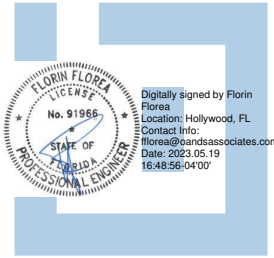
MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED
Date: 1/17/2022

INSPECTION COMPLETED
Date: 1/28/2022



INSPECTION MADE BY: FLORIN FLOREA P.E
SIGNATURE:

PRINT NAME: FLORIN FLOREA PE 91966 FLORIDA
TITLE: Sr Electrical Engineer

ADDRESS: 2500 Hollywood Blvd, Suite 212
Hollywood, FL 33020

DESCRIPTION OF STRUCTURE

a. Name on Title:	Village at Dadeland Condominiums (D)
b. Street Address:	7420 SW 82nd St. Miami, Florida 33143
c. Legal Description:	Village at Dadeland Condominiums
d. Owner's Name:	Village at Dadeland Condominiums
e. Owner's Mailing Address:	7420 SW 82nd St. Miami, Florida 33143
f. Folio Number of Property on which Building is Located:	30-4035-047-XXXX
g. Building Code Occupancy Classification:	R2 - Residential
h. Present Use:	Condominium, Residential

i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

The condominium building was built in 1968. Is a two story building comprised of concrete slab on compacted grade and stucco covered cmu exterior load bearing wall. The second floor catwalk consists of pre-cast concrete slabs, concrete tie columns and tie beams along exterior walls up to the roof level.

The roof is a low slope roof and comprised of timber trusses and plywood decking covered with a bituminous asphalt membrane. At the perimeter of the roof there are timber framed gable ends covered with asphalt shingles that also cover the building balconies and catwalks.

There is a Main Electrical Room at the rear of the building. There are multiple services at the building that are controlled by a main switch contained within the electrical room. The main switch controls power to the House Service Meter and the House Panel. The main switch also controls power to the individual condominium unit meters and breakers. The house panel serves common loads of the building.

MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size:	Amperage	(600)	Fuses	(☑)	Breakers	( )		
2. Phase:	Three Phase	( )	Single Phase	(☑)				
3. Condition:	Good	( )	Fair	( )	Needs Repair	(☑)		

Comments: Main Power (1) 600A 120/240V AC 1 Phase 3 Wire - Poor Condition Old with Rust

(1) House Panel is 100A 120/240V AC 1 Phase 3 Wire - Poor Condition Old with Rust

(2) Meter Center 600A 120/240V AC 1 Phase 3 Wire - 6 Meters each serving a 100A Branch Circuit.

2. METER AND ELECTRIC ROOM

1. Clearances:	Good	( )	Fair	( )	Requires Correction	(☑)		

Comments: Main Power - Insufficient Clearance 23" and House Panel - Insufficient Clearance 31".

Meter Centers - Insufficient Clearance 16-22". All electrical equipment is old and has corrosion.

3. GUTTERS

Location: Go	od	( )	Requires Repair	(☑)				
Taps and Fill:	Good	( )	Requires Repair	(☑)				

Comments: Observed corrosion, requires maintenance.

4. ELECTRICAL PANELS

Location: Good ( ) Needs Repair (☑)

1. Panel #(House)

Good ( ) Needs Repair (☑)

2. Panel #( )

Good ( ) Needs Repair ( )

3. Panel #( )

Good ( ) Needs Repair ( )

4. Panel #( )

Good ( ) Needs Repair ( )

5. Panel #( )

Good ( ) Needs Repair ( )

Comments: Panel is missing branch circuit directory. Panel is old and has corrosion.

Insufficient Clearance only 31" at Panel and is installed too high at 74" A.F.F.

5. BRANCH CIRCUITS:

1. Identified: Yes ( ) Must be identified (☑)

2. Conductors: Good ( ) Deteriorated ( ) Must be replaced ( )

Comments: All branch circuits must be clearly identified. Conductors not visible.

6. GROUNDING SERVICE:

Good ( ) Repairs Required (☑)

Comments: Observed corrosion and/or section loss at the ground bars. We recommend that grounding
resistance to be tested by an electrician and repaired/replaced if necessary.

7. GROUNDING OF EQUIPMENT:

Good ( ) Repairs Required (☑)

Comments: Observed corrosion and/or possible section loss at the ground bars. We recommend that
the grounding of equipment be replaced/repaired by an electrician.

8. SERVICE CONDUITS/RACEWAYS:

Good ( ) Repairs Required (☑)

Comments: Corroded conduits and junction boxes.

9. SERVICE CONDUCTOR AND CABLES:

Good ( ) Repairs Required ( )

Comments: Service conductors and cables were concealed.

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(☑)	Repairs Required	( )
Conduit PVC:	Good	( )	Repairs Required	( )
NM Cable:	Good	( )	Repairs Required	( )
BX Cable:	Good	( )	Repairs Required	( )

11. FEEDER CONDUCTORS:

Good ( ) Repairs Required ( )

Comments: Feeder cables were concealed.

12. EMERGENCY LIGHTING:

Good ( ) Repairs Required ( )

Comments: N/A

13. BUILDING EGRESS ILLUMINATION:

Good (☑) Repairs Required ( )

Comments:

14. FIRE ALARM SYSTEM:

Good ( ) Repairs Required (☑)

Comments: Fire Alarm panel located in Main Electric Room - Insufficient clearances - Repairs Required
Fire Alarm panel is installed too high at 84" to the controls - Repairs Required

15. SMOKE DETECTORS:

Good ( ) Repairs Required (☑)

Comments: All old smoke detectors to be replaced. Smoke detectors to be installed and maintained in all .
main electric rooms. Apartments - Not all apartments have smoke detectors in the living room, hallways,
and/or bedrooms. As observed in Units D208, D210, all other units to be verified for compliance.

16. EXIT LIGHTS:

Good ( ) Repairs Required ( )

Comments: N/A

17. EMERGENCY GENERATOR:

Good ( ) Repairs Required ( )

Comments: N/A

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Go od ( ) Repairs Required ( )

Comments: Wiring was concealed

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Go od ( ) Repairs Required (☑)

Comments: Open parking areas have low illumination levels creating unsafe conditions and security
concerns. Additional lighting is required to illuminate the parking walking surfaces for safety and security
purposes. Parking light mounted on building is out - Repairs Required.

20. SWIMMING POOL WIRING:

Go od ( ) Repairs Required ( )

Comments: N/A

21. WIRING TO MECHANICAL EQUIPMENT:

Go od ( ) Repairs Required (☑)

Comments: 1. Mechanical Rooftop Equipment - Repairs/Replacement Required at all oxidized electrical
disconnect boxes, supports, and conduit. All disconnect switches are to be operable and inside electrical
components rust free. 2. All Rooftop Mechanical Equipment and Disconnect Switches to be properly identified.

22. ADDITIONAL COMMENTS:

1. Not all apartments have GFCI type outlets in Kitchens, Bathrooms, and or Balconies - Repairs Required
2. Unit D208 - Bathroom outlets are not GFCI type, Repairs Required
3. Unit D208 - Kitchen outlets are not GFCI type, Repairs Required
4. All Kitchen Island Outlets are to be GFCI type, Repairs Required
5. Electrical outlets that have an open ground and/or are hot are to be repaired.
6. All Balcony and Patio outlets to be GFCI type and should be installed in a HD waterproof enclosure.
7. Unit D208, D210, D212 - Not all balcony and/or patio outlets are GFCI type outlets, Repairs Required.
8. Not all balcony and/or patio outlets are WP type, Repairs Required.
9. Electrical Panels in the apartments have considerable oxidation and are to be replaced.
10. Electrical Panels in the apartments are missing labels and/or are not properly identified.
11. All Electrical Panels in the apartments are to be properly labeled with branch circuits clearly identified.
12. All Electric Panel covers to properly fit over circuit breakers boards.

13. Some Electrical Panel covers do not fit properly leaving lots of space around the circuit breakers.

14. All electrical panels installed 40 years or later, even though in good working order has passed its useful life and is recommended to be replaced.

SD:rs:vc:mb:js:jg:rtc1:10/12/2015:40yrtrackingsystem

15. All open outlets, switches, or junction boxes are to be repaired.

16. All Open Neutral Wiring or Open Ground at bathroom or Kitchen outlet, repairs required.

17. Time clocks, Disconnects, and Electric Panel installed too high, repairs required.

18. Time Clocks installed too high at 90" A.F.F.

19. Fire caulk all wall and ceiling penetrations at electric room.

Photo 1 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Provide sign with Building Number

Photo 2 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Switches for Apartments, Meters, Gutter, and Fire Alarm Panel

Photo 3 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Building Main Disconnect is considerably oxidized.
50 year old electrical component.

Photo 4 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Building Main Disconnect is considerably oxidized.
50 year old electrical component.

Photo 5 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel Board and Meter.

Time Clocks installed too high.

Photo 6 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel Board and breakers are oxidized.
50 year old electrical components.

Covered Name Plate Rating.

Photo 7 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL Apartment Meters, Main Switches and Gutter.

Old and oxidized meter stacks.

Photo 8 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL Apartment Meters, Main switches and Gutter

Old and oxidized meter stacks.

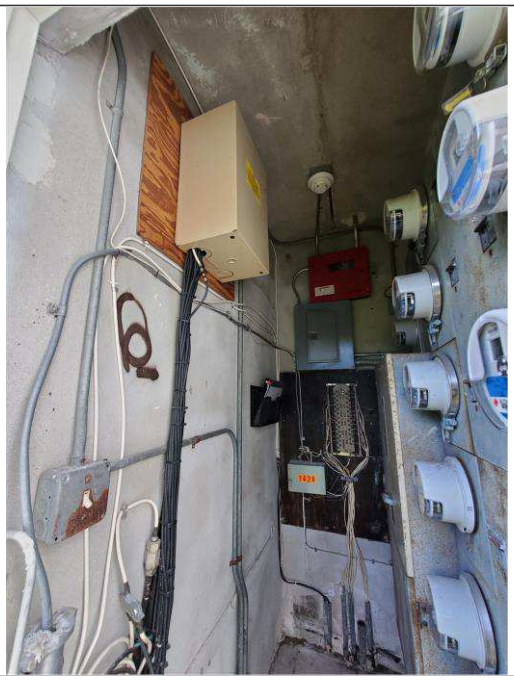
Photo 9 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL Apartment Meters and Main Switches

Old and oxidized meter stacks.

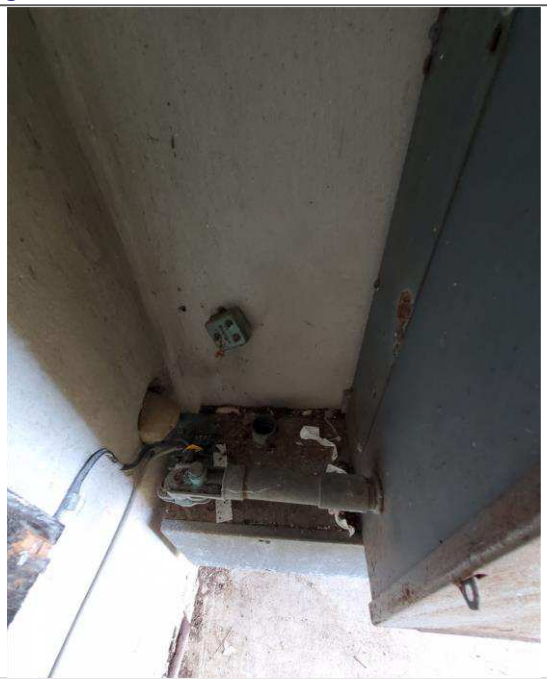
Oxidized Gutter.

Photo 10 – Village of Dadeland Condominium Association



Existing Electric Room - 1st FL Main Service Disconnect has insufficient clearance.

Photo 11 – Village of Dadeland Condominium Association

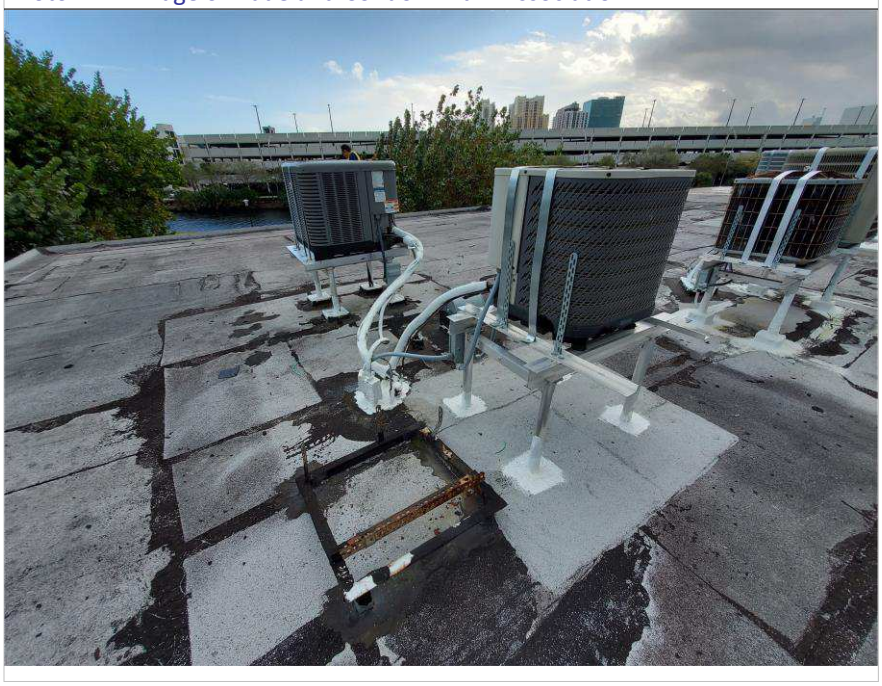


Existing Electrical Room - 1st FL
Main Service - Grounding

Grounding resistance to be tested to determine if repairs and /or maintenance are required.

Open junction boxes to be closed (typical).

Photo 12 – Village of Dadeland Condominium Association



Rooftop Condenser Units -

Junction boxes not properly supported and not completely sealed.

Photo 13 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Fire Alarm Panel

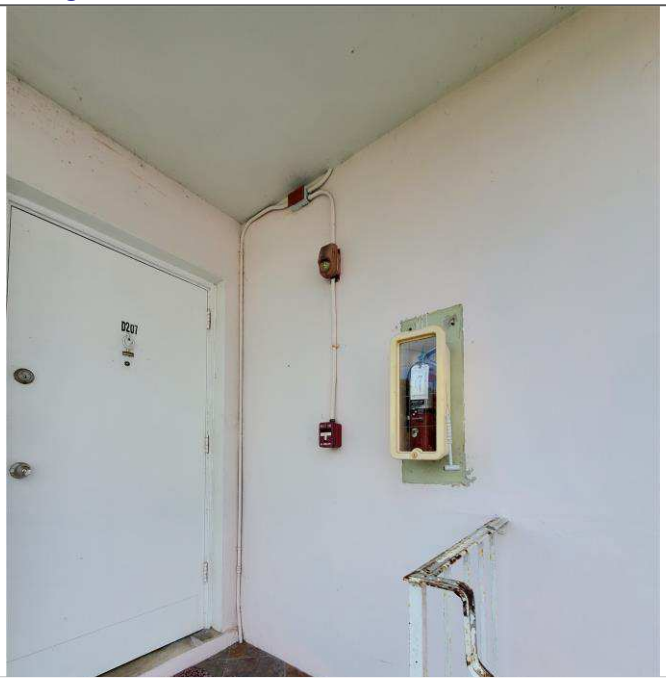
Fire Alarm Panel installed too high.

Photo 14 – Village of Dadeland Condominium Association

Level 1
Fire Alarm Devices and Control Center
Fire Alarm - Old and Weathered

Old Strobe Horn/Strobe Device

Photo 15 – Village of Dadeland Condominium Association



Level 2
Fire Alarm Devices and Control Center
Fire Alarm - Old and Weathered

Old Strobe Horn/Strobe Device and Pull Stations

Photo 16 – Village of Dadeland Condominium Association

Level 2
Fire Alarm Devices and Control Center
Fire Alarm - Old and Weathered

Old Strobe Horn/Strobe Device and Pull Stations

Photo 17 – Village of Dadeland Condominium Association

Catwalks - Poorly illuminated. Building Points of Egress and Catwalks - Light Fixture are too far apart, and some exterior lights not functional.

Photo 18 – Village of Dadeland Condominium Association

Parking - Poorly illuminated. Exterior lights not functional. Insufficient illumination at stairs.

Photo 19 – Village of Dadeland Condominium Association

Apartments - Old Electrical Panels

Photo 20 – Village of Dadeland Condominium Association

Apartments - Old Electrical Panels

Photo 21 – Village of Dadeland Condominium Association

Apartments - Kitchen outlets not GFCI type

Photo 22 – Village of Dadeland Condominium Association

Apartments - Old Smoke Detectors

Old Smoke Detectors to be replaced.

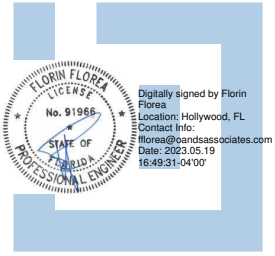
MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED
Date: 1/17/2022

INSPECTION COMPLETED
Date: 1/28/2022



INSPECTION MADE BY: FLORIN FLOREA P.E
SIGNATURE:

PRINT NAME: FLORIN FLOREA PE 91966 FLORIDA
TITLE: Sr Electrical Engineer

ADDRESS: 2500 Hollywood Blvd, Suite 212
Hollywood, FL 33020

DESCRIPTION OF STRUCTURE

a. Name on Title:	Village at Dadeland Condominiums (D)
b. Street Address:	7424 SW 82nd St. Miami, Florida 33143
c. Legal Description:	Village at Dadeland Condominiums
d. Owner's Name:	Village at Dadeland Condominiums
e. Owner's Mailing Address:	7424 SW 82nd St. Miami, Florida 33143
f. Folio Number of Property on which Building is Located:	30-4035-047-XXXX
g. Building Code Occupancy Classification:	R2 - Residential
h. Present Use:	Condominium, Residential

i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

The condominium building was built in 1968. Is a two story building comprised of concrete slab on compacted grade and stucco covered cmu exterior load bearing wall. The second floor catwalk consists of pre-cast concrete slabs, concrete tie columns and tie beams along exterior walls up to the roof level.

The roof is a low slope roof and comprised of timber trusses and plywood decking covered with a bituminous asphalt membrane. At the perimeter of the roof there are timber framed gable ends covered with asphalt shingles that also cover the building balconies and catwalks.

There is a Main Electrical Room at the rear of the building. There are multiple services at the building that are controlled by a main switch contained within the electrical room. The main switch controls power to the House Service Meter and the House Panel. The main switch also controls power to the individual condominium unit meters and breakers. The house panel serves common loads of the building.

MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size:	Amperage	(600)	Fuses	(☑)	Breakers	( )		
2. Phase:	Three Phase	( )	Single Phase	(☑)				
3. Condition:	Good	( )	Fair	( )	Needs Repair	(☑)		

Comments: Main Power (1) 600A 120/240V AC 1 Phase 3 Wire - Poor Condition - Old with Rust

(1) House Panel is 100A 120/240V AC 1 Phase 3 Wire - Good Condition

(2) Meter Center 600A 120/240V AC 1 Phase 3 Wire - 6 Meters each serving a 100A Branch Circuit.

2. METER AND ELECTRIC ROOM

1. Clearances:	Good	( )	Fair	( )	Requires Correction	(☑)

Comments: Main Power - Insufficient Clearance 23", House Panel Insufficient Clearance 31", and

Meter Center - Insufficient Clearance 16-22". Most electrical equipment is old and has corrosion.

All electrical equipment and branch circuits shall be clearly labeled and identified.

3. GUTTERS

Location: Go	od	( )	Requires Repair	(☑)	
Taps and Fill:	Good	( )	Requires Repair	(☑)	

Comments: Observed corrosion, requires maintenance.

4. ELECTRICAL PANELS

Location: Good ( ) Needs Repair (☑)

1. Panel #(House)

Good ( ) Needs Repair (☑)

2. Panel #(LP)

Good (☑) Needs Repair ( )

3. Panel #( )

Good ( ) Needs Repair ( )

4. Panel #( )

Good ( ) Needs Repair ( )

5. Panel #( )

Good ( ) Needs Repair ( )

Comments: Insufficient Clearance less than 31" at Panel and installed at 72" A.F.F.

House panel not labeled as House Panel on Outside Surface.

5. BRANCH CIRCUITS:

1. Identified: Yes ( ) Must be identified (☑)

2. Conductors: Good ( ) Deteriorated ( ) Must be replaced ( )

Comments: All branch circuits must be clearly identified. Conductors not visible.

6. GROUNDING SERVICE:

Good ( ) Repairs Required (☑)

Comments: Observed corrosion and/or section loss at the ground bars. We recommend that grounding
resistance to be tested by an electrician and repaired/replaced if necessary.

7. GROUNDING OF EQUIPMENT:

Good ( ) Repairs Required (☑)

Comments: Observed corrosion and/or possible section loss at the ground bars. We recommend that
the grounding of equipment be replaced/repaired by an electrician.

8. SERVICE CONDUITS/RACEWAYS:

Good ( ) Repairs Required (☑)

Comments: Corrosion observed on electrical boxes, maintenance required.

9. SERVICE CONDUCTOR AND CABLES:

Good ( ) Repairs Required ( )

Comments: Service conductors and cables were concealed.

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(	☑	)	Repairs Required	( )
Conduit PVC:	Good	(		)	Repairs Required	( )
NM Cable:	Good	(		)	Repairs Required	( )
BX Cable:	Good	(		)	Repairs Required	( )

11. FEEDER CONDUCTORS:

Good ( ) Repairs Required ( )

Comments: Feeder cables were concealed.

12. EMERGENCY LIGHTING:

Good ( ) Repairs Required ( )

Comments: N/A

13. BUILDING EGRESS ILLUMINATION:

Good ( ) Repairs Required (☑)

Comments:

14. FIRE ALARM SYSTEM:

Good ( ) Repairs Required (☑)

Comments: Fire Alarm panel located in Laundry Room Water Heater Room
Fire Alarm panel is installed high at 79" A.F.F. to the center

15. SMOKE DETECTORS:

Good ( ) Repairs Required (☑)

Comments: All old smoke detectors to be replaced. Smoke detectors to be installed and maintained in all .
main electric rooms. Apartments - Not all apartments have smoke detectors in the living room, hallways,
and/or bedrooms. As observed in Units D113 all other units to be verified for compliance.

16. EXIT LIGHTS:

Good ( ) Repairs Required ( )

Comments: N/A

17. EMERGENCY GENERATOR:

Good ( ) Repairs Required ( )

Comments: N/A

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Go od ( ) Repairs Required ( )

Comments: Wiring was concealed

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Go od ( ) Repairs Required (☑)

Comments: Open parking areas have low illumination levels creating unsafe conditions and security
concerns. Additional lighting is required to illuminate the parking walking surfaces for safety and security
purposes. Parking light mounted on building is out - Repairs Required.

20. SWIMMING POOL WIRING:

Go od ( ) Repairs Required ( )

Comments: N/A

21. WIRING TO MECHANICAL EQUIPMENT:

Go od ( ) Repairs Required (☑)

Comments: 1. Mechanical Rooftop Equipment - Repairs/Replacement Required at all oxidized electrical
disconnect boxes, supports, and conduit. All disconnect switches are to be operable and inside electrical
components rust free. 2. All Rooftop Mechanical Equipment and Disconnect Switches to be properly identified.

22. ADDITIONAL COMMENTS:

1. Not all apartments have GFCI type outlets in Kitchens, Bathrooms, and or Balconies - Repairs Required
2. Unit D113, D213 - Bathroom outlets are not GFCI type, Repairs Required
3. Unit D113, D213 - Kitchen outlets are not GFCI type , Repairs Required
4. All Kitchen Island Outlets are to be GFCI type , Repairs Required
5. Electrical outlets that have an open ground and/or are hot are to be repaired.
6. All Balcony and Patio outlets to be GFCI type and should be installed in a HD waterproof enclosure.
7. Unit D113, D213, D214 - Not all balcony and/or patio outlets are GFCI outlets, Repairs Required.
8. Not all balcony and/or patio outlets are WP type, Repairs Required.
9. Electrical Panels in the apartments have considerable oxidation and are to be replaced.
10. Electrical Panels in the apartments are missing labels and/or are not properly identified - Unit D214.
11. All Electrical Panels in the apartments are to be properly labeled with branch circuits clearly identified.
12. All Electric Panel covers to properly fit over circuit breakers boards.

13. Some Electrical Panel covers do not fit properly leaving lots of space around the circuit breakers.

14. All electrical panels installed 40 years or later, even though in good working order has passed its useful life and is recommended to be replaced.

SD:rs:vc:mb:js:jg:rtc1:10/12/2015:40yrtrackingsystem

15. All open outlets, switches, or junction boxes are to be repaired.

16. All Open Neutral Wiring or Open Ground at bathroom or Kitchen outlet, repairs required.

17. Time clocks, Disconnects, and Electric Panel installed too high, repairs required.

18. Outlets in laundry room and water heater room are not GFCI - Repairs Required.

19. Unit D113 - Spliced main feeders - Repairs Required.

20. Fire caulk all wall and ceiling penetrations at electric room.

Photo 1 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
No Storage Permitted

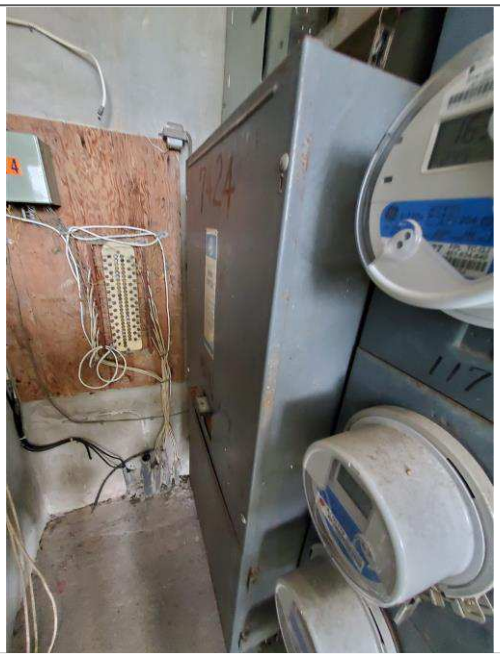
Building Number sign is missing.

Photo 2 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Switches for Apartments, Meters, and Gutter.

Insufficient clearance in front of electrical components.

Photo 3 – Village of Dadeland Condominium Association



Existing Electrical Room - 1st FL
Main Disconnect and Meter Stacks

Photo 4 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Building Main Disconnect is considerably oxidized.
50 year old electrical component.

Photo 5 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel Board and Meter.

Photo 6 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel Board

Name Plate covered.

Time clocks installed very high.

Photo 7 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL

Old House Main Circuit Breaker

Photo 8 – Village of Dadeland Condominium Association

1st FL - Laundry/Water Heater Room
House Panel Board and Breakers

House Panel Installed in front of Water Heater.

No Storage Permitted.

Name Plate covered.

Photo 9 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL Main Switches for Apartments, Meters, and Gutter.

Old and oxidized meter stacks.

Photo 10 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL Main Switches for Apartments, Meters, and Gutter.

Old and oxidized meter stacks and breakers.

Oxidized gutter.

Photo 11 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Switches for Apartments, Meters, and Gutter.

Old and oxidized meter stacks and gutter.

Photo 12 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Service - Grounding

Grounding resistance to be tested to determine if repairs and /or maintenance are required.

Photo 13 – Village of Dadeland Condominium Association

Rooftop Condenser Units - Oxidized junction boxes and conduits.

Junction boxes not properly supported.

Missing disconnect switches.

Photo 14 – Village of Dadeland Condominium Association

Rooftop Condenser Units - Oxidized junction boxes and conduits.

Junction boxes not properly supported.

Missing disconnect switches.

Photo 15 – Village of Dadeland Condominium Association

1st FL - Laundry/Water Heater Room

Fire Alarm Panel

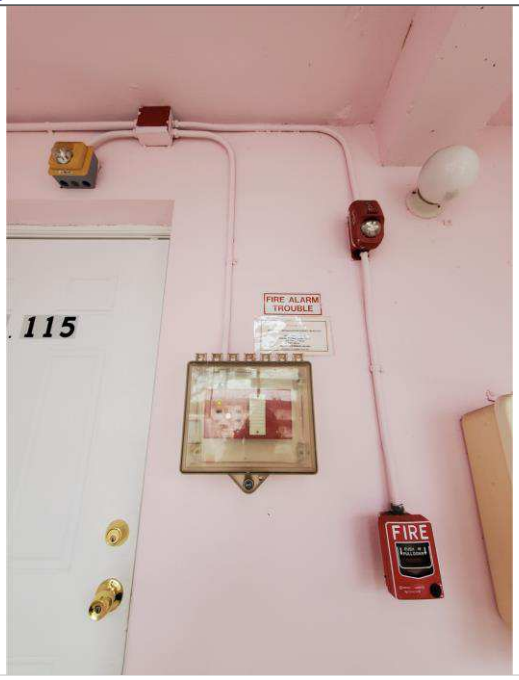
Photo 16 – Village of Dadeland Condominium Association

1st FL - Laundry/Water Heater Room
Fire Alarm – Old and Weathered Fire Alarm Devices and Control Center

Fire Alarm Panel installed too high.

House Panel installed next to water heater.

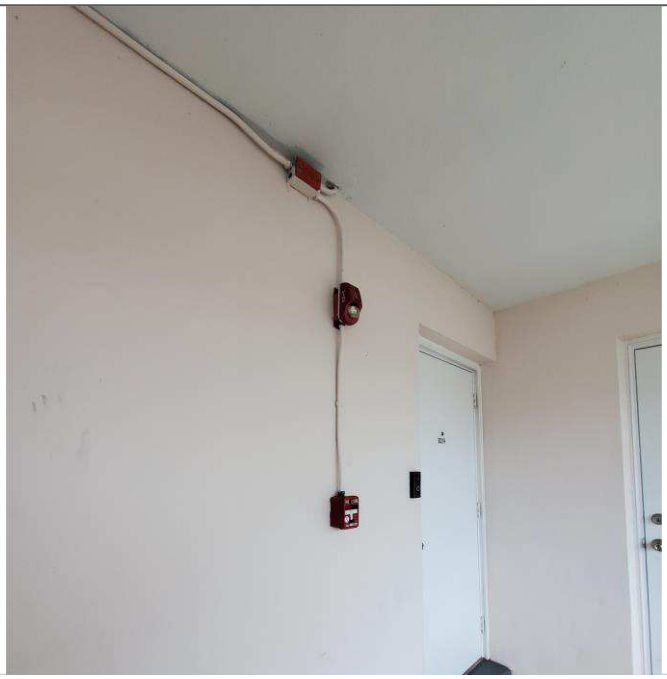
Photo 17 – Village of Dadeland Condominium Association



Level 1
Fire Alarm - Old and Weathered Fire Alarm Devices and Control Center

Old Strobe Horn/Strobe Device and Pull Stations

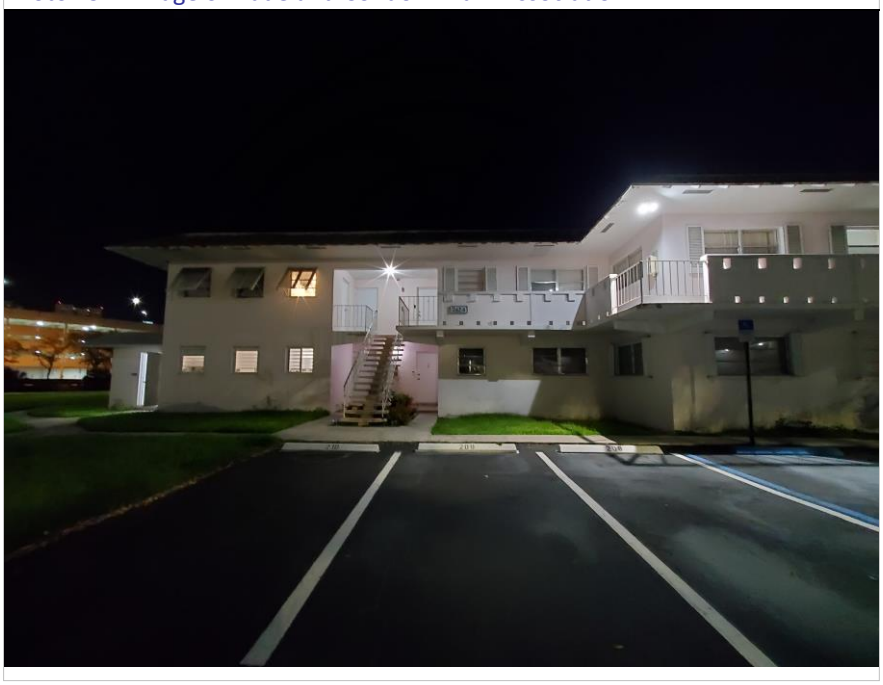
Photo 18 – Village of Dadeland Condominium Association



Level 2
Fire Alarm - Old and Weathered Fire Alarm Devices and Control Center

Old Strobe Horn/Strobe Device and Pull Stations

Photo 19 – Village of Dadeland Condominium Association



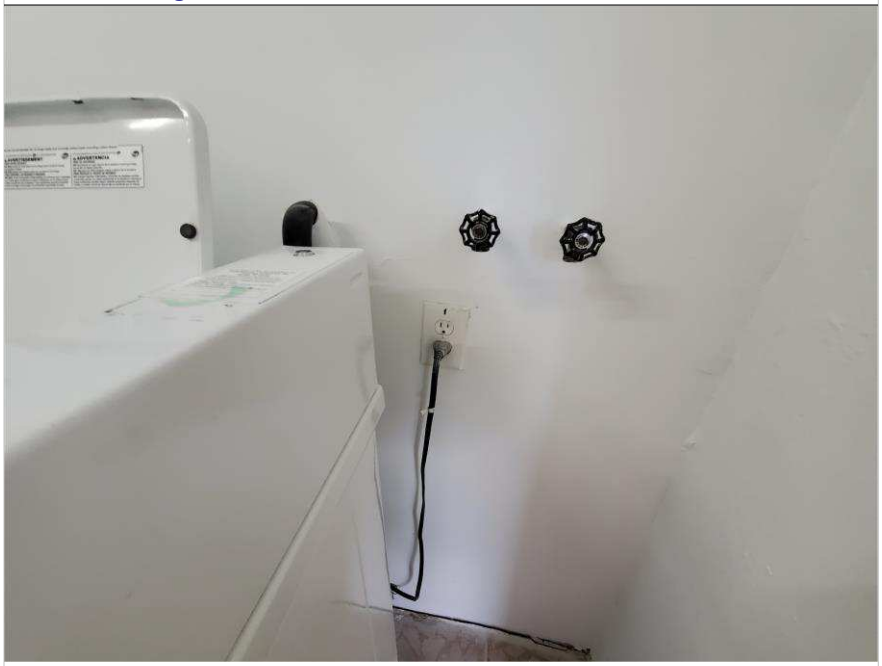
Parking - Poorly illuminated Exterior light not functional.

Photo 20 – Village of Dadeland Condominium Association

Catwalks - Poorly illuminated Catwalks and Points of Egress. Exterior lights not functional.

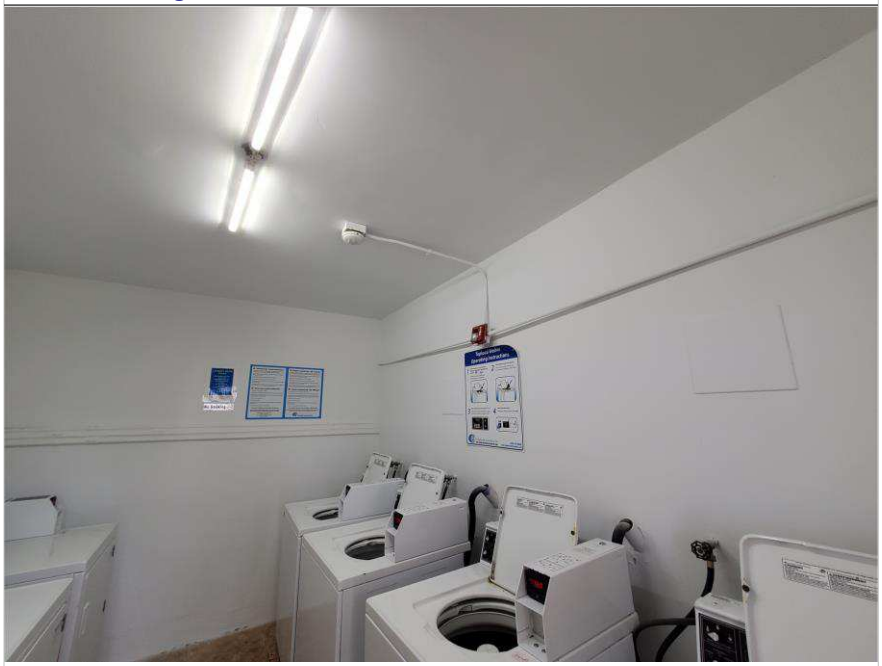
Insufficient illumination at Stairs and Catwalks

Photo 21 – Village of Dadeland Condominium Association



Laundry Room – Outlets are not GFCI type.

Photo 22 – Village of Dadeland Condominium Association



Laundry Room –

Old smoke detector.

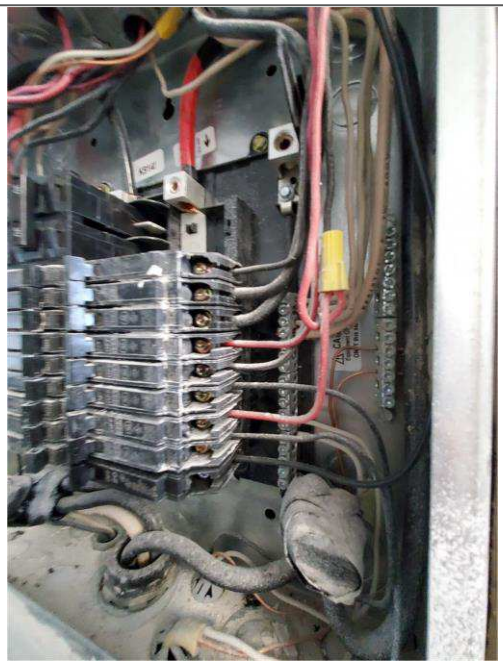
Photo 23 – Village of Dadeland Condominium Association

Apartments – Old Electrical Panels

Photo 24 – Village of Dadeland Condominium Association

Apartments – Old Electrical Panels

Photo 25 – Village of Dadeland Condominium Association



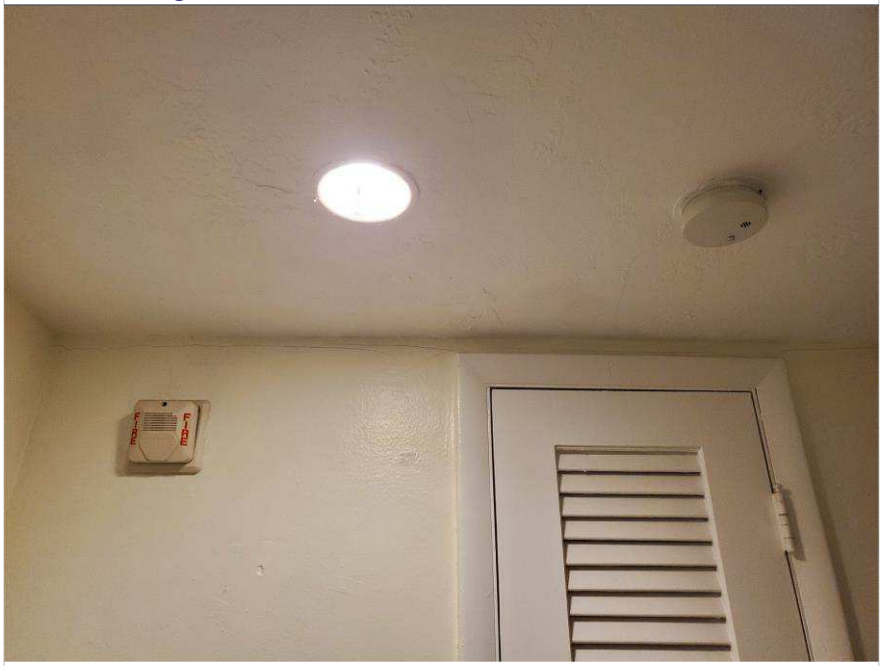
Apartments - Electrical Panels

Main feeders spliced copper to aluminum. Connections to be verified for compliance.

Photo 26 – Village of Dadeland Condominium Association

Apartments - Kitchen outlets not GFCI type

Photo 27 – Village of Dadeland Condominium Association



Apartments - Old Smoke Detectors

Old Smoke Detectors to be replaced.

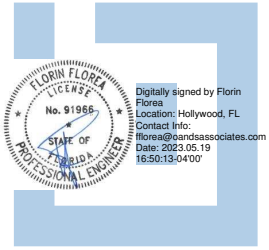
MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED
Date: 1/17/2022

INSPECTION COMPLETED
Date: 1/28/2022



INSPECTION MADE BY: FLORIN FLOREA P.E
SIGNATURE:

PRINT NAME: FLORIN FLOREA PE 91966 FLORIDA
TITLE: Sr Electrical Engineer

ADDRESS: 2500 Hollywood Blvd, Suite 212
Hollywood, FL 33020

DESCRIPTION OF STRUCTURE

a. Name on Title:	Village at Dadeland Condominiums (D)
b. Street Address:	7426 SW 82nd St. Miami, Florida 33143
c. Legal Description:	Village at Dadeland Condominiums
d. Owner's Name:	Village at Dadeland Condominiums
e. Owner's Mailing Address:	7426 SW 82nd St. Miami, Florida 33143
f. Folio Number of Property on which Building is Located:	30-4035-047-XXXX
g. Building Code Occupancy Classification:	R2 - Residential
h. Present Use:	Condominium, Residential

i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

The condominium building was built in 1968. Is a two story building comprised of concrete slab on compacted grade and stucco covered cmu exterior load bearing wall. The second floor catwalk consists of pre-cast concrete slabs, concrete tie columns and tie beams along exterior walls up to the roof level.

The roof is a low slope roof and comprised of timber trusses and plywood decking covered with a bituminous asphalt membrane. At the perimeter of the roof there are timber framed gable ends covered with asphalt shingles that also cover the building balconies and catwalks.

There is a Main Electrical Room at the rear of the building. There are multiple services at the building that are controlled by a main switch contained within the electrical room. The main switch controls power to the House Service Meter and the House Panel. The main switch also controls power to the individual condominium unit meters and breakers. The house panel serves common loads of the building.

MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size:	Amperage	(400?)	Fuses	(☑)	Breakers	( )
2. Phase:	Three Phase	( )	Single Phase	(☑)		
3. Condition:	Good	( )	Fair	( )	Needs Repair	(☑)

Comments: Main Power (1) 600A 120/240V AC 1 Phase 3 Wire - Poor Condition Old with Rust
(1) House Panel is 100A 120/240V AC 1 Phase 3 Wire - Poor Condition Old with Rust
(1) Meter Center 600A 120/240V AC 1 Phase 3 Wire - 8 Meter each serving a 100A Branch Circuit.

2. METER AND ELECTRIC ROOM

1. Clearances:	Good ( )	Fair ( )	Requires Correction	(☑)

Comments: Main Power - Insufficient Clearance 20", House Panel Insufficient Clearance 31", and
Meter Center - Insufficient Clearance 25". All electrical equipment is old and has corrosion.
All electrical equipment and branch circuits shall be clearly labeled and identified.

3. GUTTERS

Location: Go	od ( )	Requires Repair	(☑)
Taps and Fill:	Good ( )	Requires Repair	(☑)

Comments: Observed corrosion, requires maintenance.

4. ELECTRICAL PANELS

Location: Good ( ) Needs Repair (☑)

1. Panel #(House)

Good ( ) Needs Repair (☑)

2. Panel #( )

Good ( ) Needs Repair ( )

3. Panel #( )

Good ( ) Needs Repair ( )

4. Panel #( )

Good ( ) Needs Repair ( )

5. Panel #( )

Good ( ) Needs Repair ( )

Comments: Panel is old and has corrosion.

Insufficient Clearance only 31" at Panel and is installed at 66" A.F.F. to the top breaker.

5. BRANCH CIRCUITS:

1. Identified: Yes ( ) Must be identified (☑)

2. Conductors: Good ( ) Deteriorated ( ) Must be replaced ( )

Comments: All branch circuits must be clearly identified. Conductors not visible.

6. GROUNDING SERVICE:

Good ( ) Repairs Required (☑)

Comments: Observed corrosion and/or section loss at the ground bars. We recommend that grounding
resistance to be tested by an electrician and repaired/replaced if necessary.

7. GROUNDING OF EQUIPMENT:

Good ( ) Repairs Required (☑)

Comments: Observed corrosion and/or possible section loss at the ground bars. We recommend that
the grounding of equipment be replaced/repaired by an electrician.

8. SERVICE CONDUITS/RACEWAYS:

Good (☑) Repairs Required ( )

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good ( ) Repairs Required ( )

Comments: Service conductors and cables were concealed.

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(☑)	Repairs Required	( )
Conduit PVC:	Good	( )	Repairs Required	( )
NM Cable:	Good	( )	Repairs Required	( )
BX Cable:	Good	( )	Repairs Required	( )

11. FEEDER CONDUCTORS:

Good ( ) Repairs Required ( )

Comments: Feeder cables were concealed.

12. EMERGENCY LIGHTING:

Good ( ) Repairs Required ( )

Comments: N/A

13. BUILDING EGRESS ILLUMINATION:

Good ( ) Repairs Required (☑)

Comments: Light out at catwalk - Repairs Required

14. FIRE ALARM SYSTEM:

Good ( ) Repairs Required ( )

Comments: N/A

15. SMOKE DETECTORS:

Good ( ) Repairs Required (☑)

Comments: All old smoke detectors to be replaced. Smoke detectors to be installed and maintained in all .
main electric rooms. Apartments - Not all apartments have smoke detectors in the living room, hallways,
and/or bedrooms. All units to be verified for compliance.

16. EXIT LIGHTS:

Good ( ) Repairs Required ( )

Comments: N/A

17. EMERGENCY GENERATOR:

Good ( ) Repairs Required ( )

Comments: N/A

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Go od ( ) Repairs Required ( )

Comments: Wiring was concealed

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Go od ( ) Repairs Required (☑)

Comments: Open parking areas have low illumination levels creating unsafe conditions and security
concerns. Additional lighting is required to illuminate the parking walking surfaces for safety and security
purposes. Parking lights mounted on other buildings are out - Repairs Required.

20. SWIMMING POOL WIRING:

Go od ( ) Repairs Required ( )

Comments: N/A

21. WIRING TO MECHANICAL EQUIPMENT:

Go od ( ) Repairs Required (☑)

Comments: 1. Mechanical Rooftop Equipment - Repairs/Replacement Required at all oxidized electrical
disconnect boxes, supports, and conduit. All disconnect switches are to be operable and inside electrical
components rust free. 2. All Rooftop Mechanical Equipment and Disconnect Switches to be properly identified.

22. ADDITIONAL COMMENTS:

1. Not all apartments have GFCI type outlets in Kitchens, Bathrooms, and or Balconies - Repairs Required
2. Unit D222 - Bathroom outlets are not GFCI type, Repairs Required
3. Unit D222 - Kitchen outlets are not GFCI type , Repairs Required
4. All Kitchen Island Outlets are to be GFCI type , Repairs Required
5. Electrical outlets that have an open ground and/or are hot are to be repaired.
6. All Balcony and Patio outlets to be GFCI type and should be installed in a HD waterproof enclosure.
7. Unit D219 - Not all balcony and/or patio outlets are GFCI type outlets, Repairs Required.
8. Not all balcony and/or patio outlets are WP type, Repairs Required.
9. Electrical Panels in the apartments have considerable oxidation and are to be replaced.
10. Electrical Panels in the apartments are missing labels and/or are not properly identified - Unit D219.
11. All Electrical Panels in the apartments are to be properly labeled with branch circuits clearly identified.
12. All Electric Panel covers to properly fit over circuit breakers boards.

13. Some Electrical Panel covers do not fit properly leaving lots of space around the circuit breakers.

14. All electrical panels installed 40 years or later, even though in good working order has passed its useful life and is recommended to be replaced.

SD:rs:vc:mb:js:jg:rtc1:10/12/2015:40yrtrackingsystem

15. All open outlets, switches, or junction boxes are to be repaired.

16. All Open Neutral Wiring or Open Ground at bathroom or Kitchen outlet, repairs required.

17. Time clocks, Disconnects, and Electric Panel installed too high, repairs required.

18. Time Clocks installed too high at 85" A.F.F. - Repairs Required.

19. Fire caulk all wall and ceiling penetrations at electric room.

Photo 1 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
No Storage Permitted

Missing sign with Room name and Building number.

–

Photo 2 – Village of Dadeland Condominium Association

Existing Electrical Room 1st FL
Main Switches for Apartments, Meters, and Gutter.

Photo 3 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Disconnect and Meter Stacks

Photo 4 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Disconnect

Oxidized top of Main Disconnect.

Photo 5 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel Board and Meter.

Time clocks installed too high.

Time clocks oxidized.

Photo 6 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel Board and breakers are oxidized.
50 year old electrical components.

Covered Name Plate Rating.

Photo 7 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL Main Switches for Apartments, Meters, and Gutter.

Old and oxidized meter stacks.

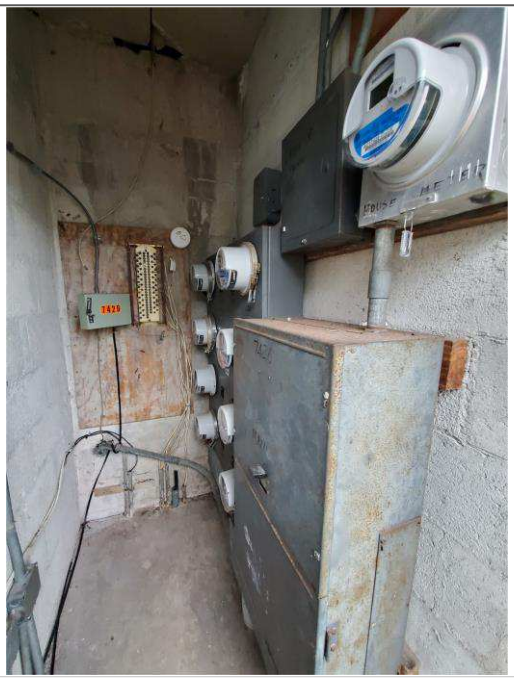
Photo 8 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL Main Switches for Apartments, Meters, and Gutter.

Old and oxidized meter stacks.

Apartment Disconnect Switches are old.

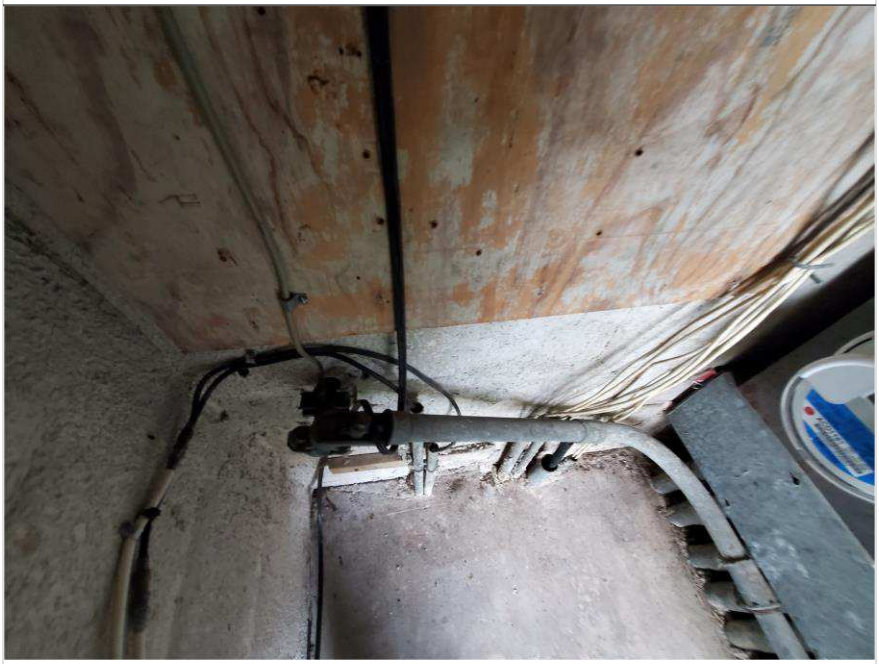
Photo 9 – Village of Dadeland Condominium Association



Existing Electrical Room - 1st FL Apartment Meters and Main Gutter and Main Disconnect Switch

Insufficient Clearance at electrical components.

Photo 10 – Village of Dadeland Condominium Association



Existing Electrical Room - 1st FL Main Service - Grounding

Grounding resistance to be tested to determine if repairs and /or maintenance are required.

Photo 11 – Village of Dadeland Condominium Association

Rooftop Condenser Units - Oxidized junction boxes and conduits.

Junction boxes not properly supported.

Missing disconnect switches.

Photo 12 – Village of Dadeland Condominium Association

Rooftop Condenser Units - Oxidized junction boxes and conduits.

Junction boxes not properly supported.

Missing disconnect switches.

Photo 13 – Village of Dadeland Condominium Association

Catwalks -
Poorly illuminated catwalks
Exterior light not functional.

Photo 14 – Village of Dadeland Condominium Association

Catwalks -
Poorly illuminated catwalks
Exterior lights not functional.

Light out at point of egress.

Photo 15 – Village of Dadeland Condominium Association

Apartments - Old Electrical Panels

Photo 16 – Village of Dadeland Condominium Association

Apartments - Old Electrical Panels

Old, oxidized breaker to be replaced.

Photo 17 – Village of Dadeland Condominium Association

Apartments - Balcony outlet is not GFCI type.

No weatherproof cover.

Photo 18 – Village of Dadeland Condominium Association

Apartments - Old Smoke Detectors

Old Smoke Detectors to be replaced.

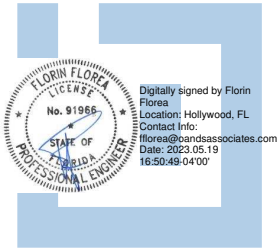
MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED
Date: 1/17/2022

INSPECTION COMPLETED
Date: 1/28/2022



INSPECTION MADE BY: FLORIN FLOREA P.E
SIGNATURE:

PRINT NAME: FLORIN FLOREA PE 91966 FLORIDA
TITLE: Sr Electrical Engineer

ADDRESS: 2500 Hollywood Blvd, Suite 212
Hollywood, FL 33020

DESCRIPTION OF STRUCTURE

a. Name on Title:	Village at Dadeland Condominiums (D)
b. Street Address:	7430 SW 82nd St. Miami, Florida 33143
c. Legal Description:	Village at Dadeland Condominiums
d. Owner's Name:	Village at Dadeland Condominiums
e. Owner's Mailing Address:	7430 SW 82nd St. Miami, Florida 33143
f. Folio Number of Property on which Building is Located:	30-4035-047-XXXX
g. Building Code Occupancy Classification:	R2 - Residential
h. Present Use:	Condominium, Residential

i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

The condominium building was built in 1968. Is a two story building comprised of concrete slab on compacted grade and stucco covered cmu exterior load bearing wall. The second floor catwalk consists of pre-cast concrete slabs, concrete tie columns and tie beams along exterior walls up to the roof level.

The roof is a low slope roof and comprised of timber trusses and plywood decking covered with a bituminous asphalt membrane. At the perimeter of the roof there are timber framed gable ends covered with asphalt shingles that also cover the building balconies and catwalks.

There is a Main Electrical Room at the rear of the building. There are multiple services at the building that are controlled by a main switch contained within the electrical room. The main switch controls power to the House Service Meter and the House Panel. The main switch also controls power to the individual condominium unit meters and breakers. The house panel serves common loads of the building.

MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size:	Amperage	(400)	Fuses	(☑)	Breakers	( )		
2. Phase:	Three Phase	( )	Single Phase	(☑)				
3. Condition:	Good	( )	Fair	( )	Needs Repair	(☑)		

Comments: Main Power (1) 600A 120/240V AC 1 Phase 3 Wire - Poor Condition Old with Rust

(1) House Panel is 100A 120/240V AC 1 Phase 3 Wire - Poor Condition Old with Rust

(2) Meter Center 600A 120/240V AC 1 Phase 3 Wire - 6 Meters - 100A Branch Circuit at Ea. Meter.

2. METER AND ELECTRIC ROOM

1. Clearances:	Good	( )	Fair	( )	Requires Correction	(☑)

Comments: Main Power - Insufficient Clearance 20" and House Panel - Insufficient Clearance 31".

Meter Centers - Insufficient Clearance 16-29". All electrical equipment is old and has corrosion.

3. GUTTERS

Location: Go	od	( )	Requires Repair	(☑)
Taps and Fill:	Good	( )	Requires Repair	(☑)

Comments: Observed corrosion, requires maintenance.

4. ELECTRICAL PANELS

Location: Good ( ) Needs Repair (☑)

1. Panel #(House)

Good ( ) Needs Repair (☑)

2. Panel #( )

Good ( ) Needs Repair ( )

3. Panel #( )

Good ( ) Needs Repair ( )

4. Panel #( )

Good ( ) Needs Repair ( )

5. Panel #( )

Good ( ) Needs Repair ( )

Comments: Panel is missing branch circuit directory and MFR Label. Panel is old and has corrosion.

Insufficient Clearance only 31" at Panel.

5. BRANCH CIRCUITS:

1. Identified: Yes ( ) Must be identified (☑)

2. Conductors: Good ( ) Deteriorated ( ) Must be replaced ( )

Comments: All branch circuits must be clearly identified. Conductors not visible.

6. GROUNDING SERVICE:

Good ( ) Repairs Required (☑)

Comments: Observed corrosion and/or section loss at the ground bars. We recommend that grounding
resistance to be tested by an electrician and repaired/replaced if necessary.

7. GROUNDING OF EQUIPMENT:

Good ( ) Repairs Required (☑)

Comments: Observed corrosion and/or possible section loss at the ground bars. We recommend that
the grounding of equipment be replaced/repaired by an electrician.

8. SERVICE CONDUITS/RACEWAYS:

Good ( ) Repairs Required (☑)

Comments: Corroded conduits and junction boxes.

9. SERVICE CONDUCTOR AND CABLES:

Good ( ) Repairs Required ( )

Comments: Service conductors and cables were concealed.

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(☑)	Repairs Required	( )
Conduit PVC:	Good	( )	Repairs Required	( )
NM Cable:	Good	( )	Repairs Required	( )
BX Cable:	Good	( )	Repairs Required	( )

11. FEEDER CONDUCTORS:

Good ( ) Repairs Required ( )

Comments: Feeder cables were concealed.

12. EMERGENCY LIGHTING:

Good ( ) Repairs Required ( )

Comments: N/A

13. BUILDING EGRESS ILLUMINATION:

Good ( ) Repairs Required (☑)

Comments: Lights out at points of egress at Unit D101, D122, etc.

14. FIRE ALARM SYSTEM:

Good ( ) Repairs Required (☑)

Comments: Fire Alarm panel located in Main Electric Room - Insufficient clearances - Repairs Required
Fire Alarm panel is installed at 74" to the controls - Repairs Required

15. SMOKE DETECTORS:

Good ( ) Repairs Required (☑)

Comments: All old smoke detectors to be replaced. Smoke detectors to be installed and maintained in all .
main electric rooms. Apartments - Not all apartments have smoke detectors in the living room, hallways,
and/or bedrooms. As observed in Units D204 all other units to be verified for compliance.

16. EXIT LIGHTS:

Good ( ) Repairs Required ( )

Comments: N/A

17. EMERGENCY GENERATOR:

Good ( ) Repairs Required ( )

Comments: N/A

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Go od ( ) Repairs Required ( )

Comments: Wiring was concealed

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Go od ( ) Repairs Required (☑)

Comments: Open parking areas have low illumination levels creating unsafe conditions and security
concerns. Additional lighting is required to illuminate the parking walking surfaces for safety and security
purposes. Parking light mounted on building is out - Repairs Required.

20. SWIMMING POOL WIRING:

Go od ( ) Repairs Required ( )

Comments: N/A

21. WIRING TO MECHANICAL EQUIPMENT:

Go od ( ) Repairs Required (☑)

Comments: 1. Mechanical Rooftop Equipment - Repairs/Replacement Required at all oxidized electrical
disconnect boxes, supports, and conduit. All disconnect switches are to be operable and inside electrical
components rust free. 2. All Rooftop Mechanical Equipment and Disconnect Switches to be properly identified.

22. ADDITIONAL COMMENTS:

1. Not all apartments have GFCI type outlets in Kitchens, Bathrooms, and or Balconies - Repairs Required
2. All Bathroom outlets are not GFCI type, Repairs Required
3. Unit D204 - Kitchen outlets are not GFCI type, Repairs Required
4. All Kitchen Island Outlets are to be GFCI type, Repairs Required
5. Electrical outlets that have an open ground and/or are hot are to be repaired.
6. All Balcony and Patio outlets to be GFCI type and should be installed in a HD waterproof enclosure.
7. Not all balcony and/or patio outlets are GFCI type outlets, Repairs Required.
8. Not all balcony and/or patio outlets are WP type, Repairs Required.
9. Electrical Panels in the apartments have considerable oxidation and are to be replaced.
10. Electrical Panels in the apartments are missing labels and/or are not properly identified.
11. All Electrical Panels in the apartments are to be properly labeled with branch circuits clearly identified.
12. All Electric Panel covers to properly fit over circuit breakers boards.

13. Some Electrical Panel covers do not fit properly leaving lots of space around the circuit breakers.

14. All electrical panels installed 40 years or later, even though in good working order has passed its useful life and is recommended to be replaced.

SD:rs:vc:mb:js:jg:rtc1:10/12/2015:40yrtrackingsystem

15. All open outlets, switches, or junction boxes are to be repaired.

16. All Open Neutral Wiring or Open Ground at bathroom or Kitchen outlet, repairs required.

17. Time clocks, Disconnects, and Electric Panel installed too high, repairs required.

18. Fire caulk all wall and ceiling penetrations at electric room.

Photo 1 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Provide sign with Building Number

Photo 2 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Switches for Apartments, Meters, Gutter, and Fire Alarm Panel

Photo 3 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Building Main Disconnect is considerably oxidized.
50 year old electrical component.

Photo 4 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel and Meter.
50 year old electrical component.

.

Photo 5 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel and Meter.

Time Clocks installed too high.

Broken House Panel cover.

Photo 6 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel Board and breakers are oxidized.
50 year old electrical components.

Covered Name Plate Rating.

Photo 7 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Switches for Apartments, Meters, and Gutter.

Old and oxidized meter stacks.

Photo 8 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Switches for Apartments, Meters, and Gutter.

Old and oxidized meter stacks.

Oxidized Gutter.

Photo 9 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL Main Switches for Apartments, Meters, and Gutter.

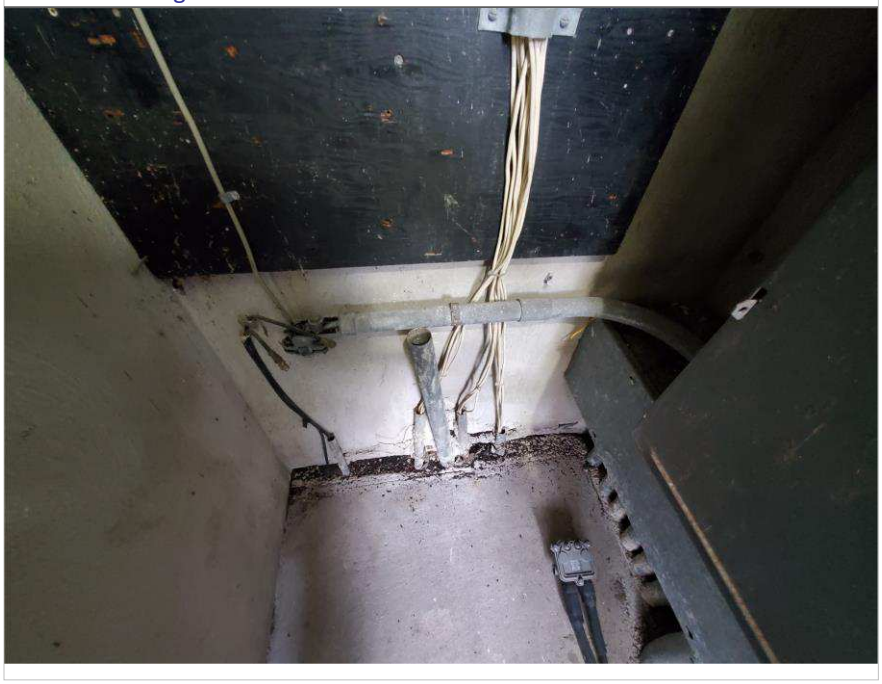
Old and oxidized meter stacks.

Photo 10 – Village of Dadeland Condominium Association

Existing Electric Room - 1st FL Main Switches for Apartments, Meters, and Gutter.

Insufficient clearance at electrical components.

Photo 11 – Village of Dadeland Condominium Association



Existing Electrical Room - 1st FL
Main Service - Grounding

Grounding resistance to be tested to determine if repairs and/or maintenance are required.

Photo 12 – Village of Dadeland Condominium Association

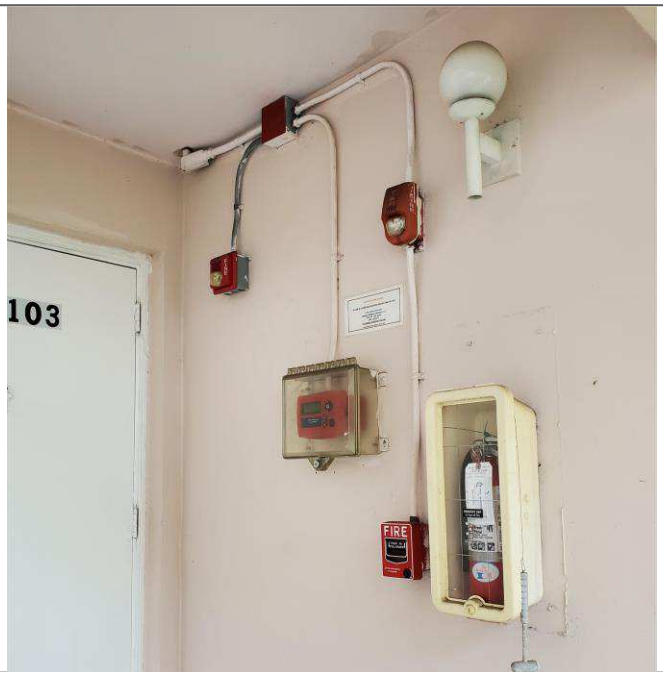
Rooftop -
Rooftop Condenser Units -

Junction boxes not properly supported.

Photo 13 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Fire Alarm Panel

Photo 14 – Village of Dadeland Condominium Association



Level 1
Fire Alarm - Old and Weathered Fire Alarm Devices and Control Center

Old Strobe Horn/Strobe Device

Photo 15 – Village of Dadeland Condominium Association

Level 2
Fire Alarm - Old and Weathered Fire Alarm Devices and Control Center

Old Strobe Horn/Strobe Device and Pull Stations

Photo 16 – Village of Dadeland Condominium Association

Level 2
Fire Alarm - Old and Weathered Fire Alarm Devices and Control Center

Old Strobe Horn/Strobe Device and Pull Stations

Photo 17 – Village of Dadeland Condominium Association

Catwalks - Poorly illuminated. Exterior lights not functional Building Points of Egress and Catwalks - Light Fixture are too far apart.

Insufficient illumination at stairs, catwalks, and sidewalks.

Photo 18 – Village of Dadeland Condominium Association

Catwalks - Poorly illuminated. Exterior lights not functional.

Insufficient illumination at stairs, catwalks, and sidewalks.

Photo 19 – Village of Dadeland Condominium Association

Apartments - Old Electrical Panels

Photo 20 – Village of Dadeland Condominium Association

Apartments - Old Electrical Panels

Photo 21 – Village of Dadeland Condominium Association

Apartments - Old Smoke Detectors

Old Smoke Detectors to be replaced.

Photo 22 – Village of Dadeland Condominium Association

Apartments - Old Smoke Detectors

Old Smoke Detectors to be replaced.

October 3, 2022

To: Building Department Official

City of Miami-Dade, FL
11805 SW 26th Street,
Miami, FL 33175.

RE: Village at Dadeland Condominiums
7420 SW 82nd St, Miami, FL 33143
Structural Repairs for Building Recertification
Parcel #: 30-4035-047-XXXX

Dear Recipient,

To the best of my knowledge based on the visual inspection of exposed structural members, the building located at said address is structurally safe for continued occupancy while the concrete repairs are performed.

The association of Village at Dadeland Condominiums must submit all necessary repairs documents and specifications to the City Miami Dade Building Department within 180 days as described in the Miami-Dade County Building Safety Inspection requirements.

As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. There was no destructive testing done at the building and none of the covered structural members could be visual inspected.

Please contact me with any concerns at (305) 676-9888.

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2023.05.19 16:10:14-04'00'

Respectfully,
Jason Borden, P.E.
Regional Director
O&S Associates, Inc. – Engineers & Architects
jborden@OandSassociates.com

October 3, 2022

To: Building Department Official

City of Miami-Dade, FL
11805 SW 26th Street,
Miami, FL 33175.

RE: Village at Dadeland Condominiums
7424 SW 82nd St, Miami, FL 33143
Structural Repairs for Building Recertification
Parcel #: 30-4035-047-XXXX

Dear Recipient,

To the best of my knowledge based on the visual inspection of exposed structural members, the building located at said address is structurally safe for continued occupancy while the concrete repairs are performed.

The association of Village at Dadeland Condominiums must submit all necessary repairs documents and specifications to the City Miami Dade Building Department within 180 days as described in the Miami-Dade County Building Safety Inspection requirements.

As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. There was no destructive testing done at the building and none of the covered structural members could be visual inspected.

Please contact me with any concerns at (305) 676-9888.

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2023.05.19 16:09:57-04'00'

Respectfully,
Jason Borden, P.E.
Regional Director
O&S Associates, Inc. – Engineers & Architects
jborden@OandSassociates.com

October 3, 2022

To: Building Department Official

City of Miami-Dade, FL
11805 SW 26th Street,
Miami, FL 33175.

RE: Village at Dadeland Condominiums
7426 SW 82nd St, Miami, FL 33143
Structural Repairs for Building Recertification
Parcel #: 30-4035-047-XXXX

Dear Recipient,

To the best of my knowledge based on the visual inspection of exposed structural members, the building located at said address is structurally safe for continued occupancy while the concrete repairs are performed.

The association of Village at Dadeland Condominiums must submit all necessary repairs documents and specifications to the City Miami Dade Building Department within 180 days as described in the Miami-Dade County Building Safety Inspection requirements.

As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. There was no destructive testing done at the building and none of the covered structural members could be visual inspected.

Please contact me with any concerns at (305) 676-9888.

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2023.05.19 16:09:37-04'00'

Respectfully,
Jason Borden, P.E.
Regional Director
O&S Associates, Inc. – Engineers & Architects
jborden@OandSassociates.com

October 3, 2022

To: Building Department Official

City of Miami-Dade, FL
11805 SW 26th Street,
Miami, FL 33175.

RE: Village at Dadeland Condominiums
7430 SW 82nd St, Miami, FL 33143
Structural Repairs for Building Recertification
Parcel #: 30-4035-047-XXXX

Dear Recipient,

To the best of my knowledge based on the visual inspection of exposed structural members, the building located at said address is structurally safe for continued occupancy while the concrete repairs are performed.

The association of Village at Dadeland Condominiums must submit all necessary repairs documents and specifications to the City Miami Dade Building Department within 180 days as described in the Miami-Dade County Building Safety Inspection requirements.

As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. There was no destructive testing done at the building and none of the covered structural members could be visual inspected.

Please contact me with any concerns at (305) 676-9888.

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2023.05.19 16:11:57-04'00'

Respectfully,
Jason Borden, P.E.
Regional Director
O&S Associates, Inc. – Engineers & Architects
jborden@OandSassociates.com

May 24, 2023

To: Building Department Official

Miami-Dade County, FL
11805 SW 26th Street,
Miami, FL 33175.

RE: Village at Dadeland Condominium Association
7420 SW 82nd St, Miami, FL 33143
Electrical Repairs for Building Recertification
Folio #: 30-4035-047-XXXX

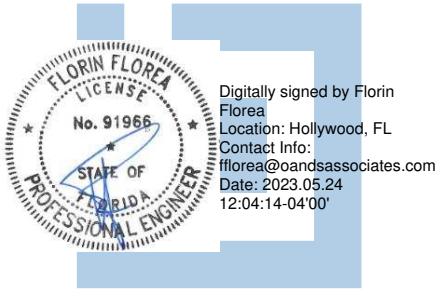
Dear Recipient,

To the best of my knowledge, based on the visual inspection of observable elements of the building electrical system, the building located at the above noted address is safe for continued occupancy while the electrical repairs are performed.

The Village at Dadeland Condominium Association must submit all necessary repairs documents and specifications to the Miami-Dade County Building Department within 180 days as described in the Miami-Dade County Building Safety Inspection requirements.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. There was no destructive testing done at the building and none of the covered electrical conduits or wiring could be visually inspected.

Please contact me with any concerns at (305) 676-9888.



Respectfully,
Florin Florea, P.E.
Electrical Engineer
O&S Associates, Inc. – Engineers & Architects

2500 Hollywood Blvd
Suite 212
Hollywood, FL 33020

New York
New Jersey
Pennsylvania

Ohio
Washington DC
Florida

May 24, 2023

To: Building Department Official

Miami-Dade County, FL
11805 SW 26th Street,
Miami, FL 33175.

RE: Village at Dadeland Condominium Association
7424 SW 82nd St, Miami, FL 33143
Electrical Repairs for Building Recertification
Folio #: 30-4035-047-XXXX

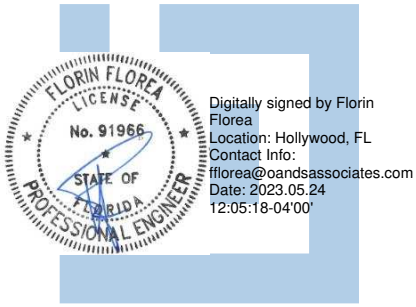
Dear Recipient,

To the best of my knowledge, based on the visual inspection of observable elements of the building electrical system, the building located at the above noted address is safe for continued occupancy while the electrical repairs are performed.

The Village at Dadeland Condominium Association must submit all necessary repairs documents and specifications to the Miami-Dade County Building Department within 180 days as described in the Miami-Dade County Building Safety Inspection requirements.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. There was no destructive testing done at the building and none of the covered electrical conduits or wiring could be visually inspected.

Please contact me with any concerns at (305) 676-9888.



Respectfully,
Florin Florea, P.E.
Electrical Engineer
O&S Associates, Inc. – Engineers & Architects

May 24, 2023

To: Building Department Official

Miami-Dade County, FL
11805 SW 26th Street,
Miami, FL 33175.

RE: Village at Dadeland Condominium Association
7426 SW 82nd St, Miami, FL 33143
Electrical Repairs for Building Recertification
Folio #: 30-4035-047-XXXX

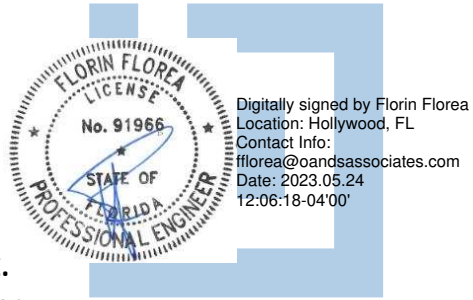
Dear Recipient,

To the best of my knowledge, based on the visual inspection of observable elements of the building electrical system, the building located at the above noted address is safe for continued occupancy while the electrical repairs are performed.

The Village at Dadeland Condominium Association must submit all necessary repairs documents and specifications to the Miami-Dade County Building Department within 180 days as described in the Miami-Dade County Building Safety Inspection requirements.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. There was no destructive testing done at the building and none of the covered electrical conduits or wiring could be visually inspected.

Please contact me with any concerns at (305) 676-9888.



Respectfully,
Florin Florea, P.E.
Electrical Engineer
O&S Associates, Inc. – Engineers & Architects

May 24, 2023

To: Building Department Official

Miami-Dade County, FL
11805 SW 26th Street,
Miami, FL 33175.

RE: Village at Dadeland Condominium Association
7430 SW 82nd St, Miami, FL 33143
Electrical Repairs for Building Recertification
Folio #: 30-4035-047-XXXX

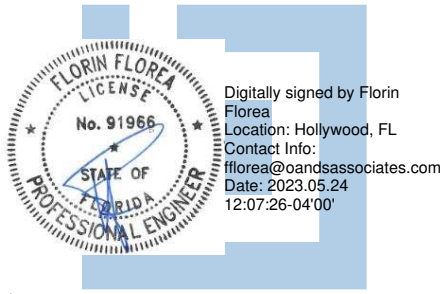
Dear Recipient,

To the best of my knowledge, based on the visual inspection of observable elements of the building electrical system, the building located at the above noted address is safe for continued occupancy while the electrical repairs are performed.

The Village at Dadeland Condominium Association must submit all necessary repairs documents and specifications to the Miami-Dade County Building Department within 180 days as described in the Miami-Dade County Building Safety Inspection requirements.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. There was no destructive testing done at the building and none of the covered electrical conduits or wiring could be visually inspected.

Please contact me with any concerns at (305) 676-9888.



Respectfully,
Florin Florea, P.E.
Electrical Engineer
O&S Associates, Inc. – Engineers & Architects

MIAMI-DADE COUNTY

REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 1/17/2022

INSPECTION COMPLETED Date: 1/28/2022

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2022.10.13 11:44:50-04'00'

INSPECTION MADE BY: JASON BORDEN P.E.

SIGNATURE:

PRINT NAME: JASON BORDEN P.E.

TITLE: REGIONAL MANAGER

ADDRESS: 2500 Hollywood Blvd, Suite 212
Hollywood, FL 33020

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Village at Dadeland Condominiums (D)

b. Street Address: 7420 SW 82nd St. Miami Florida 33143

c. Legal Description: Village at Dadeland Condominiums

d. Owner's Name: Village at Dadeland Condominiums

e. Owner's Mailing Address: 7420 SW 82nd St. Miami Florida 33143

f. Folio Number of Property on which Building is Located: 30-4035-047-XXXX

g. Building Code Occupancy Classification: R-2 Residential

h. Present Use: Condominium, Residential

i. General Description: The 2-story twelve unit building at the Village at Dadeland Condominium has an approximate footprint of 120ftx40ft. Building 7420 is 1 of 4 buildings that comprise the VILLA "D" area of the community and was constructed circa 1970. Two stairs located on the north front elevation of the building provide access to the 2nd floor catwalk. The building has a bituminous built-up flat roof with perimeter shingled mansard roof elements. The roof is supported by 2ft

Addition Comments: tall wood trusses spaced at approximately 2ft on center. Interior main drain lines are located throughout the roofs with emergency

The exterior concrete/masonry are covered with a flat stucco finish. The 2nd floor is supported by concrete slabs that bear on concrete beams/columns/walls.

Cantilevered concrete beams support the 2nd floor catwalk. Concrete walls and beams support the rear concrete floor balconies. Small mechanical equipment

sits atop the steel dunnage systems above the main flat roof.

j. Additions to original structure: N/A

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant) G
1. Bulging None observed
2. Settlement None observed
3. Deflections None observed
4. Expansion None observed
5. Contraction None observed
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
1.Small unsound and spalled areas noted on the stucco/concrete surfaces of the balcony ceilings and/or side masonry enclosure walls. 2.Extensive ponding and weathering of the built-up bituminous roof was noted. 3.The shingles of the mansard roofs are weathered down 4.Isolated unsound areas of the wall stucco/concrete/masonry surfaces were discovered by our visual and sounding inspection efforts. 5.Some unsound/spalled areas detected on the front and rear cantilevered concrete beams. Slab edge spalls noted on the catwalk/balcony areas. 6.Clogged drain strainers were observed at different locations. 7.The protective paint/membrane of concrete catwalks have begun to chip away exposing the concrete below. 8.The steel handrails of the stairs and catwalks are heavily corroded and no longer functional or safe. Some of the precast concrete steps are chipped at the corners.
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
1.The exterior stucco finish was found to be generally in fair condition. Localized isolated small
areas of unsound stucco/concrete/masonry surfaces were discovered.
2.Beam and slab edge spalls identified on the exterior surfaces.
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 width; WIDE if over 2 mm.
Some cracking of the stucco finish was observed throughout the exterior envelope. No significant structural
cracks noted on the concrete slab, column and wall surfaces.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
No significant deterioration or deficiencies were noted on the main structural concrete, masonry or wood elements. Severe corrosion of
catwalk rails observed. Miscellaneous minor to moderate damage was noted previously on other building components.
f. Previous patching or repairs
No previous repair were observed
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Residential use, 40 psf live load.

3. INSPECTIONS	
a. Date of notice of required inspection	Unknown
b. Date(s) of actual inspection	January 17, 2022
c. Name and qualifications of individual submitting report:	Jason Borden, FL P.E. No. 83583
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	
Our structural assessment was based on non destructive visual and acoustical sounding techniques to identified	
areas of distress. No additional laboratory or destructive techniques were used for our assessment.	
e. Structural repair-note appropriate line:	
1. None required	
2. Required (describe and indicate acceptance)	The catwalk rails need to be replaced. A contract is already in-place for this work.
No immediate structural repairs are required but a stucco/paint maintenance program is necessary to safeguard the integrity of the concrete/masonry structural elements.	

4. SUPPORTING DATA

a. N/A _____ sheet written data

b. Attached photo document _____ photographs

c. N/A _____ drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:
a. Concrete masonry units Good
b. Clay tile or terra cota units N/A
c. Reinforced concrete tie columns N/A
d. Reinforced concrete tie beams N/A
e. Lintel N/A
f. Other type bond beams N/A
g. Masonry finishes -exterior Sound condition
1. Stucco Recommend maintenance in all elevations
2. Veneer N/A
3. Paint only N/A
4. Other (describe)
h. Masonry finishes - interior
1. Vapor barrier None observed
2. Furring and plaster None observed
3. Paneling N/A
4. Paint only Fair
5. Other (describe)
i. Cracks
1. Location – note beams, columns, other
2. Description Minor surface cracks noted on exterior finish
j. Spalling
1. Location – note beams, columns, other
2. Description Minor surface spalls noted on exterior
k. Rebar corrosion-check appropriate line
1. None visible N/A
2. Minor-patching will suffice N/A
3. Significant-but patching will suffice N/A

4. Significant-structural repairs required N/A
l. Samples chipped out for examination in spall areas:
1. No x
2. Yes – describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM
a. Roof The building has a bituminous built-up flat roof with perimeter shingled mansard roof elements.
1. Describe (flat, slope, type roofing, type roof deck, condition)
The roof is flat in shape and in comprised of timber trusses and plywood decking with a bituminous
asphalt membrane. The roof membrane is weathered down & needs maintenance.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
Each unit has a roof mounted AC unit that sit on top of small steel dunnage systems. In general dunnage are in fair condition, However,
approximately 5-10% of the metal straps that secure the AC units to the steel members will need to be replaced.
3. Note types of drains and scuppers and condition:
The interior main drain lines are protected with metal strainers. The strainers require maintenance and/or replacement.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
The elevated floors and roof are supported by concrete slabs that bear on concrete beams/columns/wall structural elements.
The exterior concrete/masonry surfaces are covered with stucco finish.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
The structural assessment process consisted of visually examining the exterior columns, beams, catwalks, handrails and stairs,
to detect evident areas of distress. Non destructive sounding inspection techniques were implemented to sample the accessible exterior
concrete and masonry elements to locate areas of distress/delamination not detectable by visual observation only.

7. STEEL FRAMING SYSTEM
a. Description 1. The building is concrete framed and has no main steel structural components that support the building.
2. The steel dunnage above the roof have moderate corroded conditions.

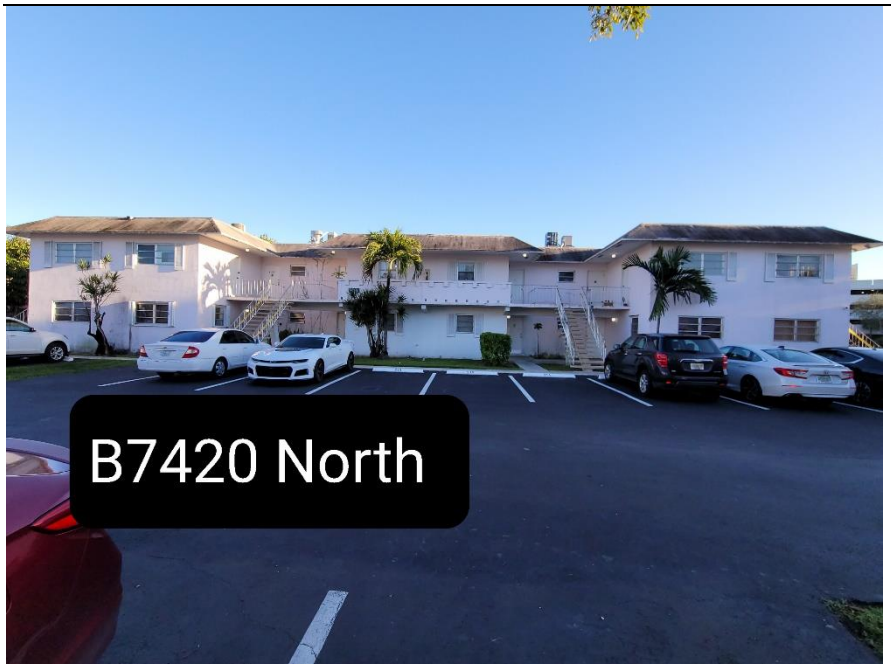
b. Exposed Steel- describe condition of paint and degree of corrosion
Proximately 5%-10% of the steel straps that anchor down the roof mechanical equipment must be replace.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A

8. CONCRETE FRAMING SYSTEM
a. Full description of structural system As noted in the general description, the main floors of the building are concrete
slabs supported on concrete/masonry load bearing components. Exterior stairs are comprised of precast treads that are
supported by a single sloped concrete beam.
b. Cracking
1. Not significant
2. Location and description of members affected and type cracking The concrete catwalks displayed fine cracks originating
mostly from various corners of the building profile. The concrete surfaces of the catwalk were sounded using a delamination tool.
c. General condition The concrete elements were deemed to be in fair condition with localized unsound/spalled
areas that require minor remedial work.
d. Rebar corrosion – check appropriate line
1. None visible N/A
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 x
2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
Aluminum single hung windows and awning windows. All the windows are in fair condition.
b. Anchorage- type and condition of fasteners and latches Look in fair condition
c. Sealant – type of condition of perimeter sealant and at mullions: Generally in fair condition, some need replacement
d. Interiors seals – type and condition at operable vents N/A
e. General condition: The window and door sealant were generally noted in fair condition.

10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses:
The roof is flat in shape and comprised of timber trusses and plywood decking covered with a bituminous asphalt membrane.
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
N/A
c. Joints – note if well fitted and still closed: N/A
d. Drainage – note accumulations of moisture N/A
e. Ventilation – note any concealed spaces not ventilated: N/A
f. Note any concealed spaces opened for inspection: Small roof access panels were opened to view condition
of roof wood trusses.

Photo #1:



Front elevation of building 7420 (Villa D)

Photo #2:

Water ponding stains observed on the roof.

The bituminous roof membrane was deemed to be in fair condition but sign of weathering/distress are evident.

The shingles of the mansard roof are also heavily weathered down.

Holes were cut out at specific locations of the mansard roofs to improve roof drainage.

Photo #3:

Unsound concrete surfaces detected at the cantilevered beams of the front catwalks.

Photo #4:

Staining and vegetation growth was observed at the exposed edges of the concrete beams supporting the catwalks. The members are still sound but maintenance of the paint/waterproofing is required to prevent deterioration of the concrete.

Photo #5:

Replacement of the steel picket rails is mandatory due to the extent of corrosion at the base of the rail posts.

Photo #6:

Replacement of the steel picket rails is mandatory due to the extent of corrosion at the base of the rail posts.

Photo #7:

All abandoned metal strainers and corroded steel dunnage systems should be removed from the roof to prevent potential loose metal elements from falling off the roof during strong wind events.

Photo #8:

All abandoned metal strainers and corroded steel dunnage systems should be removed from the roof to prevent potential loose metal elements from falling off the roof during strong wind events.

MIAMI-DADE COUNTY

REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 1/17/2022

INSPECTION COMPLETED Date: 1/28/2022

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2022.10.13 11:41:42-04'00'

INSPECTION MADE BY: JASON BORDEN P.E.

SIGNATURE:

PRINT NAME: JASON BORDEN P.E.

TITLE: REGIONAL MANAGER

ADDRESS: 2500 Hollywood Blvd, Suite 212
Hollywood, FL 33020

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Village at Dadeland Condominiums (D)

b. Street Address: 7424 SW 82nd St. Miami, Florida 33143

c. Legal Description: Village at Dadeland Condominiums

d. Owner's Name: Village at Dadeland Condominiums

e. Owner's Mailing Address: 7424 SW 82nd St. Miami, Florida 33143

f. Folio Number of Property on which Building is Located: 30-4035-047-XXXX

g. Building Code Occupancy Classification: R-2 Residential

h. Present Use: Condominium, Residential

i. General Description: The 2-story twelve unit building at the Village at Dadeland Condominium has an approximate footprint of 145ftx40ft. Building 7424 is 1 of 4 buildings that comprise the VILLA "D" area of the community and was constructed circa 1970. Three stairs located on the east front elevation of the building provide access to the 2nd floor catwalk. The building has a bituminous built-up flat roof with perimeter shingled mansard roof elements. The roof is supported by 2ft tall wood trusses spaced at approximately 2ft on center. Interior main drain lines are located throughout the roofs with emergency scuppers/openings located at the mansard roof elements. The interior main drain lines are protected with metal strainers. The exterior concrete/masonry are covered with a flat stucco finish. The 2nd floor is supported by concrete slabs that bear on concrete beams/columns/walls. Cantilevered concrete beams support the 2nd floor catwalk. Concrete walls and beams support the rear concrete floor balconies. Small mechanical equipment sits atop the steel dunnage systems above the main flat roof.

Addition Comments:

j. Additions to original structure: N/A

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant) Fair
1. Bulging None observed
2. Settlement None observed
3. Deflections None observed
4. Expansion None observed
5. Contraction None observed
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other) 1.Hairline to Fine Cracks noted on the side walls of the balconies 2.Small unsound and spalled areas noted on the stucco/concrete surfaces of the balcony ceilings and/or side masonry enclosure walls. 3.Extensive ponding and weathering of the built-up bituminous roof was noted. 4.The shingles of the mansard roofs are weathered down 5.Isolated unsound areas of the wall stucco/concrete/masonry surfaces were discovered by our visual and sounding inspection efforts. 6.Some unsound/spalled areas detected on the front and rear cantilevered concrete beams. Slab edge spalls noted on the catwalk/balcony areas. 7.Clogged drain strainers were observed at different locations. 8.The protective paint/membrane of concrete catwalks have begun to chip away exposing the concrete below. 9.The steel handrails of the stairs and catwalks are heavily corroded and no longer functional or safe. Some of the precast concrete steps are chipped at the corners. 10.Some of the patio concrete floors are cracked
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
1.The exterior stucco finish was found to be generally in fair condition. Localized isolated small
areas of unsound stucco/concrete/masonry surfaces were discovered.
2.Beam and slab edge spalls identified on the exterior surfaces.
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 width; WIDE if over 2 mm.
1.Some cracking of the stucco finish was observed throughout the exterior envelope.
2.No significant structural cracks noted on the concrete slab, column and wall surfaces.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
Spalls noted on the cantilevered beams. Severe corrosion of catwalk spalls observed. No other significant deterioration or deficiencies were noted
on the main structural concrete, masonry or wood elements. Miscellaneous minor to moderate damage was noted previously on other building components.
f. Previous patching or repairs
No previous repair were observed
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Residential use, 40 psf live load.

3. INSPECTIONS
a. Date of notice of required inspection Unknown
b. Date(s) of actual inspection January 17, 2022
c. Name and qualifications of individual submitting report: Jason Borden, FL P.E. No. 83583
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures
Our structural assessment was based on non destructive visual and acoustical sounding techniques to identified
areas of distress. No additional laboratory or destructive techniques were used for our assessment.
e. Structural repair-note appropriate line:
1. None required
2. Required (describe and indicate acceptance) Concrete spalls must be repaired to sound conditions. The
catwalk rails need to be replaced. A contract is already in-place to replace the rails.

4. SUPPORTING DATA
a. N/A _____ sheet written data
b. Attached photo document _____ photographs
c. N/A _____ drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:
a. Concrete masonry units Good
b. Clay tile or terra cota units N/A
c. Reinforced concrete tie columns N/A
d. Reinforced concrete tie beams N/A
e. Lintel N/A
f. Other type bond beams N/A
g. Masonry finishes -exterior Sound Condition
1. Stucco Recommend maintenance in all elevations
2. Veneer N/A
3. Paint only N/A
4. Other (describe)
h. Masonry finishes - interior
1. Vapor barrier None observed
2. Furring and plaster None observed
3. Paneling N/A
4. Paint only Fair
5. Other (describe)
i. Cracks
1. Location – note beams, columns, other
2. Description Minor surface cracks noted on exterior finish
j. Spalling
1. Location – note beams, columns, other
2. Description Minor surface spalls noted on exterior
k. Rebar corrosion-check appropriate line
1. None visible N/A
2. Minor-patching will suffice N/A
3. Significant-but patching will suffice N/A

4. Significant-structural repairs required N/A
l. Samples chipped out for examination in spall areas:
1. No x
2. Yes – describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM
a. Roof The building has a bituminous built-up flat roof with perimeter shingled mansard roof elements.
1. Describe (flat, slope, type roofing, type roof deck, condition)
The roof is flat in shape and in comprised of timber trusses and plywood decking with a bituminous
asphalt membrane. The roof membrane is weathered down & needs maintenance.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
Each unit has a roof mounted AC unit that sit on top of small steel dunnage systems. In general dunnage are in fair condition, However,
approximately 5-10% of the metal straps that secure the AC units to the steel members will need to be replaced.
3. Note types of drains and scuppers and condition:
The interior main drain lines are protected with metal strainers. The strainers require maintenance and/or replacement.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
The elevated floors and roof are supported by concrete slabs that bear on concrete beams/columns/wall structural elements.
The exterior concrete/masonry surfaces are covered with stucco finish.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
The structural assessment process consisted of visually examining the exterior columns, beams, catwalks, handrails and stairs,
to detect evident areas of distress. Non destructive sounding inspection techniques were implemented to sample the accessible exterior
concrete and masonry elements to locate areas of distress/delamination not detectable by visual observation only.

7. STEEL FRAMING SYSTEM
a. Description 1. The building is concrete framed and has no main steel structural components that support the building.
2. The steel dunnage above the roof have moderate corroded conditions.

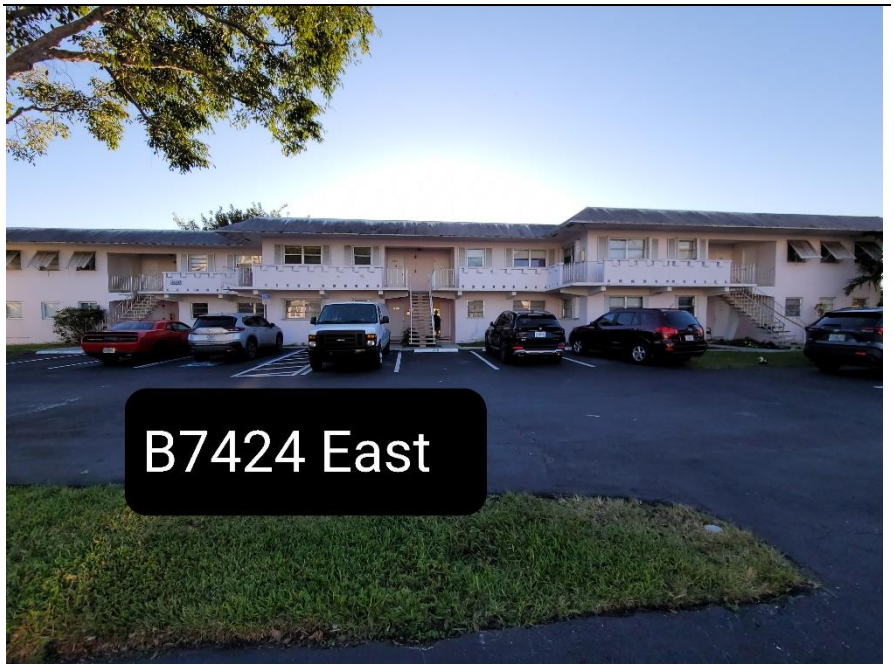
b. Exposed Steel- describe condition of paint and degree of corrosion
Proximately 5%-10% of the steel straps that anchor down the roof mechanical equipment must be replace.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A

8. CONCRETE FRAMING SYSTEM
a. Full description of structural system As noted in the general description, the main floors of the building are concrete
slabs supported on concrete/masonry load bearing components. Exterior stairs are comprised of precast treads that are
supported by a single sloped concrete beam.
b. Cracking
1. Not significant
2. Location and description of members affected and type cracking The concrete catwalks displayed fine cracks originating
mostly from various corners of the building profile. The concrete surfaces of the catwalk were sounded using a delamination tool.
c. General condition The concrete elements were deemed to be in fair condition with localized unsound/spalled
areas that require minor remedial work.
d. Rebar corrosion – check appropriate line
1. None visible N/A
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 x
2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
Aluminum single hung windows and awning windows. All the windows are in fair condition.
b. Anchorage- type and condition of fasteners and latches Look in fair condition
c. Sealant – type of condition of perimeter sealant and at mullions: Generally in fair condition, some need replacement
d. Interiors seals – type and condition at operable vents N/A
e. General condition: The window and door sealant were generally noted in fair condition.

10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses:
The roof is flat in shape and comprised of timber trusses and plywood decking covered with a bituminous asphalt membrane.
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
N/A
c. Joints – note if well fitted and still closed: N/A
d. Drainage – note accumulations of moisture N/A
e. Ventilation – note any concealed spaces not ventilated: N/A
f. Note any concealed spaces opened for inspection: Small roof access panels were opened to view condition
of roof wood trusses.

Photo #1:



Front elevation of building 7424 (Villa D)

Photo #2:

Water ponding stains observed on the roof.

The bituminous roof membrane was deemed to be in fair condition but sign of weathering/distress are evident.

The shingles of the mansard roof are also heavily weathered down.

Holes were cut out at specific locations of the mansard roofs to improve roof drainage.

Photo #3:

Unsound concrete surfaces detected at the cantilevered beams of the front catwalks.

Photo #4:

Deterioration of the rear patio slabs observed near the front corners/edges.

Photo #5:

Replacement of the steel picket rails is mandatory due to the extent of corrosion at the base of the rail posts.

Photo #6:

The unit antennas are typically attached to the exterior edges of the patio/balcony walls. The mounting/wiring holes have been left exposed and will allow water to infiltrate into the wall cavities. Water infiltration will cause harm to the walls.

Photo #7:

The structural integrity of the roof dunnage systems are compromised. The dunnage systems should be replaced to prevent the mechanical units from falling onto the roof and endangering the residents below.

Photo #8:

Previous exterior wall repair/patches observed in the front elevation. The stucco has begun to fall off exposing the cement board beneath. Areas need to be properly repaired to maintain water tightness of the exterior envelope.

MIAMI-DADE COUNTY

REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 1/17/2022

INSPECTION COMPLETED Date: 1/28/22

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2022.10.13 11:41:11-04'00'

INSPECTION MADE BY: JASON BORDEN P.E.

SIGNATURE:

PRINT NAME: JASON BORDEN P.E.

TITLE: REGIONAL MANAGER

ADDRESS: 2500 Hollywood Blvd, Suite 212
Hollywood, FL 33020

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Village at Dadeland Condominiums (D)

b. Street Address: 7426 SW 82nd St. Miami, Florida 33143

c. Legal Description: Village at Dadeland Condominiums

d. Owner's Name: Village at Dadeland Condominiums

e. Owner's Mailing Address: 7426 SW 82nd St. Miami, Florida 33143

f. Folio Number of Property on which Building is Located: 30-4035-047-XXXX

g. Building Code Occupancy Classification: R-2 Residential

h. Present Use: Condominium, Residential

i. General Description: The 2-story eight unit building at the Village at Dadeland Condominium has an approximate footprint of 90ftx40ft. Building 7426 is 1 of 4 buildings that comprise the VILLA "D" area of the community and was constructed circa 1970. Two stairs located on the south front elevation of the building provide access to the 2nd floor catwalk. The building has a bituminous built-up flat roof with perimeter shingled mansard

Addition Comments: roof elements. The roof is supported by 2ft tall wood trusses spaced at approximately 2ft on center. Interior main drain drain lines are located throughout the roofs with emergency scuppers/openings located at the mansard roof elements. The interior main drain lines are protected with metal strainers. The exterior concrete/masonry are covered with a flat stucco finish. The 2nd floor is supported by concrete slabs that bear on concrete beams/columns/walls. Cantilevered concrete beams support the 2nd floor catwalk. Concrete walls and beams support the rear concrete floor balconies. Small mechanical equipment sits atop the steel dunnage systems above the main flat roof.

j. Additions to original structure: N/A

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant) Fair
1. Bulging None observed
2. Settlement None observed
3. Deflections None observed
4. Expansion None observed
5. Contraction None observed
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other) 1.Small unsound and spalled areas noted on the stucco/concrete surfaces of the balcony ceilings and/or side masonry enclosure walls. 2.Extensive ponding and weathering of the built-up bituminous roof was noted. 3.The shingles of the mansard roofs are weathered down 4.Isolated unsound areas of the wall stucco/concrete/masonry surfaces were discovered by our visual and sounding inspection efforts. 5.Some unsound/spalled areas detected on the front and rear cantilevered concrete beams. Slab edge spalls noted on the catwalk/balcony areas. 6.Clogged drain strainers were observed at different locations. Other strainers are broken and need replacement. 7.The steel handrails of the stairs and catwalks are heavily corroded and no longer functional or safe. Some of the precast concrete steps are chipped at the corners.
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
1.The exterior stucco finish was found to be generally in fair condition. Localized isolated small
areas of unsound stucco/concrete/masonry surfaces were discovered.
2.Beam and slab edge spalls identified on the exterior surfaces.
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 width; WIDE if over 2 mm.
Some cracking of the stucco finish was observed throughout the exterior envelope
No significant structural cracks noted on the concrete slab, column and wall surfaces.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
Spalls noted on the cantilevered beams. Severe corrosion of catwalk spalls observed. No other significant deterioration or deficiencies were noted
on the main structural concrete, masonry or wood elements. Miscellaneous minor to moderate damage was noted previously on other building components.
f. Previous patching or repairs
No previous repair were observed
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Residential use, 40 psf live load.

3. INSPECTIONS	
a. Date of notice of required inspection	Unknown
b. Date(s) of actual inspection	January 17, 2022
c. Name and qualifications of individual submitting report:	Jason Borden, FL P.E. No. 83583
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	
Our structural assessment was based on non destructive visual and acoustical sounding techniques to identified	
areas of distress. No additional laboratory or destructive techniques were used for our assessment.	
e. Structural repair-note appropriate line:	
1. None required	
2. Required (describe and indicate acceptance)	Concrete spalls must be repaired to sound conditions. The
catwalk rails need to be replaced. A contract is already in-place to replace the rails.	

4. SUPPORTING DATA

a. N/A _____ sheet written data

b. Attached photo log _____ photographs

c. N/A _____ drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:
a. Concrete masonry units Good
b. Clay tile or terra cota units N/A
c. Reinforced concrete tie columns N/A
d. Reinforced concrete tie beams N/A
e. Lintel N/A
f. Other type bond beams N/A
g. Masonry finishes -exterior Sound Condition
1. Stucco Recommend maintenance in all elevations
2. Veneer N/A
3. Paint only N/A
4. Other (describe)
h. Masonry finishes - interior
1. Vapor barrier None observed
2. Furring and plaster None observed
3. Paneling N/A
4. Paint only Fair
5. Other (describe)
i. Cracks
1. Location – note beams, columns, other
2. Description Minor surface cracks noted on exterior finish
j. Spalling
1. Location – note beams, columns, other
2. Description Minor surface spalls noted on exterior
k. Rebar corrosion-check appropriate line
1. None visible N/A
2. Minor-patching will suffice N/A
3. Significant-but patching will suffice N/A

4. Significant-structural repairs required N/A
l. Samples chipped out for examination in spall areas:
1. No x
2. Yes – describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM
a. Roof The building has a bituminous built-up flat roof with perimeter shingled mansard roof elements.
1. Describe (flat, slope, type roofing, type roof deck, condition)
The roof is flat in shape and in comprised of timber trusses and plywood decking with a bituminous
asphalt membrane. The roof membrane is weathered down & needs maintenance.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
Each unit has a roof mounted AC unit that sit on top of small steel dunnage systems. In general dunnage are in fair condition, However,
approximately 5-10% of the metal straps that secure the AC units to the steel members will need to be replaced.
3. Note types of drains and scuppers and condition:
The interior main drain lines are protected with metal strainers. The strainers require maintenance and/or replacement.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
The elevated floors and roof are supported by concrete slabs that bear on concrete beams/columns/wall structural elements.
The exterior concrete/masonry surfaces are covered with stucco finish.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
The structural assessment process consisted of visually examining the exterior columns, beams, catwalks, handrails and stairs,
to detect evident areas of distress. Non destructive sounding inspection techniques were implemented to sample the accessible exterior
concrete and masonry elements to locate areas of distress/delamination not detectable by visual observation only.

7. STEEL FRAMING SYSTEM
a. Description 1. The building is concrete framed and has no main steel structural components that support the building.
2. The steel dunnage above the roof have moderate corroded conditions.

b. Exposed Steel- describe condition of paint and degree of corrosion
Proximately 5%-10% of the steel straps that anchor down the roof mechanical equipment must be replace.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A

8. CONCRETE FRAMING SYSTEM
a. Full description of structural system As noted in the general description, the main floors and of the
building are concrete slabs supported on concrete/masonry load bearing components. The stairs are
Exterior stairs are comprised of precast treads that are supported by a single sloped concrete beam.
b. Cracking
1. Not significant
2. Location and description of members affected and type cracking The concrete catwalks displayed fine cracks originating
mostly from various corners of the building profile. The concrete surfaces of the catwalk were sounded using a delamination tool.
c. General condition The concrete elements were deemed to be in fair condition with localized unsound/spalled
areas that require minor remedial work.
d. Rebar corrosion – check appropriate line
1. None visible N/A
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 x
2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
Aluminum single hung windows and awning windows. All the windows are in fair condition.
b. Anchorage- type and condition of fasteners and latches Look in fair condition
c. Sealant – type of condition of perimeter sealant and at mullions: Generally in fair condition, some need replacement
d. Interiors seals – type and condition at operable vents N/A
e. General condition: The window and door sealant were generally noted in fair condition.

10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses:
The roof is flat in shape and comprised of timber trusses and plywood decking covered with a bituminous asphalt membrane.
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
N/A
c. Joints – note if well fitted and still closed: N/A
d. Drainage – note accumulations of moisture N/A
e. Ventilation – note any concealed spaces not ventilated: N/A
f. Note any concealed spaces opened for inspection: Small roof access panels were opened to view condition
of roof wood trusses.

Photo #1:

Front elevation of building 7426 (Villa D)

Photo #2:

Water ponding stains observed on the roof.

The bituminous roof membrane was deemed to be in fair condition but sign of weathering/distress are evident.

The shingles of the mansard roof are also heavily weathered down.

Holes were cut out at specific locations of the mansard roofs to improve roof drainage.

Photo #3:

Unsound concrete surfaces detected at the cantilevered beams of the front catwalks.

Photo #4:

Replacement of the steel picket rails is mandatory due to the extent of corrosion at the base of the rail posts.

Photo #5:

The strainers for the interior drain lines were found to be rusted or non-functional since many of them are missing or not in their proper position. Others need maintenance to remove debris.

Photo #6:

The structural integrity of the roof dunnage systems are compromised. The dunnage systems should be replaced/maintained to prevent the mechanical units from falling onto the roof and endangering the residents below.

Photo #7:

Areas of the wood soffit of the mansard roof need to be repaired. The wood sheathing has decomposed exposing the interior portions of the roof to the elements, insects and rodents.

Photo #8:

The mechanical room was observed to be in good condition. Wall/ceiling penetration should be sealed.

MIAMI-DADE COUNTY

REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 1/17/2022

INSPECTION COMPLETED Date: 1/28/2022

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2022.10.13 11:39:37-04'00'

INSPECTION MADE BY: JASON BORDEN P.E.

SIGNATURE:

PRINT NAME: JASON BORDEN P.E.

TITLE: REGIONAL MANAGER

ADDRESS: 2500 Hollywood Blvd, Suite 212
Hollywood, FL 33020

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Village at Dadeland Condominiums (D)

b. Street Address: 7430 SW 82nd St. Miami, Florida 33143

c. Legal Description: Village at Dadeland Condominiums

d. Owner's Name: Village at Dadeland Condominiums

e. Owner's Mailing Address: 7430 SW 82nd St. Miami, Florida 33143

f. Folio Number of Property on which Building is Located: 30-4035-047-XXXX

g. Building Code Occupancy Classification: R-2 Residential

h. Present Use: Condominium, Residential

i. General Description: The 2-story twelve unit building at the Village at Dadeland Condominium has an approximate footprint of 125ftx40ft. Building 7430 is 1 of 4 buildings that comprise the VILLA "D" area of the community and was constructed circa 1970. Two stairs located on the west front elevation of the building provide access to the 2nd floor catwalk. The building has a bituminous built-up flat roof with perimeter shingled mansard roof elements.

Addition Comments: The roof is supported by 2ft tall wood trusses spaced at approximately 2ft on center. Interior main drain lines are located throughout the roofs with emergency scuppers/openings located at the mansard roof elements. The interior main drain lines are protected with metal strainers. The exterior concrete/masonry are covered with a flat stucco finish. The 2nd floor is supported by concrete slabs that bear on concrete beams/columns/walls. Cantilevered concrete beams support the 2nd floor catwalk. Concrete walls and beams support the rear concrete floor balconies. Small mechanical equipment sits atop the steel dunnage systems above the main flat roof.

j. Additions to original structure: N/A

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant) fair
1. Bulging None observed
2. Settlement None observed
3. Deflections None observed
4. Expansion None observed
5. Contraction None observed
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other) 1.Small unsound and spalled areas noted on the stucco/concrete surfaces of the balcony ceilings and/or side masonry enclosure walls. 2.Extensive ponding and weathering of the built-up bituminous roof was noted. 3.The shingles of the mansard roofs are weathered down 4.Isolated unsound areas of the wall stucco/concrete/masonry surfaces were discovered by our visual and sounding inspection efforts. 5.Some unsound/spalled areas detected on the front and rear cantilevered concrete beams. Slab edge spalls noted on the catwalk/balcony areas. 6.Clogged drain strainers were observed at different locations. Other strainers are broken and need replacement. 7.The protective paint/membrane of concrete catwalks have begun to chip away exposing the concrete below. 8.The steel handrails of the stairs and catwalks are heavily corroded and no longer functional or safe. Some of the precast concrete steps are chipped at the corners.
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
1.The exterior stucco finish was found to be generally in fair condition. Localized isolated small
areas of unsound stucco/concrete/masonry surfaces were discovered.
2.Beam and slab edge spalls identified on the exterior surfaces.
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 width; WIDE if over 2 mm.
Some cracking of the stucco finish was observed throughout the exterior envelope. Hairline and fine cracks noted on the balcony .
ceiling and wall stucco surfaces. Overall no significant structural cracks noted on the concrete slab, column and wall surfaces.

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

Small areas of unsound/spalled concrete condition observed on the exterior beams. corrosion of catwalk rails observed.No other significant deterioration or deficiencies were noted on the main structural concrete, masonry or wood elements. Miscellaneous minor to moderate damage was noted previously on other building components.

f. Previous patching or repairs

No previous repair were observed

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

Residential use, 40 psf live load.

3. INSPECTIONS

a. Date of notice of required inspection Unknown

b. Date(s) of actual inspection January 17, 2022

c. Name and qualifications of individual submitting report: Jason Borden, FL P.E. No. 83583

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

Our structural assessment was based on non destructive visual and acoustical sounding techniques to identified areas of distress. No additional laboratory or destructive techniques were used for our assessment.

e. Structural repair-note appropriate line:

1. None required

2. Required (describe and indicate acceptance) Concrete spalls must be repaired to sound conditions. The catwalk rails need to be replaced. A contract is already in-place to replace the rails.

4. SUPPORTING DATA

a. N/A _____ sheet written data

b. Attached photo document _____ photographs

c. N/A _____ drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:
a. Concrete masonry units Good
b. Clay tile or terra cota units N/A
c. Reinforced concrete tie columns N/A
d. Reinforced concrete tie beams N/A
e. Lintel N/A
f. Other type bond beams N/A
g. Masonry finishes -exterior Sound condition
1. Stucco Recommend maintenance in all elevations
2. Veneer N/A
3. Paint only N/A
4. Other (describe)
h. Masonry finishes - interior
1. Vapor barrier None observed
2. Furring and plaster None observed
3. Paneling N/A
4. Paint only Fair
5. Other (describe)
i. Cracks
1. Location – note beams, columns, other
2. Description Minor surface cracks noted on exterior finish
j. Spalling
1. Location – note beams, columns, other
2. Description Minor surface spalls noted on exterior
k. Rebar corrosion-check appropriate line
1. None visible N/A
2. Minor-patching will suffice N/A
3. Significant-but patching will suffice N/A

4. Significant-structural repairs required N/A

l. Samples chipped out for examination in spall areas:

1. No X

2. Yes – describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM

a. Roof The building has a bituminous built-up flat roof with perimeter shingled mansard roof elements.

1. Describe (flat, slope, type roofing, type roof deck, condition)

The roof is flat in shape and in comprised of timber trusses and plywood decking with a bituminous asphalt membrane. The roof membrane is weathered down & needs maintenance.

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

Each unit has a roof mounted AC unit that sit on top of small steel dunnage systems. In general dunnage are in fair condition, However, approximately 5-10% of the metal straps that secure the AC units to the steel members will need to be replaced.

3. Note types of drains and scuppers and condition:

The interior main drain lines are protected with metal strainers. The strainers require maintenance and/or replacement.

b. Floor system(s)

1. Describe (type of system framing, material, spans, condition)

The elevated floors and roof are supported by concrete slabs that bear on concrete beams/columns/wall structural elements. The exterior concrete/masonry surfaces are covered with stucco finish.

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

The structural assessment process consisted of visually examining the exterior columns, beams, catwalks, handrails and stairs, to detect evident areas of distress. Non destructive sounding inspection techniques were implemented to sample the accessible exterior concrete and masonry elements to locate areas of distress/delamination not detectable by visual observation only.

7. STEEL FRAMING SYSTEM

a. Description 1. The building is concrete framed and has no main steel structural components that support the building.

2. The steel dunnage above the roof have moderate corroded conditions.

b. Exposed Steel- describe condition of paint and degree of corrosion
Proximately 5%-10% of the steel straps that anchor down the roof mechanical equipment must be replace.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A

8. CONCRETE FRAMING SYSTEM
a. Full description of structural system As noted in the general description, the main floors of the building are concrete
slabs supported on concrete/masonry load bearing components. Exterior stairs are comprised of precast treads that are
supported by a single sloped concrete beam.
b. Cracking
1. Not significant X
2. Location and description of members affected and type cracking The concrete catwalks displayed fine cracks originating
mostly from various corners of the building profile. The concrete surfaces of the catwalk were sounded using a delamination tool.
c. General condition The concrete elements were deemed to be in fair condition with localized unsound/spalled
areas that require minor remedial work.
d. Rebar corrosion – check appropriate line
1. None visible N/A
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 X
2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
Aluminum single hung windows and awning windows. All the windows are in fair condition.
b. Anchorage- type and condition of fasteners and latches Look in fair condition
c. Sealant – type of condition of perimeter sealant and at mullions: Generally in fair condition, some need replacement
d. Interiors seals – type and condition at operable vents N/A
e. General condition: The window and door sealant were generally noted in fair condition.

10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses:
The roof is flat in shape and comprised of timber trusses and plywood decking covered with a bituminous asphalt membrane.
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
N/A
c. Joints – note if well fitted and still closed: N/A
d. Drainage – note accumulations of moisture N/A
e. Ventilation – note any concealed spaces not ventilated: N/A
f. Note any concealed spaces opened for inspection: Small roof access panels were opened to view condition
of roof wood trusses.

Photo #1:

Front elevation of building 7430 (Villa D)

Photo #2:

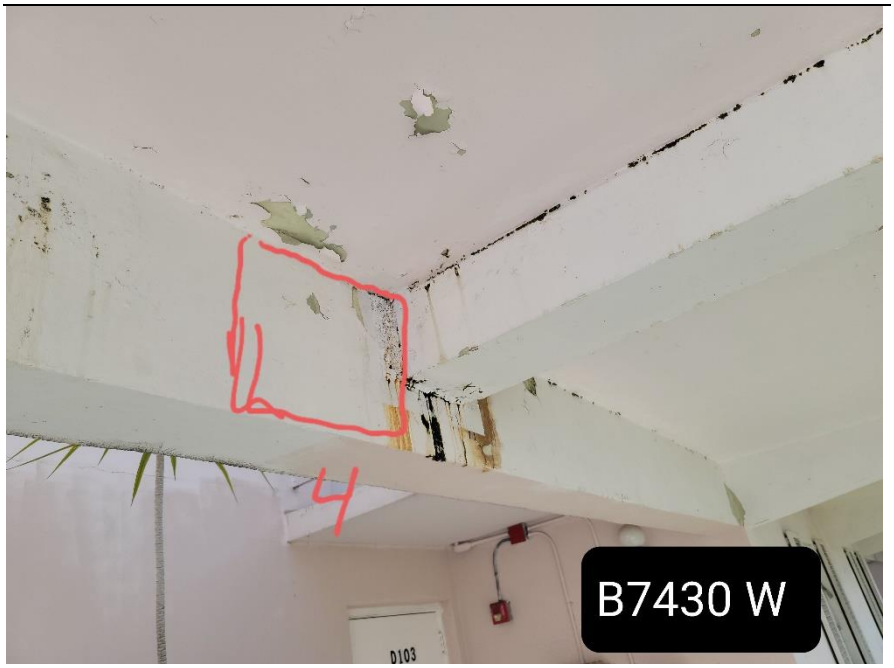
Water ponding stains observed on the roof.

The bituminous roof membrane was deemed to be in fair condition, but sign of weathering/distress are evident.

The shingles of the mansard roof are also heavily weathered down.

Holes were cut out at specific locations of the mansard roofs to improve roof drainage.

Photo #3:



Staining and vegetation growth was observed at the exposed edges of the concrete beams supporting the catwalks. Remediation of the unsound surface areas are required to prevent deterioration of the concrete.

Photo #4:

Spalled and cracked surfaces observed at the window sills.

Photo #5:

Replacement of the steel picket rails is mandatory due to the extent of corrosion at the base of the rail posts.

Photo #6:

Replacement of the steel picket rails is mandatory due to the extent of corrosion at the base of the rail posts.

The concrete at the rail post pockets will need to be cleaned and remediated appropriately.

Photo #7:

No downspout diverters observed allowing water to accumulate near the base of the walls. The water accumulation has allowed vegetation growth and decay of the base of the walls.

Photo #8:

The mechanical room was observed to be in good condition. Wall/ceiling penetration should be sealed.

Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY

Date: 5/22/2023

Case No._____ FYear 2018

PropertyAddress: 7420 SW 82nd St. Miami Florida 33143, Bldg. No.: N/A, Sq. Ft.: 9600

Folio Number: 30-4035-047-XXXX

Building Description: 2-story twelve unit building.

1. I am a Florida registered professional ■ engineer ☐ architect with an active license.

2. On, 20 22 Sept. at 9 ☐ AM ■ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.

3. Maximum 9.60 foot candle
   Minimum 0.05 foot candle
   Maximum to Minimum Ratio 192.00 : 1, foot candle

4. The level of illumination provided in the parking lot ☐ meets ■ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

FLORIN FLOREA LICENSE No. 91966 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Florin Florea
Location: Hollywood, FL
Contact Info: fflorea@oandsassociates.com
Date: 2023.06.07 10:34:55-04'00'

Signature and Seal of Professional

Florin Florea, PE

Print Name Engineer or Architect

Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY

Date: 5/22/2023

Case No._____ FYear 2018

PropertyAddress: 7424 SW 82nd St. Miami, Florida 33143, Bldg. No.: N/A, Sq. Ft.: 11600

Folio Number: 30-4035-047-XXXX

Building Description: 2-story twelve unit building.

1. I am a Florida registered professional ■ engineer ☐ architect with an active license.

2. On, 20 22 Sept. at 9 ☐ AM ■ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.

3. Maximum 9.60 foot candle
   Minimum 0.35 foot candle
   Maximum to Minimum Ratio 27.43 : 1, foot candle

4. The level of illumination provided in the parking lot ☐ meets ■ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

FLORIN FLOREA LICENSE No. 91966 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Florin Florea
Location: Hollywood, FL
Contact Info: fflorea@oandsassociates.com
Date: 2023.06.07 10:56:57-04'00'

Signature and Seal of Professional

Florin Florea, PE

Print Name Engineer or Architect

Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY

Date: 5/22/2023

Case No._____ FYear 2018

Property Address: 7426 SW 82nd St. Miami, Florida 33143, Bldg. No.: N/A, Sq. Ft.: 7200

Folio Number: 30-4035-047-XXXX

Building Description: 2-story eight unit building.

1. I am a Florida registered professional ■ engineer ☐ architect with an active license.

2. On, 20 22 Sept. at 9 ☐ AM ■ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.

3. Maximum 9.60 foot candle
   Minimum 1.10 foot candle
   Maximum to Minimum Ratio 8.73 : 1, foot candle

4. The level of illumination provided in the parking lot ■ meets ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

FLORIN FLOREA LICENSE No. 91966 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Florin Florea
Location: Hollywood, FL
Contact Info: fflorea@oandsassociates.com
Date: 2023.06.07 11:05:46-04'00'

Signature and Seal of Professional

Florin Florea, PE

Print Name Engineer or Architect

Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY

Date: 5/22/2023

Case No._____ FYear 2018

Property Address: 7430 SW 82nd St. Miami, Florida 33143, Bldg. No.: N/A, Sq. Ft.: 10000

Folio Number: 30-4035-047-XXXX

Building Description: 2-story twelve unit building.

1. I am a Florida registered professional ■ engineer ☐ architect with an active license.

2. On, 20 22 Sept. at 9 ☐ AM ■ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.

3. Maximum 9.60 foot candle
   Minimum 0.36 foot candle
   Maximum to Minimum Ratio 26.67 : 1, foot candle

4. The level of illumination provided in the parking lot ☐ meets ■ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

FLORIN FLOREA LICENSE No. 91968 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Florin Florea
Location: Hollywood, FL
Contact Info: fflorea@oandsassociates.com
Date: 2023.06.07 11:15:25-04'00'

Signature and Seal of Professional

Florin Florea, PE

Print Name Engineer or Architect