

BUILDING DEPARTMENT RECERTIFICATION OF 40 YEAR OR OLDER BUILDING

10/24/2024

Las Vistas at Doral Condominium Association, Inc 8140 Geneva CT DORAL, FL 33166

Re:

Folio No.: 35-3022-028-0001

Property Address: 8290 LAKE DR.

Bldg. No.: 1

City Reference No. (Permit #): BDAD-2410-0567

Case No.:

Dear Property Owner:

The City of Doral Building Department received the Recertification Report submitted by you regarding the **30**-year-old or older building on the property referenced above. According to the inspection reports prepared by your Architect/Engineer, the building on the above referenced property is structurally and electrically safe for continued occupancy.

Based upon the submittal of these reports, Recertification is **GRANTED** for the building on this property. This Recertification expires ten (10) years from the date of the fortieth anniversary of the building and must be renewed every subsequent ten (10) year anniversary. At which time, a new Recertification Report must be submitted to the Chief Building Official.

Although this Recertification allows continued occupancy of the building, issuance of this letter does not preclude the Chief Building Official from carrying out his responsibilities under Section 8-5 of the Code of Miami-Dade County. Further, issuance of this Recertification should not be construed directly, or indirectly, as a guarantee of the safety of any portion of the structure.

If additional information is required about this matter please contact us at 305-593-6700, Ext. 3110. Thank you in advance for your cooperation in this matter.

Cordially,

Vince Seijas,

CB



Full Legal Description	
LAS VISTAS AT DORAL CONDO	
ALISIAN LAKE PB 94-65	
TRACTS D E & F LESS THAT PORT OF	
TR F TAKEN FOR LIFT STATION	
AS DESC IN DECL OR 23853-2707	
AMEND OR 24049-1572 & 24451-4502	
& 33511-3184	
LOT SIZE 1175120 SQ FT	
FAU 35 3022 009 0040 & 0050	

Vicente Digitally signed by Vicente Franco Date: 2024,10.09

Franco 19:30:26-04'00'



MILESTONE INSPECTION BLDG 8290

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 - 2024

MILESTONE INSPECTION REPORT FORM PHASE 1

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MILESTONE INSPECTION BLDG 8290

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 - 2024

MILESTONE INSPECTION REPORT FORM
PHASE 1 Milestone Inspection O Initial Phase 1 Inspection Report O Amended Phase 1 Inspection Report as required after completion of any repairs.
O Initial Phase 1 Inspection Report O Amended Phase 1 Inspection Report as required after completion of any repairs. Note: All Required Fields Appear in Red
Licensed Engineer(s) or Architect(s) Responsible for the Milestone Inspection
Inspection Firm Name (if applicable): Vicente Franco PE
Inspection Engineer/Architect Name and License Number: Vicente Franco PE, PE License: 62531
Address: 8690 NW 109 CT, Doral. FL 33178
Telephone Number: 3053055631
Assuming Responsibility for: All Portion - If Portion please list:
Inspection Commenced Date: 09/19/2024 Inspection Completed Date: 09/28/2024
Additional Inspection Firm Name (if applicable):
Additional Inspection Engineer/Architect Name:
Address:
Telephone Number:
Assuming responsibility for: OAll OPortion – If portion please list:
Inspection Commenced Date:Inspection Completed Date:
NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Milestone Inspection or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.
Please check all that apply:
Substantial Structural Deterioration Observed; Phase 2 inspection is required
Reason to Believe a Dangerous Inaccessible Condition of Major Structural Component; Phase 2 inspection is required to complete Milestone Inspection of Inaccessible Conditions
Dangerous Condition Observed; Structural Evaluation is required; A Phase 2 Inspection is required
*A condition exists that the Milestone Inspector determines would need a Phase 2 Inspection or structural evaluation of the specific item identified or area in order to determine whether a dangerous condition exists.
Immediate Dangerous Condition Observed; Notify Building and Fire Official; Structural Evaluation May be required, possible Shoring and a Phase 2 inspection is required
Maintenance Needed but does not raise to the level of Substantial Deterioration or Dangerous. Phase 1 Inspection Passes
Passed Phase 1 Inspections

Licensed Design Professional:	✓ Engineer	Architect	TE FRANCOIL
Name: Vicer	ite Franco		N9) 62531
License Number: PE Lic	ense: 62531		* 10-21 HE STATE OF STATE OF
100.2			SSIONAL THE
			Seal

Click the button below to check if all required fields are completed.

If they are not, you will be told which fields must be completed.

If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

I am qualified to practice in the discipline in which I am hereby signing,

Signature: Vicente Franco Digitally signed by Vicente Franco Date: 2024.10.09 19:25:22 -04'00'

Date 09/28/2024

This report has been based upon the minimum milestone inspection requirements as listed in *Chapter 18 of the Florida Building Code, Existing Building.* To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

See: General Considerations & Guideline

Supporting Data Attached:

Licensed Desi Professional:	gn	∠ Engineer	Architect	THENTE FRANCO
1211, 95A				PILIO CENSE.
Name:	Vicente F	ranco		62531 24
License Number:	PE Licer	se: 62531		STATE OF
				SSIONAL ET
				Seal
	signature box l	d which fields must be completed with the complete will unlock, allowing you		1.
		_		
I am qualified	d to practice in	the discipline in which I	am hereby signing,	
	Vicente	D gitally signed by Vicente Franco		
Signature:	Franco	Date: 2024,10.09 19:26:20 -04'00'	Date 09/28/2024	
Code, Existing Bu	ilding. To the be		y, this report represents an ac	a Chapter 18 of the Florida Building ccurate appraisal of the present reasonably possible.
See: General C	onsiderations	& Guideline		
Supporting Da	ta Attached:			

. DESCRIPTION	OF STRUCTURE	Add Attachments	
a. Name on Title:	Residential Building		
b. Street Address:	8290 Lake Drive		
c. Legal Description	n: Attached		
d. Owner's Name:	Las Vistas at Doral Condor	minium Association inc.	
e. Owner's Mailing	Address:		
	8140 Geneva CT., DORA	L,FL 33166	
f. Email Address:	vfranco9876@gmail.com	Contact Number: (305) 305 - 5631	
g. Folio Number of	Property on Which Building is	s Located: 35-3022-028-0001	
n. Building Code O	ccupancy Classification: Reside	ential Building	
i. Present Use: R	esidential Building		
. General Descript Residential building		Type of Construction: Reinforced concrete frame system with	
	g Area: Approx. 345,420 Sq print Area: 38,380 Sq.F	.F Number of Stories: 5	
2. Building Food Name of the Cond m. Special Features:			
2. Building Food	print Area: 38,380 Sq.F		
2. Building Food Name of the Cond m. Special Features:	print Area: 38,380 Sq.F		

1.	Bulging:	Good	• Fair	OPoor	Significant
2.	Settlement:	OGood	• Fair	O Poor	Significant
3.	Deflections:	Good	• Fair	O Poor	Significant
 4.	Expansion:	OGood	• Fair	OPoor	Significant
 õ.	Contraction:	OGood	• Fair	Poor	Significant
cre	ete walls, bea		asonry wall in f		ral Walls, Floor, Roofs, Other): s, doesn't exhibit visible cracks. N

[2. PRESENT CONDITION OF STRUCTURE CONTINUED]

 Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:
There are fine cracks 0.004" wide on some masonry wall on exterior facade. No spalling was observed. (P-02)
d. Cracks – Note location in significant members. Identify crack size as HAIRLINE if Barely Discernible; FINE if less than 1 mm in width; MEDIUM if Between 1mm and 2 mm in Width; WIDE if Over 2mm
Location:
Hairline cracks on beams, columns and walls (P-03)
e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:
The structure is in fair condition with no considerable cracking or spalling. (P-03)
f. Note Previous Patching or Repairs:
There is sign of patching and repair on walls (P-03)
g. Nature of Present Loading Indicate Residential, Commercial, Other Estimate Magnitude:
Residential
h. Are there any other significant observations? OYes ONo
If Yes, Describe:

3. INSPECTIONS	Add Attachments
a. Date of Notice of Required Inspection: 09/19/2024	
b. Date(s) of Actual Inspection: 09/28/2024	
c. Name and Qualifications of the Individual Preparing R	Leport:
Vicente Franco PE, PE License: 62531, Structural I	Discipline
d. Description of Laboratory or Other Formal Testing, If	Required, Rather than Manual or Visual Procedures:
e. Has the property record been researched for any curre	ent code violations or unsafe structure cases?
Explanation/Comments:	

4. SUI	PPORTING DATA AT	TACHED		Add Attachments	ici salar sa
Check	if attached:				
a.	Sheets of written data:	O Yes	⊙ No		
b.	Photographs:	• Yes	ONo		
c.	Drawings or sketches:	O Yes	⊙ No		
d.	Test reports:	O Yes	⊙ No		

escribe Building Foundation: Indation System is shallow foundation with value cast in place concrete slab in good condition See Wood in Contact or Near Soil? Igns of Differential Settlement? Yes, Explain:		
cast in place concrete slab in good condition Wood in Contact or Near Soil? gns of Differential Settlement?	On.No crad	No N/A, Explain Below
gns of Differential Settlement?		
	OYes	⊙ No
	the Walls,	, Column or Beams that Signal Differen
water drained away from the foundation?		
No, Explain:	• Yes	O No
there additional Sub-Soil Investigation required? Yes, Describe:	O Yes	⊙ No
	there additional Sub-Soil Investigation required?	water drained away from the foundation? No, Explain: Yes There additional Sub-Soil Investigation required? Yes

Does this building have Masonry Bearing Walls? If yes, continue on. If no, skip to Section 7. (Note: Good, Fair, Poor, Significant) Yes No a. Concrete Masonry Units: Good Fair Poor Significant N/A b. Clay Tile or Cotta Units: Good Fair Poor Significant N/A c. Reinforced concrete tie Columns: Good Fair Poor Significant N/A d. Reinforced Concrete Tie Beams: Good Fair Poor Significant N/A c. Lintel: Good Fair Poor Significant N/A f. Other Type Bond Beams: Good Fair Poor Significant N/A g. Masonry Finishes - Exterior: 1. Stucco: Good Fair Poor Significant N/A 2. Veneer: Good Fair Poor Significant N/A 3. Paint Only: Good Fair Poor Significant N/A 4. Other:
a. Concrete Masonry Units: Good Fair Poor Significant N/A b. Clay Tile or Cotta Units: Good Fair Poor Significant N/A c. Reinforced concrete tie Columns: Good Fair Poor Significant N/A d. Reinforced Concrete Tie Beams: Good Fair Poor Significant N/A e. Lintel: Good Fair Poor Significant N/A f. Other Type Bond Beams: Good Fair Poor Significant N/A g. Masonry Finishes - Exterior: 1. Stucco: Good Fair Poor Significant N/A 2. Veneer: Good Fair Poor Significant N/A 3. Paint Only: Good Fair Poor Significant N/A 4. Other:
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b. Clay Tile or Cotta Units: Good Fair Poor Significant N/A c. Reinforced concrete tie Columns: Good Fair Poor Significant N/A d. Reinforced Concrete Tie Beams: Good Fair Poor Significant N/A e. Lintel: Good Fair Poor Significant N/A f. Other Type Bond Beams: Good Fair Poor Significant N/A g. Masonry Finishes – Exterior: 1. Stucco: Good Fair Poor Significant N/A 2. Veneer: Good Fair Poor Significant N/A 3. Paint Only: Good Fair Poor Significant N/A 4. Other:
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c. Reinforced concrete tie Columns: Good Fair Poor Significant N/A d. Reinforced Concrete Tie Beams: Good Fair Poor Significant N/A e. Lintel: Good Fair Poor Significant N/A f. Other Type Bond Beams: Good Fair Poor Significant N/A g. Masonry Finishes - Exterior: 1. Stucco: Good Fair Poor Significant N/A 2. Veneer: Good Fair Poor Significant N/A 3. Paint Only: Good Fair Poor Significant N/A 4. Other:
O Good ● Fair ● Poor ● Significant ● N/A d. Reinforced Concrete Tie Beams: ● Good ● Fair ● Poor ● Significant ● N/A e. Lintel: ● Good ● Fair ● Poor ● Significant ● N/A f. Other Type Bond Beams: ● Good ● Fair ● Poor ● Significant ● N/A g. Masonry Finishes - Exterior: 1. Stucco: ● Good ● Fair ● Poor ● Significant ● N/A 2. Veneer: ● Good ● Fair ● Poor ● Significant ● N/A 3. Paint Only: ● Good ● Fair ● Poor ● Significant ● N/A 4. Other:
d. Reinforced Concrete Tie Beams: Good Fair Poor Significant N/A e. Lintel: Good Fair Poor Significant N/A f. Other Type Bond Beams: Good Fair Poor Significant N/A g. Masonry Finishes – Exterior: 1. Stucco: Good Fair Poor Significant N/A 2. Veneer: Good Fair Poor Significant N/A 3. Paint Only: Good Fair Poor Significant N/A 4. Other:
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e. Lintel: Good Fair Poor Significant N/A f. Other Type Bond Beams: Good Fair Poor Significant N/A g. Masonry Finishes – Exterior: 1. Stucco: Good Fair Poor Significant N/A 2. Veneer: Good Fair Poor Significant N/A 3. Paint Only: Good Fair Poor Significant N/A 4. Other:
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f. Other Type Bond Beams: Good Fair Poor Significant N/A g. Masonry Finishes – Exterior: 1. Stucco: Good Fair Poor Significant N/A 2. Veneer: Good Fair Poor Significant N/A 3. Paint Only: Good Fair Poor Significant N/A 4. Other:
Good OFair OPoor OSignificant ON/A g. Masonry Finishes – Exterior: 1. Stucco: OGood OFair OPoor OSignificant ON/A 2. Veneer: OGood OFair OPoor OSignificant ON/A 3. Paint Only: OGood OFair OPoor OSignificant ON/A 4. Other:
g. Masonry Finishes – Exterior: 1. Stucco:
 Stucco: OGood
 Stucco: OGood
OGood OFair OPoor OSignificant ON/A 2. Veneer: OGood OFair OPoor OSignificant ON/A 3. Paint Only: OGood OFair OPoor OSignificant ON/A 4. Other:
OGood OFair OPoor OSignificant ON/A 3. Paint Only: OGood OFair OPoor OSignificant ON/A 4. Other:
OGood OFair OPoor OSignificant ON/A 3. Paint Only: OGood OFair OPoor OSignificant ON/A 4. Other:
Good Fair OPoor OSignificant ON/A 4. Other:
4. Other:
OGood OFair OPoor OSignificant ON/A
Explain:
h. Cracks - Note Beams, Columns, or Others, Including Locations (Description):
Not cracks observed

[6. MASONRY BEARING WALL CONTINUED]

i. Spalling – In Beams, Columns, or Others, Including Locations (Description): Spalling in small areas. (P-04)
j. Rebar Corrosion – Check Appropriate Line:
 None Visible Minor – Patching will suffice Significant – Patching will suffice Significant – Structural repairs required Describe:
 k. Were samples chipped out for examination in spalled areas? 1. No 2. Yes – Describe color, texture, aggregate, general quality:

7. FLOOR AND ROOF SYSTEM (Note: 1) Good, Fair, Poor, Significant) Add At	tachments
a. Roof:	
1) Roof Pitch	
Flat	
Pitched	
2) Roof Structural Framing Wood Steel Concrete	
Unknown	
Other	
If Other, Describe:	
The structural system is a reinforced concrete slab over concrete beams in fair cois needed.(P-05)	ndition. No repair
3) Roof Structural Framing Condition:	
Good Fair Poor Significant	
4) Roof Deck Material	
Concrete Bare steel deck	
Wood Other	
Structural concrete on steel deck	
Non-structural / insulating concrete on steel deck	
Describe:	
5) Roof Cladding Type	
Tile Single ply (Membrane)	
Asphalt shingles Metal	
Built-up roofing (BUR) Other Describe:	
The roof membrane is a built up roof system with a granular surfaced modified bi The roof system is in fair condition. (P-06)	tumen cap sheet.

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: 1 Good, Fair, Poor, Significant)
6) Roof Covering Condition
Good • Fair O Poor O Significant
The structural system is a reinforced concrete slab over concrete beams and masonry concrete walls in fair condition. No repair is needed.(P-05)
7) Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:
Air condition equipment steel members, connections and supports are in fair condition. No need of any repair.(P-05)
8) Note Types of Drains, Scuppers, and Condition:
Roof drainage in fair condition no repair needed.(P-05)
9) Describe Parapet Construction and Current Condition:
Parapet in fair conditions.(P-05)
10) Describe Mansard Construction and Current Condition:
OGood OFair OPoor OSignificant ⊙N/A
N/A

11) Describe Any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection: The roof membrane is a built up roof system with a granular surfaced modified bitumen cap sheet. The roof system is in fair condition. (P-06) 12) Note Any Expansion Joint and Condition: Good ● Fair ● Poor ● Significant Expansion joints in fair condition. (P-06) b. Floor System(s): 1. Describe (Type of System Framing, Material, Spans, Condition, Balconies):
The roof system is in fair condition. (P-06) 12) Note Any Expansion Joint and Condition: Good Fair Poor Significant Expansion joints in fair condition. (P-06) b. Floor System(s):
Good Fair Poor Significant Expansion joints in fair condition. (P-06) b. Floor System(s):
Good Fair Poor Significant Expansion joints in fair condition. (P-06) b. Floor System(s):
Good Fair Poor Significant Expansion joints in fair condition. (P-06) b. Floor System(s):
Good Fair Poor Significant Expansion joints in fair condition. (P-06) b. Floor System(s):
Expansion joints in fair condition. (P-06) b. Floor System(s):
b. Floor System(s):
1. Describe (Type of System Framing, Material, Spans, Condition, Balconies):
Condition:
Good Fair Poor Significant
The structural system is a reinforced concrete slab over concrete beams in fair condition. No repair is needed.(P-06)
2. Balcony Structural System
Edge and Building Face Supported Cantilever No Balcony
(If no balcony skip to number 7, Stairs and Elevators)
3. Balcony Exposure (if structure is on the coast)
Ocean facing
Non-ocean facing

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note:
4. Balcony Construction
Concrete
Steel framing with concrete topping
Wood
Other (define in narrative)
5. Balcony Condition Rating
○ Good
Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
O Poor (e.g., significant cracking, rebar corrosion requiring repairs)
O Significant
6. Balcony Condition Description (e.g., Spalling, Cracking, Rebar Corrosion)
Balconies in fair condition (P-06)
7. Stairs and Elevators – Indicate location, framing system, material, and condition:
Stairs in fair condition (P-07)
8. Ramps – Indicate location, framing system, material, and condition:
N/A

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: 1 Good, Fair, Poor, Significant)
9. Guardrails – Indicate type, location, and material (If no Guardrail, skip to "c. Inspection") Wood Stainless Steel Glass None Metal Ungalvanized Steel CMU Kneewall Aluminum Concrete Kneewall Other Describe any details:
10. Guard Condition (define ratings depending on guard system) OGood OFair OPoor OSignificant, Describe:
Guard rails are in fair condition.(P-07) c. Inspection – Note exposed areas available for inspection, and where it was found necessary to open
ceilings, etc. for inspection of typical framing members: The main structural system is exposed on all corridors.

8. STEEL FR.	AMING SYSTEM	Add Attachments	A
	g System Exists: Yes No Scription of System:	(If no Steel Framing System, skip to section 9)	
b. Exposed	d Steel – Describe condition of paint a	and degree of corrosion:	
c. Steel Co	onnections – Describe type and condit	ion:	
	e or Other Fireproofing – Describe and for inspection:	ny cracking or spalling and note where any covering was	3
	any steel framing member with obvio on (provide location(s)):	ous overloading, overstress, deterioration or excessive	
	r Sheave Beams, Connections, and Mans and connection are in fair cond		

9. CONCRETE FRAMING SYSTEM	Add Attachments
Concrete Framing System Exists: Yes No	(If no Concrete Framing System, skip to section 10)
a. Full Description of Structural System:	
The structural system is a reinforced concrete slab of walls in fair condition. No repair is needed.(P-07)	over concrete beams and masonry concrete
walls in fair condition. No repair is needed.(1 -07)	
b. Cracking:	
1. O Significant Not Significant	
2. Description of members affected location and	type of cracking:
The beams and concrete walls are in fair condition.(
c. General Condition Description:	
Fair	
d. Rebar Corrosion – Check Appropriate Line:	
1. Non-Visible	
2. Significant – Patching will suffice	
3. Significant – Structural repairs requ	uired
Describe:	
No rebar corrosion observed	

[9. CONCRETE FRAMING SYSTEM CONTINUED]

e.	Were samples chipped out for examination in spalled areas?
	1. (•) No
	2. Yes – Describe color, texture, aggregate, general quality:
f.	Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):
N/A	

a. Structural threshold		exterior envelope of	O Yes	⊙ No
1. Previous Date:	Inspection			
2. Descript	ion of Curtainwal	ll Structural Glazing and a	dhesive sealant:	
3. Describe	: Condition of Sys	stem:		
,	O Wood , Describe):	Steel Aluminum in fair condition. (P-08	Sliding Glass	Door Other
1. Type: (If Other eel doors and s	Wood Describe): colid wood door	· ·		Door Other
1. Type: (If Other eel doors and s 2. Anchora steners are in 3. Sealant	Wood Describe): colid wood door	in fair condition. (P-08) dition of Fasteners and La		Door Other

[10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS CONTINUED]
4. Describe General Condition:
Fair condition.
5. Describe repairs needed:
No repairs needed

11. WOOD FRAMING		Add Attachments	*
Wood Framing System Exists:	Yes No	(If no Wood Framing System	, skip to section 12)
a. Type – Fully describe if mill c	onstruction, light con	struction, major spans, trusses:	
b. Indicate Condition of the Foll 1. Walls:	owing:		
N/A			
2. Floors:			*
N/A			
3. Roof Member, Roof	Trusses:		
N/A			
c. Note Metal Fitting (i.e., Angle	s, Plates, Bolts, Splint	Pintles, Other and Note Condi	tion):
N/A			
d. Joints – Note if well fitted and	d still closed:		
N/A	1 sun closed.		

11. WC	OOD FRAMING CONTINUED]
e. N/A	Drainage – Note accumulations of moisture:
f. N/A	Ventilation – Note any concealed spaces not ventilated:
g. N/A	Note any concealed spaces opened for inspection:
h. N/A	Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

12	BIIII 1	DING	FACADE	INSPECTION
14	· DUIL	DILIG	LUCUDE	THOTECTION

Add Attachments



a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

N/A

b. Identify attachment type of each appurtenance type (mechanically attached or adhered):

N/A

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

N/A

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

N/A

b. Indicate condition of special feature, its supports and connections:

N/A

14. DETERIORATION

 Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration.

SMALL SPALLING THAT NEED MAINTENANCE

×		CATTO		TITLE	CATO
辯	50 COSTO 100 DO N. W.	SAFE (8867 WW N. D. W. E. E.		The Art of the State of the



a. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed. Yes No

✔ By checking this box, the undersigned states that the inspections detailed in this report were performed with the primary objective of identifying potential structural issues. Other conditions may render a building unsafe, including, but not limited to, the existence of unsanitary conditions, inadequate maintenance, illegal occupancy, inadequate means of egress, or inadequate lighting and ventilation. If potentially unsafe conditions were observed, they will be noted, but the inspections were not intended to be a comprehensive assessment of whether any such conditions exist in the subject building.

16. SAFE OCCUPANCY DETERMINATION

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated, secured, or access limited? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated, secured, or access limited? OYes No

17. SUMMARY OF FINDINGS		*	
The below Condition(s) were noted within this Phase 1 Inspection.	Phase 2 In	Phase 2 Inspection Required:	
Indication of Dangerous Condition Observed	O Yes	⊙ No	
Actual Dangerous Condition Observed	O Yes	⊙ No	
Indication of Substantial Structural Deterioration Observed	O Yes	⊙ No	
Actual Substantial Structural Deterioration Observed	O Yes	⊙ No	
✓ Indication of Need for Maintenance	O Yes	⊙ No	
Indication of Need for Repair	O Yes	⊙ No	
Indication of Need for Replacement	O Yes	⊙ No	
Inaccessible Condition of Structural Component	O Yes	⊙ No	
18. REVIEW OF EXISTING DOCUMENTS AND PERMIT R	ECORDS	*	
It appears that unpermitted structural work has been performed as notified:	follows, and t	he Building Official has been	
OYes ONo			
If yes, describe unpermitted work:			

19. DEFINITIONS OF TERMS

Good: No Substantial Structural Deterioration and No Dangerous Condition Observed.

Fair: Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Poor: Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Significant: Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition.

Major Structural Component. Means a building's load-bearing elements, primary structural members, and primary structural systems.

Substantial Structural Deterioration. Means a condition that negatively affects a building's structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Unsafe conditions. Buildings that are or hereafter become *unsafe*, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an *unsafe* condition. *Unsafe* buildings shall be taken down and removed or made safe as the *code official* deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed *unsafe*. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two milestone inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

Dangerous. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

- 1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.
- 2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, or other environmental loads when such loads are imminent.





3.b Façade west side

3.b Façade south side



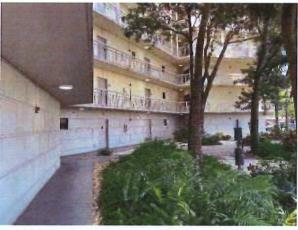




3.b Façade north side



4.d No settlement



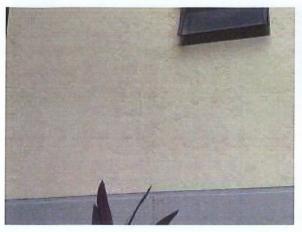
5.a Overall structure in Fair condition



5.b Structure in fair conditions



5.c Fine cracks on stucco



5.d Hairline cracks on walls



5.e No considerable cracks or spalling



5.f Signs of repair on walls



6. Masonry wall in fair condition



6.h Interior paint in fair



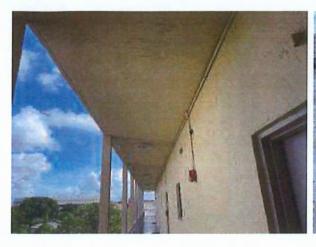
6.i Cracks in small areas



6.j Spalling in small areas.



6.k Not rebar corrosion observed.



7.a.1 Roof in fair condition.



7.a.2 A/C Units



7.a.3 Roof drainage



7.a.4 Parapets in fair condition



7.a.6 Roof covering in fair condition



7.a.8 Expansion joints in fair condition



7.b.1 Floor system in fair condition



7.b.2 Balconies in fair condition



7.b.3 Stairs in fair condition



7.b.5 Guard rails in fair condition



8.f Elevator machine room



9.a Concrete framing system



9.b Beams and concrete walls in fair



10. Windows in fair condition



10.c Exterior doors in fair condition