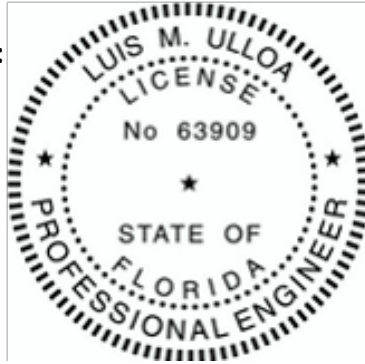


MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

JURISDICTION NAME:

MIAMI DADE COUNTY



LICENSEE NAME: Luis M. Ulloa

TITLE: TITTLE: Professional Engineer Florida, P.E. # 63909

ADDRESS: 5901 NW 151 Street, Suite 212

Miami Lakes, FL 33014

SIGNATURE: Luis M Ulloa

Digitally signed by Luis M Ulloa
Date: 2023.05.18 03:28:09 -05'00'

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

1. DESCRIPTION OF BUILDING

a. Name on Title: CHANTILLY CONDOMINIUM

b. Building Street Address: 900 NE 195 STREET, MIAMI, FL 33179

Bldg. #: 900

c. Legal Description: CHANTILLY CONDO CHANTILLY PB 115-29 TRACT A LOT SIZE 19[±] Attached: ☒

d. Owner's Name: VICTORY GARDENS CONDOMINIUM ASSOCIATION

e. Owner's Mailing Address: 900 NE 195 STREET, MIAMI, FL 33179

f. Folio Number of Property on which Building is Located: 30-2206-054-0001

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

h. Present Use: MULTIFAMILY RESIDENTIAL GROUP R-2

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

THE BUILDING IS ONE SEVEN-STORY (07) MULTIFAMILY BUILDING, WHICH COVERS +/- 227,360 S.F. OF CONSTRUCTION. IT WAS CONSTRUCTED WITH CONCRETE SLAB ON COMPACTED GRADE; STUCCO COVERED CMU EXTERIOR LOAD BEARING WALLS; THE ELEVATED FLOORS, BALCONIES, AND WALKWAYS ARE COMPRISED OF CAST IN PLACE CONCRETE SLABS; CONCRETE TIE COLUMNS AND TIE BEAMS, AND CONCRETE STAIRS. THE ROOF IS FLAT IN SHAPE AND COMPRISED OF CAST IN PLACE CONCRETE SLAB COVERED WITH A BUILT-UP ROOF (BUR) WITH GRAVEL. THERE IS AN EXPANSION JOINT ACROSS THE CENTER OF THE BUILDING, AND A PORTE COCHERE AT THE FRONT.

j. Number of Stories: 7

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

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

m. Additional Comments:

THIS BUILDING WAS RECENTLY REPAIRED UNDER THE FOLLOWING PERMITS. ALL PERMITS HAVE BEEN CLOSED AND HAVE SPECIAL INSPECTOR'S ACCEPTANCE LETTERS:

PERMIT No. 2016-000750 (CONCRETE RESTORATION)

PERMIT No. 2019-069448 (SCREEN ENCLOSURES IN BALCONIES)

PERMIT No. 2022005415 (ROOF OVER FRONT PORTE COCHERE/CARPORT)

n. Additions to original structure:	
NO ADDITIONS TO THE ORIGINAL STRUCTURE.	
o. Total Actual Building Area of all floors: +/- 227,360 S.F.	

2. INSPECTIONS
a. Date of Notice of Required Inspection: UNKNOWN
b. Date(s) of actual inspection: 05/13/2023
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:
Luis M. Ulloa, Professional Engineer. State of Florida P.E. # 63909, S.I. # 7028999
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
NONE REQUIRED
e. Are Any Structural Repairs Required? (YES/NO): No
1. If required, describe, and indicate acceptance:
ALL REPAIRS HAVE BEEN PREVIOUSLY COMPLETED UNDER THE FOLLOWING PERMITS:
PERMIT No. 2016-000750 (CONCRETE RESTORATION)
PERMIT No. 2019-069448 (SCREEN ENCLOSURES IN BALCONIES)
PERMIT No. 2022005415 (ROOF OVER FRONT PORTE COCHERE/CARPORT)
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
NO REPAIRS REQUIRED.
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 VIOLATIONS OR UNSAFE CASES ON FILE FOR THIS PROPERTY.

3. SUPPORTING DATA

- a. 13 Additional sheets of written data
- b. 58 Photographs provided (where required plus each building elevation)
- c. 2 Drawings or sketches (aerial, site, footprint, etc.)
- d. N/A Test reports

4. FOUNDATION

a. Describe the building foundation:

THE BUILDING IS SUPPORTED ON SHALLOW CONCRETE PADS BELOW MAIN COLUMNS, AND WITH A CONCRETE SLAB ON GRADE.

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

THERE IS NO EVIDENCE OR INDICATION OF SIGNIFICANT DIFFERENTIAL SETTLEMENT. THIS BUILDING IS IN GOOD CONDITION.

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

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

1. Describe:

THERE IS NO EVIDENCE OF FOUNDATION CONCERNS THAT WOULD REQUIRE FURTHER INVESTIGATION.

5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO

1. Bulging: NO SIGNS OF MISALIGNMENT WAS NOTED.

2. Settlement: NO STRUCTURALLY SIGNIFICANT SETTLEMENT NOTED.

3. Deflections: NO STRUCTURALLY SIGNIFICANT DEFLECTIONS NOTED.

4. Expansion: NO STRUCTURALLY SIGNIFICANT EXPANSION NOTED.

5. Contraction: NO STRUCTURALLY SIGNIFICANT CONTRACTION NOTED.

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
THERE IS NO EVIDENCE OF STRUCTURAL DISTRESS AT ANY PORTION OF THE STRUCTURAL SYSTEM.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
THE BUILDING SURFACES ARE IN GOOD CONDITION, WITH NO DISCERNIBLE EVIDENCE OF CRACKING, SPALLING, PEELING, STAINS, OR MOISTURE INTRUSION.	
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
THERE IS NO EVIDENCE OF CRACKS. THIS BUILDING IS IN GOOD CONDITION.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
THERE IS NO EVIDENCE OF STRUCTURALLY SIGNIFICANT DETERIORATION. THIS BUILDING WAS RECENTLY REPAIRED, INSPECTED, AND PERMIT CLOSED.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
THIS BUILDING WAS RECENTLY REPAIRED UNDER THE FOLLOWING PERMITS/SCOPE: PERMIT No. 2016-000750 (CONCRETE RESTORATION) PERMIT No. 2019-069448 (SCREEN ENCLOSURES IN BALCONIES) PERMIT No. 2022005415 (ROOF OVER FRONT PORTE COCHERE/CARPORT)	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
MULTIFAMILY RESIDENTIAL LOADING LESS THAN 40 PSF IN ALL ELEVATED FLOORS.	
h. Signs of overloading? (Yes/No): No	
1. Describe:	
THERE IS NO EVIDENCE OF OVERLOADING.	

6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)	PROVIDE PHOTO
a. Concrete masonry units: GOOD	
b. Clay tile or terra cotta units: N/A	
c. Reinforced concrete tie columns: GOOD	
d. Reinforced concrete tie beams: GOOD	
e. Lintel: GOOD	
f. Other type bond beams:	PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):	
1. Stucco: GOOD	
2. Veneer: N/A	
3. Paint only: GOOD	
4. Other (describe):	
N/A	
h. Interior masonry finishes (choose those that apply):	
1. Vapor barrier: GOOD	
2. Furring and plaster: GOOD	
3. Paneling: GOOD	
4. Paint only: GOOD	
5. Other (describe):	
N/A	
i. Cracks:	PROVIDE PHOTO
1. Location (note beams, columns, other): NO EVIDENCE OF CRACKS	
2. Description:	
N/A	
j. Spalling	PROVIDE PHOTO
1. Location (note beams, columns, other): THERE IS NO EVIDENCE OF SPALLING.	
2. Description:	
THIS PERMIT HAS BEEN RECENTLY PROPERLY REPAIRED UNDER:	
PERMIT No. 2016-000750 (CONCRETE RESTORATION)	
PERMIT No. 2019-069448 (SCREEN ENCLOSURES IN BALCONIES)	
PERMIT No. 2022005415 (ROOF OVER FRONT PORTE COCHERE/CARPORT)	

k. Rebar corrosion (indicate on lines 1-4):	PROVIDE PHOTO
1. None visible: ☒	
2. Minor (patching will suffice): N/A	
3. Significant (but patching will suffice): N/A	
4. Significant (structural repairs required) N/A	
l. Samples chipped out for examination in spalled areas (Yes/No): NO	
1. Yes – describe color, texture, aggregate, general quality:	

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
THE MAIN HIGH ROOF IS FLAT IN SHAPE AND COMPRISED OF CAST IN PLACE CONCRETE SLAB COVERED WITH A BUILT UP ROOF WITH GRAVEL IN GOOD CONDITION. THE CARPORT AT FRONT IS FLAT IN SHAPE, CONSTRUCTED WITH STEEL JOISTS, METAL DECK, COVERED WITH A MOD-BIT MEMBRANE IN GOOD CONDITION (REPLACED PERMIT No. 2022005415).	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
A/C, ANTENNA, AND MECHANICAL EQUIPMENT INSTALLED ON ROOF WITH SUPPORTS IN GOOD CONDITION.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
THE MAIN ROOF IS FLAT WITH INTERIOR DRAINS AND OVERFLOWS ALONG PARAPET WALLS; ALL DRAINS IN GOOD CONDITION.	
THE ROOF OVER THE CARPORT AT FRONT IS FLAT WITH MAIN DRAINS AND OVERFLOWS THROUGH PARAPET WALLS; ALL DRAINS IN GOOD CONDITION.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
THERE IS A PERIMETER 8" CBS BLOCK WALL PARAPET WALLS IN GOOD CONDITION.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
N/A	

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
MAIN BUILDING ROOF CONSIST OF A BUR WITH GRAVEL IN GOOD CONDITION.	
THE PORTE COCHERE/CAPORT HAS A MOD-BIT ROOF MEMBRANE IN GOOD CONDITION.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
THERE ARE NO ROOF FRAMING MEMBERS WITH SIGNS OF OVERLOADING, OVERSTRESS, SEVERE DETERIORATION OR EXCESSIVE DEFLECTION.	
8. Note any expansion joints and condition:	PROVIDE PHOTO
THE BUILDING HAS ONE EXPANSION JOINT ACROSS THE CENTER OF THE BUILDING IN GOOD CONDITION AT ROOF, WALLS, AND INTERIOR.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
FIRST FLOOR SLAB CONSIST OF A CONCRETE SLAB ON GRADE IN GOOD CONDITION. THE ELEVATED FLOORS (SECOND TO SEVENTH FLOOR), BALCONY & WALKWAY FLOORS CONSIST OF CAST IN PLACE CONCRETE SLABS IN GOOD CONDITION. THE ELEVATED CONCRETE FLOOR SLABS ARE SUPPORTED BY THE PERIMETER WALL AND INTERIOR CONCRETE COLUMNS AND BEARING WALLS. THE MAXIMUM SPAN IS LESS THAN 18 FT WITH NO EVIDENCE OF DEFLECTION OR STRUCTURAL STRESS. THE BALCONIES ARE TYPICALLY SUPPORTED ON THREE SIDES, AND THEY CANTILEVER LESS THAN FOUR FEET. THE CONCRETE FLOOR SYSTEMS ARE IN GOOD CONDITION.	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
THERE ARE BALCONIES ALONG THE FRONT AND REAR OF THE BUILDING (NORTH AND SOUTH). BALCONIES CONSIST OF CONCRETE SLABS IN GOOD CONDITION.	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
THERE ARE THREE STAIRS, ONE AT EACH END OF THE BUILDING (EAST AND WEST), AND ONE AT THE CENTER. THE STAIR SHAFTS WERE CONSTRUCTED OF CONCRETE COLUMNS, BEAMS, WITH CMU INFILL BLOCKS, AND WITH STEEL STAIRS INSIDE.	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
THERE IS A METAL FRAMED RAMP AT THE FIRST FLOOR CENTER PORTION OF THE BUILDING IN GOOD CONDITION.	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
STEEL HANDRAIL GUARDRAILS AT THE THREE EMERGENCY STAIRS IN GOOD CONDITION.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
ALL AREAS AVAILABLE FOR INSPECTION. HOWEVER, CEILING TILES WERE TEMPORARILY REMOVED IN COMMON AREAS TO VERIFY CONDITION OF ELEVATED CONCRETE FLOOR SLABS IN EACH FLOOR.	

8. STEEL FRAMING SYSTEM	
a. Description of system at each level:	PROVIDE PHOTO
STEEL STAIR STRINGERS, GUARDRAILS, AND STEPS.	
STEEL JOISTS SUPPORTING ROOF AT FRONT PORTE COCHERE/CARPORT.	
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO
STEEL STAIRS, GUARDRAILS, AND STEPS WITH NO EVIDENCE OF CORROSION.	
CARPORT STEEL ROOF JOISTS WITH MINOR/SURFACE RUST (NO STRUCTURALLY SIGNIFICANT).	
c. Steel connections: describe type and condition:	PROVIDE PHOTO
ALL WELDED CONNECTIONS IN GOOD CONDITION.	
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	PROVIDE PHOTO
N/A	
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	PROVIDE PHOTO
NO STEEL FRAMING WITH EVIDENCE OF OVERLOADING, OVERSTRESS, STRUCTURALLY SIGNIFICANT DETERIORATION OR EXCESSIVE DEFLECTION.	
f. Elevator sheave beams and connections, and machine floor beams: note condition:	PROVIDE PHOTO
ELEVATORS PRESENT IN THIS BUILDING WITH CONNECTIONS IN GOOD CONDITION.	

9. CONCRETE FRAMING SYSTEM	
a. Full description of concrete structural framing system:	PROVIDE PHOTO
THIS IS A CONCRETE FRAMED STRUCTURE WITH CAST IN PLACE CONCRETE COLUMNS, CONCRETE BEAMS, AND CONCRETE FLOORS AND ROOFS AS DIAPHRAGMS, AND CMU INFILL IN WALLS.	
b. Cracking	
1. Significant or Not significant: NO CRACKING NOTED.	
2. Location and description of members affected and type cracking:	
N/A. THIS BUILDING HAS BEEN RECENTLY REPAIRED UNDER PERMIT No. 2016-000750 (CONCRETE RESTORATION).	

c. General condition	
THIS BUILDING IS IN GOOD CONDITION.	
d. Rebar corrosion – check appropriate line	
1. None visible: ☒	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
N/A	
3. Significant but patching will suffice:	PROVIDE PHOTO
N/A	
4. Significant: structural repairs required (describe):	PROVIDE PHOTO
N/A	
e. Samples chipped out in spall areas:	
1. No: ☒	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:	
N/A	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	
PROVIDE PHOTO	
THERE IS NO EVIDENCE OF OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION OR EXCESSIVE DEFLECTION.	

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
TYPICAL ALUMINUM FRAMED SINGLE HUNG NON-IMPACT WINDOWS, AND ALUMINUM FRAMED NON-IMPACT RESISTANT STOREFRONTS IN THE LOBBY.	
2. Anchorage: type and condition of fasteners and latches:	
CONCRETE STEEL FASTENERS & LATCHES IN GOOD CONDITION.	

3. Sealant: type and condition of perimeter sealant and at mullions:	
GASKETS WITH CAULK IN FAIR CONDITION.	
4. Interiors seals: type and condition at operable vents:	
GASKETS WITH CAULK IN FAIR CONDITION.	
5. General condition:	
FAIR CONDITION. SOME WINDOWS OPENINGS HAVE BEEN PROTECTED WITH ACCORDION SHUTTERS.	
6. Describe any repairs needed:	
N/A	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date: N/A	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
N/A	
3. Describe Condition of System:	
N/A	
c. Exterior Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
ALUMINUM/GLASS STOREFRONT DOORS AT ENTRANCE, ALUMINUM/GLASS SLIDING DOORS ON BALCONIES, AND ALUMINUM ROLLUP DOORS AT UTILITY ROOMS.	
2. Anchorage: type and condition of fasteners and latches:	
CONCRETE STEEL FASTENERS & LATCHES IN GOOD CONDITION.	
3. Sealant: type and condition of sealant:	
CAULK/SEALANT IN GOOD CONDITION.	

4. General condition:
GOOD CONDITION.
5. Describe any repairs needed:
NO REPAIRS ARE NECESSARY.

11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
NO WOOD FRAMING IN THIS BUILDING.	
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
N/A	
2. Floors:	
N/A	
3. Roof member, roof trusses:	
N/A	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
N/A	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
N/A	

e. Drainage: note accumulations of moisture	PROVIDE PHOTO
N/A	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
N/A	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
N/A	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
N/A	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
EXTERIOR WALLS CONSIST OF STUCCO COVERED AND PAINTED CMU, WITH WINDOW OPENINGS AND LOUVERS. NO SPECIAL CLADDING, CORBELS, OR OTHER ARCHITECTURAL FEATURES. THE BALCONIES HAVE ALUMINUM FRAMED SCREEN ENCLOSURES THAT HAVE BEEN RECENTLY INSTALLED UNDER PERMIT No. 2019-069448.	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
N/A	
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):	
N/A	

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	PROVIDE PHOTO
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, etc.)	
THERE IS A PORTE COCHERE AT THE FRONT OF THE BUILDING WITH A 9 FT CLEARANCE.	
b. Indicate condition of the special feature, its supports, and connections:	
THE PORTE COCHERE/CAPORT STRUCTURE IS SUPPORTED BY FOUR COLUMNS AT THE FRONT AND TO THE NORTH SIDE OF THE BUILDING. ALL SUPPORTS AND CONNECTIONS ARE IN GOOD CONDITION. THE ROOF WAS RECENTLY REPLACED UNDER PERMIT No.	
2022005415.	

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