FORM EB 18-2024
MILESTONE INSPECTION REPORT FORM

PHASE 1 - Milestone Inspection

Inspection Firm or Individual Name: Advanced Structural Solutions

Address: 1700 NW 64th St, Ste 400. Ft. Lauderdale, FL 33309

Telephone Number: (954) 459-0463

Inspection Commenced Date: 01/06/2025

Inspection Completed Date: 01/21/2025

☐ No Repairs Required

☑ Repairs are required as outlined herein.

☐ Phase 2 inspection is required

☐ Phase 2 inspection is required, and the need is of such a critical nature that it is time sensitive

Licensed Design Professional:

☒ Engineer

☐ Architect

Name: Luis Laca

License Number: 97508

Seal

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

Signature: _____ Date: _____

This report has been based upon the minimum inspection guidelines for building safety inspection 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.

1. DESCRIPTION OF STRUCTURE
a. Name on Title: International Village Condominium - Grenoble Building
b. Street Address: 3680 Inverary Dr, Lauderhill, FL 33319
c. Legal Description: International Village at Inverrary Condominium
d. Owner's Name: International Village at Inverrary Condominium

e. Owner's Mailing Address:

3700 Inverrary Dr, Lauderhill, FL 33319

f. Email Address: manager@ivcondo.com

Contact Number: (954) 484-9106

g. Folio Number of Property on which building is located: 494123HH

h. Building Code Occupancy Classification: R-2

i. Present Use: Residential

j. General Description: Multi Family Structure

Type of Construction: Reinforced Concrete

k. Square Footage:

1. Total building area: 68,244 sq.ft

Number of Stories: 3

2. Building footprint area: 32,020 sq.ft

l. Name of the Condo or Coop entity:

International Village Condominium

m. Special Features: None

n. Describe any additions to original structure: None

o. Distance to the coast: Approximately 8 Miles

2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fair, Poor, Explain if significant):

1. Bulging: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

2. Settlement: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

3. Deflections: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

4. Expansion: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

5. Contraction: ☑ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

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

Balcony floor slab, balcony edge, and roof show signs of distress, including spalling. Additionally, stucco repairs are needed on the walls. Beams, columns, and structural walls are in satisfactory condition.

c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs damage.

The balcony slab exhibits minor spalling, while the balcony edge shows significant spalling. The stucco on the walls has areas of spalling and minor cracks. The roof requires repairs, including addressing previous patches and prior repairs, which are showing signs of wear and deterioration.

d. Cracks – Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1mm and 2mm in width; WIDE if over 2mm

Medium cracks (0.1–0.3 mm) are present around the building, while larger cracks (4–6 mm) are localized in areas needing repairs, such as the balcony edge, slab, and stucco walls.

e. General extent of deterioration – Cracking or spalling concrete or masonry, oxidation of metals; rot or borer attack in wood.

Cracking and spalling are observed at the balcony slab, edge, and stucco walls. No significant signs of oxidation of metals or wood rot were noted.

f. Note previous patching or repairs: _____

Some previous patching and repairs were found at the balconies and walls. These areas were inspected and documented for necessary repairs.

g. Nature of present loading indicate residential, commercial, other estimate magnitude: _____

Residential.

3. INSPECTIONS

a. Date of notice of required inspection: 12/31/2024

b. Date(s) of actual inspection: 01/06/2025

c. Name and qualifications of the individual preparing report: _____

Luis Laca
Professional Engineer

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

N/A

e. Structural Repairs – note appropriate line:
   1. None required _____
   2. Required (describe and indicate acceptance)
      Balcony spalls, wall stucco spalls and roof repairs are required.

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

Explanation/Comments:

_____

_____

_____

4. SUPPORTING DATA ATTACHED

a. Sheets of written data: page 01 through page 04

b. Photographs: page 05 through page 09

c. Drawings or sketches: page 10 through page 12

d. Test reports: N/A

5. FOUNDATION

a. Describe building foundation:

Not accessible during the inspection.

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No) No

d. Describe any cracks or separation in the walls, column or beams that signal differential settlement:

No cracks or separations were observed in the walls, columns, or beams that would indicate differential settlement.

e. Is there additional sub-soil investigation required? ☐ Yes ☑ No

1. If yes, explain:

_____

_____

_____

f. Is water drained away from foundation? (Yes/No): Yes

g. Is there additional sub-soil investigation required? (Yes/No): NO

1. Describe: _____

_____

_____

6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines

a. Concrete masonry units:	☑ Good	☐ Fair	☐ Poor
b. Clay tile or cotta units:	☐ Good	☐ Fair	☐ Poor
c. Reinforced concrete tie columns:	☑ Good	☐ Fair	☐ Poor
d. Reinforced concrete tie beams:	☑ Good	☐ Fair	☐ Poor
e. Lintel:	☑ Good	☐ Fair	☐ Poor
f. Other type bond beams:	☐ Good	☐ Fair	☐ Poor

g. Masonry Finishes – **Exterior**:

1. Stucco:	☐ Good	☑ Fair	☐ Poor
2. Veneer:	☐ Good	☑ Fair	☐ Poor
3. Paint Only:	☐ Good	☑ Fair	☐ Poor
4. Other:	☐ Good	☐ Fair	☐ Poor

4a. Explain: _____

_____

_____

h. Cracks – Note beams, columns, or others, including locations (description):

Cracks are observed on the stucco walls. No cracks were identified on beams, columns, or other significant structural members. The cracks on the walls are localized and vary in size, with hairline cracks (0.1–0.3 mm) present throughout and larger cracks (4–6 mm) in areas requiring repairs.

i. Spalling – In beams, columns, or others, including locations (description):

palling was observed on the balcony slab edge, balcony slab, and stucco walls. The spalling at the balcony slab edge was significant, while the slab and stucco exhibited localized areas of minor to moderate spalling. No spalling was noted on beams or columns.

j. Rebar corrosion – Check appropriate line:

1. ☐ None Visible
2. ☑ Minor – Patching will suffice
3. ☐ Significant – Patching will suffice
4. ☐ Significant – Structural repairs required

4a. Describe:

Exposed rebar was found on the balcony edge. Patching is sufficient to address the corrosion in these areas.

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

a. Roof:

1) Roof pitch

- [x] Flat
- [ ] Pitched

2) Roof structural framing

- [x] Wood
- [ ] Steel
- [ ] Concrete

3) Structural framing condition

- [ ] Good
- [ ] Fair
- [ ] Poor

The roof framing was not accessible for inspection during this assessment.

4) Roof deck material

- [ ] Concrete
- [x] Wood
- [ ] Structural concrete on steel deck
- [ ] Non-structural / insulating concrete on steel deck
- [ ] Bare steel deck

5) Roof cladding type

- [ ] Tile
- [ ] Asphalt shingles
- [x] Built-up roofing (BUR)
- [ ] Single ply (Membrane)
- [ ] Metal
- [ ] Other

6) Roof covering condition

Condition

- [ ] Good
- [ ] Fair
- [x] Poor

Visible areas show evidence of repair or sealing around roof penetrations. Repairs are needed to address observed issues, and ensure performance and waterproofing integrity.

7) Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and

The roof contains various components, including air conditioning equipment, vent pipes, and other utility connections. The air conditioning units appear to be in good condition, with stable supports. Vent pipes are visible and seem intact, though some areas around the penetrations may require proper sealing and waterproofing.

8) Note types of drains, scuppers, and condition:

The scuppers are installed along the sloped mansard roof, discharging water from the flat roof section. The scuppers appear functional but may require further inspection for clogs or damage, as debris is present near the outlet, which could obstruct drainage. The surrounding areas show signs of water staining and wear on the roofing material, indicating potential water flow issues or inadequate drainage.

9) Describe parapet construction and current condition:

N/A

10) Describe mansard construction and current condition:

Condition		Good	X	Fair		Poor

The mansard roof is constructed with a sloped shingle finish, transitioning to a concrete base at the roof level. The shingles appear to be in generally good condition, with no major signs of damage or displacement. The metal coping along the top edge is securely in place and free from corrosion. Portions of the concrete base at the bottom of the parapet shows cracks. Overall, the parapet is in good condition.

11) Describe any roofing framing member with obvious overloading, overstress, deterioration, or

None Found

12) Note any expansion joint and condition:

Condition ☐ Good ☐ Fair ☐ Poor

Not visible during the inspection.

b. Floor System(s):

1. Describe (Type of system framing, material, spans, condition, balconies):

Condition ☐ Good ■ Fair ☐ Poor

The primary materials include concrete for the structural components and masonry for walls. Balconies are constructed from reinforced concrete. The spans are typical for a residential or mixed-use structure, designed to distribute loads effectively. The framing and materials appears to be in good condition.

2. Balcony structural system

- ☑ Edge and building face supported
- ☐ Cantilever

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

- ☐ Ocean facing
- ☑ Non-ocean facing

4. Balcony construction

- ☑ Concrete
- ☐ Steel framing with concrete topping
- ☐ Wood
- ☐ Other (define in narrative)

Balconies are constructed from reinforced concrete

5. Balcony condition rating

- [x] Good
- [ ] Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
- [ ] Poor (e.g., significant cracking, rebar corrosion requiring repairs)
- [ ] N/A

6. Balcony condition description (e.g., spalling, cracking, rebar corrosion)

The balcony exhibits spalling on the slab and edge, cracking on the slab surface, and localized rebar corrosion on the edge. Repairs, including patching, are required to address these conditions.

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

The stairs are located at both ends of the building and the center, constructed with a reinforced concrete framing system. The material consists of concrete steps with wooden handrails. The condition appears to be good, with no visible signs of deterioration. No escalators are present.

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

None present at the building

9. Guardrails – Indicate type, location, material, and condition:

Guard system

- [ ] Wood
- [x] Metal
- [ ] Aluminum
- [ ] Stainless steel
- [ ] Ungalvanized Steel
- [ ] Concrete Kneewall
- [ ] Glass
- [ ] CMU Kneewall
- [ ] Other_____

The guardrails are located on the balconies and stairways. They are constructed of metal and are in good condition, with no visible signs of damage or deterioration.

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

- [x] Good
- [ ] Fair
- [ ] Poor

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

It was not necessary to open ceilings or other concealed spaces during this inspection, as the typical framing members were adequately observed from accessible areas and found to be in good condition.

8. STEEL FRAMING SYSTEM

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

N/A

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive

N/A

f. Elevator sheave beams, connections, and machine floor beams – Note column:

N/A

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

The concrete framing system consists of reinforced slabs, beams, and columns, efficiently distributing loads to the foundation. It is in good condition with no visible distress.

b. Cracking:

1. ☐ Significant ☑ Not Significant

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

The concrete framing system exhibits hairline cracking no greater than 0.25 mm, which is not significant and does not impact the structural integrity.

c. General condition:

The general condition of the concrete framing system is good, with no significant issues observed.

d. Rebar Corrosion – Check appropriate line:

1.	☑	None Visible
2.	☐	Location and description of members affected and type cracking
3.	☐	Significant – Patching will suffice
4.	☐	Significant – Structural repairs required (Describe):

e. Were samples chipped out for examination in spalled areas?

1. ☑ No
2. ☐ Yes – Describe color, texture, aggregate, general quality:

The general condition of the concrete framing system is good, with no significant issues observed.

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)):
No concrete framing members, such as slabs or transfer elements, were found to exhibit obvious overloading, overstress, deterioration, or excessive deflection

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:

The window system is in good condition, with intact glass, secure frames, and no signs of damage or leakage.

b. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other): _____
   The balconies are equipped with sliding glass doors in good condition, with no visible signs of damage or malfunction.

2. Anchorage type and condition of fasteners and latches: _____

   steel fasteners, and the latches are in good condition, operating securely without visible signs of damage or wear.

3. Sealant type and condition of sealant: The sealant is a silicone-based material and is in good condition, with no visible gaps, cracks, or signs of deterioration. _____
   _____

4. General Condition: The general condition of the sliding glass doors is good, with all components functioning properly and no visible signs of damage or wear.
   _____
   _____
   _____
   _____

5. Describe repairs needed:
   None

11. WOOD FRAMING

a. Type – Fully describe if mill construction, light construction, major spans, trusses:

N/A

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

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 FAÇADE INSPECTION

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

The exterior walls of the building feature a stucco finish with decorative stone accents, which are adhered to the wall using a mortar or adhesive bonding system. These elements are in good condition and appear secure.

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

Wooden architectural elements, including trims, beams, and balcony supports, are attached with adhesive and enhance the building's aesthetic appeal. Some of these wooden components are in need of repairs.

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):

Decorative wooden elements, stone accents, and balcony supports, were inspected. Decorative wooden members were found to need repairs, while the stone accents and balcony supports are in good condition. No signs of settlement, splitting, bulging, cracking, loosening of metal anchors, water entry, or movement of lintels or shelf angles were observed during the inspection.

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.

The inspection revealed spalling and cracking on the balcony slab and edge, localized rebar corrosion, and cracks in stucco walls. Some decorative wooden elements require repairs. Previous patching was documented for necessary repairs, and the roof, while not leaking, requires maintenance to address prior repairs. Overall, the structure remains in serviceable condition with targeted repairs needed to restore integrity and aesthetics.

ADVANCED
STRUCTURAL SOLUTIONS

Milestone Inspection

International Village Condominium, Grenoble Building

3650 Inverrary Dr.,

Lauderhill, FL 33319

February 7, 2025

Prepared for:
International Village

Introduction

Advanced Structural Solutions, LLC. was retained to perform a comprehensive structural assessment of the Association's Building located at **3650 Inverrary Drive, Lauderhill, FL 33319**. The purpose of this assessment was to identify potential structural integrity and/or deterioration issues related to the building's structural elements. The inspection was conducted in accordance with the standards established by applicable Florida Building Code guidelines and inspection requirements for building safety.

The findings contained in this structural evaluation report follow the prescribed format as outlined in relevant building safety programs. Multiple inspections were conducted by this firm to observe, identify, and evaluate the present condition of the observable portions of the building's interior and exterior structural elements. During the investigation phase, individual unit balconies, exterior walls, and other structural components were inspected to identify any structural and/or deterioration issues associated with the building's primary structural supporting elements, glazing systems, and cladding.

Location

The property is located at **3650 Inverrary Drive, Lauderhill, FL 33319** (Figure 1), within the International Village at Inverrary community. The building is situated in a mixed-use residential area surrounded by landscaped grounds, lakes, and recreational amenities. It is part of a well-maintained condominium complex featuring multiple residential units. The location provides convenient access to major roads, shopping centers, and local attractions, while also offering a tranquil environment with a blend of urban and suburban features.

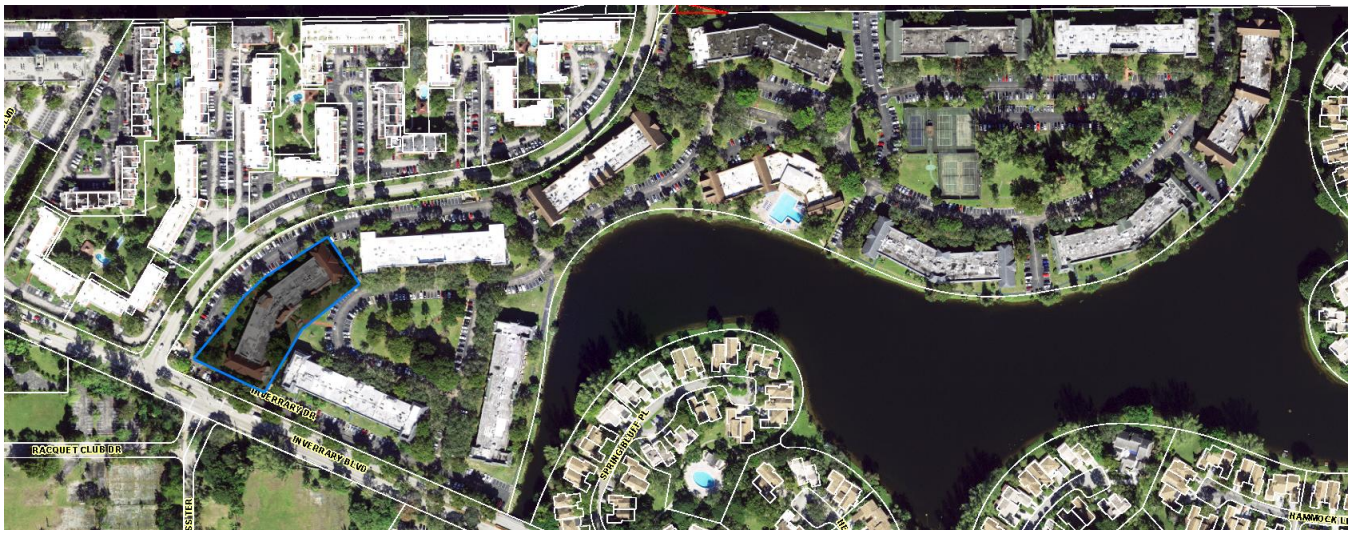

*Figure 1: This map, sourced from the **Broward County Property Appraiser**, highlights the building located at **3650 Inverrary Drive, Lauderhill, FL 33319**, outlined in blue. The property is part of the International Village at Inverrary community.*

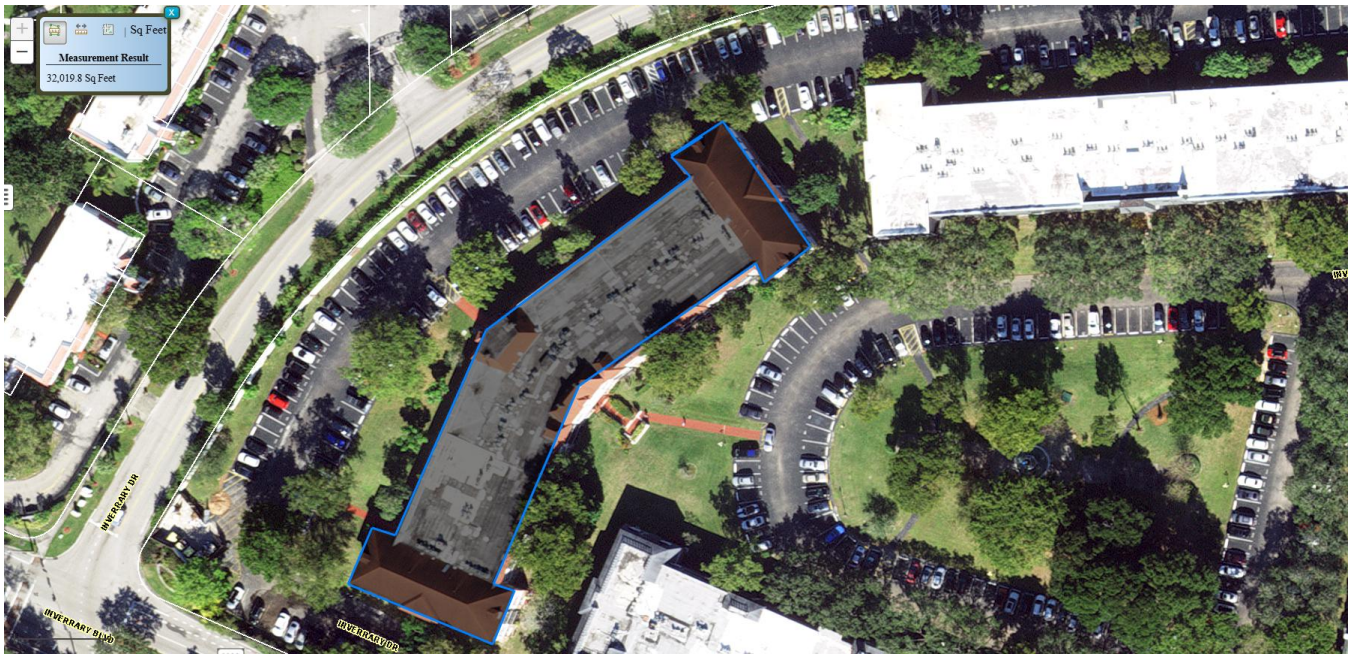

*Figure 2: This image, sourced from the Broward County Property Appraiser, displays the footprint of the building located at **3650 Inverrary Drive, Lauderhill, FL 33319.***

Figure 3: This image, sourced from the Broward County Property Appraiser, highlights the property total building area.

Conclusion

In conclusion, the structural assessment of the building located at **3680 Inverrary Drive, Lauderhill, FL 33319**, has identified several areas requiring repairs to ensure the safety and integrity of the structure. While many of the building's primary structural elements remain functional, specific issues—such as deterioration in the roof, individual unit balconies, and exterior walls—need to be addressed promptly to prevent further degradation.

Advanced Structural Solutions, LLC. has already designed a comprehensive repair plan to address the identified deficiencies, and a contractor has been retained to execute the necessary repairs. This coordinated approach ensures that the outlined repairs will be completed in accordance with the applicable Florida Building Code guidelines and industry best practices. Upon completion of the repairs, the building will be restored to a safe and serviceable condition. Moving forward, regular inspections and maintenance are recommended to preserve the building's long-term structural stability and safety.

Luis Laca, P.E.
FL Registration PE #97508

ADDITIONAL PHOTO DOCUMENTATION FOR REFERENCE

Photograph 1 – View of the main entrance.

Photograph 2 – Typical view of the balconies and railing system.

Photograph 3 – View of the building envelope, featuring a window area and above rusting on wood trim combined with decorative veneer stone.

Photograph 4 – View of Overhead Spall.

Photograph 5 – Overview of the roof showing the surface, HVAC equipment, and other utilities. Regular maintenance is required to address wear and ensure proper functionality.

Photograph 6 – Visible Spalding and rebar exposed on the outer edge of the balcony.

Photograph 7 – Visible Spalding on a balcony.

Photograph 8 - Visible cracks, patches, and weathered surfaces on the roof need routine maintenance.

DRAWINGS

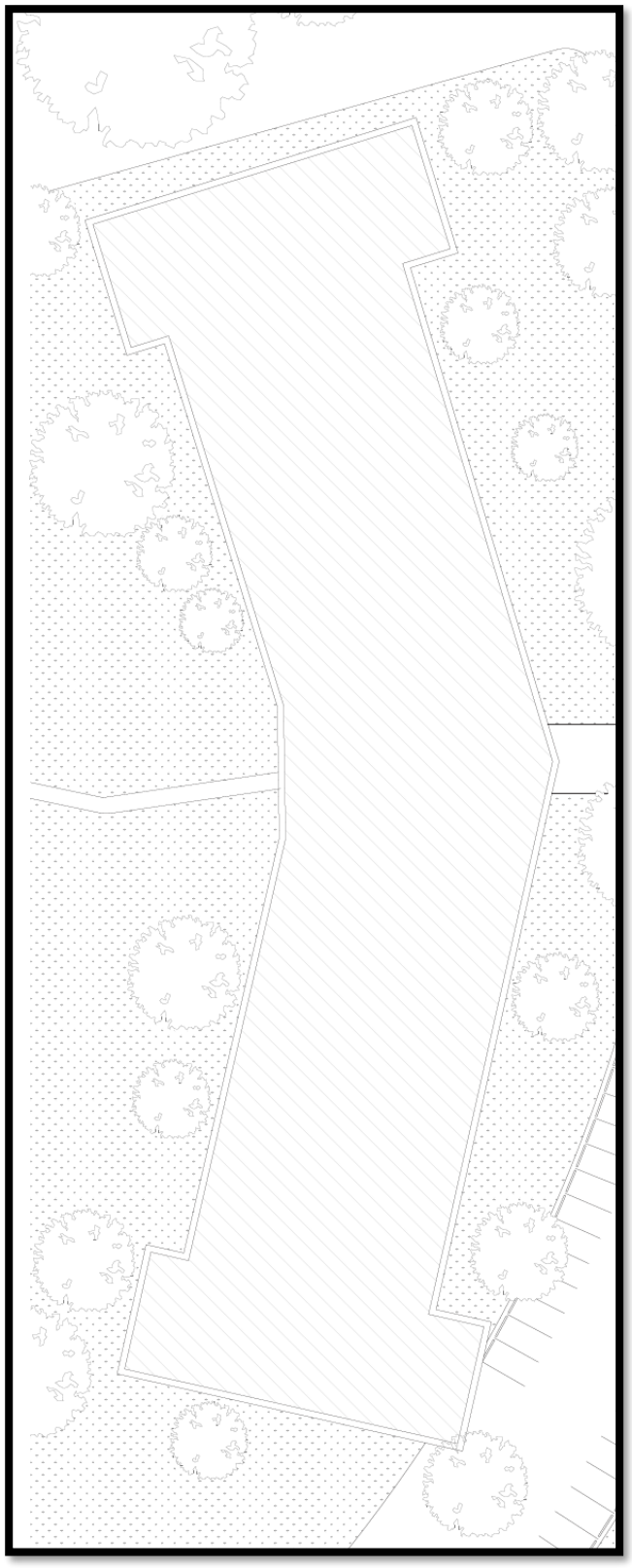

Figure 4: Site Plan

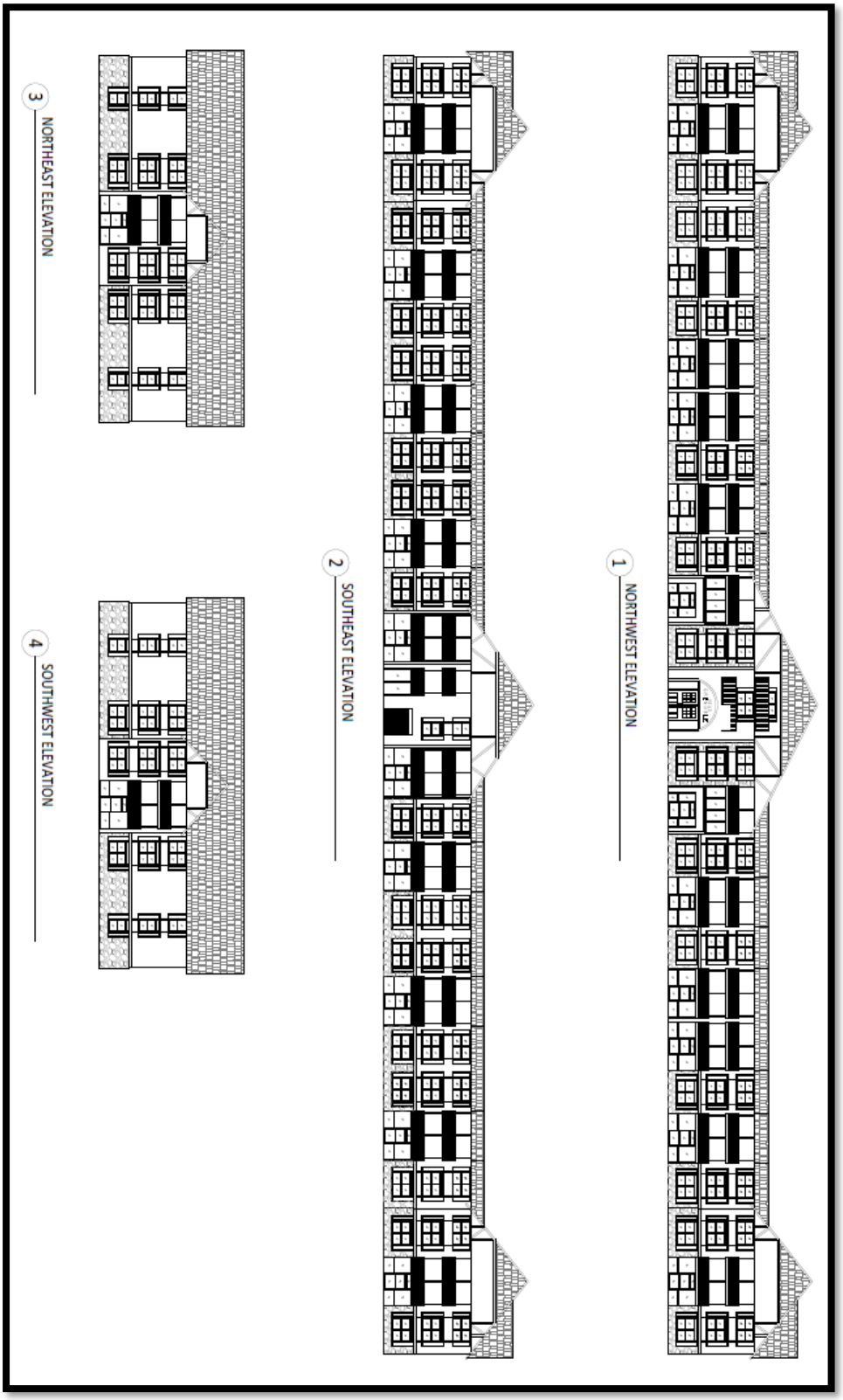

Figure 5: Elevations