



Building Safety Inspection Form

ELECTRICAL

Amended 03/15/12

Building Information

Building / Structure address 7500 NW 17 STREET, PLANTATION FL 33313

Legal description OMEGA 8 CONDO

Folio Number of Building /Structure 4941 34 BH 0010 - 0300

Owner's name Omega Condo No. 8, Inc.

Owner's mailing address 7500 NW 17 STREET, PLANTATION FL 33313

Building Code Occupancy Classification Residential Group R-2 In accordance with the 2017 FBC, 6th Edition, Chapter 3

Type of Construction Type III In accordance with the 2017 FBC, 6th Edition, Chapter 6

Electrical Installation In accordance with National Electrical Code Edition NEC 2014

Size (Square footage) Approx. 50,000

Number of Stories Three (3)

Inspection Firm

Inspection Firm or Individual Specialty One Building Inspections, Inc.

Address 1130 Cliffrose Street, Hollywood, FL 33019

Telephone Number (954) 925-1956

Inspection Commencement Date 5/1/2018 Inspection Completion Date 5/24/2019

Inspection made by Stephen R. Groh, AIA, LEED AP Ref: File # 1805-1657B

In accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

No Repairs required

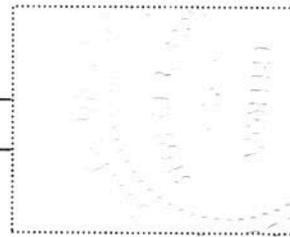
Repairs are required as outlined in the attached inspection report.

Certifying Professional
Engineer / Architect Stephen R. Groh, AIA, LEED AP

License # AR0014429

"I certify that I am qualified to practice in the discipline in which I am hereby certifying."

Signature and Date Stephen Groh, 5.24.19



Seal

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guidelines and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

SPECIALTY ONE
BUILDING INSPECTIONS, INC



BUILDING SAFETY INSPECTION

ELECTRICAL

30-Unit Condominium Building

7500 NW 17th Street
Plantation, Florida

May 24, 2019 / File No.: 1805-1657B

I. Electrical Service:

- A. Size, Amperage, Voltage – 2,400 total Amps, 120/240V
- B. Phase – (1) single
- C. Condition - Code Compliant (X) Requires Repair ()
- D. Comments – Continue with preventative maintenance and upgrades as may become necessary.

II. Meter and Electrical Room:

- A. Clearances - Code Compliant (X) Requires Repair ()
- B. Comments - Continue with preventative maintenance.

III. Switchboards/Meter/Motor Control Centers:

Code Compliant (X) Requires Repair ()

- A. Comments -

IV. Grounding:

- A. Service - Code Compliant (X) Requires Repair ()
- B. Equipment - Code Compliant (X) Requires Repair ()
- C. Comments - Continue with preventative maintenance.

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[Handwritten Signature]
5.24.19

- V. **Conductor:** Code Compliant (X) Requires Repair ()
A. Comments -
- VI. **Auxiliary Gutters/ Wireways / Busways:**
A. Location - Code Compliant (X) Requires Repair ()
B. Comments - Continue with preventative maintenance.
- VII. **Electrical Panels:**
A. Location - Code Compliant (X) Requires Repair ()
B. Clearance - Code Compliant (X) Requires Repair ()
C. Identification - Code Compliant (X) Requires Repair ()
D. Comments - Continue with preventative maintenance and upgrades as may become necessary.
- VIII. **Disconnects:**
A. Location - Code Compliant (X) Requires Repair ()
B. Clearance - Code Compliant (X) Requires Repair ()
C. Identification - Code Compliant (X) Requires Repair ()
D. Comments - Continue with preventative maintenance.
- IX. **Branch Circuits:**
A. Identification - Code Compliant (X) Requires Repair ()
B. Comments - Continue with preventative maintenance.
- X. **Conduit / Raceways:** Code Compliant (X) Requires Repair ()
A. Comments - Continue with preventative maintenance.
- XI. **Low Voltage Wiring Methods :** Code Compliant (X) Requires Repair ()
A. Comments - Continue with preventative maintenance.
- XII. **Building Illumination:**
A. Building Egress – Code Compliant (X) Requires Repair ()
B. Emergency – Code Compliant (X) Requires Repair ()


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- C. Exit Signs – Code Compliant (X) Requires Repair ()
D. Comments – Continue with preventative maintenance.
- XIII. Fire Alarm System:** Code Compliant (X) Requires Repair ()
A. Comments – Continue with preventative maintenance.
- XIV. Smoke Detectors:** Code Compliant (X) Requires Repair ()
A. Comments – Continue with preventative maintenance.
- XV. Generator:**
A. Emergency – None observed.
B. Standby/Optional – None observed.
C. Comments – None observed.
- XVI. Site Wiring:** Code Compliant (X) Requires Repair ()
A. Comments - Continue with preventative maintenance.
- XVII. Swimming Pool Wiring:** None.
A. Comments – N/A.
- XVIII. Wiring to Mechanical Equipment:** Code Compliant (X) Requires Repair ()
A. Comments -
- XIX. General Additional Comments:** This report is not for bidding purposes. Continue with proactive maintenance and provide repairs as may be necessary to maintain property in a safe condition for continues use and occupancy.


5.24.19

The scope of the inspection was performed in accordance with and was limited to the requirements of the Broward County Board of Rules and Appeals Policy # 05-05-Building Safety Inspection and was basically an overview and included all areas which were made accessible at the time of the inspection. This report is not a Buyers Report (Due Diligence) and is to be submitted to the Building Official solely in accordance and with the purpose of Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection.

The cosmetic features, code compliance, soil conditions, or engineering analysis of the systems inspected, except as noted in this report, are beyond the scope and purpose of this inspection. Design considerations, suitability, or quality of the items or systems inspected are not part of this inspection or the written report. This report is not transferable to any party. No property/permit history was either made available or reviewed for purposes of this report. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist, then all must be corrected prior to granting of Safety Inspection Certification.

Due to the fact that this report is based on a visual inspection only of the apparent conditions of the building and/or equipment on the date inspected, Specialty One Building Inspections, Inc. and its Representatives assume no liability arising out of, in connection with, or resulting from this report.

The information contained within this report is based upon the opinion of the inspector(s). Any information contained within this report should not be construed as a guarantee or warranty.


Specialty One Building Inspections, Inc.





Building Safety Inspection Certification Form

STRUCTURAL

Amended 03/15/12

Building Information

Building / Structure address	<u>7500 NW 17 STREET, PLANTATION FL 33313</u>
Legal description	<u>OMEGA 8 CONDO</u>
Folio # of Building /Structure	<u>4941 34 BH 0010 - 0300</u>
Owner's name	<u>Omega Condo No. 8, Inc.</u>
Owner's mailing address	<u>7500 NW 17 STREET, PLANTATION FL 33313</u>
Building Code Occupancy Classification	<u>Residential Group R-2 In accordance with the 2017 FBC, 6th Edition, Chapter 3</u>
Type of Construction	<u>Type III In accordance with the 2017 FBC, 6th Edition, Chapter 6</u>
Size (Square footage)	<u>Approx. 50,000</u>
Number of Stories	<u>Three (3)</u>

Inspection Firm

Inspection Firm or Individual	<u>Specialty One Building Inspections, Inc.</u>		
Address	<u>1130 Cliffrose Street, Hollywood, FL 33019</u>		
Phone	<u>(954) 925-1956</u>		
Inspection Commencement Date	<u>5/1/2018</u>	Inspection Completion Date	<u>5/24/2019</u>
Inspection made by	<u>Stephen R. Groh, AIA, LEED AP Ref: File # 1805-1657B</u>		

In accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

No Repairs required

Repairs are required as outlined in the attached inspection report.

Certifying Professional Engineer / Architect	<u>Stephen R. Groh, AIA, LEED AP</u>
License #	<u>AR0014429</u>

"I certify that I am qualified to practice in the discipline in which I am hereby certifying."

Signature and Date	<u> 5.24.19</u>
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Seal

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BUILDING SAFETY INSPECTION

STRUCTURAL

30-Unit Condominium Building

7500 NW 17th Street
Plantation, Florida

May 24, 2019 / File No.: 1805-1657B

I. Masonry Walls:

A. General Description –

1. Concrete masonry units –

The building is constructed primarily with 8” concrete masonry units at exterior walls and various load bearing interior walls and which appear to be in fair condition with no structurally significant visible deficiencies observed.

2. Clay tile or terra cotta units – Not applicable.

3. Reinforced concrete tie columns –

The building contains reinforced concrete tie beams at various load bearing exterior walls and which appear to be in fair condition with no structurally significant visible deficiencies observed.

4. Reinforced concrete tie beams –

The building contains reinforced concrete tie beams at various load bearing exterior walls and which appear to be in fair condition with no structurally significant visible deficiencies observed.

5. Lintels – The building contains precast concrete and poured concrete lintels at various load bearing exterior walls and which appear to be in fair condition with no structurally significant visible deficiencies observed.

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6. **Other type bond beams** – Not applicable.

B. Cracks –

1. **Location** -

No structurally significant cracks were observed.

2. **Description** –

N/A.

C. Spalling –

1. **Location** – Not applicable.

2. **Description** – Not applicable.

D. Rebar Corrosion –

1. **None visible** -

Not applicable.

2. **Minor** – Not applicable.

3. **Significant** – Not applicable.

II. Floor and Roof Systems:

A. Roof –

1. **Description** – The roof assemblies consist of flat granular surfaced roof surfaces and sloped composition shingle mansard roof surfaces on wood decking on wood trusses. Overall, the roof and roof framing systems appeared



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to be in fair condition with no visible structurally significant deficiencies observed.

2. **Equipment** – There are AC condensing units on raised metal stands on the roof surface and which appeared to be in fair condition with no structurally significant deficiencies observed.

3. **Roof drains and scuppers** –

The roof surfaces drain to internal drains and scuppers and which appeared to be in fair condition with no structurally significant deficiencies observed.

- B. **Floor System(s)** –

1. **Description** –

The floor systems consist of concrete construction and which appeared to be in fair condition with no visible structurally significant deficiencies observed.

2. **Heavy equipment and conditions of support** – None observed.

- C. **Inspection** –

The structural components within the building were visually exposed at various locations. Several areas were visually limited due to stored items and finishes.

- III. **Steel Framing Systems:**

- A. **Exposed Steel** – None observed.

- B. **Concrete or other Fireproofing** – Not applicable.

- C. **Elevator, sheaves, beams and connections, and machine floor beams** – There is (1) 2,000 lb. capacity hydraulic passenger elevator. The associated elevator structural components observed appeared to be in fair condition with no structurally significant deficiencies observed.

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IV. Concrete Framing Systems:

A. Full Description of Structural Systems –

The concrete framing system consists of reinforced concrete beams, joists, columns, and lintels and which appear to be in fair condition with no visible structurally significant deficiencies observed.

B. Cracking –

1. Not significant –

No structurally significant concrete cracks were observed.

2. Location and description of member affected and type cracking – Not applicable.

C. General Condition –

Overall, the visually accessible concrete framing appears to be in fair condition with no visible structurally significant deficiencies observed.

D. Rebar Corrosion –

1. None visible –

No visible structurally significant visible rebar corrosion was observed.

2. Minor – Not applicable.

3. Significant – Not applicable.

V. Windows:

A. Type –

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Windows consist of awning and single-hung with aluminum frames.

B. Anchorage –

Overall, the visually accessible window anchorage observed appeared to be in fair condition with no visible structurally significant deficiencies observed.

C. Sealants –

Overall, the visually accessible window sealants observed appeared to be in fair condition with no visible structurally significant deficiencies observed.

D. Interior Seals –

Overall, the visually accessible interior seals observed appeared to be in fair condition with no visible structurally significant deficiencies observed.

E. General Condition – Overall, the visually accessible window assemblies appeared to be in fair condition with no visible structurally significant deficiencies observed.

VI. Wood Framing:

A. Floor System Description – N/A.

B. Condition of Connectors or Stress – Overall, the condition of the connectors appeared to be in fair condition with no significant deficiencies observed.

C. Rotting or Termite Damage –

Wood rot – No structurally significant wood rot was observed.

Termite damage - No structurally significant termite damage was observed.

D. Alignment – Overall, the condition of the alignment appeared to be in fair condition with no significant deficiencies observed.

J. Goh
5-24-19

E. Bearing – Overall, the condition of the bearing appeared to be in fair condition with no significant deficiencies observed.

F. Damage – No evidence of significant wood damage was observed.

VII. Exterior Finishes:

A. Stucco –

Hairline stucco cracks were observed at the exterior stucco finished masonry walls at various locations. These cracks do not appear to be of any structural significance at this time.

B. Veneer – N/A.

C. Soffits – Overall, the visible soffit finishes appeared to be in fair condition with no visible structurally significant deficiencies observed.

D. Ceilings – Overall, the visible ceiling finishes appeared to be in fair condition with no visible structurally significant deficiencies observed.

E. Other – **Note** – **The building exterior stucco surfaces were recently re-paint coated including minor crack repairs and coating of the exterior walkway surfaces and aluminum guard rail surfaces.**

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5/24/19

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Specialty One Building Inspections, Inc.



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BUILDING INSPECTIONS, INC



INVOICE

DATE: May 24, 2019

FILE NO.: 1805-1657B

CLIENT: **Mr. Mike Lutz**
Omega 8 Condominiums

FOR SERVICES RENDERED: **Building Safety Inspection of –
30-Unit Condominium Building
7500 NW 17th Street
Plantation, Florida**

Contract Amount = \$ 1,640.00

Amount Paid - = (\$ 0.00)

Net Amount Due = \$ 1,640.00

TERMS OF PAYMENT: Net due upon receipt of Invoice.
Payable to:
Specialty One Building Inspections, Inc.
1130 Cliffrose Street
Hollywood, FL 33019

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