REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
11805 SW 26th Street, Miami, Florida 33175
786-315-2000
Miamidade.gov/building

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER: F2022011376

JURISDICTION NAME: Miami Dade Couny

LICENSEE NAME: MILTON CUBAS

TITLE: P.E.51902

ADDRESS: 1302 NE 125 ST
North Miami, Fl 33161

SIGNATURE:

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

1. DESCRIPTION OF BUILDING

a. Name on Title: VILLA GRANDE CONDOMINIUM ASSOCIATION, INC.

b. Building Street Address: 6320 SW 138 CT 101, Miami, FL 33183 Bldg. #: 6320

c. Legal Description: See section m(Additional Comments) Attached: ☐

d. Owner's Name: VILLA GRANDE CONDOMINIUM ASSOCIATION, INC.

e. Owner's Mailing Address: 2520 NW 97 AVE SUITE 200, Doral, FL 33172

f. Folio Number of Property on which Building is Located: 30-4927-055-0001

g. Building Code Occupancy Classification: Residential Group R-2(FBC 2023 8th Edition, Chapter 3, Section 310.4)

h. Present Use: 0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL

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

BUILT IN 1982,1 BUILDING WITH 4 STORIES, CONCRETE COLUMNS & CONCRETE BEAMS, CB EXTERIOR WALL, GROUND FLOOR IN CONCRETE SLAB ON GRADE, TYPICAL FLOOR IN REINFORCED CONMCRETE SLAB, FLAT ROOF IN CONCRETE SLAB OVER CONCRETE BEAMS.

j. Number of Stories: 4 k. Is this a Threshold Building[1] 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:

Legal Description: VILLA GRANDE CONDO KENDALE LAKES NORTH SEC 3 PB 94-70 6.54 AC M/L TRACT E-E & PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO THE PUBLIC F/A/U 30-4927-004-0040

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n. Additions to original structure:
NO ADDITION TO ORIGINAL STRUCTURE
o. Total Actual Building Area of all floors: 53,550 S.F.

2. INSPECTIONS

a. Date of Notice of Required Inspection: JANUARY 31, 20222
b. Date(s) of actual inspection: JANUARY 15, 2025
c. Name. license number, discipline of practice, and qualifications of licensee submitting report:
Milton Cuba P.E. #51902
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: N/A: ✓
NOT REQUIRED
e. Are Any Structural Repairs Required? (YES/NO): No
1. If required, describe, and indicate acceptance:
NO REPAIRS REQUIRED
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
THE BUILDING MEY CONTINUE TO BE OCCUPIED WHILE RECERTIFICATION ARE ONGOING. 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:
NOTICE OF VIOLATION FOR FAILURE TO RECERTIFY BUILDING

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

a. N/A Number of Additional sheets of written data

b. 107 Number of Photographs provided (plus each building elevation)

c. N/A Number Drawings or sketches provided (aerial, site, footprint, etc.)

d. N/A Number of Test reports attached

4. FOUNDATION

a. Describe the building foundation:

ITS APPEARS TO BE PAD FOUNDATION ON COMPACTED SOIL. FOUND IN GOOD CONDITION.

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 WAS OBSERVED ANY CRACKS OR SEPARATION THAT SIGNAL DIFFERENTIAL SETTLEMENT.

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

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

1. Describe:

NO SUB-SOIL INVESTIGATION REQUIRED.

5. PRESENT CONDITION OF OVERALL STRUCTURE

a. General alignment: (Note: good, fair, needs attention, explain if significant) PROVIDE PHOTO 5a

1. Bulging: Good
2. Settlement: Good
3. Deflections: Good
4. Expansion: Good
5. Contraction: Good

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b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other) PROVIDE PHOTO 5b

DURING OUR INSPECTION WE INSPECTED ALL VISIBLE STRUCTURAL ELEMENTS & MEMBERS, FOUND IN GOOD CONDITION. NO STRUCTURAL ELEMENTS WERE IN DISTRESS.

c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains. PROVIDE PHOTO 5c

THE BUILDING IS COMPOSED OF TYPICAL CMU BLOCK COVERED WITH SRUCCO. PROPERTY SURFACE CONDITION WERE WELL MAINTAINED.

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

NO CRACKS WERE OBSERVED

e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood. PROVIDE PHOTO 5e

GENERAL EXTENT OF DETERIORATION WAS TYPICAL FOR THE BUILDING AGE. GOOD CONDITION

f. Previous patching or repairs (Provide description and identify location): PROVIDE PHOTO 5f

NONE WAS OBSERVED

g. Nature of present loading: (Indicate residential, commercial, storage, other.)

Residential ROOF LOAD 20 PSF, APARMENTS 40 PSF, STAIRS 100 PSF, CORRIDORS ABOVE FIRST FLOOOR 80PSF, ACCORDING TO ASCE 7-22

h. Signs of overloading? (Yes/No): No

1. Describe:

NO OVERLOADING OBSERVED

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6. MASONRY BEARING WALL: (Indicate good, fair, needs repair on appropriate lines)	This Section is N/A: ☐	PROVIDE PHOTO 6
a. Concrete masonry units: Good		
b. Clay tile or terra cota units: N/A		
c. Reinforced concrete tie columns: Good		
d. Reinforced concrete tie beams: Good		
e. Lintel: NOT VISIBLE		
f. Other type bond beams: N/A		PROVIDE PHOTO 6f
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: Good		
2. Veneer: N/A		
3. Paint only: N/A		
4. Other (describe): N/A		
EXTERIOR MASONRY FINISHES WITH STUCCO FOUND IN GOOD CONDITION.		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO 6h
1. Vapor barrier: N/A		
2. Furring and plaster: Good		
3. Paneling: N/A		
4. Paint only: N/A		
5. Other (describe): N/A		
INTERIOR MASONRY FINISHES WITH FURRING AND PLASTER FOUND IN GOOD CONDITION.		
i. Cracks:		PROVIDE PHOTO 6i
1. Location (note beams, columns, other): NOT APPLICATION		
2. Description:		
NO CRACKS WERE OBSERVED ON MASONRY WALL		
j. Spalling None Observed		PROVIDE PHOTO 6j
1. Location (note beams, columns, other): NOT APPLICABLE		
2. Description:		
NO SPALLING WERE OBSERVED ON MASONRY WALL		

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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:	
NOT APPLICABLE	

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
FLAT ROOF WITH REINFORCED CONCRETE SLAB, ROOF FRAMING WITH CONCRETE BEAMS, ROOF COVERING WITH BITUMINOUS MATERIAL, ALL IN GOOD CONDITION.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
AIR CONDITIONIG EQUIPMENT, SUPPORTS IN GOOD CONDITION.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
ROOF DRAINAGE SYSTEM IS COMPOSED OF DOWNSPOUTS DRAINS, GOOD CONDITION.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO 7a4
CONCRETE BLOCK PARAPET, GOOD CONDITION.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO 7a5
NO MANSARD WAS OBSERVED.	

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6. Describe roofing membrane/covering and current conditions: PROVIDE PHOTO 7a6

RUFING BUILT-UP WITH BITUMINOUS MATERIAL. GOOD CONDITION.

7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection: PROVIDE PHOTO 7a7

NO ROOF MEMBER WITH OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION OR EXCESSIVE DEFLECTION WAS OBSERVED.

8. Note any expansion joints and condition: PROVIDE PHOTO 7a8

NO EXPANSION JOINTS WERE OBSERVED.

b. Floor system(s):

1. Describe the floor system at each level, framing, material, typical spans and indicate condition: PROVIDE PHOTO 7b1

REINFORCED CONCRETE SLAB ON GRADE AND TYPICAL FLOOR FRAMING WITH CONCRETE SLAB AT EACH LEVEL, FOUND IN GOOD CONDITION.

2. Balconies: Indicate location, framing system, material, and condition: N/A: ☐ PROVIDE PHOTO 7b2

EXTERIOR CONCRETE BALCONIES FOUND IN GOOD CONDITION

3. Stairs and escalators: indicate location, framing system, material, and condition: N/A: ☐ PROVIDE PHOTO 7b3

EXTERIOR CONCRETE STAIRS FOUND IN GOOD CONDITION

4. Ramps: indicate location, framing type, material, and condition: N/A: ☑ PROVIDE PHOTO 7b4

NOT APPLICABLE

5. Guardrails and handrails: describe type, material, and condition: N/A: ☐ PROVIDE PHOTO 7b5

STEEL GUARDRAILS & HANDRAILS FOR STAIRS AND BALCONIES FOUND IN GOOD CONDITION. STELL AND CMU BLOCK GUARDRAILS FOR HALLWAYS FOUND GOOD.

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

NONE AREA AVAILABLE FOR INSPECTION, NOT NECESARY

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8. STEEL FRAMING SYSTEM

This Section is Not Applicable: ☑

a. Description of system at each level: PROVIDE PHOTO 8a

NOT APPLICABLE

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 ACCESSIBLE(SEE STRUCTURAL PHOTOS, ELEVATOR ROOM.)

9. CONCRETE FRAMING SYSTEM

This Section is Not Applicable: ☐

a. Full description of concrete structural framing system: PROVIDE PHOTO 9a

BUILDING IS COMPOSED OF CB EXTERIOR WALL, CONCRETE COLUMNS, CONCRETE BEAMS, CONCRETE SLAB, ALL IN GOOD CONDITION.

b. Cracking PROVIDE PHOTO 9b

1. Significant ☐ or Not significant ☐: NOT APPLICABLE
2. Location and description of members affected and type cracking:

NO CRACKING ON CONCRETE MEMBERS OBSERVED.

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c. General condition

GOOD CONDITION

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 CONCRETE FRAMING MEMBER WITH OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION OR EXCESSIVE DEFLECTION WAS OBSERVED.

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):

DOUBLE-HUNG WINDOWS (ALUMINUM AND GLASS) FOUND IN GOOD CONDITION.

2. Anchorage: type and condition of fasteners and latches: Good

TAPCON @8" ALL AROUND 5 " FROM CORNER, GOOD CONDITION.

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3. Sealant: type and condition of perimeter sealant and at mullions: Good
EXTERIOR RATED CAULKING APPEARS TO BE SILICONE FOUND GOOD.
4. Interiors seals: type and condition at operable vents: Good
INTERIOR RATED CAULKING FOUND GOOD. INTERIOR CAULKING APPEARS TO BE WHITE SILICONE.
5. General condition: Good
THE GENERAL CONDITION OF THE EXTERIOR WINDOWS IS GOOD. WINDOWS AND SLIDING DOOR ARE EITHER IMPACT RATED OR PROTECTED BY HURRICANE SHUTTERS.
6. Describe any repairs needed:
NO REPAIRS REQUIRED.
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No
1. Previous Inspection Date: NOT APPLICABLE
2. Description of Curtain Wall Structural Glazing and adhesive sealant:
NOT APPLICABLE
3. Describe Condition of System:
WINDOWS AND DOORS FOUND IN GOOD CONDITION.
c. Exterior Swing and Overhead Doors PROVIDE PHOTO 10c
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):
WOOD PANEL DOORS AND SLIDING DOOR (ALUMINUM AND GLASS), ALL IN GOOD CONDITION.
2. Anchorage: type and condition of fasteners and latches: Good
TAPCON @8" ALL AROUND 5 " FROM CORNER, GOOD CONDITION.
3. Sealant: type and condition of sealant: Good
SEALANT FOUND TO BE SILICONE CAULKS, FOUND IN GOOD CONDITION, NO REPAIRS REQUIRED.

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4. General condition: Good
GENERAL CONDITION IS GOOD.
5. Describe any repairs needed: Repairs Not Required
NO REPAIRS REQUIRED.

11. WOOD FRAMING	This Section is Not Applicable: ☑
a. Fully describe wood framing system:	PROVIDE PHOTO 11a
NOT APPLICABLE	
b. Indicate the condition of the following:	PROVIDE PHOTO 11b
1. Walls:	
NOT APPLICABLE	
2. Floors:	
NOT APPLICABLE	
3. Roof member, roof trusses:	
NOT APPLICABLE	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c
NOT APPLICABLE	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d
NOT APPLICABLE	

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e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
NOT APPLICABLE	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
NOT APPLICABLE	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
NOT APPLICABLE	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO 11h
NOT APPLICABLE	

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.)		
EXTERIOR WALL WITH CONCRETE BLOCK, GOOD CONDITION.		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
NO APPURTENANCE OBSERVED.		
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.		

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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.)		
No special or unusual features were observed.		
b. Indicate condition of the special feature, its supports, connections, and if repairs are required:		
Not Applicable		

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: Not Applicable		
5. Is the garage entrance elevation lower than the base flood elevation?	Select: (Yes or No)	
Explanation: Not Applicable		
6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):		
Describe: Not Applicable		
7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:		
Describe: Not Applicable		

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8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation: Not Applicable
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: Not Applicable
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation: Not Applicable

[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)

Reset Form

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