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

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Inspection Firm Name (if applicable): KARINS ENGINEERING GROUP

Inspection Engineer/Architect Name and License Number: HECTOR VELAZQUEZ-ABREU, PE LIC #80204

Address: 771 FENTRESS BOULEVARD, SUITE 3-F, DAYTONA BEACH, FL 32114

Telephone Number: 386-944-9244

Assuming Responsibility for: (●) All ( ) Portion - If Portion please list: _____

Inspection Commenced Date: 10/22/2024 Inspection Completed Date: 10/22/2024

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

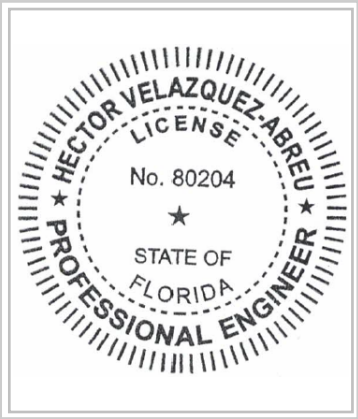
☐ Maintenance Needed but does not raise to the level of Substantial Deterioration or Dangerous. Phase 1 Inspection Passes

☑ Passed Phase 1 Inspections

Licensed Design Professional: ☑ Engineer ☐ Architect

Name: HECTOR VELAZQUEZ-ABREU

License Number: 80204



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: Hector Velazquez-Abreu Hector Velazquez-Abreu Karins Engineering 2024.12.30 11:46:25-05'00' Date 12/30/2024

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

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See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

1. DESCRIPTION OF STRUCTURE Add Attachments

a. Name on Title: LANTANA OCEANFRONT CONDOMINIUM ASSOCIATION, INC.

b. Street Address: 1851 HIGHWAY A1A, INDIAN HARBOUR BEACH, FLORIDA 32937

c. Legal Description: LANTANA OCEANFRONT CONDO AS DESC IN ORB 4097 PG 566 AND ALL AMENDMENTS THERETO

d. Owner's Name: LANTANA OCEANFRONT CONDOMINIUM ASSOCIATION, INC.

e. Owner's Mailing Address:
1851 HIGHWAY A1A, INDIAN HARBOUR BEACH, FLORIDA 32937

f. Email Address: steve-lindsey@live.com
Contact Number: 321-258-1890

g. Folio Number of Property on Which Building is Located: 27-37-12-32-*-73

h. Building Code Occupancy Classification: 04 - COMDOMINIUM

i. Present Use: CONDOMINIUM - RESIDENTIAL

j. General Description: ONE 4-STORY RESIDENTIAL BUILDING
Type of Construction: POST-TENSION BUILDING, CONCRETE SLABS AND COLUMNS - CMU WALLS

k. Square Footage:
1. Total Building Area: 65,120
Number of Stories: FOUR
2. Building Footprint Area: 16,280

l. Name of the Condo or Coop Entity: LANTANA OCEANFRONT CONDOMINIUM ASSOCIATION, INC.

m. Special Features:
THE BUILDING HAS A CENTRAL ELEVATOR AND ENCLOSED STAIRS AT BOTH ENDS. THERE IS ONE COMMON POOL ON GROUND LEVEL DETACHED FROM BUILDING. THERE ARE 16 ENCLOSED DETACHED PARKING GARAGES.

n. Describe any Additions to Original Structure:
N/A

o. Approximate Distance to the Coast and Method Used to Determine Distance:
325 FEET FROM COASTLINE, ACCORDING TO GOOGLE EARTH

2. PRESENT CONDITION OF STRUCTURE

Add Attachments

a. General Alignment (Note: 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):

NONE OBSERVED

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

GOOD CONDITION. PAINTED ON ALL SURFACES EXCLUDING THE MAIN ROOF AND GARAGE BUILDING ROOF.

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

NONE OBSERVED

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

NONE OBSERVED

f. Note Previous Patching or Repairs:

NONE OBSERVED

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: 08/27/2024

b. Date(s) of Actual Inspection: 10/22/2024

c. Name and Qualifications of the Individual Preparing Report:

AMR SIBAI, JUNIOR PROJECT MANAGER
BRUNO CALADO, BRANCH MANAGER
HECTOR VELAZQUEZ-ABREU, P.E.

d. 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:

N/A

4. SUPPORTING DATA ATTACHED Add Attachments

Check if attached:

a. Sheets of written data: ○ Yes ◉ No

b. Photographs: ◉ Yes ○ No

c. Drawings or sketches: ○ Yes ◉ No

d. Test reports: ○ Yes ◉ No

5. FOUNDATION

a. Describe Building Foundation:

FOUNDATIONS WERE NOT OBSERVABLE DURING OUR SITE VISIT.
AS PER ORIGINAL DRAWINGS, IT IS A PILE FOUNDATION WITH SPREAD FOOTINGS

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 OBSERVED

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:
NO REPAIRS ARE NECESSARY

h. Cracks – Note Beams, Columns, or Others, Including Locations (Description):
NO VISIBLE CRACKS WERE OBSERVED

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

NO SPALLING OBSERVED

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: ⓘ Good, Fair, Poor, Significant) Add Attachments

a. Roof:

1) Roof Pitch

- [x] Flat
- [ ] Pitched

2) Roof Structural Framing

- [ ] Wood
- [ ] Steel
- [x] Concrete
- [ ] Unknown
- [ ] Other

If Other, Describe:

3) Roof Structural Framing Condition:

(•) Good ( ) Fair ( ) Poor ( ) Significant

4) Roof Deck Material

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

Describe:

THE BUILDING HAS A FLAT ROOF SYSTEM WITH AN ASPHALT BITUMINOUS FINISH

5) Roof Cladding Type

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

Describe:

THE BUILDING AND GARAGE BUILDING HAVE A ROOF THAT UTILIZES CLAY TILE SYSTEMS. NO ACCESS WAS PROVIDED TO THE UNDERSIDE OF THE ROOF.

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ⓘ Good, Fair, Poor, Significant)

6) Roof Covering Condition

◉ Good ○ Fair ○ Poor ○ Significant

THE ROOF HAS A FLAT ROOF SYSTEM WITH AN ASPHALT FINISH. ACCORDING TO THE INFORMATION PROVIDED BY THE ASSOCIATION, THE ROOF WAS LAST REPLACED IN 2017. THE SEAMS ARE ALL SEALED AND NO SOFT SPOTS NOTED

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

THERE IS AIR CONDITIONING EQUIPMENT ON MAIN ROOF. ALL SUPPORT MEMBERS FOR THE EQUIPMENT APPEAR TO BE IN GOOD CONDITION. NO CORROSION WAS NOTED.

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

THERE ARE SIX INTERNAL DRAINS ON THE MAIN DECK. OVERFLOW SCUPPERS WERE OBSERVED AT THE PERIMETER PARAPET ROOF.

9) Describe Parapet Construction and Current Condition:

THE PERIMETER OF THE ROOF HAS A PARAPET KNEE WALL THAT APPEARS TO BE IN GOOD CONDITION.

10) Describe Mansard Construction and Current Condition:

◉ Good ○ Fair ○ Poor ○ Significant ○ N/A

MANSARD CONSTRUCTION IN ALL ROOFS APPEAR TO BE IN GOOD CONDITION

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

NONE OBSERVED

12) Note Any Expansion Joint and Condition:

◉ Good ○ Fair ○ Poor ○ Significant

NONE OBSERVED

b. Floor System(s):

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

Condition:

◉ Good ○ Fair ○ Poor ○ Significant

POST TENSION REINFORCED CONCRETE FLOORS

2. Balcony Structural System

- ○ Edge and Building Face
- ◉ Supported Cantilever
- ○ No Balcony

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

THE BALCONIES ARE POST TENSION CONCRETE SLABS.

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

- ◉ Ocean facing
- ○ Non-ocean facing

4. Balcony Construction

- [x] Concrete
- [ ] Steel framing with concrete topping
- [ ] Wood
- [ ] Other (define in narrative)

THE BALCONIES ARE POST TENSION CONCRETE SLABS AND ARE IN GOOD CONDITION.

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)

NONE OBSERVED

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

STAIRS ARE LOCATED AT BOTH THE NORTH AND SOUTH ENDS OF EACH BUILDING. CONCRETE STAIRS WITH WITH ALUMINUM RAILINGS. ALL IN GOOD CONDITION. ELEVATORS ARE LOCATED AT THE CENTER OF EACH BUILDING AND ARE IN GOOD CONDITION

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

NONE OBSERVED

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 VINYL RAILINGS

Describe any details:

THE WALKWAYS HAVE ALUMINUM RAILINGS AND BALCONIES ON EACH FLOOR HAVE VINYL RAILINGS. THE RAILINGS APPEAR TO BE IN GOOD CONDITION

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:

EXTERIOR OF BUILDING, ROOF, BALCONIES, WALKWAYS AND STAIRCASES WERE OBSERVED; NO AREAS WERE FOUND NECESSARY TO OPEN FOR FURTHER INSPECTION

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:

POST-TENSION CONCRETE SLABS, WITH REINFORCED CONCRETE BEAMS AND COLUMNS

b. Cracking:

1. ( ) Significant (●) Not Significant

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

NONE OBSERVED

c. General Condition Description:

N/A

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 OBSERVED

(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):

RESIDENTIAL UNIT ENTRIES ARE FIBER GLASS DOORS

2. Anchorage Type and Condition of Fasteners and Latches

WOOD DOOR FRAME ATTACHED TO CONCRETE STRUCTURE BY TAPCON FASTENERS. FASTENERS AND LATCHES APPEAR TO BE IN GOOD CONDITION

3. Sealant Type and Condition of Sealant:
◉ Good ○ Fair ○ Poor ○ Significant

SILICONE BASED SEALANT. SEALANT APPEARS TO BE IN GOOD CONDITION

4. Describe General Condition:

DOORS ARE IN GOOD CONDITION

5. Describe repairs needed:

NONE NEEDED

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.):

THE EXTERIOR OF THE STRUCTURE IS CMU BLOCKS WITH PAINTED KNOCKDOWN FINISH.

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

DECORATIVE NIGHT LIGHTS MECHANICALLY ATTACHED

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 IN GOOD CONDITION

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.

NO VISIBLE DETERIORATION OBSERVERD THROUGHOUT THE BUILDINGS

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

N/A

Add Attachments

17. SUMMARY OF FINDINGS

The below Condition(s) were noted within this Phase 1 Inspection.	Phase 2 Inspection Required:
☐ Indication of Dangerous Condition Observed	○ Yes ◉ No
☐ Actual Dangerous Condition Observed	○ Yes ◉ No
☐ Indication of Substantial Structural Deterioration Observed	○ Yes ◉ No
☐ Actual Substantial Structural Deterioration Observed	○ Yes ◉ No
☐ Indication of Need for Maintenance	○ Yes ◉ No
☐ Indication of Need for Repair	○ Yes ◉ No
☐ Indication of Need for Replacement	○ Yes ◉ No
☐ Inaccessible Condition of Structural Component	○ 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:

Add Attachments

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.

771 Fentress Boulevard, Suite3-F
Daytona Beach, FL 32114
(386) 944-9244
www.karins.com

Milestone Phase One Inspection Photo Log

Name of Condominium or Co-Op Entity: Lantana Oceanfront Condominium Association, Inc.
Full Address: 1821 Highway A1A, Indian Harbour Beach, FL 32127
Folio Number: KE# 24RD-0420

Photo of Name of Building:

Figure 1: View of Lantana Sign

Overall Photo of Building:

Figure 2: View from Street

Present Conditions of Structure:

Figure 3: Building in Good Condition

Figure 4: Building in Good Condition

	
Figure 5: Building in Good Condition	**Figure 6**: Building in Good Condition

Surface Conditions / Cracks:

	
Figure 7: Typical Walkway, No Visible Cracks	**Figure 8**: Elevator Room, No Visible Cracks

Masonry Bearing Walls:

	
Figure 9: Mansory Walls in Good Condition	**Figure 10**: Mansory Walls in Good Condition

Masonry Finishes:

	
Figure 11: Stucco Finishes in Good Condition	**Figure 12**: Stucco Finishes in Good Condition

Roof Pitch:

	
Figure 13: Flat Roof in Good Condition	**Figure 14**: Flat Roof in Good Condition

Roof Cladding Type:

	
Figure 15: Clay Tile Roof in Good Condition	**Figure 16**: Clay Tile Roof in Good Condition

Roof Covering Condition:

	
Figure 17: Silicone Rubber Coating Roof System in Good Condition	**Figure 18**: Silicone Rubber Coating Roof System in Good Condition

Equipment on the Roof:

	
Figure 19: Air Conditioning Equipment	**Figure 20**: Air Conditioning Equipment

Roof Drains:

	
Figure 21: Typical North Drain in Good Condition	**Figure 22**: Typical South Drain in Good Condition

Parapet Condition:

	
Figure 23: Parapet Wall in Good Condition	**Figure 24**: Parapet Wall in Good Condition

Floor System:

	
Figure 25: Concrete Slabs in Good Condition	**Figure 26**: Concrete Slabs in Good Condition

Balcony Structural System:

	
Figure 27: Typical Urethane Balcony Structure in Good Condition	**Figure 28**: Typical Tile Balcony Structure in Good Condition

Stairs and Elevators:

	
Figure 29: Concrete Stairs With Vinyl Railings in Good Condition	**Figure 30**: Concrete Stairs With Vinyl Railings in Good Condition

Guardrails (indicate location):

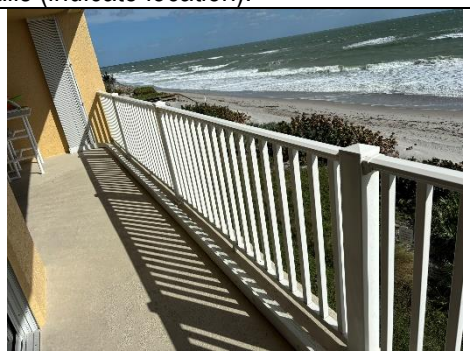	
Figure 31: Typical Balcony Vinyl Railings	**Figure 32:** Typical Walkway Vinyl Railings

Exterior Doors:

	
Figure 33: Typical Exterior Doors at Walkway	**Figure 34**: Typical Exterior Mechanical Doors

Joints:

Figure 35: View of Control Joints at North Façade of Building

Figure 36: View of Control Joints at West Façade of Building

Building Façade:

Figure 37: West Elevation

Figure 38: North Elevation

Figure 39: South Elevation