Form EB18 – 2024 (Draft)

MILESTONE INSPECTION REPORT FORM

PHASE 1 Milestone Inspection

Inspection Firm or Individual Name: _____

Address: _____

Telephone Number: _____

Inspection Commenced Date: _____ Inspection Completed Date: _____

☐ ☐

☐	No Substantial Structural Deterioration Observed; Phase 2 Inspection is not required
☐	
☐	Substantial Structural Deterioration Observed; Phase 2 inspection is required for SSDet items

☐ Inaccessible Condition of Item; Phase 2 inspection is required to complete Milestone Inspection of Inaccessible Conditions

☐ Potential Dangerous Condition Observed; Structural Evaluation is required

☐ Dangerous Condition Observed; Notify Building Official; Structural Evaluation is required

See Section WW for Summary of Assessment and Section XX for Summary of Findings

Licensed Design Professional: ☐ Engineer ☐ Architect

Name: _____

License Number: _____

Seal

I am qualified to practice in the discipline in which I am hereby signing,

Signature: _____ Date: _____

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.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	
b. Street Address:	
c. Legal Description:	
d. Owner's Name:	
e. Owner's Mailing Address:	
f. Email Address:	Contact Number:
g. Folio Number of Property on which building is located:	
h. Building Code Occupancy Classification:	
i. Initial Use:	
j. Present Use:	
k. General Description:	Type of Construction:
l. Square Footage: 1. Total building area: 2. Building footprint area:	Number of Stories:
m. Name of the Condo or Coop entity:	
n. Special Features: _____	
o. Describe any additions/alterations/repairs to original structure, and if permits are on record for such additions/alterations/repairs: _____	

p. Distance to the coast: _____

_____

_____

_____

2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fire, Poor, Explain if significant):

1. Bulging: ☐ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

2. Settlement: ☐ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

3. Deflections: ☐ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

4. Expansion: ☐ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

5. Contraction: ☐ Good ☐ Fair ☐ Poor ☐ Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

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

d. Cracks – Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1mm and 2mm in width; WIDE if over 2mm: _____

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

f. Note previous patching or repairs: _____

g. Nature of present loading indicate residential, commercial, other estimate magnitude: _____

3. INSPECTIONS

a. Date of notice of required inspection: _____

b. Date(s) of actual inspection: _____

c. Name and qualifications of the individual preparing report: _____

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

_____

_____

_____

_____

_____

e. Sign of Need for Structural Repairs – note appropriate line:

1. None required _____
2. Required (describe and indicate acceptance)

_____

_____

f. Has the property record been researched for any current code violations or unsafe structure cases? ☐ Yes ☐ No

Explanation/Comments:

_____

_____

_____

4. SUPPORTING DATA ATTACHED

a. Sheets of written data: _____

b. Photographs: _____

c. Drawings or sketches: _____

d. Test reports: _____

5. FOUNDATION

a. Describe building foundation:

_____

_____

_____

b. Is wood in contact or near soil? (Yes/No): _____ _____

_____

c. Signs of differential settlement? (Yes/No) _____ _____

d. Describe any cracks or separation in the walls, column or beams that signal differential settlement:

_____

_____

_____

e. Is there additional sub-soil investigation required? ☐ Yes ☐ No

1. If yes, explain:

_____

_____

_____

f. Is water drained away from foundation? (Yes/No): _____

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

1. Describe: _____

_____

_____

6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines

a. Concrete masonry units:	☐ Good	☐ Fair	☐ Poor
b. Clay tile or cotta units:	☐ Good	☐ Fair	☐ Poor
c. Reinforced concrete tie columns:	☐ Good	☐ Fair	☐ Poor
d. Reinforced concrete tie beams:	☐ Good	☐ Fair	☐ Poor
e. Lintel:	☐ Good	☐ Fair	☐ Poor
f. Other type bond beams:	☐ Good	☐ Fair	☐ Poor

g. Masonry Finishes – **Exterior**:

1. Stucco:	☐	Good	☐	Fair	☐	Poor
2. Veneer:	☐	Good	☐	Fair	☐	Poor
3. Paint Only:	☐	Good	☐	Fair	☐	Poor
4. Other:	☐	Good	☐	Fair	☐	Poor

4a. Explain: _____

_____

_____

h. Cracks – Note beams, columns, or others, including locations (description):

_____

_____

_____

_____

_____

_____

i. Spalling – In beams, columns, or others, including locations (description):

_____

_____

_____

_____

_____

_____

j. Rebar corrosion – Check appropriate line:

1. ☐ None Visible
2. ☐
3. ☐
4. ☐

4a. 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

a. Roof:

1) Roof pitch

☐ Flat
☐ Pitched

2) Roof structural framing

☐ Wood
☐ Steel
☐ Concrete

3) Structural framing condition ☐ Good ☐ Fair ☐ Poor

4) Roof deck material

☐ Concrete
☐ Wood
☐ Structural concrete on steel deck
☐ Non-structural / insulating concrete on steel deck
☐ Bare steel deck

5) Roof cladding type

☐	Tile	☐	Single ply (Membrane)
☐	Asphalt shingles	☐	Metal
☐	Built-up roofing (BUR)	☐	Other

6) Roof covering condition

Condition	☐	Good	☐	Fair	☐ Poor

7) Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

8) Note types of drains, scuppers, and condition:

9) Describe parapet construction and current condition:

10) Describe mansard construction and current condition:

Condition ☐ Good ☐ Fair ☐ Poor

11) Describe any roofing framing member with obvious overloading, overstress, deterioration, or excessive deflection:

12) Note any expansion joint and condition:

Condition ☐ Good ☐ Fair ☐ Poor

b. Floor System(s):

1. Describe (Type of system framing, material, spans, condition, balconies):

Condition ☐ Good ☐ Fair ☐ Poor

2. Balcony structural system

☐ Edge and building face supported

☐ Cantilever

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

☐ Ocean facing

☐ Non-ocean facing

4. Balcony construction

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

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)
- [ ] N/A

6. Balcony condition description (e.g., spalling, cracking, rebar corrosion)

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

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

9. Guardrails – Indicate type, location, material, and condition:

Guard system

☐ Wood	☐ Stainless steel	☐ Glass
☐ Metal	☐ Ungalvanized Steel	☐ CMU Kneewall
☐ Aluminum	☐ Concrete Kneewall	☐ Other_____

10. Guard condition (define ratings depending on guard system)

- ☐ Good
- ☐ Fair
- ☐ Poor

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

8. STEEL FRAMING SYSTEM

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

a. Full description of structural system:

b. Cracking:

1. ☐ Significant ☐ Not Significant

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

c. General condition:

d. Rebar Corrosion – Check appropriate line:

1.	☐	
2.	☐	
3.	☐	
4.	☐	

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)):

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): _____

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

3. Sealant type and condition of sealant: _____

4. General Condition:

5. _____

11. WOOD FRAMING

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:

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 FAÇADE INSPECTION

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.): _____

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

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): _____

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.): _____

b. Indicate condition of special feature, its supports and connections: _____

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration. _____

WW. SUMMARY OF ASSESSMENT

a. Complete Table 1807.1-Table for each item assessed during the Phase 1 Inspection and attach all Tables to the Phase 1 Form.

XX. SUMMARY OF FINDINGS

The below Condition(s) were noted within this Phase 1 Inspection. See Table 1807.1-Table Identification Numbers for Location(s) of items Checked as Observed within this Section.

- ☐ Potential Dangerous Condition Observed
- ☐ Dangerous Condition Observed
- ☐ No Substantial Structural Deterioration Observed
- ☐ Sign of Substantial Structural Deterioration Observed
- ☐ Sign of need for maintenance
- ☐ Sign of need for repair
- ☐ Sign of need for replacement
- ☐ Inaccessible Condition of Item

YY. DEFINITIONS OF TERMS

The below conditions shall represent the terms of Good, Fair, Poor, Significant, and Structural Evaluation Required, when utilized within the Milestone Inspection Form Report or Tables.

Good: No Substantial Structural Deterioration and No Dangerous Condition Observed. No Sign of need for maintenance, repair, or replacement.

Fair: Sign of Substantial Structural Deterioration Observed and No Dangerous Condition Observed. Sign of need for maintenance, but no Sign of need for repair, or replacement.

Poor: Substantial Structural Deterioration Observed and No Dangerous Condition Observed. Sign of need for maintenance or repair, but no Sign of need for replacement.

Significant: Any Observation which is a Potential Dangerous Condition or Dangerous Condition. Sign of need for replacement.

Structural Evaluation Required: Signed and Sealed Structural Analysis necessary in order to determine if the building's general structural condition and/or integrity are negatively affected by the observed condition and/or to determine the type and extent of maintenance, repair, or replacement required in order to remedy the observed condition.

ZZ. SUMMARY OF CONDITIONS

Refer to Section YY for Definition of Terms.