

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER: _____

LICENSEE NAME: Farrokh Rasekhi, P.E. _____

TITLE: President, Structural Design, Inc. _____

ADDRESS: 13014 SW 120 Street _____
Miami, FL 33186 _____

SIGNATURE: _____

*Use separate sheets for additional responses by referencing the report number.

1. DESCRIPTION OF BUILDING	
a. Name on Title: Lake Beach Club Condo Association, Inc.	
b. Building Street Address: 2600 Collins Ave., Miami Beach 33140	Bldg.#:
c. Legal Description:	Attached: <input checked="" type="checkbox"/>
d. Owner's Name: Lake Beach Club Condo Association, Inc.	
e. Owner's Mailing Address: 2525 Ponce De Leon Blvd. Suite 825 C. Gables, FL 33134	
f. Folio Number of Property on which Building is Located: 02-3226-033-0001 (REFERENCE)	
g. Building Code Occupancy Classification: Residential / Condominium	
h. Present Use: Condominiums	
i. General Description of building (overall description, structural systems, special features): Five story Concrete Building	
j. Number of Stories: 5	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes <input checked="" type="checkbox"/>
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	

n. Additions to original structure:
None
o. Total Actual Building Area of all floors: 40,781 S.F.

2. INSPECTIONS	This section is Not Applicable <input checked="" type="checkbox"/>
a. Date of Notice of Required Inspection: 01-04-2024	
b. Date(s) of actual inspection: 01-04-2024	
c. Name and qualifications of licensee submitting report:	
Farrokh Rasekhi, P.E.	
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	
N/A	
e. Are Any Structural Repairs Required? (Yes/No): No	
1. If required, describe, and indicate acceptance:	
f. Can the building continue to be occupied while recertification and repairs are ongoing? (Yes/No): Yes	
1. Explanation/Conditions:	
g. Is it recommended that the building be vacated? (Yes/No): No	
h. Has the property record been researched for violations or unsafe cases? (Yes/No): Yes	
1. Explanation/Conditions:	

3. SUPPORTING DATA	
a.	Additional sheets of written data
b. <input checked="" type="checkbox"/>	Photographs provided (where required <u>plus each building elevation</u>)
c.	Drawings or sketches (aerial, site, footprint, etc.)
d.	Test reports

4. FOUNDATION	
a. Describe the building foundation:	
Slab on grade and concrete column footings.	
b.	Is wood in contact or near the soil? (Yes/No) No
c.	Signs of differential settlement? (Yes/No) No
d.	Describe any cracks or separation in the wall, columns, or beams that signal differential settlement: PROVIDE PHOTO
None observed.	
e.	Is water drained away from the foundation? (Yes/No) Yes
f.	Is there additional sub-soil investigation required? (Yes/No) No
1. Describe:	

5. PRESENT CONDITION OF OVERALL STRUCTURE	
a.	General alignment: (Note: good, fair, poor, explain if significant) PROVIDE PHOTO
1.	Bulging: Good.
2.	Settlement Good.
3.	Deflections: Good.
4.	Expansion: Good.
5.	Contraction: Good.

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
None.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
Minor stucco cracks on the exterior of the building on the S.W. corner of the first floor.	
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 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO
None.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
None.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
Some minor previous patching in the garage area.	
g. Nature of present loading: (Indicate residential, commercial, storage, other)	
Residential (40 PSF)	
h. Signs of overloading? (Yes/No): No	
1. Describe:	

6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)			This section is <input type="checkbox"/> Not Applicable	PROVIDE PHOTO
a. Concrete masonry units:	Good	See photos: 1,2,3,4,6,7,19,20,36,43,46		
b. Clay tile or terra cotta units:	Good	See photos: 13,14		
c. Reinforced concrete tie columns:	Good			
d. Reinforced concrete tie beams:	Good			
e. Lintel:	Good			
f. Other type bond beams:		PROVIDE PHOTO		
g. Exterior masonry finishes (choose those that apply):				
1. Stucco:	Needs Repair	See photo: 81		
2. Veneer:	N/A			
3. Paint only:	Good			
4. Other (describe):				
h. Interior masonry finishes (choose those that apply):				PROVIDE PHOTO
1. Vapor barrier:	N/A			
2. Furring and plaster:	N/A			
3. Paneling:	N/A			
4. Paint only:	N/A			
5. Other (describe):				
i. Cracks:				PROVIDE PHOTO
1. Location (note beams, columns, other):	None.			
2. Description:				
j. Spalling: None Observed				PROVIDE PHOTO
1. Location (note beams, columns, other):				
2. Description:				

k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):	PROVIDE PHOTO
1. None visible: <input checked="" type="checkbox"/>	
2. Minor (patching will suffice): <input type="checkbox"/>	
3. Significant (but patching will suffice): <input type="checkbox"/>	
4. Significant (structural repairs required): <input type="checkbox"/>	
l. Samples chipped out for examination in spalled areas (Yes/No):	
1. If Yes, describe: color, texture, aggregate, general quality	

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Flat roof, membrane covering, concrete roof deck slab, in good condition. (See photos: 5-12)	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
A/C equipment. (See photos: 4-9, 11-12) Support condition. Good	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
Roof over elevator shaft drain downspout: Good condition. (See photos: 15-16) Main roof drain system: Interior drains in Good condition. (See photos: 10-12)	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
Concrete parapet wall in Good condition. (See photos: 6,7,9,14)	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
None.	

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
Roofing membrane in Good condition. (See photos: 6-7, 9-10)	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
None.	
8. Note any expansion joints and condition:	PROVIDE PHOTO
None observed.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
Concrete slab floors in good condition.	
2. Balconies: Indicate location, framing system, material, and condition:	N/A <input type="checkbox"/> PROVIDE PHOTO
Concrete slab balconies at each unit with metal railings in Good condition. (See photos: 59-65, 73-75, 78, 80)	
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A <input type="checkbox"/> PROVIDE PHOTO
Concrete & Metal Stairs & Metal Railings in Good condition. (See photos: 18-20, 36, 43)	
4. Ramps: indicate location, framing type, material, and condition:	N/A <input checked="" type="checkbox"/> PROVIDE PHOTO
5. Guardrails: describe type, material, and condition:	N/A <input type="checkbox"/> PROVIDE PHOTO
Steel picket railings around the pool are in Good condition. (See photos: 52-53) For guardrails elsewhere see sections 2 and 3 above--both in Good condition.	
c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
All concrete framing members are visible for inspection. All in Good condition. (See photos: 54-58)	

8. STEEL FRAMING SYSTEM		This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Description of system at each level:		PROVIDE PHOTO
b. Steel members: describe condition of paint and degree of corrosion:		PROVIDE PHOTO
c. Steel connections: describe type and condition:		PROVIDE PHOTO
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:		PROVIDE PHOTO
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):		PROVIDE PHOTO
f. Elevator sheave beams and connections, and machine floor beams: note condition:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO
Hydraulic elevator: No beams. Roof-top elevator room houses electrical panels only. (See photos: 1-4)		

9. CONCRETE FRAMING SYSTEM		This Section is Not Applicable: <input type="checkbox"/>
a. Full description of concrete structural framing system:		PROVIDE PHOTO
Concrete beam, slab and columns. (See photos: 54-58)		
b. Cracking		
1. Significant <input type="checkbox"/> or Not significant: <input checked="" type="checkbox"/>		
2. Location and description of members affected and type cracking:		
None observed.		

c. General condition		
Good.		
d. Rebar corrosion - check appropriate line		
1. None visible:	<input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	N/A <input type="checkbox"/>	PROVIDE PHOTO
3. Significant but patching will suffice:	N/A <input type="checkbox"/>	PROVIDE PHOTO
4. Significant: structural repairs required (describe):	N/A <input type="checkbox"/>	PROVIDE PHOTO
e. Samples chipped out in spall areas:		
1. No:	<input checked="" type="checkbox"/>	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:		
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:		PROVIDE PHOTO
None.		

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls/Skylights	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Windows: single hung, horizontal roller and storefront. Doors: sliding glass doors, storefront doors and metal doors. All in Good condition. (See photos: 23-29, 37-39, 48)	
2. Anchorage: type and condition of fasteners and latches: Good	

3. Sealant: type and condition of perimeter sealant and at mullions: Good	
4. Interiors seals: type and condition at operable vents: Good	
5. General condition: Good	
6. Describe any repairs needed:	
None.	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date:	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
3. Describe Condition of System:	
c. Exterior Swing and Oversized Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Storefront doors.	
2. Anchorage: type and condition of fasteners and latches: Good	
3. Sealant: type and condition of sealant: Good	

4. General condition:
Good.
5. Describe any repairs needed:
None.

11. WOOD FRAMING		This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Fully describe wood framing system:	PROVIDE PHOTO	
b. Indicate the condition of the following:	PROVIDE PHOTO	
1. Walls:		
2. Floors:		
3. Roof member, roof trusses:		
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO	

e. Drainage: note accumulations of moisture	PROVIDE PHOTO
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO

12. BUILDING FAÇADE INSPECTION (Threshold Buildings) This Section is Not Applicable: <input type="checkbox"/>		PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
Masonry walls.		
b. Identify the 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	This Section is Not Applicable <input checked="" type="checkbox"/>	PROVIDE PHOTO
a. Identify and describe any special or unusual feature {i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)		
b. Indicate condition of the special feature, its supports, and connections:		

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	This Section is Not Applicable <input checked="" type="checkbox"/>	PROVIDE PHOTO
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING		
GARAGE: 14.A. CURRENT BFE: _____ ft. (Select Datum)		
Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).		
1. What is the wet season ² ground water elevation (water table): _____ ft. (Select Datum)		
2. What is the elevation of lowest parking garage finished floor: _____ ft. (Select Datum)		
3. What is the elevation of the parking garage entrance: _____ ft. (Select Datum)		
4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes/No)		
Explanation: This section is not applicable: Street-Level Garage. (See photos: 46, 55, 56, 58, 59, 61, 63) No structural damage observed.		
5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes/No)		
Explanation: 		
6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):		
Describe: 		

7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection?
Describe:
8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation:
14.B.
1. Do the parking garage slabs (overhead and floor slabs) and/or walls show evidence of leakage (efflorescence at the underside of slab or at base of column)? (Yes/No):
Explanation:
2. Is there any evidence of previous patching or repairs? (Yes/No):
Explanation:

¹ **THRESHOLD BUILDING:** In accordance with Florida Statute 553.71 (12) "Threshold building" means any building which is greater than three stories or 50 feet in height, or which has an assembly occupancy classification as defined in the Florida Building Code which exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

² **WET SEASON:** Compare the current Base Flood Elevation (BFE) on the latest FEMA Flood Insurance Rate Map (FIRM) with the October water table elevation shown in the Miami-Dade County Average Ground Water October maps available with the Miami-Dade Department of Environmental Resource Management (DERM).



OFFICE OF THE PROPERTY APPRAISER

Summary Report

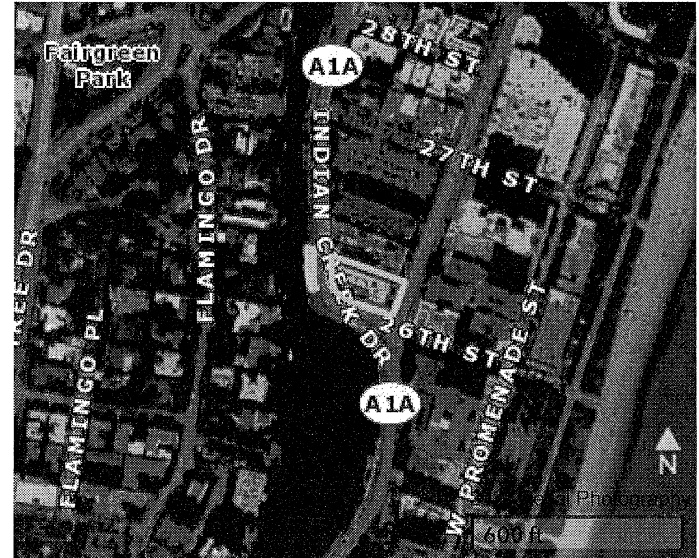
Generated On: 04/03/2024

PROPERTY INFORMATION	
Folio	02-3226-033-0330
Property Address	2600 COLLINS AVE UNIT: 409 MIAMI BEACH, FL 33140-4721
Owner	BOGDAN Z PESTKA , JOANNA M PESTKA
Mailing Address	150 E 69 ST #20H NEW YORK, NY 10021
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths /Half	2 / 2 / 0
Floors	0
Living Units	1
Actual Area	
Living Area	800 Sq.Ft
Adjusted Area	800 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1992

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$331,800	\$265,440	\$265,440	
Assessed Value	\$291,984	\$265,440	\$260,700	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$39,816		\$4,740
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
LAKE BEACH CLUB CONDO	
UNIT 409	
UNDIV 2.3447 %	
INT IN COMMON ELEMENTS	
OFF REC 15669-1705	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$291,984	\$265,440	\$260,700
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$331,800	\$265,440	\$265,440
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$291,984	\$265,440	\$260,700
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$291,984	\$265,440	\$260,700

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
02/08/2016	\$415,000	29972-4086	Qual by exam of deed
02/08/2013	\$260,000	28492-2816	Qual by exam of deed
06/01/2002	\$165,000	20486-3266	Sales which are qualified
10/01/1992	\$93,900	15726-2691	Sales which are qualified

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ADDRESS	OWNER NAME	SUBDIVISION NAME	FOLIO
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226-033-0001



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