



City of Naples | Building Department
295 Riverside Circle | Naples, Florida 34102
239-213-5020

Milestone Inspection – Completion

October 23, 2024

Reference Number: PRMAP2403145

Applicant: William J. Johnson, PhD PE

Association Name: SEAPOINT AT NAPLES CAY CONDOMINIUM

The City of Naples has received the engineer's satisfactory Milestone Inspection report for the above-referenced structure. No further action is needed at this time.

Inspection will be required again in 10 years, and every 10 years after pursuant to F.S. 553.899, Naples Ordinance 2023-15179, and Florida Building Code 110.9.

Next inspection year: 2034

For Information regarding Milestone Inspections please visit the City of Naples Building Department webpage, email permitting@naplesgov.com or call 239-213-5020.

Chuck - Final copy filed through City Portal & Received 10/21/2024

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 - 2024

MILESTONE INSPECTION REPORT FORM PHASE 1

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MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 - 2024

MILESTONE INSPECTION REPORT FORM

PHASE 1 Milestone Inspection

- Initial Phase 1 Inspection Report Amended Phase 1 Inspection Report as required after completion of any repairs.

Note: All Required Fields Appear in Red

Licensed Engineer(s) or Architect(s) Responsible for the Milestone Inspection

Inspection Firm Name (if applicable): N/A

Inspection Engineer/Architect Name and License Number: William J. Johnson, PhD, PE, Lic#17142, Special Inspector 124

Address: 3991 Upolo Lane, Naples, FL

Telephone Number: 828-226-3660

Assuming Responsibility for: All Portion - If Portion please list: _____

Inspection Commenced Date: 08/12/2024 Inspection Completed Date: 08/20/2024

Additional Inspection Firm Name (if applicable): _____

Additional Inspection Engineer/Architect Name: _____

Address: _____

Telephone Number: _____

Assuming responsibility for: All Portion - If portion please list: _____

Inspection Commenced Date: _____ Inspection Completed Date: _____

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Milestone Inspection or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check all that apply:

Substantial Structural Deterioration Observed; Phase 2 inspection is required

Reason to Believe a Dangerous Inaccessible Condition of Major Structural Component; Phase 2 inspection is required to complete Milestone Inspection of Inaccessible Conditions

Dangerous Condition Observed; Structural Evaluation is required; A Phase 2 Inspection is required

**A condition exists that the Milestone Inspector determines would need a Phase 2 Inspection or structural evaluation of the specific item identified or area in order to determine whether a dangerous condition exists.*

Immediate Dangerous Condition Observed; Notify Building and Fire Official; Structural Evaluation May be required, possible Shoring and a Phase 2 inspection is required

Maintenance Needed but does not raise to the level of Substantial Deterioration or Dangerous. Phase 1 Inspection Passes

Passed Phase 1 Inspections

Licensed Design
Professional:

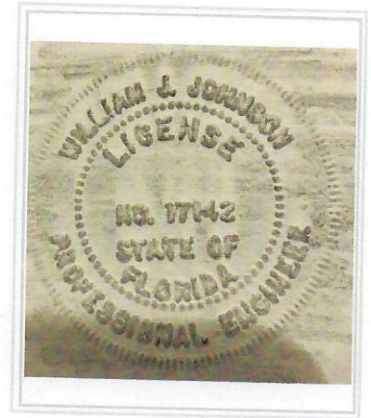
Engineer

Architect

Name: William J. Johnson, PhD, PE

License

Number: 17142



Seal

Click the button below to check if all required fields are completed.

If they are not, you will be told which fields must be completed.

If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

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

Signature:

Digitally signed by 3e660e16-d231-43fa-9014-b5a5ccc2db8
Date: 2024.10.21 12:48:32 -0400

William J. Johnson

Date 10/21/2024

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.

See: General Considerations & Guideline

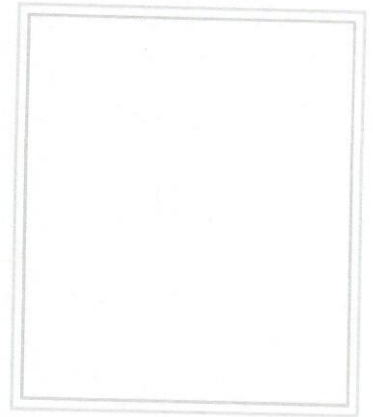
Supporting Data Attached:

Add Attachments

Licensed Design
Professional:

Engineer

Architect



Name:

License
Number:

Seal

Click the button below to check if all required fields are completed.

If they are not, you will be told which fields must be completed.

If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

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

Signature:

Digitally signed by 3a660e16-d231-431e-9014-86a5ccc2b88
Date: 2024.10.21 13:32:09 -0400

William J. Johnson

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.

See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

1. DESCRIPTION OF STRUCTURE

Add Attachments

a. Name on Title: **Seapoint at Naples Cay, CAI**b. Street Address: **10 Seagate Drive, Naples, FL 34103**c. Legal Description: **See Attached Exhibit 2**d. Owner's Name: **Seapoint at Naples Cay, CAI**

e. Owner's Mailing Address:

10 Seagate Drive, Naples FL 34103 (See Attachment 3 - photo of Seapoint Building)f. Email Address:
manager@seapointnc.comContact Number:
239-262-7024g. Folio Number of Property on Which Building is Located: **19140000003**h. Building Code Occupancy Classification: **Residential Group R-2**i. Present Use: **Residential R-2**j. General Description:
14 story over 2 levels of parkingType of Construction:
1A

k. Square Footage:

1. Total Building Area: **143,700 sf**Number of Stories: **16**2. Building Footprint Area: **39,400 sf**l. Name of the Condo or Coop Entity: **Seapoint at Naples Cay, CAI**

m. Special Features:

None

n. Describe any Additions to Original Structure:

2010 addition ground level private garages and Level 2 private garages, Fitness Center

o. Approximate Distance to the Coast and Method Used to Determine Distance:

2'-0" from building wall to CCCL. Dimension found of Sheet A1.2 of the R. J. McCormack Architectural Plans (Attachment 4).

2. PRESENT CONDITION OF STRUCTURE

Add Attachments



a. General Alignment (Note: Good, Fair, Poor, Significant - Explain if significant):

1. Bulging: Good Fair Poor Significant

2. Settlement: Good Fair Poor Significant

3. Deflections: Good Fair Poor Significant

4. Expansion: Good Fair Poor Significant

5. Contraction: Good Fair Poor Significant

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

None

[2. PRESENT CONDITION OF STRUCTURE CONTINUED]

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

General conditions of finishes are good.

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 1mm and 2 mm in Width; WIDE if Over 2mm

Location: Hairline Fine Medium Wide

Barely discernible.

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

None

f. Note Previous Patching or Repairs:

None

g. Nature of Present Loading Indicate Residential, Commercial, Other Estimate Magnitude:

Residential - no change

h. Are there any other significant observations? Yes No

If Yes, Describe:

3. INSPECTIONS

Add Attachments



a. Date of Notice of Required Inspection: 10/31/2024

b. Date(s) of Actual Inspection: 08/20/2024

c. Name and Qualifications of the Individual Preparing Report:

William J. Johnson, PhD, PE
BS - Civil Engineering, 1965, University of Connecticut
MS - Structural Engineering, 1967, University of Connecticut
PhD - Environmental Engineering, 1969, University of Connecticut

d. Description of Laboratory or Other Formal Testing, If Required, Rather than Manual or Visual Procedures:

None

e. Has the property record been researched for any current code violations or unsafe structure cases?

Yes No

Explanation/Comments:

There are no current code violations or unsafe structure cases.

4. SUPPORTING DATA ATTACHED

Add Attachments

Check if attached:

a. Sheets of written data: Yes No

b. Photographs: Yes No

c. Drawings or sketches: Yes No

d. Test reports: Yes No

5. FOUNDATION



a. Describe Building Foundation:

Deep pre-stressed concrete pile supporting pile caps and grade beams

b. Is Wood in Contact or Near Soil?

Yes No N/A, Explain Below

c. Signs of Differential Settlement?

Yes No

If Yes, Explain:

d. Describe Any Cracks, Separation, or Other Signs in the Walls, Column or Beams that Signal Differential Settlement:

There are no indications of differential settlement.

e. Is water drained away from the foundation?


If No, Explain:

Yes No

f. Is there additional Sub-Soil Investigation required?

Yes No

If Yes, Describe:

6. MASONRY BEARING WALL – Indicate Good, Fair, Poor, or Significant on Appropriate Lines
(Definitions for assessments can be found in section 19) 

Does this building have Masonry Bearing Walls? If yes, continue on. If no, skip to Section 7.

(Note: Good, Fair, Poor, Significant) Yes No

a. Concrete Masonry Units:

Good Fair Poor Significant N/A

b. Clay Tile or Cotta Units:

Good Fair Poor Significant N/A

c. Reinforced concrete tie Columns:

Good Fair Poor Significant N/A

d. Reinforced Concrete Tie Beams:

Good Fair Poor Significant N/A

e. Lintel:

Good Fair Poor Significant N/A

f. Other Type Bond Beams:

Good Fair Poor Significant N/A

g. Masonry Finishes – **Exterior**:

1. Stucco:

Good Fair Poor Significant N/A

2. Veneer:

Good Fair Poor Significant N/A

3. Paint Only:

Good Fair Poor Significant N/A

4. Other:

Good Fair Poor Significant N/A

Explain:

h. Cracks – Note Beams, Columns, or Others, Including Locations (Description):

[6. MASONRY BEARING WALL CONTINUED]

i. Spalling – In Beams, Columns, or Others, Including Locations (Description):

j. Rebar Corrosion – Check Appropriate Line:

1. None Visible
2. Minor – Patching will suffice
3. Significant – Patching will suffice
4. Significant – Structural repairs required

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

(Note: **G** Good, **F** Fair, **P** Poor, **S** Significant)

Add Attachments



a. Roof:

1) Roof Pitch

Flat

Pitched

2) Roof Structural Framing

Wood

Steel

Concrete

Unknown

Other

If Other, Describe:

Post-tensioned concrete roof deck

3) Roof Structural Framing Condition:

Good Fair Poor Significant

4) Roof Deck Material

Concrete

Wood

Structural concrete on steel deck

Non-structural / insulating concrete on steel deck

Bare steel deck

Other

Describe:

Post-tensioned concrete roof deck

5) Roof Cladding Type

Tile

Asphalt shingles

Built-up roofing (BUR)

Single ply (Membrane)

Metal

Other

Describe:

SBS Modified Bitumen replaced in 2017 with 20-year warranty. Inspections are performed annually by West Coast Florida Enterprises.

[7. FLOOR AND ROOF SYSTEM CONTINUED]

(Note: ● Good, Fair, Poor, Significant)

6) Roof Covering Condition

Good Fair Poor Significant

7) Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

Cooling towers (2) with associated pumps and piping in good condition

8) Note Types of Drains, Scuppers, and Condition:

Central roof drains and emergency overflow scuppers - all in good condition

9) Describe Parapet Construction and Current Condition:

Reinforced masonry in good condition

10) Describe Mansard Construction and Current Condition:

Good Fair Poor Significant N/A

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ● Good, Fair, Poor, Significant)

11) Describe Any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

None

12) Note Any Expansion Joint and Condition:

Good Fair Poor Significant

There are two (2) expansion joints: one between the pool deck and the tower footprint and one between the tower footprint and the 2010 two-story addition. Both joint seals have been rebuilt in the past two years. Both are in good condition.

b. Floor System(s):

1. Describe (Type of System Framing, Material, Spans, Condition, Balconies):
Condition:

Good Fair Poor Significant

Post-tensioned concrete floor decks. Balconies are post-tensioned cantilever.

2. Balcony Structural System

- Edge and Building Face
- Supported Cantilever
- No Balcony

(If no balcony skip to number 7, Stairs and Elevators)

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

- Ocean facing
- Non-ocean facing

There are both ocean-facing and non-ocean-facing balconies.

7. FLOOR AND ROOF SYSTEM CONTINUED]

(Note: ● Good, Fair, Poor, Significant)

4. Balcony Construction

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

Post-tensioned, 8 inches thick. All are tile covered. Some tiled directly to concrete and some to polyurethane waterproofing applied to concrete. The condominium association has since 2020 required unit owners to waterproof the balcony floor prior to re-tiling. Inspection is required once the old tile has been removed.

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)
- Significant

6. Balcony Condition Description (e.g., Spalling, Cracking, Rebar Corrosion)

No spalling, cracking or rebar corrosion was observed.

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

Stairs and elevators are interior to the building's footprint. Conventionally reinforced stairs in good condition. Elevator shaft perimeter walls are non-load-bearing masonry. Both stairs and elevator shafts were in good condition.

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

Ramps up to entrance (2nd floor) and ramp down to 1st floor garage level. Both are of conventionally reinforced concrete. Both ramps have waterproof membrane covered by brick pavers.

[7. FLOOR AND ROOF SYSTEM CONTINUED]

(Note: ① Good, Fair, Poor, Significant)

9. Guardrails – Indicate type, location, and material

(If no Guardrail, skip to "c. Inspection")

Wood Stainless Steel Glass None

Metal Ungalvanized Steel CMU Kneewall

Aluminum Concrete Kneewall Other _____

Describe any details:

Tubular balcony rail posts are set in cored post holes and anchored with non-shrink grout. Post ears clamp laminated glass panels which fit post to post.

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

Good Fair Poor Significant, Describe:

Balcony rail posts adjacent to the unit walls have ears to allow Tapcon attachment to the masonry wall. A stress crack was created by the driven Tapcon on Unit 6N (Attachment 5) but, in general, the guardrails are 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 balcony floors were inspected from above and below. All are tile covered. Some cracked and loose tiles were removed to reveal the concrete below (Attachment 6).

The undersides of the cantilevered balcony floors are finished with cement stucco and acrylic paint.

No cracks or other distress were noted.

8. STEEL FRAMING SYSTEM

Add Attachments



Steel Framing System Exists: Yes No (If no Steel Framing System, skip to section 9)

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

Add Attachments



Concrete Framing System Exists: Yes No (If no Concrete Framing System, skip to section 10)

a. Full Description of Structural System:

Conventionally reinforced concrete columns and shear walls supporting post-tensioned floors and roof deck. Columns and shear walls are exposed on the garage level for ready examination (Attachments 7, 8, and 9).

b. Cracking:

1. Significant Not Significant

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

c. General Condition Description:

All visible columns are free of cracks and considered to be in good condition.

d. Rebar Corrosion – Check Appropriate Line:

1. Non-Visible

2. Significant – Patching will suffice

3. Significant – Structural repairs required

Describe:

No concrete spalling was found. Minor crack (stucco?) at base of column at top of ramp down to 1st floor garages (Attachment 10)

9. CONCRETE FRAMING SYSTEM CONTINUED]

e. Were samples chipped out for examination in spalled areas?

1. No

2. Yes – Describe color, texture, aggregate, general quality:

No spalled areas or any significance were found.

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)):

No concrete framing members are overloaded, overstressed, displaying deterioration or displaying excessive deflection.

(Note: ● Good, Fair, Poor, Significant)

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
(If Other, Describe):

Aluminum frames and glass pedestrian doors.

Hurricane impact glazing throughout building.

2. Anchorage Type and Condition of Fasteners and Latches

Tapcon style screws into reinforced perimeter of window openings. All visible are in good condition.

3. Sealant Type and Condition of Sealant:
 Good Fair Poor Significant

Polyurethane sealant - replaced as needed with exterior repaint - last in 2019 and every 6 years. Next repaint scheduled for 2025.

[10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS CONTINUED]

4. Describe General Condition:

All pedestrian doors and storefront glass is in good condition. Some water leakage experienced and resolved with wet seal (Silicone GE 795).

5. Describe repairs needed:

No repairs needed at this time. Association watches closely for any issue and repairs immediately.

11. WOOD FRAMING

Add Attachments



Wood Framing System Exists: Yes No (If no Wood Framing System, skip to section 12)

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:

[11. WOOD FRAMING CONTINUED]

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 FACADE INSPECTION

Add Attachments



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

Exterior walls are reinforced masonry non-load-bearing infill. Cladding is a two-cote cement stucco with acrylic paint coating waterproofing and vapor barrier.

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

Stucco is a dual mechanical and chemical attachment.

- 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):

No cracking of any significance was observed.

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.):

The Seapoint building has both a porte-cochere and retaining walls.

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

The Porte-cchere and retaining walls were found to be in good condition. Both are structurally supported on the deep pile foundation.

14. DETERIORATION

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

No structural deterioration was observed.

15. UNSAFE CONDITIONS



a. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed. Yes No

✓ By checking this box, the undersigned states that the inspections detailed in this report were performed with the primary objective of identifying potential structural issues. Other conditions may render a building unsafe, including, but not limited to, the existence of unsanitary conditions, inadequate maintenance, illegal occupancy, inadequate means of egress, or inadequate lighting and ventilation. If potentially unsafe conditions were observed, they will be noted, but the inspections were not intended to be a comprehensive assessment of whether any such conditions exist in the subject building.

16. SAFE OCCUPANCY DETERMINATION

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated, secured, or access limited? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated, secured, or access limited? Yes No

No portions of the building need to be vacated, secured or access limited.

Add Attachments

19. DEFINITIONS OF TERMS

Good: No Substantial Structural Deterioration and No Dangerous Condition Observed.

Fair: Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Poor: Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Significant: Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition.

Major Structural Component. Means a building's load-bearing elements, primary structural members, and primary structural systems.

Substantial Structural Deterioration. Means a condition that negatively affects a building's structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Unsafe conditions. Buildings that are or hereafter become *unsafe*, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an *unsafe* condition. *Unsafe* buildings shall be taken down and removed or made safe as the *code official* deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed *unsafe*. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two milestone inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

Dangerous. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, or other environmental loads when such loads are imminent.

17. SUMMARY OF FINDINGS



The below Condition(s) were noted within this Phase 1 Inspection.

- Indication of Dangerous Condition Observed
- Actual Dangerous Condition Observed
- Indication of Substantial Structural Deterioration Observed
- Actual Substantial Structural Deterioration Observed
- Indication of Need for Maintenance
- Indication of Need for Repair
- Indication of Need for Replacement
- Inaccessible Condition of Structural Component

Phase 2 Inspection Required:

- Yes No
- Yes No
- Yes No
- Yes No
- Yes No
- Yes No
- Yes No
- Yes No

18. REVIEW OF EXISTING DOCUMENTS AND PERMIT RECORDS



It appears that unpermitted structural work has been performed as follows, and the Building Official has been notified:

Yes No

If yes, describe unpermitted work:

No unpermitted work has been performed.

Add Attachments