



**BUILDING DEPARTMENT
RECERTIFICATION OF 40 YEAR OR OLDER BUILDING**

10/08/2024

**LAS VISTAS AT DORAL CONDOMINIUM ASSOCIATION, INC.
8140 GENEVA CT
DORAL, FL 33166**

Re: Folio No.: 35-3022-028-0001
Property Address: 8235 LAKE DR Bldg. No.: 1
City Reference No. (Permit #): BDAD-2410-0562 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

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud.

2. The second part of the document outlines the specific procedures that must be followed when recording transactions. It details the requirements for the format and content of records, as well as the responsibilities of the individuals involved in the recording process.

3. The third part of the document addresses the issue of the retention of records. It specifies the minimum period for which records must be kept and the conditions under which they may be destroyed or disposed of.

4. The fourth part of the document discusses the importance of regular audits and reviews of the records. It explains that audits are necessary to ensure that the records are accurate and complete, and to identify any areas where improvements can be made.

5. The fifth part of the document provides information on the consequences of non-compliance with the record-keeping requirements. It outlines the penalties that may be imposed for failing to maintain accurate records, and the steps that should be taken to rectify any deficiencies.

6. The sixth part of the document concludes with a summary of the key points discussed in the document. It reiterates the importance of maintaining accurate records and the need for strict adherence to the procedures outlined in the document.

7. The seventh part of the document provides a list of references and sources of information used in the document. It includes references to relevant laws, regulations, and standards, as well as to other documents and reports that provide additional information on the subject.

8. The eighth part of the document contains a list of appendices and exhibits that are included in the document. These include copies of the record-keeping forms, a sample record-keeping schedule, and other supporting documents.

9. The ninth part of the document provides information on how to obtain a copy of the document. It includes the contact information for the relevant authority and the procedures for requesting a copy.

10. The tenth part of the document contains a list of frequently asked questions and their answers. This section is intended to provide additional clarification on the record-keeping requirements and to address common concerns.

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 Franco Digitally signed
by Vicente Franco
Date: 2024.09.27
23:01:21 -04'00'

MILESTONE INSPECTION BLDG 8235

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM PHASE 1

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MILESTONE INSPECTION BLDG 8235

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM

PHASE 1 Milestone Inspection

Initial Phase 1 Inspection Report 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: 08/19/2024 Inspection Completed Date: 08/31/2024

Additional Inspection Firm Name (if applicable): _____

Additional Inspection Engineer/Architect Name: _____

Address: _____

Telephone Number: _____

Assuming responsibility for: All Portion – 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

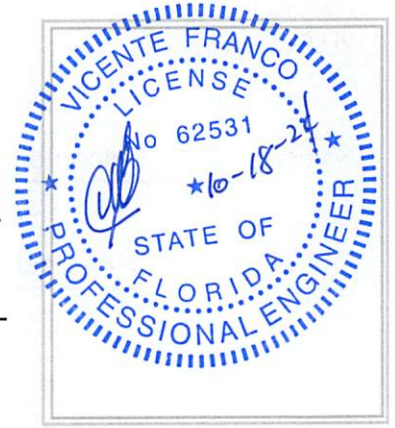
Licensed Design Professional:

Engineer

Architect

Name: Vicente Franco

License Number: PE License: 62531



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: 2024.09.27 23:02:52 -04'00' Date 08/31/2024

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:

Add Attachments

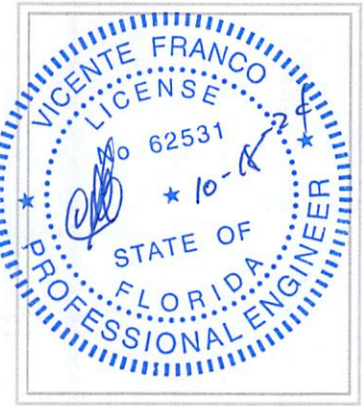
Licensed Design Professional:

Engineer

Architect

Name: Vicente Franco

License Number: PE License: 62531



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: 2024.09.27 23:03:38 -04'00'


Date 08/31/2024

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:

Add Attachments

1. DESCRIPTION OF STRUCTURE		Add Attachments	
a. Name on Title:	Residential Building		
b. Street Address:	8235 Lake Drive		
c. Legal Description:	Attached		
d. Owner's Name:	Las Vistas at Doral Condominium Association inc.		
e. Owner's Mailing Address:	8140 Geneva CT., DORAL,FL 33166		
f. Email Address:	vfranco9876@gmail.com	Contact Number:	(305) 305 - 5631
g. Folio Number of Property on Which Building is Located:	35-3022-028-0001		
h. Building Code Occupancy Classification:	Residential Building		
i. Present Use:	Residential Building		
j. General Description:	Residential building, 5 story	Type of Construction:	Reinforced concrete frame system with masonry walls
k. Square Footage:	Number of Stories: 5		
	1. Total Building Area: Approx. 47,110Sq.F		
	2. Building Footprint Area: 9,528 Sq.F		
l. Name of the Condo or Coop Entity:	LAS VISTAS AT DORAL		
m. Special Features:	N/A		
n. Describe any Additions to Original Structure:	N/A		
o. Approximate Distance to the Coast and Method Used to Determine Distance:	8 MILLAS (Google Earth)		

2. PRESENT CONDITION OF STRUCTURE

Add Attachments



a. General Alignment (Note: **f** Good, Fair, Poor, Significant - Explain if significant):

1. Bulging:	<input type="radio"/> Good	<input checked="" type="radio"/> Fair	<input type="radio"/> Poor	<input type="radio"/> Significant
2. Settlement:	<input type="radio"/> Good	<input checked="" type="radio"/> Fair	<input type="radio"/> Poor	<input type="radio"/> Significant
3. Deflections:	<input type="radio"/> Good	<input checked="" type="radio"/> Fair	<input type="radio"/> Poor	<input type="radio"/> Significant
4. Expansion:	<input type="radio"/> Good	<input checked="" type="radio"/> Fair	<input type="radio"/> Poor	<input type="radio"/> Significant
5. Contraction:	<input type="radio"/> Good	<input checked="" type="radio"/> Fair	<input type="radio"/> Poor	<input type="radio"/> Significant

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

Concrete walls, beams, and masonry wall in fair conditions, doesn't exhibit visible cracks. No exposed rebar was found. (P-02)

[2. PRESENT CONDITION OF STRUCTURE CONTINUED]

- c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

There are hairline 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 Fine Medium Wide

Barely discernable cracks on beams and columns (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? Yes No

If Yes, Describe:

3. INSPECTIONS

Add Attachments



a. Date of Notice of Required Inspection: 08/19/2024

b. Date(s) of Actual Inspection: 08/31/2024

c. Name and Qualifications of the Individual Preparing Report:
Vicente Franco PE, PE License: 62531, Structural Discipline

d. Description of Laboratory or Other Formal Testing, If Required, Rather than Manual or Visual Procedures:
N/A

e. Has the property record been researched for any current code violations or unsafe structure cases?
 Yes No

Explanation/Comments:

4. SUPPORTING DATA ATTACHED

Add Attachments

Check if attached:

a. Sheets of written data: Yes No

b. Photographs: Yes No

c. Drawings or sketches: Yes No

d. Test reports: Yes No

5. FOUNDATION



a. Describe Building Foundation:

The Foundation System is shallow foundation with wall footing and isolated footing. The ground slab is a cast in place concrete slab in good condition. No cracks are visible at ground floor.

b. Is Wood in Contact or Near Soil?

Yes No N/A, Explain Below

c. Signs of Differential Settlement?

Yes No

If Yes, Explain:

d. Describe Any Cracks, Separation, or Other Signs in the Walls, Column or Beams that Signal Differential Settlement:

There are no visible cracks or any sign of differential settlement in the building. (P-02)

e. Is water drained away from the foundation?

If No, Explain:

Yes No

f. Is there additional Sub-Soil Investigation required? Yes No

If Yes, Describe:

6. MASONRY BEARING WALL – Indicate Good, Fair, Poor, or Significant on Appropriate Lines ▲
(Definitions for assessments can be found in section 19)

Does this building have Masonry Bearing Walls? If yes, continue on. If no, skip to Section 7.

(Note: **1** 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

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:

Good Fair Poor Significant N/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:

1. None Visible
2. Minor – Patching will suffice
3. Significant – Patching will suffice
4. 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: **i** Good, Fair, Poor, Significant)

Add Attachments



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 condition. No repair is needed.(P-05)

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 bitumen cap sheet. The roof system is in fair condition. (P-06)

[7. FLOOR AND ROOF SYSTEM CONTINUED]

(Note: Good, Fair, Poor, Significant)

6) Roof Covering Condition

Good Fair Poor Significant

The structural system is a reinforced concrete slab over concrete beams and concrete walls in fair condition. No repair is needed.(P-06)

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:

Good Fair Poor Significant N/A

N/A

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: Good, Fair, Poor, Significant)

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

N/A

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: **i** Good, Fair, Poor, Significant)

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)
- Poor (e.g., significant cracking, rebar corrosion requiring repairs)
- 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:

Stair in fair condition (P-06)

8. Ramps – Indicate location, framing system, material, and condition:

N/A

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ● 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)

Good Fair Poor Significant, 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 FRAMING SYSTEM

Add Attachments



Steel Framing System Exists: Yes No (If no Steel Framing System, skip to section 9)

a. Full Description of System:

N/A

b. Exposed Steel – Describe condition of paint and degree of corrosion:

N/A

c. Steel Connections – Describe type and condition:

N/A

d. Concrete or Other Fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection:

N/A

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

Elevator beams and connection are in fair condition.(P-07)

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 concrete frame is concrete walls and concrete beams supporting vertical loads. The concrete frame is in fair condition. There are concrete walls supporting the lateral loads. The concrete walls are in fair condition.(P-07)

b. Cracking:

1. Significant Not Significant

2. Description of members affected location and type of cracking:

The beams and concrete walls are in fair condition.(P-07)

c. General Condition Description:

Fair

d. Rebar Corrosion – Check Appropriate Line:

- 1. Non-Visible
- 2. Significant – Patching will suffice
- 3. Significant – Structural repairs required

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

(Note: **i** Good, Fair, Poor, Significant)

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS



a. **Structural Glazing on the exterior envelope of threshold building:** Yes No

1. Previous Inspection Date:

2. Description of Curtainwall Structural Glazing and adhesive sealant:

N/A

3. Describe Condition of System:

N/A

b. Exterior Doors:

1. Type: Wood Steel Aluminum Sliding Glass Door Other
(If Other, Describe):

Steel doors and solid wood door in fair condition. (P-08)

2. Anchorage Type and Condition of Fasteners and Latches

Fasteners are in fair condition

3. Sealant Type and Condition of Sealant:

Good Fair Poor Significant

Silicone in fair condition.

[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 construction, light construction, major spans, trusses:

b. Indicate Condition of the Following:

1. Walls:

N/A

2. Floors:

N/A

3. Roof Member, Roof Trusses:

N/A

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

N/A

d. Joints – Note if well fitted and still closed:

N/A

[11. WOOD FRAMING CONTINUED]

e. Drainage – Note accumulations of moisture:

N/A

f. Ventilation – Note any concealed spaces not ventilated:

N/A

g. Note any concealed spaces opened for inspection:

N/A

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

N/A

12. BUILDING FACADE INSPECTION

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

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

SMALL SPALLING THAT NEED MAINTENANCE

15. UNSAFE CONDITIONS



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? Yes No

Add Attachments

17. SUMMARY OF FINDINGS



The below Condition(s) were noted within this Phase 1 Inspection.

- Indication of Dangerous Condition Observed
- Actual Dangerous Condition Observed
- Indication of Substantial Structural Deterioration Observed
- Actual Substantial Structural Deterioration Observed
- Indication of Need for Maintenance
- Indication of Need for Repair
- Indication of Need for Replacement
- Inaccessible Condition of Structural Component

Phase 2 Inspection Required:

- Yes No
- Yes No
- Yes No
- Yes No
- Yes No
- Yes No
- Yes No

18. REVIEW OF EXISTING DOCUMENTS AND PERMIT RECORDS



It appears that unpermitted structural work has been performed as follows, and the Building Official has been notified:

- Yes No

If yes, describe unpermitted work:

Add Attachments

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.

PHOTO SHEET – 8235 LAKE DRIVE

Vicente Franco
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Date: 2024.09.27 22:58:17 -04'00'



3.b Façade west side



3.b Façade south side



3.b Façade east 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 Hairline cracks on stucco



5.d Fine cracks on walls



5.e Structure in fair condition



5.f Patching on walls



6. Masonry wall in fair condition



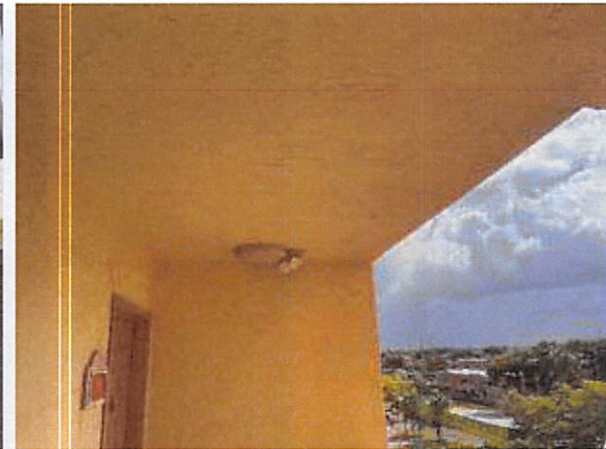
6.h Interior paint in fair



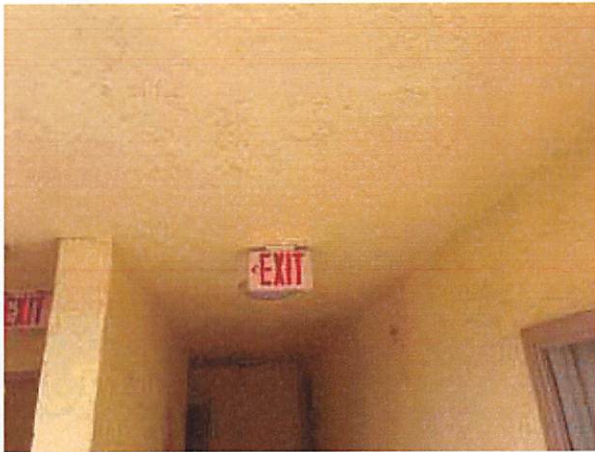
6.i Cracks in small areas



6.j Spalling in small areas.



6.k Not rebar corrosion observed.



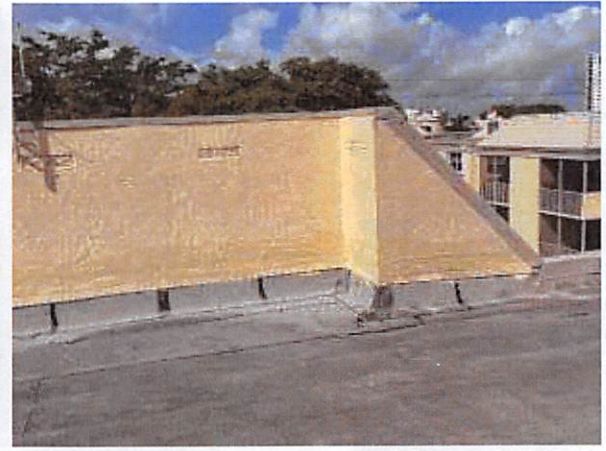
7.a.1 Roof in fair condition.



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.b.1 Floor system in fair condition



7.b.2 Balconies in fair condition



7.b.3 Stairs in fair condition



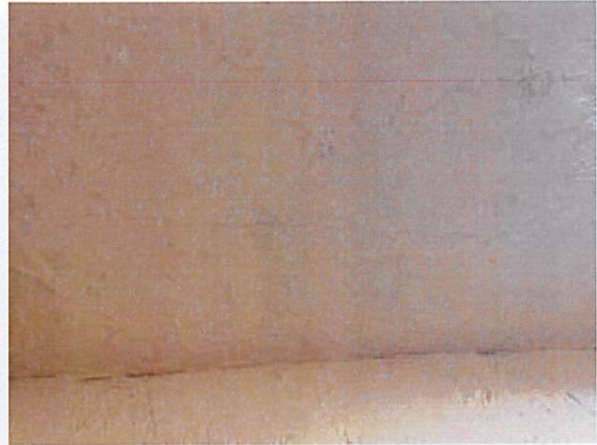
7.b.5 Guard rails in fair condition



8.f Elevator machine room



9.a Concrete framing system



9.b Cracking



10. Windows in fair condition



10.c Exterior doors in fair condition