

PHASE 1 - Milestone Inspection

Inspection Firm or Individual

Name: _____

Address: _____

Telephone

Number: _____

Inspection Commenced

Inspection Completed

Date: _____

Date: _____

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

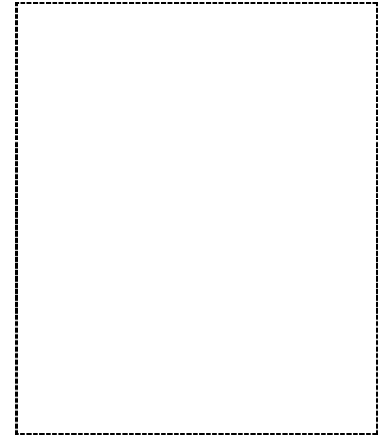
Licensed Design
Professional:

Engineer

Architect

Name: _____

License
Number: _____



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:

b. Street Address:

c. Legal Description:

d. Owner's Name:

e. Owner's Mailing Address:	
f. Email Address:	Contact Number:
g. Folio Number of Property on which building is located:	
h. Building Code Occupancy Classification:	
i. Present Use:	
j. General Description:	Type of Construction:
k. Square Footage: 1. Total building area: 2. Building footprint area:	Number of Stories:
l. Name of the Condo or Coop entity:	
m. Special Features: _____ <u>None</u>	
n. Describe any additions to original structure: _____ <u>None</u>	
o. Distance to the coast: _____ <u>Approximately 8 Miles</u>	

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):

Roof

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

The building has undergone comprehensive repairs. General surface conditions of finishes, including previously observed cracking, spalling, peeling, and signs of moisture penetration or staining, have been resolved.

d. Cracks – Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE

No cracks were found in any significant members during the inspection.

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

No signs of cracking, spalling, oxidation, rot, or borer attack were observed.

f. Note previous patching or repairs: _____

All previous patching and repairs have been thoroughly inspected and repaired as needed to ensure proper functionality and integrity.

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)
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): _____

g. Is there additional sub-soil investigation required? (Yes/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):

No cracks were observed in the beams, columns, or other structural elements during the inspection

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

No spalling was observed in the beams, columns, or other structural elements during the inspection.

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:

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

Flat

Pitched

2) Roof structural framing

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

Wood

Structural concrete on steel deck

Non-structural / insulating concrete on steel deck

Bare steel deck

5) Roof cladding type

Tile

Asphalt shingles

Built-up roofing (BUR)

Single ply (Membrane)

Metal

Other

6) Roof covering condition

Condition

Good

Fair

Poor

Signs of aging and wear, with visible cracking, staining, and previous repair patches. These conditions suggest potential water intrusion risks, particularly around seams and HVAC penetrations. Discoloration indicates poor drainage and possible water ponding.

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

Fair

Poor

The mansard roof is constructed with a sloped shingle finish, transitioning to a flat roof at the top 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 fastened but shows visible signs of rust and corrosion in specific areas

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

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

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 is in good condition, with no visible cracks, deflections, or signs of structural distress. There is no evidence of water infiltration, staining, or mold. Railings and guardrails are secure and free of rust.

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

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Wood

Metal

Aluminum

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Stainless steel

Ungalvanized Steel

Concrete Kneewall

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

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)

<input type="checkbox"/>	Good
<input type="checkbox"/>	Fair
<input type="checkbox"/>	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.	<input type="checkbox"/>	None Visible
2.	<input type="checkbox"/>	Location and description of members affected and type cracking
3.	<input type="checkbox"/>	Significant – Patching will suffice
4.	<input type="checkbox"/>	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: _____

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:

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 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. These wooden components are in good condition.

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):

All appurtenances, including decorative wooden elements, stone accents, and balcony supports, are in good condition. No signs of distress, 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.): _____

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 building is generally in good condition, with no significant structural issues observed in the main components such as the walls, columns, and framing systems. The exterior finishes, balconies, and appurtenances are well-maintained, with minor repairs being addressed as needed. However, the roof requires repairs to address wear and ensure continued waterproofing and structural integrity.

ADVANCED

STRUCTURAL SOLUTIONS

Milestone Inspection

Survey Report

International Village Condominium –
Edelweiss Building,
3750 Inverrary Dr,
Lauderhill, FL 33319

January 25, 2024

Prepared for:
International Village Condominium



Prepared by:
Diego Serpa, E.I., CCC
Andrei Perim, P.E.
FL PE #92722
FL Cert. of Auth. #35663
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FL PE #79294
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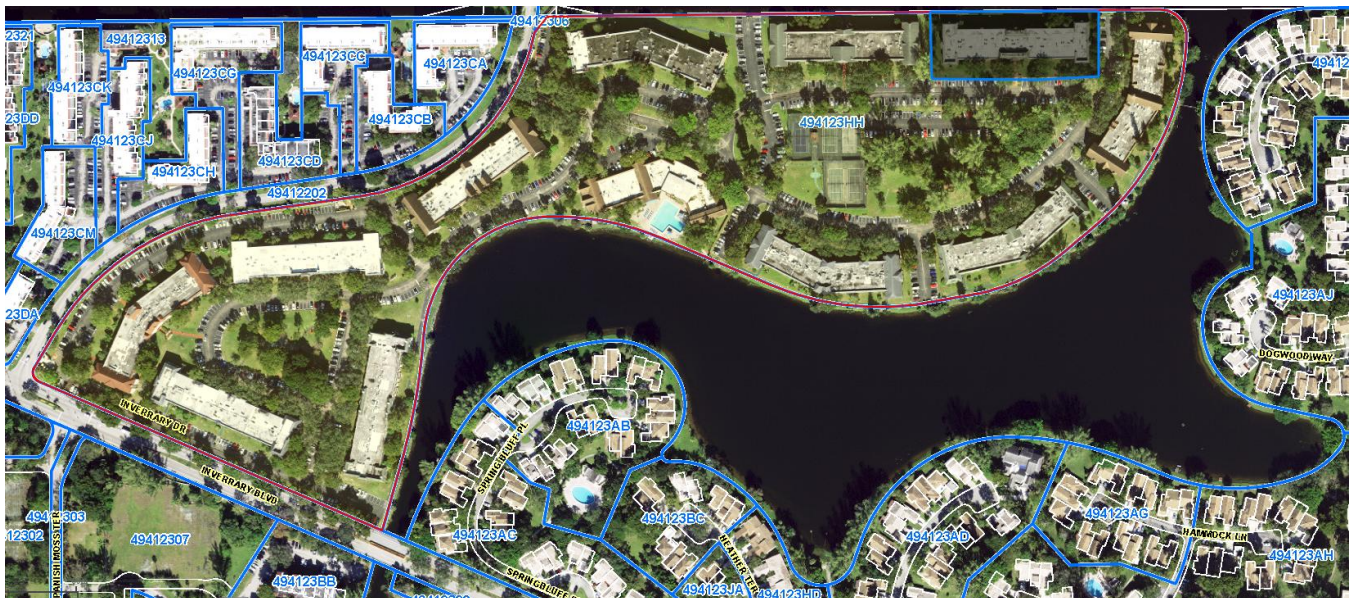
Introduction

Advanced Structural Solutions, LLC. was retained to perform a comprehensive structural assessment of the Association's Building located at **3740 Inverrary Drive, Lauderhill, FL**. 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 **3740 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.



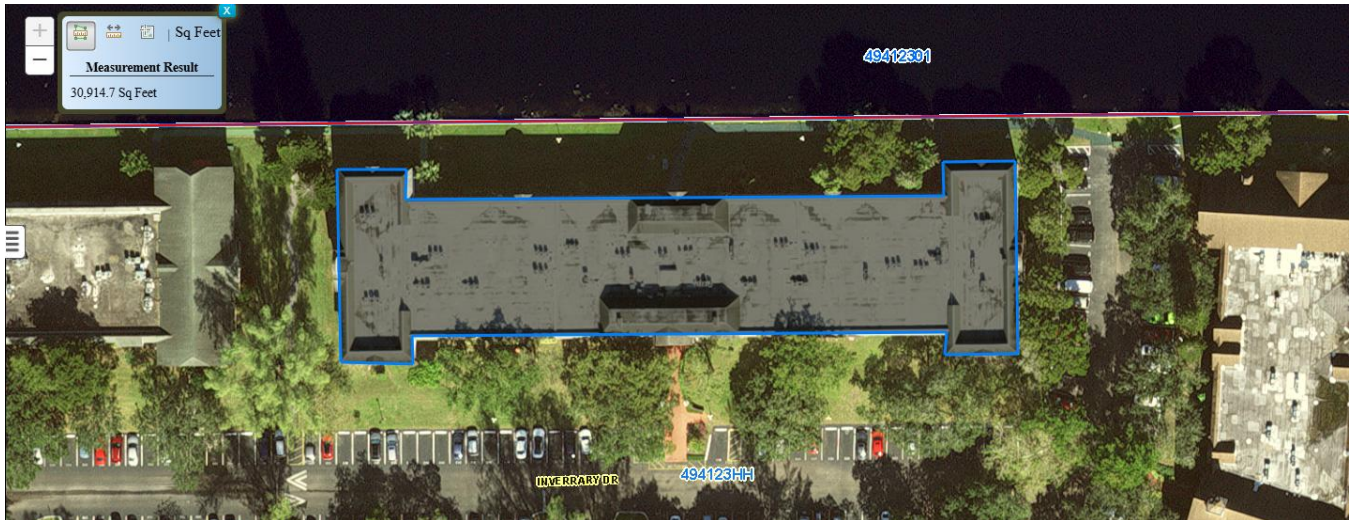


Figure 2: This image, sourced from the Broward County Property Appraiser, displays the footprint of the building located at 3740 Inverrary Drive, Lauderhill, FL 33319.

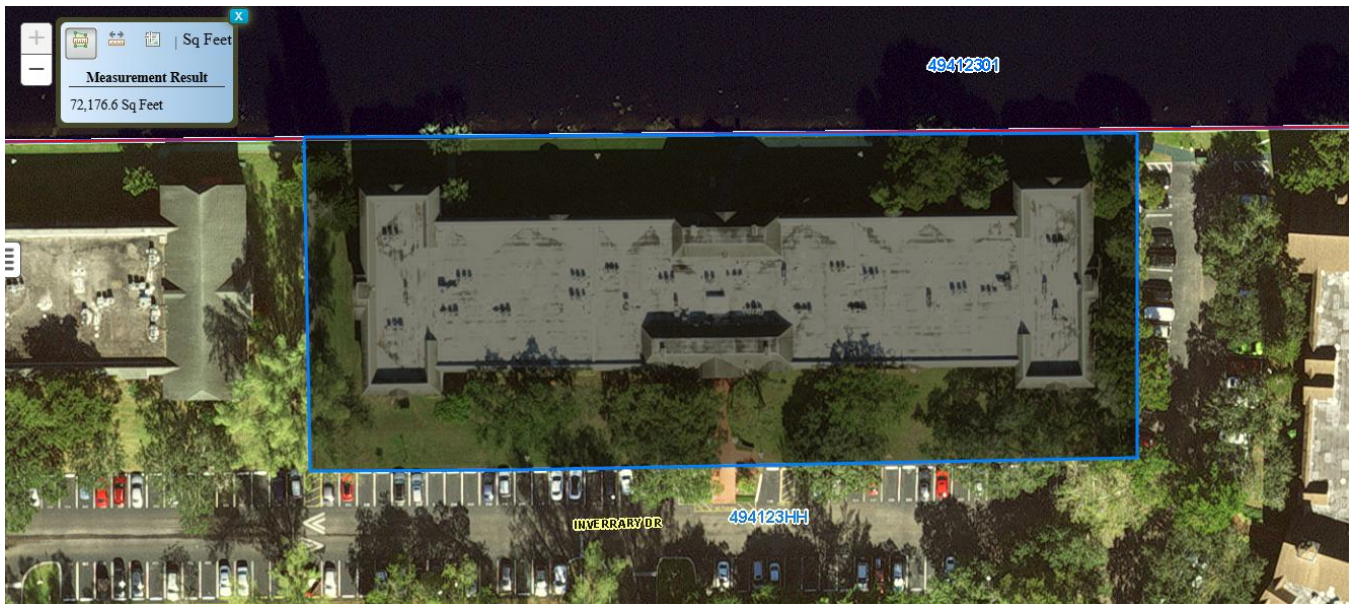


Figure 3: This image, sourced from the Broward County Property Appraiser, highlights the property total building area.

Conclusion

The structural assessment of the building located at **3740 Inverrary Drive, Lauderhill, FL 33319**, reveals that the overall condition of the structure is good, with no significant structural issues observed in the primary elements, including the walls, columns, and framing systems. The exterior finishes, balconies, and appurtenances are well-maintained, and any minor issues identified, such as the aging wooden architectural elements, are being addressed through repairs, replacements, and repainting as needed.

The roof, however, requires immediate repairs to address wear and maintain its waterproof and structural integrity. Timely maintenance and periodic inspections of the roof and other structural elements are recommended to prevent further deterioration and ensure the long-term stability and safety of the building.

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



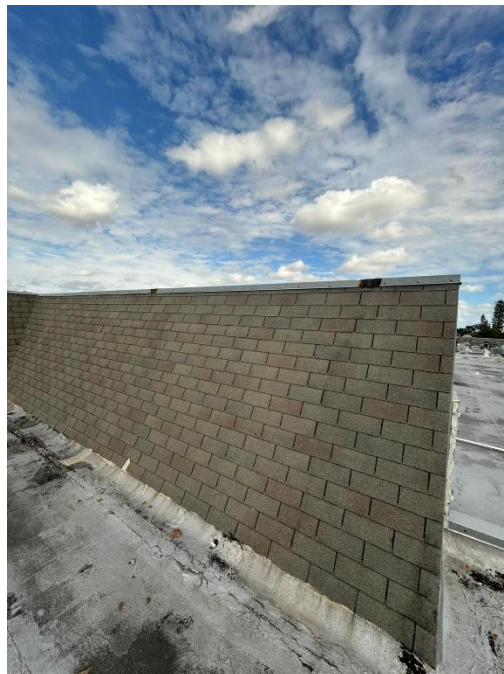
Photograph 3 - View of the building envelop, featuring a stucco finish combined with decorative stone cladding.



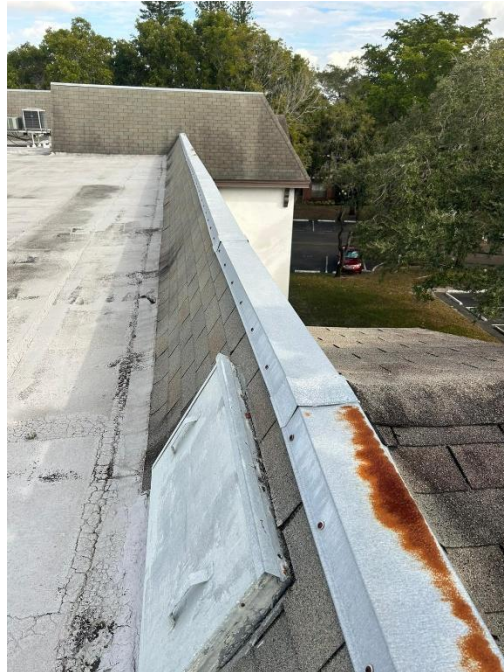
Photograph 4 - Typical view of windows system and decorative wooden features.



Photograph 5 - Overview of the roof showing visible wear, patching and discoloration, around HVAC units and vent penetrations



Photograph 6 - View of the building's mansard roof with asphalt shingles and metal coping.



Photograph 7 – View of metal coping with visible rust along the edge of the roof, adjacent to a weathered access hatch and asphalt shingles.



Photograph 8 - Weathered rooftop ventilation structure with visible discoloration, cracks, and patching on the surrounding flat roof surface

Photograph 9 - View of the flat roof area showing the gravel surface and installed HVAC units. Darkened areas on the surface indicate possible water ponding.

DRAWINGS

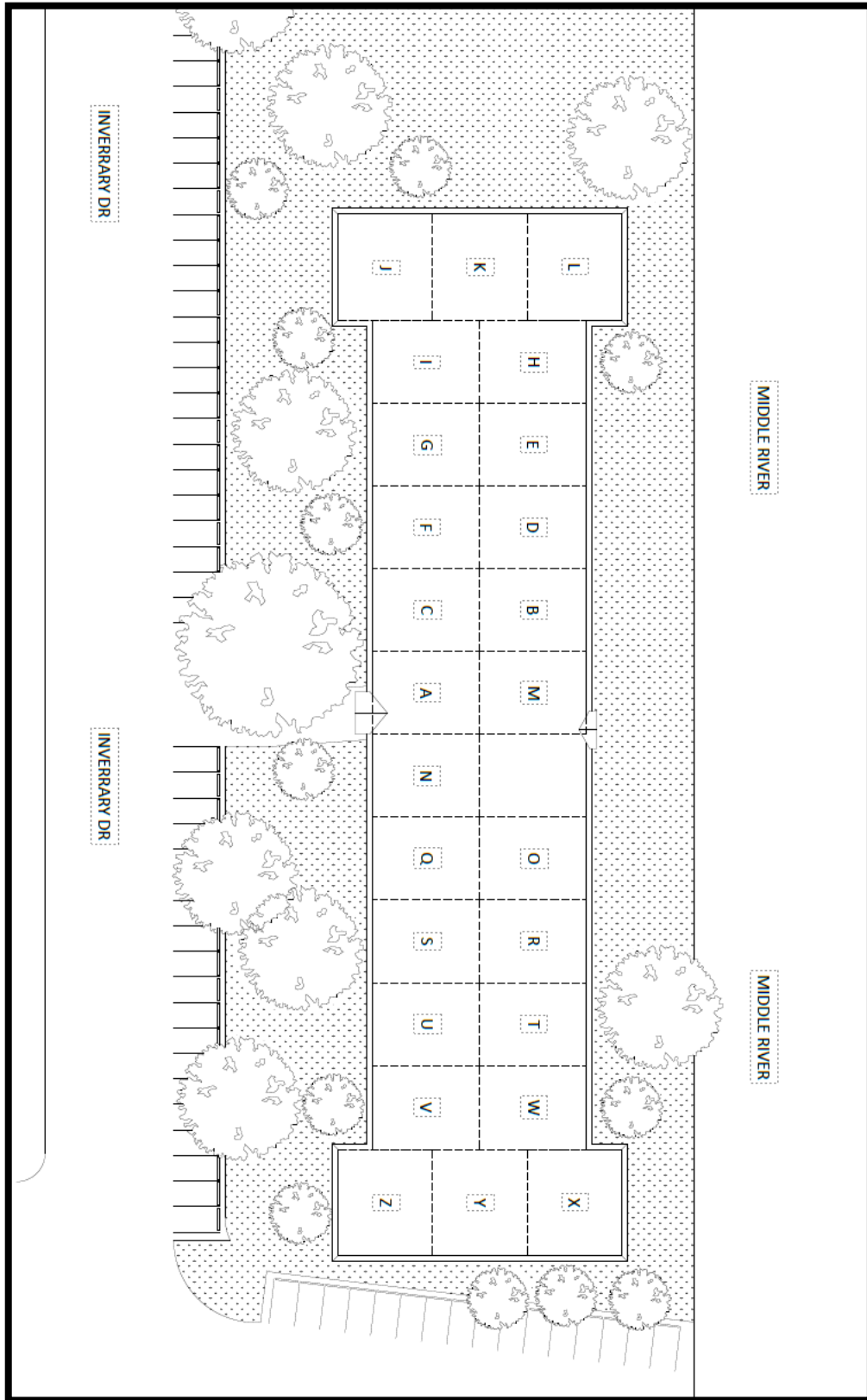


Figure 4 : Site Plan

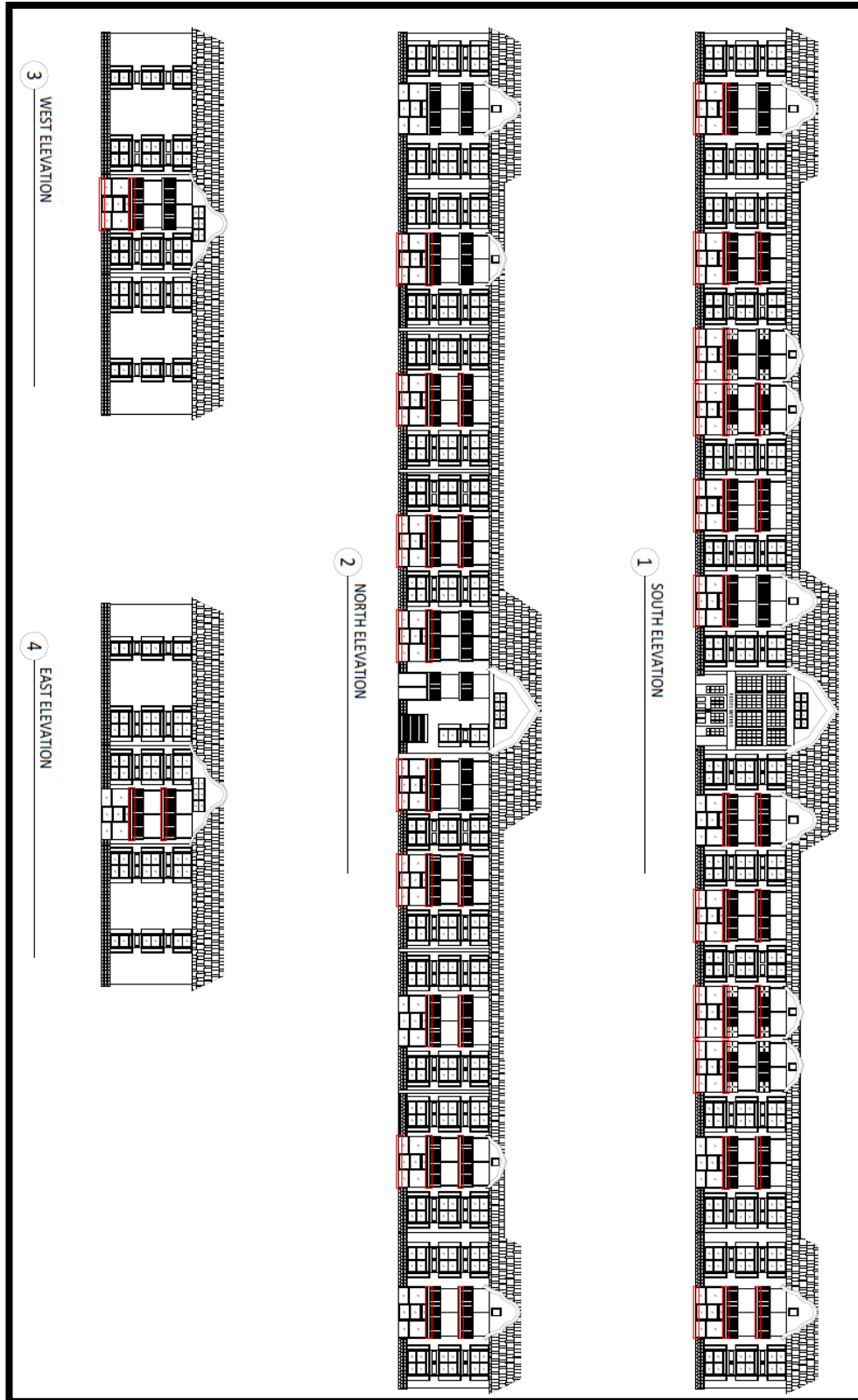


Figure 5: Elevations