



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

F2024004509

JURISDICTION NAME:

MIAMI-DADE COUNTY



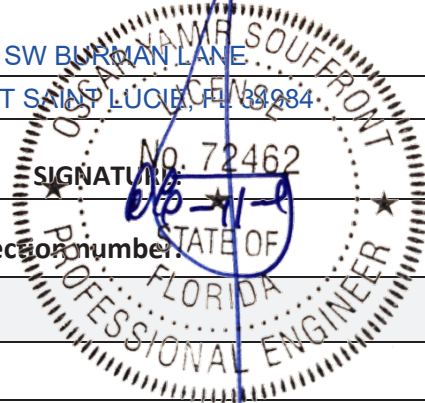
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email=souffrontengineeri
ng@gmail.com, cn=Oscar
Yamir Souffront
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This item has been digitally signed and sealed by
Oscar Yamir Souffront, P.E on the date adjacent to the seal.
Printed copies of this document are not considered signed
and sealed and the signature must be verified.

LICENSEE NAME: OSCAR Y. SOUFFRONT, P.E.

TITLE: PROFESSIONAL ENGINEER

ADDRESS: 2171 SW BURDIAN LANE
PORT SAINT LUCIE, FL 34984



*Use separate sheets for additional responses by referencing the report section number.

1. DESCRIPTION OF BUILDING

a. Name on Title: HAMMOCKS TRAIL CONDO ASSOCIATION

b. Building Street Address: 15315 SW 106th Terrace, Miami, FL 33196

Bldg. #: 15325

c. Legal Description: HAMMOCKS TRAILS CONDO, WOOD ORIFT AT THE HAMMOCKS, PB 128-24 TR A, AS OESC IN DEC OR 23284-0670, LOT SIZE
452913 SQ FT, FAU 30.5909-015-001

Attached: ☐

d. Owner's Name: HAMMOCKS TRAIL CONDO ASSOCIATION

e. Owner's Mailing Address: PO BOX 940218, MIAMI, FL 33194

f. Folio Number of Property on which Building is Located: 30-5909-046-0001

g. Building Code Occupancy Classification: 310.4 RESIDENTIAL GROUP R-2

h. Present Use: 3900 MUL TI-FAMILY - 38-62 U/A

i. General Description of building (overall description, structural systems, special features):

BUILDING IS COMPOSED OF A CONTINUOUS SPREAD FOOTING WITH A STEM WALL FOUNDATION, MASONRY BEARING WALLS WITH CONCRETE TIE-COLUMNS & BEAMS, WOOD JOIST FLOORS AND A WOOD FRAMED GABLE ROOF WITH ASPHALT SHINGLES COVERING.

YEAR BUILT: 1987

j. Number of Stories: 3

k. Is this a Threshold Building¹ as per 553.71(12) F.S. (Yes/No): No

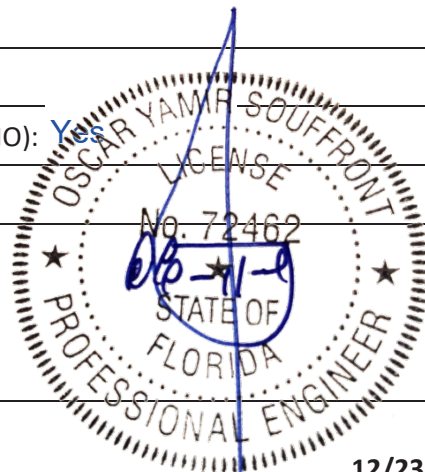
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒

m. Additional Comments:

BUILDING IS ALSO REFERRED TO AS BUILDING # 6.
THE BUILDING HAS 2 MAIN COMMON HALLWAYS WHERE EACH FLOOR HAS 6 UNITS WITH A TOTAL OF 36 UNITS
INDIVIDUAL FOLIOS RANGE FROM: 30-5909-046-1590 TO 30-5909-046-1940

n. Additions to original structure:	
NONE OBSERVED	
o. Total Actual Building Area of all floors: 29,748	S.F.

2. INSPECTIONS	
a. Date of Notice of Required Inspection: 06/12/2024	
b. Date(s) of actual inspection: 06/26/2024	
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:	
OSCAR Y. SOUFFRONT, FLORIDA NO. 72462, STRUCTURAL ENGINEERING, PROFESSIONAL ENGINEER	
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	N/A: ☒
BASED ON VISUAL INSPECTION, NO LABORATORY TESTING WAS NECESSARY.	
e. Are Any Structural Repairs Required? (YES/NO): Yes	
1. If required, describe, and indicate acceptance:	
STRUCTURAL DEFICIENCIES WERE OBSERVED THROUGHOUT THE INSPECTION. REFER TO THE STRUCTURAL COVER LETTER FOR REQUIRED REPAIRS. ACCEPTANCE IS CONTINGENT ON THE REPAIRS OF THE LISTED DEFICIENCIES.	
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes	
1. Explanation/Conditions:	
THE BUILDING IS STRUCTURALLY SAFE FOR ITS PRESENT USE AND OCCUPANCY WHILE RECERTIFICATION AND REPAIRS ARE ONGOING.	
g. Is it recommended that the building be vacated? (YES/NO): No	
h. Has the property record been researched for violations or unsafe cases? (YES/NO): Yes	
1. Explanation/Comments:	
NO PENDING VIOLATIONS OR UNSAFE CASES HAVE BEEN FOUND.	



3. SUPPORTING DATA (Reference all photos indicated in report with corresponding section number)

- a. NONE Number of Additional sheets of written data
- b. No. PHOTOS (65 PHOTOS) Number of Photographs provided (plus each building elevation)
- c. SITE PLAN (1PP) Number Drawings or sketches provided (aerial, site, footprint, etc.)
- d. NONE Number of Test reports attached

4. FOUNDATION

a. Describe the building foundation:

FOUNDATION IS COMPOSED PRIMARILY OF CONTINUOUS REINFORCED CONCRETE SPREAD FOOTING WITH A STEM WALL. THE COLUMNS THAT THE MAIN COMMON HALLWAYS CONNECTING INDIVIDUAL UNITS ARE SUPPORTED BY ISOLATED COLUMN/WALL FOOTINGS.

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, columns, or beams that signal differential settlement:

PROVIDE PHOTO 4d

NONE OBSERVED

e. Is water drained away from the foundation? (Yes/No/Needs Repair): No

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

1. Describe:

NO ADDITIONAL SUB-SOIL INVESTIGATION IS REQUIRED.

5. PRESENT CONDITION OF OVERALL STRUCTURE

a. General alignment: (Note: good, fair, needs attention, explain if significant)

1. Bulging: Fair

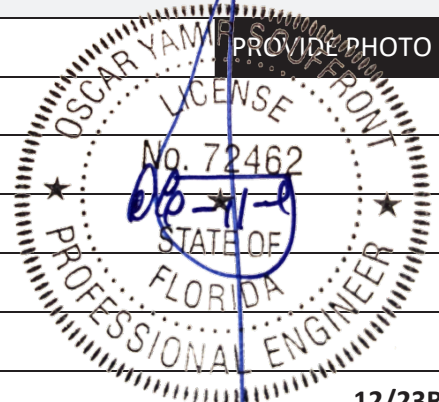
2. Settlement: Fair

3. Deflections: Fair

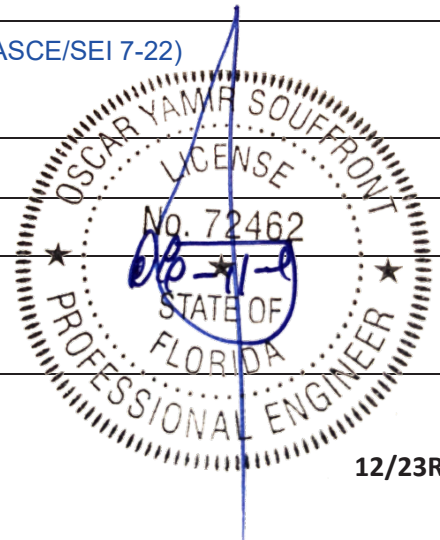
4. Expansion: Needs Attention

5. Contraction: Needs Attention

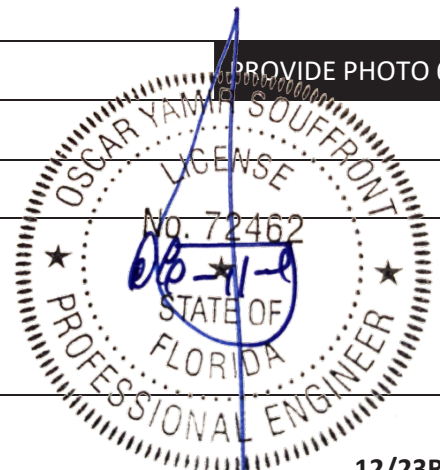
PROVIDE PHOTO 5a



b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
POOR CONDITION, DURING OUR INSPECTION WE INSPECTED ALL VISIBLE STRUCTURAL ELEMENTS AND MEMBERS. THE PORTION SHOWING DISTRESS WAS PRIMARILY THE STRUCTURAL CONCRETE COLUMNS, INCLUDING CRACKS IN CONCRETE CEILING, DAMAGE IN FASCIA BOARD.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
POOR CONDITION: THE BUILDING IS COMPOSED OF TYPICAL CMU BLOCK AND WOODEN FRAMING COVERED WITH STUCCO. CRACKING ON CONCRETE COLUMNS IN UNIT 627 AND 612, CRACKS OBSERVED ON CEILING IN UNIT 610 AND 604, WATER INTRUSION IN BATHROOM AND LAUNDRY OF UNIT 619, DAMAGE OF FASCIA BOARD ON THE ROOF OF BUILDING.	
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 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO 5d
Hairline (Barely Discern): HAIRLINE-TO-MEDIUM CRACKS OBSERVED ON CONCRETE COLUMNS, REFER TO SECTION 9b OF THE REPORT. FINE CRACKS OBSERVED ON CEILING IN UNIT 610 AND 604	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
POOR CONDITION: DAMAGE ON FASCIA BOARD ON THE ROOF OF THE BUILDING, CRACKING OBSERVED ON CEILING IN UNIT 610 AND 604, CRACKING ON CONCRETE COLUMNS	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
NO PATCHING FROM PREVIOUS WORK OBSERVED	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Residential	UNCHANGED LOADING I ESTIMATE LOADS: (TABLE 4.3-1 ASCE/SEI 7-22) 1TH, 2ND AND 3RD FLOOR LIVE LOAD: 100 PSF ROOF: LIVE LOAD: 20 PSF
h. Signs of overloading? (Yes/No): No	
1. Describe:	
NONE OBSERVED	

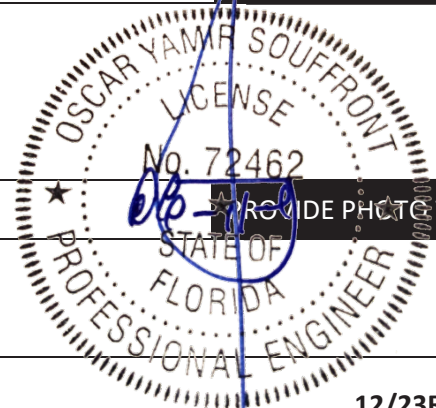


6. MASONRY BEARING WALL: (Indicate good, fair, needs repair on appropriate lines)		This Section is N/A: ☐	PROVIDE PHOTO 6
a. Concrete masonry units: Fair			
b. Clay tile or terra cotta units: N/A			
c. Reinforced concrete tie columns: Fair			
d. Reinforced concrete tie beams: Fair			
e. Lintel: Fair			
f. Other type bond beams: N/A			PROVIDE PHOTO 6f
g. Exterior masonry finishes (choose those that apply):			
1. Stucco: Fair			
2. Veneer: N/A			
3. Paint only: N/A			
4. Other (describe): N/A			
h. Interior masonry finishes (choose those that apply):			PROVIDE PHOTO 6h
1. Vapor barrier: N/A			
2. Furring and plaster: Fair			
3. Paneling: N/A			
4. Paint only: N/A			
5. Other (describe): N/A			
i. Cracks:			PROVIDE PHOTO 6i
1. Location (note beams, columns, other): NONE OBSERVED			
2. Description:			
j. Spalling None Observed			PROVIDE PHOTO 6j
1. Location (note beams, columns, other):			
2. Description:			

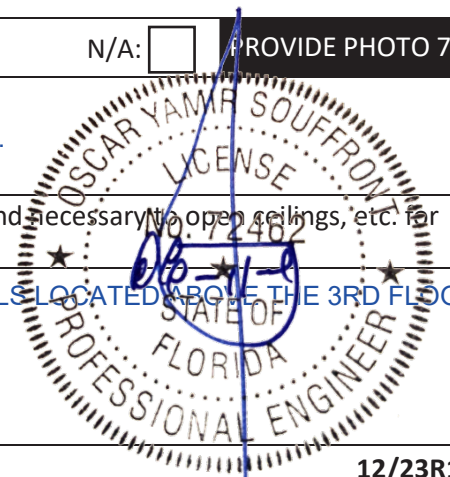


k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):	PROVIDE PHOTO 6k
1. None visible: ☒	
2. Minor (patching will suffice): ☐ NOT APPLICABLE	
3. Significant (but patching will suffice): ☐ NOT APPLICABLE	
4. Significant (structural repairs required) ☐ NOT APPLICABLE	
l. Samples chipped out for examination in spalled areas (Yes/No): No	
1. Yes – describe color, texture, aggregate, general quality:	
NO SAMPLES WERE TAKEN DURING OUR INSPECTION.	

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO 7a1
POOR CONDITION: DAMAGE ON FASCIA BOARD IN FRONT OF UNIT 624,612, WEST SIDE AND NORH SIDE OF THE BUILDING. THE ROOFING SYSTEM IS COMPOSED OF A GABLE TPO ROOF SUPPORTED BY 2"X4" WOODEN TRUSSES & PLYWOOD SUBSTRUCTURE. IT HAS ASPHALT SHINGLES ROOF COVERING.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
NO HEAVY EQUIPMENT OBSERVED TO BE SUPPORTED BY ROOF FRAMING SYSTEM.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
FAIR CONDITION: ROOF DRAINS BY GRAVITY DUE TO THE SLOPE IN THE ROOF TOWARDS EDGES, GUTTERS, AND DOWNSPOUTS.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO 7a4
NONE OBSERVED.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO 7a5
NONE OBSERVED.	



6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO 7a6
FAIR CONDITION: ASPHALT SHINGLES ROOF COVERING.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO 7a7
DAMAGE ON FASCIA BOARD.	
8. Note any expansion joints and condition:	PROVIDE PHOTO 7a8
NONE OBSERVED.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO 7b1
FAIR CONDITION: GROUND FLOOR SYSTEM, COMMON HALLWAYS, AND BALCONIES ARE COMPOSED OF +/-6" RC SLAB. 2ND/3RD FLOOR SYSTEM IS COMPOSED OF WOODEN FLOOR JOISTS.	
2. Balconies: Indicate location, framing system, material, and condition:	N/A: ☐ PROVIDE PHOTO 7b2
FAIR CONDITION: REINFORCED CONCRETE BALCONIES ON NORTH/SOUTH SIDES. ONE BALCONY PER UNIT.	
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: ☐ PROVIDE PHOTO 7b3
FAIR CONDITION: 6 CONCRETE STAIR CASES LOCATED IN THE NORTH AND SOUTH ENTRANCES OF THE BUILDING.	
4. Ramps: indicate location, framing type, material, and condition:	N/A: ☐ PROVIDE PHOTO 7b4
FAIR CONDITION: CONCRETE RAMPS OBSERVED IN THE NORTH AND SOUTH ENTRANCES OF THE BUILDING	
5. Guardrails and handrails: describe type, material, and condition:	N/A: ☐ PROVIDE PHOTO 7b5
FAIR CONDITION: ALUMINUM GUARDRAILS WERE OBSERVED AT STAIRCASES & BALCONIES.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
ATTICS WERE ACCESSED FROM THE EXTERIOR THROUGH ACCESS PANELS LOCATED ABOVE THE 3RD FLOOR HALLWAYS.	



8. STEEL FRAMING SYSTEMThis Section is Not Applicable: ☒

a. Description of system at each level:

PROVIDE PHOTO 8a

NONE OBSERVED

b. Steel members: describe condition of paint and degree of corrosion:

PROVIDE PHOTO 8b

NOT APPLICABLE.

c. Steel connections: describe type and condition:

PROVIDE PHOTO 8c

NOT APPLICABLE.

d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:

PROVIDE PHOTO 8d

NOT APPLICABLE.

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

PROVIDE PHOTO 8e

NOT APPLICABLE.

f. Elevator sheave beams and connections, and machine floor beams: note condition:

N/A: ☐

PROVIDE PHOTO 8f

NOT APPLICABLE.

9. CONCRETE FRAMING SYSTEMThis Section is Not Applicable: ☐

a. Full description of concrete structural framing system:

PROVIDE PHOTO 9a

THE CONCRETE FRAMING SYSTEM OF THE BUILDING IS COMPOSED OF A CONTINUOUS SPREAD FOOTING WITH ISOLATED COLUMN FOOTING FOUNDATION SYSTEM, COLUMNS, AND REINFORCED CONCRETE SLABS FOR THE GROUND FLOOR, COMMON AREA FLOORS, AND BALCONIES.

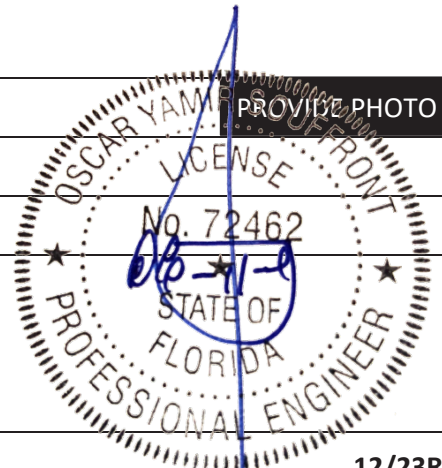
b. Cracking

PROVIDE PHOTO 9b

1. Significant ☒ or Not significant ☐:

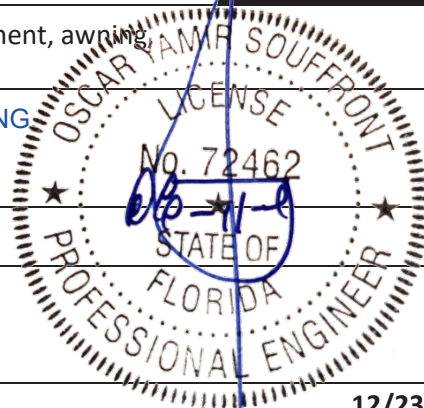
2. Location and description of members affected and type cracking:

MEDIUM CRACKS OBSERVED IN CONCRETE COLUMNS

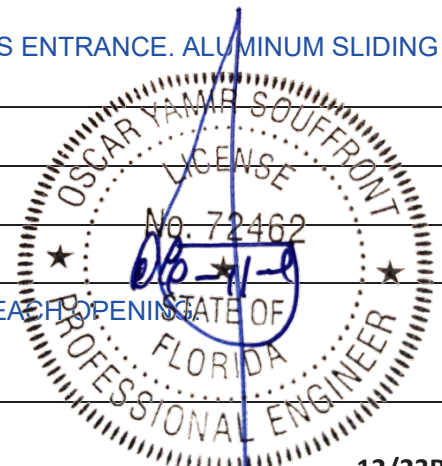


c. General condition		
POOR CONDITION. REPAIRS ARE REQUIRED		
d. Rebar corrosion – check appropriate line		
1. None visible:	☒	
2. Location and description of members affected and type cracking:	N/A ☒	PROVIDE PHOTO 9d2
NOT APPLICABLE		
3. Significant but patching will suffice:	N/A ☒	PROVIDE PHOTO 9d3
NOT APPLICABLE		
4. Significant: structural repairs required (describe):	N/A ☒	PROVIDE PHOTO 9d4
NOT APPLICABLE		
e. Samples chipped out in spall areas:		
1. No:	☒	PROVIDE PHOTO 9e
2. Yes, describe color, texture, aggregate, general quality:		
NOT APPLICABLE		
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 PHOTO 9f
NO SIGNS OF OVERLOADING OBSERVED ON THE REINFORCED CONCRETE STRUCTURAL MEMBERS.		

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls/Skylights	PROVIDE PHOTO 10
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
ALUMINUM SINGLE-HUNG WINDOWS OBSERVED THOUGHOUT THE BUILDING	
2. Anchorage: type and condition of fasteners and latches: Fair	
CONCRETE AND MASONRY STAINLESS STEEL ANCHORS.	

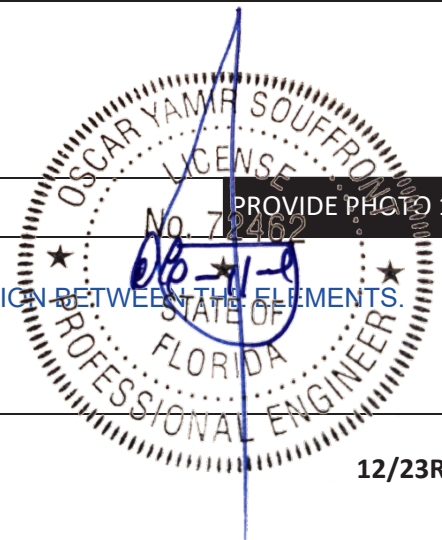


3. Sealant: type and condition of perimeter sealant and at mullions: <u>Fair</u>	
EXTERIOR CAULKING/SEALANT OBSERVED AROUND THE PERIMETER OF EACH OPENING.	
4. Interiors seals: type and condition at operable vents: <u>Fair</u>	
CAULKING/SEALANT OBSERVED AROUND THE PERIMETER OF EACH OPENING.	
5. General condition: <u>Fair</u>	
NO REPAIRS WERE REQUIRED AT THE TIME OF OUR INSPECTION.	
6. Describe any repairs needed:	
NO REPAIRS REQUIRED AT THE TIME OF INSPECTION. OWNER SHOULD CONTINUE TO IMPLEMENT REGULAR MAINTANCE AS REQUIRED PER MANUFACTURER.	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): <u>No</u>	
1. Previous Inspection Date: <u>NOT APPLICABLE</u>	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
<u>N/A</u>	
3. Describe Condition of System:	
<u>N/A</u>	
c. Exterior Swing and Overhead Doors	PROVIDE PHOTO 10c
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
FAIR CONDITION: HOLLOW STEEL FRAME SINGLE SWING DOORS OBSERVED AT EACH UNIT'S ENTRANCE. ALUMINUM SLIDING GLAZED DOORS OBSERVED AT EACH UNIT'S BALCONY/PATIO ENTRANCE.	
2. Anchorage: type and condition of fasteners and latches: <u>Fair</u>	
CONCRETE AND MASONRY STAINLESS STEEL ANCHORS.	
3. Sealant: type and condition of sealant: <u>Fair</u>	
EXTERIOR CAULKING/SEALANT OBSERVED AROUND THE PERIMETER OF EACH OPENING.	



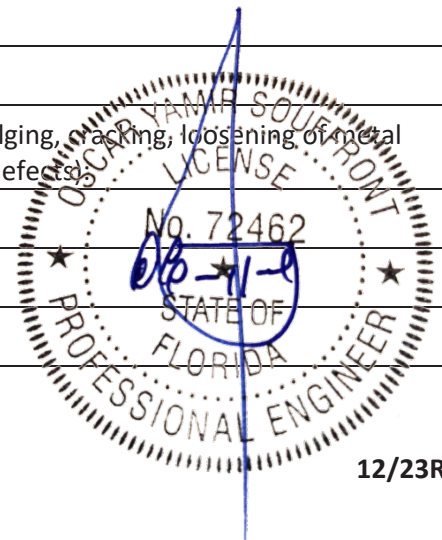
4. General condition: <u>Fair</u>
THE SYSTEM INSPECTED WAS IN OVERALL FAIR CONDITION FOR A STRUCTURE OF THIS AGE. OWNERSHIP MUST CONTINUE TO PERFORM CONTINUED MAINTENANCE MOVING FORWARD.
5. Describe any repairs needed:
NO REPAIRS REQUIRED AT THE TIME OF INSPECTION. OWNER SHOULD CONTINUE TO IMPLEMENT REGULAR MAINTANCE AS REQUIRED PER MANUFACTURER.

11. WOOD FRAMING		This Section is Not Applicable: ☐
a. Fully describe wood framing system:	PROVIDE PHOTO 11a	
THE WOOD FRAMING SYSTEM IS COMPOSED OF 2"X4" WOODEN TRUSS AND PLYWOOD DECK ROOF SUBSTRUCTURE SYSTEM, 2"X4" WOOD FRAMED WALLS, AND WOODEN FLOOR JOISTS.		
b. Indicate the condition of the following:	PROVIDE PHOTO 11b	
1. Walls: <u>Fair</u>		
FAIR CONDITION: 2"X4" WOOD FRAMED WALLS		
2. Floors: <u>Fair</u>		
FAIR CONDITION: 2ND/3RD FLOOR SYSTEM ARE COMPOSED OF WOODEN FLOOR JOISTS.		
3. Roof member, roof trusses: <u>Needs Repair</u>		
POOR CONDITION: DAMAGE FASCIA OBSERVED. 2"X4" WOODEN TRUSS ROOF SUBSTRUCTURE SYSTEM.		
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c	
<u>Fair</u> METAL PLATE CONNECTIONS FOR ROOF TRUSSES.		
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d	
FAIR CONDITION: THE JOINTS DEMONSTRATE PROPER FIT, ENSURING A SECURE CONNECTION BETWEEN THE ELEMENTS.		



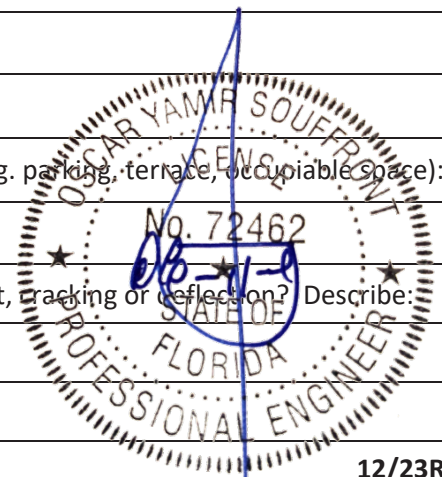
e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
POOR CONDITION: WATER LEAKAGE IN BATHROOM AND LAUNDRY ROOM OF UNIT 619	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
FAIR CONDITION: SOFFIT VENTS TO VENTILATE ATTIC SPACE OBSERVED IN THE NORTH AND SOUTH ELEVATIONS.	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
ATTICS WERE ACCESSED FROM THE EXTERIOR THROUGH ACCESS PANELS LOCATED ABOVE THE 3RD FLOOR HALLWAYS. .	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO 11h
DAMAGE ON FASCIA BOARD.	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	This Section is N/A: ☒	PROVIDE PHOTO 12
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
NOT APPLICABLE.		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
NOT APPLICABLE.		
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).		
NOT APPLICABLE.		



13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	This Section is N/A ☐	PROVIDE PHOTO 13
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, signs, etc.)		
FABRIC CANOPIES SUPPORTED BY STEEL TUBE CANTILEVER FRAME LOCATED ON THE EAST & WEST ELEVATION WINDOWS.		
b. Indicate condition of the special feature, its supports, connections, and if repairs are required:		
POOR CONDITION: MECHANICALLY ATTACHED TO THE EXTERIOR WALLS WITH STAINLESS STEEL ANCHORS. NOT PROPERLY ANCHORED, THE MAINTENANCE TEAM IS REQUIRED TO CERTIFY THE CONDITION OF THE ANCHORING AT HIGHER LEVELS		

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	This Section is N/A: ☒	PROVIDE PHOTO 14
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:		
14A. CURRENT BFE: _____ ft. (Select Datum)		
Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).		
1. What is the wet season ² ground water elevation (water table): _____ ft. (Select Datum)		
2. What is the elevation of lowest parking garage finished floor: _____ ft. (Select Datum)		
3. What is the elevation of the parking garage entrance: _____ ft. (Select Datum)		
4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No)		
Explanation:		
5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes or No)		
Explanation:		
6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):		
Describe:		
7. Does underground parking structure show any evidence of bulging, settlement, cracking or reflection? Describe:		
Describe:		



8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation:
14B.
1. Do the parking garage slabs (overhead and floor slabs) and/or walls show evidence of leakage (efflorescence at the underside of slab or at base of column)? (Yes or No):
Explanation:
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation:

¹ **THRESHOLD BUILDING:** In accordance with *Florida Statute*, any building which is greater than 3 stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

² **WET SEASON:** Compare the current Base Flood Elevation (BFE) on the latest FEMA Flood Insurance Rate Map (FIRM) with the October water table elevation shown in the Miami-Dade County Average Ground Water October maps available with the Miami-Dade Department of Environmental Resource Management (DERM)

