

Water's Edge Marine Inspections

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CC# 16 – 2C – 20552 - X

COMPLETE MARINE INSPECTION AND MAINTENANCE SERVICES Docks – Piles – Seawalls – Environmental Diving

February 2, 2024

Mr. _____

Email: _____

RE: Seawall and Dock Inspection

38 _____ Terrace

Lighthouse Point, FL

Photos Included In Email

Dear Mr. _____,

As requested, an inspection was completed on the seawall and dock at the above referenced property. The inspection was done from both the water and the landside of the wall. Water visibility was clear, +/- 2' depth at the wall, +/- 3' – 4' depth outside of the dock piles within an hour of the low tide of the day 2/2/2024; clear skies. This is a side canal, no fixed bridge, ocean access property.

SEAWALL:

This is an **original coral rock seawall** that has been **repaired/reinforced along the waterside** with an older **transite footer** extending property line to property line. The seawall cap measures +/- 24" wide (original and is covered by the wood dock). Wall height is +/- 6' from the berm (bottom of canal) for a length of +/- 80 linear feet. This style of seawall is typical for the area. See PHOTOS.

Upon inspection of the seawall face, it was found to be **in satisfactory condition. A facing should be repeated every three to five years or as needed at this location (see PHOTOS).**

While in the water, it was found that an older transite footer has been installed along the bottom waterside of the seawall, see PHOTOS. The purpose of a footer is to prevent undermining and to provide additional support for the wall. **All panels were probed with an industry standard 3' probing pipe and found to have over 12" of penetration into the berm or were embedded into rock and I could not probe further, this is considered to be satisfactory, additional footers are not required at this time; however, I observed a few areas of white sand that were coming through the panels (this happens with this older style of footer). If in the future, this seawall cap is raised to comply with the new LHP code, a secondary footer will be installed at that time (see below for what may trigger this). Allow a future cost for a secondary footer to be approximately \$150.00 per foot, \$12,000.00.**

There are no repair recommendations for the wall at this time; however, it should be noted that if extensive work is done on the dock in the future (see below for dock condition); the city of LHP may require the cap to be raised to the new building code. This would then most likely result in needing the secondary footer above as well. Allow a budget of approximately \$180.00 - \$200.00 for a new cap if required in the future, \$14,400.00 - \$16,000.00.

DOCK AND PILINGS:

There is a +/- 6'8" x 80' wood framed (**EXISTING WOOD FRAME WAS USED, NOT NEW**), wood decked (**NEW**) dock supported by nine (9) wood (**EXISTING PILES, NOT NEW**), pilings currently on the property, see PHOTOS. The framing is in fair condition (mold, mildew, small 2" x 6" and single boards), the decking, and hardware in the decking are in good structural condition (**IT APPEARS THAT NEW DECKING WAS INSTALLED OVER EXISTING WOOD FRAME**); see PHOTOS. Replacement value of this same size wood dock (without piles) would be approximately \$30.00 per square foot to rebuild, \$16,000.00 - \$17,000.00 (framing and decking).

The dock has been equipped with a ladder, cleats, mooring whips, water service, electric (not sure if breaker was on or working). If a vessel will be kept here in the future, fenders should be installed on the piles.

All nine (9) dock piles are wood and have been wrapped in the tidal zone in order to protect against borer worms; **however only four (4) have the concrete filled style of wrap (see PHOTO); the other five (5) are pvc only and should have the restorative style concrete filled wrap installed; allow a budget of \$475.00 per pile for these, \$2,375.00. See PHOTOS. There is one (1) copper pile cap that is corroding, see PHOTO; replacement value approximately \$200.00 per pile (the 1" x 2" trim would need to be removed and replaced).**

Two of the piles have shifted on the dock (because these were existing piles, the frame was existing as well, see above). The 2nd to south is settled, causing the dock to drop in that area and the 2nd pile to the north is pushed out towards the water. See PHOTOS. If this dock is replaced in the future, all new piles should be installed (do not re use these again); allow a budget of approximately \$9,000.00.

There are no further dock or piling repair recommendations at this time.

This report is an accurate appraisal of the condition of the seawall and dock at the time of inspection for informational purposes. It is based on visual observation and non-invasive probing and is the opinion of the undersigned inspector, a licensed marine contractor. This report is not to be construed as a guarantee on the condition of the seawall, either written or implied. **Any prices quoted are approximate and do not include engineering or permit fees, if required.**

Sincerely,

Norma Jean Jalovec

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