



City of Aventura
Building Department
Received
FEB 2 2022

50 Year Re-cert
2-14-22
City Of Aventura
Building Division

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

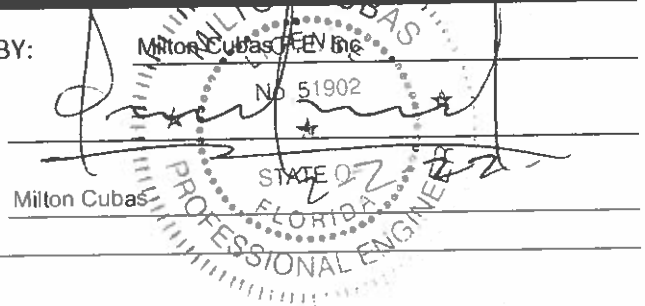
Date: January 19, 2022

INSPECTION MADE BY:

SIGNATURE:

PRINT NAME:

TITLE: Engineer



INSPECTION COMPLETED

DATE: January 19, 2022

ADDRESS: 1302 NE 125 St

North Miami, FL 33161

1. DESCRIPTION OF STRUCTURE

A. Name on Title:	BUILDING K		
B. Street Address:	2903 POINT EAST DR. AVENTURA , FL 33180		
C. Legal Description:	POINT EAST SEC III, CONDOMINIUM UNIT, BUILDING K		
D. Owner's Name:	POINT EAST THREE		
E. Owner's Mailing Address:	2903 POINT EAST DR. AVENTURA, FL 33180		
F. Folio Number of Property on which Building is Located:	28-2210-006-0510		
G. Building Code Occupancy Classification:	GROUP R		
H. Present Use:	CONDOMINIUM.		
I. General Description, type of construction, size, number of stories, and special features.:	SIX(6) STORY CBS STRUCTURE ON A PILE FOOTING FOUNDATION, FLAT CONCRETE SLAB FLOORS AND ROOF WITH A BUILT-UP MEMBRANE		
J. Additions to Original Structure:	NONE VISIBLE.		
K. Number of Stories:	6	Threshold Building Per 553.71(12) F.S. Y/N	Y.
L. Total Building Area of all floors:	85,050 sqf. (APROX.)		

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By: Issac Villanueva
02-28-2022

3. INSPECTIONS

A. Date of Notice of Required Inspection	N/A
B. Date(s) of Actual Inspection	1/19/2022
C. Name and Qualification of Individual submitting inspection report:	MILTON CUBAS, P.E #51902
1. Discipline of Practice:	CIVIL ENGINEER, S.I. # 6999901.
D. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures.	VISUAL PROCEDURES ONLY.
E. Structural Repair - note appropriate line:	
1. None Required	X
2. Required (Describe and indicate acceptance)	N/A.
F. Has property record been researched for violations or unsafe cases (YES/NO):	NO.
1. Explanation/Comments:	

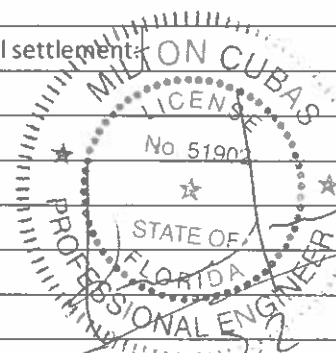
4. SUPPORTING DATA

A.	Sheet Written Data X
B.	Photographs
C.	Drawings or Sketches
D.	Test Reports

5. FOUNDATION

A. Describe Building Foundation	PILING SYSTEM FOUNDATION.	
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:	NONE WAS OBSERVED.	
E. Is water drained away from foundation? (YES/NO):	YES.	
F. Is there additional sub-soil investigation required? (YES/NO):	NO.	
1. Describe:		

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2-2-22

7. FLOOR AND ROOF SYSTEMS**A. Roof**

1. Describe (Flat, slope, type roofing, type roof deck, condition)

RCC CONCRETE FLAT ROOF WITH A BUILT UP MEMBRANE SYSTEM, 2-WAY SLAB, 13 ft. SPAN.
GOOD CONDITION.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:

GOOD CONDITION.

3. Note types of drains and scuppers and condition:

DRAINS AND SCUPPERS ARE IN GOOD CONDITION.

4. Describe parapet construction and current conditions:

MASONRY PARAPET IN GOOD CONDITIONS.

5. Describe mansard construction and current conditions:

N/A.

6. Describe roofing membrane/covering and current conditions:

BUILT UP MEMBRANE SYSTEM.

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

NONE WAS OBSERVED.

8. Note any expansion joints and condition:

EXPANSION JOINT AT THE MIDDLE OF THE BUILDING.

B. Floor System(s):

1. Describe (type of system framing, material, spans, condition)

RCC CONCRETE SLAB ELEVATED FLOORS, 2-WAY SLAB, 13 ft. SPAN, ARE IN GOOD CONDITION.

2. Balconies: Indicate location, framing system, material and condition:

BALCONIES IN NORTH AND SOUTH SIDE, RCC CONCRETE SLAB IN GOOD CONDITIONS.

3. Stairs and escalators: Indicate location, framing system, material, and condition:

STAIR CLOSE TO SOUTH EAST CORNER, RCC CONCRETE SLAB IN GOOD CONDITIONS.

4. Ramps: Indicate location, framing system, material and location:

NONE WAS OBSERVED.

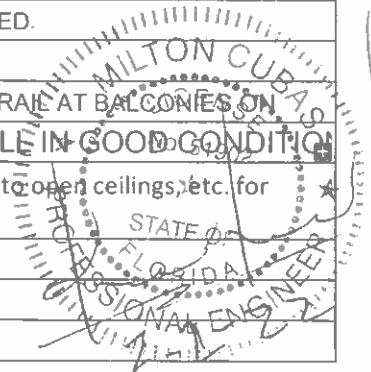
5. Guardrails: Describe type, material, and condition:

PRECAST CONCRETE GUARDRAIL AT BALCONIES ON SOUTH SIDE ALUMINUM GUARDRAIL AT BALCONIES ON NORTH SIDE, ALL 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

ACCESS AREAS.

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10. WINDOWS, STOREFRONTS, CURTAINWALLS, AND EXTERIOR DOORS:**A. Windows, Storefronts, Curtainwalls:**

1. Type (Wood, Steel, Aluminum, Jalousie, Single hung, Double hung, Casement, Awning, Pivoted, Fixed, other):

ALUMINUM JALOUSIE, SINGLE AND DOUBLE HUNG STYLE

2. Anchorage - Type & condition of fasteners and latches:

BUCKS INTO MASONRY STRUCTURE, IN GOOD CONDITIONS

3. Sealants - Type & condition of perimeter sealants & at mullions:

SEALANTS IN GOOD CONDITIONS.

4. Interior seals - Type & condition at operable vents:

SEALANTS IN GOOD CONDITIONS.

5. General Condition: GOOD CONDITION.

A. Describe any repairs needed;

B. Structural Glazing on the exterior envelope of Threshold Buildings (YES/NO): NO

1. Previous Inspection Date: N/A.

2. Description of Curtainwall Structural Glazing and adhesive sealant: N/A.

3. Describe condition of system:

C. Exterior Doors

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other): ALUMINUM SLIDING DOORS AND WOOD SWING DOOR

ALL IN GOOD CONDITIONS.

2. Anchorage type and condition of fasteners and latches:

TAPCON @8" ALL AROUND 5" FROM CORNER GOOD CONDITIONS

3. Sealant type and condition of sealant:

SILICONE. GOOD CONDITION.

4. General Condition: GOOD CONDITIONS

5. Describe any repairs needed: NO REPAIRS NEEDED.

11. WOOD FRAMING:**A. Type - fully describe if mill construction, light construction, major spans, trusses:**

PARTITION WALLS IN GOOD CONDITIONS.

B. Indicate condition of the following:

1. Walls: INTERIOR PARTITIONS IN GOOD CONDITIONS.

2. Floors: N/A.

3. Roof Member, Roof Trusses: N/A.

C. Note metal fittings i.e., angles, plates, bolts, split pintles, pintles, other, and note condition:

NONE WAS OBSERVED.

D. Joints - Note if well fitted and still closed:

WELL FITTED AND CLOSED.

E. Drainage - Note accumulations of moisture:

NO ACCUMULATION OF MOISTURE.

F. Ventilation - Note any concealed spaces not ventilated:

NONE.

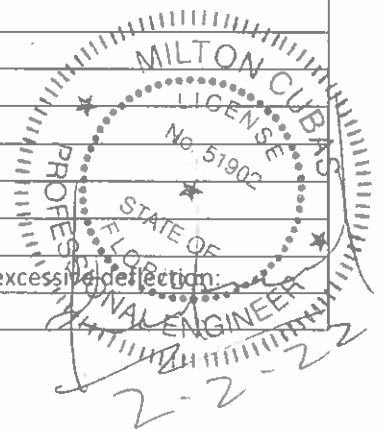
G. Note any concealed spaces opened for inspection:

NONE.

H. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

NONE WAS OBSERVED.

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MILTON CUBAS, P.E., INC.

1302 N.E. 125 Street – North Miami – Florida 33161

Phone (305) 891-4174 Fax (305) 891-4175

E-mail: miltoncubas@msn.com



SOUTH ELEVATION.

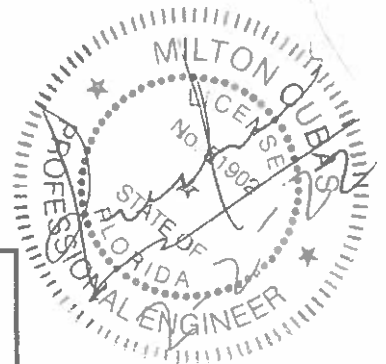
2903 MPOINT EAST Dr., AVENTURA, FL 33180.



EAST ELEVATION.

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INSPECTION COMMENCED

Date: January 19, 2022

INSPECTION MADE BY:

SIGNATURE:

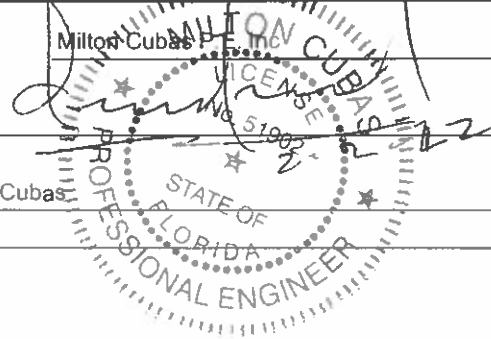
PRINT NAME:

TITLE: Engineer

Milton Cubas

ADDRESS: 1302 NE 125 St

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1. DESCRIPTION OF STRUCTURE

A. Name on Title: BUILDING K

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C. Legal Description: POINT EAST SEC III, CONDOMINIUM UNIT, BUILDING K

D. Owner's Name: POINT EAST THREE

E. Owner's Mailing Address: 2903 POINT EAST DR. AVENTURA, FL 33180

F. Folio Number of Property on which Building is Located: 28-2210-006-0510

G. Building Code Occupancy Classification: **GROUP R**

H. Present Use: CONDOMINIUM

I. General Description, type of construction, size, number of stories, and special features. (Overall Description, Structural Systems, Special Features):

SIX (6) STORY CBS STRUCTURE ON A PILE FOOTING FOUNDATION.

FLAT CONCRETE FLOORS AND ROOF WITH A BUILT UP MEMBRANE.

J. Number of Stories: 6 x 13 APARTMENT/FLOOR = 78 APARTMENTS.

K. Is this a threshold building as per 553.71(12) F.S. (YES/NO): Y

L. Provide An Aerial of the property identifying the building being certified on a separate sheet.

Attached: ☐

M. Additional Comment:

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7. ELECTRICAL PANELS:

A. Panel #	1	Location:	HOME PANEL.
Indicate Condition (Good, Needs Repair):		GOOD.	
B. Panel #	2	Location:	LIGHTING PANEL.
Indicate Condition (Good, Needs Repair):		GOOD.	
C. Panel #	3	Location:	A/C PANEL.
Indicate Condition (Good, Needs Repair):		GOOD.	
D. Panel #	4-82	Location:	UNIT PANEL. (78) PANELS-100 AMP., ON INTERIOR HALL.
Indicate Condition (Good, Needs Repair):		GOOD.	
E. Panel #		Location:	
Indicate Condition (Good, Needs Repair):			
F. Comments:	GOOD CONDITIONS.		

8. BRANCH CIRCUITS

A. Identified (YES, MUST BE IDENTIFIED):	YES
B. Conductors (Good, Deteriorated, Deteriorated and Must Be Replaced):	GOOD.
C. Comments:	GOOD CONDITIONS.

9. GROUNDING OF SERVICE

Indicate Condition (Good, Repairs Required):	GOOD.
Comments:	GOOD CONDITIONS.

10. GROUNDING OF EQUIPMENT

Indicate Condition (Good, Repairs Required):	GOOD.
Comments:	GOOD CONDITIONS.

11. SERVICE CONDUIT/RACEWAYS

Indicate Condition (Good, Repairs Required):	GOOD.
Comments:	GOOD CONDITIONS.

12. GENERAL CONDUIT/RACEWAYS

Indicate Condition (Good, Repairs Required):	GOOD.
Comments:	GOOD CONDITIONS.

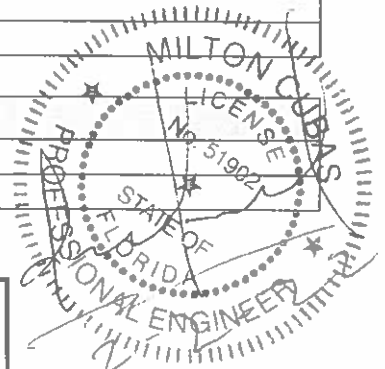
13. WIRES AND CABLES:

Indicate Condition (Good, Repairs Required):	GOOD.
Comments:	GOOD CONDITIONS.

14. BUSWAYS

Indicate Condition (Good, Repairs Required):	N/A.
Comments:	N/A.

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25. OPEN OR UNDERCOVER PARKING GARAGE AREAS

Indicate Condition (Good, Repairs Required): GOOD

Comments: GOOD CONDITIONS.

26. SWIMMING POOL WIRING

Indicate Condition (Good, Repairs Required): N/A

Comments: N/A.

27. WIRING TO MECHANICAL EQUIPMENT

Indicate Condition (Good, Repairs Required): GOOD

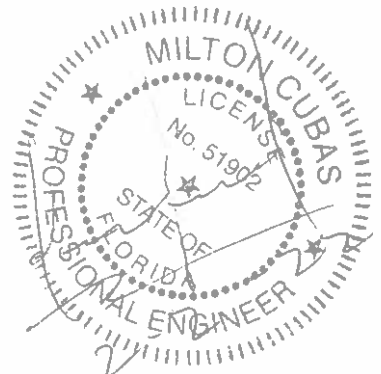
Comments: GOOD CONDITIONS.

28. GENERAL ADDITIONAL COMMENTS

GOOD CONDITIONS.

THE BUILDING IS ELECTRICALLY & STRUCTURALLY SAFE FOR CONTINUED USE AND OCCUPANCY.

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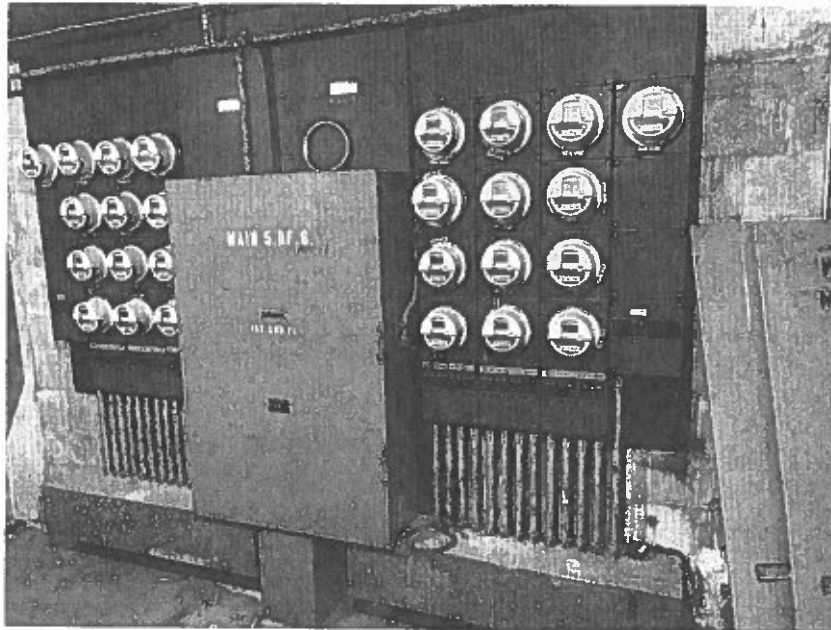


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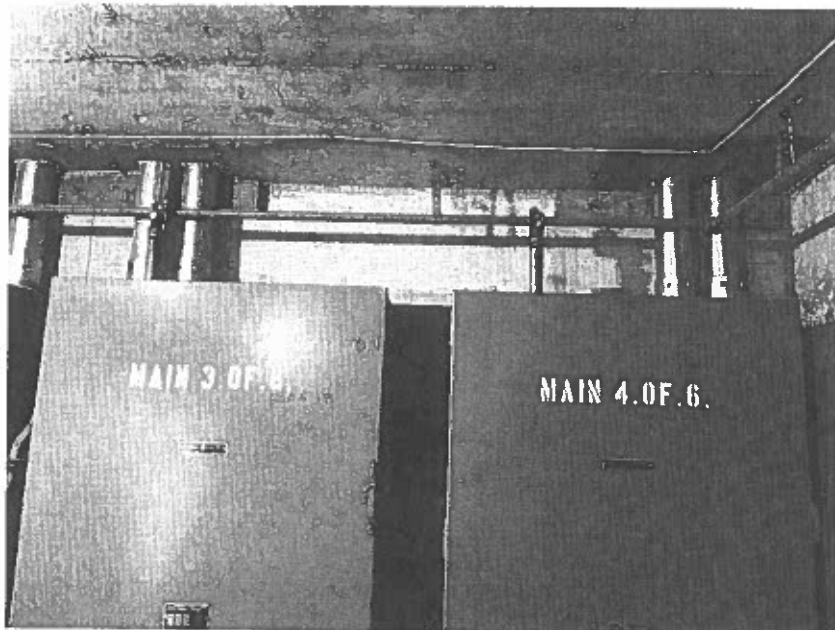
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Phone (305) 891-4174 Fax (305) 891-4175

E-mail: miltoncubas@msn.com



**SECOND FLOOR METER ROOM (5/6) 800 AMP. SERVICE.
2903 MPOINT EAST Dr., AVENTURA, FL 33180.**



**SECOND FLOOR METER ROOM (3,4/6) 800 AMP. SERVICE.
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