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

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Inspection Firm Name (if applicable): Florida Engineering LLC

Inspection Engineer/Architect Name and License Number: Antoine Boumitri PE #40578 - SI #0763

Address: 4161 Tamiami Trail, Suite 101, Port Charlotte, Florida 33953

Telephone Number: (941) 391-5980

Assuming Responsibility for: (●) All ( ) Portion - If Portion please list: N/A

Inspection Commenced Date: 11/21/2024 Inspection Completed Date: 11/21/2024

Additional Inspection Firm Name (if applicable): N/A

Additional Inspection Engineer/Architect Name: N/A

Address: N/A

Telephone Number: N/A

Assuming responsibility for: ( ) All ( ) Portion – If portion please list: N/A

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: Antoine Boumitri

License Number: PE #40578 - SI #0763

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: A. Boumitri Date 12/09/2024

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

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See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

1. DESCRIPTION OF STRUCTURE Add Attachments

a. Name on Title: Colonial House Association, Inc.

b. Street Address: 230 Columbia Dr, Cape Canaveral, Florida 32920

c. Legal Description: See Attached

d. Owner's Name: Colonial House Association, Inc.

e. Owner's Mailing Address:
230 Columbia Dr, Cape Canaveral, Florida 32920

f. Email Address: cam2@coastallivingcam.com
Contact Number: 321-312-0776

g. Folio Number of Property on Which Building is Located: 24-37-22-02-*-4.XA

h. Building Code Occupancy Classification: Residential / R-2

i. Present Use: 0400- Condominium

j. General Description: Residential Condominium
Type of Construction: Concrete, V- A

k. Square Footage:
1. Total Building Area: ~71,640 SF
Number of Stories: 3

2. Building Footprint Area: ~23,880 SF

l. Name of the Condo or Coop Entity: Colonial House Association, Inc.

m. Special Features:

Built in 1965, Colonial House is one concrete building that is 3 stories and accommodates a total of 54 units. The building is equipped with portable fire extinguishers and a fire alarm system with pull stations on all levels. There are three sets of concrete stairs that are equipped with aluminum handrails. There is one hydraulic passenger elevator with a load capacity of 1,600-pounds that provides access to all levels. The structure was observed to be in good condition with no structurally significant deficiencies.

n. Describe any Additions to Original Structure:

N/A

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

This property is located less than one mile from the coast.
Google Earth was used to determine the distance to the coast.

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 observed at the time of this inspection.

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

Minor cracking to stucco finish was observed. This is not considered to be structurally significant at this time.

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

Minor cracking in stucco finish. Hairline in size. Not considered to be structurally significant.

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

Minor cracking to stucco finish was observed. This is not considered to be structurally significant at this time. Moderate deterioration to cosmetic shutters at the front elevation of the property. This is a cosmetic item and not considered to be structurally significant.

f. Note Previous Patching or Repairs:

All previous patches or repairs were observed and noted to be in good condition.

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

Residential - 40 PSF

h. Are there any other significant observations? ( )Yes (●)No

If Yes, Describe:

3. INSPECTIONS Add Attachments

a. Date of Notice of Required Inspection: _____

b. Date(s) of Actual Inspection: 11/21/2024

c. Name and Qualifications of the Individual Preparing Report:

Antoine Boumitri, PE, SI with over 35 years of experience as a Professional Structural Engineer and Threshold Building Inspector.

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

N/A

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

○ Yes ◉ No

Explanation/Comments:

There were no code violations reported by the Building management or unsafe structure cases observed at the time of this inspection.

4. SUPPORTING DATA ATTACHED Add Attachments

Check if attached:

a. Sheets of written data:	◉ Yes	○ No	Legal and Ariel
b. Photographs:	◉ Yes	○ No	
c. Drawings or sketches:	○ Yes	◉ No	
d. Test reports:	○ Yes	◉ No	

5. FOUNDATION

a. Describe Building Foundation:

The concrete foundation is below grade. No signs of settlement or other issues to suggest problems were observed. No further investigation is required at this time.

b. Is Wood in Contact or Near Soil? ○ Yes ◉ No ○ N/A, Explain Below

c. Signs of Differential Settlement? ○ Yes ◉ No

If Yes, Explain:

N/A

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

None observed at the time of this inspection.

e. Is water drained away from the foundation?

If No, Explain: ◉ Yes ○ No

N/A

f. Is there additional Sub-Soil Investigation required? ○ Yes ◉ No

If Yes, Describe:

N/A

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:

The exterior masonry finishes were observed to be in good condition with no signs of structurally significant issues. Minor cracking in stucco finish. Hairline in size. Not considered to be structurally significant.

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

Minor cracking in stucco finish. Hairline in size. Not considered to be structurally significant.

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

None observed at the time of this inspection.

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:

None observed at the time of this inspection.

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

1. (●) No
2. ( ) Yes – Describe color, texture, aggregate, general quality:

N/A

7. FLOOR AND ROOF SYSTEM (Note: ⓘ Good, Fair, Poor, Significant) Add Attachments

a. Roof:

1) Roof Pitch

- [x] Flat
- [x] Pitched

2) Roof Structural Framing

- [x] Wood
- [ ] Steel
- [ ] Concrete
- [ ] Unknown
- [ ] Other

If Other, Describe:

Observed to be in good condition with no signs of structurally significant issues.

3) Roof Structural Framing Condition:

(•) Good ( ) Fair ( ) Poor ( ) Significant

4) Roof Deck Material

- [ ] Concrete
- [x] Wood
- [ ] Structural concrete on steel deck
- [ ] Non-structural / insulating concrete on steel deck
- [ ] Bare steel deck
- [ ] Other

Describe:

Observed to be in good condition with no signs of structurally significant issues.

5) Roof Cladding Type

- [ ] Tile
- [x] Asphalt shingles
- [ ] Built-up roofing (BUR)
- [ ] Single ply (Membrane)
- [ ] Metal
- [ ] Other

Describe:

Flat: Modified Bitumen
Pitched: Asphalt Shingles

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

6) Roof Covering Condition

○ Good ◉ Fair ○ Poor ○ Significant

The roof coverings were observed to be in fair condition due to scattered areas of missing shingles.

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

A/C condensing units are located on the roof, mounted to elevated metal stands.
Observed to be in good condition.

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

Flat sections of the roof are slightly sloped to allow for proper drainage of the roof.
Observed to be in good condition.

9) Describe Parapet Construction and Current Condition:

N/A

10) Describe Mansard Construction and Current Condition:

○ Good ◉ Fair ○ Poor ○ Significant ○ N/A

Pitched, wood truss system with plywood decking and finished with asphalt shingles.
The roof coverings were observed to be in fair condition due to scattered areas of missing shingles.

[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 observed at the time of this inspection.

12) Note Any Expansion Joint and Condition:

◉ Good ○ Fair ○ Poor ○ Significant

Any visible expansion joints were observed to be in good condition with no signs of structurally significant deficiencies.

b. Floor System(s):

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

Condition:

◉ Good ○ Fair ○ Poor ○ Significant

The floor systems are reinforced concrete slabs throughout.

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

N/A

[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)

N/A

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)

N/A

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

The building is equipped with three sets of concrete stairs with metal handrails, located at the ends and center of the building.
Observed to be in good condition.

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

There are no ramps located on the Property.

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:

Metal handrails located on the stairways.

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

◉ Good ○ Fair ○ Poor ○ Significant, Describe:

All handrails were observed to be 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 areas required for inspection were visible, it was not necessary to open any ceilings. Wood truss system was able to be viewed through roof access hatch at the uppermost level of the structure.

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:

N/A

b. Exposed Steel – Describe condition of paint and degree of corrosion:

N/A

c. Steel Connections – Describe type and condition:

N/A

d. Concrete or Other Fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection:

N/A

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

N/A

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

There is one hydraulic passenger elevator with a load capacity of 1,600-pounds that provides access to all levels of the property and is located towards the center of the structure. The elevator sheave beams seemed in good conditions and there are no machine floor beams.

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:

Concrete foundation, slabs, columns, beams and stair systems.

b. Cracking:

1. ( ) Significant (●) Not Significant

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

Minor cracking in the stucco finish.
Minor, not considered to be structurally significant.

c. General Condition Description:

All concrete framing was observed to be in good condition with no structurally significant deficiencies noted.

d. Rebar Corrosion – Check Appropriate Line:

1. (●) Non-Visible
2. ( ) Significant – Patching will suffice
3. ( ) Significant – Structural repairs required

Describe:

N/A

[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:

N/A

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)):

All concrete members were observed to be in good condition, with no signs of overloading, overstress, deterioration, or 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:

The windows are a mix of aluminum single hung and impact rated units.
The windows are mechanically fastened.
The windows are sealed with acrylic caulking, silicone caulking, or similar.

3. Describe Condition of System:

There were two windows at the front elevation of the structure that were noted to have cracks in the glass. This is not structurally significant but should be repaired to prevent future water intrusion.

b. Exterior Doors:

1. Type: ○ Wood ◉ Steel ○ Aluminum ○ Sliding Glass Door ○ Other
(If Other, Describe):

The doors are steel doors set in metal frames that provide access to the stair systems and common areas of the structure. The Units entry doors were noted to be wood doors set in wood frames and are located on the interior of the structure. Observed to be in good condition.

2. Anchorage Type and Condition of Fasteners and Latches

Mechanically fastened.
Observed to be in good condition.

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

Silicon caulking or similar.

4. Describe General Condition:

All Units and Building common doors were observed to be in good condition.

5. Describe repairs needed:

None required at the time of this inspection.

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:

2x4 wood truss system used to support the roof structure.

b. Indicate Condition of the Following:

1. Walls:

N/A

2. Floors:

N/A

3. Roof Member, Roof Trusses:

The roof truss system was observed to be in good condition with no structurally significant deficiencies noted.

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

Metal straps, plates and bolts.
All metal fittings were observed to be in good condition.

d. Joints – Note if well fitted and still closed:

All joints were observed to be well fitted and still closed.

e. Drainage – Note accumulations of moisture:

There was no accumulation of moisture observed.

f. Ventilation – Note any concealed spaces not ventilated:

There were no issues with ventilation observed.

g. Note any concealed spaces opened for inspection:

There were no concealed spaces opened for this inspection.

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

All wood framing members were observed to be in good condition, with no signs of overloading, over-stress, 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.):

Painted Stucco.
Observed to be in good condition.
Fixed Cosmetic window shutters were observed to show signs of moderate deterioration. This is not considered to be structurally significant at this time.

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

Stucco- Adhered
Fixed Cosmetic Window Shutters- Mechanically Fastened

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):

Stucco Observed in good condition.
Fixed Cosmetic window shutters were observed to show signs of moderate deterioration. This is not considered to be structurally significant at this time.

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.):

N/A

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

N/A

14. DETERIORATION

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

Observed to be in good condition.
No structural deterioration was observed at the time of this inspection.

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

There is no substantial structural deterioration observed in this building per FSS 553.899.
As such the building is safe for continued occupancy per Florida Statue Section FSS 553.899.
Milestone Inspection Phase 2 is NOT required. There are no structural repairs required at the time of this inspection.

Add Attachments

17. SUMMARY OF FINDINGS

The below Condition(s) were noted within this Phase 1 Inspection.	Phase 2 Inspection Required:
☐ Indication of Dangerous Condition Observed	○ Yes ◉ No
☐ Actual Dangerous Condition Observed	○ Yes ◉ No
☐ Indication of Substantial Structural Deterioration Observed	○ Yes ◉ No
☐ Actual Substantial Structural Deterioration Observed	○ Yes ◉ No
☑ Indication of Need for Maintenance	○ Yes ◉ No
☐ Indication of Need for Repair	○ Yes ◉ No
☐ Indication of Need for Replacement	○ Yes ◉ No
☐ Inaccessible Condition of Structural Component	○ 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 signs of unpermitted structural work were observed at the time of the inspection.

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.