Comparison of Existing Inspection Checklists

SECTION	MIAMI-DADE MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION (ORIGINAL)	MIAMI-DADE MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION (UPDATED AS NOTED IN RED)	ICC – ENDURING THE SAFETY OF EXISTING BUILDINGS IN FLORIDA: CODES, STANDARDS AND INSPECTION GUIDE
1. DESCRIPTION OF STRUCTURE	A. Name of title B. Street address C. Legal description D. Owner's name E. Owner's mailing address F. Folio Number of Property on which Building is Located G. Building Code Occupancy Classification H. Present use I. General description, type of construction, size, number of stories, and special features. J. Additions to original structure	A. Name of title B. Street address C. Legal description D. Owner's name E. Owner's mailing address F. Building Official Folio Number G. Building Code Occupancy Classification H. Present use I. General description, type of construction, size, number of stories, and special features. J. Additions to original structure K. Number of Stories _____ Threshold Building per 553.71(12) F.S. Y/N ____ L. Total Building Area of all floors:	A. Name of title B. Street address C. Legal description D. Owner's name E. Owner's mailing address F. Building Official Folio Number G. Building Code Occupancy Classification H. Present use I. General description **J. Additions /Alterations/Repairs to Original Structure**
2. PRESENT CONDITION OF STRUCTURE	A. General alignment (Note: good, fair, poor, explain if significant) 1. Bulging 2. Settlement 3. Defections 4. Expansion 5. Contraction B. Portions showing distress (note, beams, columns, structural walls, floors, roofs, other) C. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.	A. General alignment (Note: good, fair, poor, explain if significant) 1. Bulging 2. Settlement 3. Defections 4. Expansion 5. Contraction B. Portions showing distress (note, beams, columns, structural walls, floors, roofs, other) C. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.	A. General alignment (Note: good, fair, poor, explain if significant) 1. Bulging 2. Settlement 3. Defections 4. Expansion 5. Contraction B. Portions showing distress (note, beams, columns, structural walls, floors, roofs, other) 1. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.

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	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 in width; WIDE if over 2 mm. E. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood. F. Previous patching or repairs G. Nature of present loading - indicate residential, commercial, other estimate magnitude.	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 in width; WIDE if over 2 mm. E. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood. F. Previous patching or repairs G. Nature of present loading - indicate residential, commercial, other estimate magnitude.	C. 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 in width; WIDE if over 2 mm. D. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood. E. Previous patching or repairs F. 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 individual submitting report: d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures e. Structural repair-note appropriate line: 1. None required 2. Required (describe and indicate acceptance)	A. Date of notice of required inspection B. Date(s) of actual inspection C. Name and qualification of individual submitting inspection report: **1 Discipline of Practice:** D. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures. E. Structural repair - note appropriate line: 1. None required 2. Required (describe and indicate acceptance	a. Date of notice of required inspection b. Date(s) of actual inspection c. Name and qualifications of individual submitting report: d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures e. Structural repair-note appropriate line: 1. None required 2. Required (describe and indicate acceptance)

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		F. Has property record been researched for violations or unsafe cases (YES/NO):_____ ***1. Explanation/Comments:***	
4. SUPPORTING DATA	A. sheets written data B. photographs C. drawings or sketches	A. sheets written data B. photographs C. drawings or sketches ***D. test reports***	A. sheets written data B. photographs C. drawings or sketches
		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, columns, or beams that signal differential settlement:** **E. Is water drained away from foundation? (Yes/No):** **F. Is there additional sub-soil investigation required? (Yes/No):** **1. Describe:**	
5. MASONRY BEARING WALL	Indicate good, fair, poor on appropriate lines	Indicate good, fair, poor on appropriate lines	Indicate good, fair, poor on appropriate lines

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	A. Concrete masonry units B. Clay tile or terra cotta units C. Reinforced concrete tie columns D. Reinforced concrete tie beams E. Lintels F. Other type bond beams G. Masonry finishes - exterior: 1. Stucco 2. Veneer 3. Paint only 4. Other (describe) H. Masonry finishes - interior: 1. Vapor barrier 2. Furring and plaster 3. Paneling 4.Paint only 5.Other (describe) I. Cracks: 1. Location - note beams, columns, other: 2. Description: J. Spalling: 1. Location - note beams, columns, other: 2. Description: K. Rebar corrosion - check appropriate line: 1. None visible:	A. Concrete masonry units B. Clay tile or terra cotta units C. Reinforced concrete tie columns D. Reinforced concrete tie beams E. Lintels F. Other type bond beams G. Masonry finishes - exterior: 1. Stucco 2. Veneer 3. Paint only 4. Other (describe) H. Masonry finishes - interior: 1. Vapor barrier 2. Furring and plaster 3. Paneling 4.Paint only 5.Other (describe) I. Cracks: 3. Location - note beams, columns, other: 4. Description: J. Spalling: 1. Location - note beams, columns, other: 2. Description: K. Rebar corrosion - check appropriate line: 1. None visible:	A. Concrete masonry units B. Clay tile or terra cotta units C. Reinforced concrete tie columns D. Reinforced concrete tie beams E. Lintels F. Other type bond beams G. Masonry finishes - exterior: 1. Stucco 2. Veneer 3. Paint only 4. Other (describe) H. Masonry finishes - interior: 1. Vapor barrier 2. Furring and plaster 3. Paneling 4.Paint only 5.Other (describe) I. Cracks: 5. Location - note beams, columns, other: 6. Description: J. Spalling: 1. Location - note beams, columns, other: 2. Description: K. Rebar corrosion - check appropriate line: 1. None visible:

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	2. Minor - patching will suffice : 3.Significant - but patching will suffice: 4.Significant - structural repairs required (describe): L. Samples chipped out for examination in spall areas **1.** No **2.** Yes - describe color texture, aggregate, general quality	2. Minor - patching will suffice : 3.Significant - but patching will suffice: 4.Significant - structural repairs required (describe): L. Samples chipped out for examination in spall areas **1.** No **2.** Yes - describe color texture, aggregate, general quality	2. Minor - patching will suffice : 3.Significant - but patching will suffice: 4.Significant - structural repairs required (describe): L. Samples chipped out for examination in spall areas **1.** No **2.** Yes - describe color texture, aggregate, general quality
6. FLOOR AND ROOF SYSTEM	a. Roof 1. Describe (flat, slope, type roofing, type roof deck, condition) 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: 3. Note types of drains and scuppers and condition:	**A. Roof:** **1.** Describe (flat, slope, type roofing, type roof deck, condition) **2.** Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: **3.** Note types of drains and scuppers and condition: ***4. Describe parapet construction and current conditions:*** ***5. Describe mansard construction and current conditions:*** ***6. Describe roofing membrane/covering and current conditions:*** ***7. Describe any roof framing member with obvious overloading, overstress,***	a. Roof 1. Describe (flat, slope, type roofing, type roof deck, condition) 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: 3. Note types of drains and scuppers and condition: b. Floor system(s) 1. Describe (type of system framing, material, spans, 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.

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	b. Floor system(s) 1. Describe (type of system framing, material, spans, 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.	***deterioration, or excessive deflection:*** ***8.Note any expansion joints and condition:*** **B. Floor system(s):** **1.**Describe (type of system framing, material, spans, condition) ***2. Balconies: Indicate location, framing system, material and condition:*** ***3. Stairs and escalators: Indicate location, framing system, material, and condition:*** ***4. Ramps: Indicate location, framing system, material, and location:*** ***5. Guardrails: describe type, material, and 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.	
7. STEEL FRAMING SYSTEM	a. Description b. Exposed Steel- describe condition of paint and degree of corrosion c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection	A. Description B. Exposed Steel - describe condition of paint & degree of corrosion ***C . Steel connections: describe type and condition:*** **D.** Concrete or other fireproofing - note any cracking or spalling, and note	a. Description b. Exposed Steel- describe condition of paint and degree of corrosion c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection

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	d. Elevator sheave beams and connections, and machine floor beams – note condition:	where any covering was removed for inspection ***E. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):*** **F.** Elevator sheaves beams & connections, and machine floor beams - note condition:	d. Elevator sheave beams and connections, and machine floor beams – note condition:
8. CONCRETE FRAMING SYSTEM	a. Full description of structural system b. Cracking 1. Not significant 2. Location and description of members affected and type cracking c. General condition d. Rebar corrosion – check appropriate line 1. None visible 2. Location and description of members affected and type cracking 3. Significant but patching will suffice 4. Significant – structural repairs required (describe) e. Samples chipped out in spall areas: 1. No 2. Yes, describe color, texture, aggregate, general quality:	**A.** Full description of structural system **B.** Cracking: 1.Not significant 2.Location and description of members affected and type cracking **C.** General condition: **D.** Rebar corrosion - check appropriate line: 1.None visible 2.Location and description of members affected and type cracking 3.Significant but patching will suffice 4.Significant - structural repairs required (describe) **E.** Samples chipped out in spall area 1. No. 2. Yes, describe color, texture, aggregate, general quality:	a. Full description of structural system b. Cracking 1. Not significant 2. Location and description of members affected and type cracking c. General condition d. Rebar corrosion – check appropriate line 1. None visible 2. Location and description of members affected and type cracking 3. Significant but patching will suffice 4. Significant – structural repairs required (describe) e. Samples chipped out in spall areas: 1. No 2. Yes, describe color, texture, aggregate, general quality:

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		F . Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	
9. WINDOWS AND DOORS	a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) b. Anchorage- type and condition of fasteners and latches c. Sealant – type of condition of perimeter sealant and at mullions: d. Interiors seals – type and condition at operable vents e. General condition:	**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): 2. Anchorage - type & condition of fasteners and latches: 3. Sealants - type & condition of perimeter sealants & at mullions: 4. Interior seals - type & condition at operable vents: 5. General condition: a. Describe any repairs needed; **B. Structural Glazing on the exterior envelope of Threshold Buildings** (YES/NO): _____ 1. Previous inspection Date: 2. Description of Curtainwall Structural Glazing and adhesive sealant:	a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) b. Anchorage- type and condition of fasteners and latches c. Sealant – type of condition of perimeter sealant and at mullions: d. Interiors seals – type and condition at operable vents e. General condition:

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		3. Describe condition of system: **C. 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. Describe any repairs needed:	
10. WOOD FRAMING	a. Type – fully describe if mill construction, light construction, major spans, trusses: b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition: c. Joints – note if well fitted and still closed: d. Drainage – note accumulations of moisture e. Ventilation – note any concealed spaces not ventilated: f. Note any concealed spaces opened for inspection:	**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 fittings i.e., angles, plates, bolts, split pintles, 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:	a. Type – fully describe if mill construction, light construction, major spans, trusses: b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition: c. Joints – note if well fitted and still closed: d. Drainage – note accumulations of moisture e. Ventilation – note any concealed spaces not ventilated: f. Note any concealed spaces opened for inspection:

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		H. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:	
12. BUILDING FAÇADE INSPECTION (THRESHOLD BUILDINGS)		**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, chimneys, porte cochere, retaining walls, seawalls, etc.): **B.** Indicate condition of special feature, its supports, and connections:	

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