

## **Requirements of Inspection Report**

Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction.

The inspection report must, at a minimum, meet all of the following criteria:

- Bear the electronic signature, digitally signed with either a self-certified seal for architects or a third-party vender for engineers as stated by Statute for the respective design professional requirements.
- Indicate the manner and type of inspection forming the basis for the inspection report.
- Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identify and describe any items requiring further inspection.

## **Supporting Documents**

- [Milestone Inspection Report Form \(Form EB 18-2024\) 1.21 MB](#)
- [Milestone Inspection Report Guidelines 79.27 KB](#)