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

FLORIN FLOREA LICENSE No. 91966 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Florin Florea
Location: Hollywood, FL
Contact Info: fflorea@paandsassociates.com
Date: 2023.06.30 11:54:39-04'00'

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 (K)
b. Street Address:	7400 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:	7400 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 1970. The 4-story twenty-four unit building at the Village at Dadeland Condominium has an approximate footprint of 175ftx50ft. Building 7400 is 1 of 2 buildings that comprise the VILLA “K” area of the community. Buildings 7410 and 7400 are linked at their east and west ends respectively and have an approximate combined footprint of 350ftx50ft. Two stair/elevator towers are located on their south front elevation and provide access to the shared catwalks on the front elevation.

Two additional stair towers are located at the west and east ends of the linked buildings.

There is a Main Electrical Room on the ground floor 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	(1200)	Fuses	(☑)	Breakers	( )		
2. Phase:	Three Phase	( )	Single Phase	(☑)				
3. Condition:	Good	( )	Fair	( )	Needs Repair	(☑)		

Comments: Main Power (1) 1200A 120/240V AC 1 Phase 3 Wire - Poor Condition - Old with Rust

(1) House Panel is 60A 120/240V AC 1 Phase 3 Wire - Poor Condition - Old with Rust

(5) Meter Center 120/240V AC 1 Phase 3 Wire - 5 Meters each serving a 100A Branch Circuit.

(2) Meter Center 120/240V AC 1 Phase 3 Wire - 2 Meters each serving a 125A Branch Circuit.

2. METER AND ELECTRIC ROOM

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

Comments: 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 3)

Good ( ) Needs Repair (☑)

3. Panel #(HP 4)

Good ( ) Needs Repair (☑)

4. Panel #(LP1&2)

Good ( ) Needs Repair (☑)

5. Panel #(LP3&4)

Good ( ) Needs Repair (☑)

Comments: Panels in the Main Electric Room is old and have corrosion. The four laundry electric panels in the Laundry Rooms are all old.

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. House Panel is corroded.

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 conduits, 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: Old combination Emergency Lights/Exit Lights. Broken Exit Sign at 4th Floor Lobby.

13. BUILDING EGRESS ILLUMINATION:

Good	( )	Repairs Required	(☑)

Comments: Insufficient illumination at points of egress; catwalks, stairs, and sidewalks.

14. FIRE ALARM SYSTEM:

Good ( ) Repairs Required (☑)

Comments: Fire Alarm panel is located in Building 7410 and Annunciator is located in Building 7400
Fire Alarm panel is in fair condition.
Fire Alarm devices are old and worn.

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 other units to be verified for compliance.

16. EXIT LIGHTS:

Good ( ) Repairs Required (☑)

Comments: Old combination Emergency Lights/Exit Lights. Broken Exit Sign at 4th Floor Lobby.

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 K211 - Bathroom outlets are not GFCI type , Repairs Required
3. Unit K111, K211 - 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. Observed at K108 & K412.
6. All Balcony and Patio outlets to be GFCI type and should be installed in a HD waterproof enclosure.
7. Unit K111 - 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.

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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. Time Clocks installed too high at 93.5" - Repairs Required.

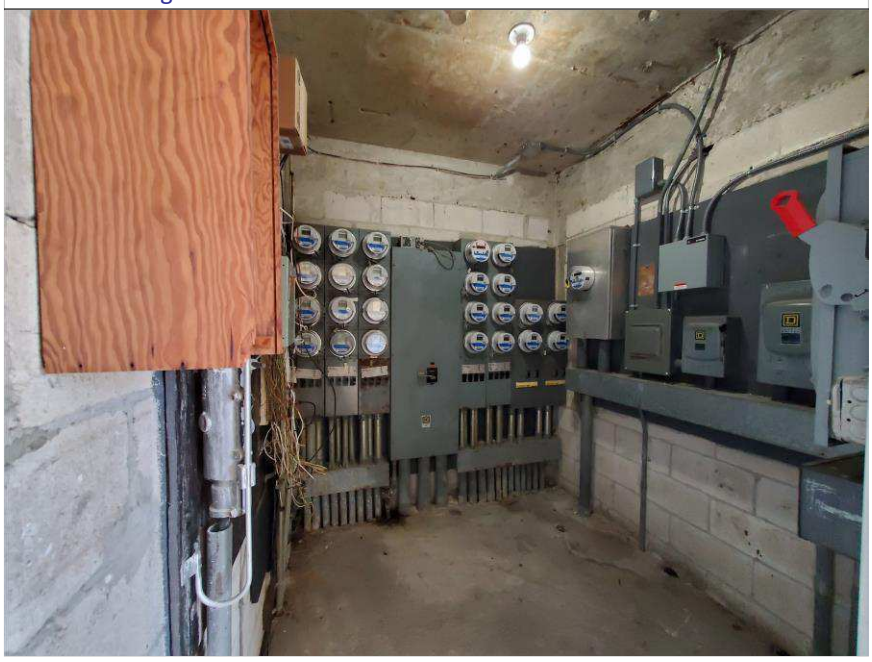
20. Fire caulk all wall and ceiling penetrations at electric room.

Photo 1 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL
No Storage Permitted

Building Number sign is missing.

Photo 2 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL
Main Switches for Apartments, Meters, House Main Switch, Fire Alarm Panel, and Gutters.

Photo 3 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL House Main Disconnect Switches, and House Meter

Photo 4 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL House Main Disconnect 2 of 5 is a 50 year old electrical component.

Photo 5 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL House Panel Board #1.

Old and oxidized house panel.

Photo 6 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL House Main Disconnect 3 of 5 is a 50 year old electrical component.

Photo 7 – Village at Dadeland Condominium Association

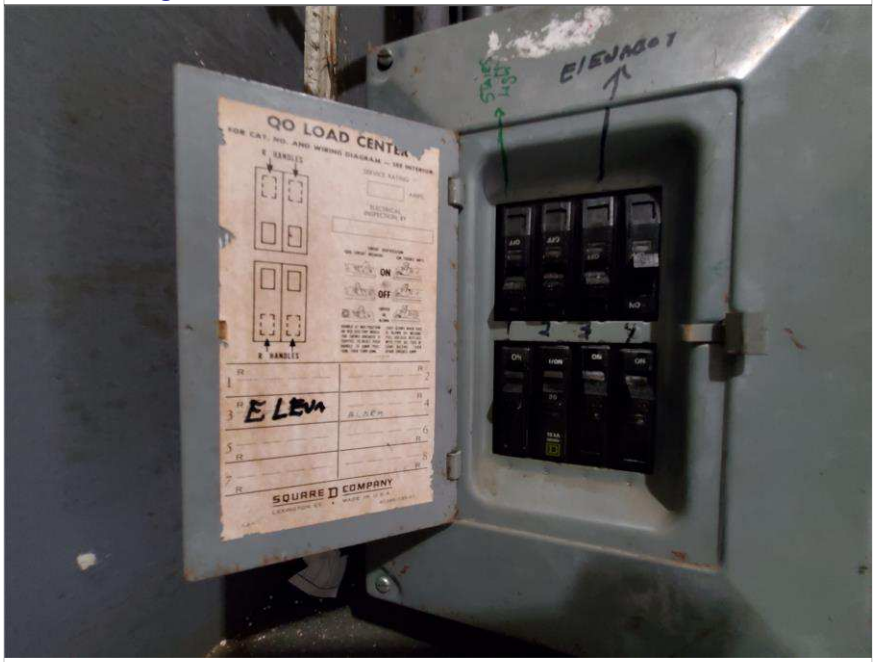
1st FL - Laundry/Water Heater Room: Typical House Laundry Panel Board 1 of 4 Laundry Panel Boards

Old and oxidized panel.

Photo 8 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL House Main Disconnect 4 of 5 is a 50 year old electrical component.

Photo 9 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL
House Panel Board #2.

Photo 10 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL
Elevator Disconnect Switch

Not properly identified.

Photo 11 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Switches and Meters

Old and oxidized meter stacks, breakers, and gutters.

Photo 12 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Disconnect Switch
1 of 5

Apartment Main Switches and Meters,

Old and oxidized meter stacks and breakers.

Breakers not properly set in meter stacks.

Photo 13 – Village at Dadeland Condominium Association

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

Old and oxidized meter stacks

Photo 14 – Village at Dadeland Condominium Association

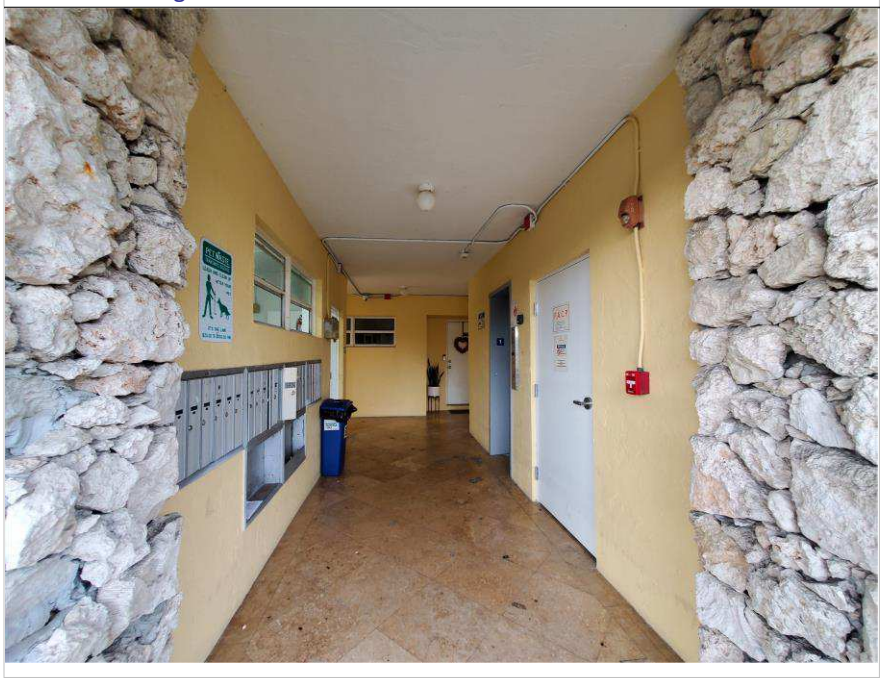
Existing Electrical Room - 1st FL Main Service – Grounding

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

Photo 15 – Village at Dadeland Condominium Association

Level 1
Fire Alarm Annunciator

Photo 16 – Village at Dadeland Condominium Association



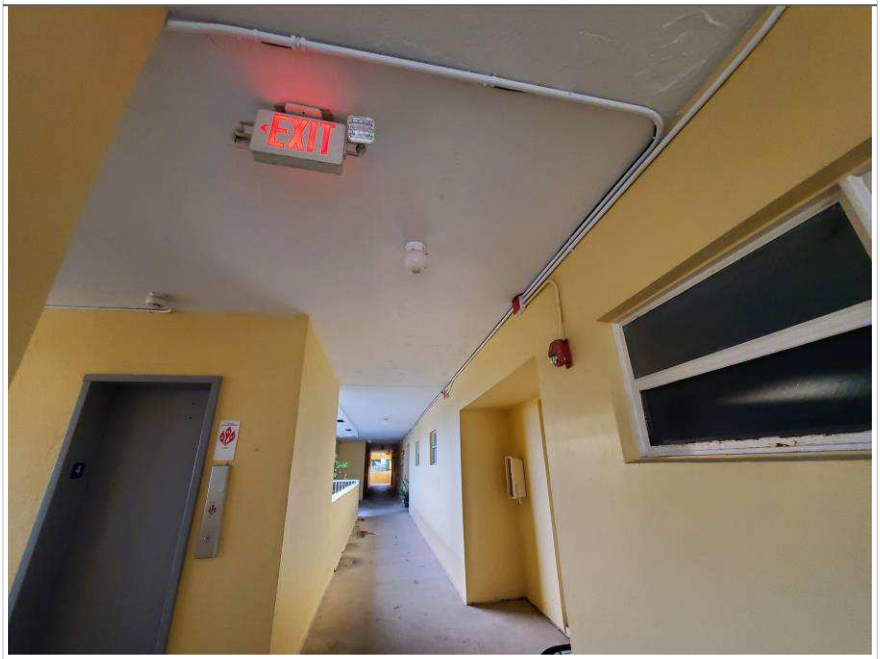
Level 1
Fire Alarm - Old and Weathered Fire Alarm Devices

Old Strobe Horn/Strobe Device and Pull Stations

Photo 17 – Village at Dadeland Condominium Association

Level 2
Fire Alarm - Old and Weathered Fire Alarm Devices

Photo 18 – Village at Dadeland Condominium Association



EM Lights Exit Lights/Signs

Old combination EM lights and Exit Lights/Signs, typical.

Photo 19 – Village at Dadeland Condominium Association

Laundry Room – 4th FL
Fire Alarm Devices

Old Strobe Horn/Strobe Device
In laundry rooms, typical.

Old smoke detector.

Photo 20 – Village at Dadeland Condominium Association

Laundry Room -
Outlets are not GFCI type.

Photo 21 – Village at Dadeland Condominium Association

Apartments - Old Electrical Panels

Photo 22 – Village at Dadeland Condominium Association

Apartments - Old Electrical Panels

Photo 23 – Village at Dadeland Condominium Association

Apartments - Kitchen outlets not GFCI type.

Photo 24 – Village at Dadeland Condominium Association

Apartments - Bathroom outlets not GFCI type

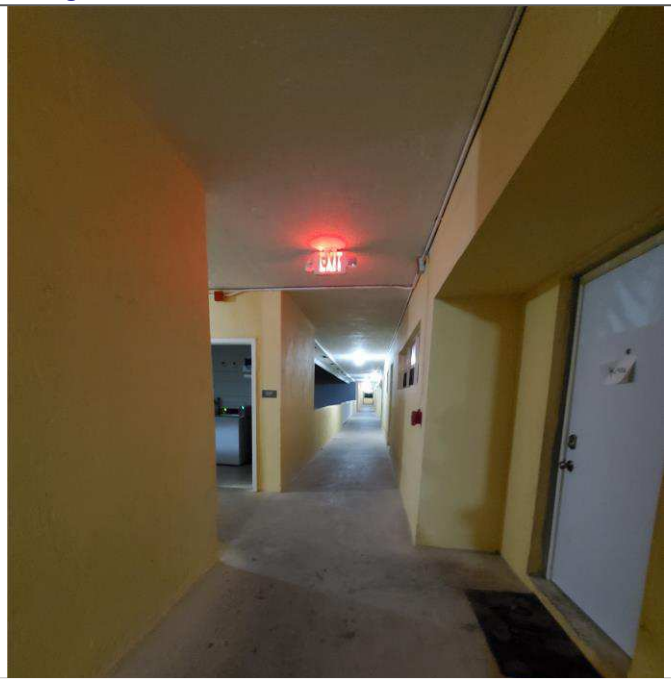
Photo 25 – Village at Dadeland Condominium Association

Apartments - Bathroom GFCI Type outlets not properly wired.

Photo 26 – Village at Dadeland Condominium Association

Apartments –
Old Smoke Detectors

Photo 27 – Village at Dadeland Condominium Association



Points of Egress - Poorly Illuminated Building Points of Egress and Catwalks – Light Fixtures are too far apart, and some are not functioning properly.

Exterior lights not functional

Photo 28 – Village at Dadeland Condominium Association

Points of Egress - Poorly Illuminated Building Points of Egress and Catwalks – Light Fixtures are too far apart, and some are not functioning properly.

Exterior lights not functional

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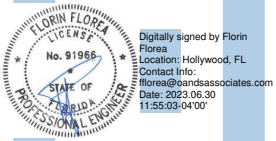

INSPECTION MADE BY: FLORIN FLOREA P.E
SIGNATURE:

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 (K)
b. Street Address:	7410 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:	7410 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 1970. The 4-story twenty-four unit building at the Village at Dadeland Condominium has an approximate footprint of 175ftx50ft. Building 7410 is 1 of 2 buildings that comprise the VILLA “K” area of the community. Buildings 7410 and 7400 are linked at their east and west ends respectively and have an approximate combined footprint of 350ftx50ft. Two stair/elevator towers are located on their south front elevation and provide access to the shared catwalks on the front elevation.

Two additional stair towers are located at the west and east ends of the linked buildings.

There is a Main Electrical Room on the ground floor 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	(1200)	Fuses	(☑)	Breakers	( )		
2. Phase:	Three Phase	( )	Single Phase	(☑)				
3. Condition:	Good	( )	Fair	( )	Needs Repair	(☑)		

Comments: Main Power (1) 1200A 120/240V AC 1 Phase 3 Wire - Poor Condition - Old with Rust

(1) House Panel is 60A 120/240V AC 1 Phase 3 Wire - Poor Condition - Old with Rust

(5) Meter Center 120/240V AC 1 Phase 3 Wire - 5 Meters each serving a 100A Branch Circuit.

(2) Meter Center 120/240V AC 1 Phase 3 Wire - 2 Meters each serving a 125A Branch Circuit.

2. METER AND ELECTRIC ROOM

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

Comments: 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 #(HP 4)

Good ( ) Needs Repair (☑)

3. Panel #( )

Good ( ) Needs Repair ( )

4. Panel #( )

Good ( ) Needs Repair ( )

5. Panel #( )

Good ( ) Needs Repair ( )

Comments: Panels and Switches in the Main Electric Room are old and have corrosion.

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. House Panel is corroded.

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 conduits, 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: Old combination Emergency Lights/Exit Lights. Broken EM Light at 2nd Floor West Stair.

13. BUILDING EGRESS ILLUMINATION:

Good ( ) Repairs Required (☑)

Comments: Insufficient illumination at points of egress; catwalks, stairs, and sidewalks.

14. FIRE ALARM SYSTEM:

Good ( ) Repairs Required (☑)

Comments: Fire Alarm panel is located in Building 7410 and Annunciator is located in Building 7400
Fire Alarm panel is in fair condition.
Fire Alarm devices are old and worn.

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 other units to be verified for compliance.

16. EXIT LIGHTS:

Good ( ) Repairs Required (☑)

Comments: Old combination Emergency Lights/Exit Lights.

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 K110, K202, K402, K410 - Bathroom outlets are not GFCI type , Repairs Required
3. Unit K110, K101, K402, K410 - 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. Observed at K110 & K201.
6. All Balcony and Patio outlets to be GFCI type and should be installed in a HD waterproof enclosure.
7. Unit K402 - 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.

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

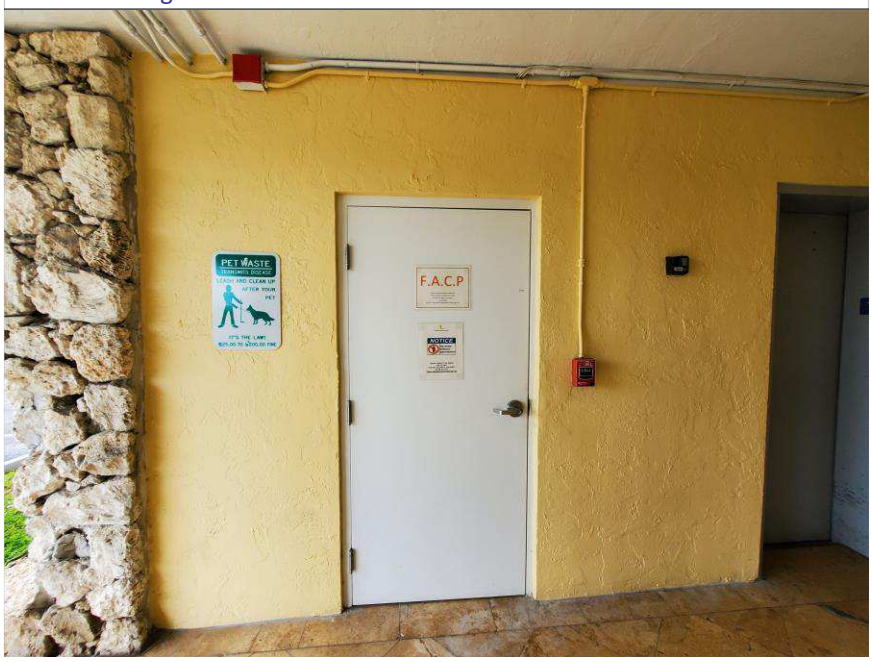
16. All Open Neutral Wiring or Open Ground at bathroom or Kitchen outlet, repairs required.

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

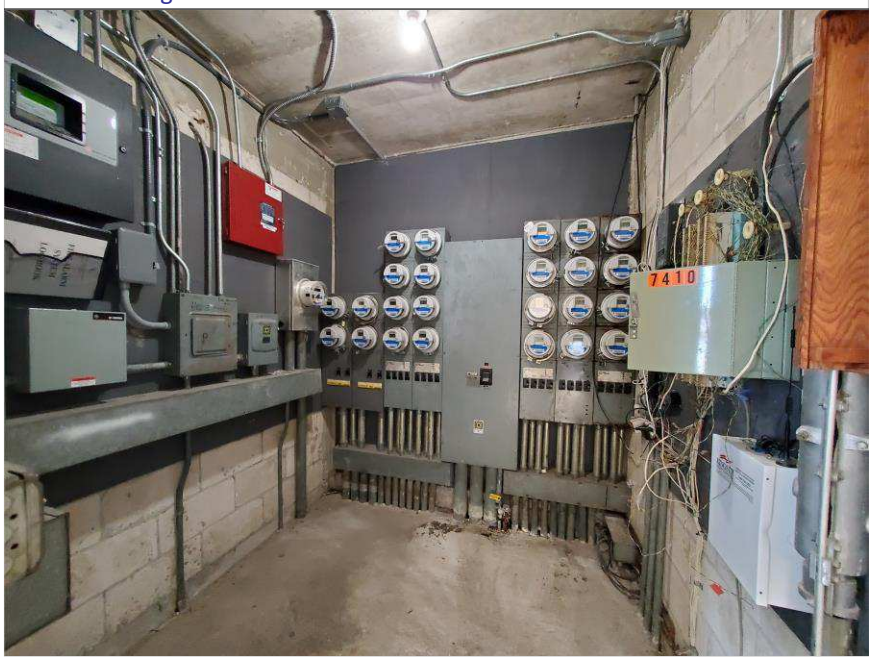
Photo 1 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL
No Storage Permitted

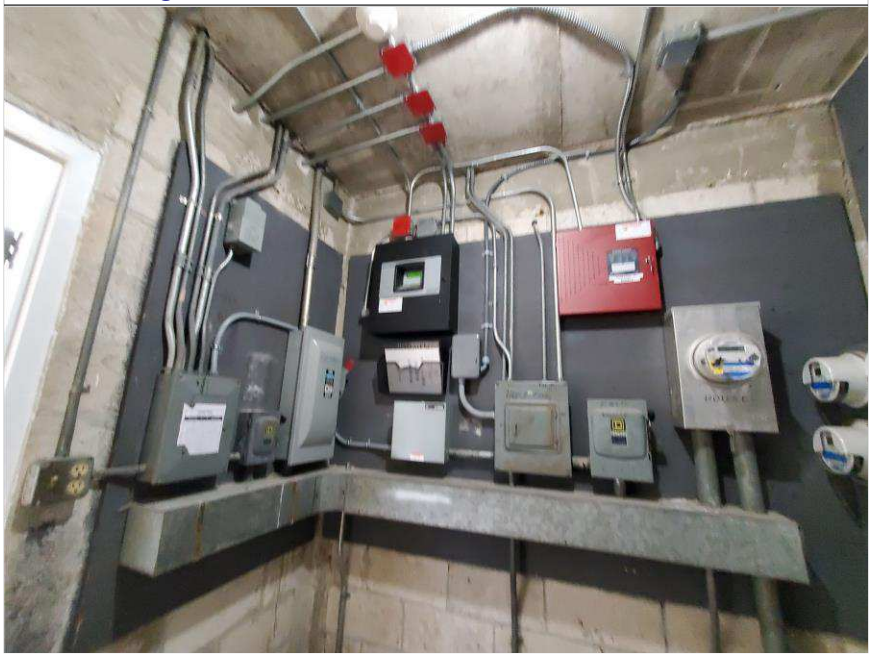
Building Number sign is missing.

Photo 2 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL
Main Switches for Apartments, Meters, House Main Switch, Fire Alarm Panel, and Gutters.

Photo 3 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL House Main Disconnect Switches, House Meter, and Fire Alarm Panel

Photo 4 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL House Main Disconnect 2 of 4 is a 50 year old electrical component.

Photo 5 – Village at Dadeland Condominium Association

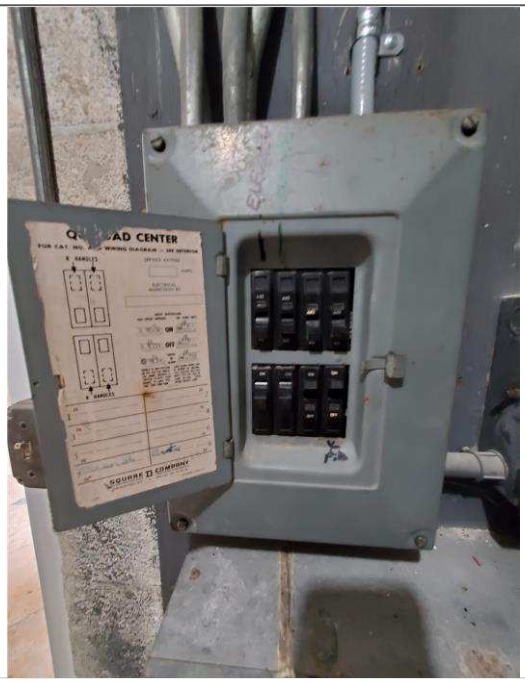
Existing Electrical Room - 1st FL
House Panel Board #1.

Open breaker slot.

Photo 6 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel Board

Photo 7 – Village at Dadeland Condominium Association

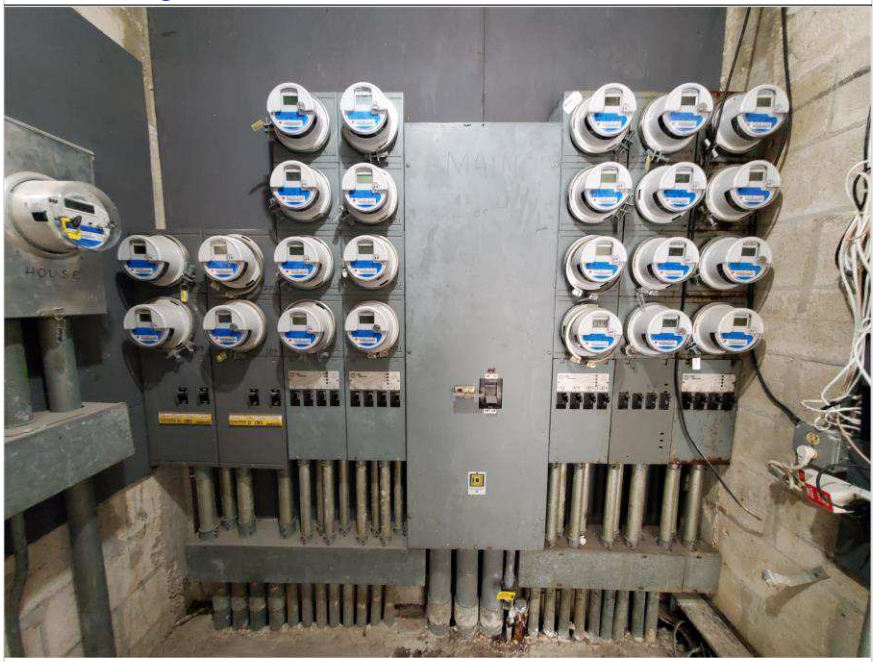


Existing Electrical Room - 1st FL
House Panel Board #2.

Photo 8 – Village at Dadeland Condominium Association

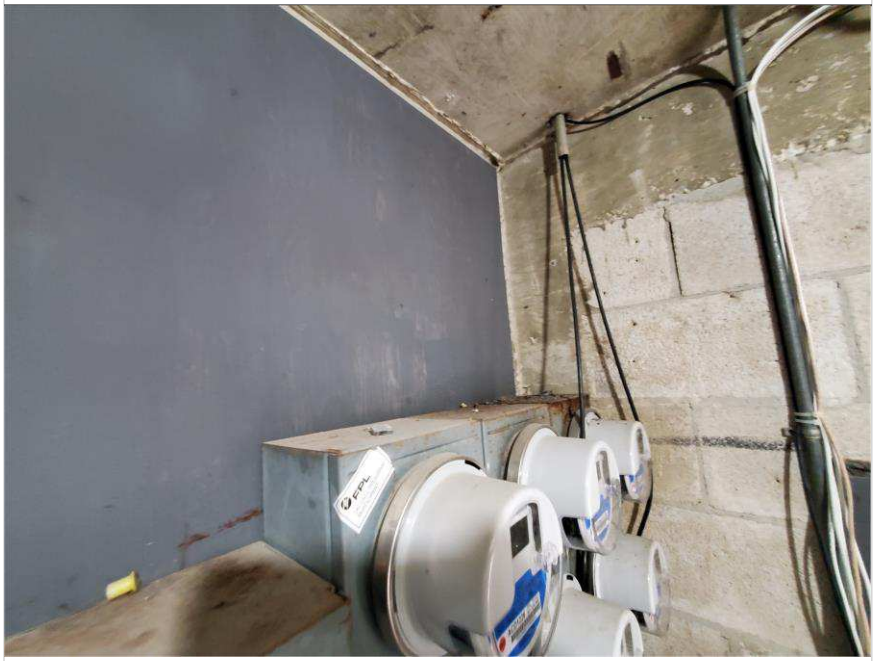
Existing Electrical Room - 1st FL
Elevator Disconnect Switch

Photo 9 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL
Main Switches, Meters, and Gutters

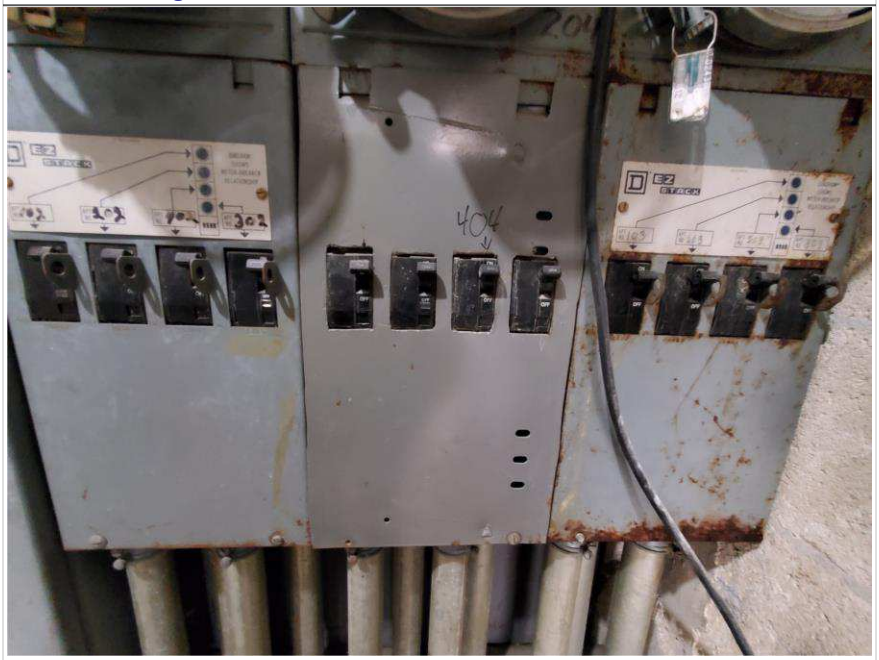
Photo 10 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL
Main Switches and Meters

Old and oxidized meter stacks and breakers.

Photo 11 – Village at Dadeland Condominium Association



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

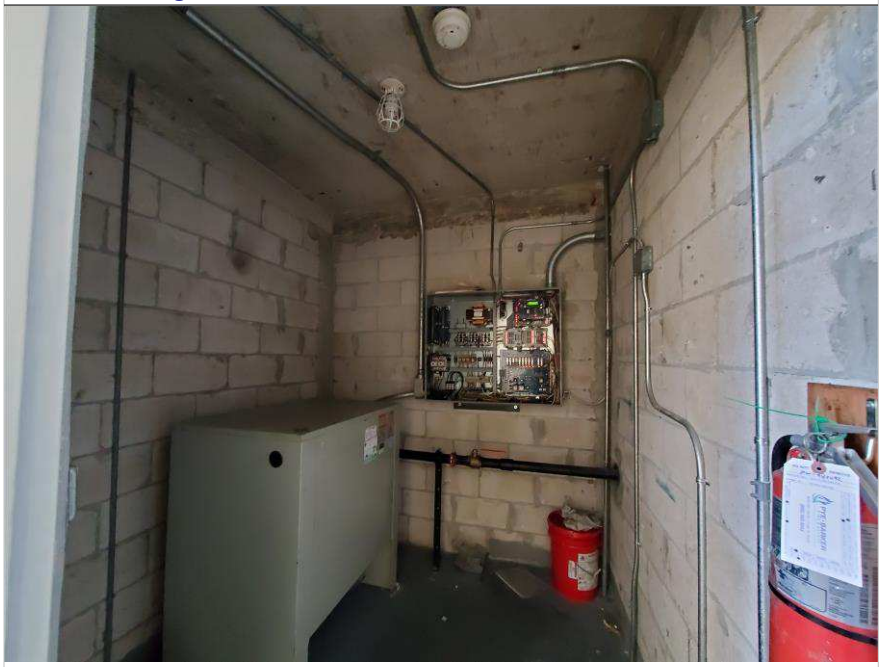
Old and oxidized meter stacks

Photo 12 – Village at 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 at Dadeland Condominium Association



Elevator Machine Room - Open Elevator Control Box

Photo 14 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL Fire Alarm Panel

Photo 15 – Village at Dadeland Condominium Association

Existing Electrical Room - 1st FL
Fire Alarm Power Supply

Photo 16 – Village at Dadeland Condominium Association

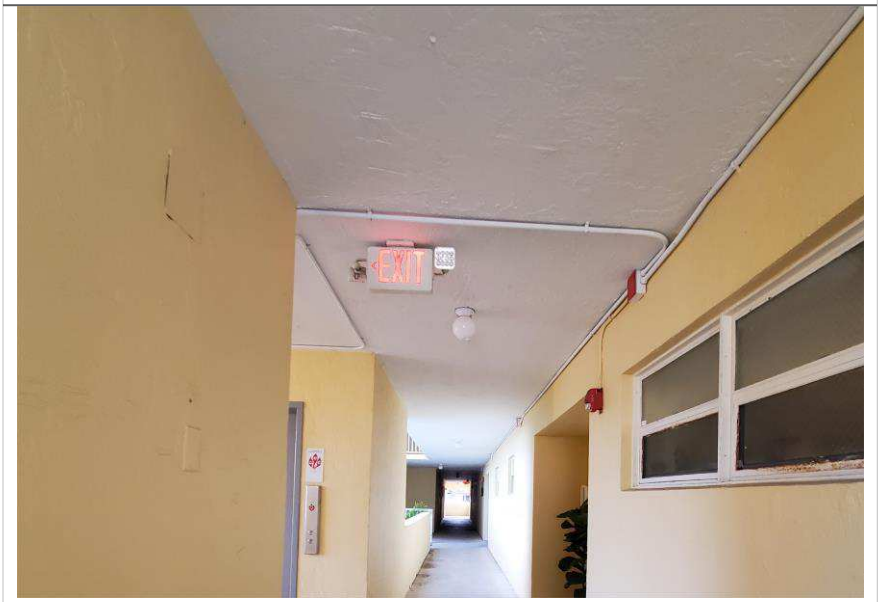
Level 1
Fire Alarm - Old and Weathered Fire Alarm Devices

Old Strobe Horn/Strobe Device and Pull Stations

Photo 17 – Village at Dadeland Condominium Association

Level 2
Fire Alarm - Old and Weathered Fire Alarm Devices

Photo 18 – Village at Dadeland Condominium Association



EM Lights/Exit Lights -

Old Combination EM Light and Exit Light/Sign

Photo 19 – Village at Dadeland Condominium Association

EM Lights/Exit Lights -

Broken EM Light in stairwell.

Photo 20 – Village at Dadeland Condominium Association

Apartments - Old Electrical Panels

Photo 21 – Village at Dadeland Condominium Association

Apartments - Old Electrical Panels

Photo 22 – Village at Dadeland Condominium Association

Apartments - Kitchen outlets not GFCI type.

Photo 23 – Village at Dadeland Condominium Association

Apartments - Bathroom outlets not GFCI type

Photo 24 – Village at Dadeland Condominium Association

Apartments - Kitchen outlets GFCI type.

GFCI type outlet is incorrectly wired.

Photo 25 – Village at Dadeland Condominium Association

Parking -
Poorly illuminated sidewalks & Parking Areas.

Photo 26 – Village at Dadeland Condominium Association

Points of Egress - Poorly Illuminated Building Points of Egress and Catwalks – Light Fixtures are too far apart, and some are not functioning properly.

Exterior lights not functional

October 3, 2022

To: Building Department Official

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

RE: Village at Dadeland Condominiums
7400 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 16:19:18-04'00'

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
7410 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 16:20:36-04'00'

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
7400 SW 82nd St, Miami, FL 33143
Electrical Repairs for Building Recertification
Folio #: 30-4035-047-XXXX

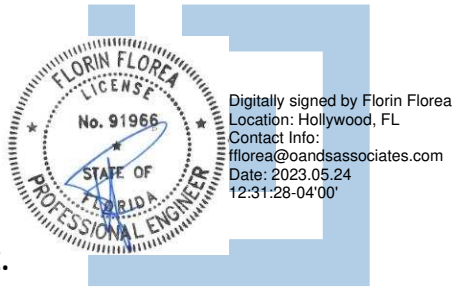
Dear Recipient,

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
7410 SW 82nd St, Miami, FL 33143
Electrical Repairs for Building Recertification
Folio #: 30-4035-047-XXXX

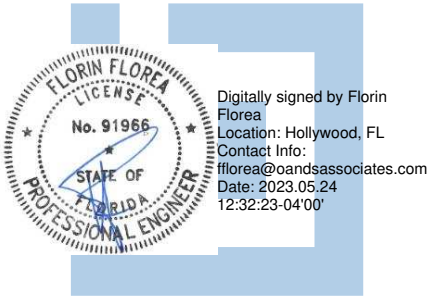
Dear Recipient,

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 11:39:14-04'00'

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 (K)

b. Street Address: 7400 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: 7400 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: Condominium, Residential

h. Present Use: Condominium, Residential

i. General Description: The 4-story twenty-four unit building at the Village at Dadeland Condominium has an approximate footprint of 175ftx50ft. Building 7400 is 1 of 2 buildings that comprise the VILLA "K" area of the community and was constructed circa 1970.. Buildings 7410 and 7400 are linked at their east and west ends respectively and have an approximate combined footprint of 350ftx50ft. Two stair/elevator towers are located on their south front elevation and provide access to the shared catwalks on the front elevation. Two additional stair towers are located at the west and east ends of the linked buildings.

Addition Comments:

The building(s) has a TPO (thermoplastic polyolefin) flat roof membrane that extends to the top of the parapets. Interior main drain lines are located throughout the roofs, but no secondary overflow system was noted. The interior main drain lines are protected with metal strainers. Small mechanical equipment sits atop the steel dunnage systems above the main flat roof. Mansard perimeter roof elements help divert water away from the vertical wall surfaces and balconies. 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 a textured stucco finish.
The catwalk/balcony slabs cantilever out and are self-supporting. Picket rails and masonry walls provide fall protection on the catwalk and rear balconies.

j. Additions to original structure:

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 surface cracks were noted on the balcony slabs.
2.Hairline to Fine Cracks noted on the side walls of the balconies
3.Small unsound and spalled areas noted on the stucco/concrete surfaces of the balcony ceilings and/or side masonry enclosure walls.
4.Extensive ponding was observed on the flat roofs. The TPO roof membrane is in fair condition.
5.The shingles of the mansard roofs are in sound condition.
6.Small to moderate sized unsound areas of the wall stucco/concrete/masonry surfaces were discovered by our visual and sounding inspection efforts.
7.Substantial sized unsound areas were detected on the walking surfaces of the catwalk areas.
8.The protective paint/membrane of concrete catwalks have begun to chip away exposing the concrete below.

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

The exterior stucco finish was found to be generally in fair condition. Localized isolated small areas of unsound stucco/concrete/masonry surfaces were discovered.

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 fine cracking of the stucco finish was observed throughout the exterior envelope.
2.Hairline and fine cracks noted on the balcony slab and wall stucco surfaces.
3.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. 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 1/17/2022
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 x
2. Required (describe and indicate acceptance) No immediate structural repair 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 Fair 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 N/A
5. Other (describe)
i. Cracks
1. Location – note beams, columns, other
2. Description Minor surface cracks noticed on exterior finish
j. Spalling
1. Location – note beams, columns, other
2. Description Minor surface spalls noticed on exterior
k. Rebar corrosion-check appropriate line
1. None visible x
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 TPO (thermoplastic polyolefin) flat roof membrane
1. Describe (flat, slope, type roofing, type roof deck, condition)
The building(s) has a TPO (thermoplastic polyolefin) flat roof membrane that extends to the top of the parapets.
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 aluminum/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/ aluminum members will need to be replaced because of the severity of corrosion or they are no longer connected/ missing
3. Note types of drains and scuppers and condition:
The interior main drain lines are protected with metal strainers and are in fair condition.
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 a textured 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 have no main steel structural components that support the building.
2. The steel dunnage above the roof have moderate corroded conditions.
3. Proximately 5%-10% of the steel straps that anchor down the roof mechanical equipment must be replace.

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 roof of the
building are concrete slabs supported on concrete/masonry load bearing components. The stairs are
concrete framed with masonry walls.
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 X
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:
N/A

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 to be in fair condition.

10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses:
N/A
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: N/A

Photo #1:

Front elevation of building 7400

Photo #2:

Water ponding observed on the roof.

Photo #3:

Corroded steels straps.

Photo #4:

TPO roof membrane deemed to be in fair condition with roof ponding conditions

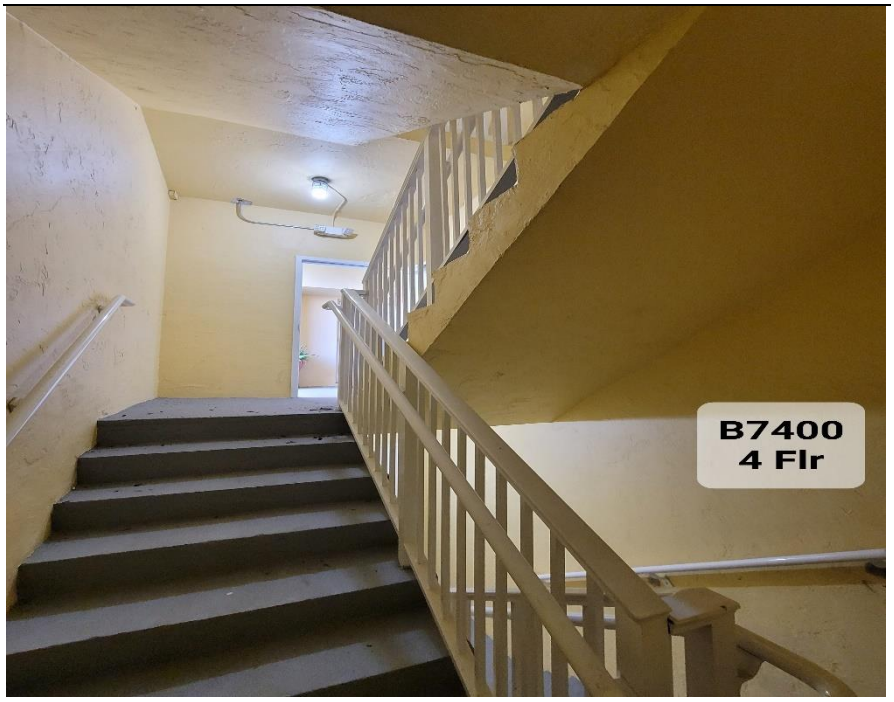
Photo #5:

Several small to moderate size unsound catwalk top surfaces.

Photo #6:

The roof drainage system consists of interior main drain lines with metal strainers. The Interior main drain lines deemed to be in fair condition. No overflow system observed on the roof.

Photo #7:



The stair tower masonry and concrete elements deemed to be in fair condition

Photo #8:

In general the exterior envelope was deemed to be in good condition with small localized areas of unsound stucco surfaces.

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: 305-676-9883
Date: 2022.10.13 11:45:36-04'00'

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 (K)

b. Street Address: 7410 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: 7410 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: 04 - Condominium

i. General Description: The 4-story twenty-four unit building at the Village at Dadeland Condominium has an approximate footprint of 175ftx50ft. Building 7410 is 1of 2 buildings that comprise the VILLA "K" area of the community and was constructed circa 1970. Buildings 7410 and 7400 are linked at their east and west ends respectively and have an approximate combined footprint of 350ftx50ft. Two stair/elevator towers are located on their

Addition Comments: south front elevation and provide access to the shared catwalks on the front elevation. Two additional stair towers are located at the west and east ends of the linked buildings. The building(s) has a TPO (thermoplastic polyolefin) flat roof membrane that extends to the top of the parapets. Interior main drain lines are located throughout the roofs, but no secondary overflow system was noted. The interior main drain lines are protected with metal strainers. Small mechanical equipment sits atop the steel dunnage systems above the main flat roof. Mansard perimeter roof elements help divert water away from the vertical wall surfaces and balconies.
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 a textured stucco finish.
The catwalk/balcony slabs cantilever out and are self-supporting. Picket rails and masonry walls provide fall protection on the catwalk and rear balconies.

j. Additions to original structure:

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 was observed on the flat roofs. The TPO roof membrane is in fair condition.
4.The shingles of the mansard roofs are in sound condition.
5.Small to moderate sized unsound areas of the wall stucco/concrete/masonry surfaces were discovered by our visual and sounding inspection efforts.
6.Substantial sized unsound areas were detected on the walking surfaces of the catwalk areas.

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

The exterior stucco finish was found to be generally in fair condition. Localized isolated small areas of unsound stucco/concrete/masonry surfaces were discovered.

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 fine 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.
No 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 1/17/2022
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) No immediate structural repair 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 _____ 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 Fair 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 N/A
5. Other (describe)
i. Cracks
1. Location – note beams, columns, other
2. Description Minor surface cracks noticed on exterior finish
j. Spalling
1. Location – note beams, columns, other
2. Description Minor surface spalls noticed on exterior
k. Rebar corrosion-check appropriate line
1. None visible x
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 TPO (thermoplastic polyolefin) flat roof membrane
1. Describe (flat, slope, type roofing, type roof deck, condition)
The building(s) has a TPO (thermoplastic polyolefin) flat roof membrane that extends to the top of the parapets.
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 aluminum/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/ aluminum members will need to be replaced because of the severity of corrosion or they are no longer connected/ missing
3. Note types of drains and scuppers and condition:
The interior main drain lines are protected with metal strainers and are in fair condition.
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 a textured 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 have no main steel structural components that support the building.
2. The steel dunnage above the roof have moderate corroded conditions.
3. Proximately 5%-10% of the steel straps that anchor down the roof mechanical equipment must be replace.

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 roof of the
building are concrete slabs supported on concrete/masonry load bearing components. The stairs are
concrete framed with masonry walls.
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 X
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:
N/A

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 to be in fair condition.

10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses:
N/A
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: N/A

Photo #1:

Front elevation of building 7410 (Villa K)

Photo #2:

Water ponding observed on the roof.

Photo #3:

Corroded steels straps.

Photo #4:

TPO roof membrane deemed to be in fair condition with roof ponding conditions

Photo #5:

Several small to moderate size unsound catwalk top surfaces.

Photo #6:

The roof drainage system consists of interior main drain lines with metal strainers. The Interior main drain lines deemed to be in fair condition. No overflow system observed on the roof.

Photo #7:

The stair tower masonry and concrete elements deemed to be in fair condition

Photo #8:

In general the exterior envelope was deemed to be in good condition with small localized areas of unsound stucco surfaces.

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: 7400 SW 82nd St. Miami, Florida 33143, Bldg. No.: N/A, Sq. Ft.: 35000

Folio Number: 30-4035-047-XXXX

Building Description: 4-story twenty-four 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 7.90 foot candle
   Minimum 0.20 foot candle
   Maximum to Minimum Ratio 39.50 : 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 10:28:02-04'00'

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: 7410 SW 82nd St. Miami, Florida 33143, Bldg. No.: N/A, Sq. Ft.: 35000

Folio Number: 30-4035-047-XXXX

Building Description: 4-story twenty-four 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 9.50 foot candle
   Minimum 0.35 foot candle
   Maximum to Minimum Ratio 27.14 : 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 10:52:03-04'00'

Signature and Seal of Professional

Florin Florea, PE

Print Name Engineer or Architect