: Balcony tile elevation above the sliding glass door track

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Figure 33: Water and debris trapped between screen frame, sunshade frame, and horizontal sliding plexiglass frame

Figure 34: Hollow tile at balcony

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Figure 35: Corroded corner bead at stucco balcony wall

Figure 36: Unsealed fasteners and abandoned fastener holes

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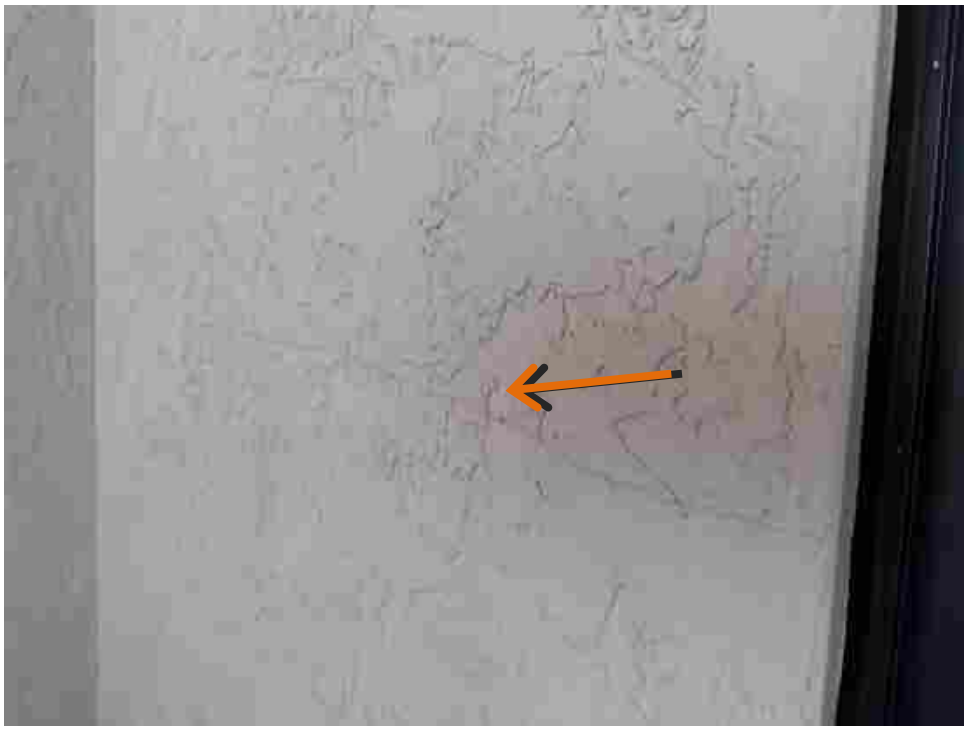

Figure 37: Stucco crack at balcony wall

Figure 38: Exterior electrical outlet missing cover plate

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Figure 39: Concrete spall

Figure 40: Slab and column spall within room

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Figure 41: Column spall at building exterior

Figure 42: Catwalk column spall

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Figure 43: Failed post tension cable

Figure 44: Concrete spall at stairwell

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Figure 45: Recessed post pocket at stairwell railing

Figure 46: Typical deteriorated post pocket at catwalk railing

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Figure 47: Unsealed fasteners at catwalk railing bottom rail

Figure 48: Corroded bolts at surface mounted base plate for catwalk railing

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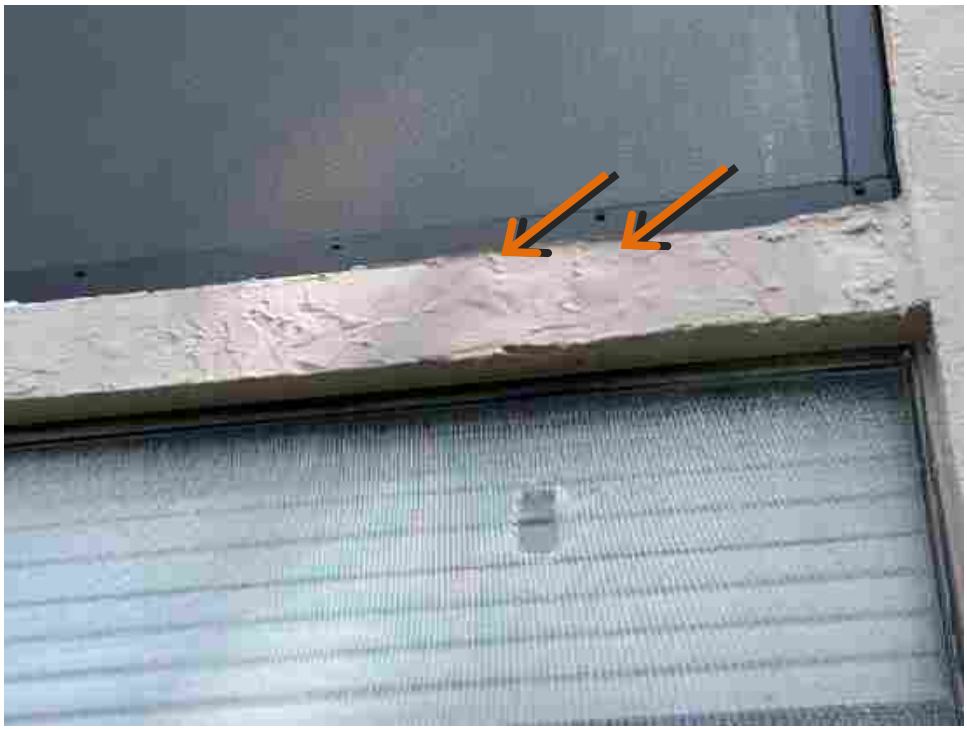

Figure 49: Bubbling paint at slab edge

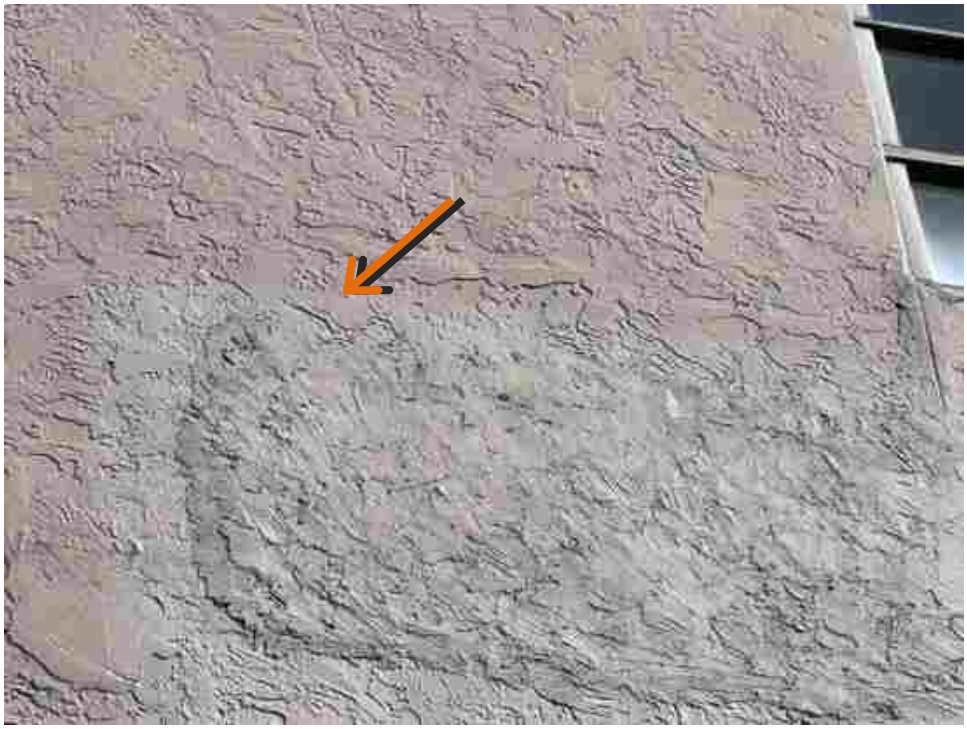

Figure 50: Failing previous repair at exterior wall

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Figure 51: Stucco cracks

Figure 52: Stucco cracks

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Figure 53: Water infiltration at failing stucco

Figure 54: Typical metal catwalk expansion joint cover

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APPENDINX ‘B’ – REPAIR LOCATION SURVEY DRAWINGS

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	5 CF
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	8 LF
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	8 EA

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	14 LF
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	14 LF

WINDOWS & DOORS

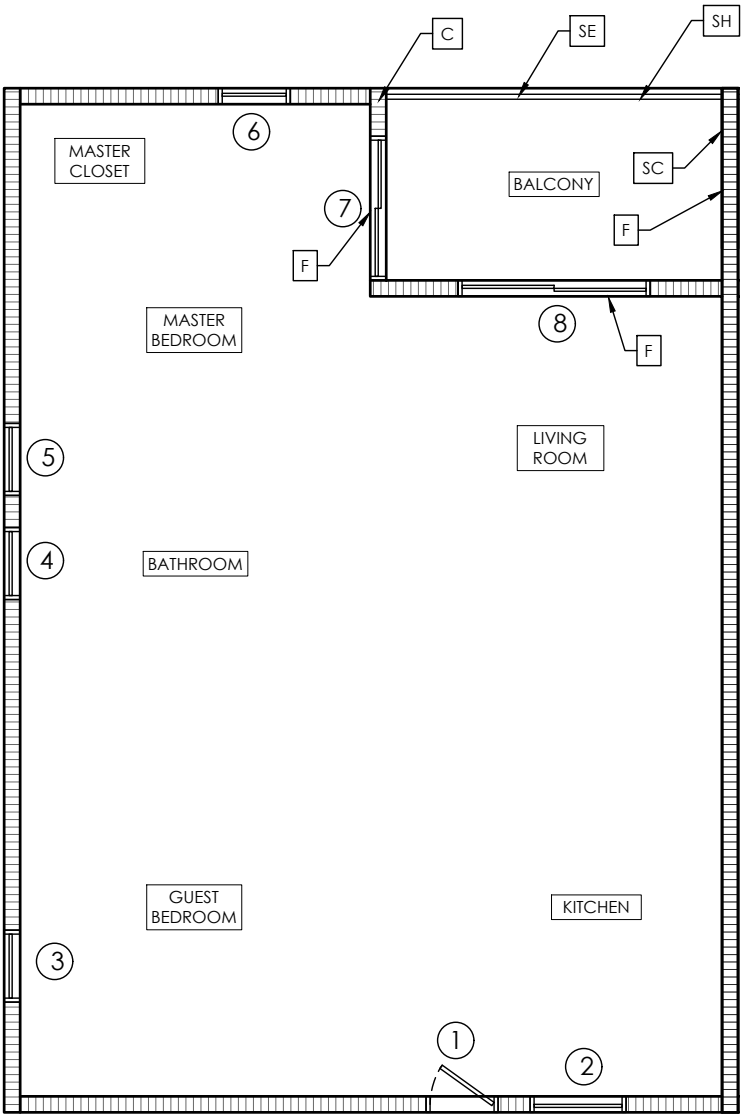
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	SINGLE HUNG	FAIR	FAIR	NO
4	AWNING	FAIR	FAIR	NO
5	AWNING	FAIR	FAIR	NO
6	AWNING	FAIR	FAIR	NO
7	SGD	FAIR	FAIR	NO
8	SGD	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	101

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
SCALE: AS NOTED

31 - 101

HELLAS ENGINEERING
2475 MERCER AVE., UNIT 106, WEST PALM BEACH, FL 33401
EMAIL: INFO@HELLASENG.COM - WWW.HELLASENGINEERING.COM
PH #561-469-1907 - CERT. OF AUTH. NO. 30562

ESTIMATED REPAIRS

DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	14 SF
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	7 CF
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	9 LF
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	8 LF
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	14 LF
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	12 LF
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	NO ACCESS		
3	HORIZ SL. WINDOW	NO ACCESS		
4	AWNING	NO ACCESS		
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. WINDOW	FAIR	FAIR	NO

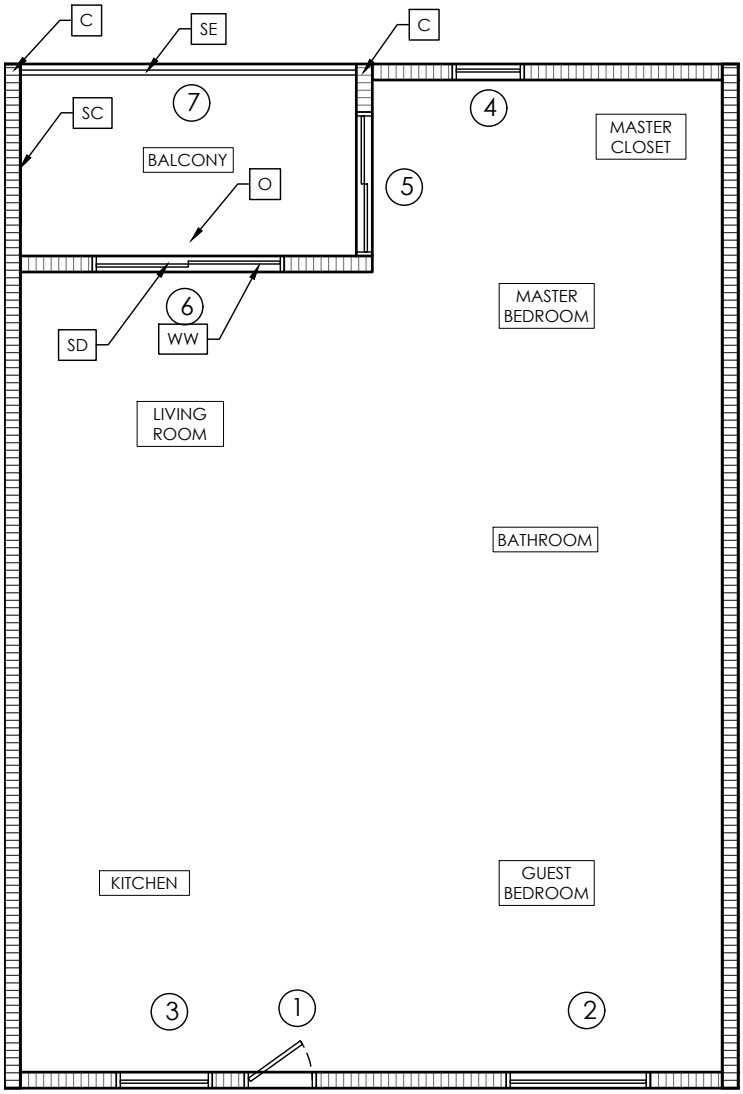
NOTE: UNIT UNDER CONSTRUCTION WITH LIMITED ACCESSIBILITY

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	102

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	NONE	NO	SCREENED ENCLOSURE W/ SWING DOOR



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
SCALE: AS NOTED

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31 - 102

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	8 SF
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	5 CF
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	8 LF
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	8 LF
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	14 LF
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	12 LF
SHUTTER REMOVAL & REINSTALLATION	SH	14 LF

WINDOWS & DOORS

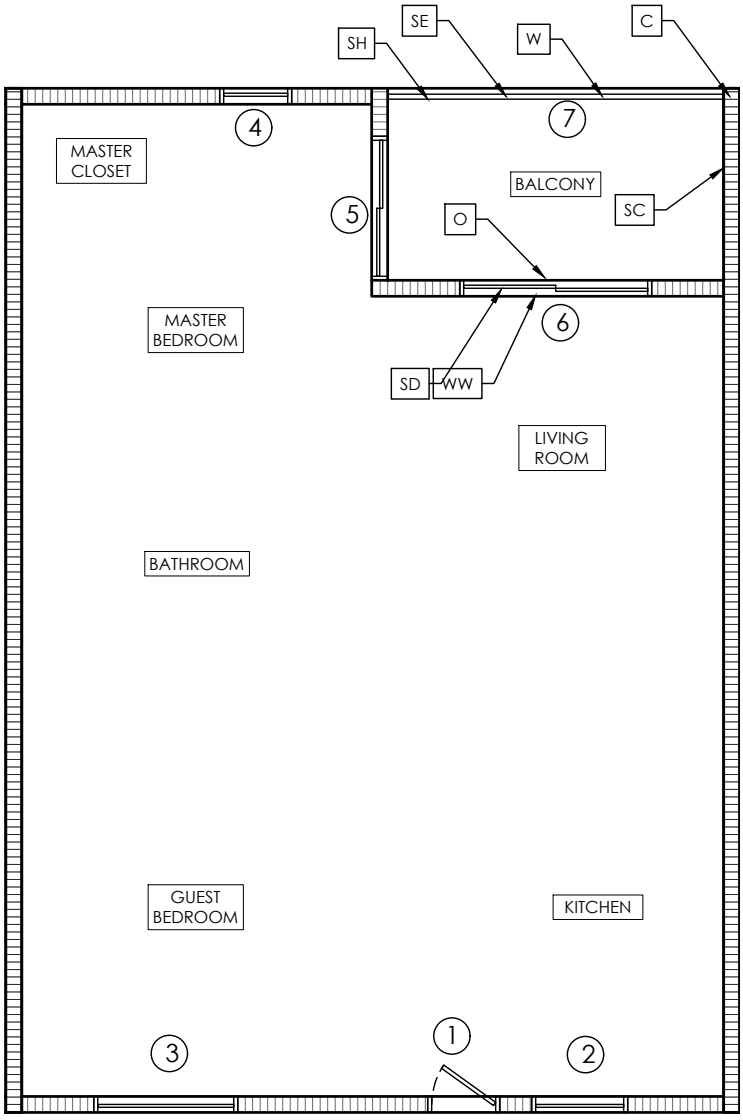
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	FAIR	FAIR	NO
4	AWNING	POOR	POOR	NO
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. WINDOW W/ SWING DOOR	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	103

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	HORIZ. SL. WINDOWS W/ SWING DOOR



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
SCALE: AS NOTED

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

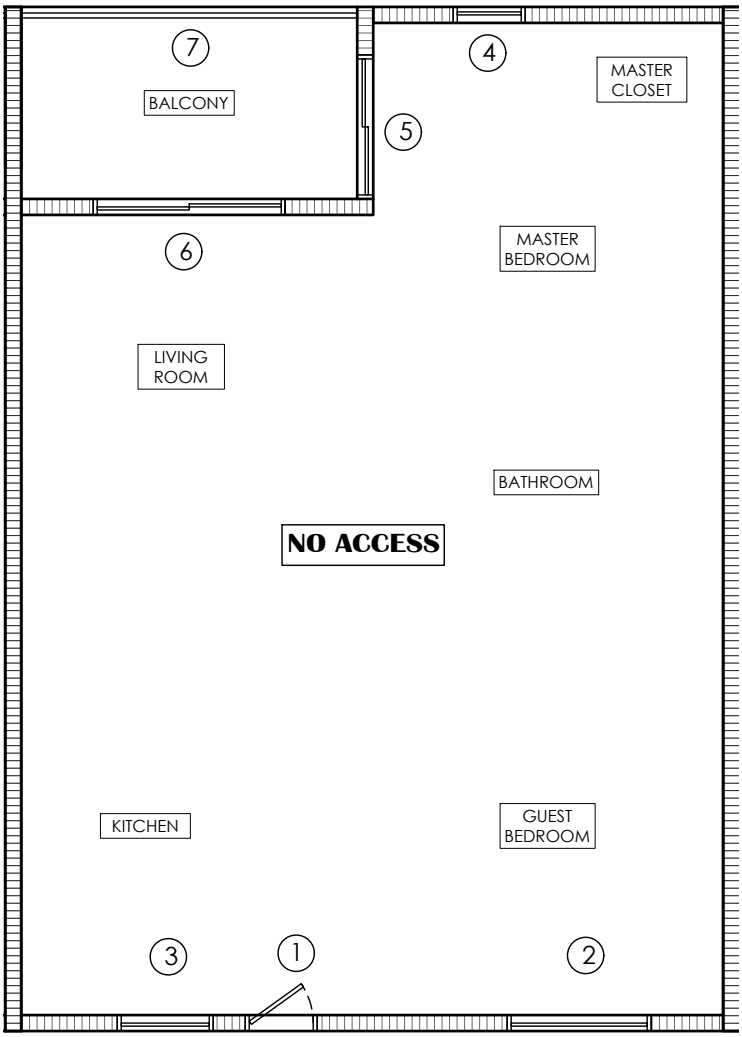
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	104

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

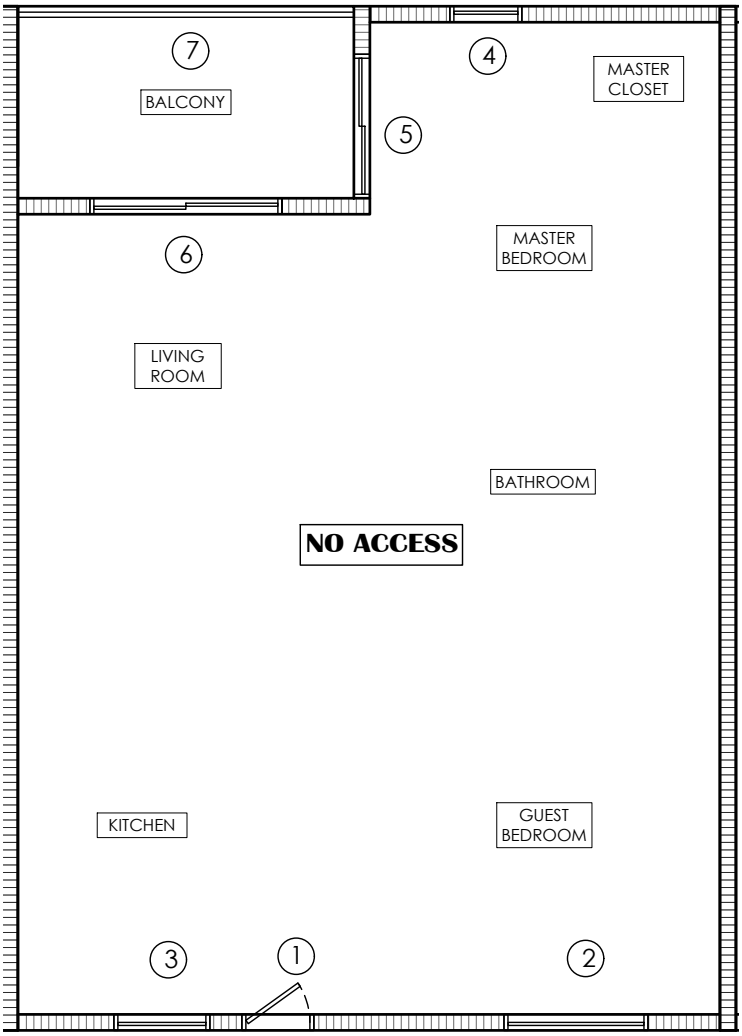
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	105

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	8 SF
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	8 LF
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	8 LF
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	12 LF
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	NO ACCESS		
3	HORIZ SL. WINDOW	NO ACCESS		
4	NO ACCESS			
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. WINDOWS W/ SWING DOOR	FAIR	FAIR	YES (ROLLDOWN)

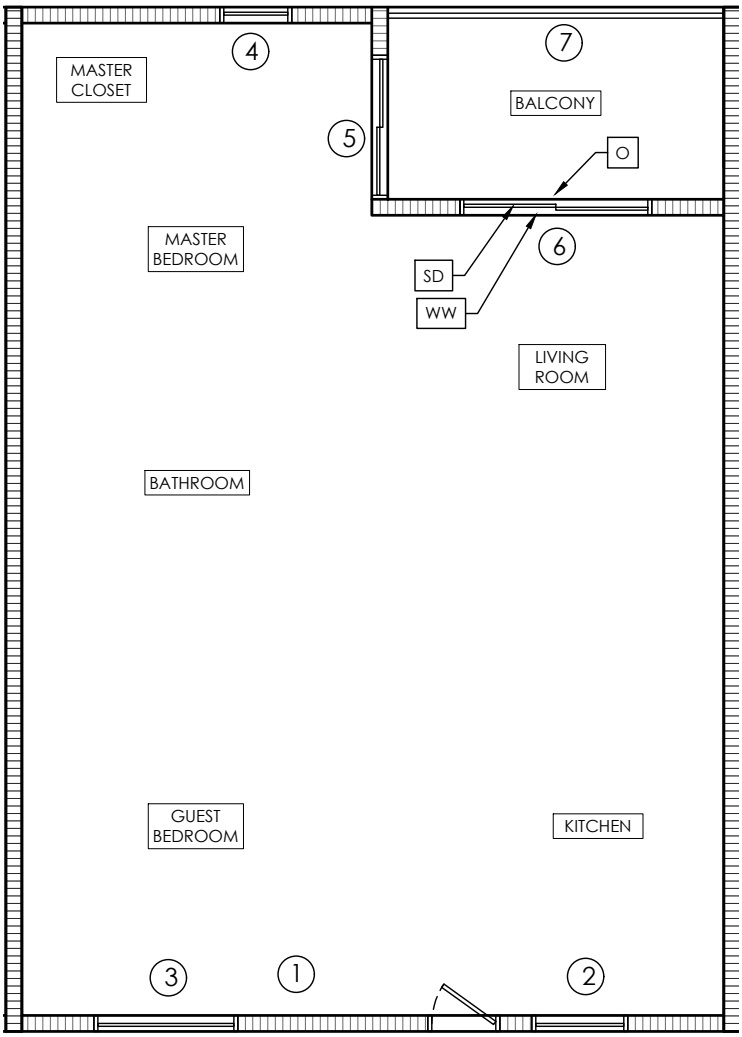
NOTE: LIMITED ACCESSIBILITY. UNIT CLUTTERED

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	106

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	ROLLDOWN	NO	HORIZ. SL. WINDOWS W/ SWING DOOR



FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

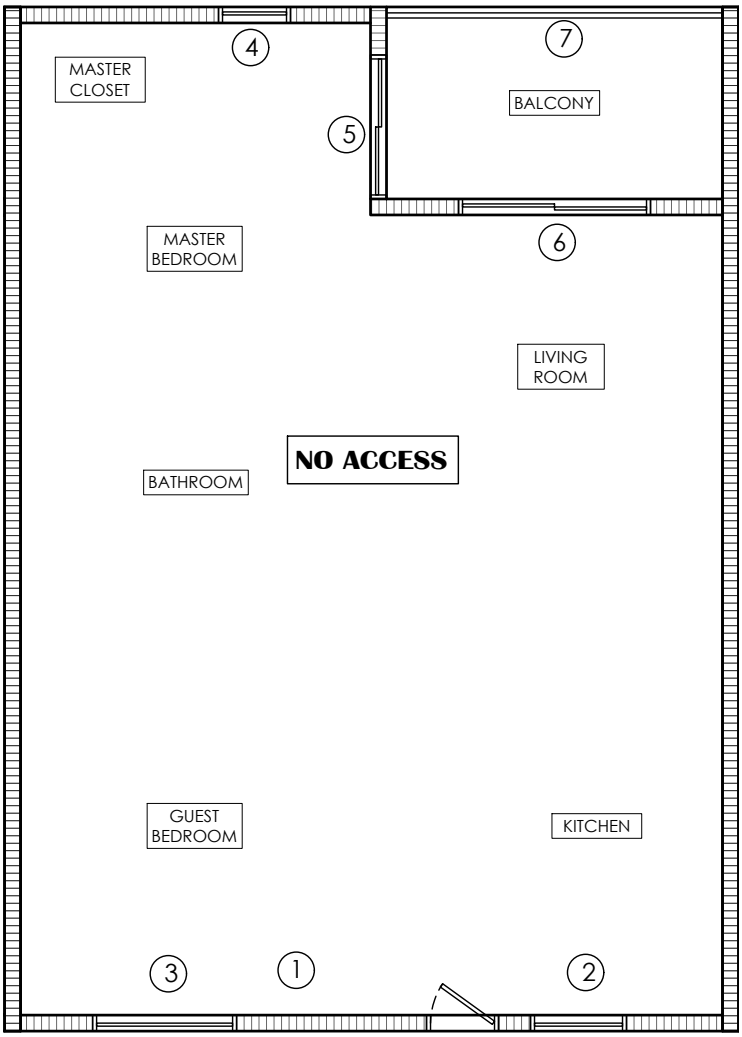
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	107

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
SCALE: AS NOTED

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	8 LF
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

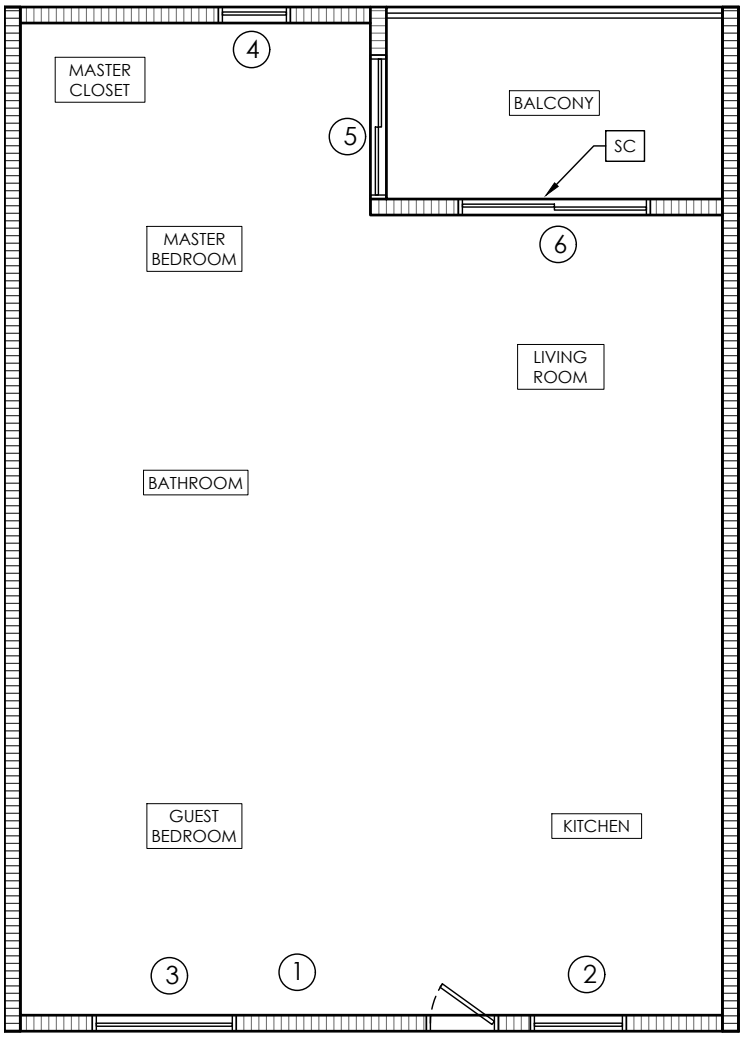
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	NO ACCESS		
3	HORIZ SL. WINDOW	FAIR	FAIR	NO
4	AWNING	FAIR	FAIR	NO
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	108

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	22 LF
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

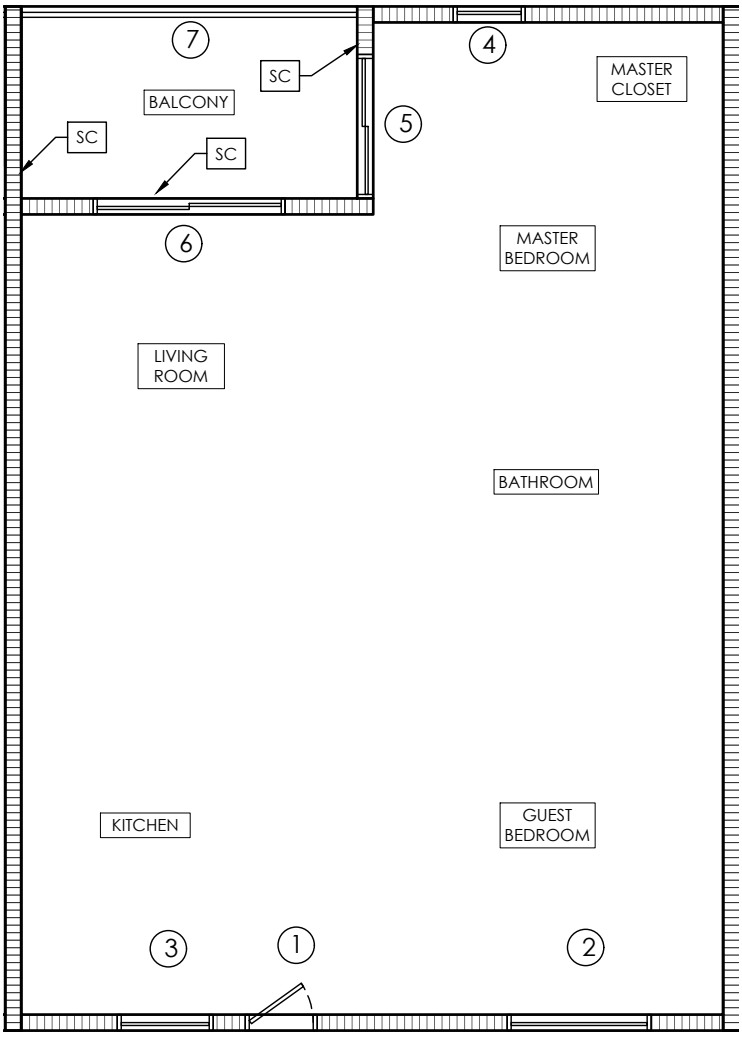
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	FAIR	FAIR	NO
4	SINGLE HUNG	FAIR	FAIR	NO
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	SGD	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	109

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	NONE	NO	SLIDING GLASS DOORS



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	6 LF
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

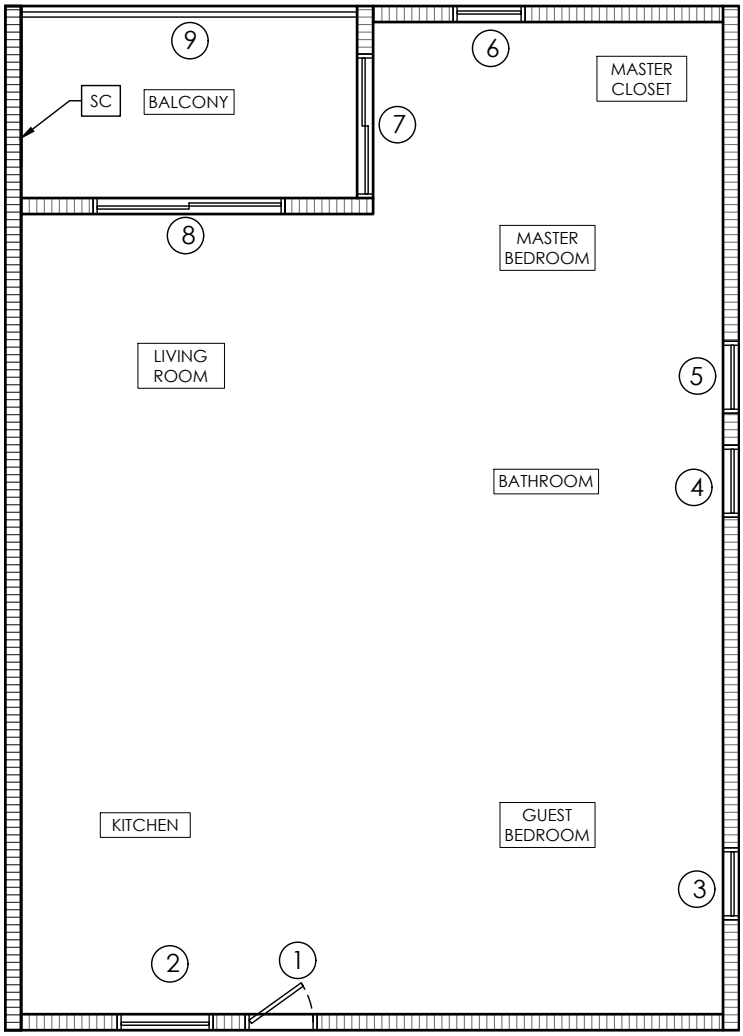
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	SINGLE HUNG	FAIR	FAIR	NO
4	AWNING	POOR	POOR	NO
5	AWNING	FAIR	FAIR	NO
6	AWNING	FAIR	FAIR	NO
7	SGD	FAIR	FAIR	NO
8	SGD	FAIR	FAIR	NO
9	HORIZ SL. WINDOWS	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	110

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE W/ SWING DOOR



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	4 LF
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	2 CF
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	14 LF
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	SINGLE HUNG	FAIR	FAIR	NO
3	SINGLE HUNG	FAIR	FAIR	NO
4	SINGLE HUNG	FAIR	FAIR	NO
5	SINGLE HUNG	FAIR	FAIR	NO
6	SINGLE HUNG	FAIR	FAIR	NO
7	SGD	FAIR	FAIR	NO
8	SGD	FAIR	FAIR	NO
9	HORIZ SL. WINDOWS	FAIR	FAIR	NO

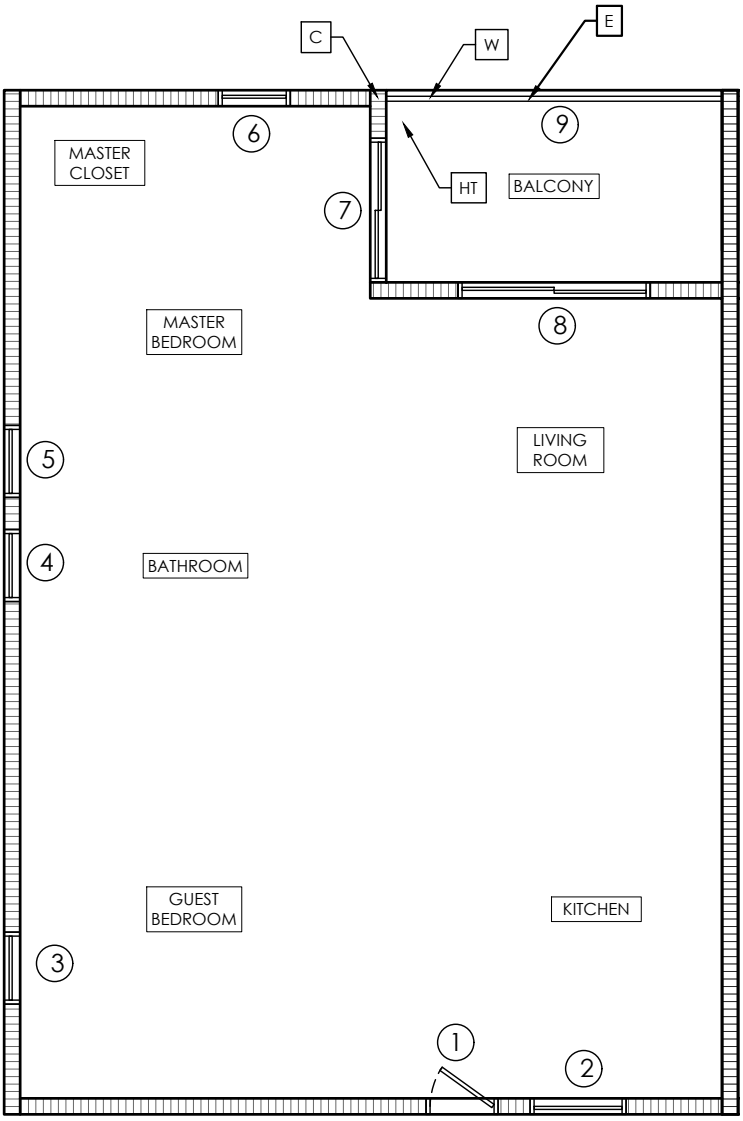
*NOTE: HEIGHT FROM BOTTOM OF WINDOWS TO FINISH FLOOR ELEVATION AT LESS THAN 24" WITH NO RESTRICTIONS OR GUARDRAIL. NEW IMPACT WINDOWS

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	201

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	NONE	NO	HORIZ. SL. WINDOWS



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
SCALE: AS NOTED

SHEET
31 - 201

HELLAS ENGINEERING
2475 MERCER AVE., UNIT 106, WEST PALM BEACH, FL 33401
EMAIL: INFO@HELLASENG.COM - WWW.HELLASENGINEERING.COM
PH #561-469-1907 - CERT. OF AUTH. NO. 30562

ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	1 CF
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	FAIR	FAIR	NO
4	SINGLE HUNG	FAIR	FAIR	NO
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. PLEXIGLASS WINDOWS	FAIR	FAIR	NO

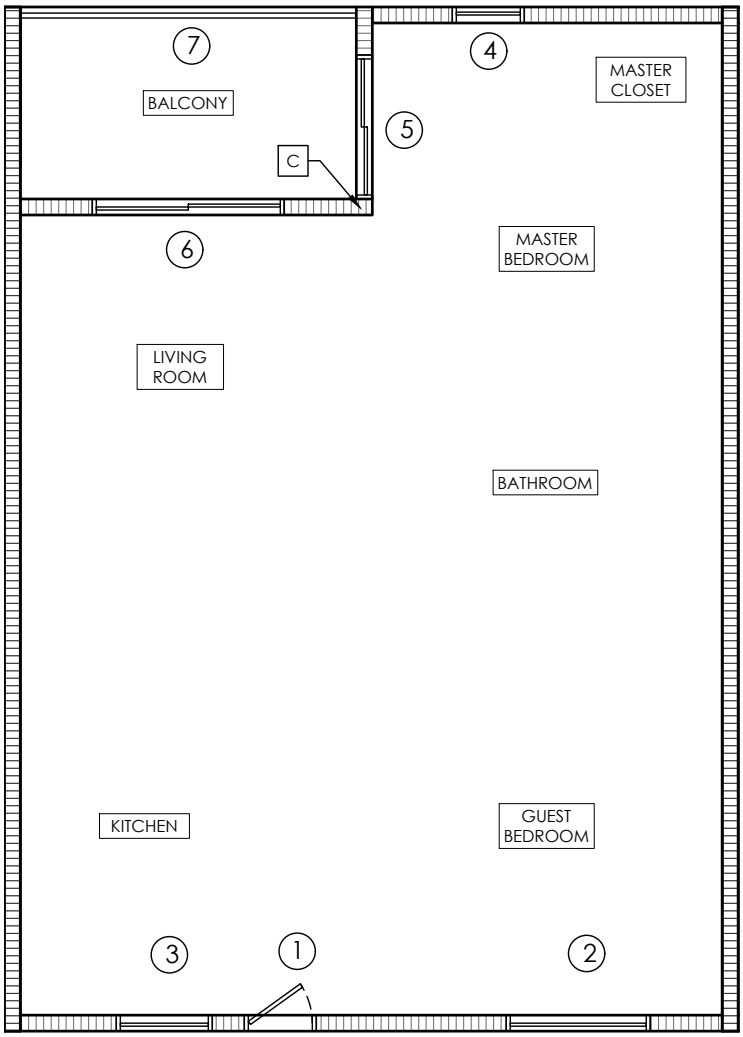
*NOTE: NEWER IMPACT WINDOWS. NOT OPENING 7.

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	202

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	ACCORDION	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	1 CF
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

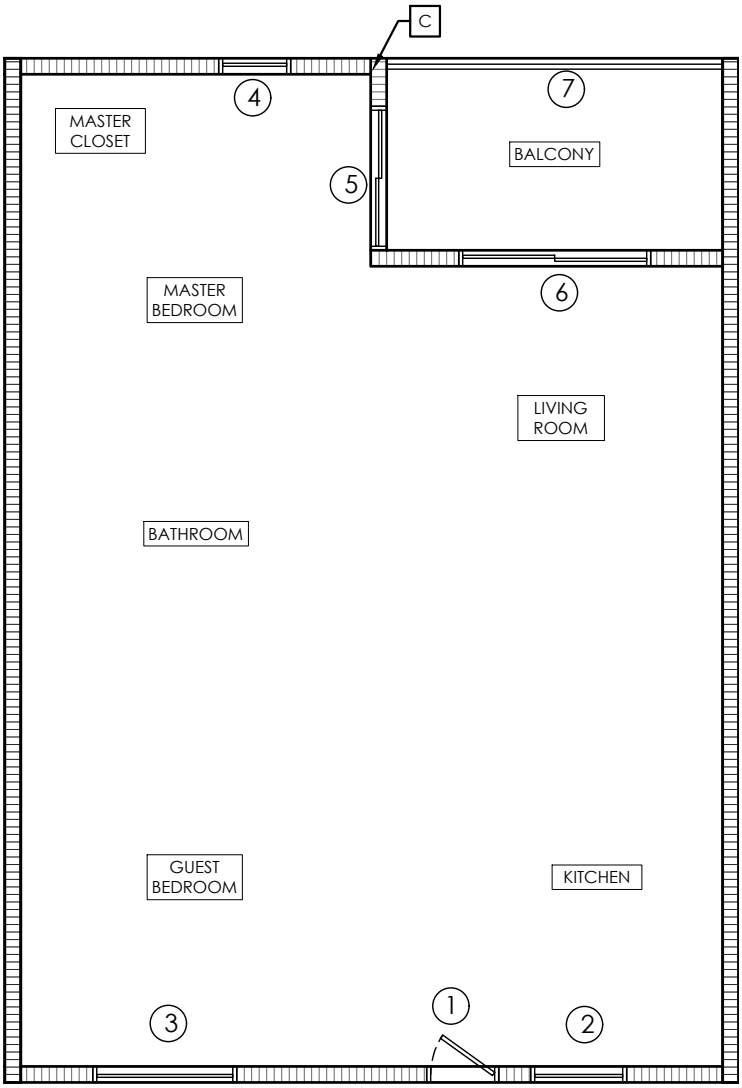
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	POOR	POOR	NO
3	HORIZ SL. WINDOW	NO ACCESS		
4	AWNING	POOR	POOR	NO
5	SGD	POOR	POOR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. PLEXIGLASS WINDOWS	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	203

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

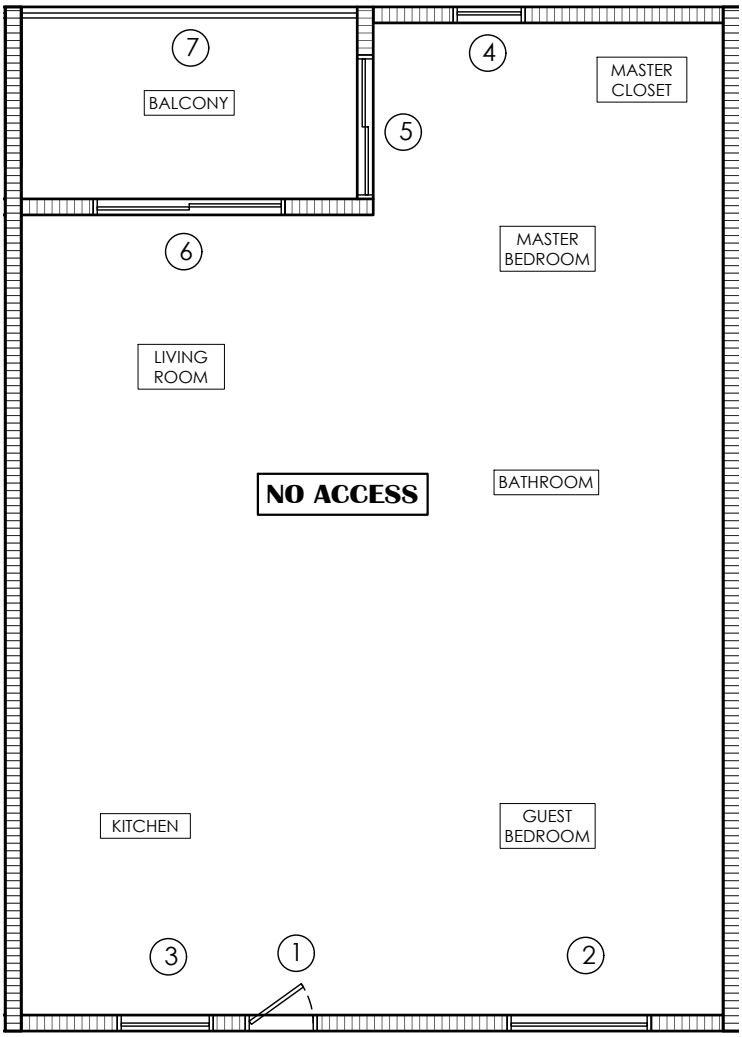
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	204

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

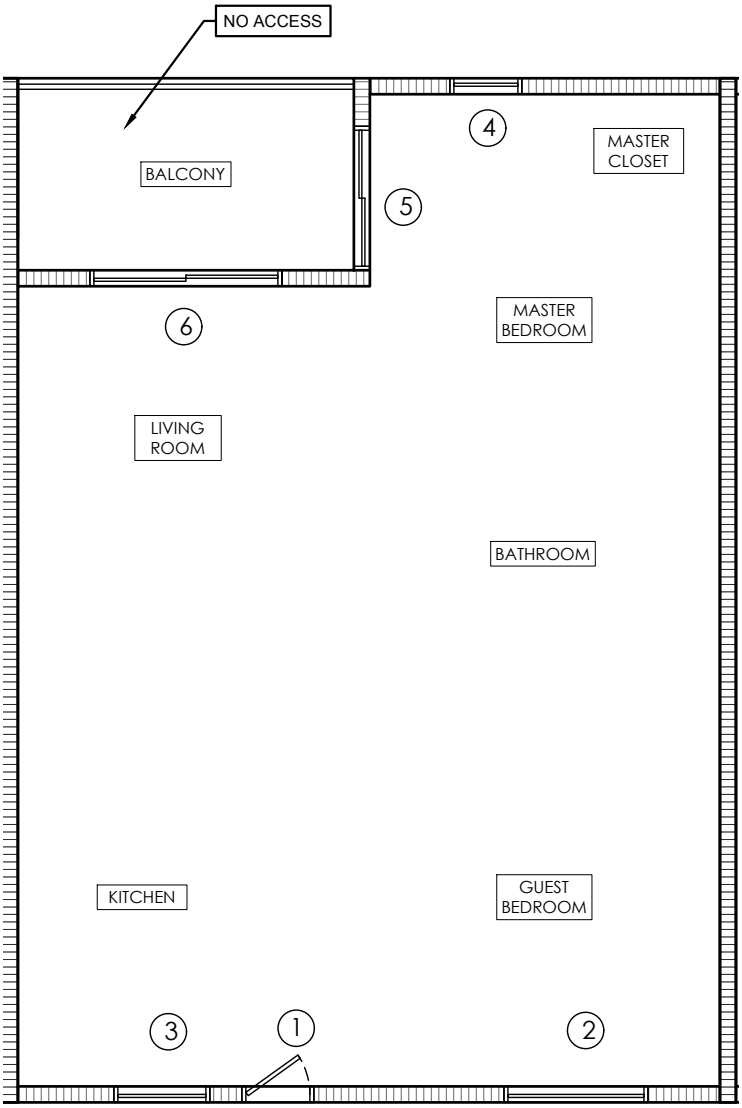
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	NO ACCESS		
4	AWNING	FAIR	FAIR	NO
5	SGD	NO ACCESS		
6	SGD	FAIR	FAIR	NO
7				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	205

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
SCALE: AS NOTED

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	10 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	4 SF
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

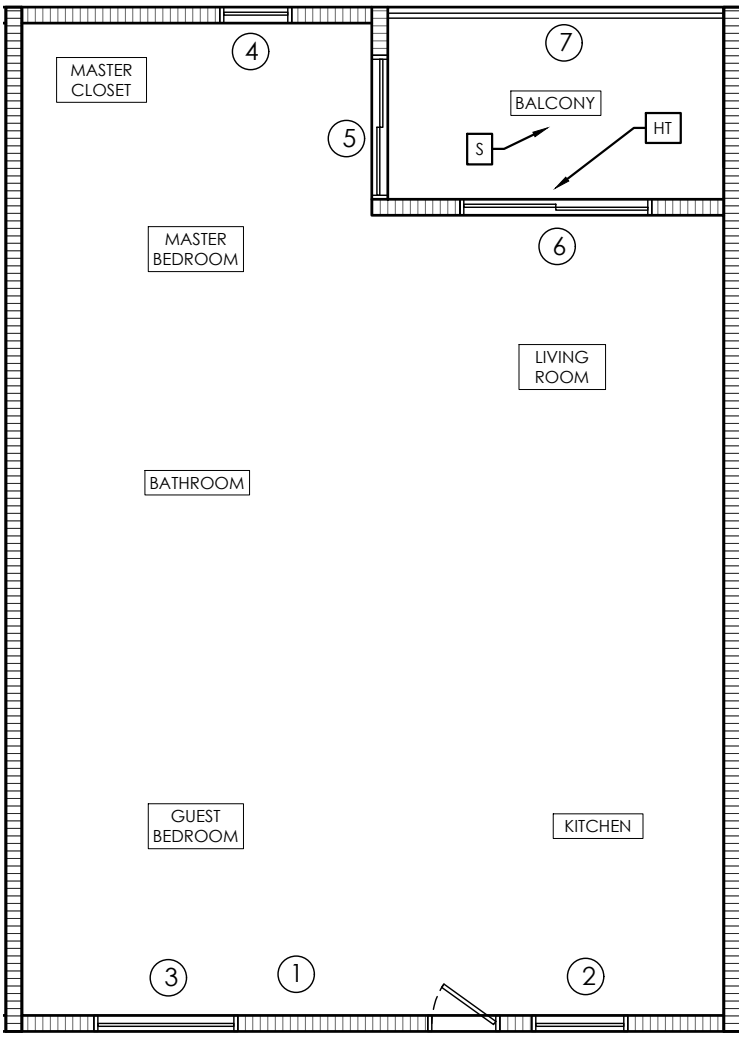
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	FAIR	FAIR	NO
4	AWNING	FAIR	FAIR	NO
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. PLEXIGLASS WINDOWS	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	206

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
SCALE: AS NOTED

SHEET
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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	10 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	2 SF
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	1 EA

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

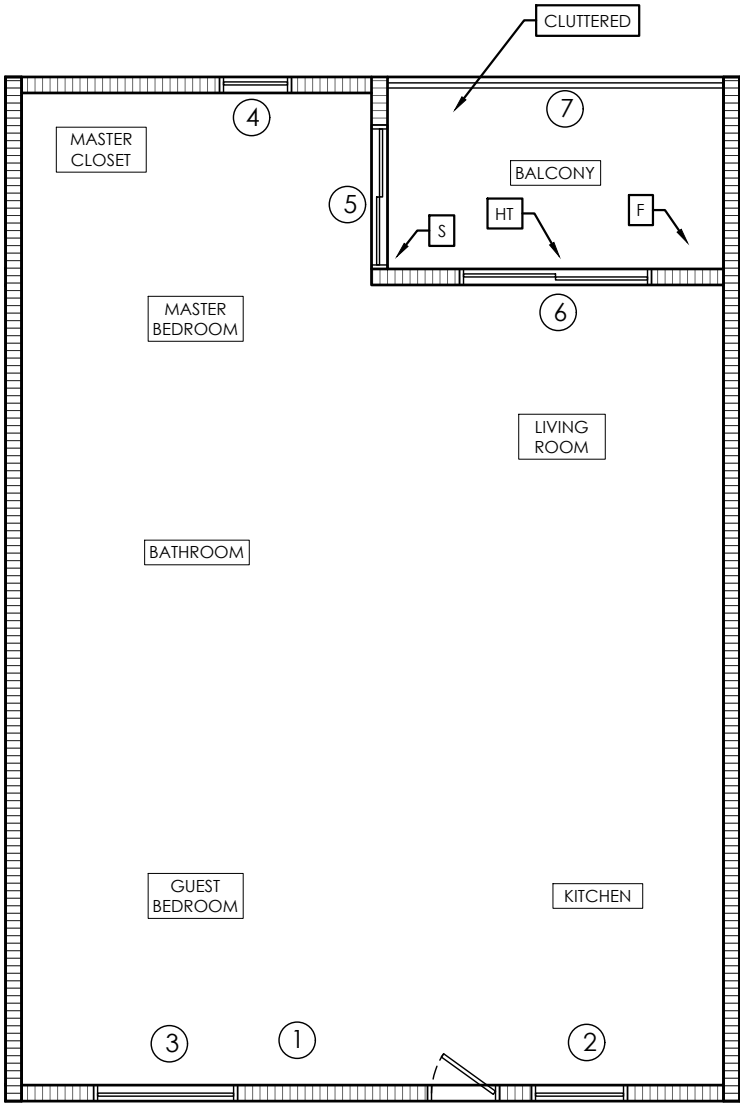
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	NO ACCESS		
4	NO ACCESS			
5	SGD	NO ACCESS		
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. PLEXIGLASS WINDOWS	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	207

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
SCALE: AS NOTED

SHEET
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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

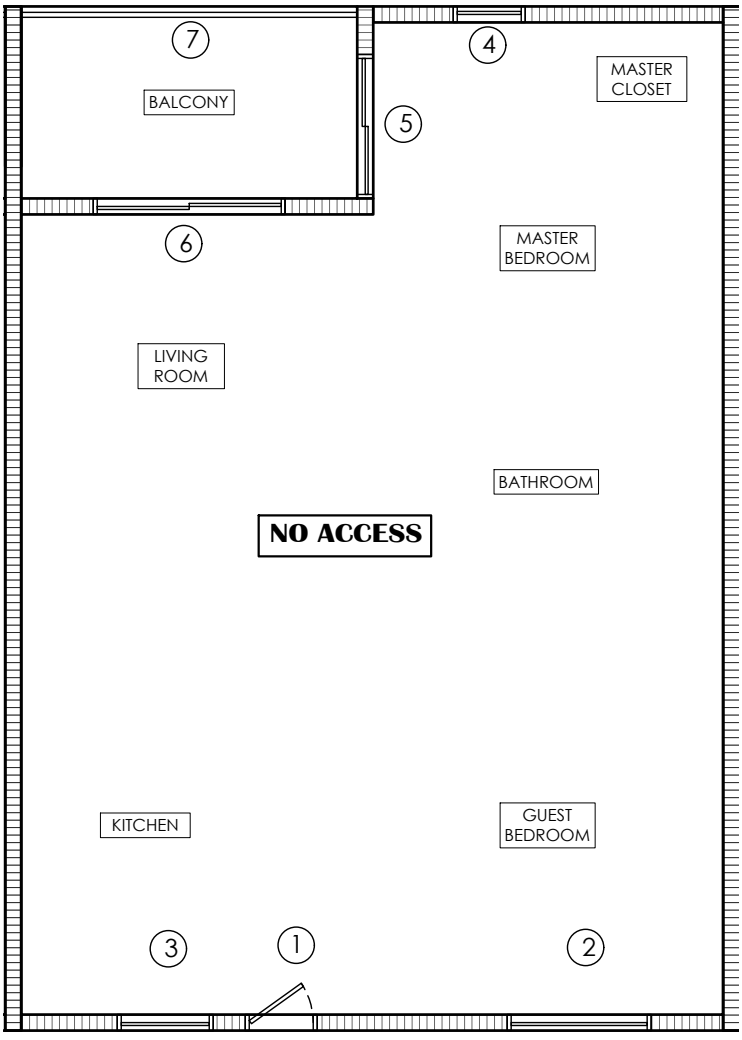
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	208

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	2 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	2 CF
DELAMINATED STUCCO REPAIR	S	1 SF
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	2 EA

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

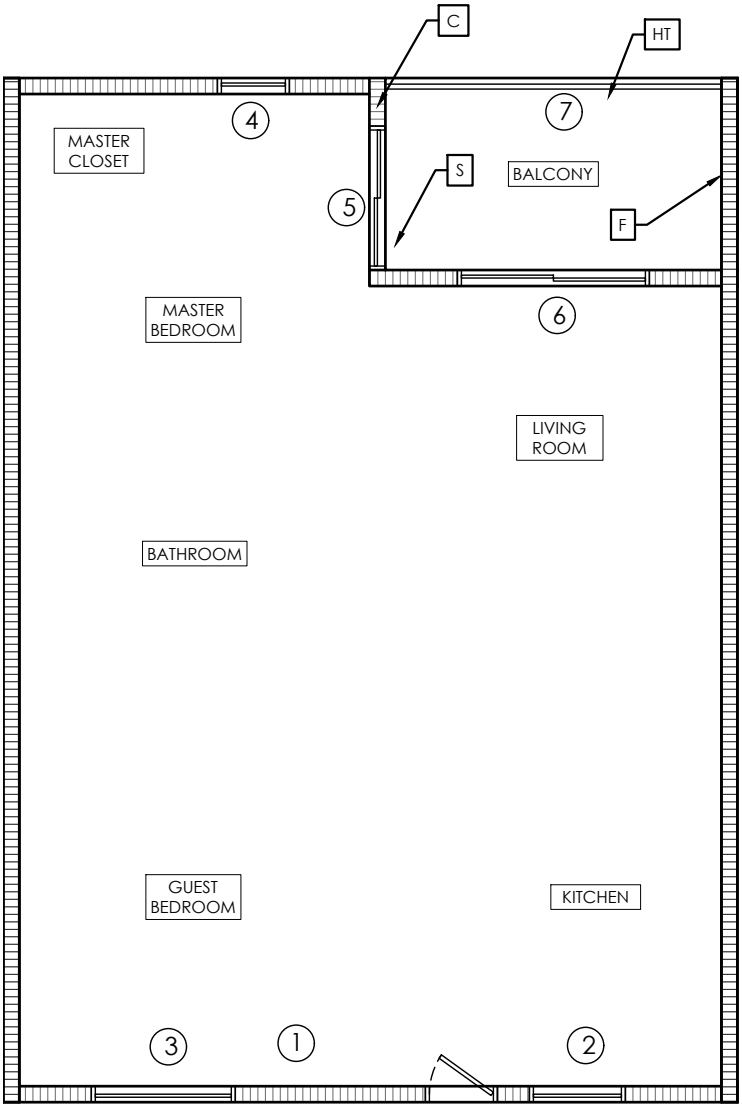
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	FAIR	FAIR	NO
4	SINGLE HUNG	FAIR	FAIR	NO
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	SGD	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	209

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	NONE	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	14 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	2 CF
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	2 EA

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOWS	FAIR	FAIR	NO
3	HORIZ SL. WINDOWS	FAIR	FAIR	NO
4	SINGLE HUNG	FAIR	FAIR	NO
5	SINGLE HUNG	FAIR	FAIR	NO
6	SINGLE HUNG	FAIR	FAIR	NO
7	SGD	FAIR	FAIR	NO
8	SGD	FAIR	FAIR	NO
9	HORIZ SL. WINDOWS	FAIR	FAIR	YES (ACCORDION)

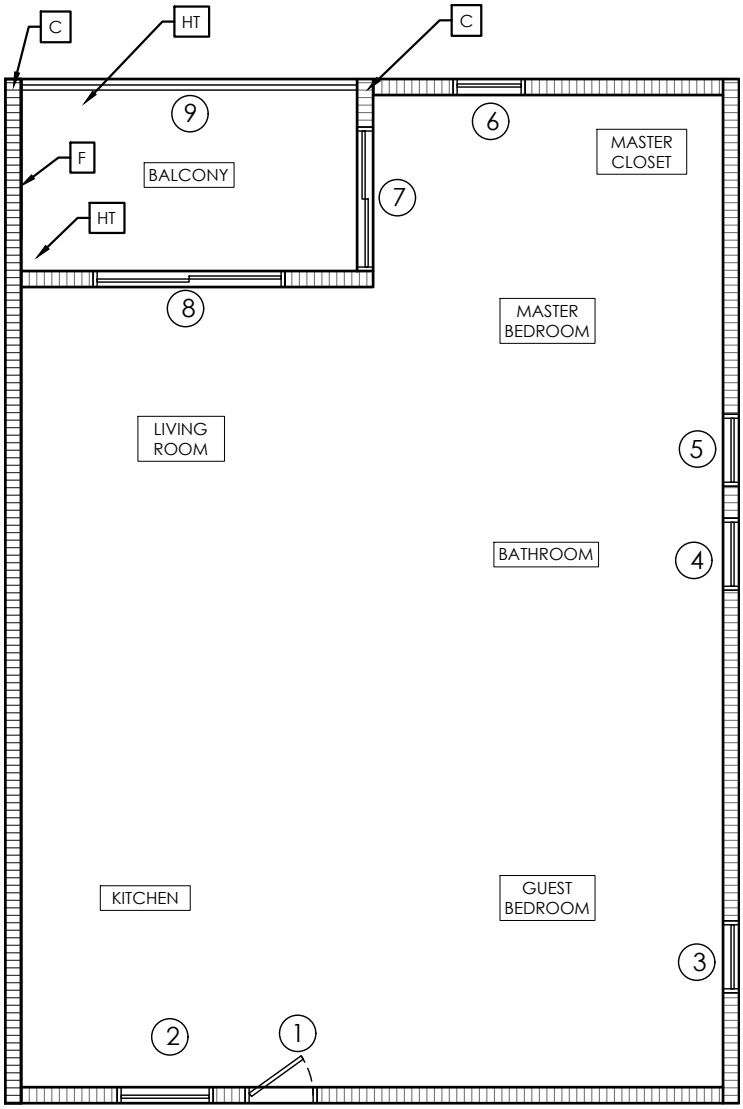
NOTE: NEWER IMPACT WINDOWS

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	210

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	ACCORDION	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
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SHEET
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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

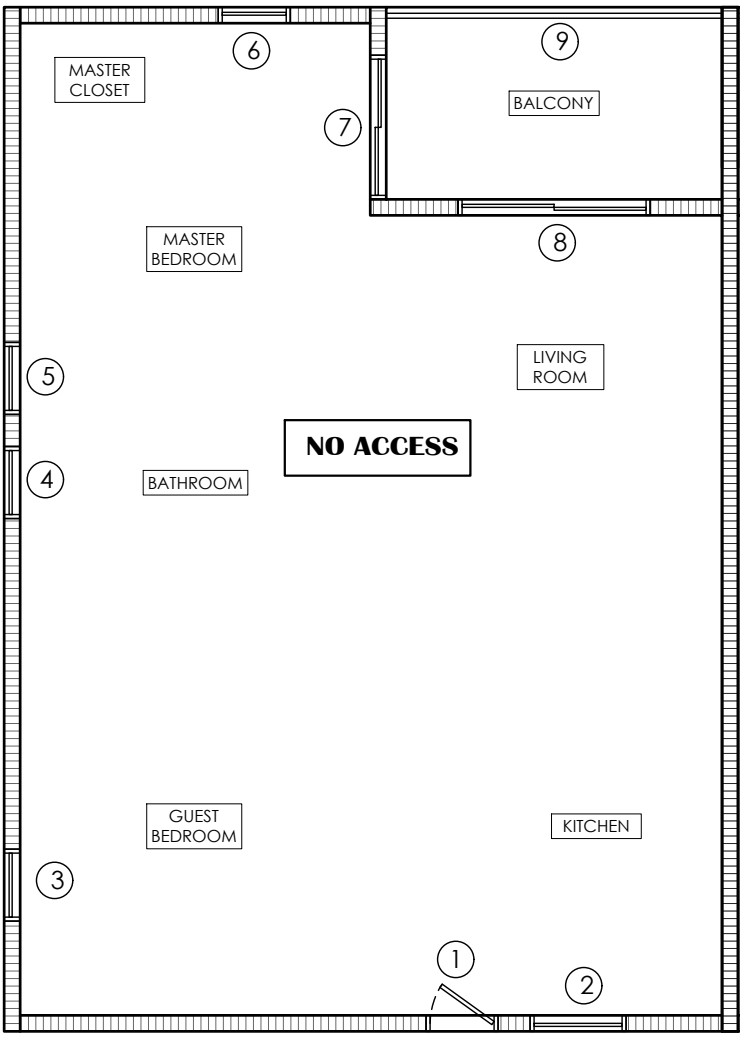
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	301

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

SHEET
31 - 301

HELLAS ENGINEERING
2475 MERCER AVE., UNIT 106, WEST PALM BEACH, FL 33401
EMAIL: INFO@HELLASENG.COM - WWW.HELLASENGINEERING.COM
PH #561-469-1907 - CERT. OF AUTH. NO. 30562

ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	1 EA
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

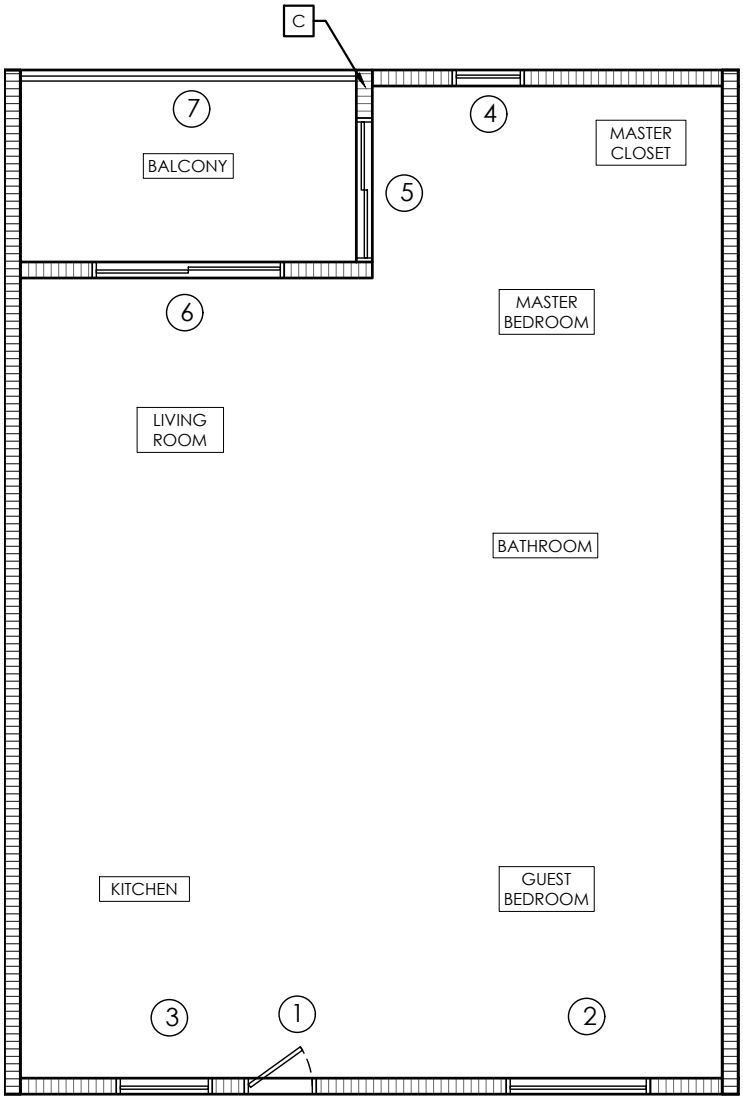
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	NO ACCESS		
3	HORIZ SL. WINDOW	FAIR	FAIR	NO
4	NO ACCESS			
5	SGD	NO ACCESS		
6	SGD	FAIR	FAIR	NO
7	HORIZ SL. PLEXIGLASS WINDOW	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	302

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
CARPET	NONE	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	1 SF
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	5 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	1 CF
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

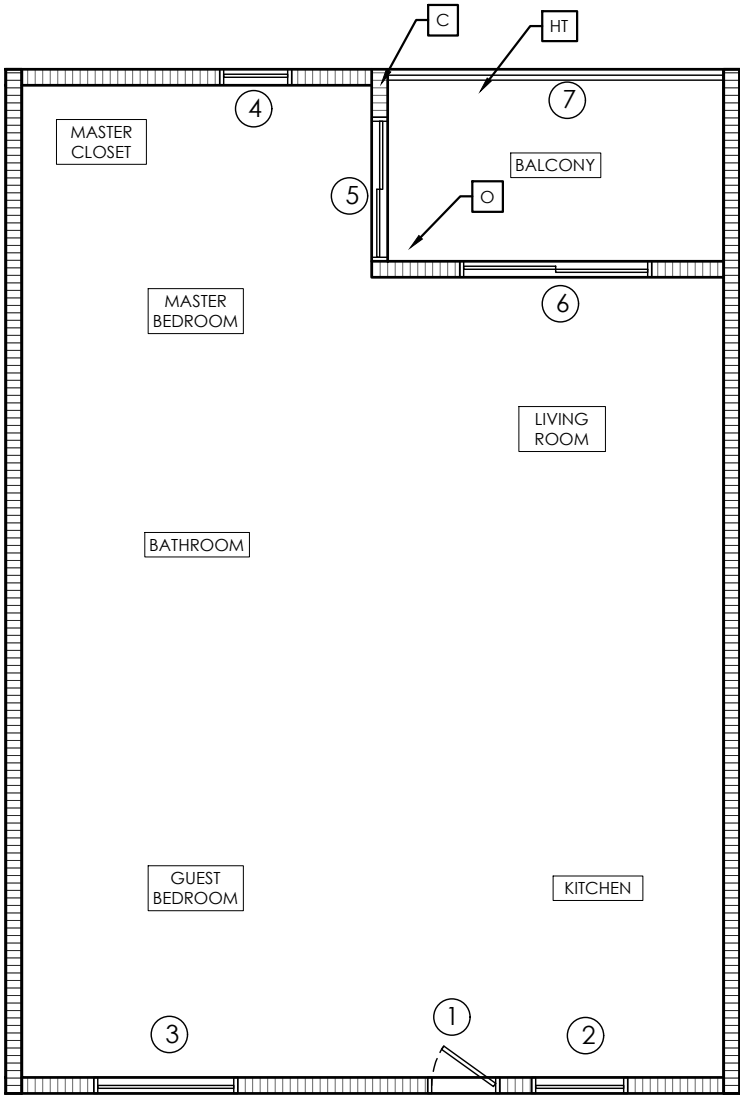
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	NO ACCESS		
4	AWNING	FAIR	FAIR	NO
5	SGD	FAIR	POOR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. PLEXIGLASS WINDOWS	FAIR	POOR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	303

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	NONE	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	
POST TENSION ANCHOR REPAIRS	PT	4 EA

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	14 LF
WINDOW REMOVAL & REINSTALLATION	W	14 LF
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	14 LF

WINDOWS & DOORS

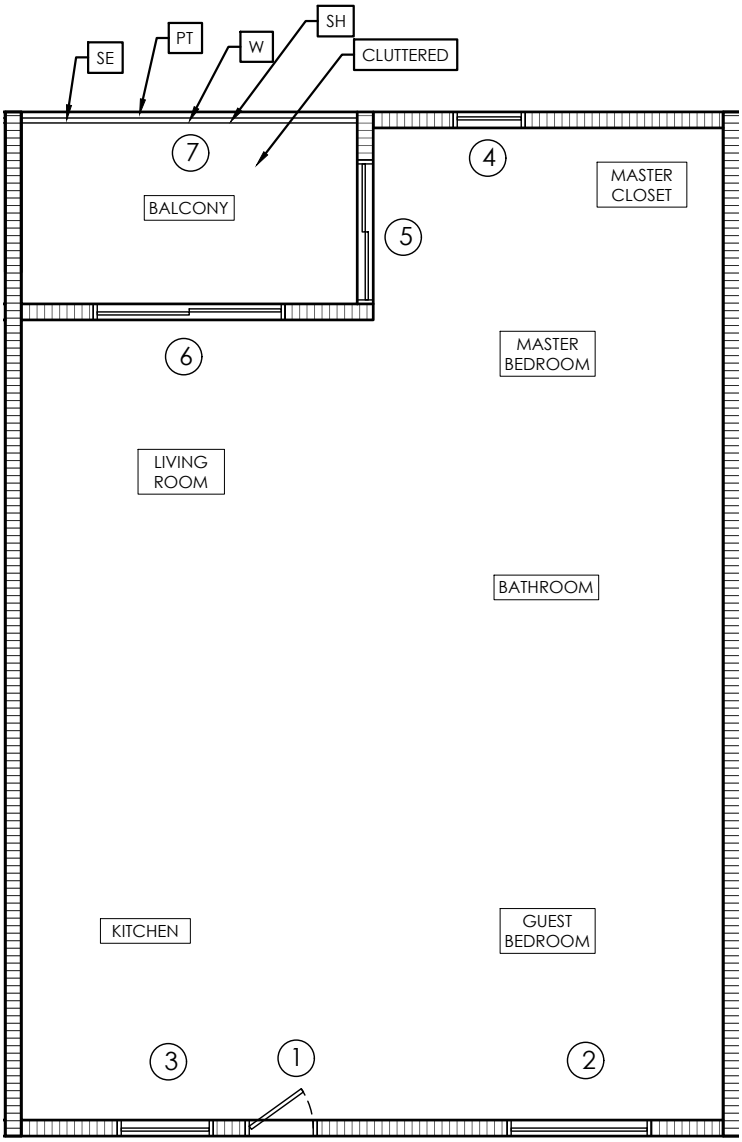
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	NO ACCESS		
3	HORIZ SL. WINDOW	NO ACCESS		
4	NO ACCESS			
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. PLEXIGLASS WINDOWS	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	304

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
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BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	10 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	10 CF
DELAMINATED STUCCO REPAIR	S	10 SF
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

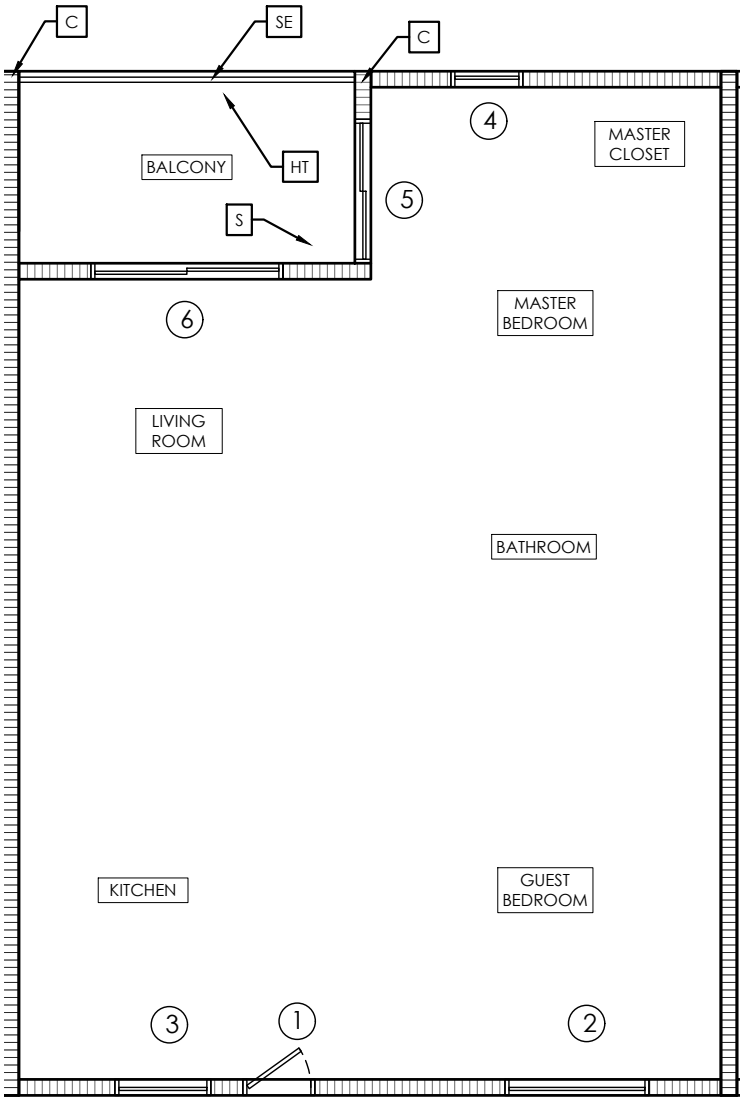
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	POOR (THUMB LOCKS)	FAIR	NO
4	AWNING	FAIR	FAIR	NO
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	305

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	112 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	1 CF
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	2 EA

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

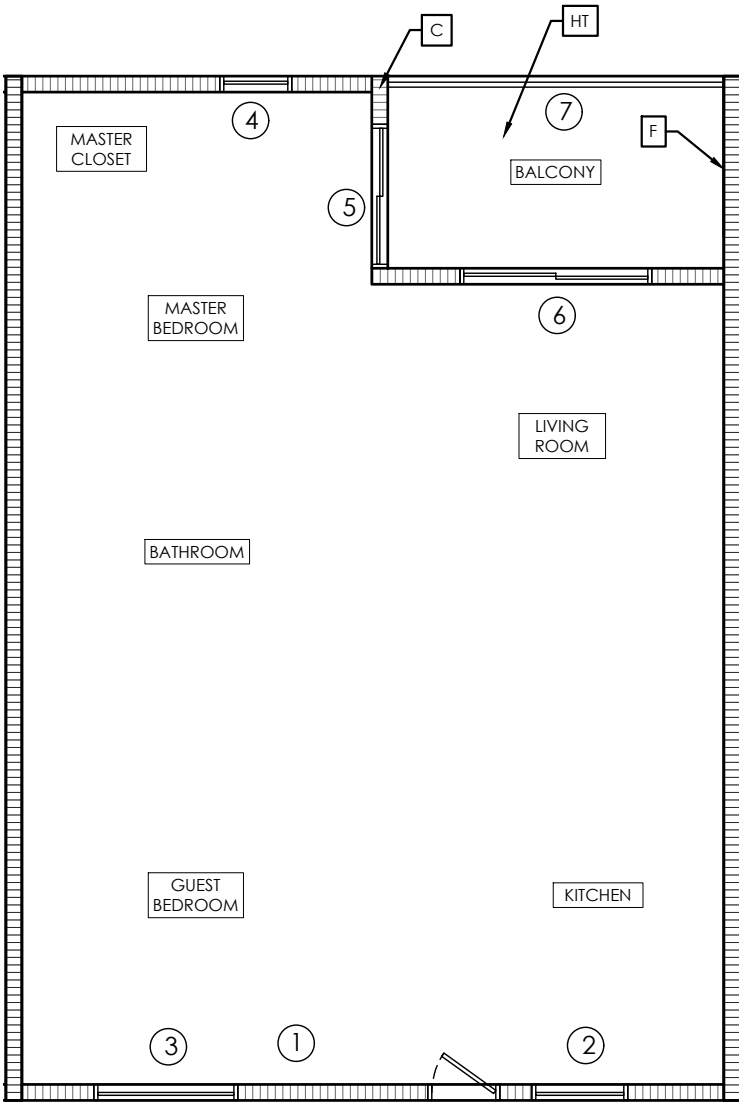
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	NO ACCESS		
4	AWNING	NO ACCESS		
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. PLEXIGLASS WINDOWS	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	306

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
SCALE: AS NOTED

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	50 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

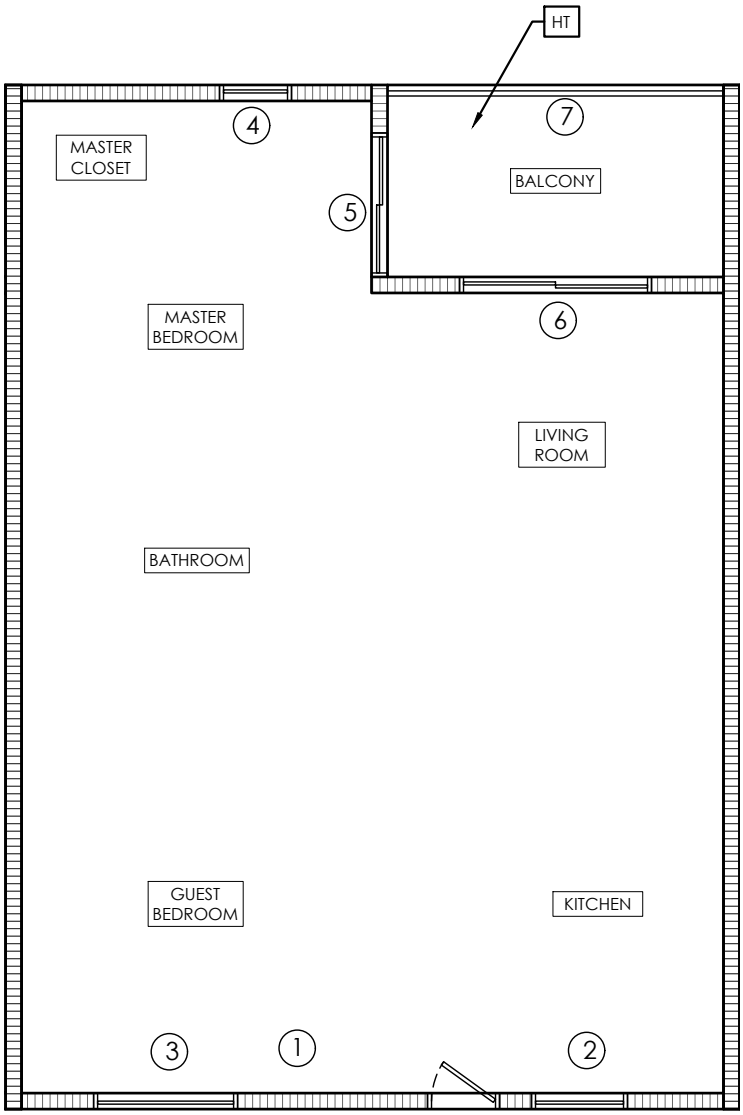
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	FAIR	FAIR	NO
4	AWNING	FAIR	FAIR	NO
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. PLEXIGLASS WINDOWS	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	307

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	10 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	1 CF
DELAMINATED STUCCO REPAIR	S	5 SF
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	1 EA
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

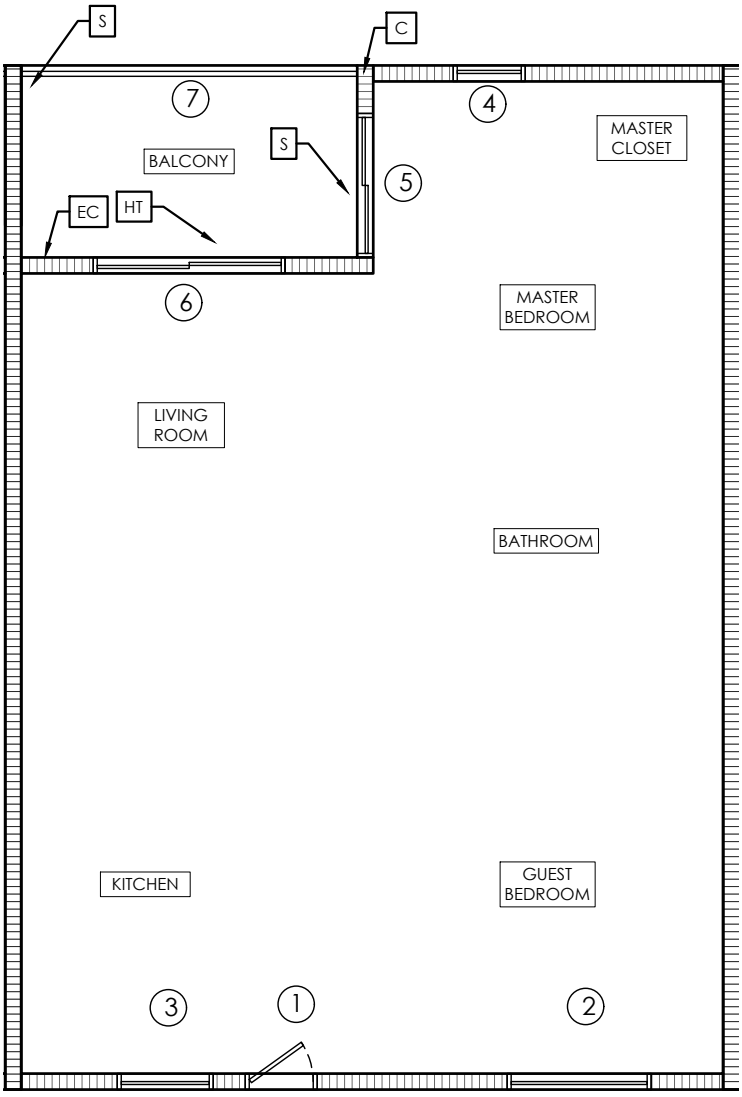
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	FAIR	FAIR	NO
4	AWNING	FAIR	FAIR	NO
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ. SL. PLEXIGLASS WINDOWS	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	308

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

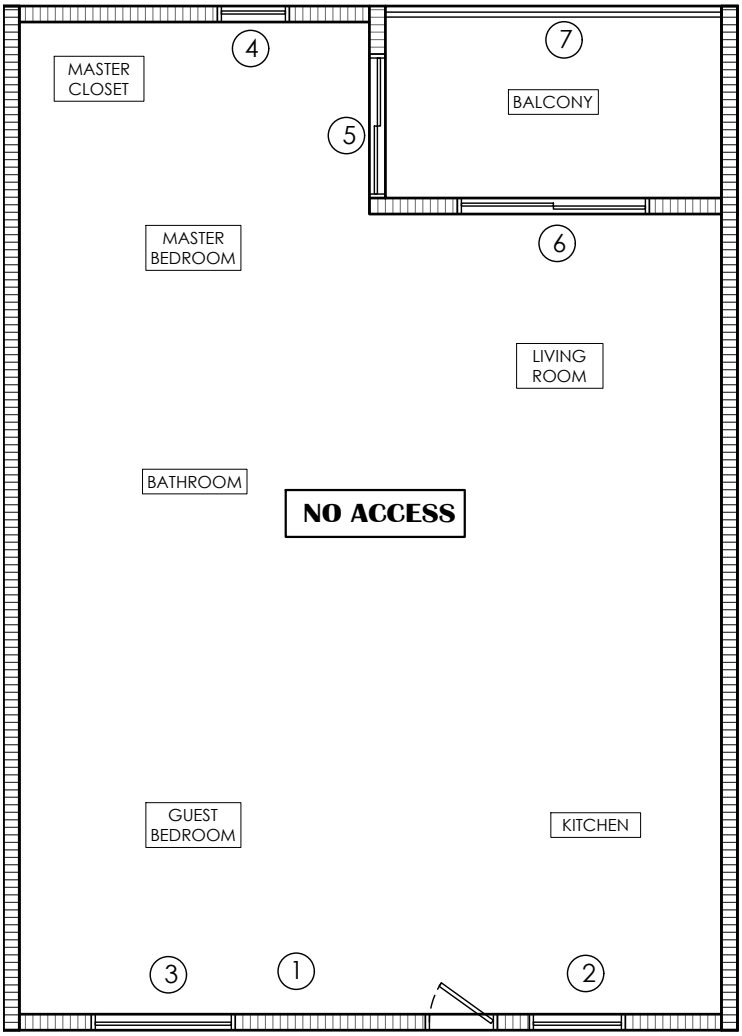
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	309

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

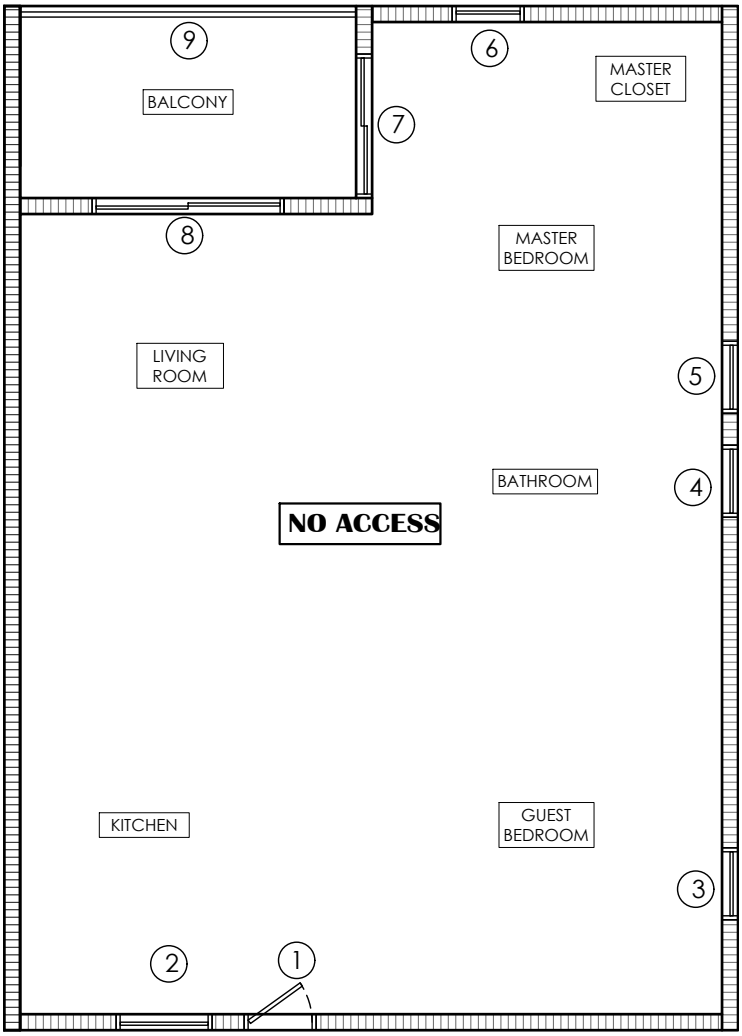
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	310

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

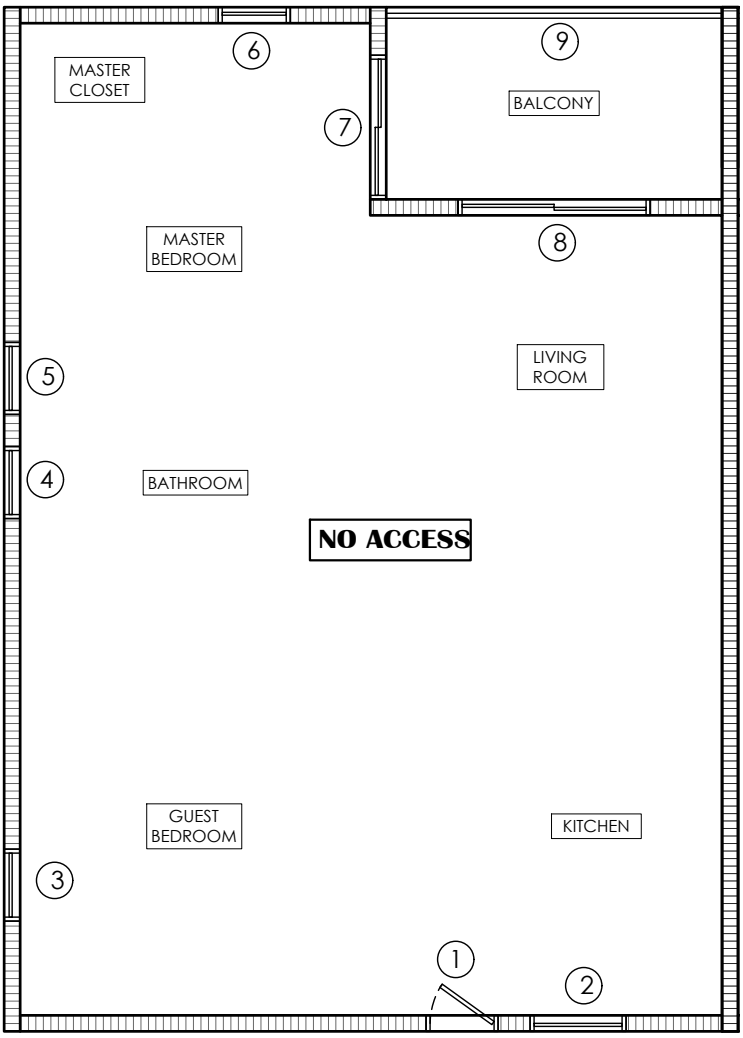
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	401

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

SHEET
31 - 401

HELLAS ENGINEERING
2475 MERCER AVE., UNIT 106, WEST PALM BEACH, FL 33401
EMAIL: INFO@HELLASENG.COM - WWW.HELLASENGINEERING.COM
PH #561-469-1907 - CERT. OF AUTH. NO. 30562

ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

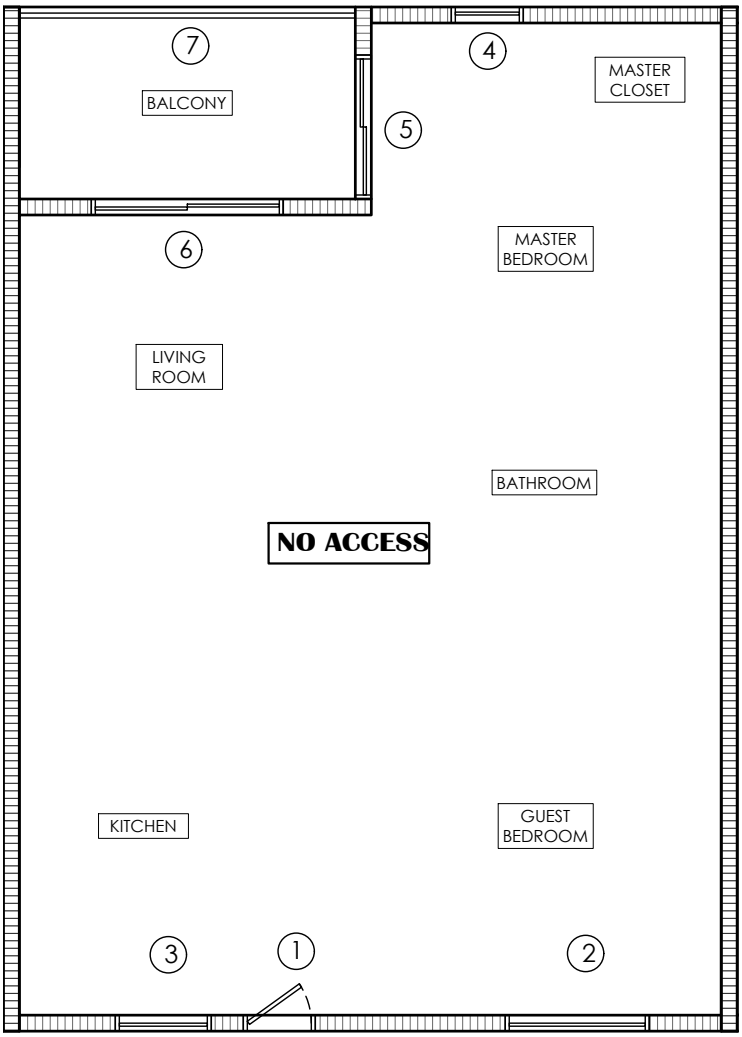
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	402

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

SHEET
31 - 402

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

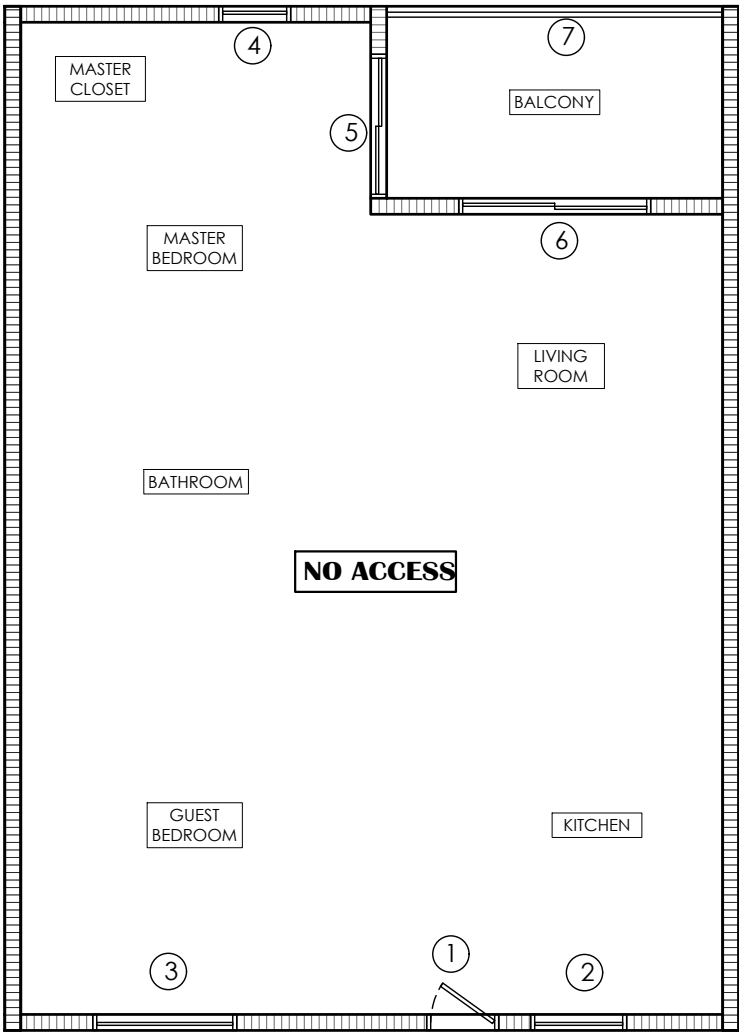
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	403

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

SHEET
31 - 403

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

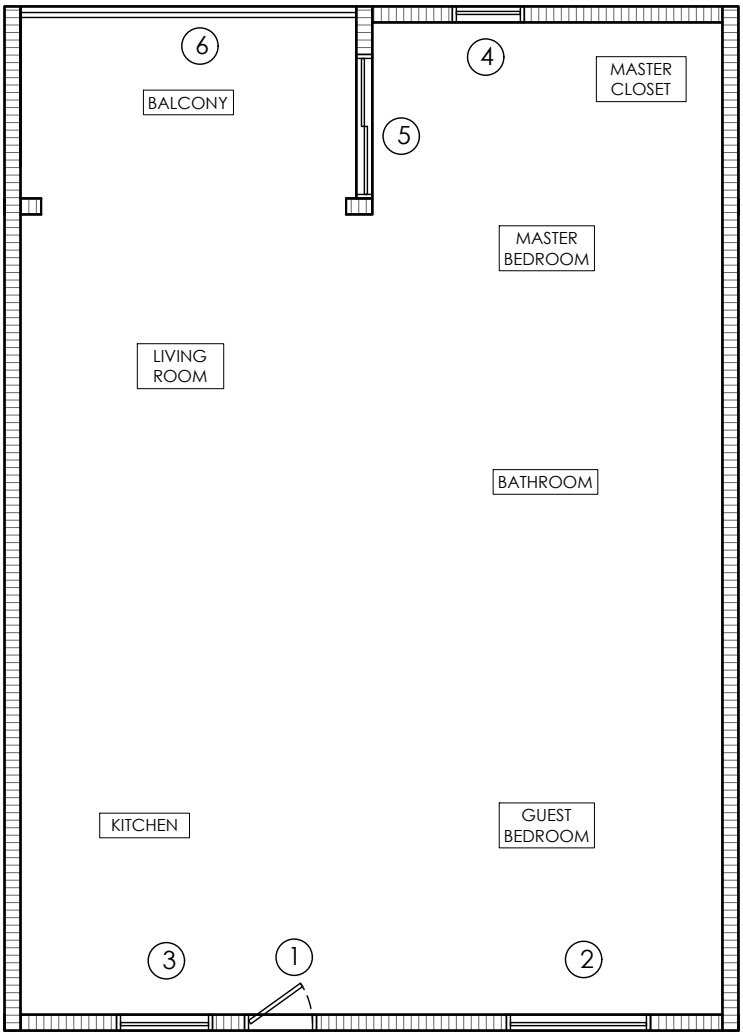
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	YES ACCORDION
3	HORIZ SL. WINDOW	FAIR	FAIR	YES ACCORDION
4	AWNING	FAIR	FAIR	YES ACCORDION
5	SGD	FAIR	FAIR	YES ACCORDION
6	HORIZ. SL. PLEXIGLASS WINDOWS	FAIR	FAIR	YES ACCORDION

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	404

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
LAMINATE FLOORING	SUNSHADES AND ACCORDION	YES	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

SHEET
31 - 404

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	5 SF
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	4 LF
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	9 EA

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

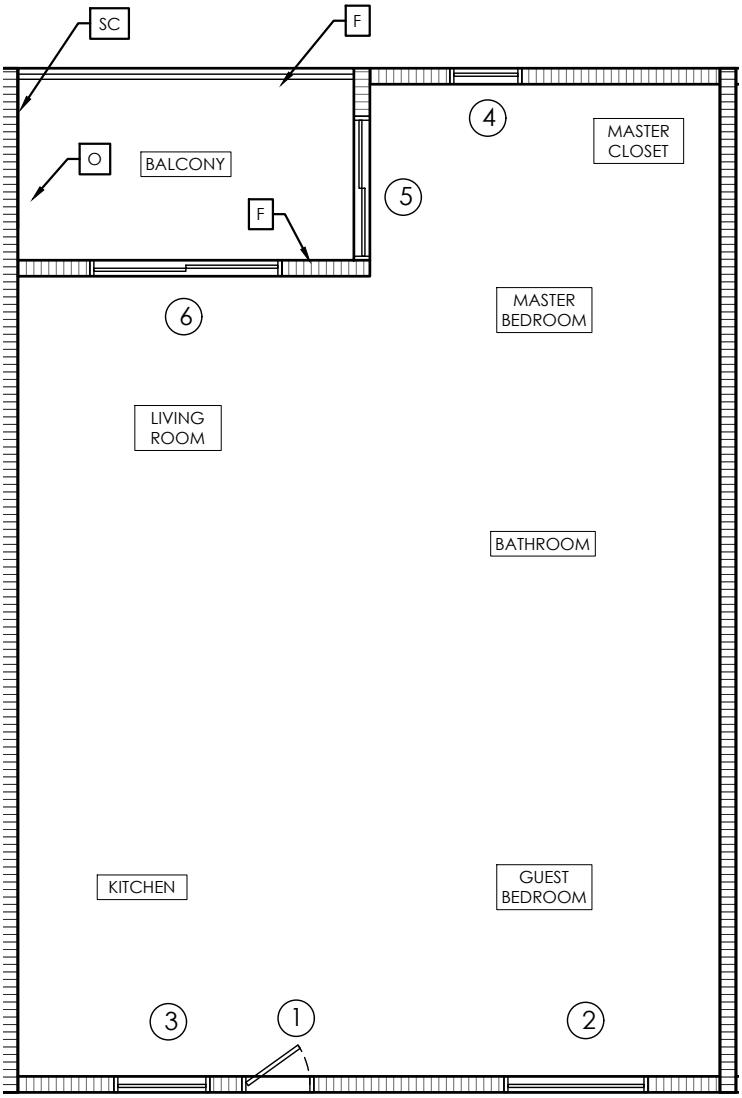
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	NO ACCESS		
4	AWNING	NO ACCESS		
5	SGD	NO ACCESS		
6	SGD	FAIR	FAIR	NO
7				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	405

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	ACCORDION	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

SHEET
31 - 405

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EMAIL: INFO@HELLASENG.COM - WWW.HELLASENGINEERING.COM
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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	2 SF
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	1 CF
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	2 EA

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

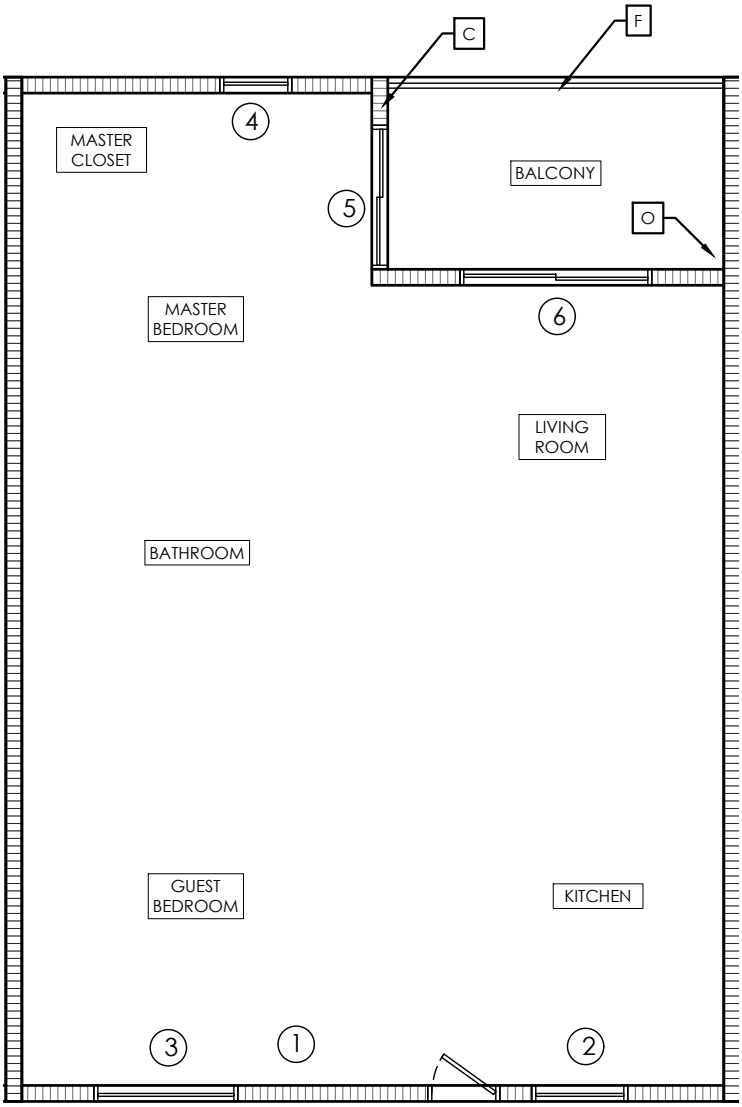
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	POR (THUMB LOCKS)	FAIR	NO
4	AWNING	FAIR	FAIR	NO
5	SGD	POOR	POOR	NO
6	SGD	FAIR	FAIR	NO
7				

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	406

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

SHEET
31 - 406

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

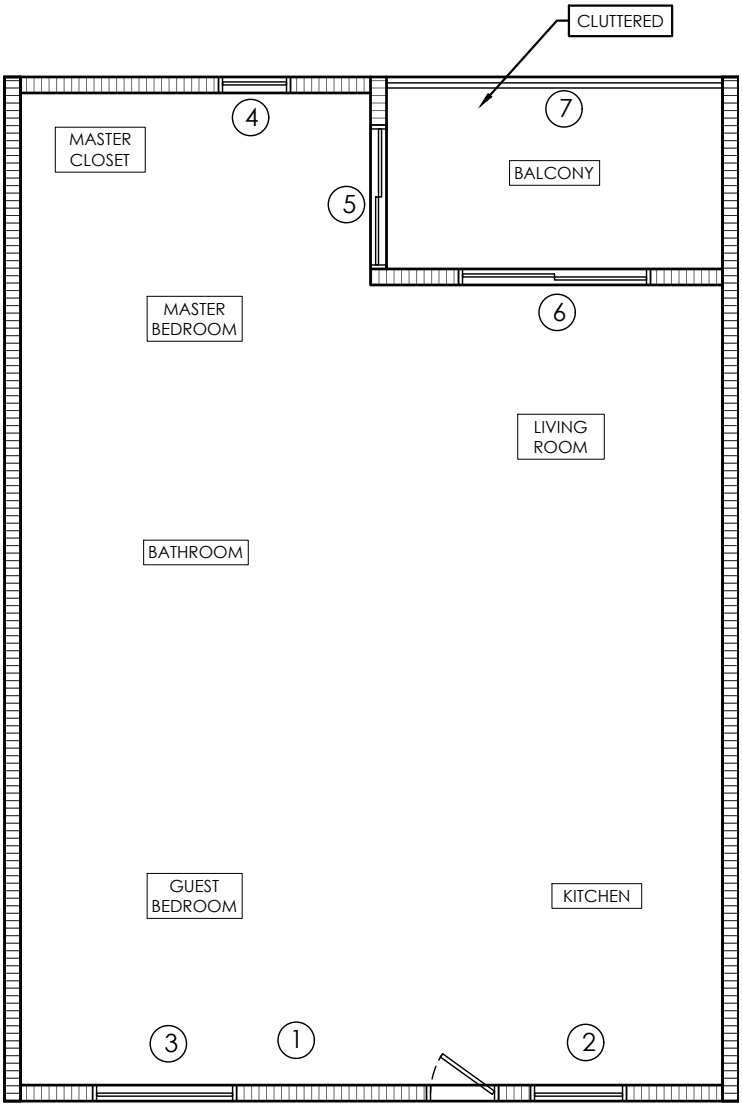
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	NO ACCESS		
3	HORIZ SL. WINDOW	NO ACCESS		
4	AWNING	FAIR	FAIR	NO
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ SL. PLEXIGLASS WINDOWS	NO ACCESS		

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	407

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
SCALE: AS NOTED

SHEET
31 - 407

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ESTIMATED REPAIRS

DESCRIPTION	SYM	EST, QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

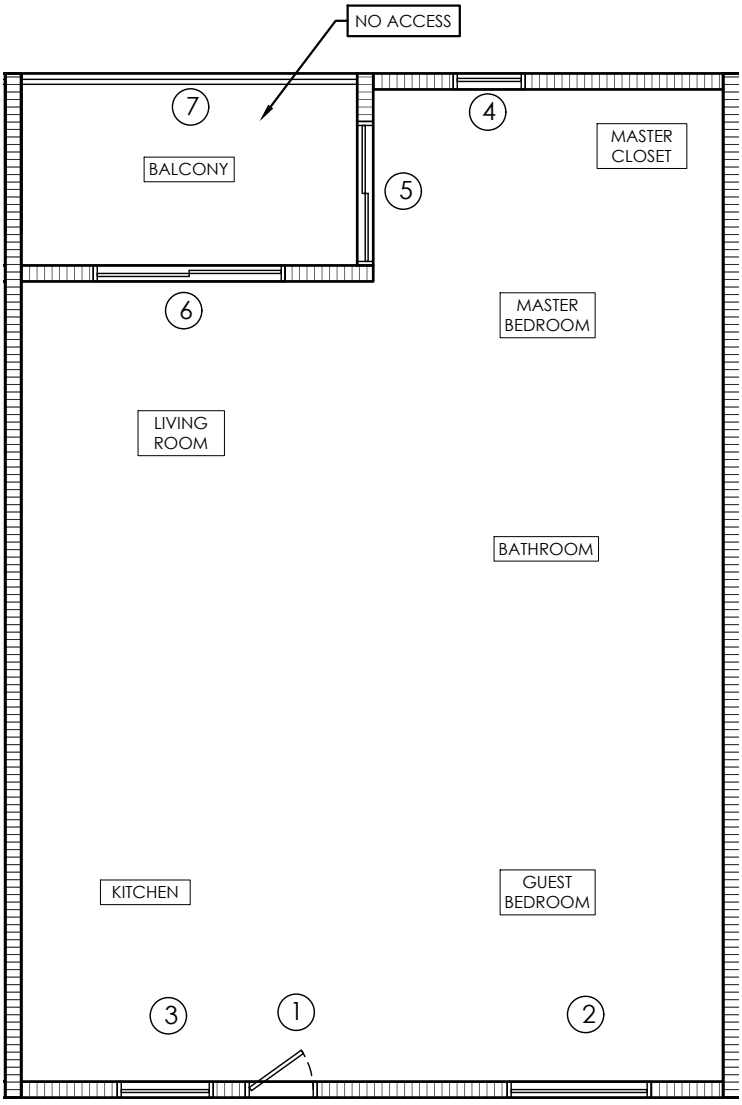
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	FAIR	FAIR	NO
4	AWNING	FAIR	FAIR	NO
5	SGD	NO ACCESS		
6	SGD	NO ACCESS		
7	NO ACCESS			

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	408

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
NO ACCESS			



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

SCALE: AS NOTED

SHEET
31 - 408

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PH #561-469-1907 - CERT. OF AUTH. NO. 30562

ESTIMATED REPAIRS

DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	15 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	2 EA

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

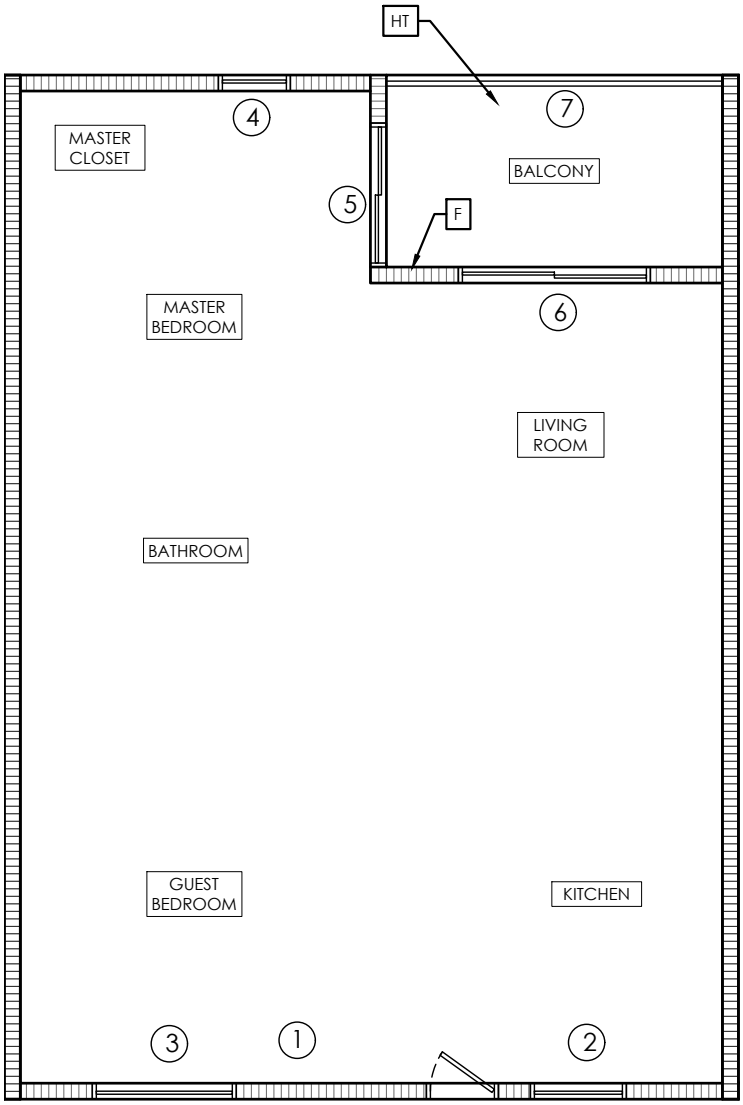
#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOW	FAIR	FAIR	NO
3	HORIZ SL. WINDOW	FAIR	FAIR	NO
4	AWNING	FAIR	FAIR	NO
5	SGD	FAIR	FAIR	NO
6	SGD	FAIR	FAIR	NO
7	HORIZ SL. PLEXIGLASS WINDOWS	FAIR	FAIR	NO

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	409

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023
SCALE: AS NOTED

SHEET
31 - 409

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PH #561-469-1907 - CERT. OF AUTH. NO. 30562

ESTIMATED REPAIRS

DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
HOLLOW TILE	HT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
DELAMINATED STUCCO REPAIR	S	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
MISSING ELECTRICAL COVER PLATE	EC	
ABANDON FASTENER/HOLES	F	

ACCESSORIES

DESCRIPTION	SYM	EST. QTY
SGD REMOVAL & REINSTALLATION	SD	
SCREEN ENCLOSURE REMOVAL & REINSTALLATION	SE	
WINDOW REMOVAL & REINSTALLATION	W	
WEATHER WALL INSTALLATION	WW	
SHUTTER REMOVAL & REINSTALLATION	SH	

WINDOWS & DOORS

#	TYPE	FUNCTION	HARDWARE	SHUTTERS
1	SWING DOOR	FAIR	FAIR	NO
2	HORIZ SL. WINDOWS	FAIR	FAIR	NO
3*	HORIZ SL. WINDOWS	FAIR	FAIR	NO
4	AWNING	FAIR	FAIR	NO
5	AWNING	FAIR	FAIR	NO
6	AWNING	FAIR	FAIR	NO
7	SGD	FAIR	FAIR	NO
8	SGD	FAIR	FAIR	NO
9	HORIZ SL. PLEXIGLASS WINDOWS	FAIR	FAIR	NO

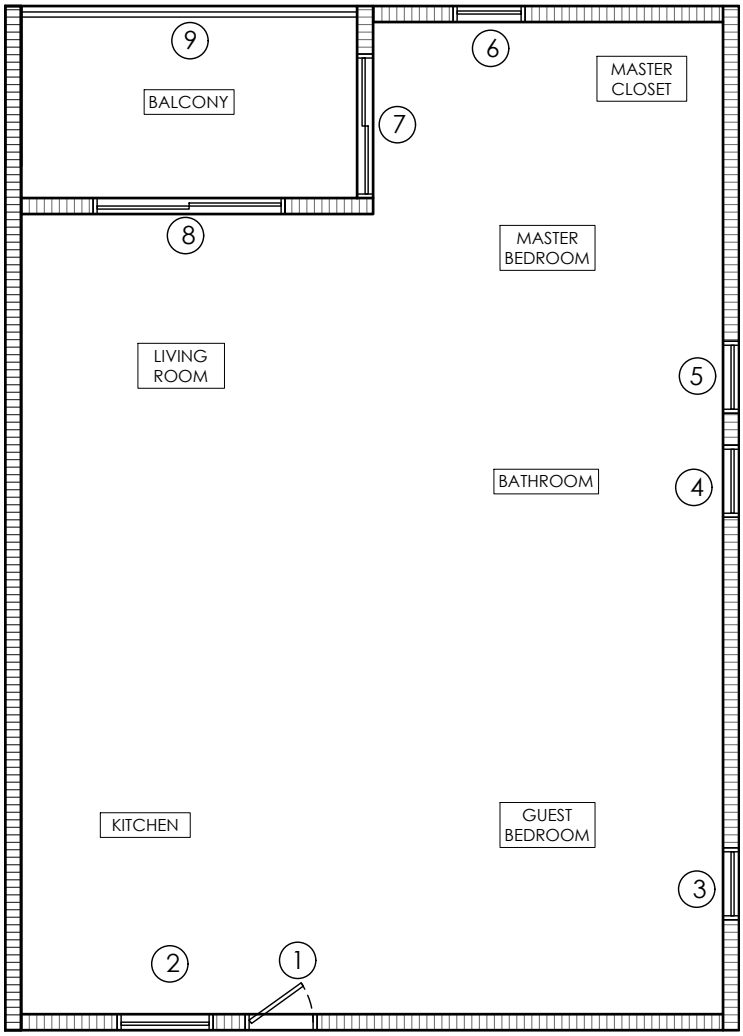
*NOTE: HEIGHT FROM BOTTOM OF WINDOW TO FINISH FLOOR ELEVATION AT LESS THAN 24" WITH NO RESTRICTIONS OR GUARDRAIL.

UNIT INFORMATION

BUILDING #	ADDRESS	UNIT #
31	7320 AMBERLY LANE	410

BALCONY INFORMATION

FLOOR FINISH	SHUTTER/ SUNSHADE	USED AS INTERIOR SPACE	ENCLOSURE TYPE
TILE	SUNSHADES	NO	SCREENED ENCLOSURE



N

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INVESTIGATION - UNIT INTERIOR
HUNTINGTON LAKES - SECTION IV
DELRAY BEACH, FL

ELIAS KOKKORIS, PE
FL. REG. NO. 73160

DATE: SEPT 2023

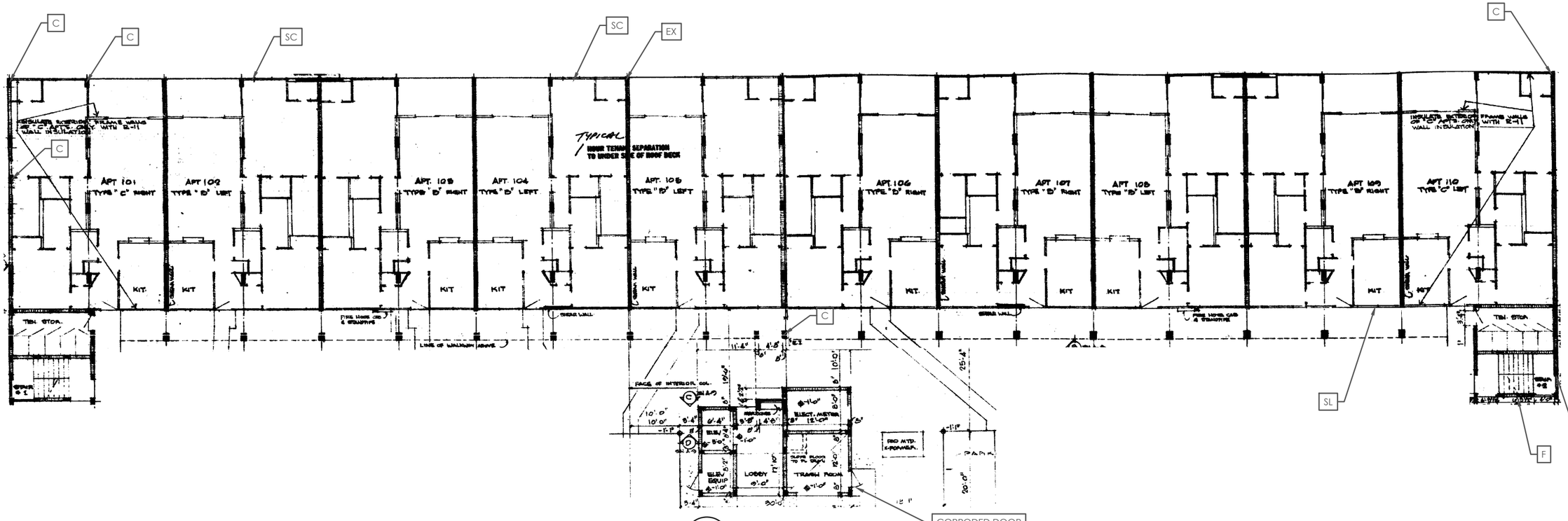
SCALE: AS NOTED

SHEET
31 - 410

CATWALK INFORMATION	
FLOOR	FINISH
1ST	PAVERS

ESTIMATED REPAIRS		
DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
DELAMINATED TOPPING	DT	
BEAM REPAIR	B	
COLUMN REPAIR	C	18 CF
STUCCO REPAIR	S	
SOFFIT STUCCO REPAIR	SF	
STUCCO CRACK REPAIR	SC	9 LF
RUST SPOTS	RS	
WINDOW SILL REPAIR	SL	4 LF
POST POCKET REPAIRS	PP	
EXPANSION JOINT REPAIR	EX	8 LF
CONSTRUCT. JNT. REPAIR	CJ	
ABANDONED FASTENER/HOLES	F	6 EA

BUILDING NO.: 31



FIRST FLOOR PLAN
SCALE: NTS

HELLAS ENGINEERING
2475 MERCER AVENUE, SUITE 106
WEST PALM BEACH, FL 33401
PH: 561-469-1907
EMAIL: INFO@HELLASENG.COM
WWW.HELLASENGINEERING.COM

BUILDING STRUCTURA SURVEY
1ST FLOOR PLAN

HUNTINGTON LAKES
SECTION IV
DELRAY BEACH, FL

DATE: SEPT 2023
DRAWN BY: LK
SCALE: AS NOTED

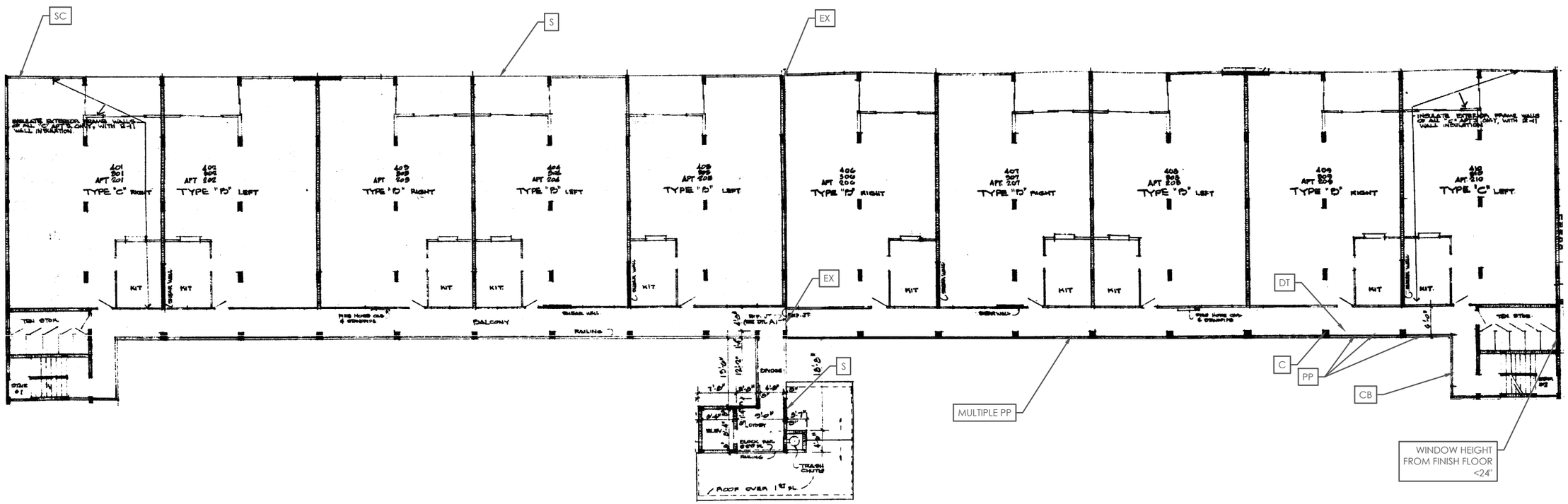
ELIAS KOKKORIS, P.E.
FL REG ENG #73160
CERT. OF AUTH. #26268

SHEET
1ST FLR PLAN

CATWALK INFORMATION	
FLOOR	FINISH
2ND	SPRAYDECK

ESTIMATED REPAIRS		
DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
DELAMINATED TOPPING	DT	2 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	1 CF
STUCCO REPAIR	S	7 SF
SOFFIT STUCCO REPAIR	SF	
STUCCO CRACK REPAIR	SC	8 LF
RUST SPOTS	RS	
WINDOW SILL REPAIR	SL	
POST POCKET REPAIRS	PP	13 EA
EXPANSION JOINT REPAIR	EX	13 LF
CONSTRUCT. JNT. REPAIR	CJ	
ABANDONED FASTENER/HOLES	F	
CORRODED RAIL BRACKETS	CB	4 EA

BUILDING NO.: 31



SECOND FLOOR PLAN
SCALE: NTS

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BUILDING STRUCTURA SURVEY
2ND FLOOR PLAN

HUNTINGTON LAKES
SECTION IV
DELRAY BEACH, FL

DATE: SEPT 2023
DRAWN BY: LK
SCALE: AS NOTED

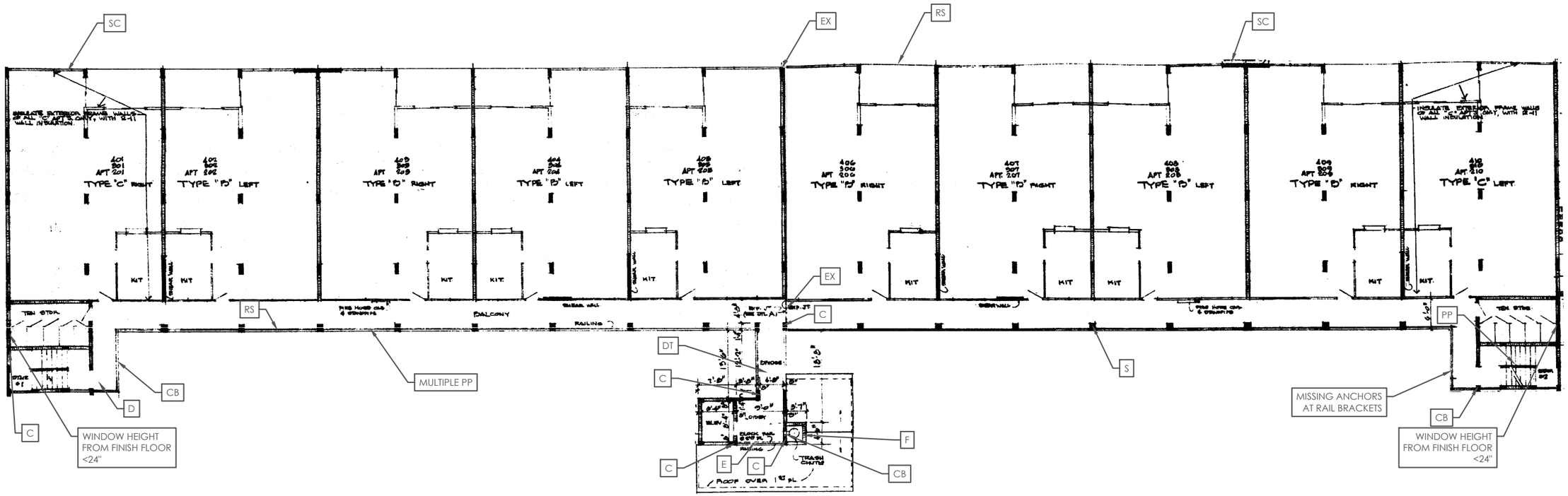
ELIAS KOKKORIS, P.E.
FL REG ENG #73160
CERT. OF AUTH. #26268

SHEET
2ND FLR PLAN

CATWALK INFORMATION	
FLOOR	FINISH
3RD	SPRAYDECK

ESTIMATED REPAIRS		
DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	2 LF
PARTIAL DECK REPAIR	D	6 SF
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
DELAMINATED TOPPING	DT	10 SF
BEAM REPAIR	B	
COLUMN REPAIR	C	28 CF
STUCCO REPAIR	S	1 SF
SOFFIT STUCCO REPAIR	SF	
STUCCO CRACK REPAIR	SC	13 LF
RUST SPOTS	RS	1 EA
WINDOW SILL REPAIR	SL	
POST POCKET REPAIRS	PP	19 EA
EXPANSION JOINT REPAIR	EX	13 EA
CONSTRUCT. JNT. REPAIR	CJ	
ABANDONED FASTENER/HOLES	F	2 EA
CORRODED RAIL BRACKETS	CB	10 EA

BUILDING NO.: 31



THIRD FLOOR PLAN
SCALE: NTS

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BUILDING STRUCTURA SURVEY
3RD FLOOR PLAN

HUNTINGTON LAKES
SECTION IV
DELRAY BEACH, FL

DATE: SEPT 2023
DRAWN BY: LK
SCALE: AS NOTED

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FL REG ENG #73160
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SHEET
3RD FLR PLAN

CATWALK INFORMATION	
FLOOR	FINISH
4TH	SPRAYDECK

ESTIMATED REPAIRS		
DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
DELAMINATED TOPPING	DT	
BEAM REPAIR	B	
COLUMN REPAIR	C	14 CF
STUCCO REPAIR	S	2 SF
SOFFIT STUCCO REPAIR	SF	20 SF
STUCCO CRACK REPAIR	SC	14 LF
RUST SPOTS	RS	
WINDOW SILL REPAIR	SL	
POST POCKET REPAIRS	PP	25 EA
EXPANSION JOINT REPAIR	EX	13 LF
CONSTRUCT. JNT. REPAIR	CJ	
ABANDONED FASTENER/HOLES	F	4 EA
PT ANCHOR REPAIRS	PT	6 EA
CORRODED RAIL BRACKETS	CB	7 EA

BUILDING NO.: 31

FOURTH FLOOR PLAN
SCALE: NTS

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BUILDING STRUCTURA SURVEY
4TH FLOOR PLAN

HUNTINGTON LAKES
SECTION IV
DELRAY BEACH, FL

DATE: SEPT 2023

DRAWN BY: LK

SCALE: AS NOTED

ELIAS KOKKORIS, P.E.

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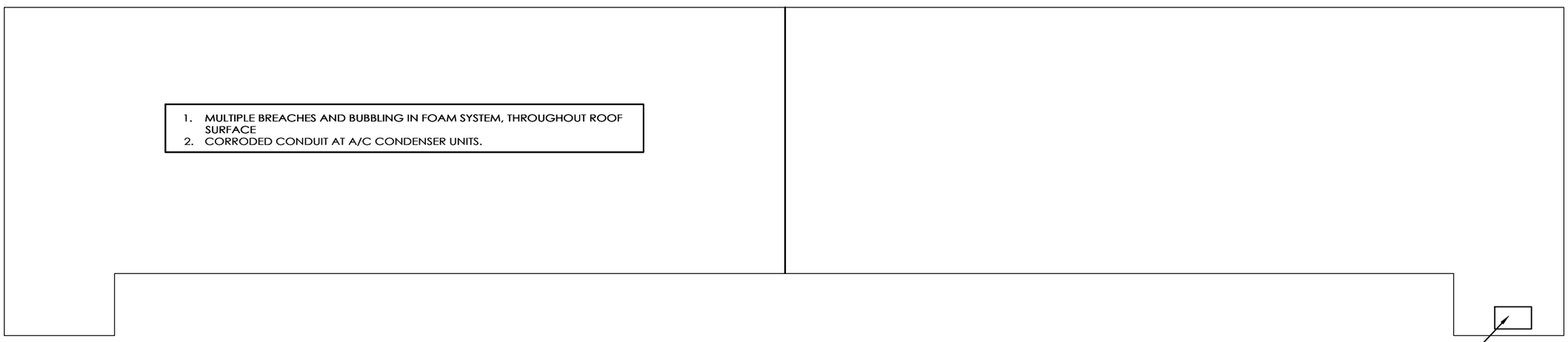
SHEET
4TH FLR PLAN

ROOF INFORMATION	
FLOOR	ROOF FINISH
ROOF	FOAM

ESTIMATED REPAIRS		
DESCRIPTION	SYM	EST. QTY.
EDGE REPAIR	E	
PARTIAL DECK REPAIR	D	
OVERHEAD REPAIR	O	
THRU DECK REPAIR	T	
STRESS CRACK REPAIR	R	
DELAMINATED TOPPING	DT	
BEAM REPAIR	B	
COLUMN REPAIR	C	
STUCCO REPAIR	S	
SOFFIT STUCCO REPAIR	SF	
STUCCO CRACK REPAIR	SC	
RUST SPOTS	RS	
WINDOW SILL REPAIR	SL	
POST POCKET REPAIRS	PP	
EXPANSION JOINT REPAIR	EX	
CONSTRUCT. JNT. REPAIR	CJ	
ABANDONED FASTENER/HOLES	F	

BUILDING NO.: 31

1. MULTIPLE BREACHES AND BUBBLING IN FOAM SYSTEM, THROUGHOUT ROOF SURFACE
2. CORRODED CONDUIT AT A/C CONDENSER UNITS.



ROOF FLOOR
SCALE: NTS

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BUILDING STRUCTURAL SURVEY
ROOF PLAN

HUNTINGTON LAKES
SECTION IV
DELRAY BEACH, FL

DATE: SEPT 2023

DRAWN BY: LK

SCALE: AS NOTED

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SHEET
ROOF PLAN