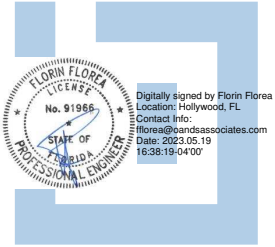
MIAMI-DADE COUNTY

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 (A)
b. Street Address:	7300 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:	7300 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) 400A 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 1PH 3Wires - 8 Meters each serving a 100A Branch Circuit.

2. METER AND ELECTRIC ROOM

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

Comments: Main Power - Insufficient Clearance 22", House Panel Insufficient Clearance 31", and

Meter Center - Insufficient Clearance 16". 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 missing branch circuit directory. 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:

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 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. As observed in Units A201 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.

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 outlets are GFCI type in Kitchens, Bathrooms, and or Balconies - Repairs Required
2. Unit A204 - Bathroom outlets are not GFCI type, Repairs Required
3. Unit A201 & A204 - 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, 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. Unit A201 - Open Neutral Wiring or Open Ground at bathroom outlet, repairs required.

17. Water intrusion observed in main electrical room, 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
No Storage Permitted

Photo 2 – Village of Dadeland Condominium Association

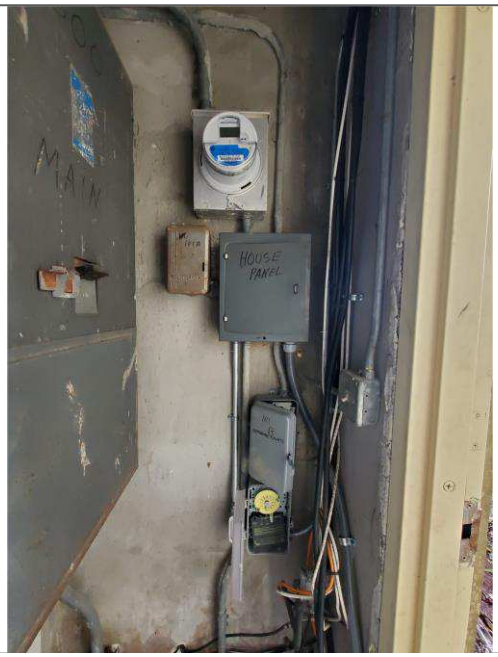
Existing Electrical Room - 1st FL
Main Switches for Apartments, Meters, and Gutter.

Electrical Room enclosure to be watertight.
Tree stump to be removed.

Photo 3 – Village of Dadeland Condominium Association

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

Photo 4 – Village of Dadeland Condominium Association

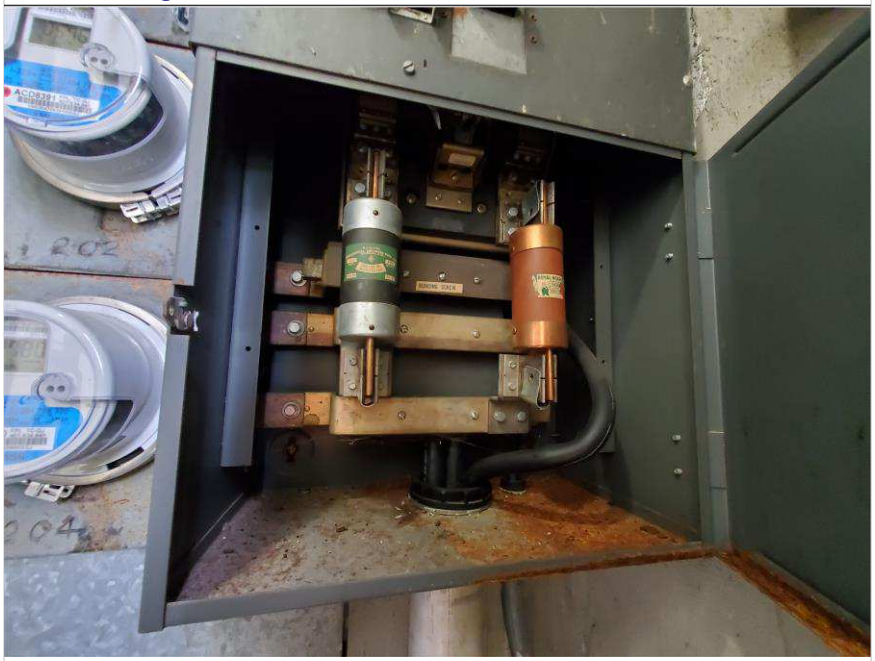


Existing Electrical Room - 1st FL
House Panel Board and Meter. 50 year old electrical component.

Photo 5 – Village of Dadeland Condominium Association

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

Photo 6 – Village of Dadeland Condominium Association



Existing Electrical Room - 1st FL
Building Main Disconnect interior is corroded.
50 year old electrical components.

Photo 7 – Village of Dadeland Condominium Association

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

Possible moisture intrusion from main electric room roof.

Photo 8 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Possible moisture intrusion from roof above.

Photo 9 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Electrical Room Roof

Possible moisture intrusion from roof above.
Main Electrical Room Roof to be sealed.

Photo 10 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Electrical Room Roof

Possible moisture intrusion from roof above.
Main Electrical Room Roof to be sealed.

Photo 11 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel Board is corroded.
50 year old electrical components.

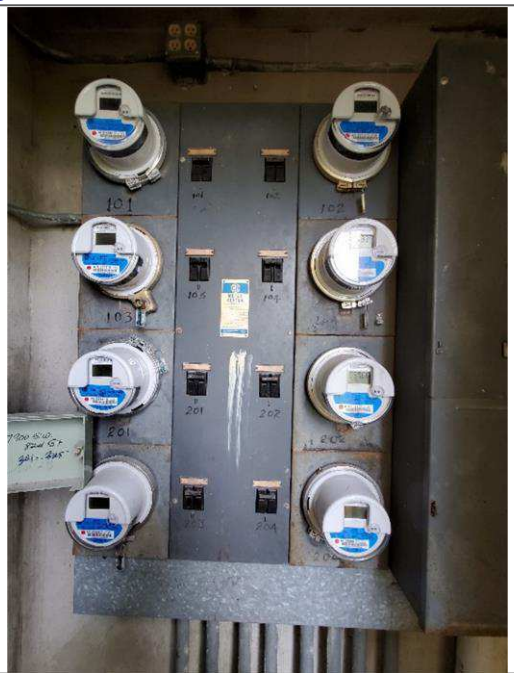
Oxidized time clock

Photo 12 – Village of Dadeland Condominium Association

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

Missing branch circuit directory.

Photo 13 – Village of Dadeland Condominium Association



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

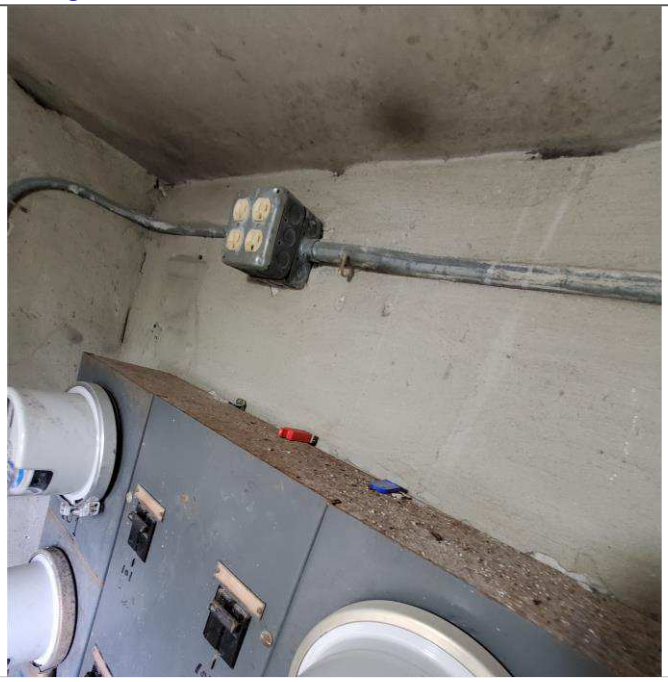
Old and corroded meter stacks.

Photo 14 – Village of Dadeland Condominium Association

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

Old and corroded meter stacks.

Photo 15 – Village of Dadeland Condominium Association



Existing Electrical Room - 1st FL
Apartment Meters - Top View

Old and corroded meter stacks.

Photo 16 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Main Service Grounding resistance to be tested to determine if repairs and/or maintenance are required.

Photo 17 – Village of Dadeland Condominium Association

Roof -
Rooftop Condenser Units - Corroded junction boxes and conduits.

Junction boxes not properly supported.

Missing disconnect switches.

Photo 18 – Village of Dadeland Condominium Association

Roof -
Rooftop Condenser Units - Oxidized junction boxes and conduits.

Junction boxes not properly supported.

Missing disconnect switches.

Photo 19 – Village of Dadeland Condominium Association

Points of Egress
Poorly illuminated Catwalks
Exterior light not functional.

Catwalk light is out.

Photo 20 – Village of Dadeland Condominium Association

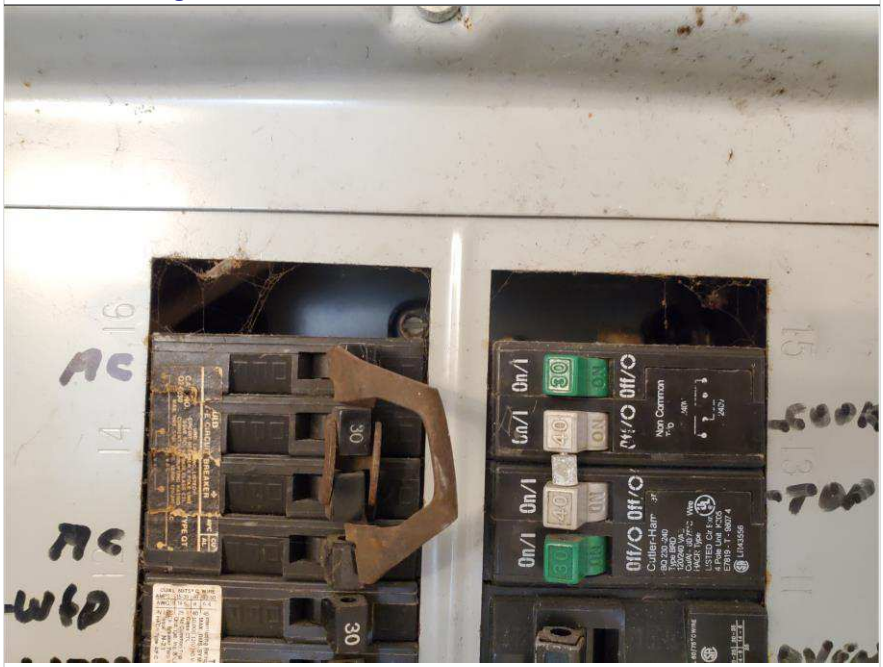
Points of Egress
Poorly illuminated catwalks
Exterior lights not functional.

No light fixture over section of the catwalk.

Photo 21 – Village of Dadeland Condominium Association

Apartments - Old Electrical Panels

Photo 22 – Village of Dadeland Condominium Association



Apartments - Old Electrical Panels

Old, corroded breaker to be replaced.

All open breaker slots to be closed.

Photo 23 – Village of Dadeland Condominium Association

Apartments - Kitchen outlets not GFCI type.

Photo 24 – Village of Dadeland Condominium Association

Apartments - Bathroom outlets not GFCI type.

Photo 25 – Village of Dadeland Condominium Association

Apartments - Old Smoke Detectors

Old Smoke detectors to be replaced.
Photo is an example.

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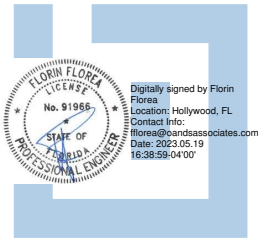

INSPECTION MADE BY: FLORIN FLOREA P.E
SIGNATURE:

PRINT NAME: FLORIN FLOREA P.E 91966 FLORIDA
TITLE: Electrical Engineer

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

DESCRIPTION OF STRUCTURE

a. Name on Title:	Village at Dadeland Condominiums (A)
b. Street Address:	7304 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:	7304 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) 400A 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 1PH 3 Wires - 6 Meters serving a 100A Branch Circuits.

2. METER AND ELECTRIC ROOM

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

Comments: Main Power - Insufficient Clearance 25" and Meter Center - Insufficient Clearance 24".

Meter Center - Insufficient Clearance 24". All electrical equipment is old and has corrosion.

Unit 209 Disconnect is installed too high at 90" A.F.F. to breaker - Repairs Required

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.

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 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 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

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 A108 & A210 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 A205, A210 - Bathroom outlets are not GFCI type , Repairs Required
3. Unit A108 & A210 - 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 A108 - 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 A108.
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. Unit A201 - Open Neutral Wiring or Open Ground at bathroom 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 - considerably corroded 50 year old electrical component.

Photo 4 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL Building Main Disconnect – interior showing fuses with corroded 50 year old electrical components.

Photo 5 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL House Main Meter and Panel Board – corroded 50 year old electrical component. Time Clocks installed too high.

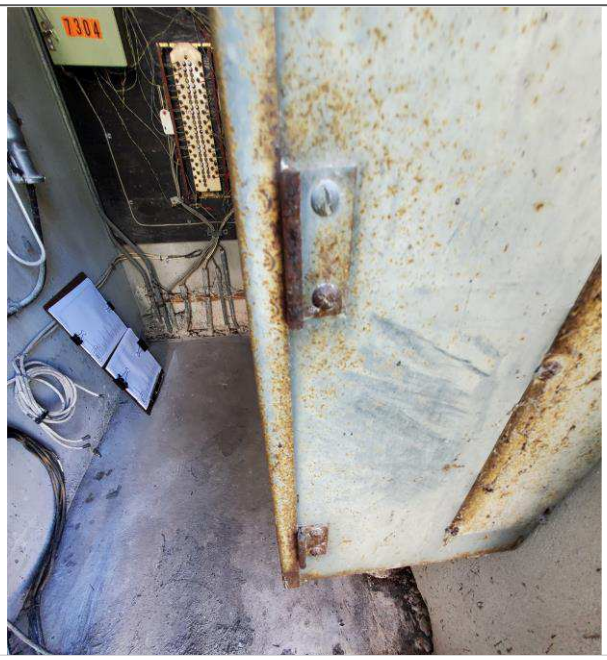
Photo 6 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL House Main Distribution Panel Board and Breakers - corroded 50 year old electrical components.

Missing Name Plate Rating.

Top of Main Disconnect Switch is corroded.

Photo 7 – Village of Dadeland Condominium Association



Existing Electrical Room - 1st FL Building Main Disconnect – Side View - corroded 50 year old electrical components.

Photo 8 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL Building Main Disconnect - Corroded 50 year old electrical components.

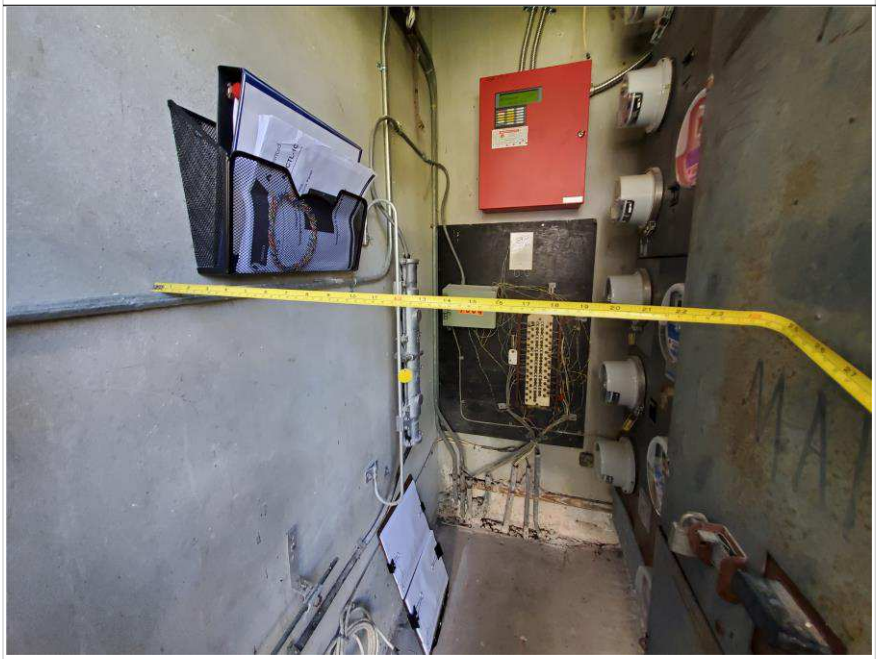
Deteriorated and Oxidized Main Gutter.

Photo 9 – Village of Dadeland Condominium Association

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

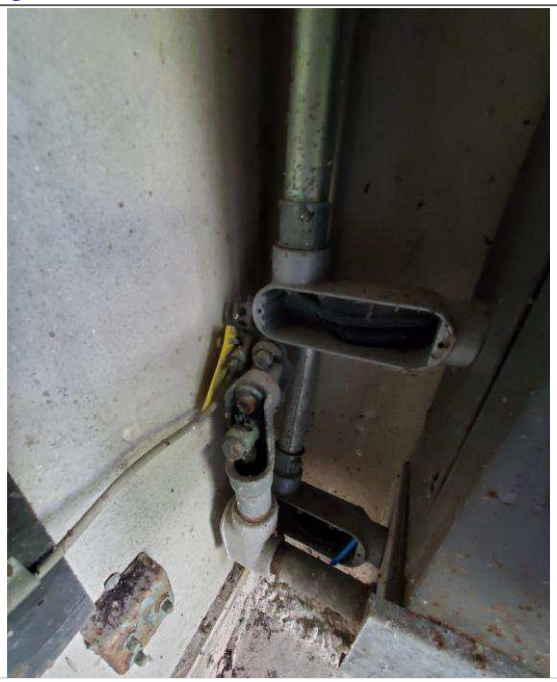
Old and corroded meter stacks.

Photo 10 – Village of Dadeland Condominium Association



Existing Electric Room - 1st FL Apartment and Main Distribution – has insufficient clearance.

Photo 11 – Village of Dadeland Condominium Association



Existing Electrical Room - 1st FL
Main Distribution – 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 -
Rooftop Condenser Units - corroded junction boxes and conduits.

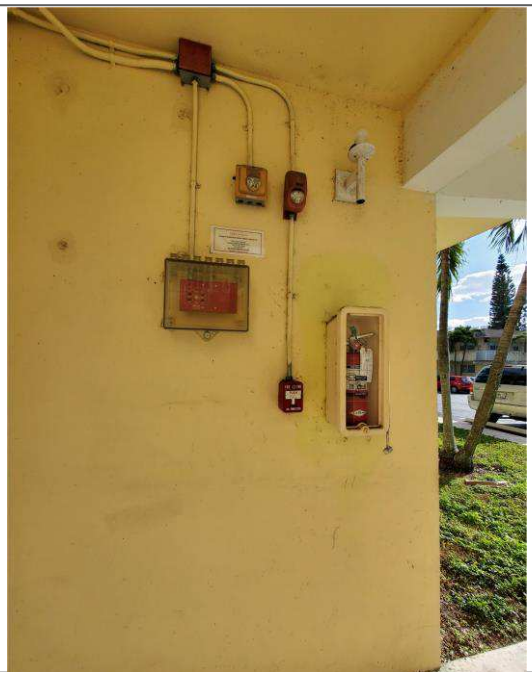
Junction boxes not properly supported.

Missing disconnect switches.

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

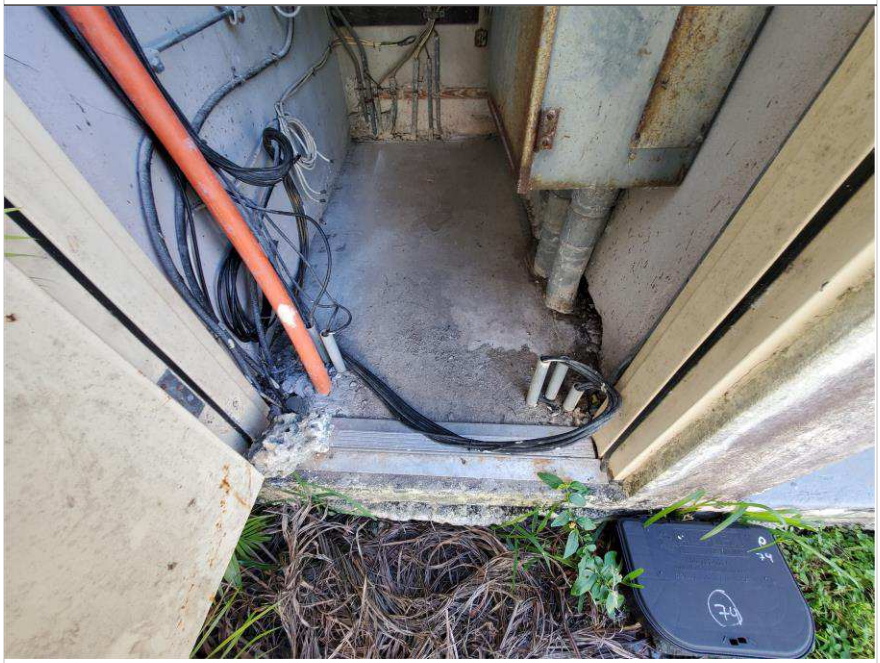
Old Strobe Horn/Strobe Device

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



Existing Electrical Room - 1st Fl
Cables/conduit as installed are creating a Tripping Hazard at entry door to the Electrical Room.

Photo 17 – Village of 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 18 – Village of Dadeland Condominium Association

Parking - Poorly Illuminated Parking Areas

Parking Light is out or not functioning.

Exterior light not functional

Photo 19 – Village of Dadeland Condominium Association

Apartments - Old Electrical Panels

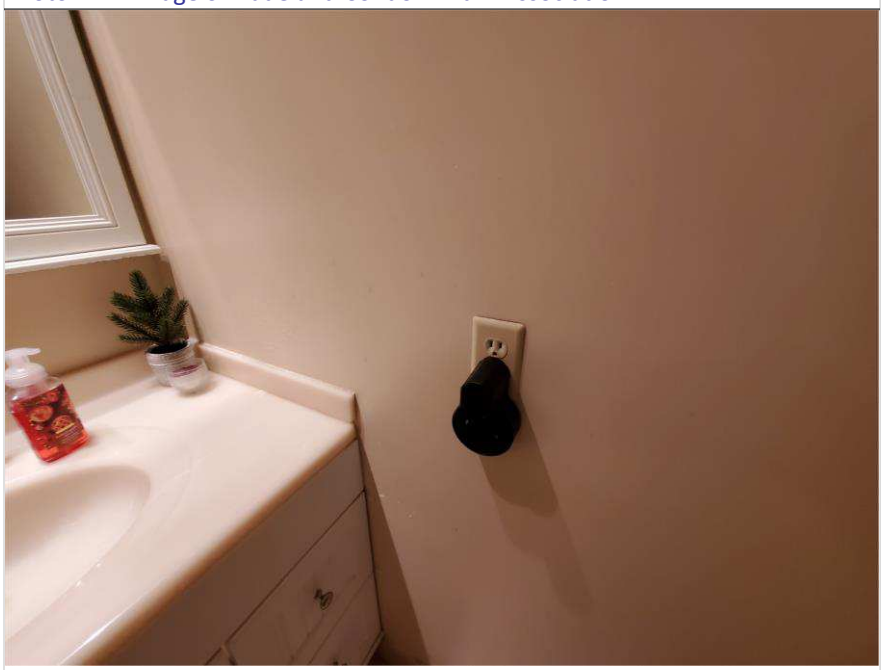
Photo 20 – Village of Dadeland Condominium Association

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 - Bathroom Outlets
not GFCI type.

Photo 23 – Village of Dadeland Condominium Association

Apartments - Balcony Outlets not GFCI type.

Photo 24 – Village of Dadeland Condominium Association

Apartments - Old Smoke Detectors

Old Smoke Detectors to be replaced.

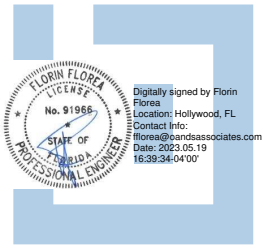
MIAMI-DADE COUNTY

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 PE
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 (A)
b. Street Address:	7308 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:	7308 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 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 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 #(LP)

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.

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 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 this
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

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 A116, A213, A216 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 A116, A213, A216 - Bathroom outlets are not GFCI type, Repairs Required
3. Unit A116 & A216 - 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 A116, A213 - 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 A213.
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. Unit A213 - Open breaker slots, 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 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.

Photo 3 – Village of Dadeland Condominium Association

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

Old smoke detector.

Photo 4 – Village of Dadeland Condominium Association

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

Photo 5 – Village of Dadeland Condominium Association

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

Photo 6 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Building Main Disconnect is corroded.
50 year old electrical components.

Photo 7 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
House Panel meter.
House Panel Board is corroded.
50 year old electrical component.

Photo 8 – Village of Dadeland Condominium Association

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

Missing Name Plate Rating.

House Panel to be replaced.

Photo 9 – Village of Dadeland Condominium Association

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

Old and corroded meter stacks.

Photo 10 – Village of Dadeland Condominium Association

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

Old and corroded meter stacks and breakers.

Photo 11 – Village of Dadeland Condominium Association

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

Old and corroded 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

Roof -
Rooftop Condenser Units - corroded junction boxes and conduits.

Junction boxes not properly supported.

Missing disconnect switches.

Photo 14 – Village of Dadeland Condominium Association

Roof -
Rooftop Condenser Units - corroded junction boxes and conduits.

Junction boxes not properly supported.

Missing disconnect switches.

Photo 15 – Village of Dadeland Condominium Association

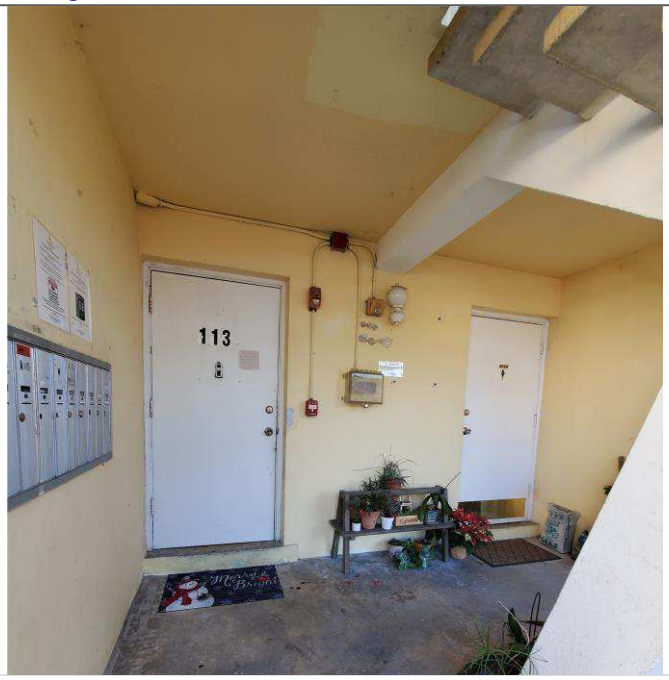
1st FL - Laundry/Water Heater Room
Fire Alarm Panel

Photo 16 – Village of Dadeland Condominium Association

1st FL - Laundry/Water Heater Room
Old and Fire Alarm Devices

Old Smoke Alarm Device

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

Points of Egress/Parking

Poorly illuminated points of egress.

Insufficient illumination at catwalks.

Parking light is out.

Exterior lights not functional

Photo 20 – Village of Dadeland Condominium Association

Parking
Poorly illuminated sidewalks and parking areas.
Exterior lights not functional.

Photo 21 – Village of Dadeland Condominium Association

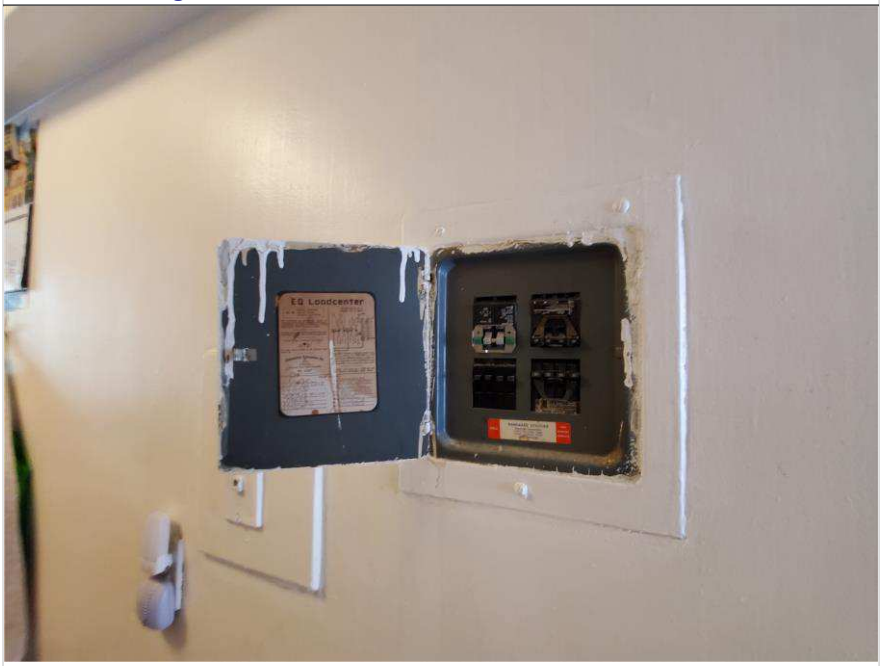
Laundry Room - Outlets are not GFCI type.

Photo 22 – Village of Dadeland Condominium Association

Laundry Room - Water Heater Room

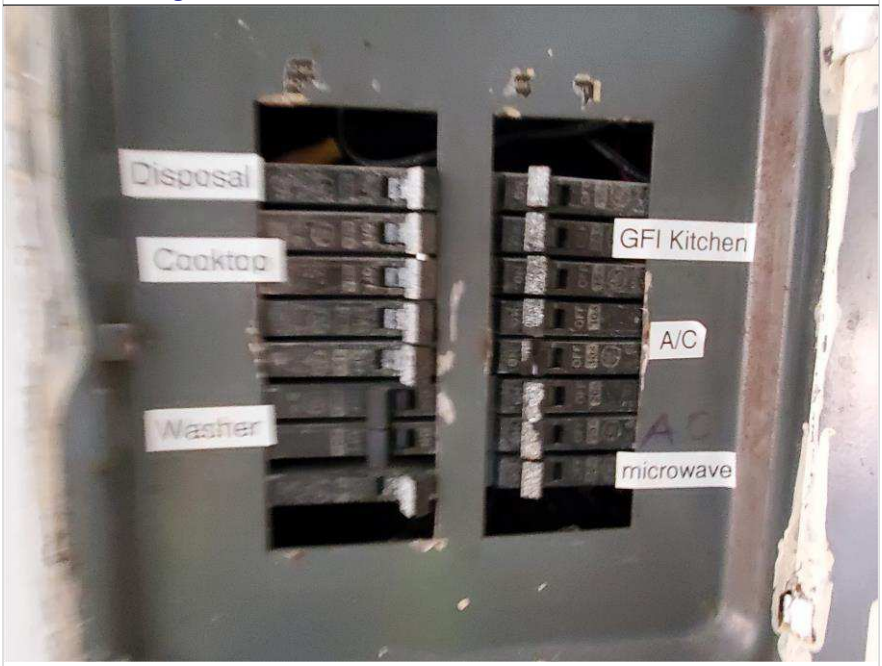
Outlet is not a GFCI type.

Photo 23 – Village of Dadeland Condominium Association



Apartments - Old Electrical Panels

Photo 24 – Village of Dadeland Condominium Association



Apartments - Old Electrical Panels

Open breaker slots to be closed.

Photo 25 – Village of Dadeland Condominium Association

Apartments - Kitchen outlets not GFCI type.

Photo 26 – Village of Dadeland Condominium Association

Apartments - Bathroom Outlets not GFCI type.

Photo 27 – Village of Dadeland Condominium Association

Apartments - Old Smoke Detectors

Old Smoke Detectors to be replaced.

Old Fire Alarm devices that have exceeded their useful life to be replaced.

Photo 28 – Village of Dadeland Condominium Association

Apartments - Old Smoke Detectors

Old Smoke detectors to be replaced.

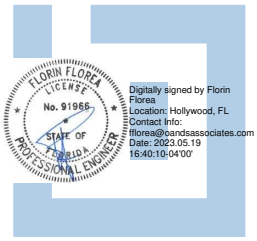
MIAMI-DADE COUNTY

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 (A)
b. Street Address:	7310 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:	7310 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 8-22", House Panel Insufficient Clearance 31", and Meter Center - Insufficient Clearance 20-25". 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 missing branch circuit directory. 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:

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. As observed in Units A218, A219 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 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 A219 - Bathroom outlets are not GFCI type, Repairs Required
3. Unit A218 & A219 - 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 and should be installed in a HD waterproof enclosure.
7. Unit A219 - 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 A108.
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.

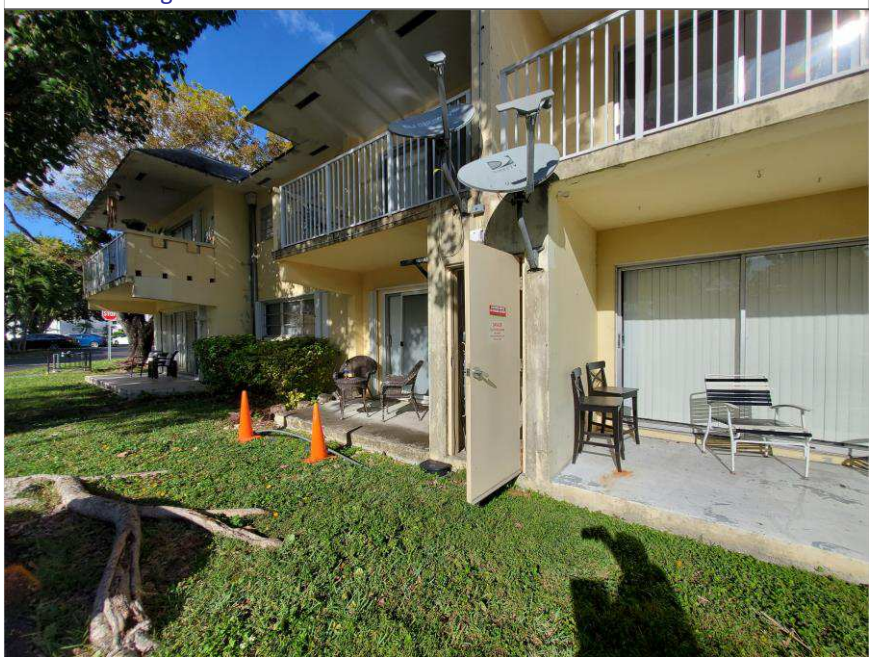
16. Unit A218 - Open Neutral Wiring or Open Ground at bathroom outlet, repairs required.

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

18. Water intrusion observed in electric room - 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

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

Photo 4 – Village of Dadeland Condominium Association

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

Oxidized time clock

Photo 5 – Village of Dadeland Condominium Association

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

Missing Name Plate Rating.

Photo 6 – Village of Dadeland Condominium Association

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

Old and corroded meter stacks.

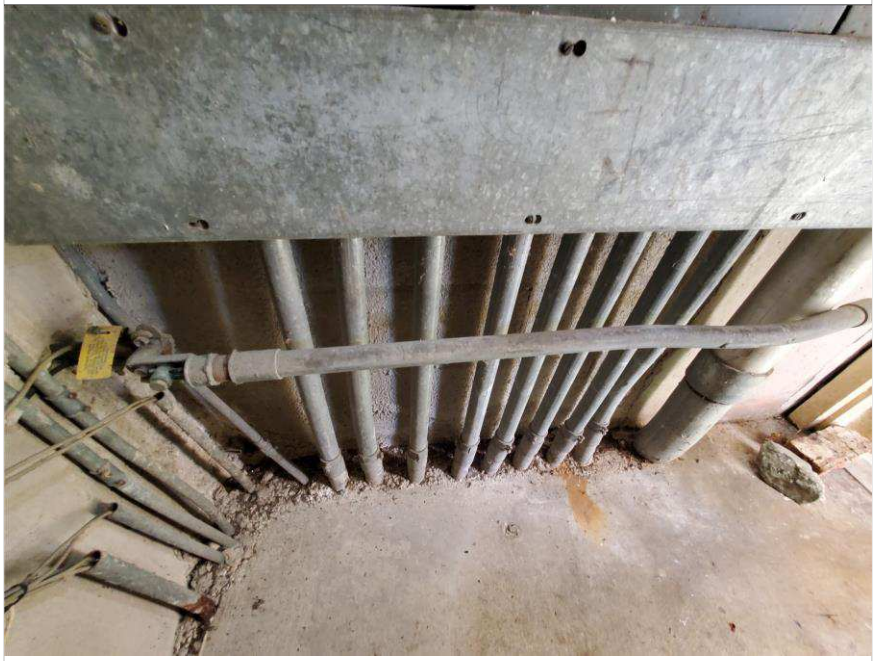
Time clocks are installed too high.

Photo 7 – Village of Dadeland Condominium Association

Existing Electrical Room - 1st FL
Apartment Meters

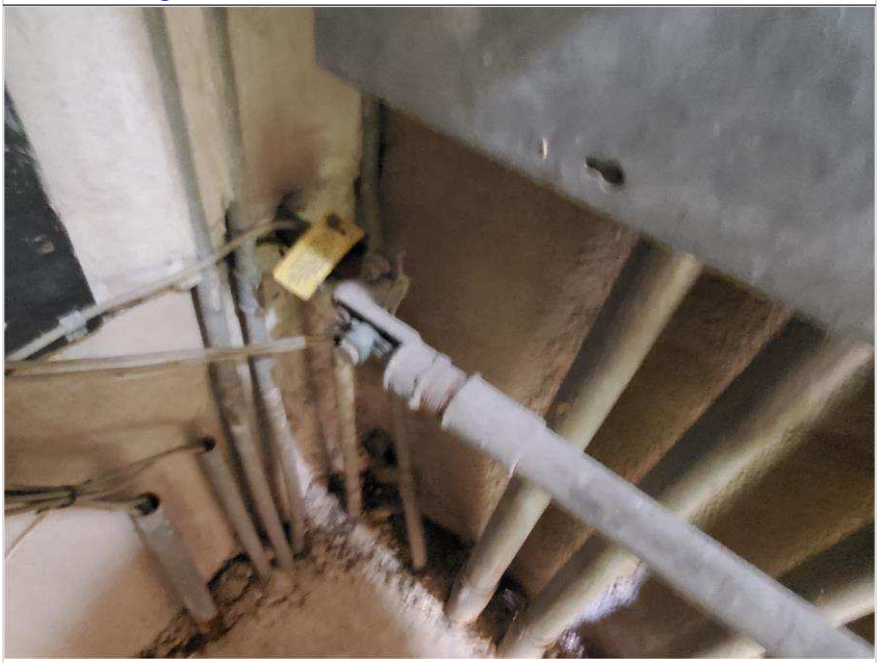
Old and corroded meter stacks.

Photo 8 – Village of Dadeland Condominium Association



Existing Electrical Room - 1st FL
Main Gutter

Photo 9 – Village of Dadeland Condominium Association



Existing Electrical Room - 1st FL Main Distribution - Grounding

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

Photo 10 – Village of Dadeland Condominium Association

Rooftop Condenser Units - corroded junction boxes and conduits.

Junction boxes not properly supported.

Missing disconnect switches.

Photo 11 – Village of Dadeland Condominium Association

Rooftop Condenser Units - Oxidized junction boxes and conduits.

Junction boxes not properly supported.

Missing disconnect switches.

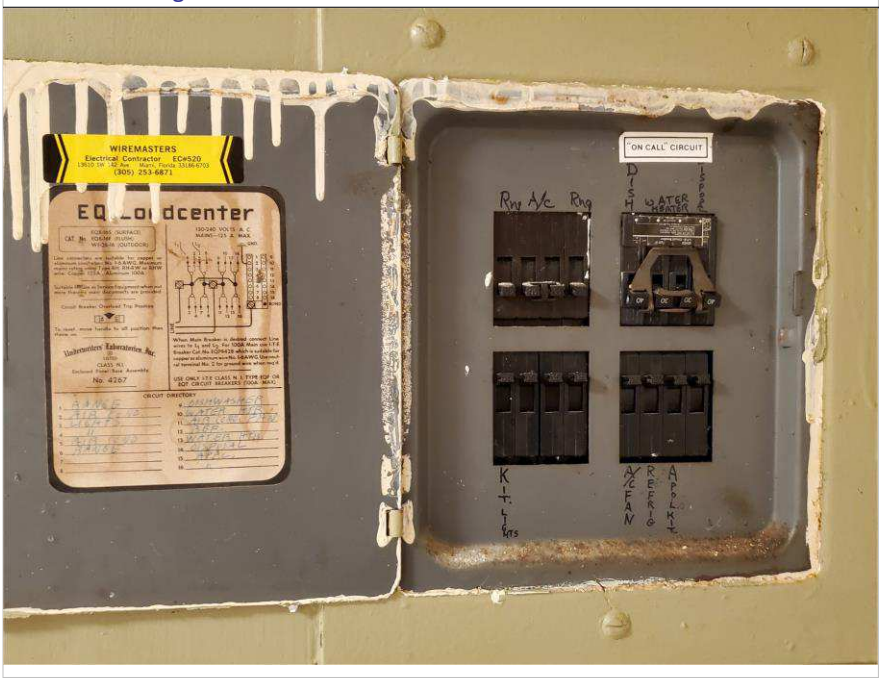
Photo 12 – Village of Dadeland Condominium Association

Points of Egress - Poorly illuminated Catwalks
Exterior light not functional.

Photo 13 – Village of Dadeland Condominium Association

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

Photo 14 – Village of Dadeland Condominium Association



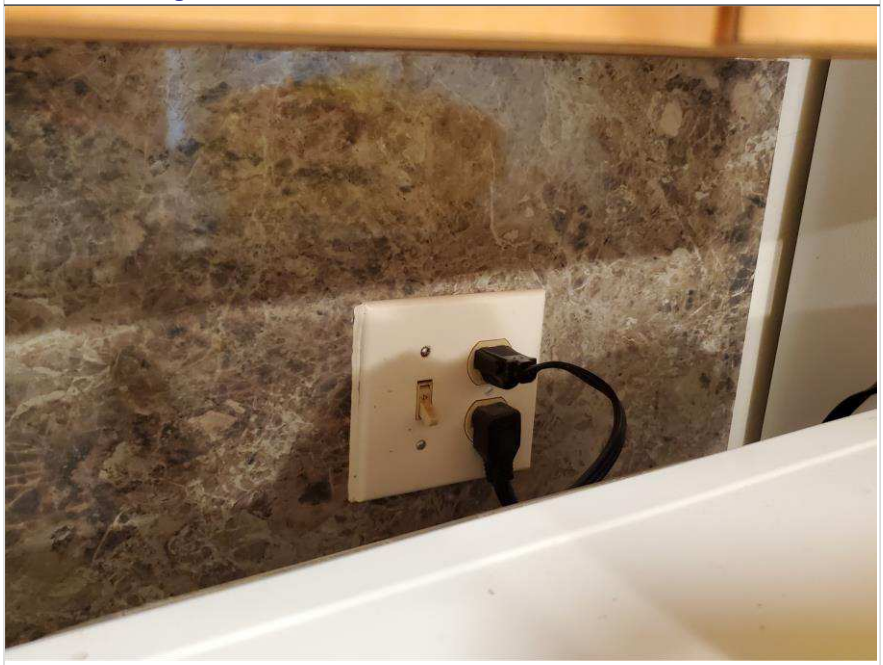
Apartments - Old Electrical Panels

Photo 15 – Village of Dadeland Condominium Association

Apartments - Old Electrical Panels

Old oxidized breaker to be replaced.

Photo 16 – Village of Dadeland Condominium Association



Apartments - Kitchen outlets not GFCI type.

Photo 17 – Village of Dadeland Condominium Association

Apartments - Bathroom Outlets not GFCI type.

Photo 18 – Village of Dadeland Condominium Association

Apartments -

Balcony/Patio light fixture is incorrectly wired.

Photo 19 – Village of Dadeland Condominium Association

Apartments - Old Smoke Detectors

Old Smoke detectors to be replaced – Photo Example

October 17, 2022

To: Building Department Official

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

RE: Village at Dadeland Condominiums
7300 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 16:03:54-04'00'

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

October 17, 2022

To: Building Department Official

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

RE: Village at Dadeland Condominiums
7304 SW 82nd St, Miami, FL 33143
Structural Repairs for Building Recertification
Parcel #: 30-4035-047-XXXX

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

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2023.05.19 16:06:32-04'00'

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

October 17, 2022

To: Building Department Official

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

RE: Village at Dadeland Condominiums
7308 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.

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

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2023.05.19 16:06:10-04'00'

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

October 17, 2022

To: Building Department Official

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

RE: Village at Dadeland Condominiums
7310 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 16:05:33-04'00'

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
7300 SW 82nd St, Miami, FL 33143
Electrical Repairs for Building Recertification
Folio #: 30-4035-047-XXXX

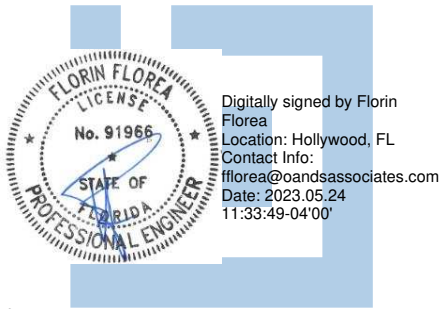
Dear Recipient,

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
7304 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.

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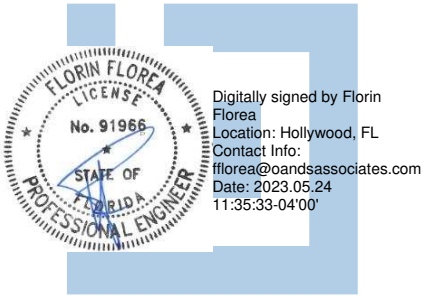

Respectfully,
Florin Florea, P.E.
Electrical Engineer
O&S Associates, Inc. – Engineers & Architects

May 24, 2023

To: Building Department Official

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

RE: Village at Dadeland Condominium Association
7308 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.

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

Digitally signed by Florin Florea
Location: Hollywood, FL
Contact Info: fflorea@oandsassociates.com
Date: 2023.05.24 11:36:32-04'00'

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
7310 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.

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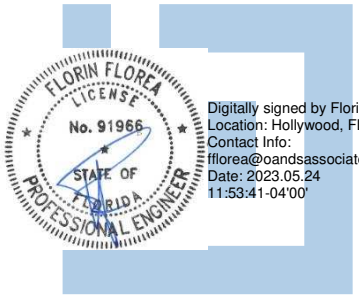
Please contact me with any concerns at (305) 676-9888.



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

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: 2022.12.02 15:47:42-05'00'

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 (A)

b. Street Address: 7300 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: 7300 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 2-story eight unit building at the Village at Dadeland Condominium has an approximate footprint of 122ftx66ft. Building 7310 is 1 of 4 buildings that comprise the VILLA "A" area of the community and was constructed circa 1968. 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

Addition Comments: The roof is supported by 2ft tall wood trusses spaced at approximately 2ft on center. Interior main drain lines are located throughout are protected with metal strainers. The exterior concrete/masonry are covered with a flat stucco finish. The 2nd floor is supported by 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)
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 exterior walls.
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/small unsound areas of the wall stucco/concrete/masonry surfaces were discovered by our visual and sounding inspection efforts.
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.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 to moderate size areas of
unsound stucco/concrete/masonry surfaces were discovered.
2. Heavy staining and small unsound areas of the exterior concrete beams detected.
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.
Hairline and fine cracks noted on the stucco finish on the ceiling and wall surfaces.No significant structural cracks noted on the
concrete slab, column and wall surfaces. Large cracks noted on the concrete posts for the rear balconies.

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 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) 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 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 notified on exterior finish
j. Spalling
1. Location – note beams, columns, other
2. Description Minor concrete surface spalls notice 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.
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 replace, because of corrosion.
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 have 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
Approximately 5%-10% of the steel straps that anchor down the roof mechanical equipment must be replaced.
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
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 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.

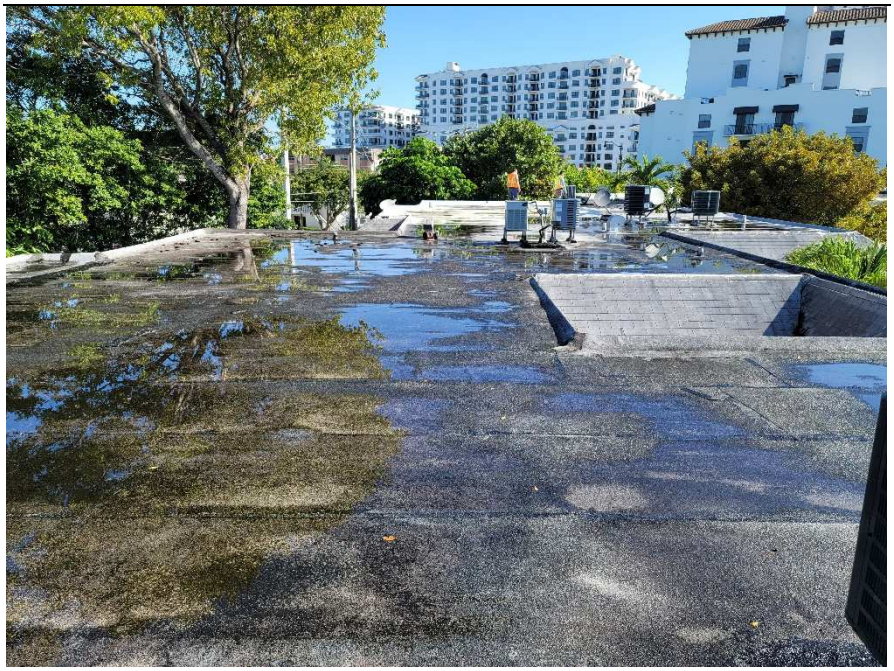
Photo #1:

Front elevation of building 7300 (Villa A)

Photo #2:

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.

Photo #3:



Water ponding observed on the roof.

Photo #4:

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

Photo #5:

Where accessible the roof structure was observed and found to be in fair condition.

Photo #6:

Spall concrete at the vertical wall and should be repaired in the net exterior repair/maintenance cycle of the building.

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

JASON RAY BORDEN LICENSE No. 83583 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2022.12.02 15:47:24-05'00'

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 (A)

b. Street Address: 7304 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: 7304 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 2-story eight unit building at the Village at Dadeland Condominium has an approximate footprint of 60ftx165ft. Building 7304 is 1 of 4 buildings that comprise the VILLA "A" area of the community and was constructed circa 1968. 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

Addition Comments: The roof is supported by 2ft tall wood trusses spaced at approximately 2ft on center. Interior main drain lines are located throughout are protected with metal strainers. The exterior concrete/masonry are covered with a flat stucco finish. The 2nd floor is supported by 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)
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/small unsound areas of the wall stucco/concrete/masonry surfaces were discovered by our visual and sounding inspection efforts. 5.Clogged drain strainers were observed at different locations. 6.The protective paint/membrane of concrete catwalks have begun to chip away exposing the concrete below. 7.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 to moderate size areas of
unsound stucco/concrete/masonry surfaces were discovered.
No large spalls were noted on the exterior slab and wall surfaces.
2.Some cracks/spalls were noted on the concrete posts for the rear balconies.
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.
Hairline and fine cracks noted on the stucco finish on the ceiling and wall surfaces.No significant structural cracks noted on the
concrete slab, column and wall surfaces. Large cracks noted on the concrete posts for the rear balconies.

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 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) 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 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 notified on exterior finish
j. Spalling
1. Location – note beams, columns, other
2. Description Minor surface spalls notice 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.
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. 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 have 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
Approximately 5%-10% of the steel straps that anchor down the roof mechanical equipment must be replaced.
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
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 7304 (Villa A)

Photo #2:

Water ponding observed on the roof.

Photo #3:

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.

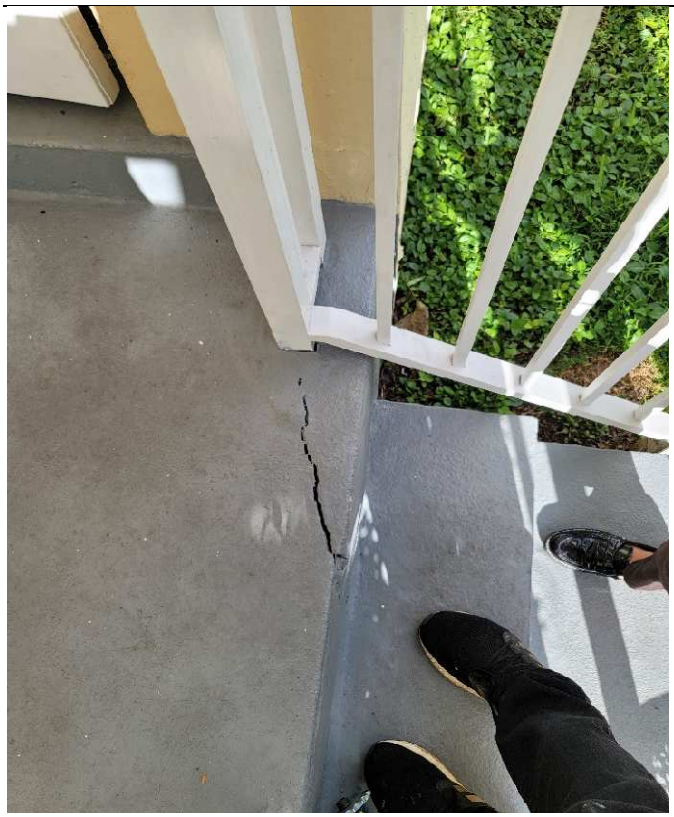
Photo #4:

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

Photo #5:

Where accessible the roof structure was observed and found to be in fair condition.

Photo #6:



Spall concrete a the precast steps and should be repaired in the net exterior repair/maintenance cycle of the building.

Photo #7:

Vertical wall cracks noticed at unit 108 balcony.

Photo #8:

Miscellaneous wall penetrations should be properly sealed to prevent water infiltration into the building, and/or surface decay of the stucco membrane in the vicinity of the penetration.

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: 2022.12.02 15:47:07-05'00'

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 (A)

b. Street Address: 7308 SW 82nd St. Miami, Florida 33143

c. Legal Description: Village at Dadeland Condominiums

d. Owner's Name: Village at Dadeland Condomiuniums

e. Owner's Mailing Address: 7308 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 2-story eight unit building at the Village at Dadeland Condominium has an approximate footprint of 165ftx60ft. Building 7310 is 1 of 4 buildings that comprise the VILLA "A" area of the community and was constructed circa 1968. 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

Addition Comments: The roof is supported by 2ft tall wood trusses spaced at approximately 2ft on center. Interior main drain lines are located throughout are protected with metal strainers. The exterior concrete/masonry are covered with a flat stucco finish. The 2nd floor is supported by 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)
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 exterior 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/small unsound areas of the wall stucco/concrete/masonry surfaces were discovered by our visual and sounding inspection efforts. 5.Clogged drain strainers were observed at different locations. 6.The protective paint/membrane of concrete catwalks have begun to chip away exposing the concrete below. 7.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 to moderate size areas of
unsound stucco/concrete/masonry surfaces were discovered.
No large spalls were noted on the exterior slab and wall surfaces.
2.Some cracks/spalls were noted on the concrete posts for the rear balconies.
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.
Hairline and fine cracks noted on the stucco finish on the ceiling and wall surfaces.No significant structural cracks noted on the
concrete slab, column and wall surfaces. Large cracks noted on the concrete posts for the rear balconies.

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 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) 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 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 notified on exterior finish
j. Spalling
1. Location – note beams, columns, other
2. Description Minor surface spalls notice 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.
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. 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 have 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
Approximately 5%-10% of the steel straps that anchor down the roof mechanical equipment must be replaced.
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
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:

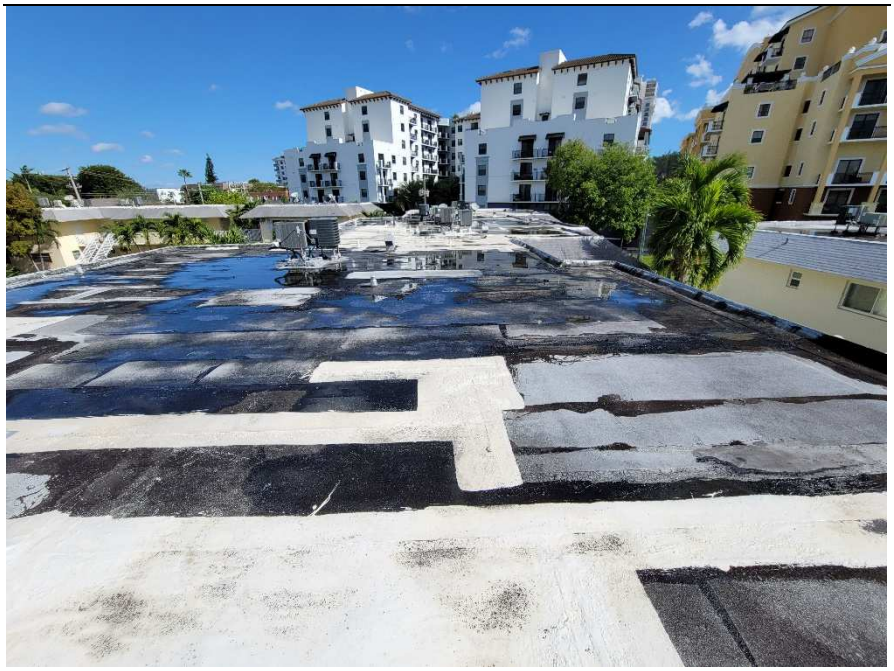
9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
Aluminum single hung windows and awning windows. All the windows are in fair condition.
b. Anchorage- type and condition of fasteners and latches Look in fair condition
c. Sealant – 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 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 7308 (Villa A)

Photo #2:

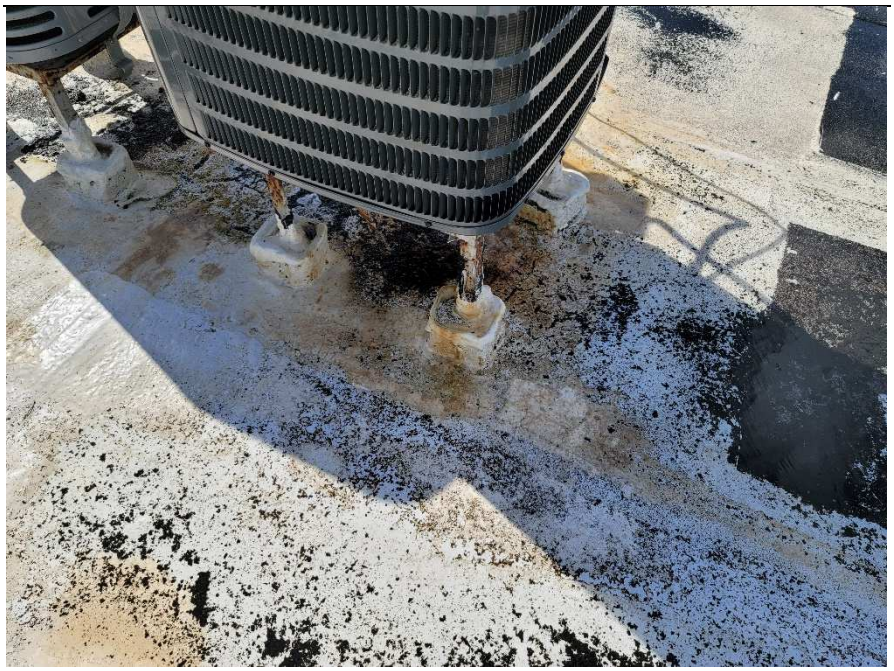


Water ponding observed on the roof.

Photo #3:

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.

Photo #4:



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

Photo #5:

Where accessible the roof structure was observed and found to be in fair condition.

Photo #6:

Spall concrete at column and should be repaired in the net exterior repair/maintenance cycle of the building.

Photo #7:

Vertical wall cracks on exterior wall.

Photo #8:

Miscellaneous wall penetrations should be properly sealed to prevent water infiltration into the building, and/or surface decay of the stucco membrane in the vicinity of the penetration.

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

JASON RAY BORDEN LICENSE No. 83583 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jason Borden
Contact Info: 305-676-9888
Date: 2022.12.02 15:48:03-05'00'

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 (A)

b. Street Address: 7310 SW 82nd St. Miami, Florida 33143

c. Legal Description: Village at Dadeland Condominiums

d. Owner's Name: Village at Dadeland Condomiuniums

e. Owner's Mailing Address: 7310 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 2-story eight unit building at the Village at Dadeland Condominium has an approximate footprint of 100ftx45ft. Building 7310 is 1 of 4 buildings that comprise the VILLA "A" area of the community and was constructed circa 1968. 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

Addition Comments: The roof is supported by 2ft tall wood trusses spaced at approximately 2ft on center. Interior main drain lines are located throughout are protected with metal strainers. The exterior concrete/masonry are covered with a flat stucco finish. The 2nd floor is supported by 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:

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
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/small unsound areas of the wall stucco/concrete/masonry surfaces were discovered by our visual and sounding inspection efforts. 5.Clogged drain strainers were observed at different locations. 6.The protective paint/membrane of concrete catwalks have begun to chip away exposing the concrete below. 7.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 to moderate size areas of
unsound stucco/concrete/masonry surfaces were discovered.
No large spalls were noted on the exterior slab and wall surfaces.
2.Some cracks/spalls were noted on the concrete posts for the rear balconies.
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.
Hairline and fine cracks noted on the stucco finish on the ceiling and wall surfaces.No significant structural cracks noted on the
concrete slab, column and wall surfaces. Large cracks noted on the concrete posts for the rear balconies.

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 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) 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 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 notified on exterior finish
j. Spalling
1. Location – note beams, columns, other
2. Description Minor surface spalls notice 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.
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. 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 have no main steel structural components that support the building.
2. The steel dunnage above the roof have moderate corroded conditions.

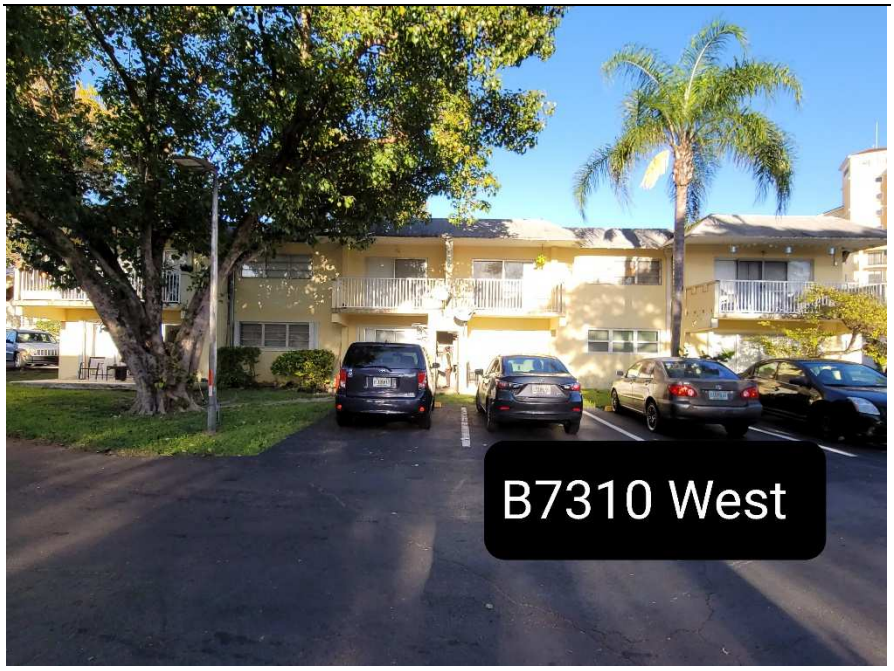
b. Exposed Steel- describe condition of paint and degree of corrosion
Approximately 5%-10% of the steel straps that anchor down the roof mechanical equipment must be replaced.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A
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
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 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:

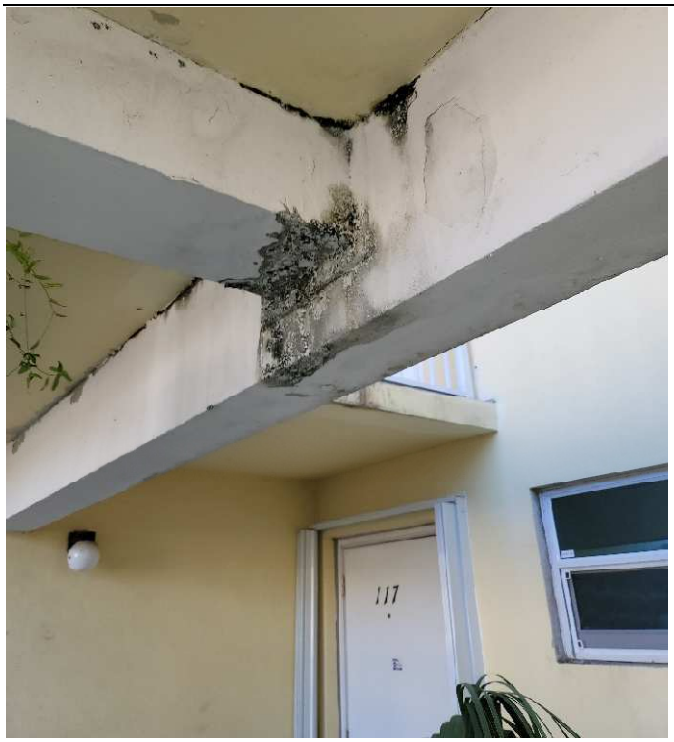


Front elevation of building 7310 (Villa A)

Photo #2:

Where accessible the roof structure was observed and found to be in fair condition

Photo #3:

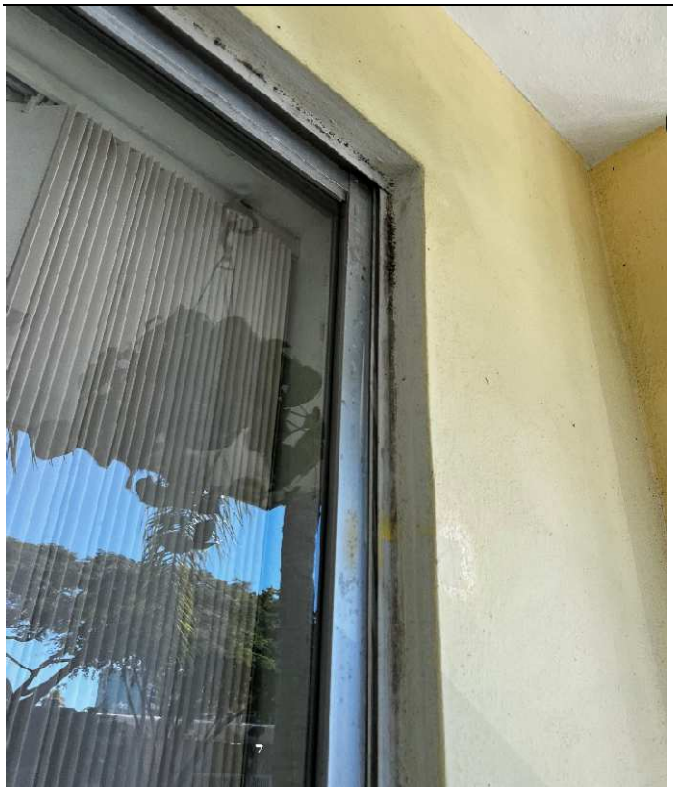


Staining and vegetation growth was observed at the exposed edges of the concrete beams supporting the catwalks. The members are still sound but maintenance of the paint/waterproofing is required to prevent deterioration of the concrete.

Photo #4:

Spall concrete at the edge of vertical wall and should be repaired in the net exterior repair/maintenance cycle of the building.

Photo #5:



Expired/ nonexistent sealant joint.

Photo #6:

Miscellaneous wall penetrations should be properly sealed to prevent water infiltration into the building, and/or surface decay of the stucco membrane in the vicinity of the penetration.

Regulatory and Economic Resources
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786-315-2000

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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: 7300 SW 82nd St. Miami, Florida 33143, Bldg. No.: N/A, Sq. Ft.: 16000

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 7.20 foot candle
   Minimum 0.90 foot candle
   Maximum to Minimum Ratio 8.00 : 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 10:30:47-04'00'

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: 7304 SW 82nd St. Miami, Florida 33143, Bldg. No.: N/A, Sq. Ft.: 19800

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 7.10 foot candle
   Minimum 1.20 foot candle
   Maximum to Minimum Ratio 5.92 : 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.

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786-315-2000

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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: 7308 SW 82nd St. Miami, Florida 33143, Bldg. No.: N/A, Sq. Ft.: 19800

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 8.00 foot candle
   Minimum 1.40 foot candle
   Maximum to Minimum Ratio 5.71 : 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.

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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: 7310 SW 82nd St. Miami, Florida 33143, Bldg. No.: N/A, Sq. Ft.: 9000

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 12.80 foot candle
   Minimum 1.00 foot candle
   Maximum to Minimum Ratio 12.80 : 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.

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Signature and Seal of Professional

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Print Name Engineer or Architect