

**FORM EB 18-2024  
MILESTONE INSPECTION REPORT FORM**

**PHASE 1 - Milestone Inspection**

Inspection Firm or Individual  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone  
Number: \_\_\_\_\_  
Inspection Commenced  
Date: \_\_\_\_\_ Inspection Completed  
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

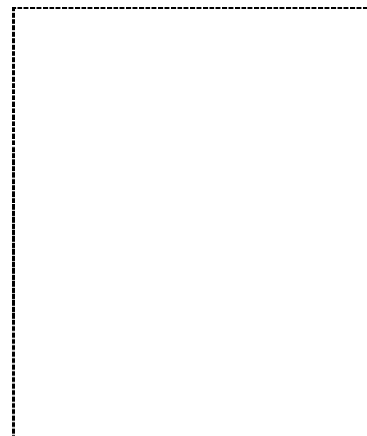
Licensed Design  
Professional:

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):

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2. Settlement:

Good

Fair

Poor

Significant  
(Explain):

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3. Deflections:

Good

Fair

Poor

Significant  
(Explain):

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4. Expansion:

Good

Fair

Poor

Significant  
(Explain):

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5. Contraction:

Good

Fair

Poor

Significant  
(Explain):

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### 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:

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#### 4. SUPPORTING DATA ATTACHED

- a. Sheets of written data: page 01 through page 04
- b. Photographs: page 05 through page 08
- c. Drawings or sketches: page 09 through page 11
- 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:

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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: \_\_\_\_\_

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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):

Spalling 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. | <input type="checkbox"/> | None Visible                              |
| 2. | <input type="checkbox"/> | Minor – Patching will suffice             |
| 3. | <input type="checkbox"/> | Significant – Patching will suffice       |
| 4. | <input type="checkbox"/> | 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. | <input type="checkbox"/> | No   |
| 2. | <input type="checkbox"/> | 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

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

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**

<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 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

<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

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**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. 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.): \_\_\_\_\_  
\_\_\_\_\_

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.