Wexler Associates
Consulting Engineers
12 West 32nd Street, 8th FL | New York, NY 10001
t: 212.643.1500 f: 212.643.2277 | www.nwexler.com

May 5, 2026

3 Four 5 Builders
5951 Alton Road
Miami Beach, FL 33140

Reference: 141 & 145 South Shore Drive, Miami Beach, FL 33141

Attention: Arif Tuksal

Mr. Tuksal,

On Monday, March 30, 2026, the writer visited the existing buildings at 141 and 145 South Shore Drive (Normandy Shores) in Miami, FL at the Owner's request to assess the structural conditions.

Background Information

The two buildings were constructed in 1953 adjacent to an open golf course and approximately 250 feet from Normandy Waterway off of Biscayne Bay. The structures were built prior to the adoption of the First Edition of the South Florida Building Code (1957), which enacted stricter hurricane requirements.

During the visit the buildings were occupied and finishes were seen in place. The Owner indicated that the structural system generally consists of exterior masonry bearing walls with a flat roof supported by 2x12 wood joists spanning across. The ground floors is on grade with no crawl space below. Though not considered historic, the buildings are considered as contributing to the surrounding architecture of the neighborhood.

Discussion

The Owner purchased the properties at 141 and 145 South Shore Drive in 2018 and 2025 respectively. Since acquiring the properties, new interior renovations, primarily cosmetic, have been implemented by the Owner. The roofs were not replaced by the Owner since acquisition but rather have been spot repaired as needed. Owner indicated that to his knowledge the roof of 141 is 22 years old and the roof of 145 is 17 years old. Access was not provided for visual observation of the existing joists. However, considering the age of the roofing and waterproofing membranes, it is reasonable to assume that some water infiltration may have occurred over the last 15 years which would have caused damage to the existing wood joists. New roofing would be required for the existing structures. Additionally, many older houses or structures in Florida with wood roofs experience termite infestation, which, over time, could degrade the structural integrity of the wood joists. The Owner indicated that extermination treatments were undertaken since acquiring the properties though no condition

assessment and subsequent reinforcement or replacement of wood joists was implemented.

The slab on grade, which serves as the lowest occupied level, occurs at elevation = 5.80' NGVD per survey prepared by Lannes and Garcia, Inc. dated August 12, 2025. This elevation currently sits below the FEMA Base Flood elevation of 8.0' NGVD for Zone AE. Considering the age of the structures, there are no flood resistance measures to prevent flooding of both the interior and exterior, and subsequent damage in the event of a flood. These houses are not waterproofed. As such, when water levels rise against the exterior walls, water enters the premises and causes significant damage.

Previous Repairs

During the site visit, the owner mentioned that extensive repair work had been undertaken at both buildings, some to comply with 40 year recertification and some due to various damage that had occurred over the years. These include complete replacement of the plumbing systems to use PVC pipes in lieu of the existing cast iron pipes, spot repair of the roofs due to water infiltration, repair of cracking in exterior walls due to water damage...etc. see photos at end of this report. This maintenance has imposed significant financial burdens on the owner.

Conclusions

Given the age of the two structures, the Owner has had to implement regular repair and maintenance measures to upkeep the two structures. Moreover, multiple risk factors exist for future damage due to hurricane, flood or similar events. Mitigating those factors or implementing repair measures after damage certainly imposes a large burden on the Owner.

Recommendation

As a solution to the above noted conclusions, we recommend demolishing the existing buildings and constructing a new building in place of the existing structure. Such new structure can be designed by the architect to honor and maintain the surrounding architecture.

If you have any questions or concerns please feel free to contact me.

Very truly yours,

Nissim Elmann
Principal

Neil Wexler, PhD, P.E.
President

Site Photos:

Repair Photos: