



**CITY OF NAPLES
BUILDING DEPARTMENT - UNSAFE STRUCTURES**

GENERAL CONSIDERATIONS & GUIDELINES

SCOPE OF STRUCTURAL INSPECTION

The fundamental purpose of the required inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment.

Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or live load, or wind load, and the general condition of its electrical systems pursuant to the applicable Codes.

In general, unless there is obvious overloading, or significant deterioration of important structural elements, there is little need to verify the original design. It is obvious that this has been time tested if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to degradation of the original construction materials be evaluated. It will rarely be possible to visually examine all concealed construction, nor should such be generally necessary. However, a sufficient number of typical structural members should be examined to permit reasonable conclusions to be drawn.

Visual Examination will, in most cases, be considered adequate when executed systematically. The visual examination must be conducted throughout all habitable and non-habitable areas of the building, as deemed necessary, by the inspecting professional to establish compliance. Surface imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible difficulty.

Testing Procedures and quantitative analysis will not generally be required for structural members or systems except for such cases where visual examination has revealed such need, or where apparent loading conditions may be critical.

Manual Procedures such as chipping small areas of concrete and surface finishes for closer examinations are encouraged in preference to sampling and/or testing where visual examination alone is deemed insufficient. Generally, unfinished areas of buildings such as utility spaces, maintenance areas, stairwells and elevator shafts should be utilized for such purposes. In some cases, to be held to a minimum, ceilings or other construction finishes may have to be opened for selective examination of critical structural elements. In that event, such locations should be carefully located to be least disruptive, most easily repaired and held to a minimum. In any event, a sufficient number of structural members must be examined to afford reasonable assurances that such are representative of the total structure.

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Evaluating an existing structure for the effects of time, must take into account two basic considerations; movement of structural components with respect to each other, and deterioration of materials.

With respect to the former, volume change considerations, principally from ambient temperature changes, and possibly long-time deflections, are likely to be most significant. Foundation movements will frequently be of importance, usually settlement, although upward movement due to expansive soils actually may occur, although infrequently in this area. Older buildings on spread footings may exhibit continual, even recent settlements if founded on deep unconsolidated fine grained or cohesive soils, or from subterranean losses or movements from several possible causes.

With very little qualifications, such as rather rare chemically reactive conditions deterioration of building materials can only occur in the presence of moisture, largely related to metals and their natural tendency to return to the oxide state in the corrosive process.

In this marine climate, highly aggressive conditions exist year-round. For most of the year, outside relative humidity may frequently be about 90 or 95%, while within air-conditioned building, relative humidity will normally be about 55 to 60%. Under these conditions moisture vapor pressures ranging from about 1/3 to 1/2 pounds per square inch will exist much of the time. Moisture vapor will migrate to lower pressure areas. Common building materials such as stucco, masonry and even concrete, are permeable even to these slight pressures. Since most of our local construction does not use vapor barriers, condensation will take place within the enclosed walls of the building. As a result, deterioration is most likely adjacent to exterior walls, or wherever else moisture or direct leakage has been permitted to penetrate the building shell.

Structural deterioration will always require repair. The type of repair, however, will depend upon the importance of the member in the structural system, and degree of deterioration. Cosmetic type repairs may suffice in certain non-sensitive members such as tie beams and columns, provided that the remaining sound material is sufficient for the required function. For members carrying assigned gravity or other loads, cosmetic type repairs will only be permitted if it can be demonstrated by rational analysis that the remaining material, if protected from further deterioration can still perform its assigned function at acceptable stress levels. Failing that, adequate repairs or reinforcement will be considered mandatory.

Written reports shall be required attesting to each required inspection. Each such report shall note the location of the structure, description of the type of construction, and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent reasonably known, and a description of the type and manner of the inspection, noting problem areas and recommended repairs, if required to maintain structural integrity.

Evaluation: Each report shall include a statement to the effect that the building or structure is structurally safe, unsafe, safe with qualifications, or has been made safe. It is suggested that each report also include the following information indicating the actual scope of the report and limits of liability. This paragraph may be used:

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"As a routine matter, in order to avoid possible misunderstanding, nothing in this report should guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible."

Foundations:

If all of the supporting subterranean materials were completely uniform beneath a structure, with no significant variations in grain size, density, moisture content or other mechanical properties; and if dead load pressures were completely uniform, settlements would probably be uniform and of little practical consequence. In the real world, however, neither is likely. Significant deviations from either of these two idealisms are likely to result in unequal vertical movements.

Monolithic masonry, structures are generally incapable of accepting such movements, and large openings. Since, in most cases, differential shears are involved, cracks will typically be diagonal.

Small movements, in themselves, are most likely to be structurally important only if long term leakage through fine cracks may have resulted in deterioration. In the event of large movements, contiguous structural elements such as floor and roof systems must be evaluated for possible fracture or loss of bearing.

Pile foundations are, in general, less likely to exhibit such difficulties. Where such does occur, special investigation will be required.

Roofs

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have deflections, if merely resulting from deteriorated rafters or joists will be of greater import. Valley flashing and base flashing at roof penetration will also be matters of concern.

Flat roofs with built up membrane roofs will be similarly critical with respect to deflection considerations. Additionally, since they will generally be approaching expected life limits at the age when building recertification is required careful examination is important. Blisters, wrinkling, alligating, and loss of gravel are usual signs of difficulty. Punctures or loss of adhesion of base flashings, coupled with loose counterflashing will also signify possibility of other debris, may result in ponding, which if permitted, may become critical.

Masonry Bearing Walls

Random cracking, or if discernible, definitive patterns of cracking, will of course, be of interest. Bulging, sagging, or other signs of misalignment may also indicate related problems in other structural elements. Masonry walls where commonly constructed of either concrete masonry units, or

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scored clay tile, may have been constructed with either reinforced concrete columns and tie beams, or lintels.

Of most probable importance will be the vertical and horizontal cracks where masonry units abut tie columns, or other frame elements such as floor slabs. Of interest here is the observation that although the raw materials of which these masonry materials are made may have much the same mechanical properties as the reinforced concrete framing, their actual behavior in the structure, however, is likely to differ with respect to volume change resulting from moisture content, and variations in ambient thermal conditions.

Moisture vapor penetration, sometimes abetted by salt laden aggregate and corroding rebars, will usually be the most common cause of deterioration. Tie columns are rarely structurally sensitive, and a fair amount of deterioration may be tolerated before structural impairment becomes important. Cosmetic type repair involving cleaning, and parching to effectively seal the member, may often suffice. A similar approach may not be unreasonable for tie beams, provided they are not also serving as lintels. In that event, a rudimentary analysis of load capability using the remaining actual rebar area, may be required.

Floor and Roof Systems

Cast in place reinforced concrete slabs and/or beams and joists may often show problems due to corroding rebars resulting from cracks or merely inadequate protecting cover of concrete. Patching procedures will usually suffice where such damage has not been extensive. Where corrosion and spalling has been extensive in structurally critical areas, competent analysis with respect to remaining structural capacity, relative to actual supported loads, will be necessary. Type and extent of repair will be dependent upon the results of such investigation.

Pre-cast members may present similar deterioration conditions. End support conditions may also be important. Adequacy of bearing, indications of end shear problems, and restraint conditions are important, and should be evaluated in at least a few typical locations.

Steel bar joists are, of course, sensitive to corrosion. Most critical locations will be web member welds, especially near supports, where shear stresses are high and possible failure may be sudden, and without warning.

Cold formed steel joists, usually of relatively light gage steel, are likely to be critically sensitive to corrosion, and are highly dependent upon at least nominal lateral support to carry designed loads. Bridging and the floor or roof system itself, if in good condition, will serve the purpose.

Wood joists and rafters are most often in difficulty from "dry rot", or the presence of termites. The former (a misnomer) is most often prevalent in the presence of sustained moisture or lack of adequate ventilation. A member may usually be deemed in acceptable condition if a sharp pointed tool will penetrate no more than about one eighth of an inch under moderate hand pressure. Sagging floors will most often indicate problem areas.

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Gypsum roof decks will usually perform satisfactorily except in the presence of moisture. Disintegration of the material and the form-board may result from sustained leakage. Anchorage of the supporting bulb tees against uplift may also be of importance.

Floor and roof systems of cast in place concrete with self-centering reinforcing, such as paper backed mesh and rib-lath, may be critical with respect to corrosion of the unprotected reinforcing. Loss of uplift anchorage on roof decks will also be important if significant deterioration has taken place, in the event that dead loads are otherwise inadequate for that purpose. Expansion joints exposed to the weather must also be checked.

Steel Framing System

Corrosion, obviously enough, will be the determining factor in the deterioration of structural steel. Most likely suspect areas will be fasteners, welds, and the interface area where bearings are embedded in masonry. Column bases may often be suspect in areas where flooding has been experienced, especially if salt water has been involved. Concrete fireproofing will, if it exists, be the best clue indicating the condition of the steel.

Concrete Framing Systems

Concrete deterioration will, in most cases, similarly be related to rebar corrosion possibly abetted by the presence of saltwater aggregate or excessively permeable concrete. In this respect, honeycomb areas may contribute adversely to the rate of deterioration. Columns are frequently most suspect. Extensive honeycomb is most prevalent at the base of columns, where fresh concrete was permitted to segregate, dropping into form boxes. This type of problem has been known to be compounded in areas where flooding has occurred, especially involving salt water.

Thin cracks usually indicate only minor corrosion, requiring minor patching only. Extensive spalling may indicate a much more serious condition requiring further investigation.

In spall areas, chipping away a few small loose samples of concrete may be very revealing. Especially, since loose material will have to be removed even for cosmetic type repairs, anyway. Fairly reliable quantitative conclusions may be drawn with respect to the quality of the concrete. Even though our cement and local aggregate are essentially derived from the same sources, cement will have a characteristically dark grayish brown color in contrast to the almost white aggregate. A typically white, almost alabaster like coloration will usually indicate reasonably good overall strength.

Windows and Doors

Window and door condition is of considerable importance with respect to two considerations. Continued leakage may have resulted in other adjacent damage and deteriorating anchorage may result in loss of the entire unit in the event of severe windstorms, even short of hurricane velocity. Perimeter sealants, glazing, seals, and latches should be examined with a view toward deterioration of materials and anchorage of units for inward as well as outward (suction) pressure, most importantly in high buildings.

Structural Glazing

When installed on threshold buildings, structural glazing curtain wall systems, shall be inspected by the owner at 6 months intervals for the first year after completion of the installation. The purpose of the inspection shall be to determine the structural condition and adhesive capacity of the silicone sealant. Subsequent inspections shall be performed at least once every 5 years at regular intervals for structurally glazed curtain wall systems installed on threshold buildings.

Wood Framing

Older wood framed structures, especially of the industrial type, are of concern in that long term deflections may have opened important joints, even in the absence of deterioration. Corrosion of ferrous fasteners will in most cases be obvious enough. Dry rot must be considered suspect in all sealed areas where ventilation has been inhibited, and at bearings and at fasteners. Here too, penetration with a pointed tool greater than about one eighth inch with moderate hand pressure will indicate the possibility of further difficulty.

Building Façade

Appurtenances on an exterior wall of a threshold building are elements including, but not limited to, any cladding material, precast appliques, exterior fixtures, ladders to rooftops, flagpoles, signs, parapets, railings, copings, guardrails, curtain walls, window frames (including hardware and lites), balcony and terrace enclosures, including greenhouses or solariums, window guards, window air conditioners, flower boxes, satellite dishes, antennae, cell phone towers, and any equipment attached to or protruding from the façade that is mechanically and/or adhesive attached.

Loading

It is of importance to note that even in the absence of any observable deterioration, loading conditions must be viewed with caution. Recognizing that there will generally be no need to verify the original design, since it will have already been "time tested", this premise has validity only if loading patterns and conditions remain unchanged. Any material changes in type and/or magnitude or loading in older buildings should be viewed as sufficient justification to examine load carrying capability of the effected structural system.

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM PHASE 1

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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): SOCOTEC Consulting, Inc.

Inspection Engineer/Architect Name and License Number: James B. Nilson, No. 86403

Address: 2224 Trade Center Way, Naples, FL 34109

Telephone Number: (239) 514-4100

Assuming Responsibility for: ☒ All ☐ Portion - If Portion please list: _____

Inspection Commenced Date: 07/03/2024 Inspection Completed Date: 08/12/2024

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:

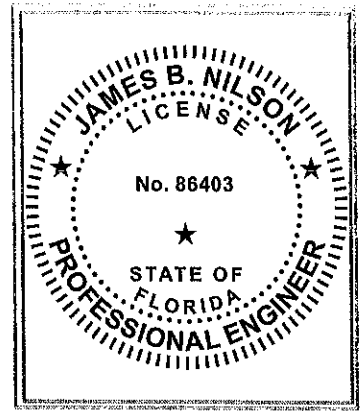
☒ Engineer

☐ Architect

Name: James B. Nilson

License

Number: 86403



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:

Digitally signed by James B. Nilson
DN: cn=James B. Nilson, o=James B. Nilson, email=James.B.Nilson@nilson.com, c=US
Reason: The signature has been electronically signed and sealed by James B. Nilson, P.E., on the date shown using SHA-1 authentication code. It may be verified on any electronic copy.
Date: 2025.04.03 14:45:47 -0500

Date 03/04/2025

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

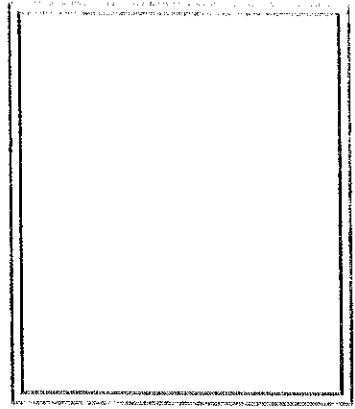
Licensed Design
Professional:

☐ Engineer

☐ Architect

Name: _____

License
Number: _____



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: _____

Date _____

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See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

1. DESCRIPTION OF STRUCTURE		Add Attachments	▲
a. Name on Title:	VISTAS CONDOMINIUM ASSOCIATION, INC.		
b. Street Address:	4651 Gulf Shore Boulevard N, Naples, FL 34103		
c. Legal Description:	VISTAS, A CONDOMINIUM		
d. Owner's Name:	VISTAS CONDOMINIUM ASSOCIATION, INC.		
e. Owner's Mailing Address:	4651 Gulf Shore Boulevard N, Naples, FL 34103		
f. Email Address:	Contact Number:		
vistasgm@gmail.com	239-263-1675		
g. Folio Number of Property on Which Building is Located:	20997500004		
h. Building Code Occupancy Classification:	R-2		
i. Present Use:	Residential		
j. General Description:	Type of Construction:		
Residential	Type 1		
k. Square Footage:			
1. Total Building Area: ~344,000	Number of Stories: 21		
2. Building Footprint Area: ~55,500			
l. Name of the Condo or Coop Entity:	VISTAS CONDOMINIUM ASSOCIATION, INC.		
m. Special Features:	Entry Porte-Cochere		
n. Describe any Additions to Original Structure:	See Attached Report		
o. Approximate Distance to the Coast and Method Used to Determine Distance:	On Coast		

2. PRESENT CONDITION OF STRUCTURE

Add Attachments



a. General Alignment (Note: **1** Good, Fair, Poor, Significant - Explain if significant):

1. Bulging: ☒ Good ☐ Fair ☐ Poor ☐ Significant

2. Settlement: ☒ Good ☐ Fair ☐ Poor ☐ Significant

3. Deflections: ☒ Good ☐ Fair ☐ Poor ☐ Significant

4. Expansion: ☒ Good ☐ Fair ☐ Poor ☐ Significant

5. Contraction: ☒ Good ☐ Fair ☐ Poor ☐ Significant

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

[2. PRESENT CONDITION OF STRUCTURE CONTINUED]

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

See Attached Report

- 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

See Attached Report for locations

- e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

Good Condition

- f. Note Previous Patching or Repairs:

Several balcony edges have undergone concrete restoration in the past.

- 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: 12/31/2024b. Date(s) of Actual Inspection: 08/15/2022c. Name and Qualifications of the Individual Preparing Report:
James Nilson, P.E. - FL. No. 86403d. 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 ☐ Nob. Photographs: ☒ Yes ☐ Noc. Drawings or sketches: ☒ Yes ☐ Nod. Test reports: ☐ Yes ☒ No

5. FOUNDATION



a. Describe Building Foundation:

The structure is supported on 26- to 60-inch diameter concrete (4,000 psi) caissons.

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:

None

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: ☒ 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:

See Attached Report

h. Cracks – Note Beams, Columns, or Others, Including Locations (Description):

See Attached Report

[6. MASONRY BEARING WALL CONTINUED]

i. Spalling – In Beams, Columns, or Others, Including Locations (Description):
See Attached Report

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: 1 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:

3) Roof Structural Framing Condition:

☒ Good ☐ Fair ☐ Poor ☐ Significant

4) Roof Deck Material

☒ Concrete☐ Wood☐ Structural concrete on steel deck☐ Non-structural / insulating concrete
on steel deck☐ Bare steel deck☐ Other

Describe:

5) Roof Cladding Type

☐ Tile☐ Asphalt shingles☐ Built-up roofing (BUR)☒ Single ply (Membrane)☐ Metal☒ Other

Describe:

The single-ply roofing membrane was replaced circa 2023.

[7. FLOOR AND ROOF SYSTEM CONTINUED]

(Note: 1 Good, Fair, Poor, Significant)

6) Roof Covering Condition

☒ Good ☐ Fair ☐ Poor ☐ Significant

7) Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

Cooling Towers

8) Note Types of Drains, Scuppers, and Condition:

Roof Drains. Good Condition.

9) Describe Parapet Construction and Current Condition:

Concrete and stucco covered wall. Good condition.

10) Describe Mansard Construction and Current Condition:

☐ Good ☐ Fair ☐ Poor ☐ Significant ☒ N/A

11) Describe Any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

See Attached Report

12) Note Any Expansion Joint and Condition:

☒ Good ☐ Fair ☐ Poor ☐ Significant

b. Floor System(s):

1. Describe (Type of System Framing, Material, Spans, Condition, Balconies):

Condition:

☒ Good ☐ Fair ☐ Poor ☐ Significant

The concrete decks (floor slabs) are typically 8-inches thick reinforced and post-tension controlled concrete.

2. Balcony Structural System

- ☒ Edge and Building Face
- ☐ Supported Cantilever
- ☐ No Balcony

(If no balcony skip to number 7, Stairs and Elevators)

NA

3. Balcony Exposure (if structure is on the coast)

- ☒ Ocean facing
- ☐ Non-ocean facing

[7. FLOOR AND ROOF SYSTEM CONTINUED]

(Note: ① 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)

good condition, see attached report for locations.

7. Stairs and Elevators – Indicate location, framing system, material, and condition:

three elevators. two sets of stairs, Good condition.

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

Ramp at lobby entrance. Good condition.

[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:

Aluminum handrails that are scheduled for replacement in the next couple of years

10. Guard Condition (define ratings depending on guard system)

☒ Good ☐ Fair ☐ Poor ☐ Significant, Describe:

c. **Inspection** -- Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

N/A

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:

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

c. Steel Connections – Describe type and condition:

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

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

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

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:

Cast-in-place concrete framed structure with post-tension and reinforced controlled structural decks supported by steel reinforced concrete shear walls and columns.

b. Cracking:

1. ☐ Significant ☒ Not Significant

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

c. General Condition Description:

Good.

d. Rebar Corrosion – Check Appropriate Line:

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

Describe:

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)):

None

(Note: ☒ 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:

3. Describe Condition of System:

b. Exterior Doors:

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

Some aluminum. Some hollow metal. Sliding glass doors on balconies.

2. Anchorage Type and Condition of Fasteners and Latches

Typical mechanical fasteners. Good condition.

3. Sealant Type and Condition of Sealant:
☒ Good ☐ Fair ☐ Poor ☐ Significant

Silicone

[10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS CONTINUED]

4. Describe General Condition:

Good.

5. Describe repairs needed:

See Attached Report

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:

2. Floors:

3. Roof Member, Roof Trusses:

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

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

[11. WOOD FRAMING CONTINUED]

e. Drainage – Note accumulations of moisture:

f. Ventilation – Note any concealed spaces not ventilated:

g. Note any concealed spaces opened for inspection:

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

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.):

Refer to Attached Report

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

Refer to Attached Report

- 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):

Good condition for all appurtenances.

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.):

porte-cochere, retaining walls at garage level

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

all special features in good condition

14. DETERIORATION

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

N/A

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:

Association did not provide a list of all pulled permits for the entire building since construction.

Add Attachments

*This form cannot solely be relied upon without reviewing the attached report

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.