

# 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: 8363 LAKE DR No.: I
City Reference No. (Permit #): BDAD-2410-0585 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

Page I of I 5/16/22



### **Full Legal Description**

LAS VISTAS AT DORAL CONDO

**ALISIAN LAKE PB 94-65** 

TRACTS DE & FLESS 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



MILESTONE INSPECTION BLDG 8363

### MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

### Form EB18 - 2024

## MILESTONE INSPECTION REPORT FORM PHASE 1

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# MILESTONE INSPECTION BLDG 8363

## 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.
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: 10/03/2024 Inspection Completed Date: 10/10/2024
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:	<b>✓</b> Engineer		Architect	CENTE FRANCIA
\$ \ 1000 M				THE WAY TO THE
Name: Vicente	Franco			No. 62531 * (1-7-2
License				STATE OF
Number: PE Licens	se: 62531			TO CORIDA CONTRACTOR
				SONAL ENGLISH
				Seal
Click the button below to che If they are not, you will be told If they are, the signature box be	which fields must be com	pleted.		a.
Check Required Fields				Secretary of the second
	ule cyer	Lala		por up or or '
I am qualified to practice in t	he discipline in which I  Digitally signed by Vicente	am hereby	signing,	
Signature: Vicente Franco	Digitally signed by vicence Franco Date: 2024.10.10 22:30:09 -04'00'	_ Date	10/10/2024	
This report has been based upon Code, Existing Building. To the best condition of the structure, based upon	t of my knowledge and ab	ility, this rep	ort represents an	accurate appraisal of the present
See: General Considerations &	Guideline			
,				
Supporting Data Attached:				1509 15

Licensed Design Professional: Name:	☑ Engineer  Vicente Franco	Architect	* No. 62531 *  No. 62531 *  STATE OF
License Number:	PE License: 62531		Seal
If they are not, you If they are, the sign	below to check if all required fields as will be told which fields must be compature box below will unlock, allowing	pleted.	m.
Check Require I am qualified to	practice in the discipline in which l	am hereby signing,	
Signature: V	icente Franco Digitally signed by Vicente Franco Date; 2024.10.10 22:31:42 -04'00'	Date 10/10/2024	
Code, Existing Buildin condition of the stru	n based upon the minimum milestone insp gg. To the best of my knowledge and abil acture, based upon careful evaluation of ob siderations & Guideline	ity, this report represents an	accurate appraisal of the present

Supporting Data Attached:

. DESCRIPTION OF STRUCT	TORE	Add Attachments	*
a. Name on Title: Residentia	al Building	The second secon	
b. Street Address: 8363 Lake	e Drive		
c. Legal Description: Attached	1 1	7	
d. Owner's Name: Las Vistas	at Doral Condominiu	m Association inc.	
e. Owner's Mailing Address:			
8140 Gene	eva CT., DORAL,FL	33166	
f. Email Address: vfranco9876	6@gmail.com	Contact Number: (305) 305 - 5631	
g. Folio Number of Property on	Which Building is Loc	ated: 35-3022-028-0001	
h. Building Code Occupancy Clas	ssification: Residential	Building	
i. Present Use: Residential Bu	uilding		
j. General Description: Residential building, 5 story		Type of Construction: Reinforced concrete frame system with ma	asonry wall
Total Building Area: Appr     Building Footprint Area: 1	1,396 Sq.F	Number of Stories: 5  AT DORAL	
Name of the Condo or Coop E			
m. Special Features:	-	r r	
m. Special Features:	_		
m. Special Features:			
m. Special Features:	iginal Structure:		
m. Special Features:	iginal Structure:		
m. Special Features:  N/A  n. Describe any Additions to Ori	iginal Structure:		
m. Special Features:  N/A  n. Describe any Additions to Ori	iginal Structure:		
m. Special Features:  N/A  n. Describe any Additions to Ori			
m. Special Features:  N/A  n. Describe any Additions to Ori  N/A			

2. P	RES	SENT COND	OITION O	F STRUCTURE		Add Attachments		*
2	. (	General Alignn	nent (Note:	6 Good, Fair, Po	or, Significa	ant - Explain if signific	cant):	Ē
	1.	Bulging:	<b>○</b> Good	<ul><li>Fair</li></ul>	O Poor	O Significant		
	2.	Settlement:	OGood	• Fair	O Poor	OSignificant		
	3.	Deflections:	OGood	• Fair	O Poor	O Significant		
	4.	Expansion:	<b>O</b> Good	Fair	O Poor	O Significant		
	5.	Contraction:	<b>O</b> Good	• Fair	O Poor	Significant		
Cor	ncre		ims, and m	nasonry wall in fa		tural Walls, Floor, Ro ons, doesn't exhibit		

# [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 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 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 beams (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		<b>★</b>
a. Date of Notice of Required Inspection: 10/03/2024		8	
b. Date(s) of Actual Inspection: 10/10/2024		1 1 2 01	
c. Name and Qualifications of the Individual Preparing Repo	rt:		
Vicente Franco PE, PE License: 62531, Structural Disc	ipline		
			19/1
d. Description of Laboratory or Other Formal Testing, If Rec	uired, Rather than Ma	anual or Visual Proce	edures:
N/A			
e. Has the property record been researched for any current c	ode violations or unsa	ife structure cases?	
OYes O No			
Explanation/Comments:			

4. SU	PPORTING DATA AT	Add Attachmer	nts	100	ethoda F		
Check	if attached:						
a.	Sheets of written data:	<b>O</b> Yes	<ul><li>No</li></ul>				
Ь.	Photographs:	• Yes	ONo				
c.	Drawings or sketches:	<b>O</b> Yes	<ul><li>No</li></ul>				
d.	Test reports:	<b>O</b> Yes	<ul><li>No</li></ul>				

5. FOUNDATION			*
a. Describe Building Foundation:			
The Foundation System is shallow foundation with slab is a cast in place concrete slab in good conditions.			
b. Is Wood in Contact or Near Soil?	OYes	<b>⊙</b> No	O N/A, Explain Below
c. Signs of Differential Settlement?  If Yes, Explain:	OYes	<b>⊙</b> No	
d. Describe Any Cracks, Separation, or Other Signs Settlement:	in the Walls,	Column c	or Beams that Signal Differential
There are no visible cracks or any sign of different	tial settleme	nt in the	building. (P-02)
e. Is water drained away from the foundation?			
If No, Explain:	<b>⊙</b> Yes	O No	
f. Is there additional Sub-Soil Investigation required If Yes, Describe:	d? <b>O</b> Yes	<b>⊙</b> No	

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: Good, Fair, Poor, Significant)
a. Concrete Masonry Units:
OGood OFair OPoor OSignificant ON/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:
OGood ● Fair ● Poor ● Significant ● N/A
f. Other Type Bond Beams:
OGood OFair OPoor OSignificant ON/A
g. Masonry Finishes – Exterior:  1. Stucco:
Good Fair Poor Significant N/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
Explain:
h. Cracks – Note Beams, Columns, or Others, Including Locations (Description):
Not cracks observed

[6. MASO]	NRY BEARING WALL CONTINUED
i.	Spalling – In Beams, Columns, or Other

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

7. FLOOR AND ROOF SYSTEM (Note: 1) Good, Fair, Poor, Significa	nt) Add Attachments 🚖
a. Roof:	
1) Roof Pitch	
<b>✓</b> Flat	
Pitched	
2) Roof Structural Framing	
Wood Steel	
Concrete	
Unknown Other	
If Other, Describe:	
The structural system is a reinforced concrete slab over concrete bea	ıms 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	
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	I modified bitumen cap sheet.
The roof system is in fair condition. (P-06)	

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: 1 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-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 ON/A  N/A

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: 1) 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: • Good, Fair, Poor, Significant)	
4. Balcony Construction	
<b>✓</b> 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)	
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:	
Stair in fair condition (P-07)	
8. Ramps – Indicate location, framing system, material, and condition:	1
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. Consul Condition (defense described described and described de
<ul><li>10. Guard Condition (define ratings depending on guard system)</li><li>Good Fair Poor Significant, Describe:</li></ul>
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  a. Full Description of System:  N/A	No (If no Steel Framing System, skip to section 9)
<ul><li>b. Exposed Steel – Describe condition</li><li>N/A</li></ul>	of paint and degree of corrosion:
c. Steel Connections – Describe type a	and condition:
d. Concrete or Other Fireproofing – Dremoved for inspection:  N/A	Describe any cracking or spalling and note where any covering was
e. Identify any steel framing member v deflection (provide location(s)): N/A	with obvious overloading, overstress, deterioration or excessive
f. Elevator Sheave Beams, Connection Elevator beams and connection are in	ns, and Machine Floor Beams – Note Column: n 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. O Significant Not Significant						
2. Description of members affected location and type of cracking:						
The beams and concrete walls are in fair condition.(P-08)						
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. <b>(i)</b> No		
	2. O Yes – Describe color, texture, aggregate, general quality:		
		:	
f.	Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or waldeflection (provide location(s)):	oading, l) or excessive	<u>,</u>
N/A	deflection (provide location(s)).		
IN/A			

). WINDO	WS, STOREFRON	rs, curt	AINWALLS AN	D EXTER	UOR DO	OORS	
	ructural Glazing on t reshold building:	:he exterior	envelope of	(	<b>)</b> Yes	<b>⊙</b> No	1
1	Previous Inspection Date:						
2. 1 N/A	Description of Curtain	ıwall Structı	aral Glazing and a	ıdhesive sea	dant:		
3. N/A	Describe Condition of	f System:					
	rior Doors: Type: Wood	Steel	Aluminum	Slidi	ing Glass	Door	Other
	(If Other, Describe):	Golden	O11111111111	<b>O</b> -2	116 011100	<b>D</b> 001	Oculor
There are condition.	aluminum windows (P-08)	s fixed and	single hung alı	minum w	indows .	.Window	s are in fair
2.	Anchorage Type and (	Condition o	f Fasteners and L	atches			<del></del>
-asteners	s are in fair conditior	1					
	Sealant Type and Concood Poor			· <del></del>		***************************************	
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	i				

11. W	OOD FRAMING	Add Attachments
W	ood Framing System Exists: Yes No	(If no Wood Framing System, skip to section 12)
a.	Type – Fully describe if mill construction, light cons	truction, major spans, trusses:
b.	Indicate Condition of the Following:  1. Walls:	
	N/A	
	2. Floors:	
	N/A	
	3. Roof Member, Roof Trusses: N/A	
	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		
ľ		

[11. WO	OOD FRAMING CONTINUED]	
e.	Drainage – Note accumulations of moisture:	
N/A		
		1
		-
f.	Ventilation - Note any concealed spaces not ventilated:	ĺ
N/A		
		ļ
		L
g.	Note any concealed spaces opened for inspection:	
N/A		
		H
h.	Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:	
	deflection:	
N/A		
		+

1	12	R	TITI	T	ING	FA	CADE	INSPE	CTION
13	4.	D		111			CADE	TINOLL	CILOIN

Add Attachments



 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

1	5	TINIS	AFE	CON	UDI	TIONS
Н		UINE	AFF		VI)	



- a. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed. O 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 ONo

17. SUMMARY OF FINDINGS							
The below Condition(s) were noted within this Phase 1 Inspection.	Phase 2 Inspection Required:						
Indication of Dangerous Condition Observed	O Yes	<ul><li>No</li></ul>					
Actual Dangerous Condition Observed	O Yes	• No					
Indication of Substantial Structural Deterioration Observed	O Yes	• No					
Actual Substantial Structural Deterioration Observed	O Yes	<ul><li>No</li></ul>					
✓ Indication of Need for Maintenance	O Yes	<ul><li>No</li></ul>					
Indication of Need for Repair	O Yes	• No					
Indication of Need for Replacement	O Yes	• No					
Inaccessible Condition of Structural Component	O Yes	<ul><li>No</li></ul>					
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:							
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.

## PHOTO SHEET – 8363 LAKE DRIVE



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 Hairline cracks on walls



5.e Structure in fair condition



5.f patching on walls



6.a 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



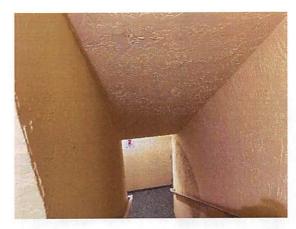
7.b.1 Floor system in fair condition



7.b.2 Balconies in fair condition



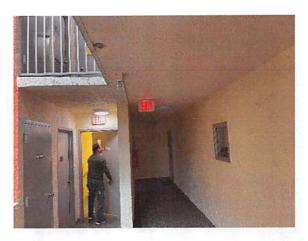
7.b.3 Stair in fair condition



7.b.5 Guard rails in fair condition



8.f Elevator machine rom



9.a Concrete farming system



9.b Cracking



10. Windows in fair condition



10.c Exterior doors in fair condition