OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/23/2022

Property Information	
Folio:	03-4117-005-7120
Property Address:	250 CATALONIA AVE Coral Gables, FL 33134-6735
Owner	CATALONIA OFFICES 2018 LLC
Mailing Address	250 CATALONIA AVE 801 CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	8
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	64,640 Sq.Ft
Lot Size	26,000 Sq.Ft
Year Built	1971



Assessment Information			
Year	2021	2020	2019
Land Value	$8,060,000	$6,750,000	$8,450,000
Building Value	$100,000	$100,000	$100,000
XF Value	$0	$0	$0
Market Value	$8,160,000	$6,850,000	$8,550,000
Assessed Value	$7,535,000	$6,850,000	$6,050,000

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	$625,000		$2,500,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
C GAB CRAFTS SEC PB 10-40 LOTS 6-7 & W1/2 LOT 8 & LOTS 22 THRU 25 BLK 29 LOT SIZE 260.000 X 100 OR 9571 1080

Taxable Value Information	2021	2020	2019
County			
Exemption Value	$0	$0	$0
Taxable Value	$7,535,000	$6,850,000	$6,050,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$8,160,000	$6,850,000	$8,550,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$7,535,000	$6,850,000	$6,050,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$7,535,000	$6,850,000	$6,050,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/09/2019	$100	31599-1081	Corrective, tax or QCD; min consideration
01/01/1977	$2,097,200	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

City's Exhibit #1

1) 250 Catalonia Ave

Owner (Registered Agent address)
CATALONIA OFFICES 2018, LLC
C/O NINOTCHKA HECHT
REGISTERED AGENT
250 CATALONIA AVE, STE 801
CORAL GABLES, FL 33134-6727

City's Exhibit #2



Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PU-23-07-8763	07/05/2023	250 CATALONIA AVE	PUBLIC RECORDS SEARCH	Certified copy for bl 21116297	final	07/12/2023	07/12/2023	0.00
RV-22-07-8537	07/01/2022	250 CATALONIA AVE	REVISION TO PERMIT	**CANCELLED LOGGED IN INCORRECTLY*****REVISION** TO BL-19-02-4415 TO ADD STRUCTURAL PAGES TO ADD DETAILS.	canceled		09/14/2022	0.00
PU-22-06-8938	06/27/2022	250 CATALONIA AVE	PUBLIC RECORDS SEARCH	*OK TO CLOSE/CANCEL PER SURAMY CABRERA* Lost plan fee/Certified copy for bl19024415	canceled		12/20/2022	0.00
EX-22-02-7561	02/18/2022	250 CATALONIA AVE	PERMIT EXTENSION & RENEWAL	PERMIT RENEWAL FOR BL-20-09-5192 - 90 DAYS	final	03/08/2022	03/08/2022	0.00
CE-21-12-6222	12/09/2021	250 CATALONIA AVE	CODE ENF BOARD/MITIGATION	SETTLEMENT AGREEMENT FOR CASE: CE293735	final	12/09/2021	12/09/2021	0.00
EX-21-11-6293	11/08/2021	250 CATALONIA AVE	PERMIT EXTENSION & RENEWAL	RENEWAL FOR ZN-19-02-3865 - 60 DAYS COMM EXT PAINT IN SW7647 CRUSHED ICE (SIMILAR TO SW 7003) - $80,000	final	11/10/2021	11/10/2021	0.00
BL-21-11-6297	11/08/2021	250 CATALONIA AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR - BL-19-10-4322 (PRNW-23-04-0362 APPROVED FOR 6 MONTHS 5/19/2023) - Cited By CE See NOVI24128613 (EXP) TILING OF BATHROOMS & JANITOR SINK AREAS FLOORS 3 -8 $6800	stop work	11/08/2021		0.00
RC-21-07-7894	07/16/2021	250 CATALONIA AVE	BLDG RECERT / CRB	***CANCELLED TRANSFERED TO RECT-23-05-0163***BUILDING RECERTIFICATION (YEAR BUILT 1971)	canceled	07/16/2021	05/29/2023	0.00
BL-21-04-7534	04/19/2021	250 CATALONIA AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTACTOR FROM BL-15-06-5689 RE-TILE EXISTING GROUND FLOOR LOBBY $2,500	final	04/19/2021	06/29/2021	0.00
BL-21-04-7533	04/19/2021	250 CATALONIA AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-19-05-5982 DF & FINE ** INSTALL TILE IN ELEVATOR LOBBIES ON FLOORS 3 TO 8 $17,000	final	04/19/2021	07/15/2021	0.00
CE-21-04-6972	04/06/2021	250 CATALONIA AVE	CODE ENF BOARD/MITIGATION	Code Board Admin Fee - GovQA - CE293735	final	04/06/2021	04/06/2021	0.00
BL-20-11-5767	11/19/2020	250 CATALONIA AVE	AWNINGS / CANOPY	NEW AWNING(1) @ THIRD FLOOR HALWAY BALCONY COOLSHADE COOL 431 CINDER $6430	canceled		10/22/2021	0.00
BL-20-09-5293	09/15/2020	250 CATALONIA AVE	ROOF / LIGHT WEIGHT CONC	CANCELED CREATED IN ERROR REROOF BORALSAXONY 900 ROOF TILE COLOR: MIDNIGHT BLACK $82300	canceled		06/29/2021	0.00

City's Exhibit #3

BL-20-09-5192	09/11/2020	250 CATALONIA AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR TO ENERGOV PERMIT NO. EDEN-24-04-0256 CHANGE OF CONTRACTOR FROM BL-19-02-4415 *DF & FINE *** STOREFRONT, WINDOWS & DOORS (FRAME: BRONZE; GLASS: LT. GRAY, STAIRS), RAILINGS,LANDSCAPING, PLANTERS $340,000	canceled	10/02/2020	04/17/2024	0.00
RV-20-06-6735	06/17/2020	250 CATALONIA AVE	REVISION TO PERMIT	REVISION (BUILDING)	final	10/05/2021	10/05/2021	0.00
PL-19-11-4865	11/22/2019	250 CATALONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM. TILING OF BATHROOMS & JANITOR SINK AREAS FLOORS 3 -8 { FIXTURE RESET ONLY }	final	01/18/2022	02/08/2022	0.00
SD-19-11-4674	11/19/2019	250 CATALONIA AVE	SHOP DRAWINGS	SHOP DRAWINGS (STOREFRONT, WINDOWS & DOORS)	pending			0.00
BL-19-10-4322	10/03/2019	250 CATALONIA AVE	INTERIOR ALTERATION ONLY	CHANGE OF CONTRACTOR TO BL-21-11-6297 TILING OF BATHROOMS & JANITOR SINK AREAS FLOORS 3 -8 $6800	canceled	04/10/2020	04/26/2023	0.00
CE-19-08-5131	08/12/2019	250 CATALONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE285870 - paid by Barzana Realty P.A.	final	09/13/2019	09/13/2019	0.00
UP-19-05-5984	05/30/2019	250 CATALONIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL19055982 INSTALL TILE IN ELEVATOR LOBBIES ON FLOORS 3 TO 8 $17000	final	05/30/2019	05/30/2019	0.00
BL-19-05-5982	05/30/2019	250 CATALONIA AVE	COMMERCIAL FLOORING (INTERIOR ONLY)	CHANGE OF CONTRACTOR TO BL-21-04-7533 DF & FINE ** INSTALL TILE IN ELEVATOR LOBBIES ON FLOORS 3 TO 8 $17,000	canceled	06/27/2019	04/19/2021	0.00
BL-19-03-6260	03/29/2019	250 CATALONIA AVE	ROOF / LIGHT WEIGHT CONC	RE-ROOF FLAT TPO OVER TAPERED ISO INSULATIONS $198,000	final	04/04/2019	06/25/2019	0.00
EL-19-02-4484	02/28/2019	250 CATALONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELED COMM INTERIOR DEMO ONLY AT UNIT 804 ELECTRIC	canceled		06/24/2021	0.00
BL-19-02-4415	02/27/2019	250 CATALONIA AVE	INT / EXT ALTERATIONS	CHANGE OF CONTRACTOR TO BL20095192 *DF & FINE *** STOREFRONT, WINDOWS & DOORS (FRAME: BRONZE; GLASS: LT. GRAY, STAIRS), RAILINGS,LANDSCAPING, PLANTERS $340,000	canceled	10/11/2019	09/11/2020	0.00
UP-19-02-4282	02/25/2019	250 CATALONIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL19024281 COMM INTERIOR DEMO ONLY AT UNIT 804 $4000	final	02/25/2019	02/25/2019	0.00
BL-19-02-4281	02/25/2019	250 CATALONIA AVE	DEMOLITION	*PLANS CANCELED/DISCARDED* COMM INTERIOR DEMO ONLY AT UNIT 804 $4000	canceled		03/24/2021	0.00
ZN-19-02-3865	02/15/2019	250 CATALONIA AVE	PAINT / RESURFACE FL / CLEAN	COMM EXT PAINT IN SW7647 CRUSHED ICE (SIMILAR TO SW 7003) - $80,000	final	02/15/2019	04/27/2022	0.00
AB-19-02-3863	02/15/2019	250 CATALONIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	COMM *REV TO PERMIT (OWNER CHANGES) *REV #2 (RESPONSE TO COMMENTS *REV#1 (RESPONSE TO COMMENTS) *NEW WINDOWS & DOORS- FRAME: BRONZE; GLASS: LT. GRAY $380,000**	final	02/20/2019	02/18/2022	76.13
UP-18-12-3471	12/27/2018	250 CATALONIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL-18-12-3470***FLAT RE-ROOF $240,800	final	04/10/2020	04/10/2020	0.00
BL-18-12-3470	12/27/2018	250 CATALONIA AVE	ROOF / LIGHT WEIGHT CONC	CANCELED - SUPERSEDED BY BL-19-03-6260 FLAT RE-ROOF $240,800	canceled		06/24/2021	0.00
PW-17-10-1042	10/02/2017	250 CATALONIA AVE	SIDEWALK REPLACEMENT PERMIT	SIDEWALK REPLACEMENT	final	10/02/2017	11/02/2017	0.00
EL-17-07-2299	07/27/2017	250 CATALONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	EXACT A/C CHANGE OF A 90 TON UNIT $90,000	final	10/18/2017	12/29/2017	0.00
UP-17-07-2273	07/26/2017	250 CATALONIA	UPFRONT FEE - THIS IS NOT A PERMIT	**UPFRONT FEE FOR ME-17-07-2272** EXACT A/C CHANGE	final	07/26/2017	07/26/2017	0.00

		AVE		OUT OF A 90 TON UNIT $90,000				
ME-17-07-2272	07/26/2017	250 CATALONIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT A/C CHANGE OF A 90 TON UNIT $90,000	final	10/18/2017	01/12/2018	0.00
PS-17-06-1423	06/08/2017	250 CATALONIA AVE	TREE REMOVAL/MITIGATION	CANCELED TREE REMOVAL - Contact Jorge Rivera at (305) 460-5134 or jrivera@coralgables.com to review options. Permit should be canceled, two trees weren't removed.	canceled		10/11/2021	0.00
CE-16-03-6054	03/11/2016	250 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/14/2016	03/14/2016	0.00
PW-15-11-6346	11/25/2015	250 CATALONIA AVE	UTITILITIES (AT & T) PERMIT	PROPOSED TELEPHONE FACILITIES RESUBMITTED 1/8/16	final	01/20/2016	09/21/2023	0.00
PU-15-07-5337	07/17/2015	250 CATALONIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	07/17/2015	07/17/2015	0.00
BL-15-06-5689	06/23/2015	250 CATALONIA AVE	MISCELLANEOUS WORK	CHANGE OF CONTRACTOR TO BL-21-04-7534 RE-TILE EXISTING GROUND FLOOR LOBBY $2,500	canceled	03/23/2017	06/22/2021	0.00
AB-15-05-4468	05/04/2015	250 CATALONIA AVE	BOA COMPLETE (LESS THAN $75,000)	**COM**RE TILE EXISTING GROUND FLOOR LOBBY $2500	final	05/05/2015	06/29/2021	0.00
CE-15-02-0995	02/19/2015	250 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/23/2015	02/23/2015	0.00
PL-14-10-2068	10/02/2014	250 CATALONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF A DOMESTIC WATER BOOSTER PUMP, CHANGEOUT AND REPLACE EXISTING SYSTEM $30,000	final	10/13/2014	04/16/2015	0.00
EL-14-10-2072	10/02/2014	250 CATALONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	DISCONNECT AND RECONNECT BOOSTER PUMP	final	10/13/2014	10/20/2014	0.00
CE-14-02-3211	02/28/2014	250 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/03/2014	03/03/2014	0.00
CE-14-02-3208	02/28/2014	250 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH ***CLOSING OUT NEVER CLOSED PER TERRI SHEPPARD***	canceled		07/24/2020	0.00
EX-14-01-2942	01/29/2014	250 CATALONIA AVE	PERMIT EXTENSION & RENEWAL	PERMIT RENEWAL ZN13051095	final	01/29/2014	01/29/2014	0.00
CE-13-09-0421	09/09/2013	250 CATALONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44575 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #14981 (ROCHELL ENGINEERING). WANING NOTICE 8/7/13, WARNING TICKET 9/4/13	final	02/11/2015	02/11/2015	0.00
CE-13-09-0164	09/04/2013	250 CATALONIA AVE	CODE ENF WARNING PROCESS	WT16865 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #14981 (ROCHELL ENGINEERING INC)	final	09/04/2013	09/04/2013	0.00
CE-13-07-0423	07/08/2013	250 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	07/08/2013	07/08/2013	0.00
ZN-13-05-1095	05/17/2013	250 CATALONIA AVE	PAINT / RESURFACE FL / CLEAN	CANCELED PAINT EXT WALLS FRONT OF BUILDING ONLY. BM 954 (LIGHT BEIGE), ACCENT BM 955 (BEIGE) $10,000	canceled	05/17/2013	11/08/2021	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

ENERGOV

2021-2025

Permit Number	Permit Type	Permit Work Cla...	Permit St...	Application Da...	Expirat...	Final Date	Description	Main Address
BLDB-23-10-2070	FBC Building (Commercial)	Addition/ Exterior Renovations	Cancelled	10/13/2023		10/17/2023	refer to PRNW-23-10-0748	250 CATALONIA AVE
CHON-24-04-0473	Change of Contractor	Building	Finaled	04/03/2024		04/17/2024	CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. BL-20-09-5192 ****CHANGE OF CONTRACTOR FROM BL-19-02-4415 *DF & FINE *** STOREFRONT, WINDOWS & DOORS (FRAME: BRONZE; GLASS: LT. GRAY, STAIRS), RAILINGS,LANDSCAPING, PLANTERS $340,000	250 CATALONIA AVE
EDEN-24-04-0256	EDEN Legacy Permit	EDEN Legacy Building	Issued	04/17/2024	01/24/2026		CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. BL-20-09-5192 (SHOP DRAWING NO. SD-19-11-4674 REMAINS IN EDEN) - CHANGE OF CONTRACTOR FROM BL-19-02-4415 *DF & FINE *** STOREFRONT, WINDOWS & DOORS (FRAME: BRONZE; GLASS: LT. GRAY, STAIRS), RAILINGS,LANDSCAPING, PLANTERS $340,000	250 CATALONIA AVE
PEXT-25-01-1538	Permit Extension/ Renewal	Building	Finaled	01/15/2025		02/03/2025	*****01/15/2025*****CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. BL-20-09-5192 (SHOP DRAWING NO. SD-19-11-4674 REMAINS IN EDEN) - CHANGE OF CONTRACTOR FROM BL-19-02-4415 *DF & FINE *** STOREFRONT, WINDOWS & DOORS (FRAME: BRONZE; GLASS: LT. GRAY, STAIRS), RAILINGS,LANDSCAPING, PLANTERS $340,000	250 CATALONIA AVE
PEXT-25-07-2059	Permit Extension/ Renewal	Building	Finaled	07/11/2025		07/28/2025	***07/24/2025*****CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. BL-20-09-5192 (SHOP DRAWING NO. SD-19-11-4674 REMAINS IN EDEN) - CHANGE OF CONTRACTOR FROM BL-19-02-4415 *DF & FINE *** STOREFRONT, WINDOWS & DOORS (FRAME: BRONZE; GLASS: LT. GRAY, STAIRS), RAILINGS,LANDSCAPING, PLANTERS $340,000	250 CATALONIA AVE
PRNW-23-04-0362	Permit Renewal	Building	Finaled	04/26/2023		05/23/2023	Permit Renewal for Master Permit BL-21-11-6297	250 CATALONIA AVE
PRNW-23-10-0748	Permit Renewal	Building	Denied	10/17/2023			*REFER TO PERMIT NO. BL-20-09-5192 *** CHANGE OF CONTRACTOR FROM BL-19-02-4415 *DF & FINE *** STOREFRONT, WINDOWS & DOORS (FRAME: BRONZE; GLASS: LT. GRAY, STAIRS), RAILINGS,LANDSCAPING, PLANTERS $340,000***	250 CATALONIA AVE
PWKS-22-03-0474	Public Works Permit	Sewer Allocation Letter/ Calculations/ Agreement	Finaled	03/21/2022	02/02/2024	01/03/2024	Sewer Allocation. UPDATE: Approved by Jorge Acevedo on 3/29/2022.	250 CATALONIA AVE
PWKS-25-01-3214	Public Works Permit	Utilities	Expired	01/21/2025	05/02/2025		WORKING ON MALAGA AVE - PROPOSED TRENCH 95' TO PLACE 1-4" PVC CONDUIT - ASPHALT RESTORATION 126 SQ FT - MILLING AND RESURFACING 840 SQ FT - CUT & RESTORE 270 SQ FT OF CONCRETE SIDEWALK	250 CATALONIA AVE
PWKS-25-06-3583	Public Works Permit	Utilities	Issued	06/10/2025	07/07/2026		AT&T -DIRECTIONAL BORE FLEX-PIPE 1-3": 940 LFT -PLACEMENT OF 13"X24"X 18" HANDHOLE: 2 EA -SIDEWALK AREA RESTORATION WORK: 125 SQFT	301 MALAGA AVE
RECT-23-05-0163	Building Recertification	Recertification	Denied	05/29/2023			BUILDING RECERTIFICATION (YEAR BUILT 1971) transfered from RC-21-07-7894 CASE #22-3612	250 CATALONIA AVE
SHOP-25-08-1831	Shop Drawings	Windows/ Doors/ Etc	In Review	08/27/2025			SHOP DRAWING STOREFRONT, WINDOWS	250 CATALONIA AVE
ZONC-25-08-0581	Zoning Commercial	Painting	Finaled	08/04/2025	02/09/2026	09/12/2025	Exterior re-paint of building using same/original paint color. (Sherwin Williams - Exterior Latitude Flat - 2137-60 Gray Owl). Only Painting West facade Wall - No trims.	250 CATALONIA AVE

The City of Coral Gables

Building and Zoning Department
ISO Class 1
City Hall, 405 Biltmore Way
Coral Gables, Florida 33134

September 16, 2011

Kiet Inv., LLC
250 Catalonia Avenue, #305
Coral Gables, FL 33134-6730

LETTER OF BUILDING RECERTIFICATION
IN ACCORDANCE WITH SECTION 8-11(f) OF
THE CODE OF MIAMI-DADE COUNTY

PROPERTY FOLIO: # 03-4117-005-7120
ADDRESS: 250 Catalonia Avenue, Coral Gables, FL

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2011. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4

The City of Coral Gables

Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

2/8/2021

VIA CERTIFIED MAIL

CATALONIA OFFICES 2018 LLC
250 CATALONIA AVE 801
CORAL GABLES, FL 33134

7020 3160 0001 1022 2847

RE: 250 CATALONIA AVE
FOLIO # 341170057120
Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification,*" from the following link: http://www.miamidade.gov/pa/property_recertification.asp. **The Recertification Report fee of $500.00 *and* additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.**

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a $600.00 administrative fee will be imposed at that time. The Board may impose additional fines of $250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #5

The City of Coral Gables

7020 3160 0001 1021 7805

Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

5/10/2021

CATALONIA OFFICES 2018 LLC
250 CATALONIA AVE 801
CORAL GABLES, FL. 33134

RE: 250 CATALONIA AVE
FOLIO # 341170057120
Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.
Building Official

The City of Coral Gables

7020 3160 0001 1022 0065

Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

6/9/2021

CATALONIA OFFICES 2018 LLC
250 CATALONIA AVE 801
CORAL GABLES, FL 33134

RE: 250 CATALONIA AVE
FOLIO # 341170057120
Notice of Required Inspection For Recertification of 40 Years or Older Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a $600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of $250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.
Deputy Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-3612
RECT- 23-05-0163

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1801 7223 72

Catalonia Offices 2018, LLC
C/O Ninotchka Hecht, Registered Agent
250 Catalonia Ave, Ste 801
Coral Gables, FL 33134-6727
Respondent.

NOTICE OF HEARING

Date: July 29, 2026

Re: 250 Catalonia Ave, Coral Gables, FL 33134, C GAB CRAFTS SEC PB 10-40 LOTS 6-7 & W1/2 LOT 8 & LOTS 22 THRU 25 BLK 29, and 03-4117-005-7120 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter l05 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on August 10, 2026, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

City's Exhibit #6

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed $250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than $600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

Analyn Hernandez
Analyn Hernandez
Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305- 722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc:

CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Hearing

I, Christian Kostic, DO HEREBY SWEAR/AFFIRM THAT THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS OF 250 CATALONIA AVE ON 29/July/26 AT 13:50.

Christian Kostic
Employee's Printed Name

Employee's Signature

STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

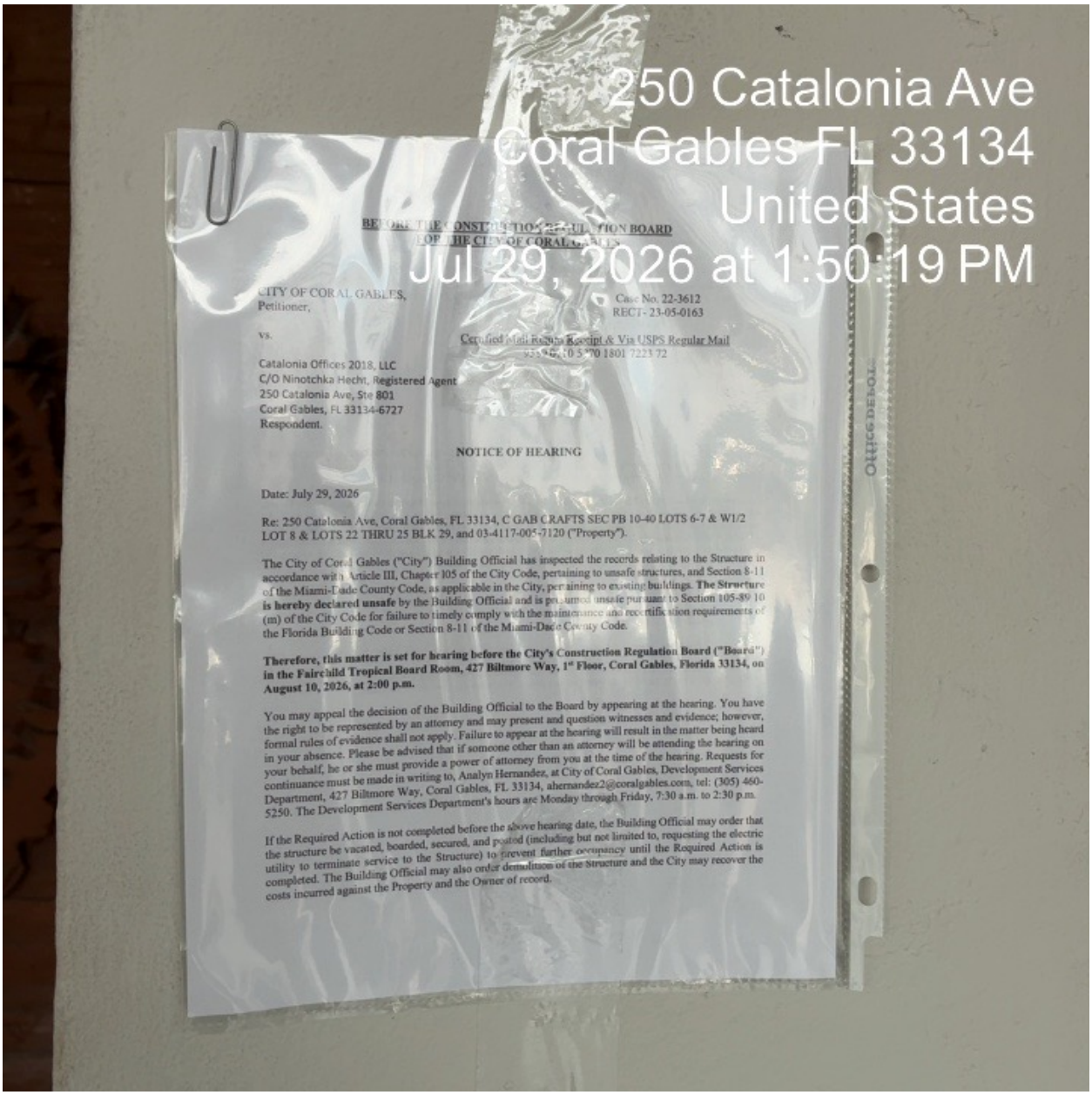
Sworn to (or affirmed) and subscribed before me by means of __ physical presence or __ online notarization, this 29th day of July, in the year 2026, by Christian Kostic who is personally known to me.

My Commission Expires:

ALBA H. AGUILA
MY COMMISSION # HH 384031
EXPIRES: August 6, 2027

Notary Public

City's Exhibit #7



BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

vs.

Catalonia Offices 2018, LLC
C/O Ninotchka Hecht, Registered Agent
250 Catalonia Ave, Ste 801
Coral Gables, FL 33134-6727
Respondent.

Case No. 22-3612
RECT- 23-05-0163

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1801 7223 72

NOTICE OF HEARING

Date: July 29, 2026

Re: 250 Catalonia Ave, Coral Gables, FL 33134, C GAB CRAFTS SEC PB 10-40 LOTS 6-7 & W1/2 LOT 8 & LOTS 22 THRU 25 BLK 29, and 03-4117-005-7120 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89.10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on August 10, 2026, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

OFFICE DEPOT

City's Exhibit #8

CFN 2019R0562423
OR BK 31599 Pgs 1081-1082 (2Pgs)
RECORDED 09/10/2019 09:46:54
DEED DOC TAX $0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
Gary R Marlin, Esq.
55 Alhambra Plaza
Suite 800
Coral Gables, FL 33134

Folio #: 03-4117-005-7120

WARRANTY DEED

This Warranty Deed made the 9 day of September, 2019, by KIET INVESTMENT, INC., a Panamanian corporation, hereinafter called the grantor, whose post office address is 250 Catalonia Avenue, Suite 801, Coral Gables, Florida 33134, to CATALONIA OFFICES 2018, LLC, a Florida limited liability company, whose post office address is 250 Catalonia Avenue, Suite 801, Coral Gables, Florida 33134, hereinafter called the grantee.

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Miami-Dade County, State of Florida, viz:

Lots 22, 23, 24, 25, Block 29, and Lots 6, 7, and West ½ of Lot 8, Block 29, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

NOTICE TO RECORDER: This instrument conveys unencumbered real property to a limited liability company that is wholly owned by the grantor, not in exchange for any ownership interests in the grantee. Pursuant to the case of *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So. 2d 913 (Fla. 2005), this instrument is subject to only nominal Florida documentary stamp tax and surtax in the amount of $1.05.

Subject to conditions, restrictions, limitations, easements, zoning ordinances of record, provided the foregoing shall not reimpose same, and taxes for the year 2019 and subsequent years.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons

City's Exhibit #9

whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

KIET INVESTMENT, INC., a Panamanian corporation

WITNESS

By: _____
MARIA JOSE NARDI, President

YERIES MUSIET WEITZEL
PRINTED SIGNATURE

WITNESS

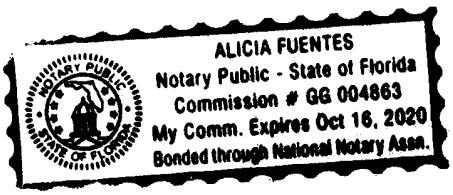
Maria D. Nardi
PRINTED SIGNATURE

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARIA JOSE NARDI, President of KIET INVESTMENT, INC., a Panamanian corporation, on behalf of the said corporation, who is personally known to me or who produced_____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ___ day of September, 2019.



Notary Signature

ALICIA FUENTES
Printed Notary Signature

FLORIDA DEPARTMENT of STATE DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
CATALONIA OFFICES 2018, LLC

Filing Information

Document Number	L18000275037
FEI/EIN Number	83-3051880
Date Filed	11/29/2018
State	FL
Status	ACTIVE

Principal Address

250 CATALONIA AVE STE 801
CORAL GABLES, FL 33134

Mailing Address

250 CATALONIA AVE STE 801
CORAL GABLES, FL 33134

Registered Agent Name & Address

HECHT, NINOTCHKA
250 CATALONIA AVE STE 801
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

NARDI ARIZA, MARIA DOLORES
250 CATALONIA AVE STE 801
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2019	02/28/2019

2020	02/23/2020
2021	03/07/2021

Document Images

03/07/2021 -- ANNUAL REPORT	View image in PDF format
02/23/2020 -- ANNUAL REPORT	View image in PDF format
02/28/2019 -- ANNUAL REPORT	View image in PDF format
11/29/2018 -- Florida Limited Liability	View image in PDF format

CFN 2005R1168198
OR Bk 23947 Pg 2929; (1pg)
RECORDED 11/09/2005 14:04:36
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

THE CITY OF CORAL GABLES,
FLORIDA

FALSE ALARM SERVICE CHARGE LIEN CERTIFICATE NO. 00186

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
CITY OF CORAL GABLES

1998

OFFICE OF FINANCE DIRECTOR
CORAL GABLES, FLORIDA
May 27,A.D.1998

I, DONALD G NELSON, Finance Director for the City of Coral Gables, County of Miami-Dade, and the State of Florida, do hereby certify that at public auction, pursuant to notice given by law as required, on this the Twenty-seventh day of May,A.D.1998, sold to

BARRY J KATZ REVOCABLE TRUST

a certificate on the land hereinafter described for the sum of:

$215 dollars and 50 cents,

said sum being the amount due and unpaid for False Alarm service, pursuant to and by virtue of the authority of Article II of Chapter 3 of the Code of the City and the Charter of the City of Coral Gables; liens, interest, costs and charges of the described lands at the date of public auction denoted above; that the above named purchaser for this certificate, or assignee, will therefore be entitled to a deed of conveyance of such lands in accordance with the law, unless the same shall be redeemed within such periods of time as are provided by law, by payment of such amount and interest thereon from the date of this certificate.

Said lands are described as follows, to wit:

C GAB CRAFTS SEC P
B 10-40 LOTS 6-7 & W1/2 LO
T 8 & LOTS 22 THRU 25 BLK 29
LOT SIZE 260.000 X
100 OR 9571 1080

DORIS JANE EDITH C
ORP

in the City of Coral Gables, County of Miami-Dade, State of Florida.
The interest rate bid at sale under Chapter 197,
Florida Statutes, was 6.75 per cent.

4117-005-7120

This certificate does not guarantee that the above named purchaser of said certificate will not or has not assigned and/or transferred the said certificate. Nor does this certificate certify that payment has not been received for the above lien of such amount and interest therein from the date of purchase of the said certificate that would render the certificate null and void. Nor does the City Of Coral Gables represent or warrant that the purchaser of this certificate or their assignee will receive payment of the purchase price of the certificate, in addition to any interest that may have accrued from the date of purchase, but entitles the purchaser or its assignee to the remedies available at law.

The above is true and correct accor[illegible] best knowledge and belief as of this Twenty-seventh day of May,A.D.1998.

YVETTE M DIAZ
August 26, 2007
#DD 245442
#CC 123456
Bonded thru Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

DONALD G NELSON
FINANCE DIRECTOR

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA

___Did Take An Oath ___Did Not Take An Oath ___Type of I.D. Produced:_____
_X_Personally Known ___Produced I.D.

PARAMOUNT CONSULTING & ENGINEERING.
ARCHITECTURAL DRAFTING SERVICES.
6135 North West 167th Street Suite E-1, Miami, Florida 33015.
Telephones: 305-698-0550/786-877-2699.
Fax: 305-698-0558

October 14, 2024.

Coral Gables City Hall. Building Division.
405 Biltmore Way
Coral Gables, FL 33134.
Main Phone: 305-446-6800
Office Phone: 305-446-6800

Attention: Electrical, Engineering Inspector, (40 years Re-certification or more).

Regarding: 250 Catalonia Avenue, Coral Gables, Fl 33134.

Folio number: 03-4117-005-7120 (**Reference)**

In accordance with section 8-11(f) of Miami-Dade County Code, I have performed an inspection of the building located at: 250 Catalonia Avenue, Coral Gables, Fl 33134 and determine that the buildings are Electrical installation safe for continued use under present occupancy.

The findings of my Electrical inspection are summarized in this written report that follows the Minimum Inspection Procedural Guidelines for building Recertification. This Electrical report does not preclude the building from subsequent inspection as deemed necessary by the Building Official.

To avoid possible misunderstanding, nothing in this report should be constructed directly or indirectly as a guarantee for any portion of the structure and electrical installation. 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.

Should you have any questions concerning this report please contact me.

Respectfully submitted,

CESAR I. SOTO LICENSE No. 0059652 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Cesar I Soto
Date: 2024.10.15 09:36:51-04'00'

CONTACT: (305) 698-0550 or (786) 877-2699
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CESAR I. SOTO, P.E., ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

10/15/2024
Cesar I. Soto
P.E. #59652, S.I.# 6998627

Cesar I. Soto Professional Engineer
Florida License # 59652
Special Inspector # 6996827
6135 North West 167th Street Suite E-1,
Miami, Florida 33015.

City's Exhibit #10

PARAMOUNT CONSULTING & ENGINEERING.
ARCHITECTURAL DRAFTING SERVICES.
6135 North West 167th Street Suite E-1, Miami, Florida 33015.
Telephones: 305-698-0550/786-877-2699.
Fax: 305-698-0558

November 05, 2024.

Coral Gables City Hall. Building Division.
405 Biltmore Way
Coral Gables, FL 33134.
Main Phone: 305-446-6800
Office Phone: 305-446-6800

Attention: Electrical, Engineering Inspector, (40 years Re-certification or more).

Regarding: 250 Catalonia Avenue, Coral Gables, Fl 33134.

Folio number: 03-4117-005-7120 (**Reference)**

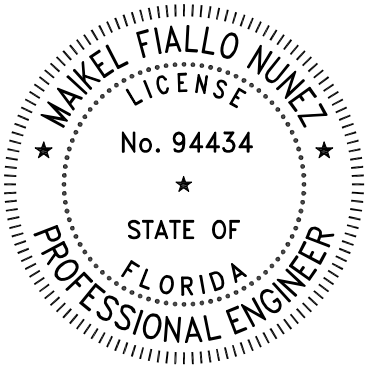
In accordance with section 8-11(f) of Miami-Dade County Code, I have performed an inspection of the building located at: 250 Catalonia Avenue, Coral Gables, Fl 33134 and determine that the buildings are Electrical installation safe for continued use under present occupancy.

The findings of my Electrical inspection are summarized in this written report that follows the Minimum Inspection Procedural Guidelines for building Recertification. This Electrical report does not preclude the building from subsequent inspection as deemed necessary by the Building Official.

To avoid possible misunderstanding, nothing in this report should be constructed directly or indirectly as a guarantee for any portion of the structure and electrical installation. 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.

Should you have any questions concerning this report please contact me.

Respectfully submitted,



Maikel Fiallo 2024.11.05 19:12:56 -05'00'

Maikel Fiallo Nunez
Professional Engineer
Florida License # 94434
6135 North West 167th Street Suite E-1,
Miami, Florida 33015.

REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
11805 SW 26th Street, Miami, Florida 33175
786-315-2000
Miamidade.gov/building

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER: 03-4117-005-7120

JURISDICTION NAME: CITY OF CORAL GABLES

CESAR I. SOTO LICENSE No. 0059652 STATE OF FLORIDA PROFESSIONAL ENGINEER

LICENSEE NAME: CESAR I SOTO.

TITLE: PROFESSIONAL ENGINEER

ADDRESS: 6135 NW 167 STREET SUITE # E-1
Miami FL, 33015

SIGNATURE: Digitally signed by Cesar I Soto Date: 2024.10.15 09:21:21-04'00'

10/15/2024

CONTACT: (305) 698-0550 or (786) 877-2699
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CESAR I. SOTO, P.E., ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

***Use separate sheets for additional responses by referencing the report section number.**

1. DESCRIPTION OF BUILDING

a. Name on Title: CATALONIA OFFICES 2018 LLC

b. Building Street Address: 250 CATALONIA AVENUE #801 CORAL GABLES,FLORIDA 33134 Bldg. #: 250

c. Legal Description: PLEASE REFER BELOW Attached: ☑

d. Owner's Name: CATALONIA OFFICES 2018 LLC

e. Owner's Mailing Address: 250 CATALONIA AVE #801 CORAL GABLES, FLORIDA 33134

f. Folio Number of Property on which Building is Located: 03-4117-005-7120

g. Building Code Occupancy Classification: 1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING

h. Present Use: OFFICE BUILDING - GROUP B SECTION 304

i. General Description of building (overall description, structural systems, special features):

EXISTING 8 STORY OFFICE BUILDING, BUILT IN 1971

8 Yes

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☑

m. Additional Comments:

LEGAL DESCRIPTION: C GAB CRAFTS SEC PB 10-40 LOT 6-7 & W1/2 LOT8 & LOTS 22 THRU 25

BLK 29 LOT SIZE 260.000 X 100 OR 9571 1080

2. INSPECTIONS

a. Date of Notice of Required Inspection: 08/29/2022

b. Date(s) of actual inspection: 10/03/2022, 05/26/2023 Re-inspection 05/20/2024

c. Name and qualifications of licensee submitting report:

CESAR I. SOTOP.E. FLORIDA LICENSE PE # 59652, SPECIAL INSPECTOR # 6998627 PARAMOUNT CONSULTING & ENGINEERING, LLC.

d. Are Any Electrical Repairs Required? (YES/NO): No

1. If required, describe, and indicate acceptance:

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

1. Explanation/Conditions:

EXISTING 8 STORY OFFICE BUILDING, BUILT IN 1971 (Ordinary-structural concrete).

Hover mouse to learn about photos.

3. ELECTRICAL SERVICE

PROVIDE PHOTO 3

a. Size: Voltage (120/208) Amperage (2800) Type: Fuses (X) Breakers (X)

b. Phase: Three-Phase (◉) Single Phase (○)

c. Condition: Good (◉) Fair (○) Needs Repair (○)

Comments:

This building is served from an outside FPL transformer the service is at 120/208 V, Three-phase,

feed via cables in conduit extending from the transformer to the main panel located in a main electrical room, observed grounding, all in good condition according to the NEC 2020. Refer to photo report.

4. METERING EQUIPMENT

PROVIDE PHOTO 4

1. Clearances: Good (◉) Fair (○) Needs Correction (○)

Comments:

This service meter is located inside building, the main electrical room 1st Floor has enough space

clearance to main bldg, and all service equipment presently installed are in good conditions.

5. ELECTRIC ROOMS

Not Applicable: ☐ PROVIDE PHOTO 5

1. Clearances: Good (●) Fair (○) Needs Correction (○)

Comments:

This service meter is located in the main electrical room, in the interior parking garage second level has enough space clearance to house all service equipment presently installed are in good conditions.

6. GUTTERS

Not Applicable: ☐ PROVIDE PHOTO 6

1. Location: Good (●) Needs Repair (○)
2. Taps and Fill: Good (●) Needs Repair (○)

Comments:

The gutters were observed to be in good condition, no corrosion and in accordance to the NEC 2020.

The Taps and Fill were observed to be in good condition, no corrosion and in accordance to the NEC 2020.

7. ELECTRICAL PANELS

PROVIDE PHOTO 7

1. Panel # (1-4) Location: Electrical Room
   Good (●) Needs Repair (○)
2. Panel # (2-4) Location: Electrical Room
   Good (●) Needs Repair (○)
3. Panel # (3-4) Location:
   Good (●) Needs Repair (○)
4. Panel # (4-4) Location:
   Good (●) Needs Repair (○)
5. Panel # (House F) Location:
   Good (●) Needs Repair (○)

Use separate sheets for additional panels.

Comments:
Main Panel 3-4, 4-4, House Panel Branch circuits in the Electrical Room properly identified.
Refer to Photographs #4, #5, #7, #8.
All of the deficiencies were corrected at the re-inspection on May 20, 2024, as indicated in the report.

8. BRANCH CIRCUITS (Exiting panel enclosure)						PROVIDE PHOTO 8
1. Identified:	Yes (●)		Must be Identified (○)			
2. Conductors:	Good (●)		Deteriorated (○)		Must be Replaced (○)	
Comments:						
Branch circuits breaker properly identified in all floors Sub-Panels. Refer to Photographs Report.						
The label shall be of sufficient durability to with stand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC ®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.						

9. GROUNDING OF SERVICE			PROVIDE PHOTO 9
	Good (●)	Needs Repair (○)	
Comments:			
None			

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM			PROVIDE PHOTO 10
	Good (●)	Needs Repair (○)	
Comments:			
Is accomplished by the equipment grounding conductor brought to each panel and extending, along with the branch conductor from the panel ground bus to equipment load, according to NEC 2020.			

11. SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO 11
Good (●) Needs Repair (○)	
Comments:	
The building is supplied via cable enclosed in metal conduit running through the floor slab from the on	
site transformer vault into the main electrical room all in good condition.	

12.GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO 12
Good (●) Needs Repair (○)	
Comments:	
The service general conductor run enclosed in RSC conduit and they were observed to be in good	
condition according to NEC 2020.	

13.WIRE AND CABLES	PROVIDE PHOTO 13
Good (●) Needs Repair (○)	
Comments:	
Good condition. Refer to Photo Report.	

14.BUSWAYS Not Applicable: ☐	PROVIDE PHOTO 14
Good (●) Needs Repair (○)	
Comments:	
BUSWAYS is in good conditions.	
Thermoplastic insulated conductor are used throughout the buildings for feeder wiring and they appear	
to be good condition for continues operation according to NEC 2020. Refer to Photo Report.	

15.THERMOGRAPHY INSPECTION RESULTS

Not Applicable: ☐ PROVIDE PHOTO 15

Design Professional to summarize results below. Attach thermography report by certified thermographer.

Are there any anomalies reported in the thermography report? (Yes/No): No

Comments: Refer to Thermography Photo Report. By Alans Sherman Varela Janeiro.

Infrared Thermography Certificate Level 2.
Re-Inspection 2024.08.21 All previously identified deficiencies have been rectified and passed inspection.

16.OTHER CONDUCTORS

PROVIDE PHOTO 16

Good (◉) Needs Repair (○)

Comments:

Good condition. Refer to Photo Report.

17.TYPES OF WIRING METHODS

PROVIDE PHOTO 17

1. Conduit Raceways Metallic:	Good (◉)	Needs Repair (○)	N/A (○)
2. Conduit PVC:	Good (◉)	Needs Repair (○)	N/A (○)
3. NM Cable:	Good (○)	Needs Repair (○)	N/A (◉)
4. Other Conductors/Cables:	Good (○)	Needs Repair (○)	N/A (◉)

a. Other Conductors/Cables (Specify):

Comments:

Good condition. Refer to Photo Report.

18.EMERGENCY LIGHTING

PROVIDE PHOTO 18

Good (◉) Needs Repair (○) N/A (○)

Comments:

Runs through normal emergency circuits, equipped with standby the emergency illumination is accomplished via emergency power branch circuits

supplied from the battery and feeding all the emergency lights throughout the building path of egress upon the failure of the normal power supply, in good standing. Refer to Photo Report.

19.BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO 19
Good (●) Needs Repair (○) N/A (○)	
Comments:	
Observed to be adequate with emergency lights located at each main entrance and each	
hallway corridor inside the Building, and illuminated exit sign lights exits along the path of egress according to NEC 2020.	

20.FIRE ALARM SYSTEM	PROVIDE PHOTO 20
Good (●) Needs Repair (○) N/A (○)	
Comments:	
Good condition. Refer to Photo Report.	

21.SMOKE DETECTORS (Part of a fire alarm system only) Not Applicable: ☐	PROVIDE PHOTO 21
Good (●) Needs Repair (○) N/A (○)	
Comments:	
Good condition. Refer to Photo Report.	

22.EXIT LIGHTS	PROVIDE PHOTO 22
Good (●) Needs Repair (○) N/A (○)	
Comments:	
Designated areas, illuminated exit sign lights supplied from the emergency power branch circuits,	
according to NEC 2020, see Photo Report.	

23.EMERGENCY GENERATOR	PROVIDE PHOTO 23
Good (●) Needs Repair (○) N/A (○)	
Comments:	
N/A	

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO 24
Good (●) Requires Additional Illumination(○) N/A (○)	
Comments:	
Based on existing square foot the lighting for the building open parking areas was observed to be	
adequately providing good illumination, refer to Photo Report.	
All parking area has good illumination under (sq Fc) required for the City, refer to Photo Report.	

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO 25
Good (●) Requires Additional Illumination(○) N/A (○)	
Comments:	
Parking area Exterior Light of the service has good illumination and lights in good working condition, refer photo report, in all habitable and non-habitable areas, and deemed necessary.	
Exterior Light side walk and building entrance has good illumination.It's required for this area & all habitable and non-habitable areas, and deemed necessary.Refer to Photo Report.	

26.SWIMMING POOL WIRING	PROVIDE PHOTO 26
Good (○) Needs Repair (○) N/A (●)	
Comments:	
N/A	

27. WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO 27

Good (●) Needs Repair (○) N/A (○)

Comments:

Runs well protected in metal conduit from the source of power panel to the service disconnect associated with the equipment being served according to the NEC 2020. Refer to Photo Report.

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES

N/A: ☑

PROVIDE PHOTO 28

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:

Number of Levels Below Grade Plane:

A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)

Explanation:

B. If the elevator(s) travel below grade plane:

1. Are they programmed to return to a level at or above BFE plus freeboard:

   Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway?

   Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker?

   Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

29. GENERAL ADDITIONAL COMMENTS

All common areas of the building are in good electrical condition, the electrical panels inside are in good condition, enough space clearance and comply with NEC 2020.
PCE observed the building exterior parking have good illumination and lights in good working condition.Interior Exit sign light at the Bldg have good illumination and lights in good working condition, in good standing. All Exit sign light properly installed in all habitable and non-habitable areas, and deemed necessary. The EMG lights in good working conditions. Refer to Photo Report.
RE-INSPECTION OF 250 CATALONIA PASSED INSPECTION, ALL DEFICIENCIES NOTED IN THE REPORT WERE CORRECTED FOR RECERTIFICATION, CORRECTION COMPLETED. BUILDING PASSED RECERTIFICATION INSPECTION.

REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
11805 SW 26th Street, Miami, Florida 33175
786-315-2000
Miamidade.gov/building

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER: 03-4117-005-7120

JURISDICTION N CITY OF CORAL GABLES

MAIKEL FIALLO NUNEZ LICENSE No. 94434 STATE OF FLORIDA PROFESSIONAL ENGINEER

LICENSEE NAME: MAIKEL FIALLO NUNEZ
TITLE: ELECTRICAL ENGINEER, PROFESSIONAL ENGINEER FL No.94434

ADDRESS: 6135 NW 167 STREET SUITE # E-1
Miami FL, 33015

SIGNATURE:

***Use separate sheets for additional responses by referencing the report section number.**

1. DESCRIPTION OF BUILDING

a. Name on Title: CATALONIA OFFICES 2018 LLC

b. Building Street Address: 250 CATALONIA AVENUE #801 CORAL GABLES,FLORIDA 33134 Bldg. #: 250

c. Legal Description: PLEASE REFER BELOW Attached: ☑

d. Owner's Name: CATALONIA OFFICES 2018 LLC

e. Owner's Mailing Address: 250 CATALONIA AVE #801 CORAL GABLES, FLORIDA 33134

f. Folio Number of Property on which Building is Located: 03-4117-005-7120

g. Building Code Occupancy Classification: 1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING

h. Present Use: OFFICE BUILDING - GROUP B SECTION 304

i. General Description of building (overall description, structural systems, special features):

EXISTING 8 STORY OFFICE BUILDING, BUILT IN 1971

8 Yes

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☑

m. Additional Comments:

LEGAL DESCRIPTION: C GAB CRAFTS SEC PB 10-40 LOT 6-7 & W1/2 LOT8 & LOTS 22 THRU 25

BLK 29 LOT SIZE 260.000 X 100 OR 9571 1080

2. INSPECTIONS

a. Date of Notice of Required Inspection: 08/29/2022

b. Date(s) of actual inspection: 10/03/2022, 05/26/2023 Re-inspection 05/20/2024

c. Name and qualifications of licensee submitting report:

MAIKEL FIALLO NUNEZ. ELECTRICAL ENGINEER, PROFESSIONAL ENGINEER FL No.94434

d. Are Any Electrical Repairs Required? (YES/NO): No

1. If required, describe, and indicate acceptance:

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

1. Explanation/Conditions:

EXISTING 8 STORY OFFICE BUILDING, BUILT IN 1971 (Ordinary-structural concrete).

3. ELECTRICAL SERVICE

PROVIDE PHOTO 3

a. Size: Voltage (120/208) Amperage (2800) Type: Fuses (X) Breakers (X)

b. Phase: Three-Phase (◉) Single Phase (○)

c. Condition: Good (◉) Fair (○) Needs Repair (○)

Comments:

This building is served from an outside FPL transformer the service is at 120/208 V, Three-phase, feed via cables in conduit extending from the transformer to the main panel located in a main electrical room, observed grounding, all in good condition according to the NEC 2020. Refer to photo report.

4. METERING EQUIPMENT

PROVIDE PHOTO 4

1. Clearances: Good (◉) Fair (○) Needs Correction (○)

Comments:

This service meter is located inside building, the main electrical room 1st Floor has enough space clearance to main bldg, and all service equipment presently installed are in good conditions.

5. ELECTRIC ROOMS

Not Applicable: ☐ PROVIDE PHOTO 5

1. Clearances: Good (●) Fair (○) Needs Correction (○)

Comments:

This service meter is located in the main electrical room, in the interior parking garage second level has enough space clearance to house all service equipment presently installed are in good conditions.

6. GUTTERS

Not Applicable: ☐ PROVIDE PHOTO 6

1. Location: Good (●) Needs Repair (○)
2. Taps and Fill: Good (●) Needs Repair (○)

Comments:

The gutters were observed to be in good condition, no corrosion and in accordance to the NEC 2020.

The Taps and Fill were observed to be in good condition, no corrosion and in accordance to the NEC 2020.

7. ELECTRICAL PANELS

PROVIDE PHOTO 7

1. Panel # (1-4) Location: Electrical Room
   Good (●) Needs Repair (○)
2. Panel # (2-4) Location: Electrical Room
   Good (●) Needs Repair (○)
3. Panel # (3-4) Location:
   Good (●) Needs Repair (○)
4. Panel # (4-4) Location:
   Good (●) Needs Repair (○)
5. Panel # (House F) Location:
   Good (●) Needs Repair (○)

Use separate sheets for additional panels.

Comments:
Main Panel 3-4, 4-4, House Panel Branch circuits in the Electrical Room properly identified.
Refer to Photographs #4, #5, #7, #8.
All of the deficiencies were corrected at the re-inspection on May 20, 2024, as indicated in the report.

8. BRANCH CIRCUITS (Exiting panel enclosure)						PROVIDE PHOTO 8
1. Identified:	Yes (●)		Must be Identified (○)			
2. Conductors:	Good (●)		Deteriorated (○)		Must be Replaced (○)	
Comments:						
Branch circuits breaker properly identified in all floors Sub-Panels. Refer to Photographs Report.						
The label shall be of sufficient durability to with stand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC ®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.						

9. GROUNDING OF SERVICE			PROVIDE PHOTO 9
	Good (●)	Needs Repair (○)	
Comments:			
None			

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM			PROVIDE PHOTO 10
	Good (●)	Needs Repair (○)	
Comments:			
Is accomplished by the equipment grounding conductor brought to each panel and extending, along with the branch conductor from the panel ground bus to equipment load, according to NEC 2020.			

11. SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO 11
Good (●) Needs Repair (○)	
Comments:	
The building is supplied via cable enclosed in metal conduit running through the floor slab from the on	
site transformer vault into the main electrical room all in good condition.	

12.GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO 12
Good (●) Needs Repair (○)	
Comments:	
The service general conductor run enclosed in RSC conduit and they were observed to be in good	
condition according to NEC 2020.	

13.WIRE AND CABLES	PROVIDE PHOTO 13
Good (●) Needs Repair (○)	
Comments:	
Good condition. Refer to Photo Report.	

14.BUSWAYS Not Applicable: ☐	PROVIDE PHOTO 14
Good (●) Needs Repair (○)	
Comments:	
BUSWAYS is in good conditions.	
Thermoplastic insulated conductor are used throughout the buildings for feeder wiring and they appear	
to be good condition for continues operation according to NEC 2020. Refer to Photo Report.	

15.THERMOGRAPHY INSPECTION RESULTS

Not Applicable: ☐ PROVIDE PHOTO 15

Design Professional to summarize results below. Attach thermography report by certified thermographer.

Are there any anomalies reported in the thermography report? (Yes/No): No

Comments: Refer to Thermography Photo Report. By Alans Sherman Varela Janeiro.

Infrared Thermography Certificate Level 2.
Re-Inspection 2024.08.21 All previously identified deficiencies have been rectified and passed inspection.

16.OTHER CONDUCTORS

PROVIDE PHOTO 16

Good (◉) Needs Repair (○)

Comments:

Good condition. Refer to Photo Report.

17.TYPES OF WIRING METHODS

PROVIDE PHOTO 17

1. Conduit Raceways Metallic:	Good (◉)	Needs Repair (○)	N/A (○)
2. Conduit PVC:	Good (◉)	Needs Repair (○)	N/A (○)
3. NM Cable:	Good (○)	Needs Repair (○)	N/A (◉)
4. Other Conductors/Cables:	Good (○)	Needs Repair (○)	N/A (◉)

a. Other Conductors/Cables (Specify):

Comments:

Good condition. Refer to Photo Report.

18.EMERGENCY LIGHTING

PROVIDE PHOTO 18

Good (◉) Needs Repair (○) N/A (○)

Comments:

Runs through normal emergency circuits, equipped with standby the emergency illumination is accomplished via emergency power branch circuits

supplied from the battery and feeding all the emergency lights throughout the building path of egress upon the failure of the normal power supply, in good standing. Refer to Photo Report.

19.BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO 19
Good (●) Needs Repair (○) N/A (○)	
Comments:	
Observed to be adequate with emergency lights located at each main entrance and each	
hallway corridor inside the Building, and illuminated exit sign lights exits along the path of egress according to NEC 2020.	

20.FIRE ALARM SYSTEM	PROVIDE PHOTO 20
Good (●) Needs Repair (○) N/A (○)	
Comments:	
Good condition. Refer to Photo Report.	

21.SMOKE DETECTORS (Part of a fire alarm system only) Not Applicable: ☐	PROVIDE PHOTO 21
Good (●) Needs Repair (○) N/A (○)	
Comments:	
Good condition. Refer to Photo Report.	

22.EXIT LIGHTS	PROVIDE PHOTO 22
Good (●) Needs Repair (○) N/A (○)	
Comments:	
Designated areas, illuminated exit sign lights supplied from the emergency power branch circuits,	
according to NEC 2020, see Photo Report.	

23.EMERGENCY GENERATOR	PROVIDE PHOTO 23
Good (●) Needs Repair (○) N/A (○)	
Comments:	
N/A	

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO 24
Good (●) Requires Additional Illumination(○) N/A (○)	
Comments:	
Based on existing square foot the lighting for the building open parking areas was observed to be	
adequately providing good illumination, refer to Photo Report.	
All parking area has good illumination under (sq Fc) required for the City, refer to Photo Report.	

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO 25
Good (●) Requires Additional Illumination(○) N/A (○)	
Comments:	
Parking area Exterior Light of the service has good illumination and lights in good working condition, refer photo report, in all habitable and non-habitable areas, and deemed necessary.	
Exterior Light side walk and building entrance has good illumination.It's required for this area & all habitable and non-habitable areas, and deemed necessary.Refer to Photo Report.	

26.SWIMMING POOL WIRING	PROVIDE PHOTO 26
Good (○) Needs Repair (○) N/A (●)	
Comments:	
N/A	

27. WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO 27

Good (●) Needs Repair (○) N/A (○)

Comments:

Runs well protected in metal conduit from the source of power panel to the service disconnect associated with the equipment being served according to the NEC 2020. Refer to Photo Report.

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES

N/A: ☑

PROVIDE PHOTO 28

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:

Number of Levels Below Grade Plane:

A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)

Explanation:

B. If the elevator(s) travel below grade plane:

1. Are they programmed to return to a level at or above BFE plus freeboard:

   Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway?

   Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker?

   Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

29. GENERAL ADDITIONAL COMMENTS

All common areas of the building are in good electrical condition, the electrical panels inside are in good condition, enough space clearance and comply with NEC 2020.
PCE observed the building exterior parking have good illumination and lights in good working condition.Interior Exit sign light at the Bldg have good illumination and lights in good working condition, in good standing. All Exit sign light properly installed in all habitable and non-habitable areas, and deemed necessary. The EMG lights in good working conditions. Refer to Photo Report.
RE-INSPECTION OF 250 CATALONIA PASSED INSPECTION, ALL DEFICIENCIES NOTED IN THE REPORT WERE CORRECTED FOR RECERTIFICATION, CORRECTION COMPLETED. BUILDING PASSED RECERTIFICATION INSPECTION.

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

2024

ELECTRICAL INSPECTION REPORT RECERTIFICATION BUILDING



MAIKEL FIALLO NUNEZ
PCE CONSULTING & ENGINEERING, LLC
05/20/2024

MAIKEL FIALLO NUNEZ
LICENSE
No. 94434
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Maikel Fiallo 2024.11.05 19:18:33 -05'00'

PARAMOUNT CONSULTING & ENGINEERING.
ARCHITECTURAL DRAFTING SERVICES.
6135 North West 167th Street Suite E-1, Miami, Florida 33015.
Telephones: 305-698-0550/786-877-2699.
Fax: 305-698-0558

RECERTIFICATION

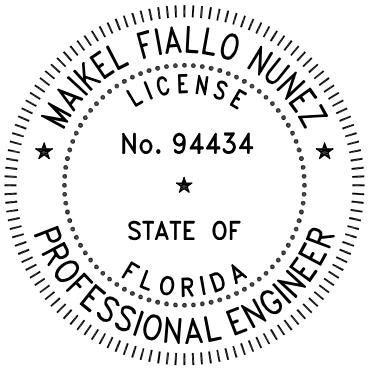
(BSIP) Building Safety Inspection Program

ELECTRICAL REPORT

250 CATALONIA.

250 CATALONIA AVE, CORAL GABLES, FL 33134.

FOLIO ID: 03-4117-005-7120



Maikel Fiallo 2024.11.05 19:18:43 -05'00'

Disclaimer:

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should guarantee for any portion of the structure. 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.

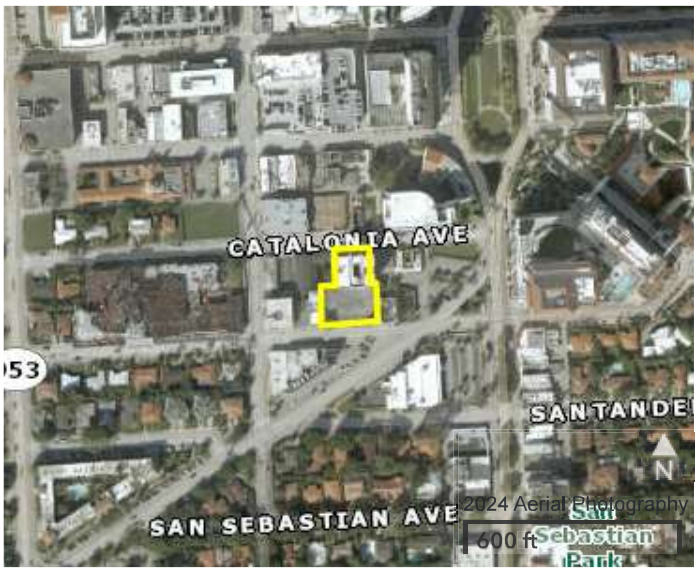
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 10/14/2024

PROPERTY INFORMATION

Folio	03-4117-005-7120
Property Address	250 CATALONIA AVE CORAL GABLES, FL 33134-6735
Owner	CATALONIA OFFICES 2018 LLC
Mailing Address	250 CATALONIA AVE 801 CORAL GABLES, FL 33134
Primary Zone	5003 MIXED-USE
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	8
Living Units	0
Actual Area	
Living Area	
Adjusted Area	64,640 Sq.Ft
Lot Size	26,000 Sq.Ft
Year Built	1971



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$10,400,000	$9,854,000	$7,800,000
Building Value	$100,000	$100,000	$100,000
Extra Feature Value	$0	$0	$0
Market Value	$10,500,000	$9,954,000	$7,900,000
Assessed Value	$9,559,000	$8,690,000	$7,900,000

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$941,000	$1,264,000	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

C GAB CRAFTS SEC PB 10-40
LOTS 6-7 & W1/2 LOT 8 & LOTS 22
THRU 25 BLK 29
LOT SIZE 260.000 X 100
OR 9571 1080

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$9,559,000	$8,690,000	$7,900,000
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$10,500,000	$9,954,000	$7,900,000
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$9,559,000	$8,690,000	$7,900,000
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$9,559,000	$8,690,000	$7,900,000

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/09/2019	$100	31599-1081	Corrective, tax or QCD; min consideration
01/01/1977	$2,097,200	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp



Photograph #1
250 Catalonia Ave, Coral Gables. FL 33134.
MAIN BUILDING.



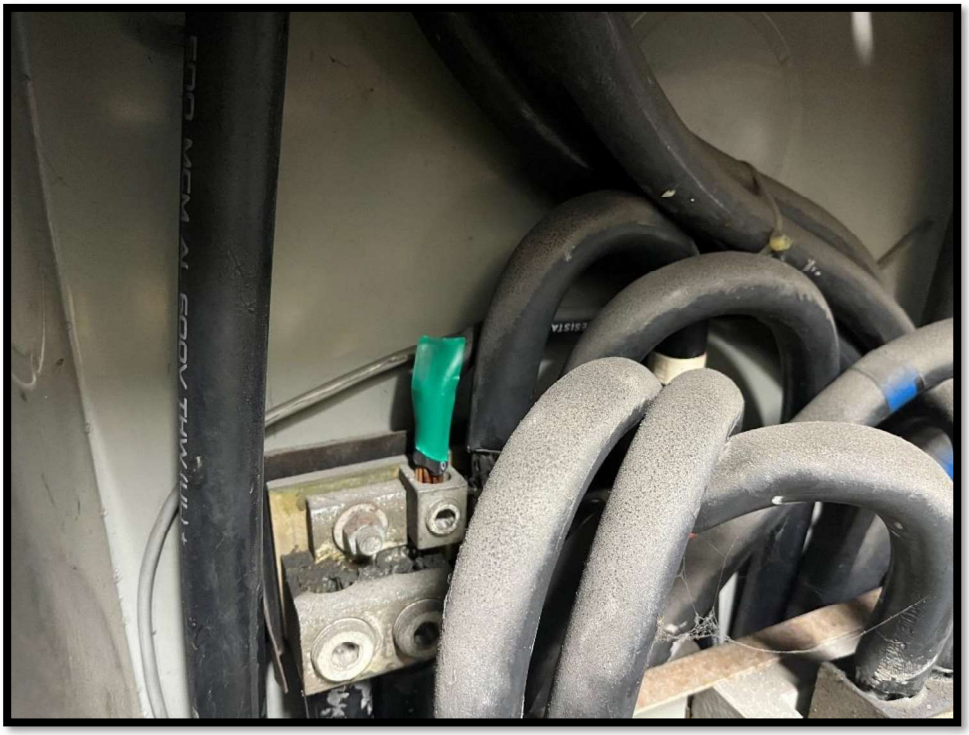
Photograph #2
Electrical Room properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #3
MAIN DISCONNECT 1-4 (600A) is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #4
Phases are properly identified and installed.



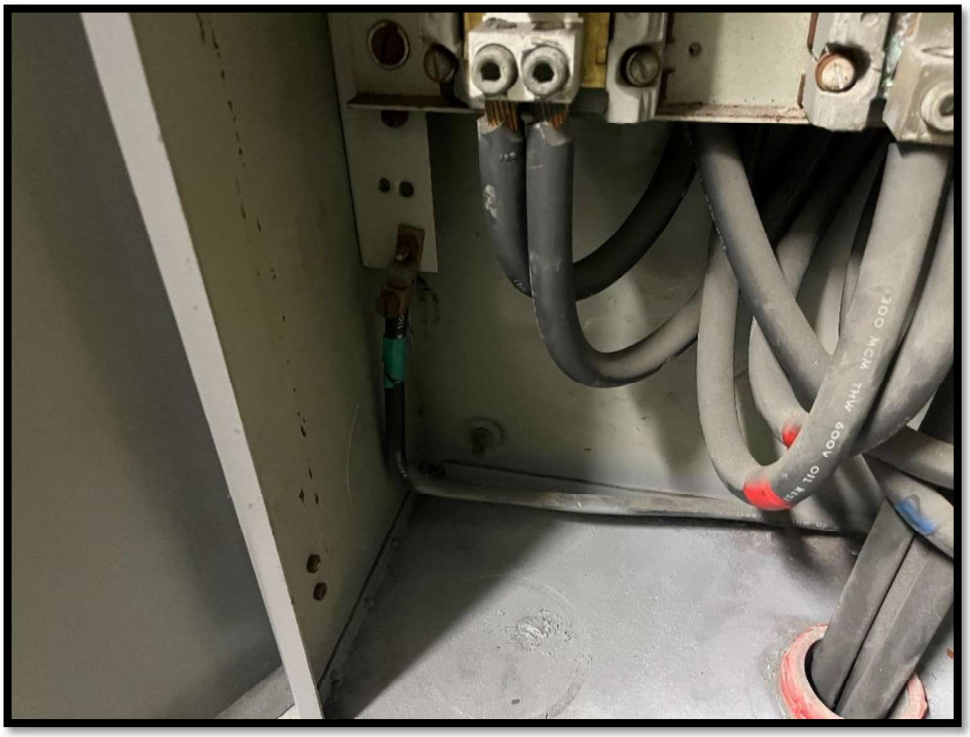
Photograph #5
Ground of the Disconnect is properly installed.



Photograph #6
MAIN DISCONNECT 2-4 (600A) is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #7
Phases are properly identified and installed.



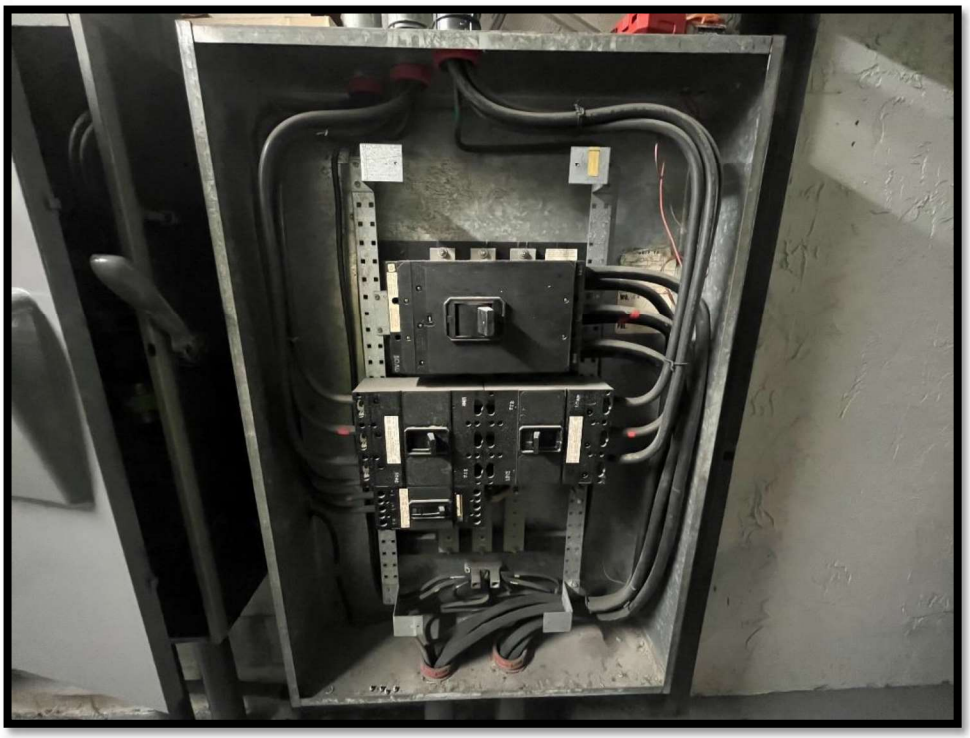
Photograph #8
Ground of the Disconnect is properly installed.



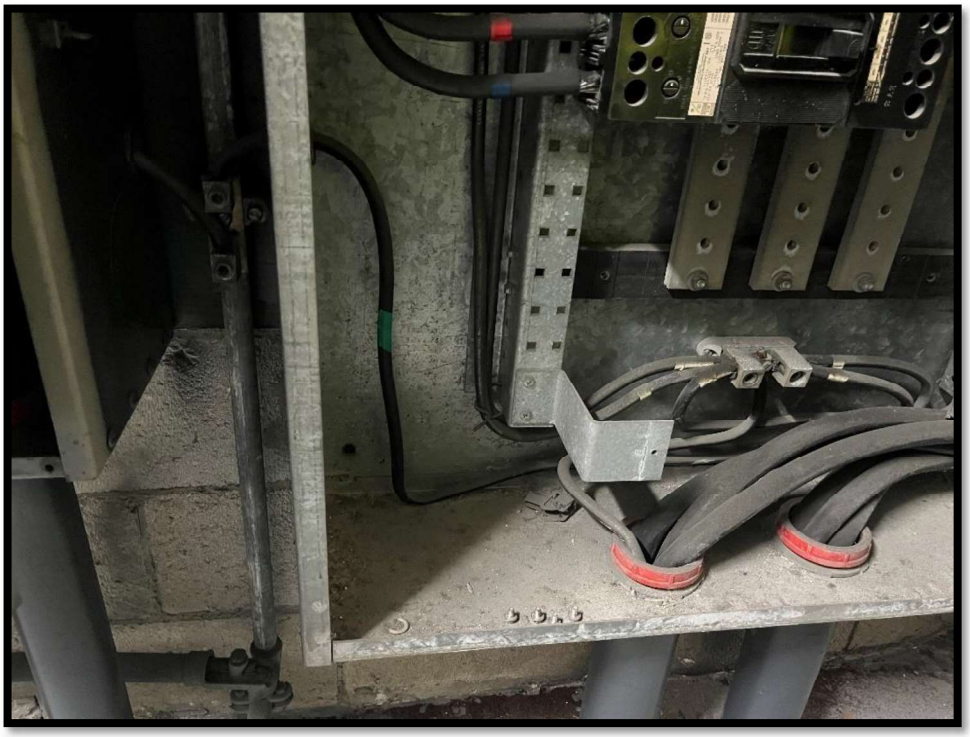
Photograph #9
The Main Panel 3-4 (800A) Branch circuits properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #10
Re-Inspection 05.20.2024.
The Main Panel 3-4 (800 A).
Branch circuits breaker and Disconnect in the Main Electrical Room properly identified.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #11
Phases are properly identified and installed.



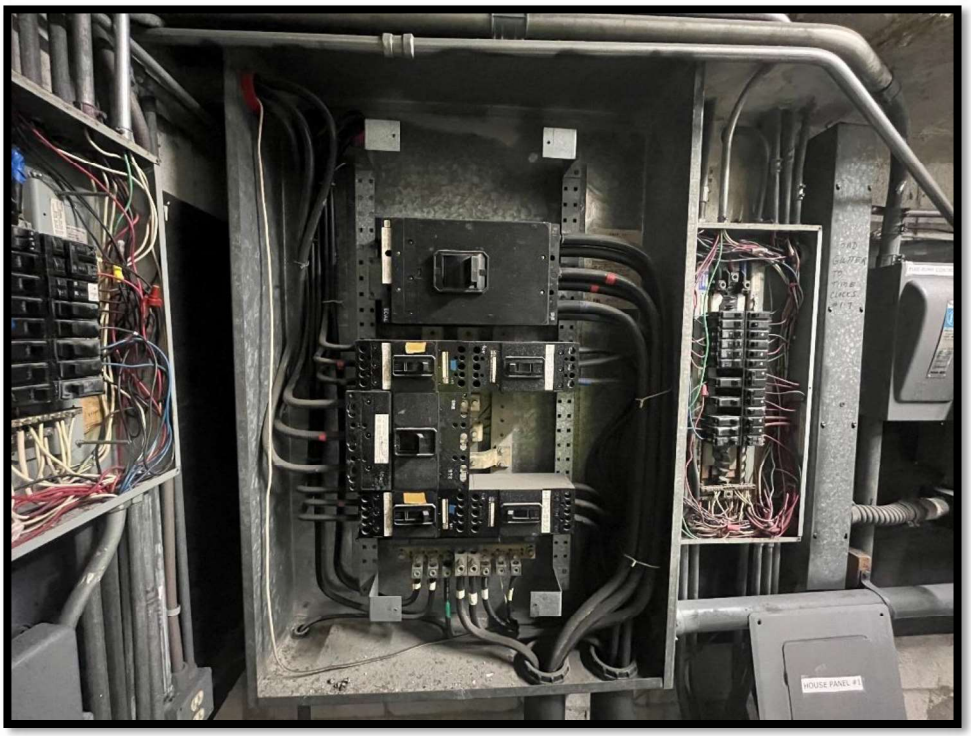
Photograph #12
Ground of the Disconnect is properly installed.



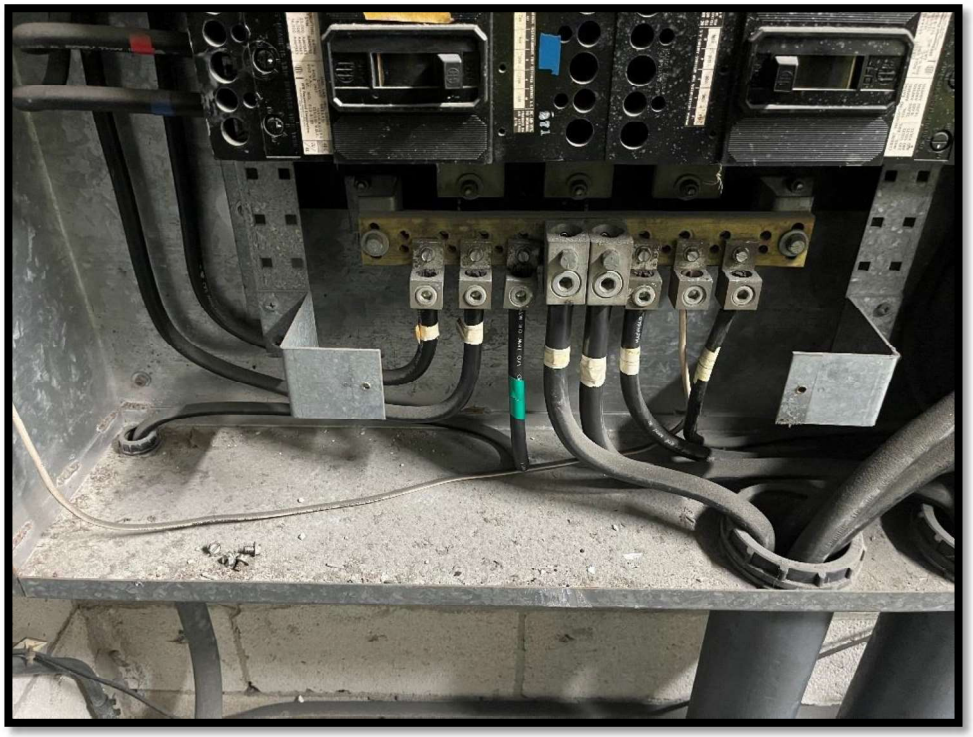
Photograph #13
The Main Panel 4-4 (800A) Branch circuits properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #14
Re-Inspection 05.26.2023.
The Main Panel 4-4 (800 A). The Sub-Panel Branch circuits breaker and Disconnect in the Main Electrical Room properly identified. NEC 210.5 C (1) (b). In the 2020 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



Photograph #15
Phases are properly identified and installed.



Photograph #16
Ground of the Disconnect is properly installed.



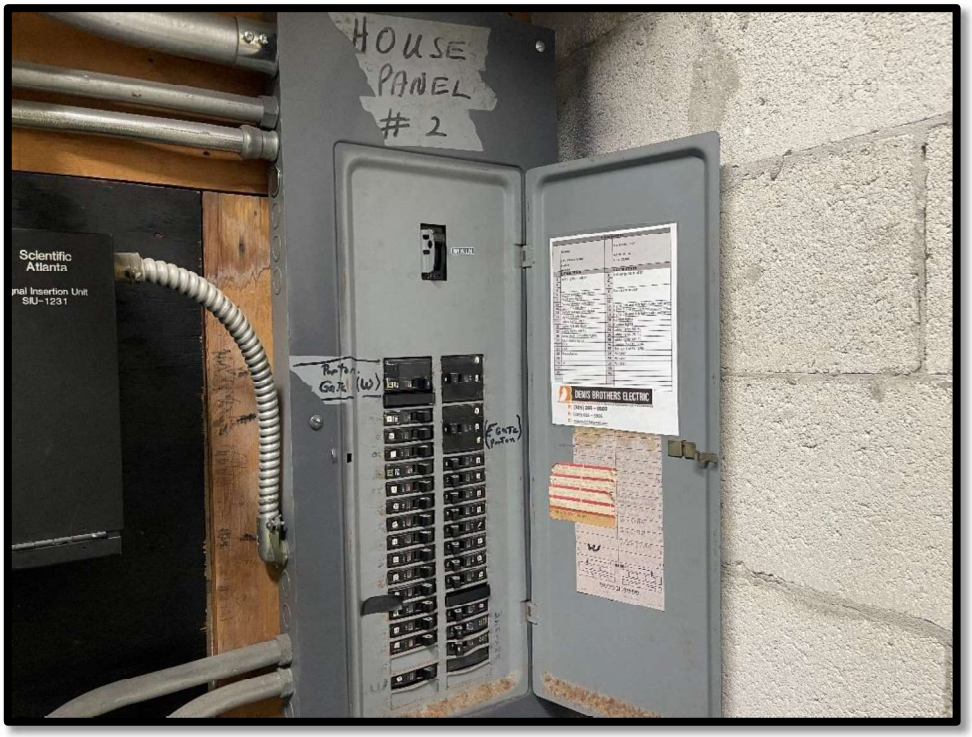
Photograph #17
Re-Inspection 05.20.2024.
The Sub-Panel House #1 Branch circuits properly identified.
NEC 210.5 C (1) (b). In the 2020 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



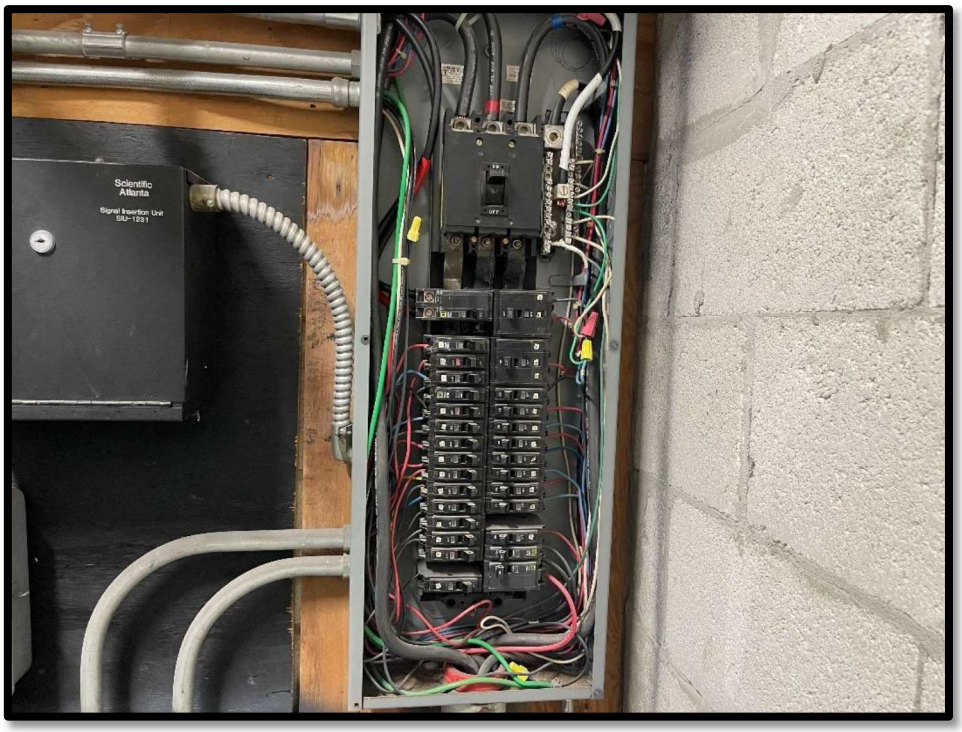
Photograph #17.1
Re-Inspection 05.20.2024.
The Sub-Panel House #1 Branch circuits breaker in the Main Electrical Room properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



Photograph #18
The Sub-Panel House #2 Branch circuits breaker properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



Photograph #18.1
Re-Inspection 05.20.2024.
The Sub-Panel House #2, Branch circuits breaker and Disconnect in the Main Electrical Room properly identified. The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2023 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



Photograph #19
Phases and Neutral wire are properly identified and installed.
Grounding is properly installed.



Photograph #20
Re-Inspection 05.20.2024.
The Sub-Panel House #2, Branch circuits breaker and Disconnect in the Main Electrical Room properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



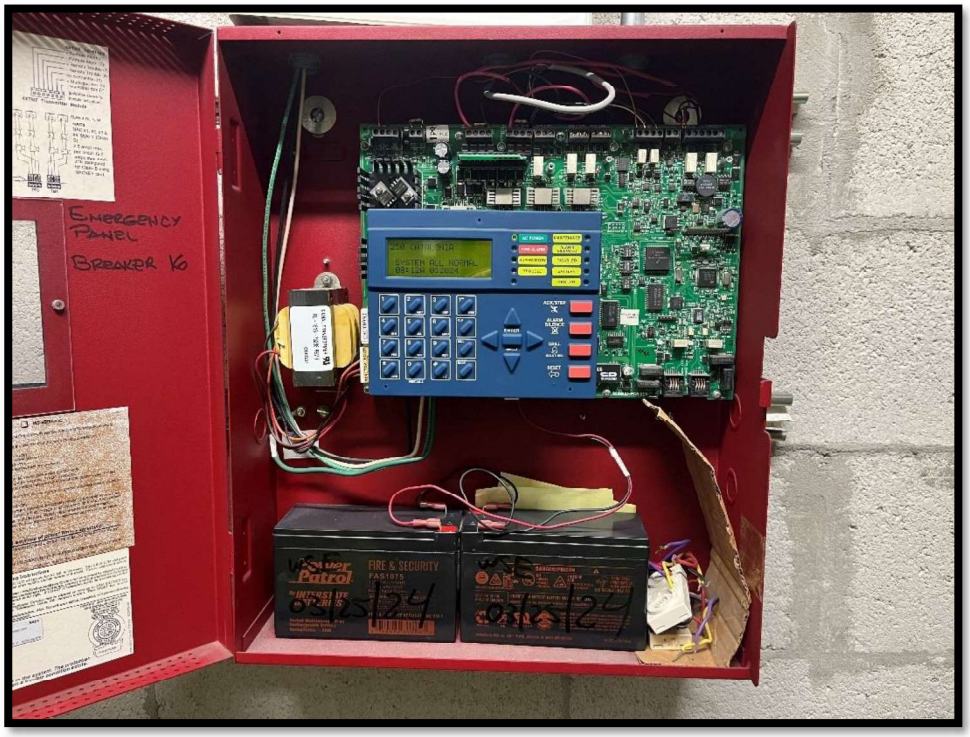
Photograph #21
Re-Inspection 05.20.2024.
The Timer Branch circuits in the Warehouse building properly identified.
The proper grounding of the service is in good standing, and the conductors is in good condition.



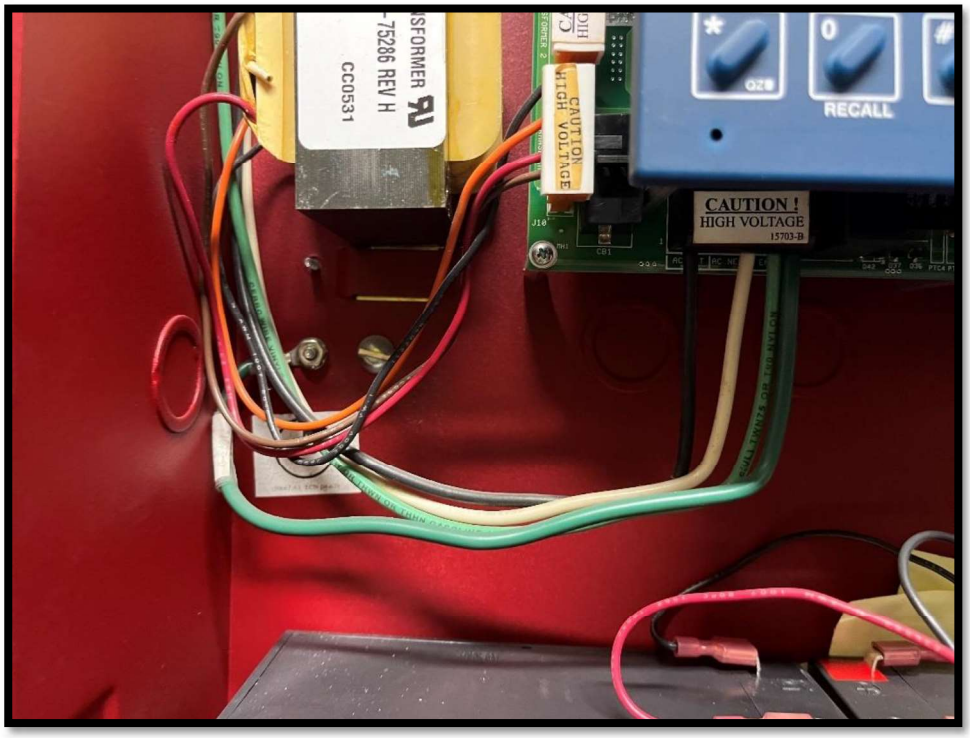
Photograph #22
Fire alarm control panel properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #23
The Fire Alarm is properly labeled and has the Record Tag March – 2024 required by NFPA 70B.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #24
Fire alarm control panel properly installed.



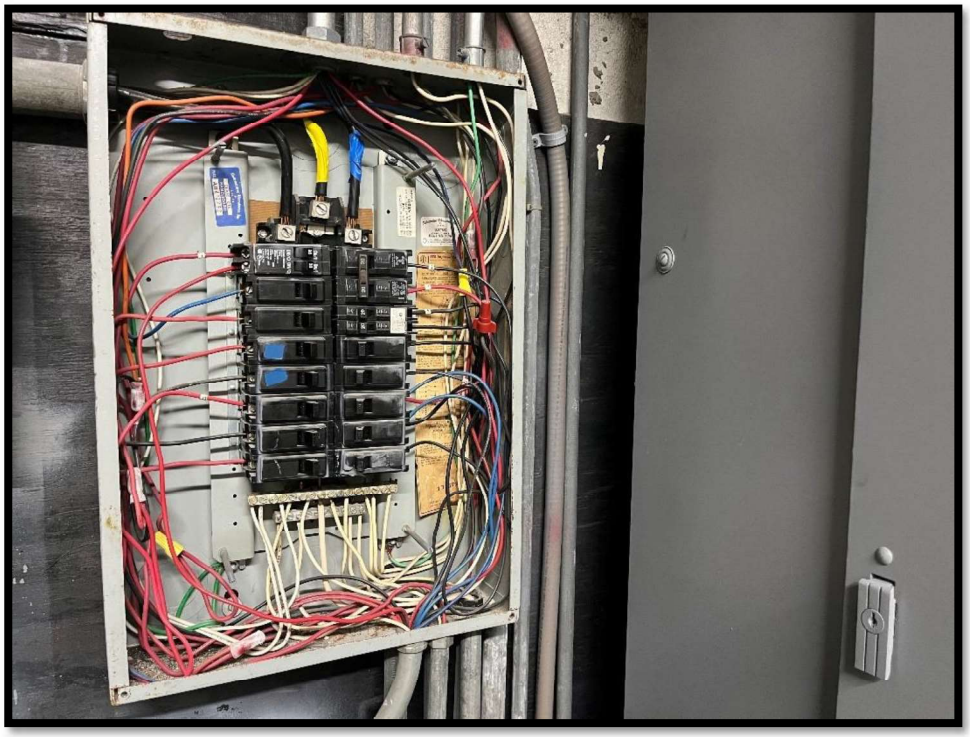
Photograph #25
Grounding is properly installed.



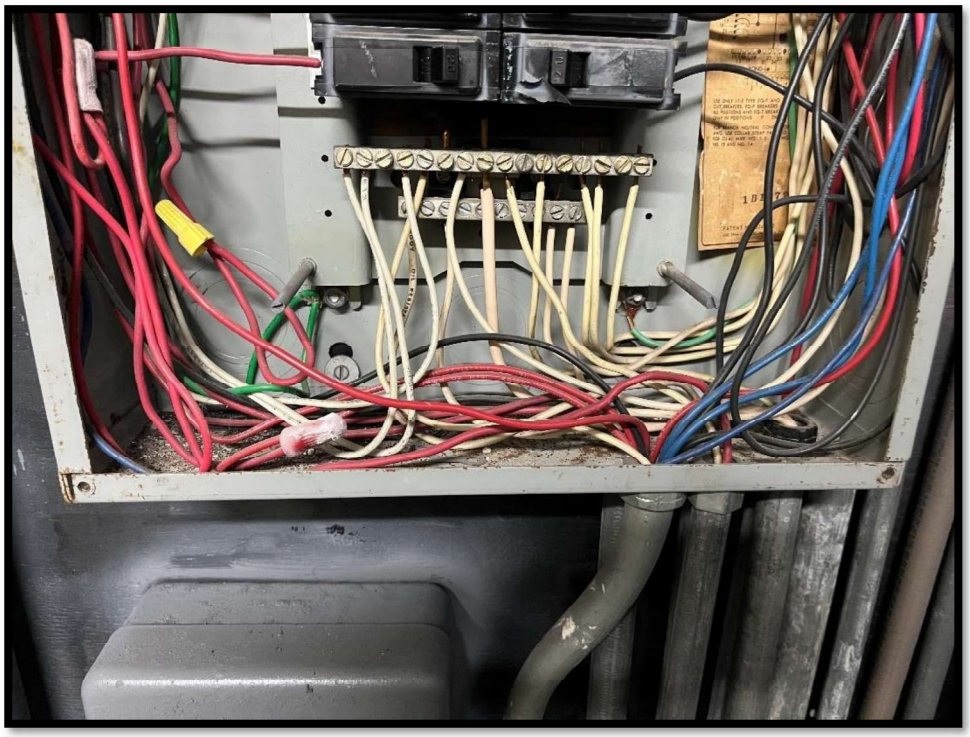
Photograph #26
Circuit Breaker Panel EM properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #27
Circuit Breaker Panel EM is properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



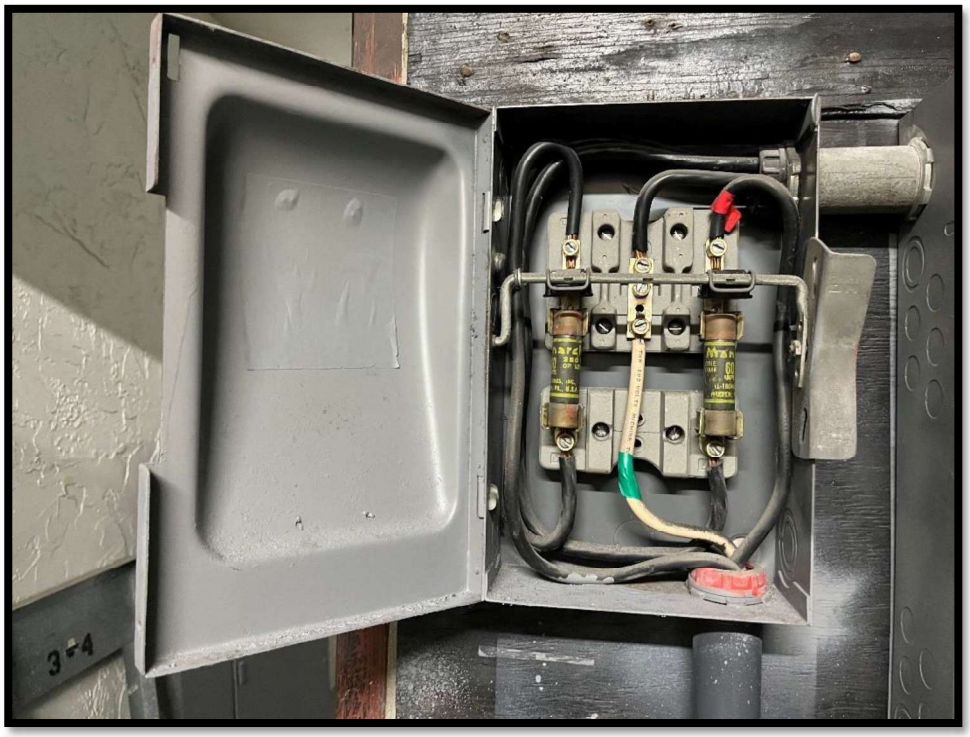
Photograph #28
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #29
Ground of the breaker panel is properly installed.



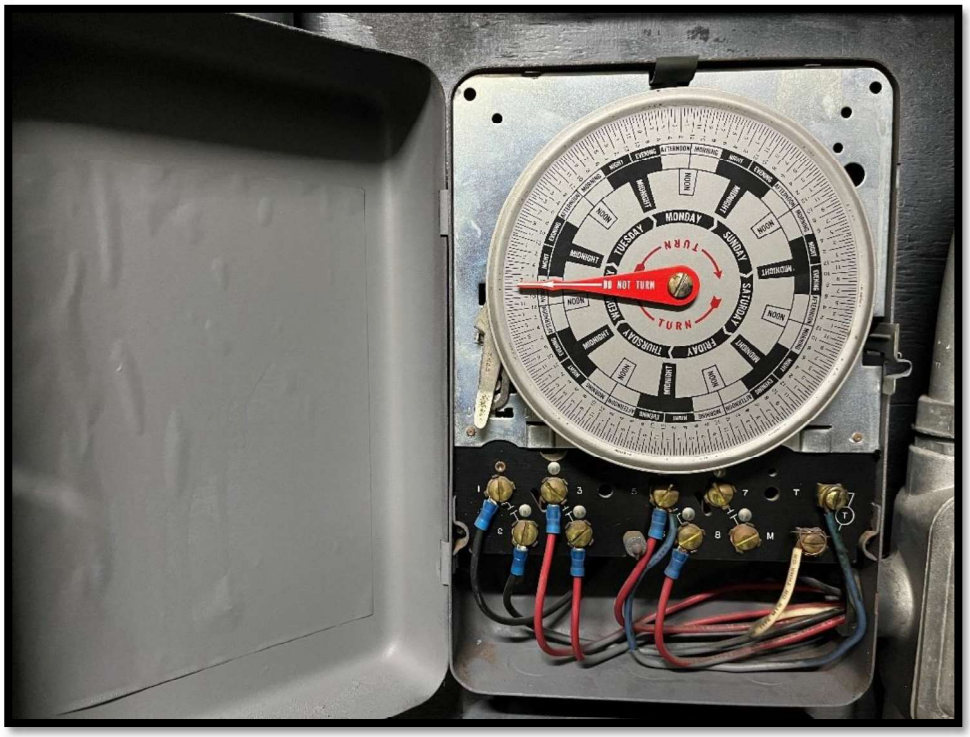
Photograph #29
The Disconnect Parking Line is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



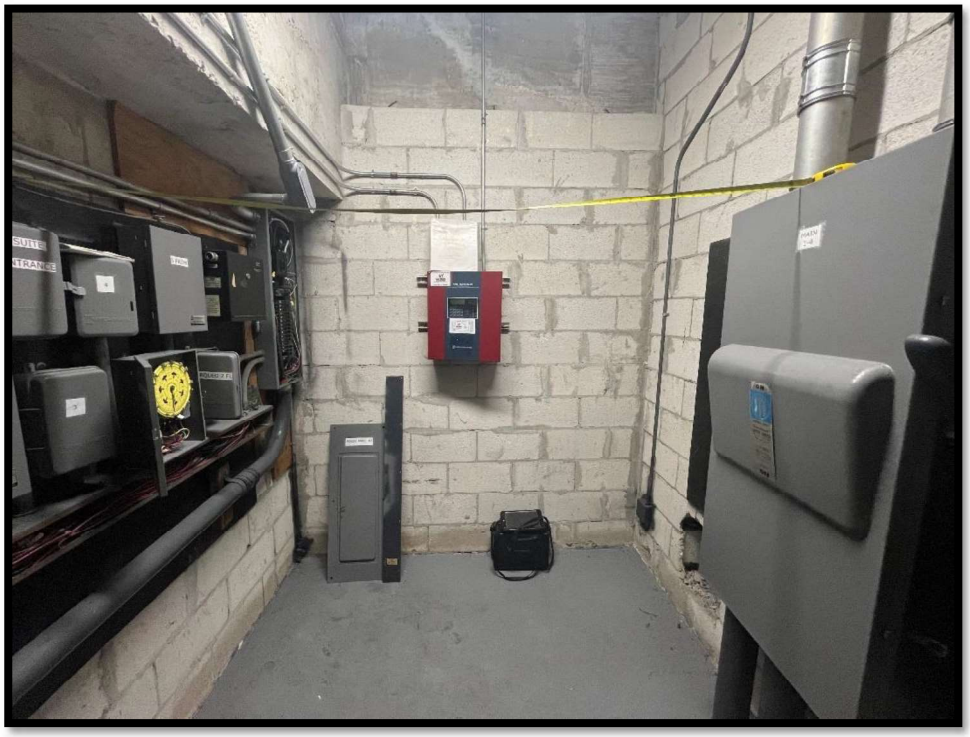
Photograph #30
Fuses are properly identified and installed.
Ground of the Disconnect is properly installed.



Photograph #31
Timer is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #32
Timer is properly installed.



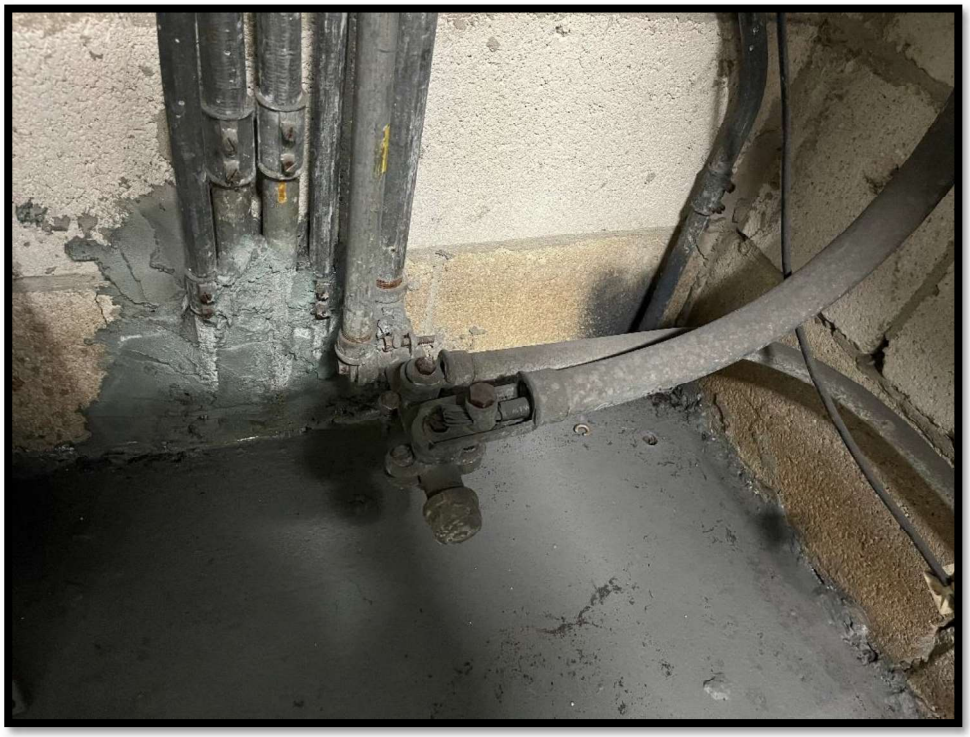
Photograph #33

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #34

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



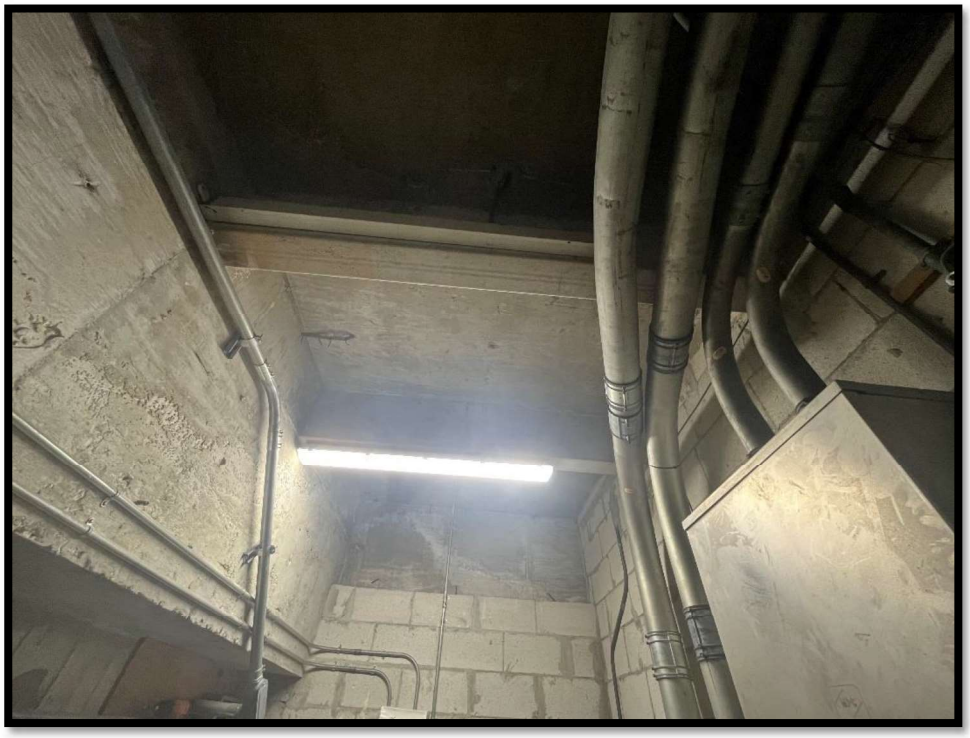
Photograph #35
Ground of the service is properly installed.



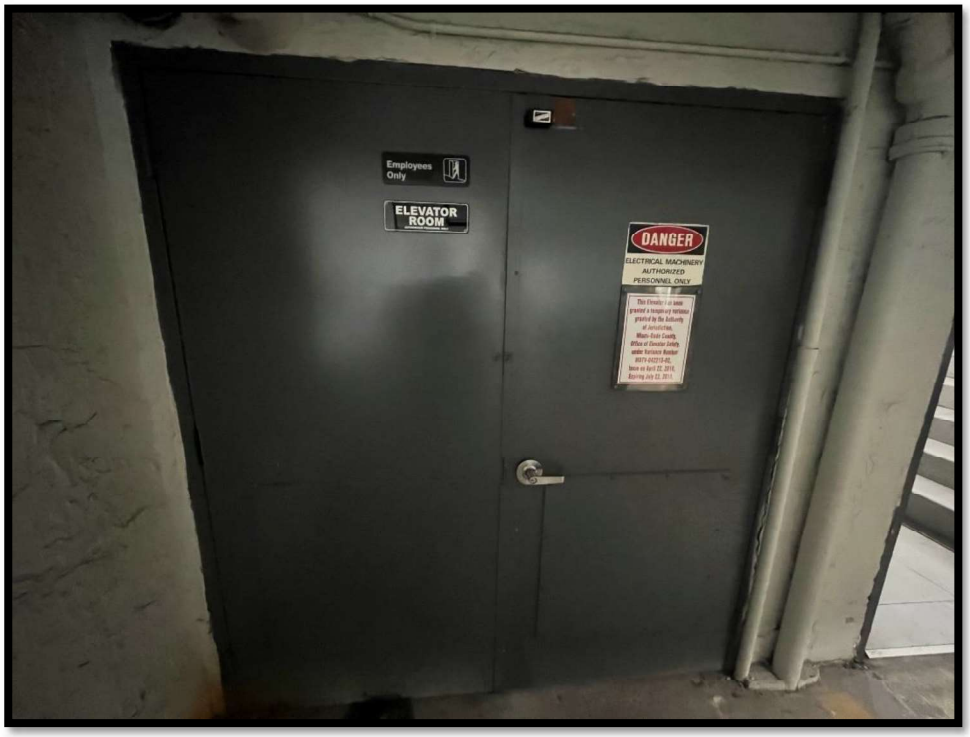
Photograph #36
Ground of the service is properly installed.



Photograph #37
Smoke detector properly installed.



Photograph #38
Electrical room properly lit.



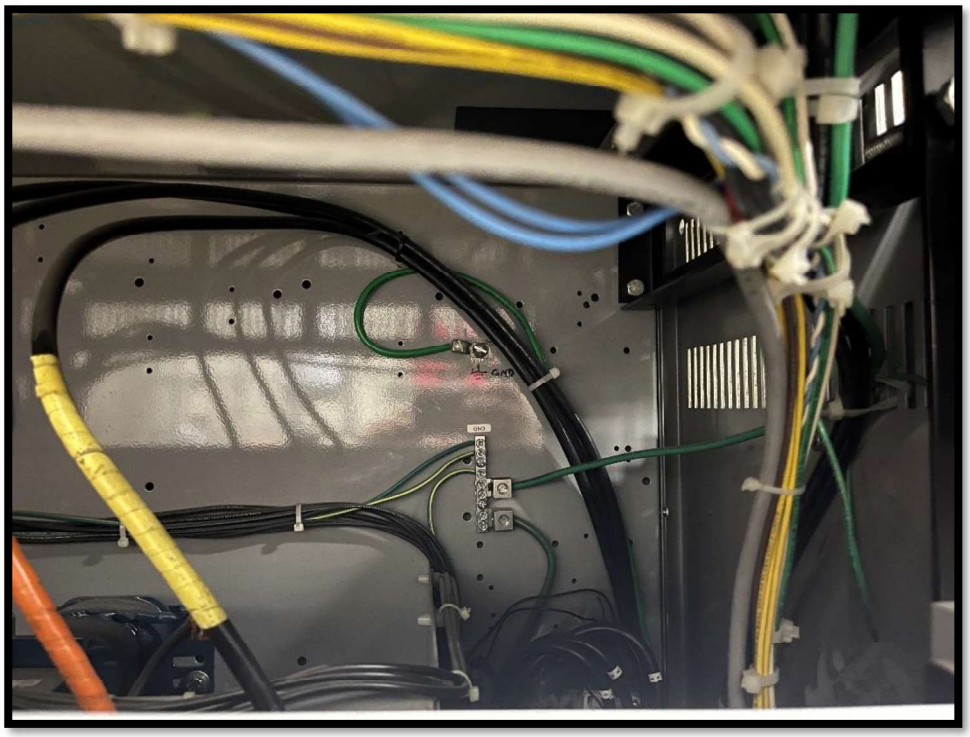
Photograph #39
Elevator Room properly identified.



Photograph #40
Elevator Machine 1 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #41
Elevator Machine 1 properly installed.



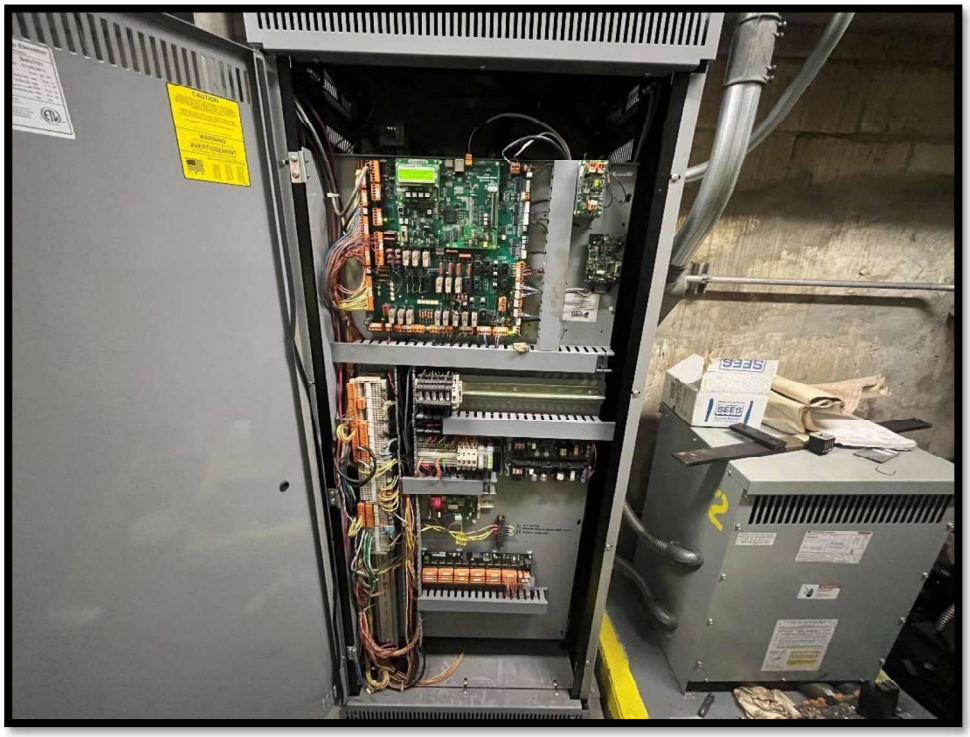
Photograph #42
Grounding is properly installed.



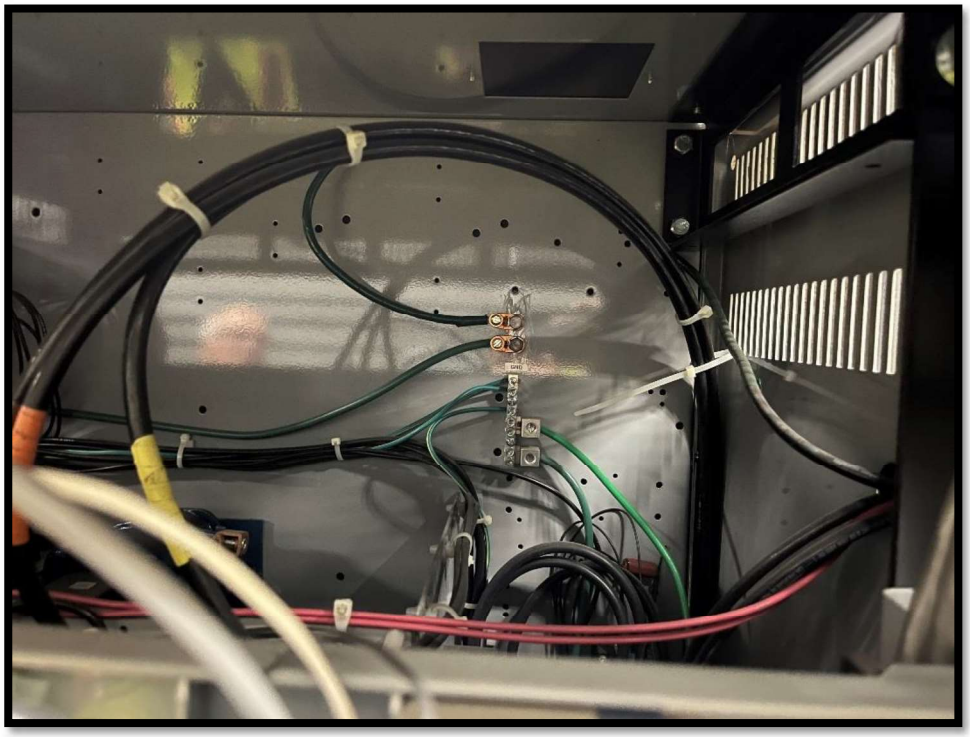
Photograph #43
Transformer 1 properly installed.
Grounding is properly installed.



Photograph #44
Elevator Machine 2 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #45
Elevator Machine 1 properly installed.



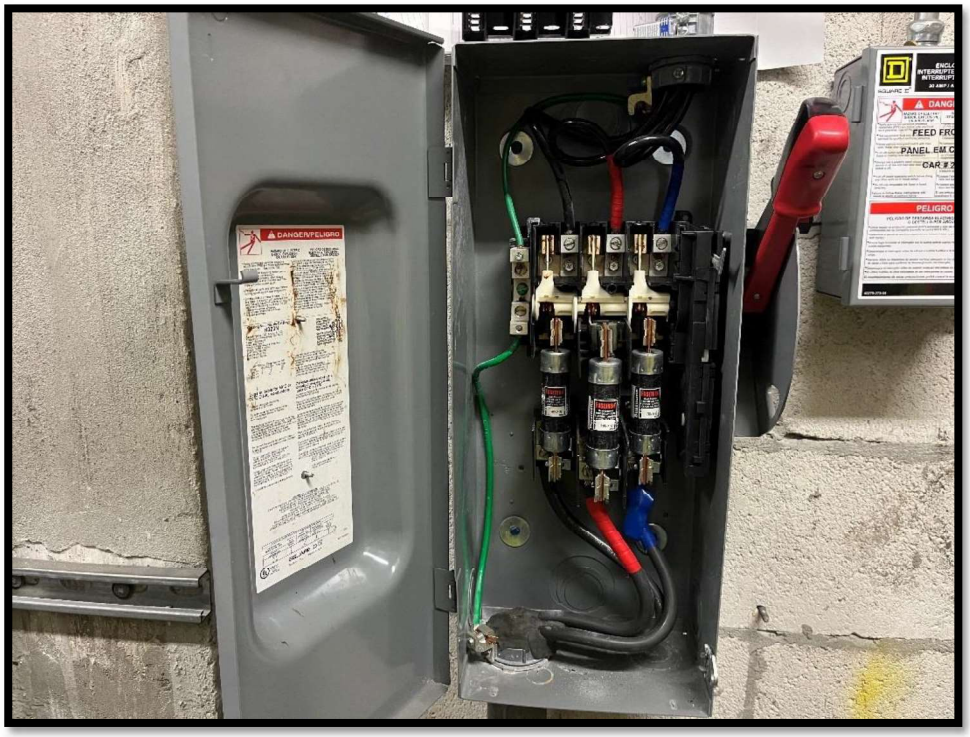
Photograph #46
Grounding is properly installed.



Photograph #47
Transformer 2 properly installed.
Grounding is properly installed.



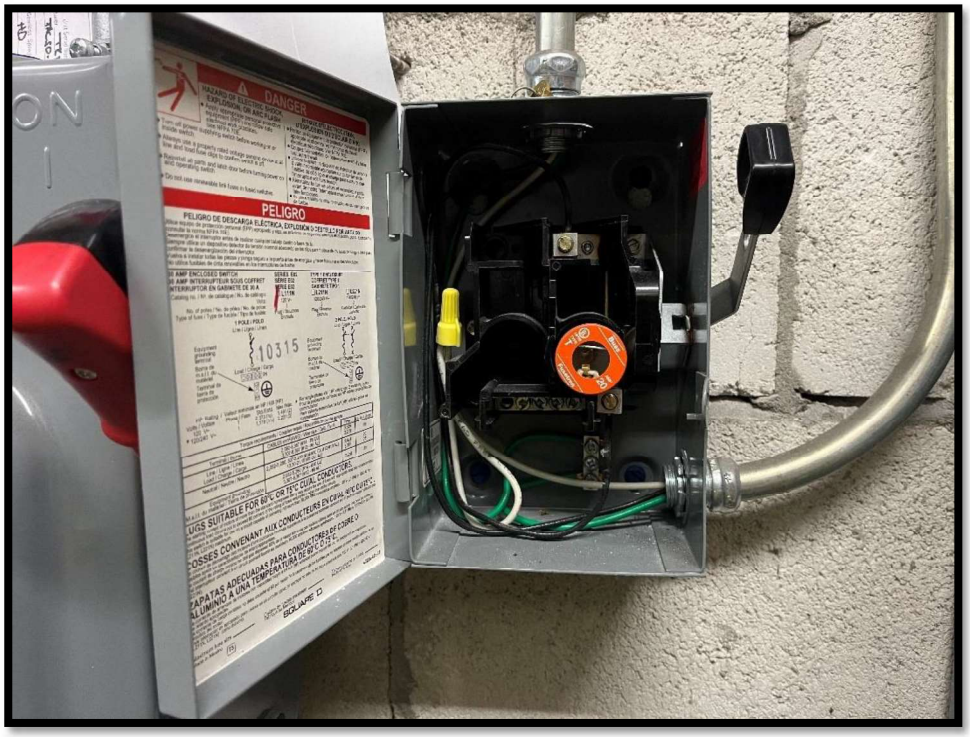
Photograph #48
The Disconnect #2 North Elevator is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #49
Phases are properly identified and installed.
Ground of the Disconnect is properly installed.



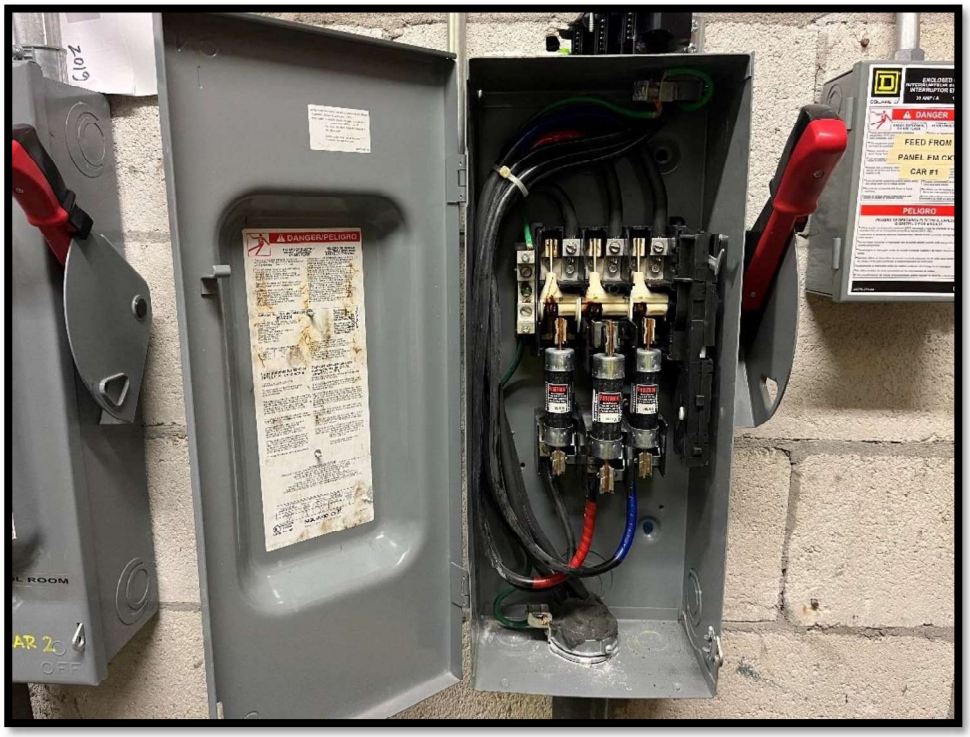
Photograph #50
The Disconnect #2 Feed from Panel EM CKT#11 CAR#2 is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



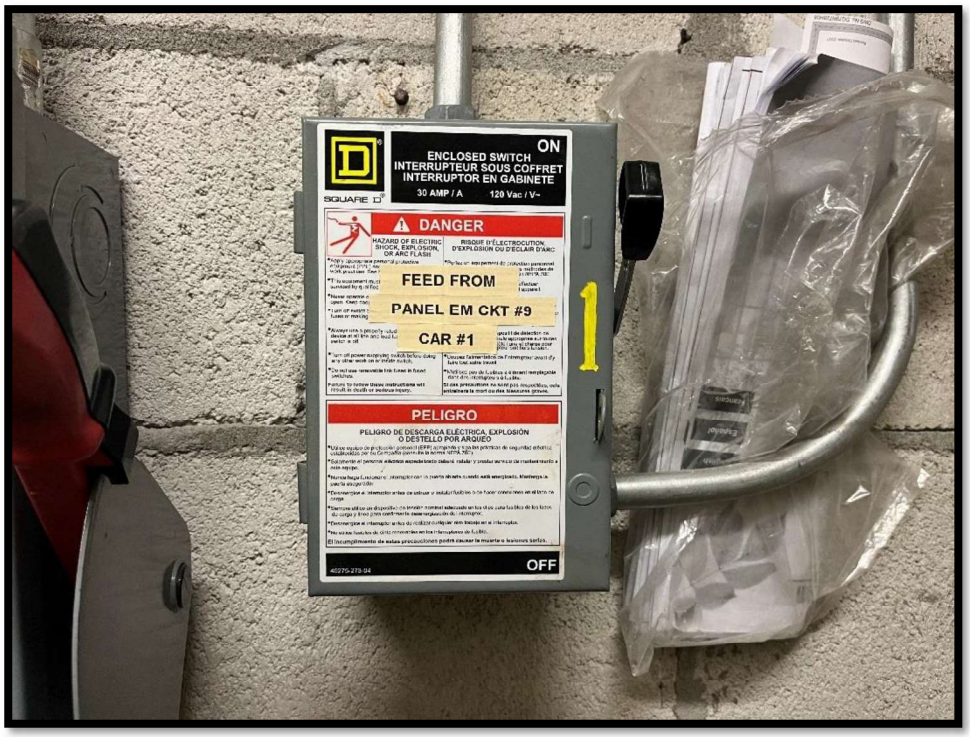
Photograph #51
Ground of the Disconnect is properly installed.



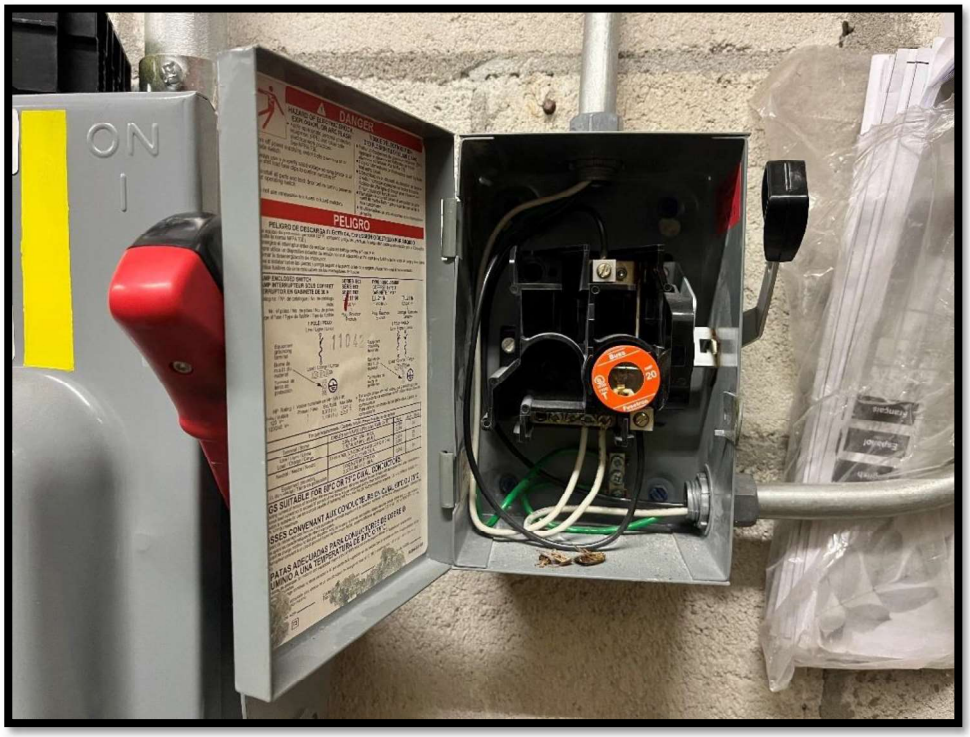
Photograph #52
The Disconnect #1 South Elevator is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



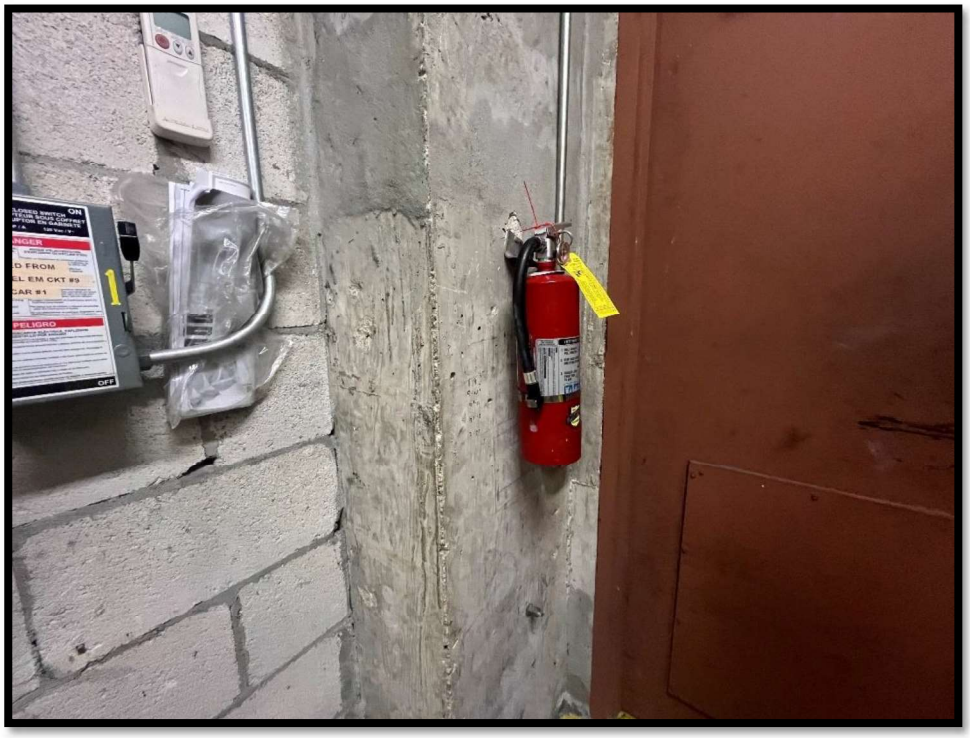
Photograph #53
Phases are properly identified and installed.
Ground of the Disconnect is properly installed.



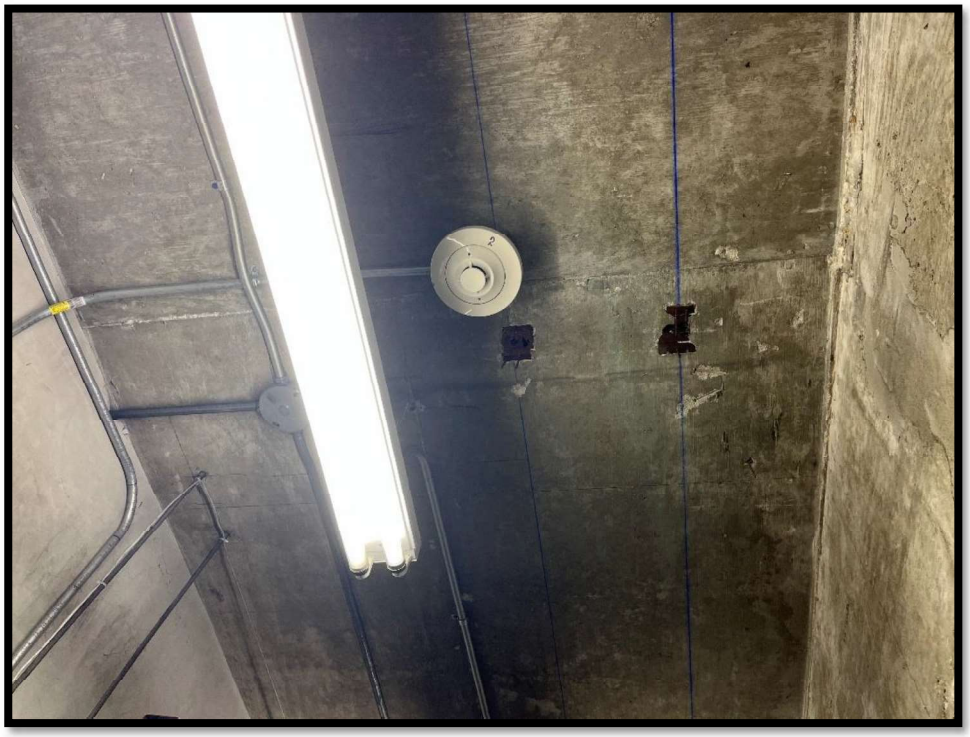
Photograph #54
The Disconnect #1 Feed from Panel EM CKT#9 CAR#1 is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #55
Ground of the Disconnect is properly installed.



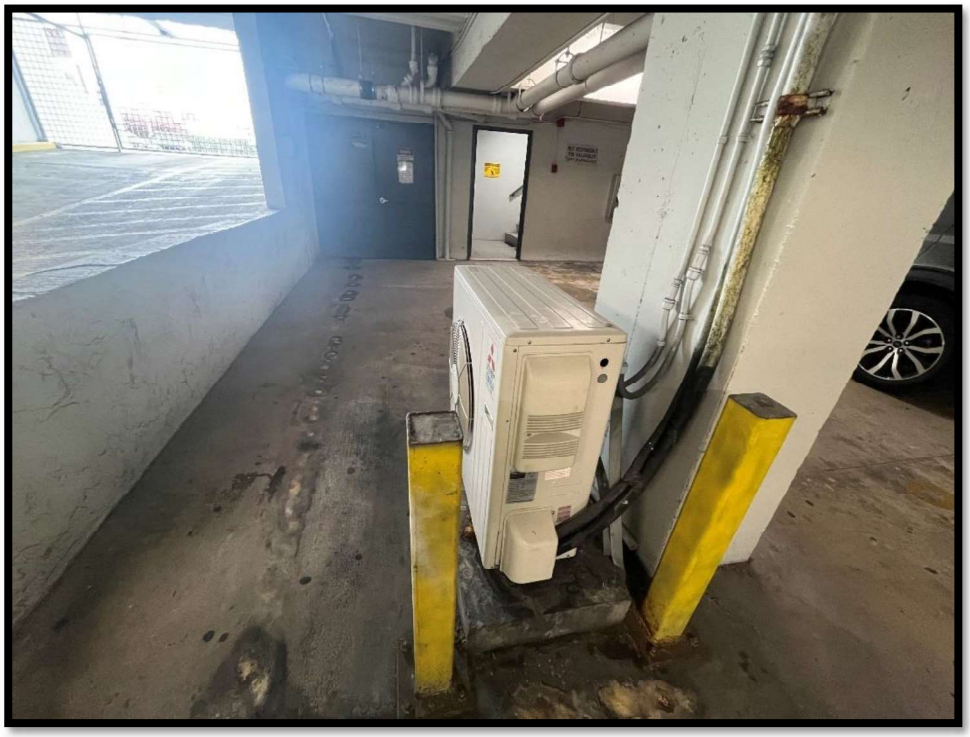
Photograph #56
Fire extinguisher properly installed.



Photograph #57
Smoke detector properly installed.



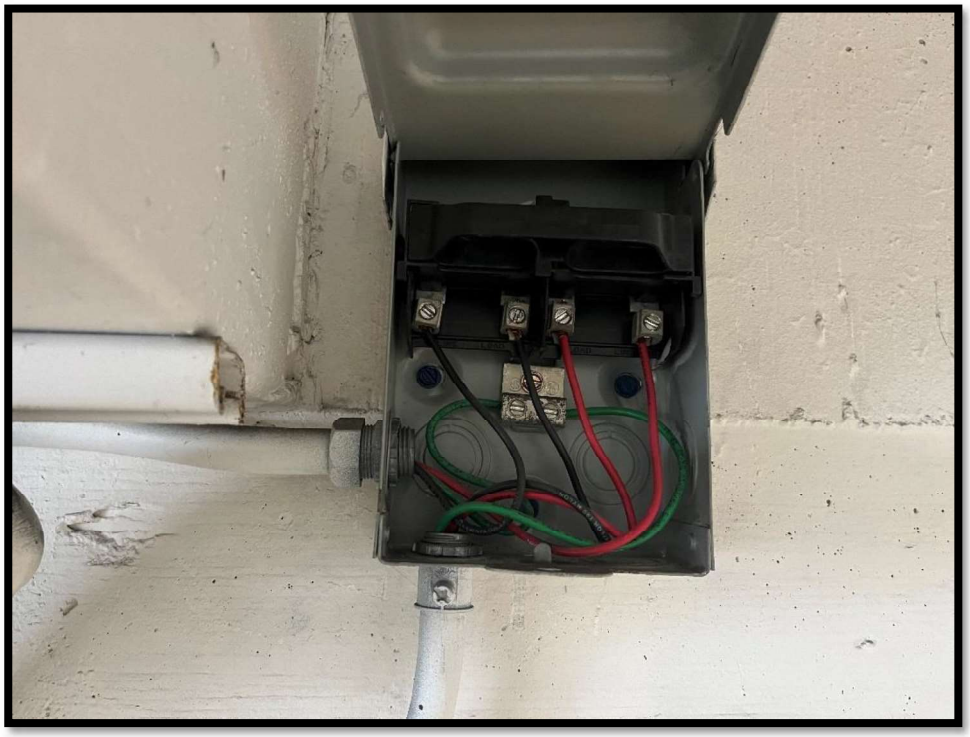
Photograph #58
Mechanical Room properly ventilated.



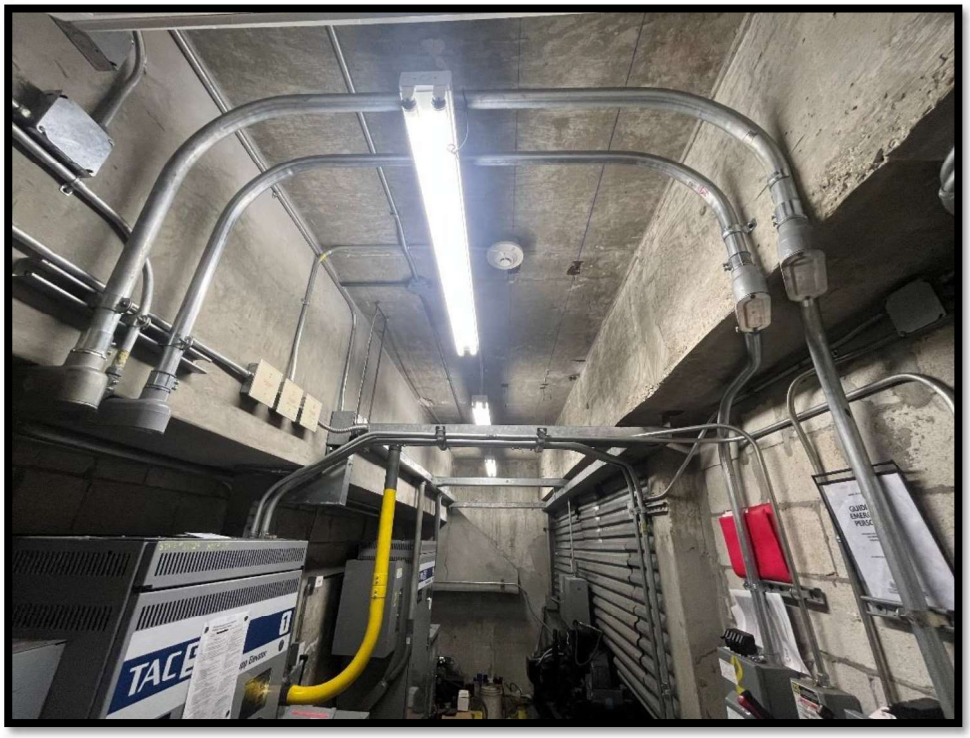
Photograph #59
AC properly installed.



Photograph #60
AC Disconnect properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #61
Ground of the AC Disconnect is properly installed.



Photograph #62
Electrical room properly lit.



Photograph #63
Fire Pump Room 1



Photograph #64
The Disconnect #1 South Elevator is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #65
Phases are properly identified and installed.
Fuses are properly identified and installed.



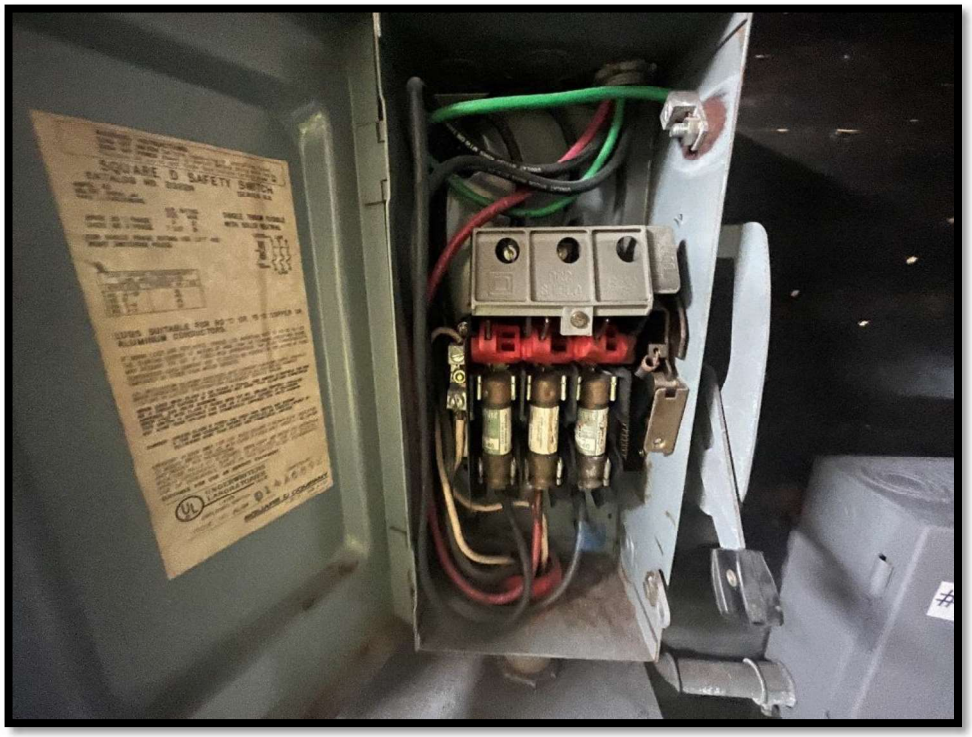
Photograph #66
The Disconnect #2 North Elevator is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #67
Phases are properly identified and installed.
Fuses are properly identified and installed.



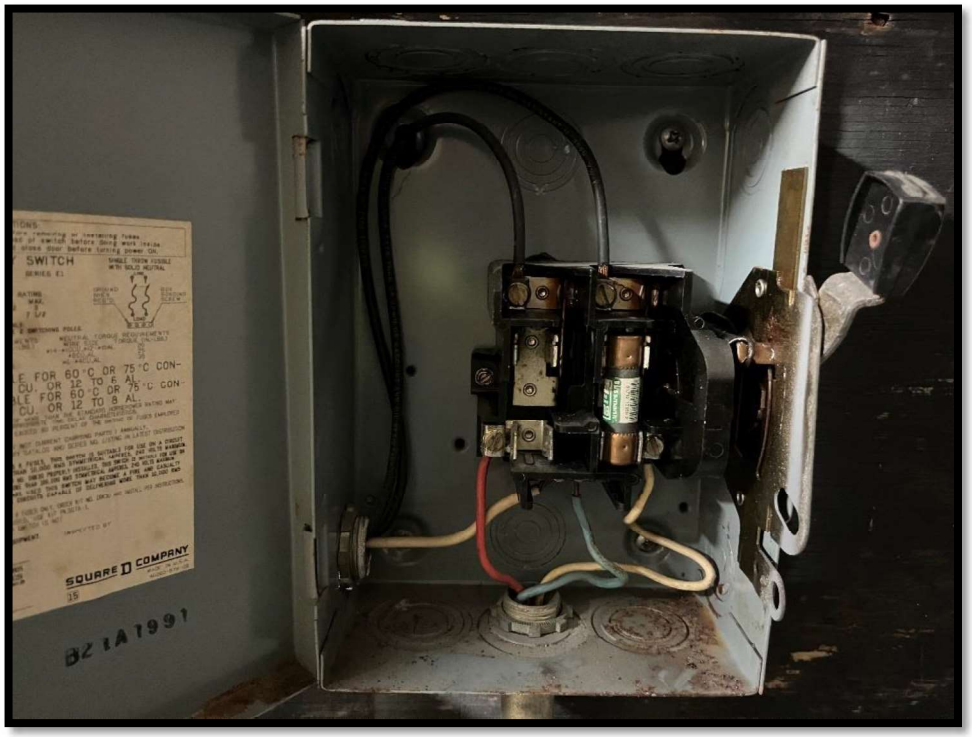
Photograph #68
The Disconnect #1 Pump is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #69
Phases are properly identified and installed.
Fuses are properly identified and installed.



Photograph #70
The Disconnect #2 Rear Pump is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #71
Phases are properly identified and installed.



Photograph #72
Gutter in good condition.



Photograph #73
Gutter properly installed and good standing.



Photograph #74
Fire Pump properly installed and good standing.



Photograph #75
Fire Pump Room 1 properly lit.



Photograph #76
Electrical Fire Pump Room 2



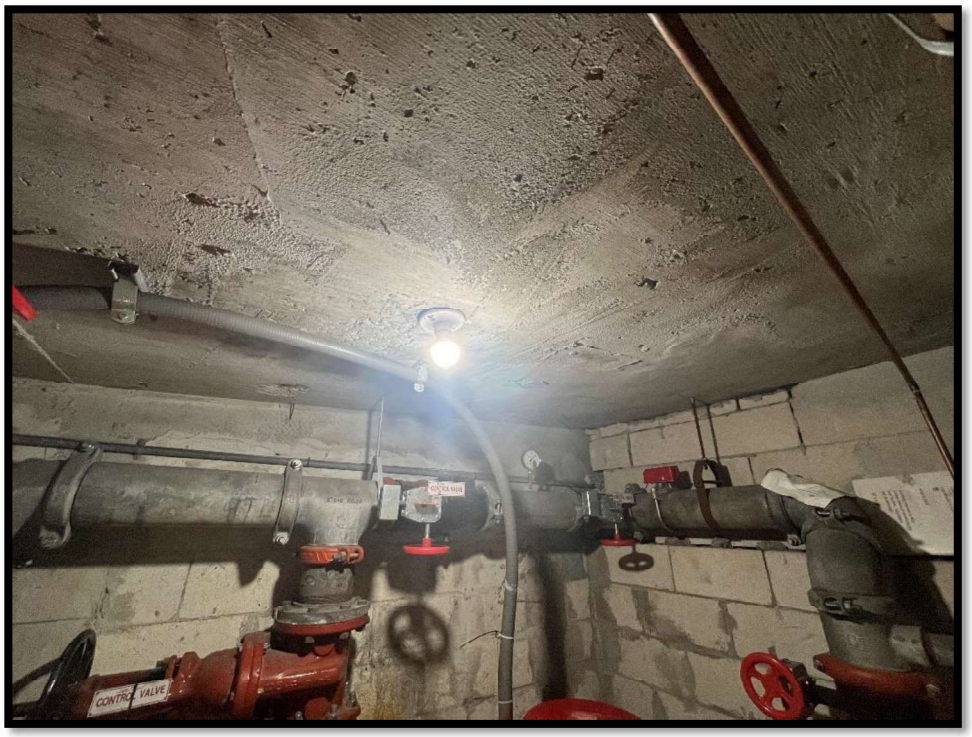
Photograph #77
Disconnect Electrical Fire Pump is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #78
Disconnect Electrical Fire Pump properly installed and good standing.



Photograph #79
Grounding is properly installed.



Photograph #80
Electrical Fire Pump Room 2 properly lit.



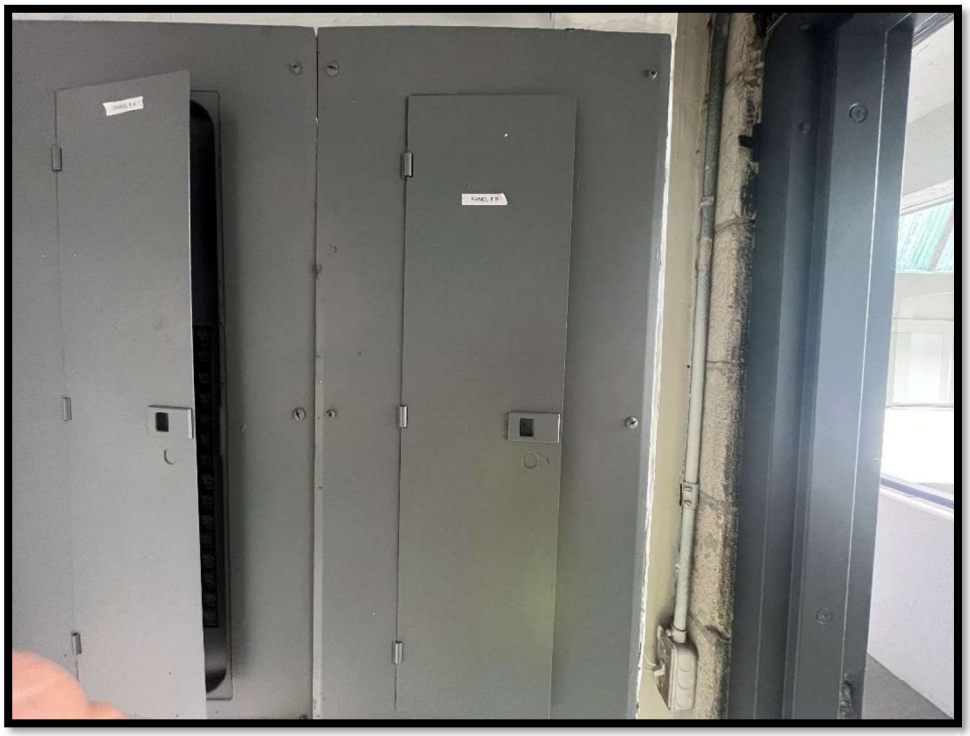
Photograph #81
Exit sign lights outdoor day time at 8 floors in the building in good working condition.



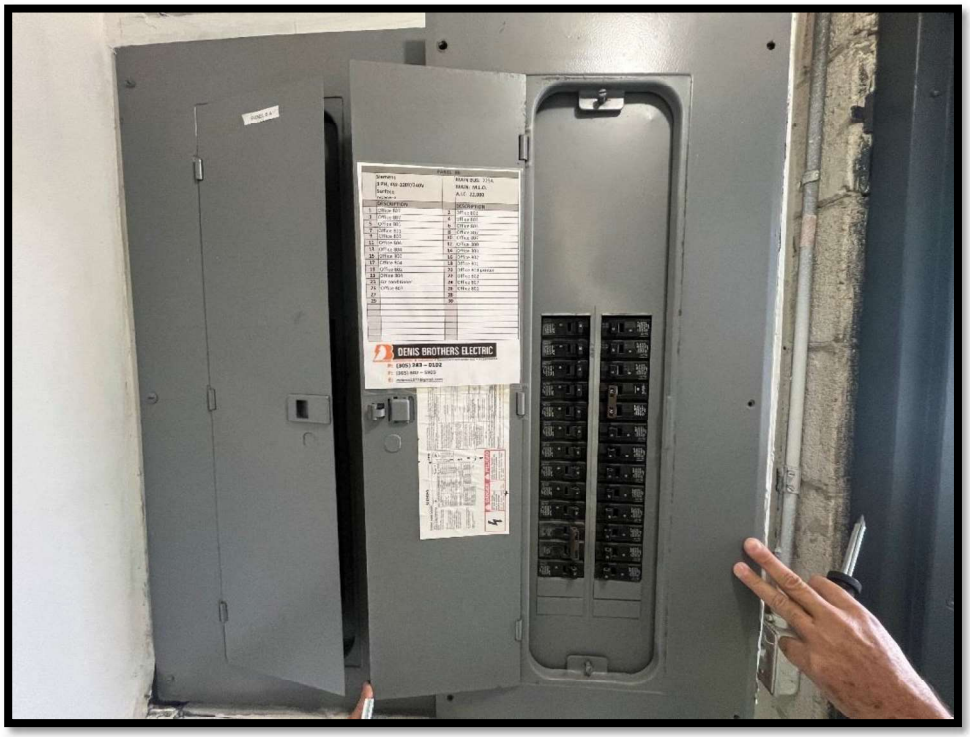
Photograph #82
Exit sign lights outdoor day time at 8 floors in the building in good working condition.



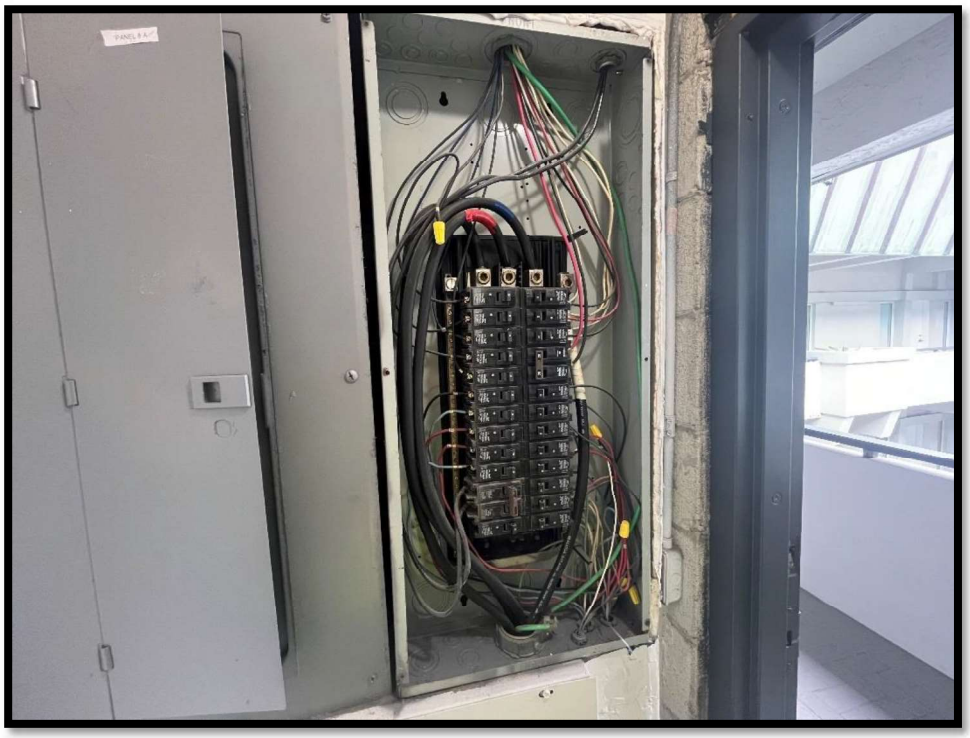
Photograph #83
Electrical Room 8 floor properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



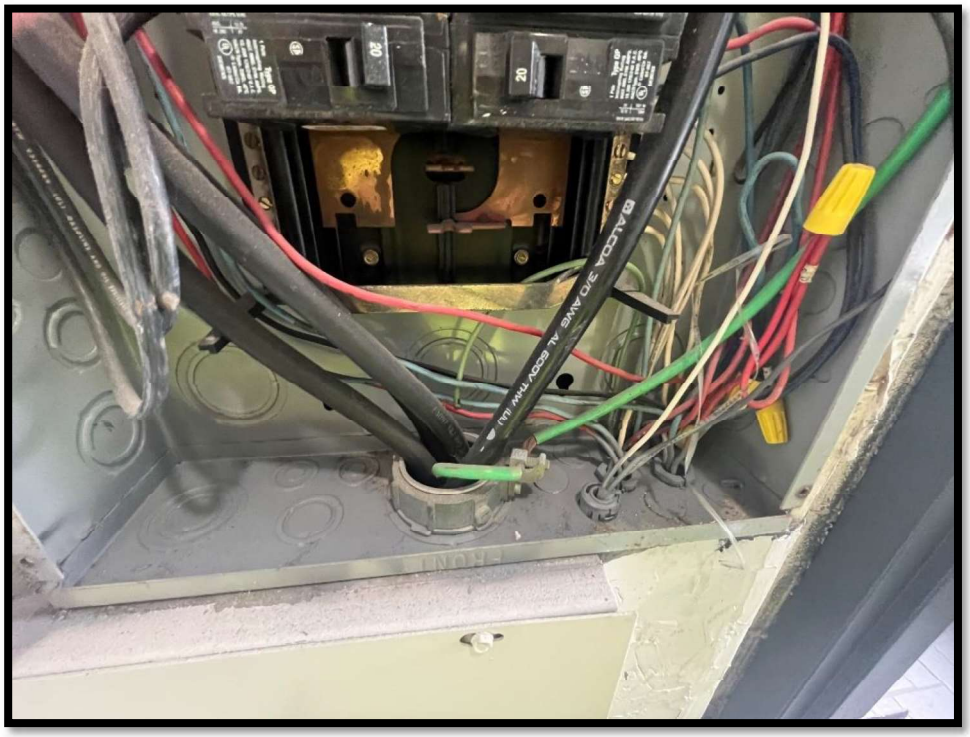
Photograph #84
Circuit Breaker Panel 8 B properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



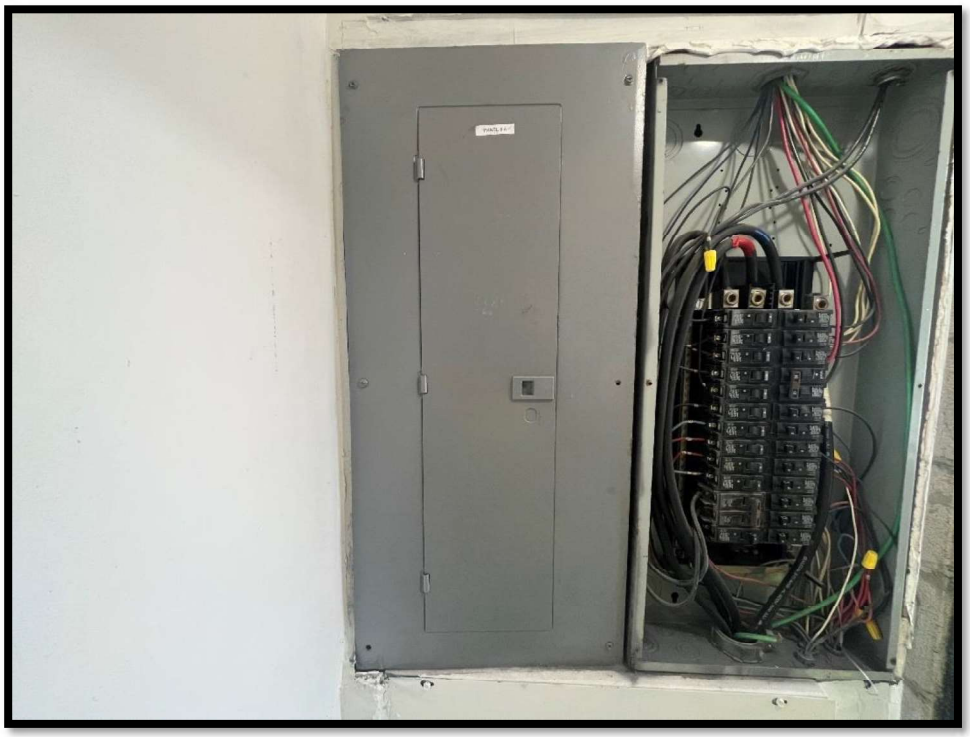
Photograph #85
Circuit Breaker Panel 8 B properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #86
Phases are properly identified and installed.
Neutral wire properly identified and installed.



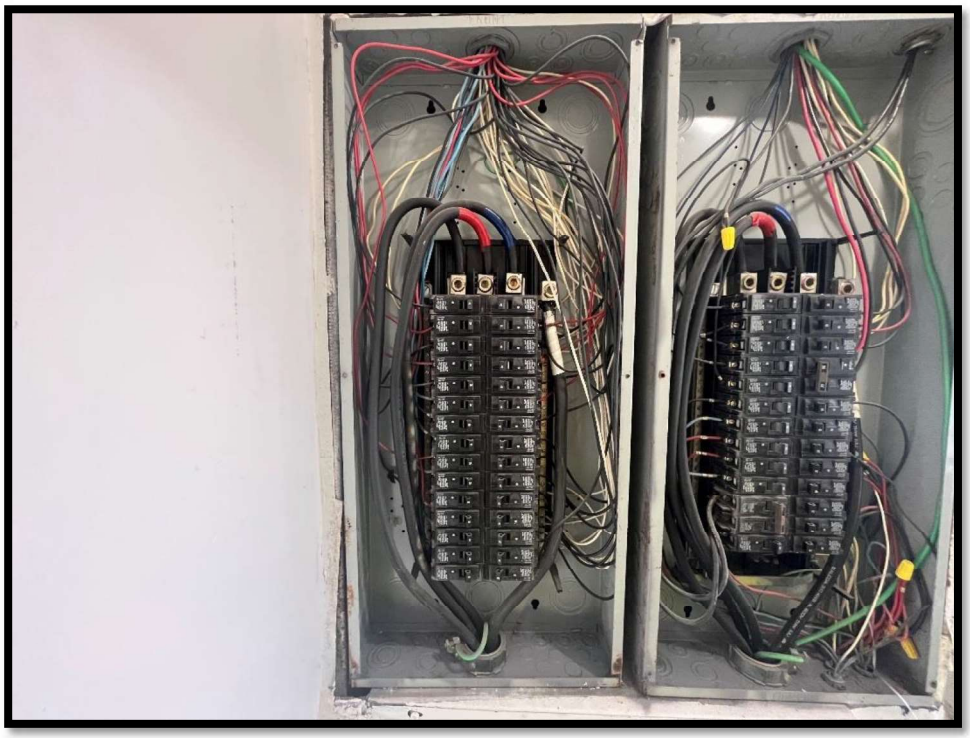
Photograph #87
The ground of the breaker panel is properly installed.



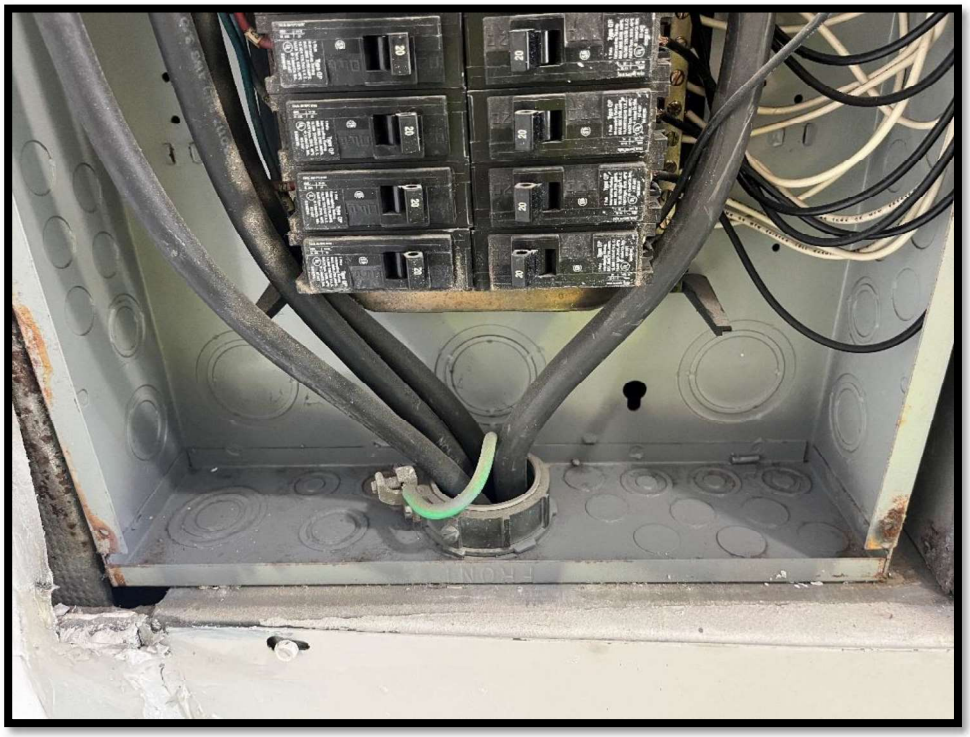
Photograph #88
Circuit Breaker Panel 8 A properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



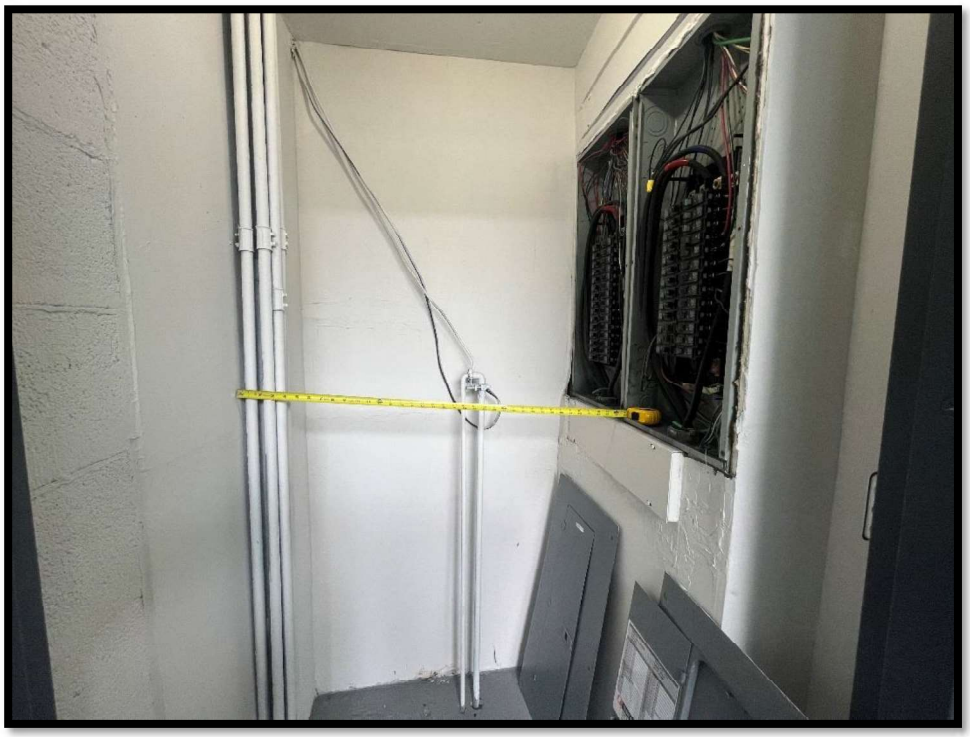
Photograph #89
Circuit Breaker Panel 8 B properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #90
Phases are properly identified and installed.
Neutral wire properly identified and installed.



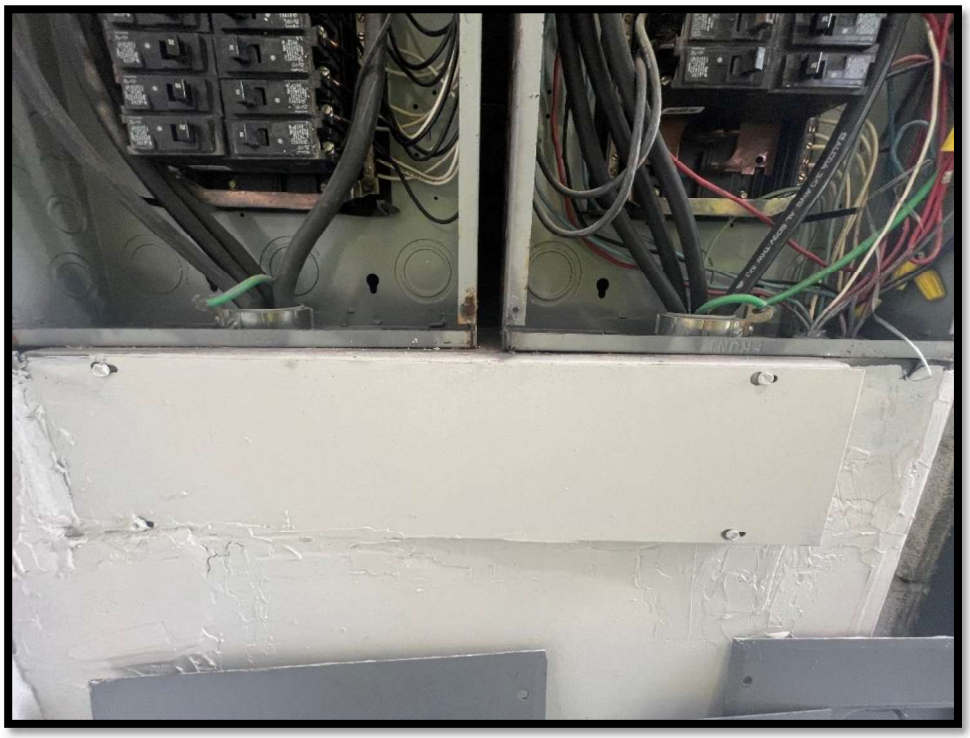
Photograph #91
The ground of the breaker panel is properly installed.



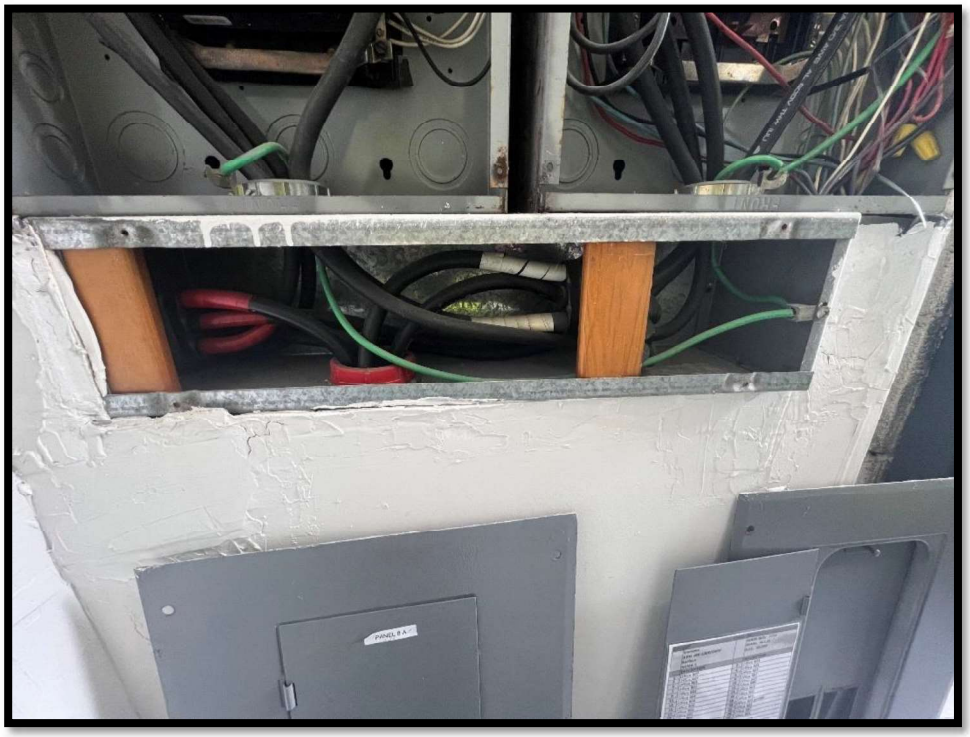
Photograph #92
The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #93
The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #94
Gutter in good conditions.



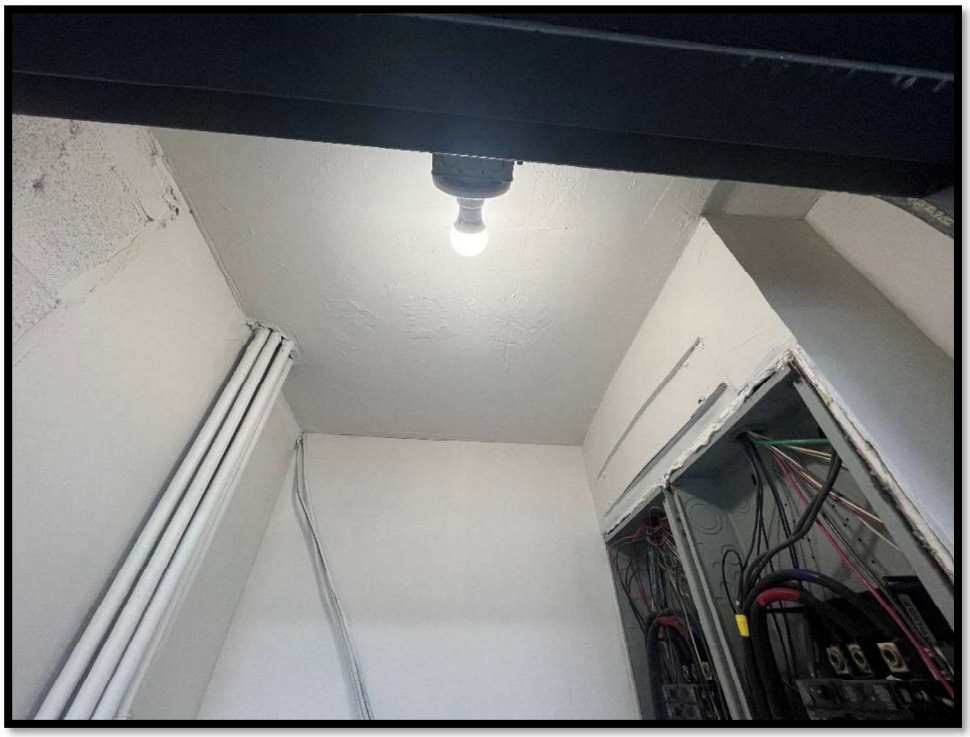
Photograph #95
Gutter properly installed and good standing.



Photograph #96
The ground of the Gutter is properly installed.



Photograph #97
Ground of the service is properly installed.



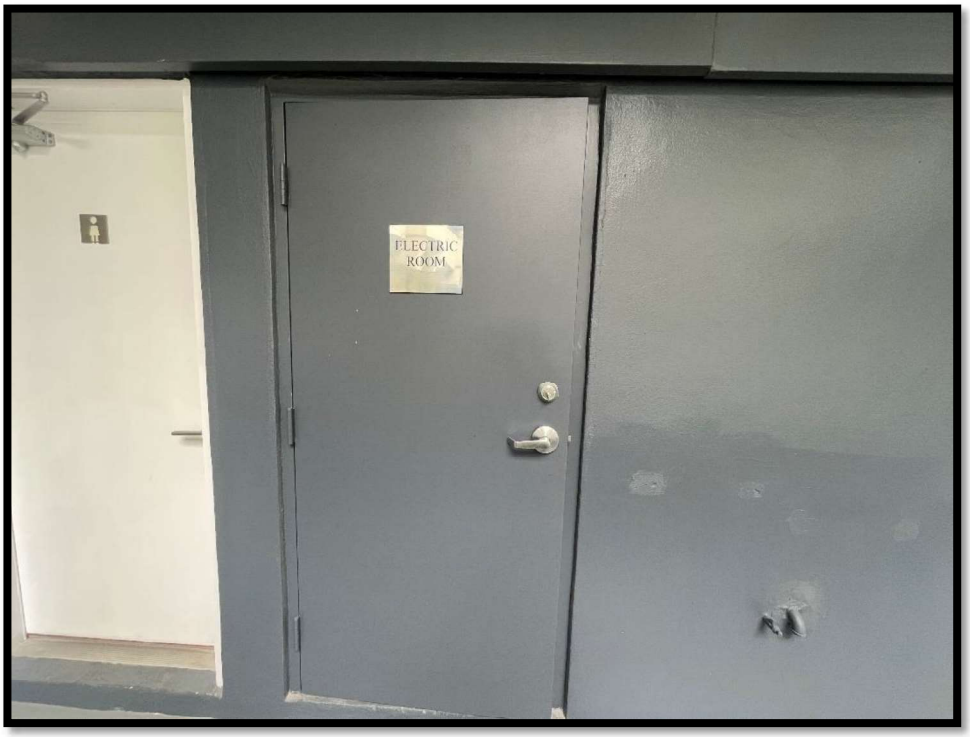
Photograph #98
Electrical room properly lit.



Photograph #99
Exit sign lights outdoor day time at 7 floors in the building in good working condition.



Photograph #100
Exit sign lights outdoor day time at 7th floors in the building in good working condition.



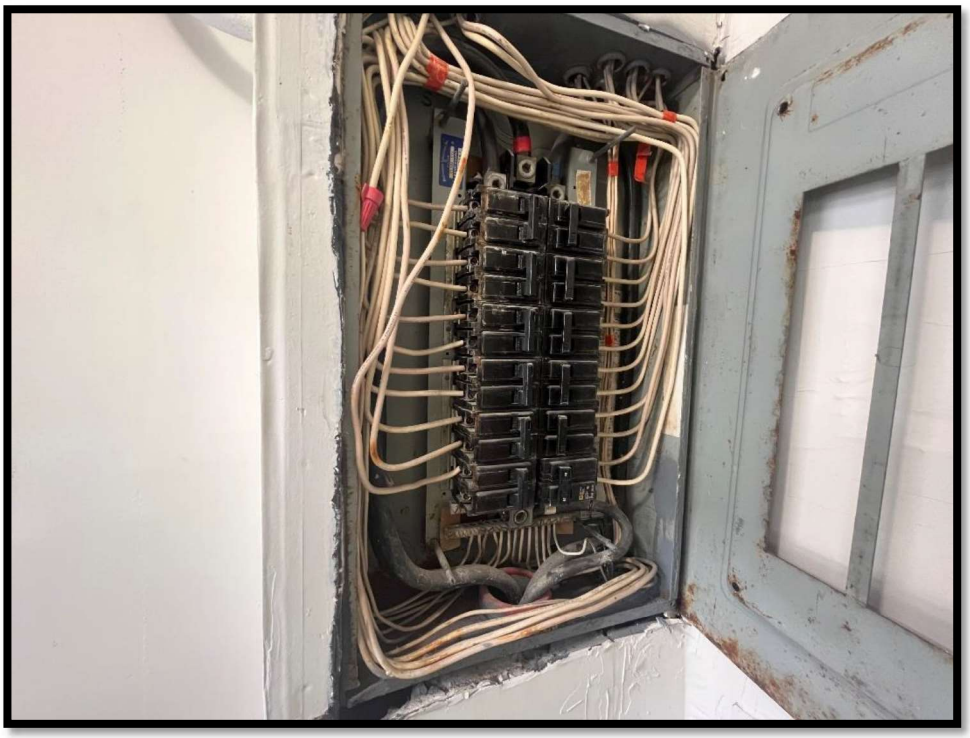
Photograph #101
Electrical Room 7 floor properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #102
Circuit Breaker Panel AC 7 th Fl properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #103
Circuit Breaker Panel 8 B properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



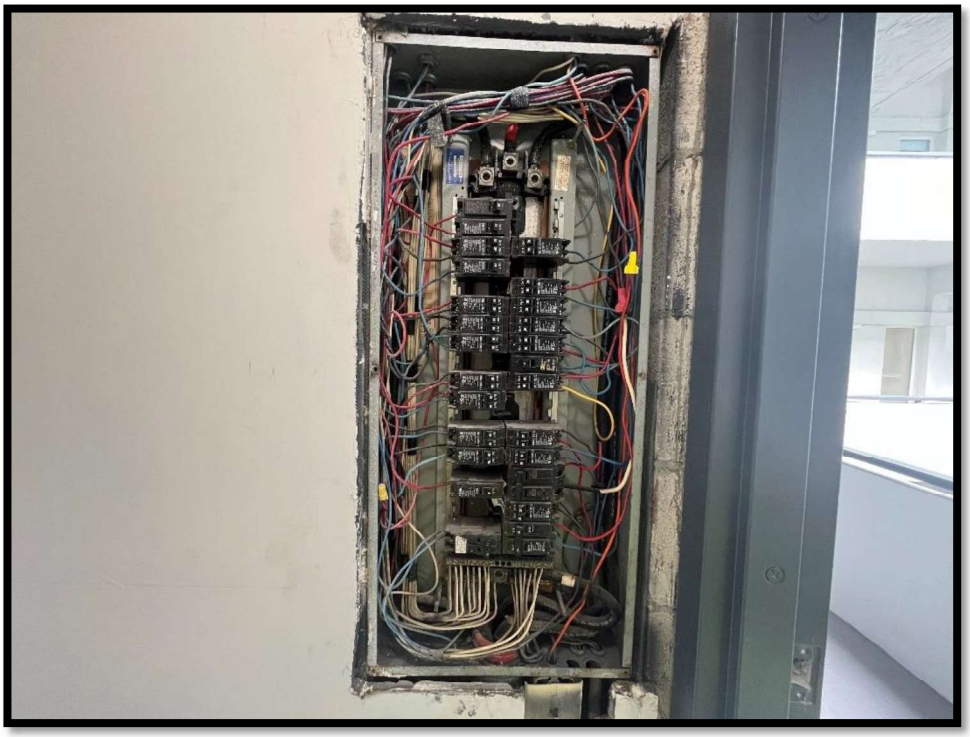
Photograph #104
Phases are properly identified and installed.



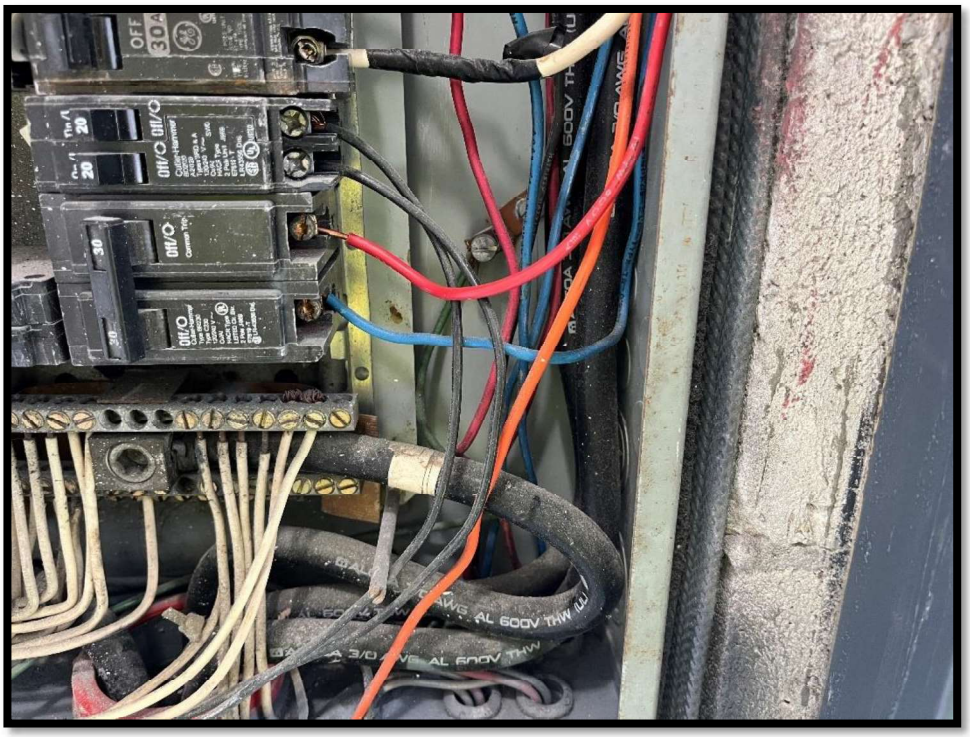
Photograph #104
Circuit Breaker Panel 7 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



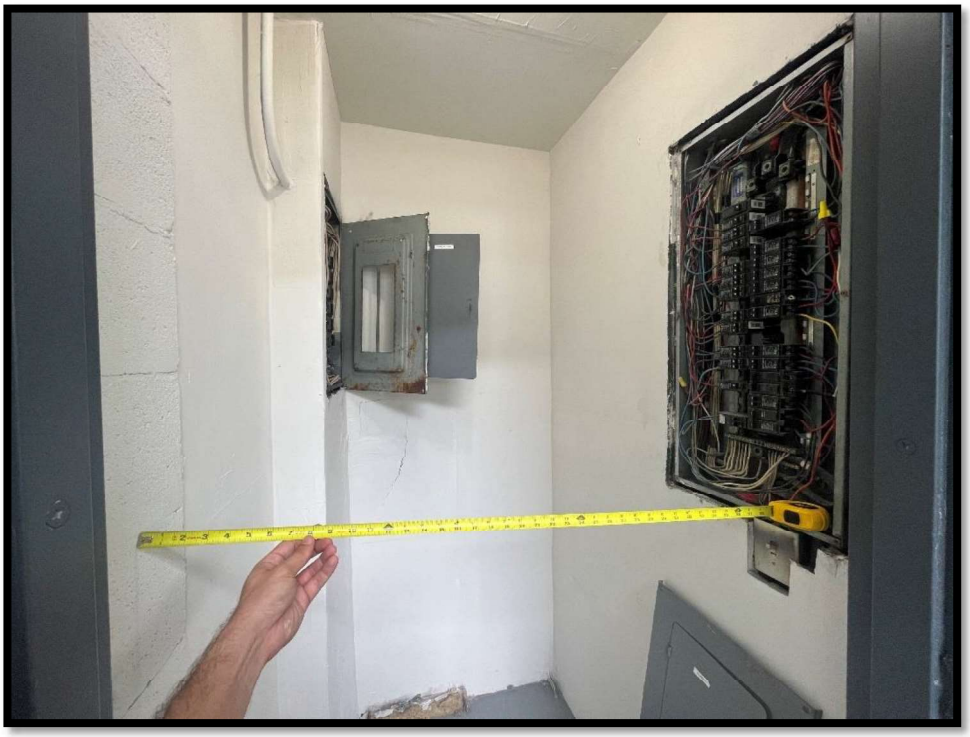
Photograph #105
Circuit Breaker Panel 7 properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #106
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #107
The ground of the breaker panel is properly installed.



Photograph #108

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.

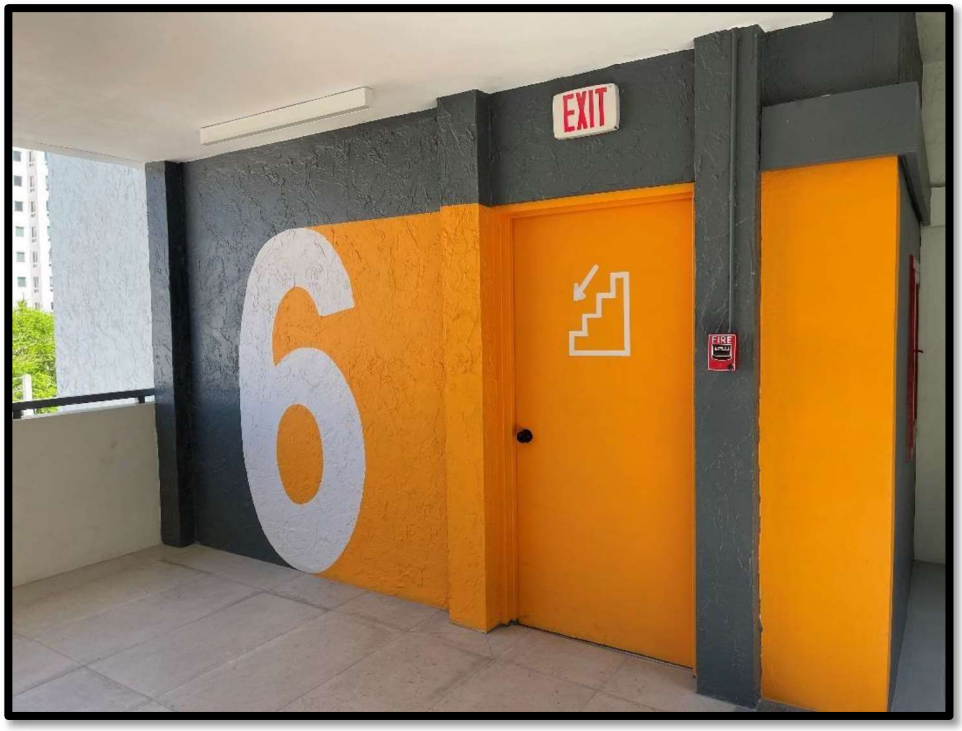


Photograph #109

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #110
Electrical room properly lit.



Photograph #111
Exit sign lights outdoor day time at 6th floors in the building in good working condition.



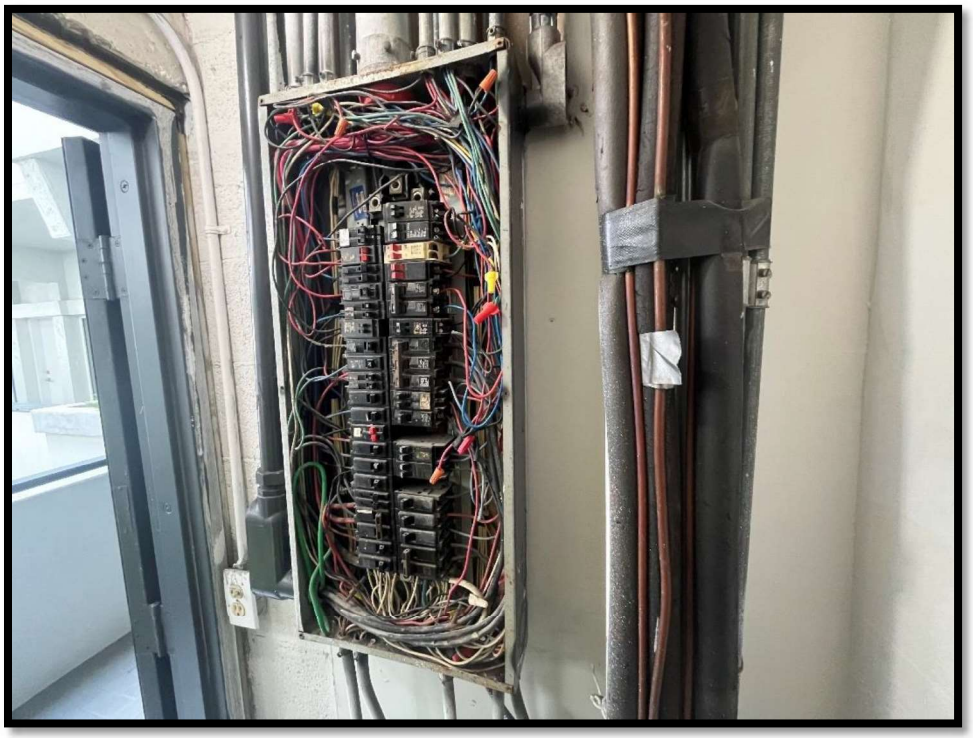
Photograph #112
Electrical Room 6 floor properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



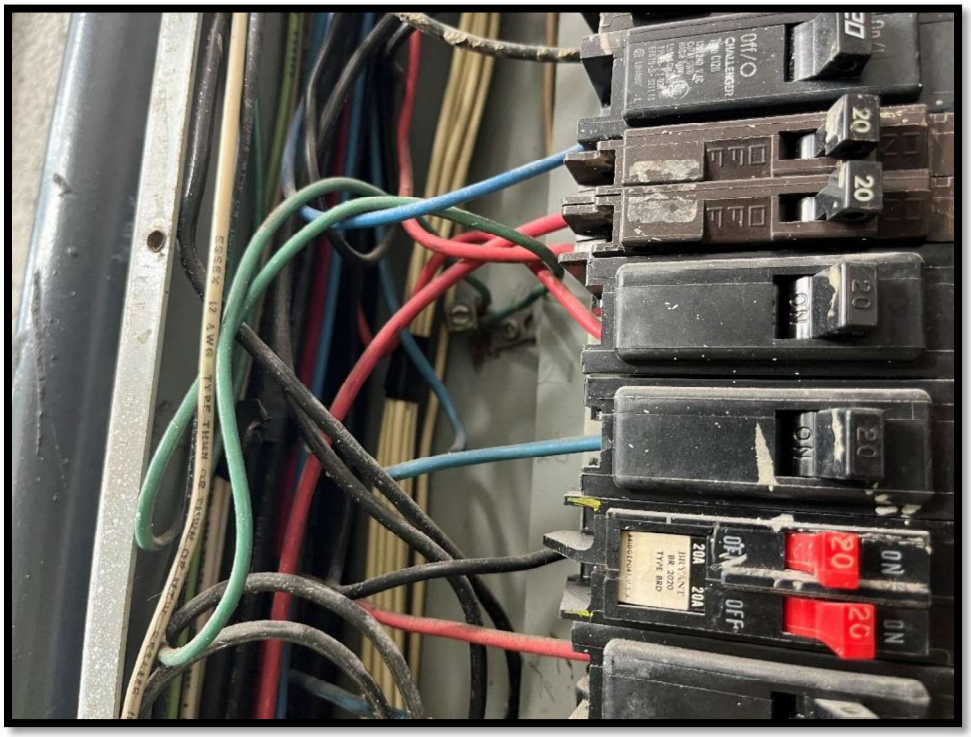
Photograph #113
Circuit Breaker Panel 6 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #114
Circuit Breaker Panel 8 B properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #115
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #116
The ground of the breaker panel is properly installed.



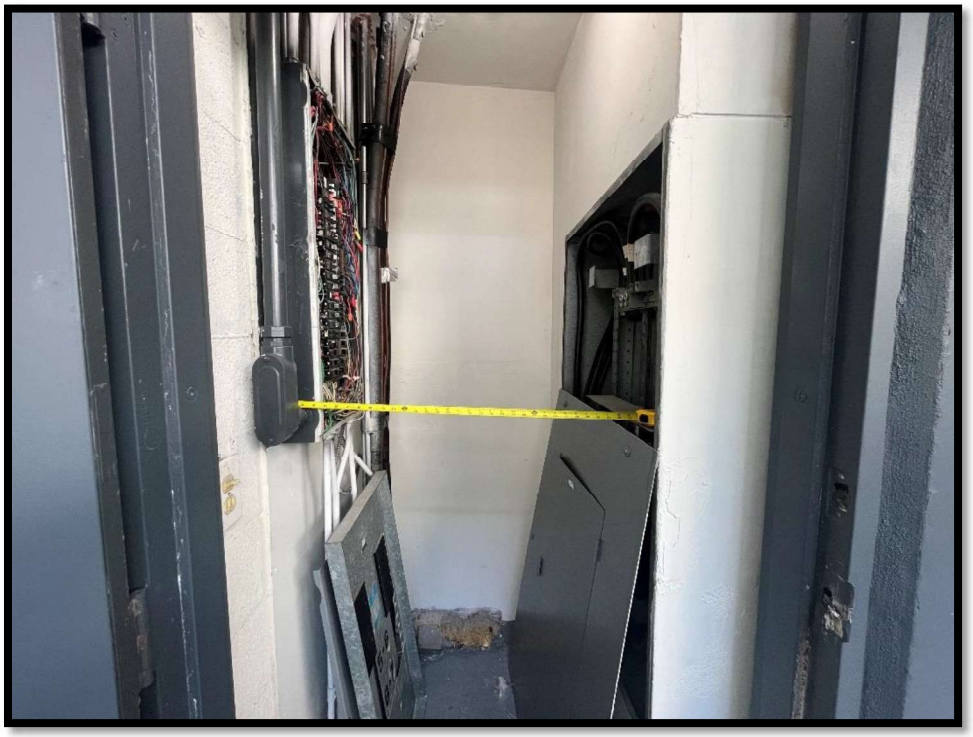
Photograph #117
Circuit Breaker Panel L R properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #118
Circuit Breaker Panel L R properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #119
Phases are properly identified and installed.
Neutral wire properly identified and installed.



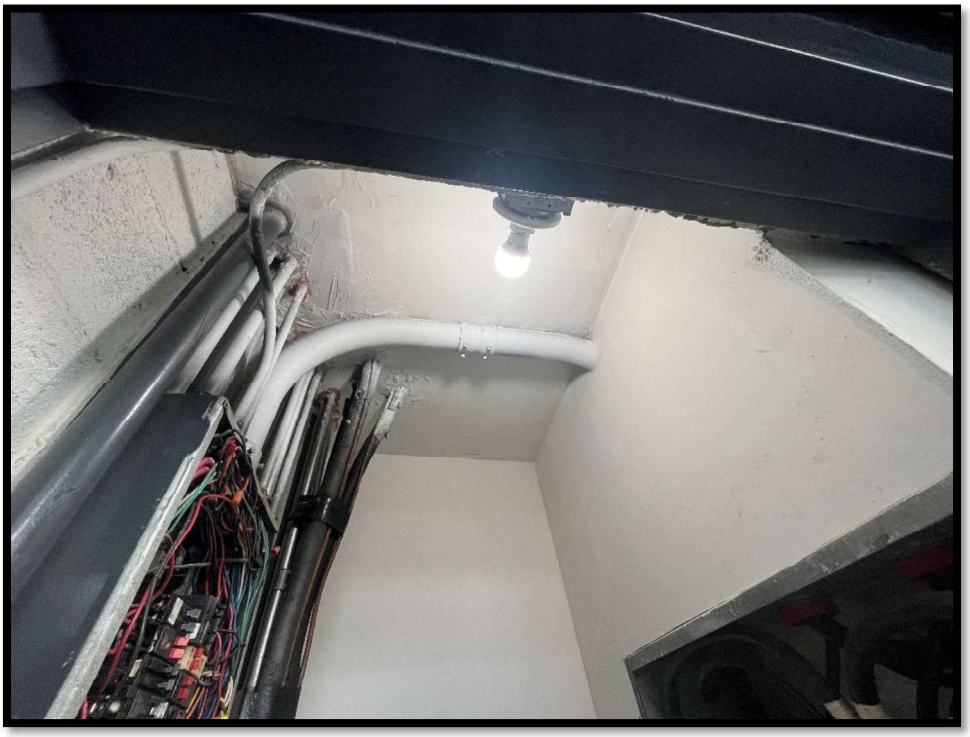
Photograph #120

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #121

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #122
Electrical room properly lit.



Photograph #123
Exit sign lights outdoor day time at 5th floors in the building in good working condition.



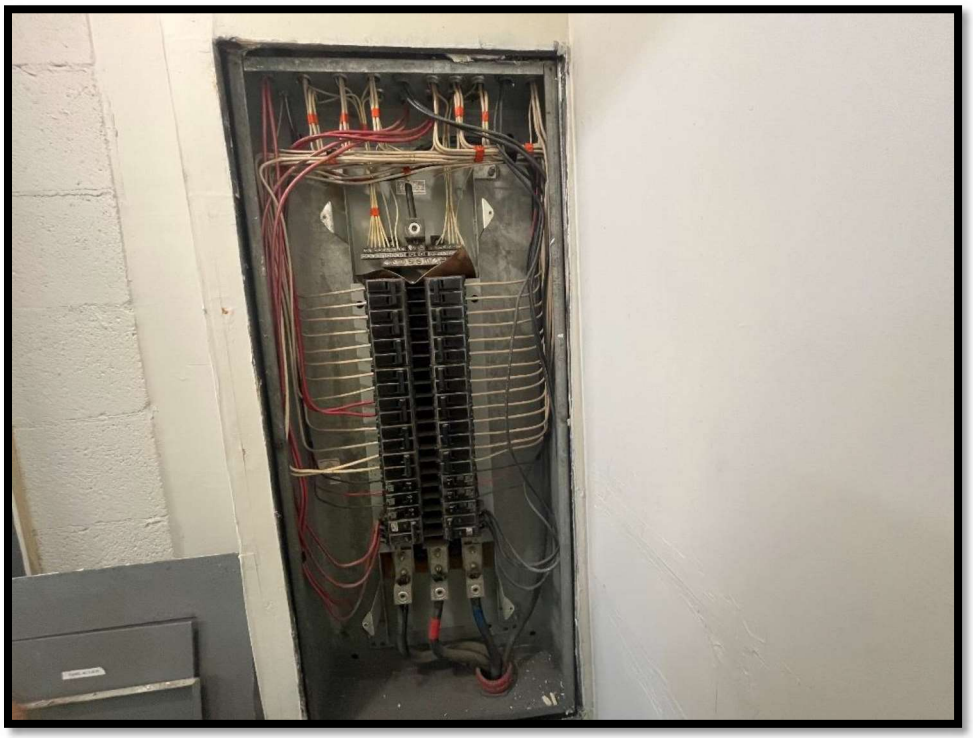
Photograph #124
Electrical Room 5 floor properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #125
Circuit Breaker Panel AC th Fl properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #126
Circuit Breaker Panel AC th Fl properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



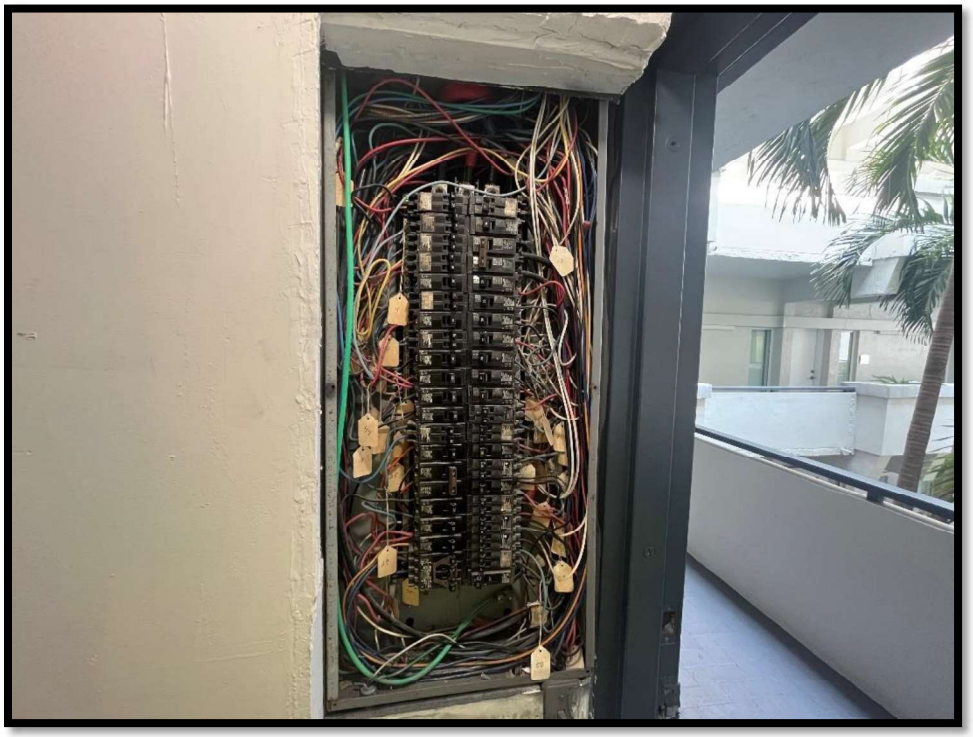
Photograph #127
Phases are properly identified and installed.
Neutral wire properly identified and installed.



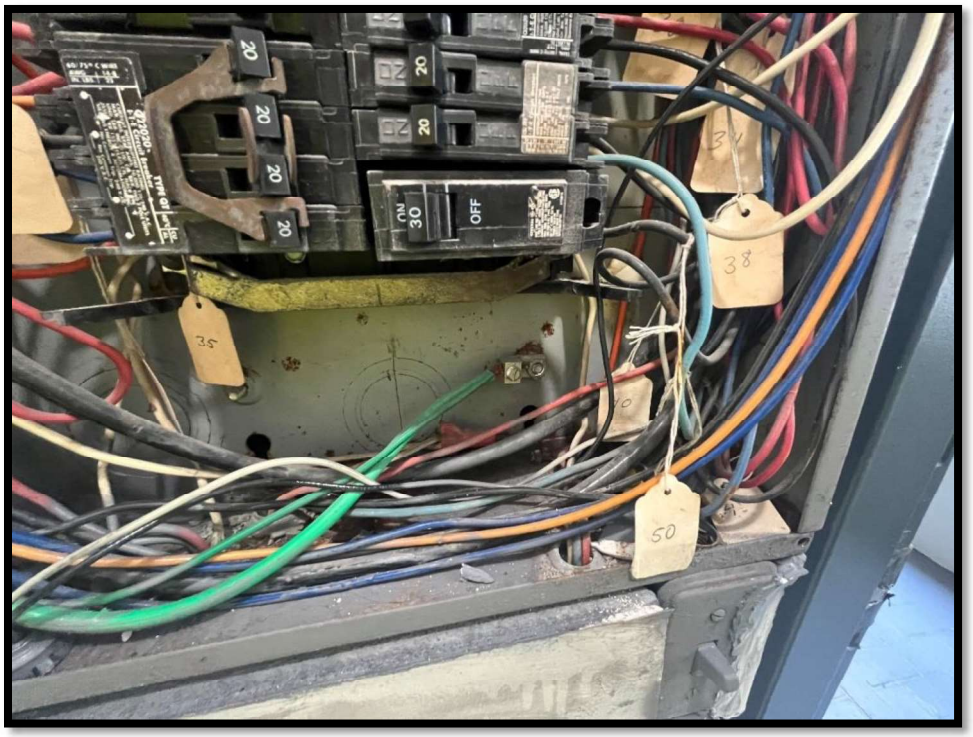
Photograph #128
Circuit Breaker Panel 5 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



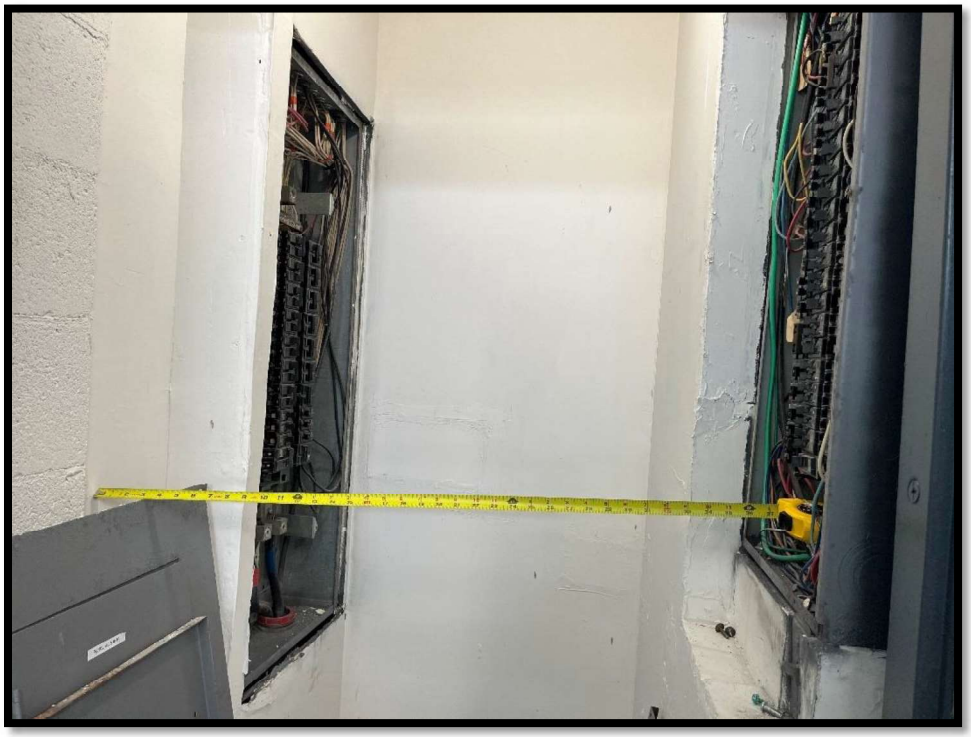
Photograph #129
Circuit Breaker Panel 5 properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #130
Phases are properly identified and installed.
Neutral wire properly identified and installed.

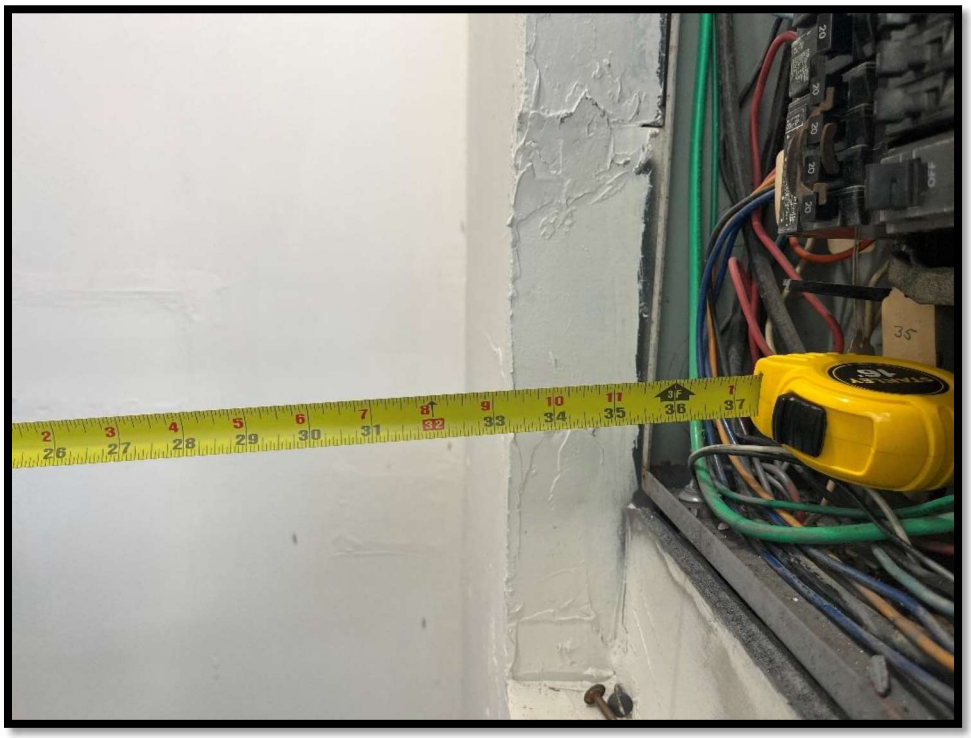


Photograph #131
The ground of the breaker panel is properly installed.



Photograph #132

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #133

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #134
Electrical room properly lit.



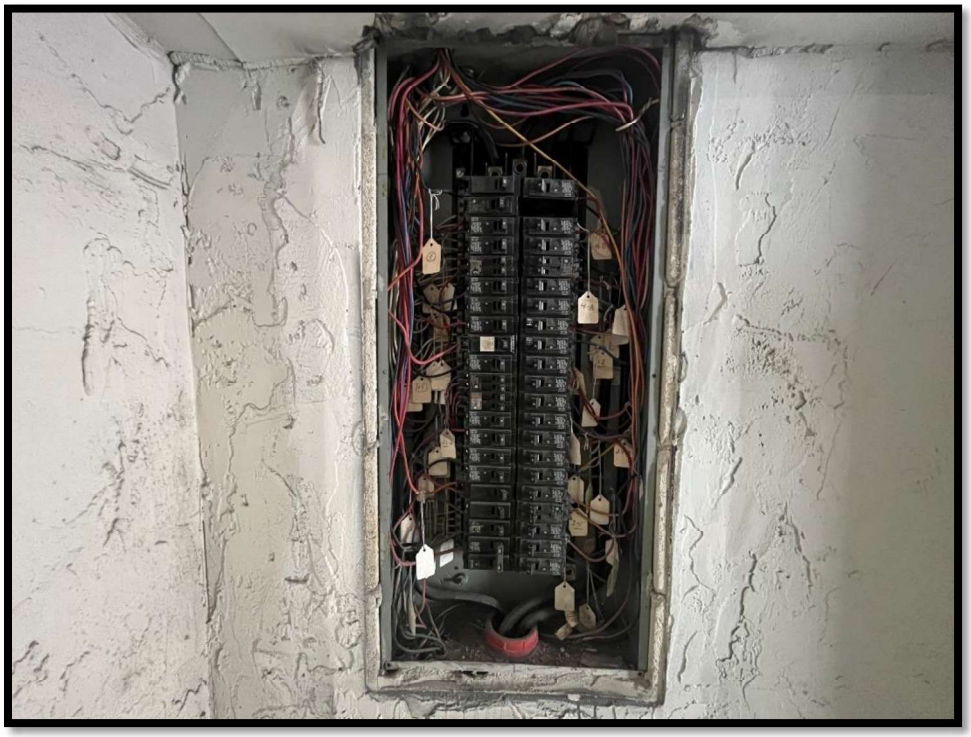
Photograph #135
Exit sign lights outdoor day time at 4th floors in the building in good working condition.



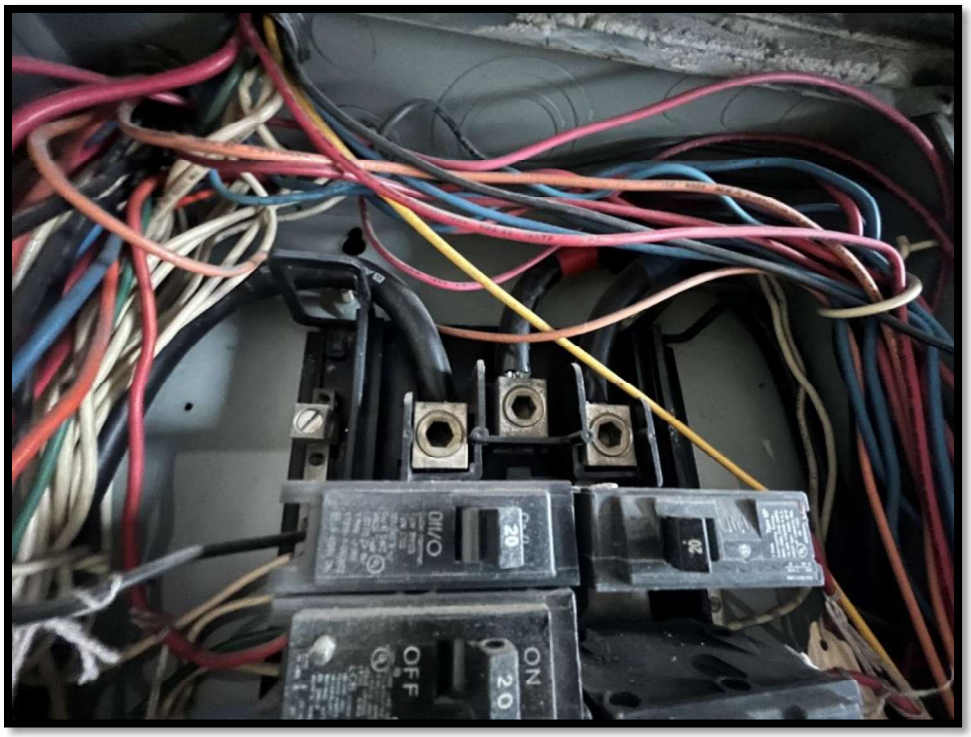
Photograph #136
Circuit Breaker Panel 4 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #137
Circuit Breaker Panel 4 properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #138
Phases are properly identified and installed.
Neutral wire properly identified and installed.



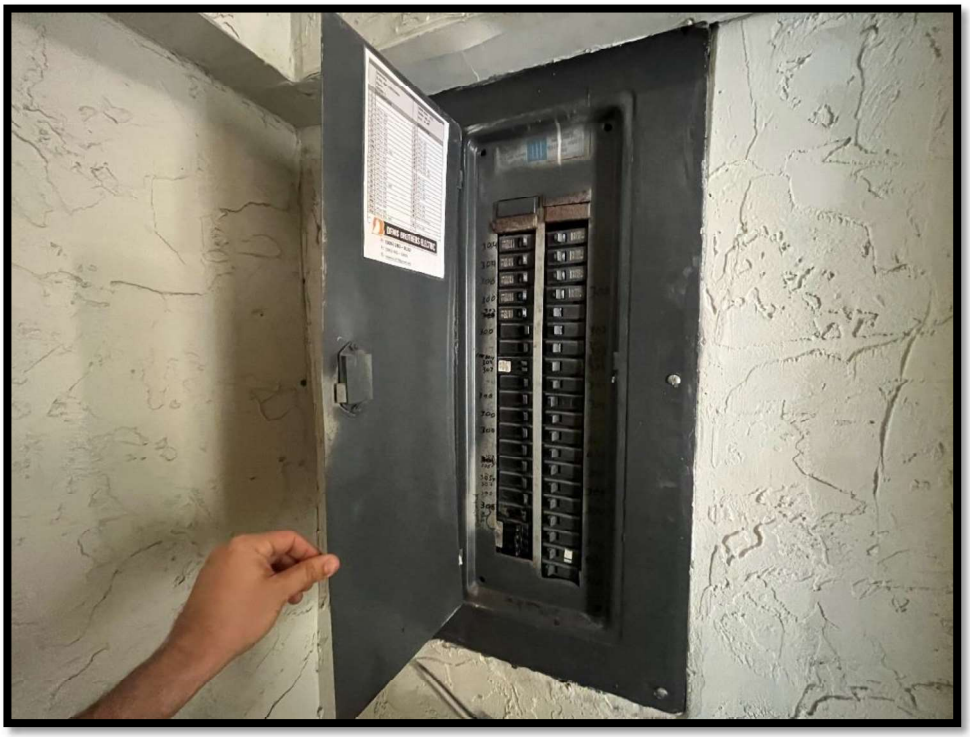
Photograph #139
Phases are properly identified and installed.



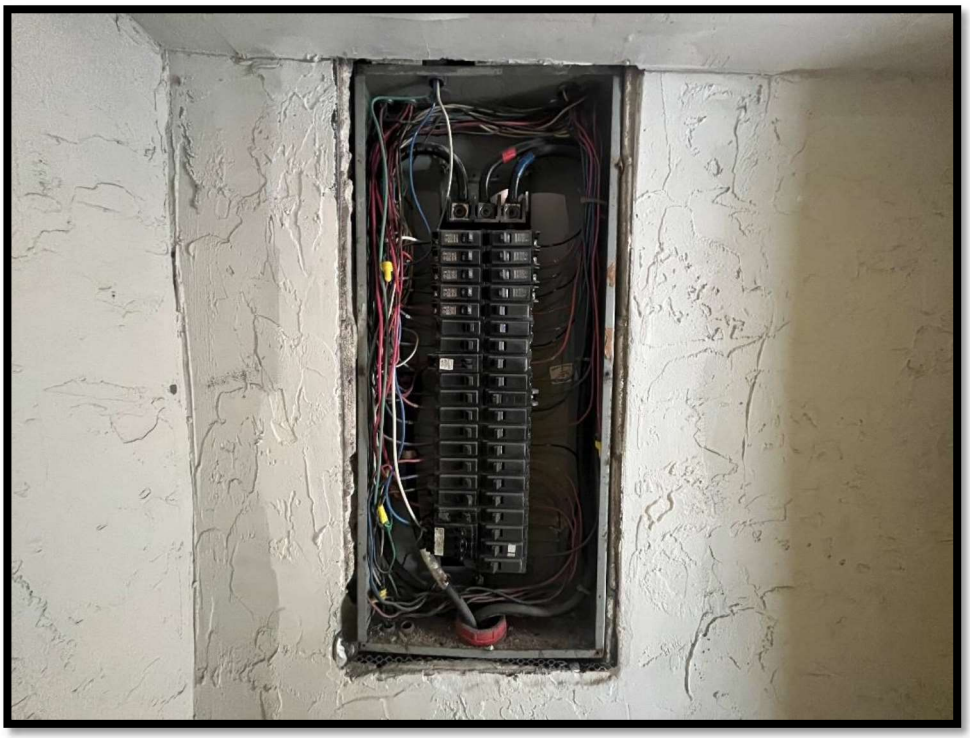
Photograph #140
Exit sign lights outdoor day time at 3rd floors in the building in good working condition.



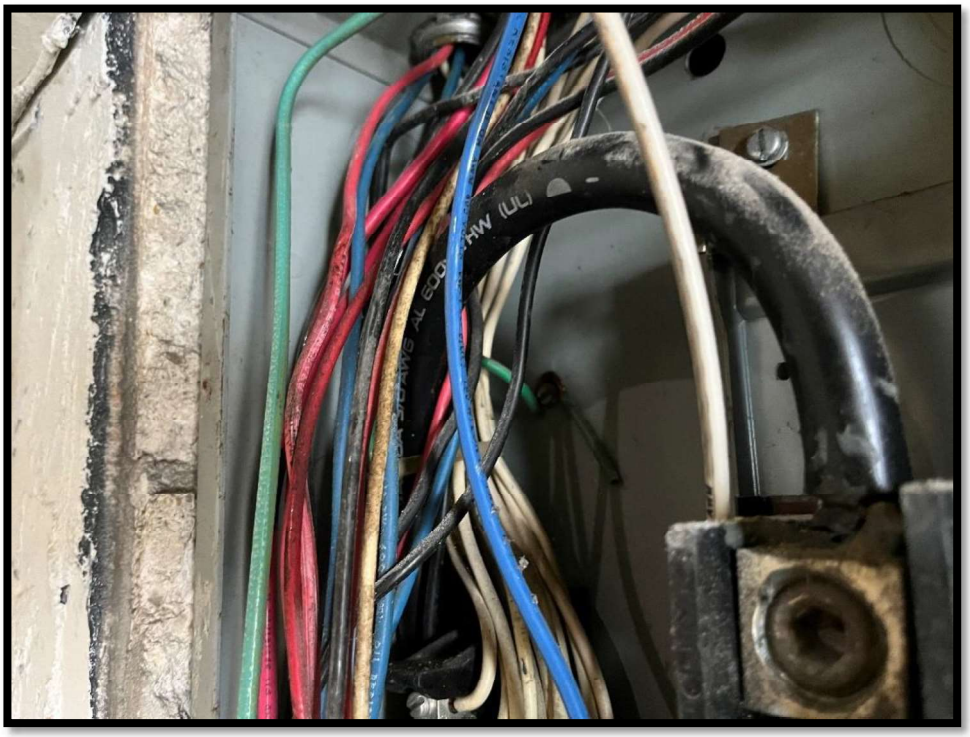
Photograph #141
Circuit Breaker Panel 3 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #142
Circuit Breaker Panel 3 properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #143
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #144
The ground of the breaker panel is properly installed.



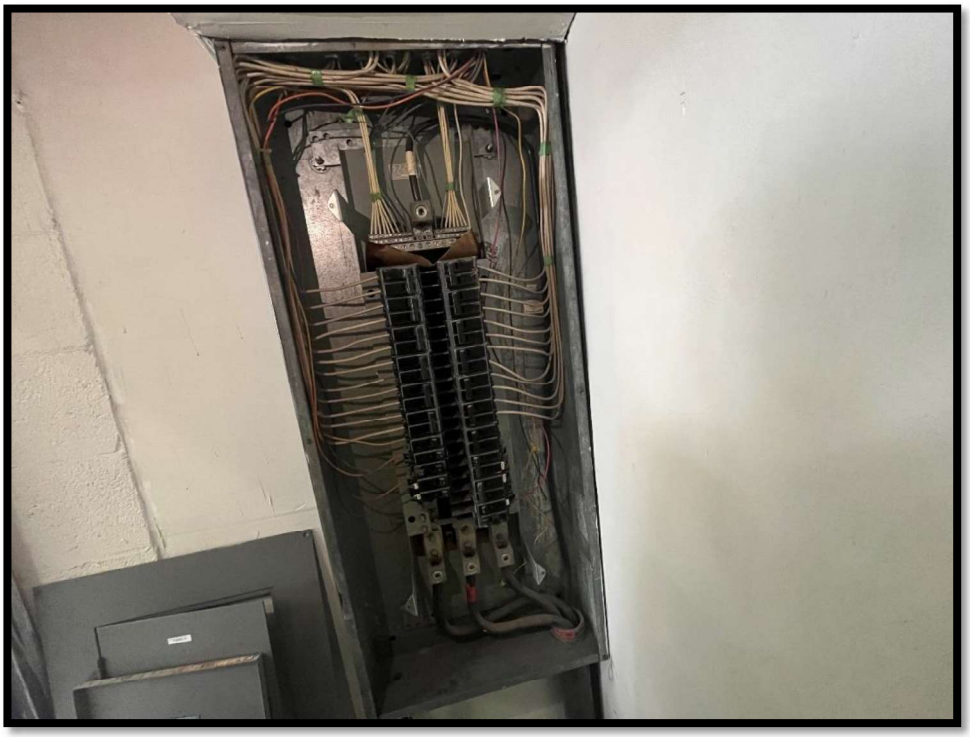
Photograph #145
Electrical Room 3 floor properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



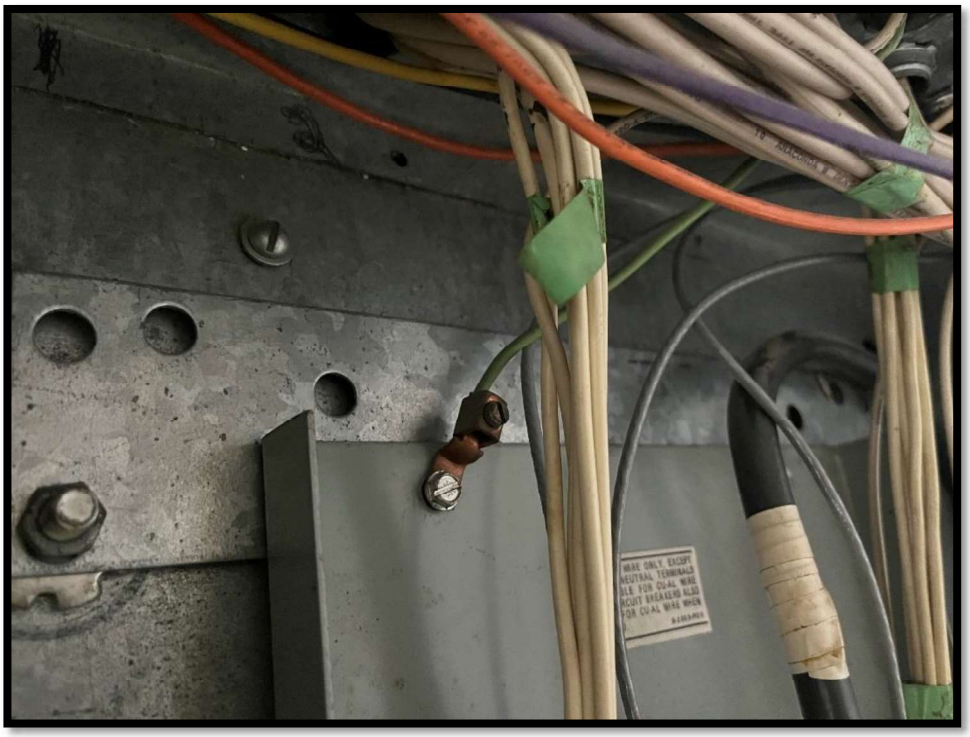
Photograph #146
Circuit Breaker Panel 3 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #147
Circuit Breaker Panel 3 properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #148
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #149
The ground of the breaker panel is properly installed.



Photograph #150

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #151

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.

AC ROOF AREA



Photograph #153
Roof access is properly identified.
Extinguisier is properly installed.



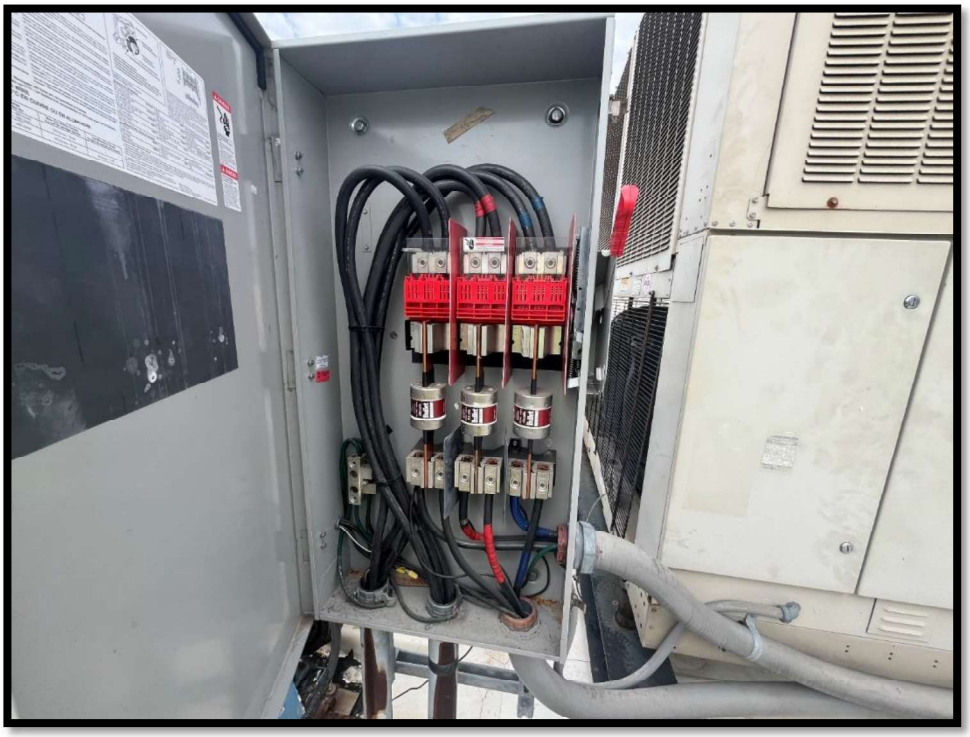
Photograph #154
AC Roof area electrical installation is in good condition.



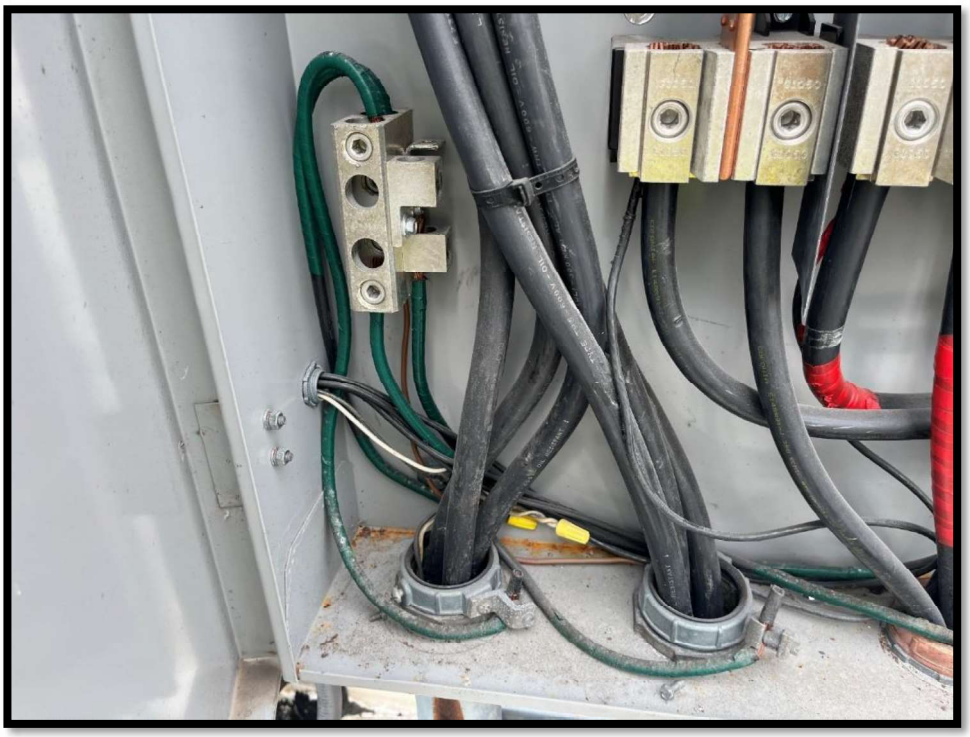
Photograph #155
AC Roof Area properly installed and good standing.



Photograph #156
The Disconnect AC MAIN is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



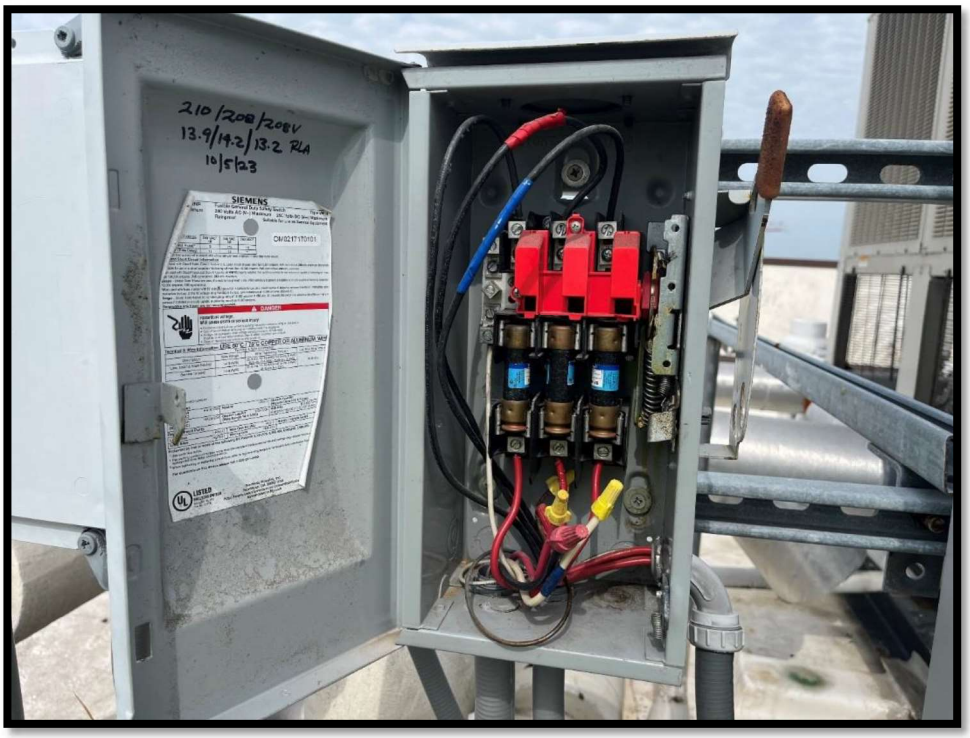
Photograph #157
Phases are properly identified and installed.



Photograph #158
Ground of the Disconnect is properly installed.



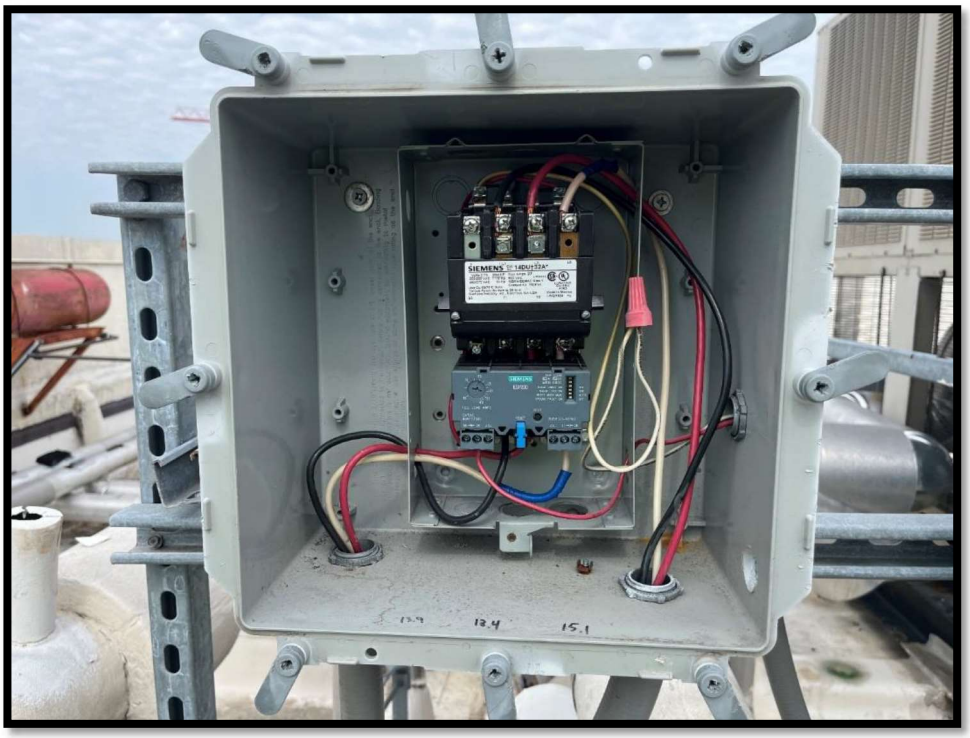
Photograph #159
The Disconnect AC 2 is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



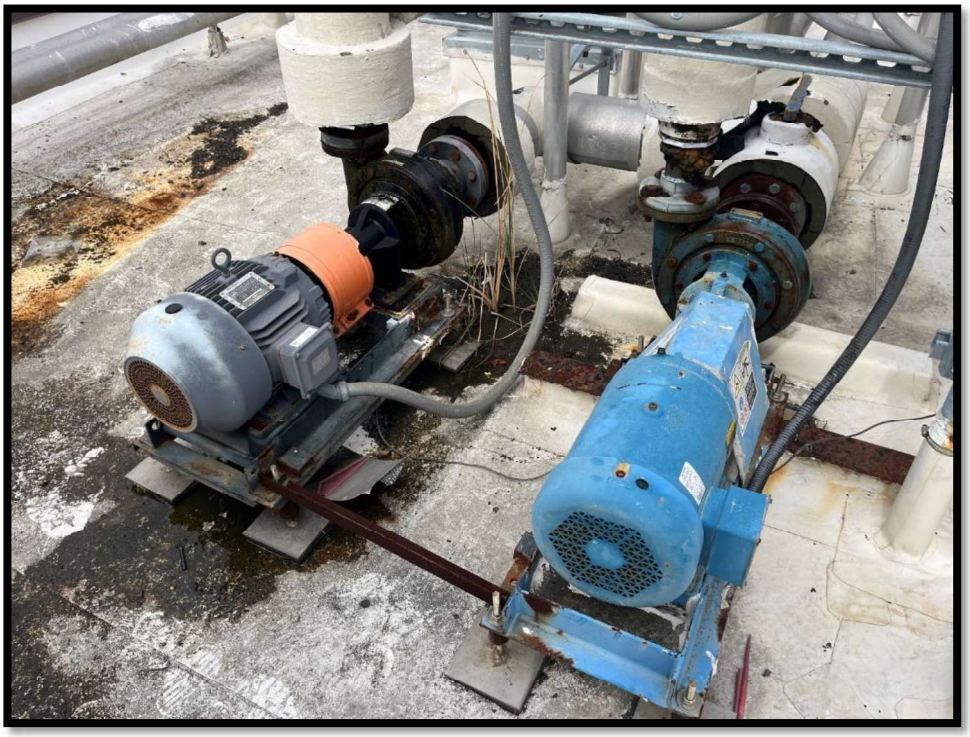
Photograph #160
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #161
Panel 2 is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #162
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #163
Ground wire properly connected in the electric motors.

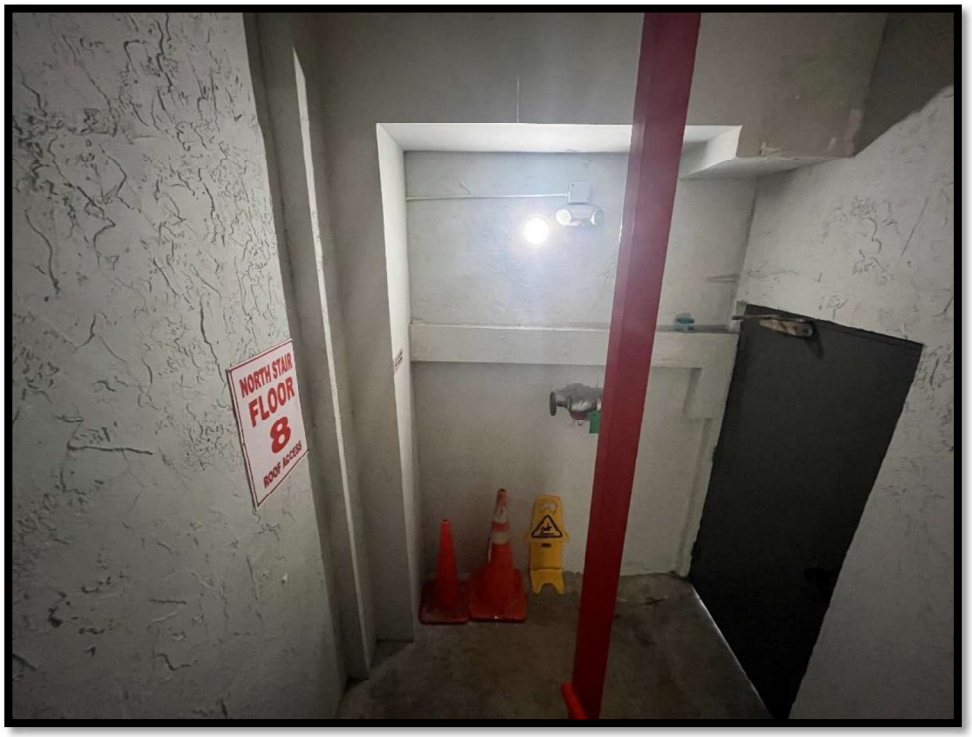
Stairs



Photograph #164
The stairway landing properly illuminated.



Photograph #165
The stairway landing properly illuminated.



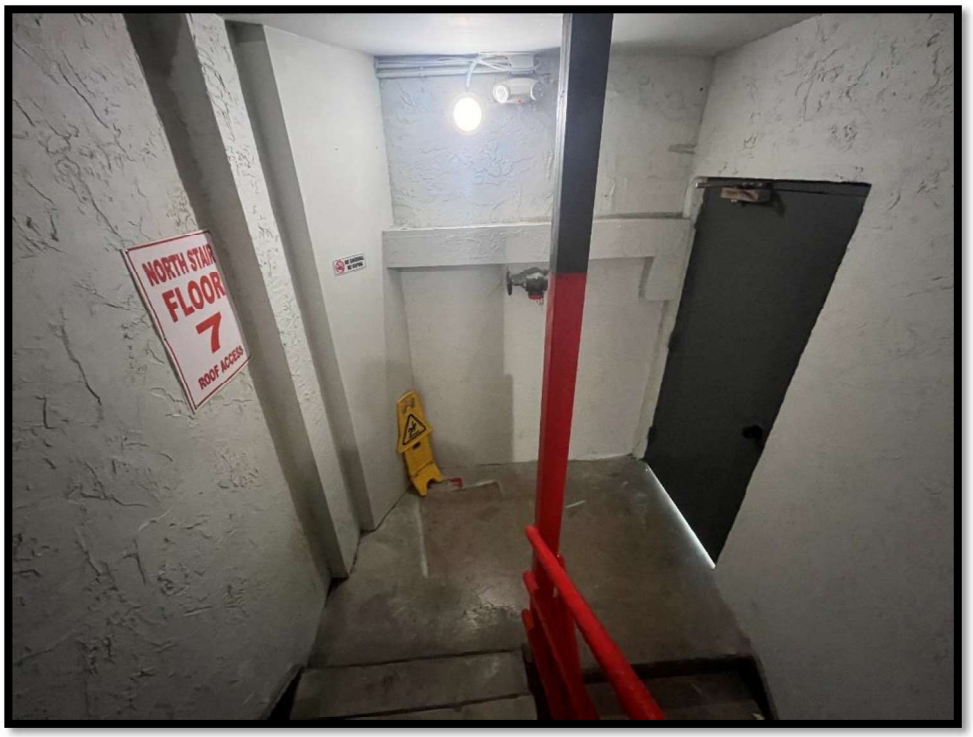
Photograph #166
The stairway landing properly illuminated.
Emergency lights properly installed.



Photograph #167
Emergency lights properly installed and in good working condition.



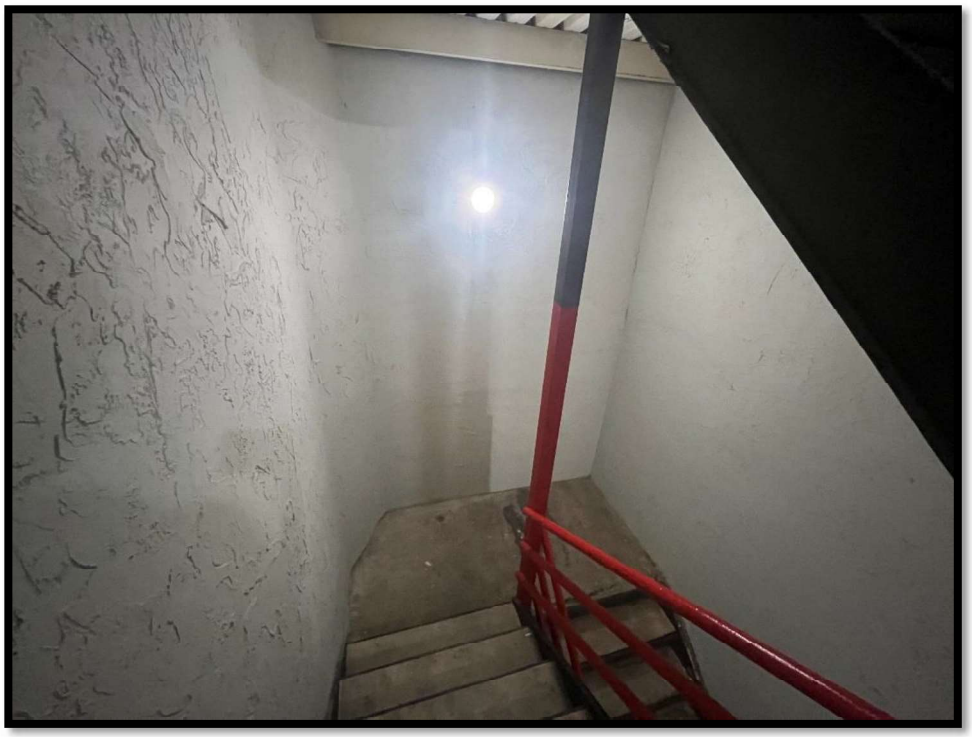
Photograph #168
The stairway landing properly illuminated.



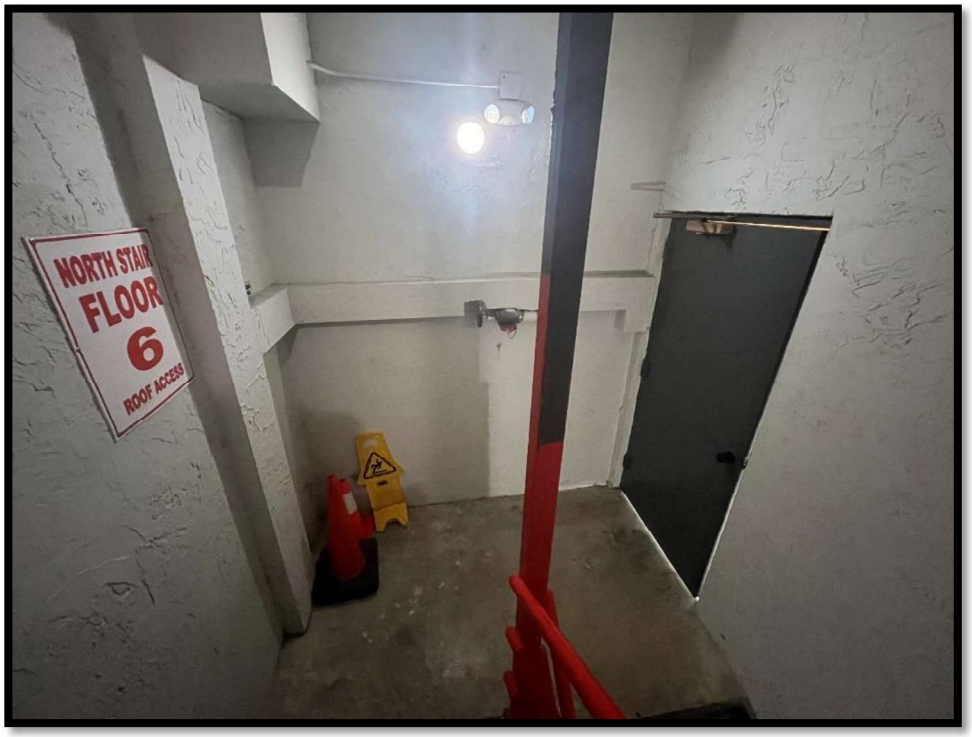
Photograph #169
The stairway landing properly illuminated.
Emergency lights properly installed.



Photograph #170
Emergency lights properly installed and in good working condition.



Photograph #171
The stairway landing properly illuminated.



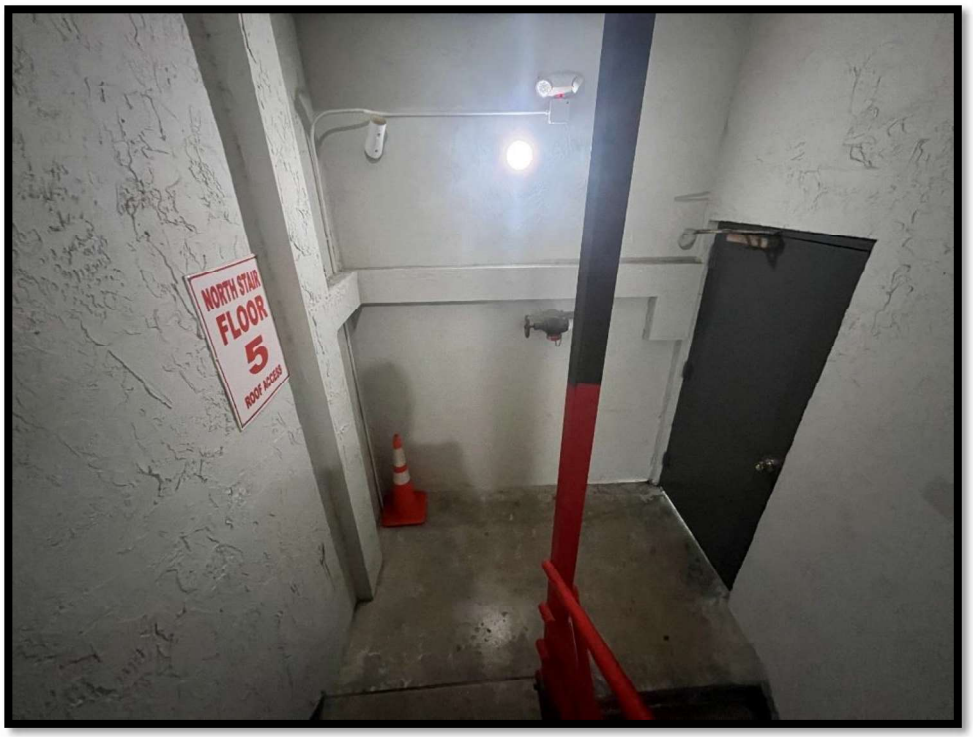
Photograph #172
The stairway landing properly illuminated.
Emergency lights properly installed.



Photograph #173
Emergency lights properly installed and in good working condition.



Photograph #174
The stairway landing properly illuminated.



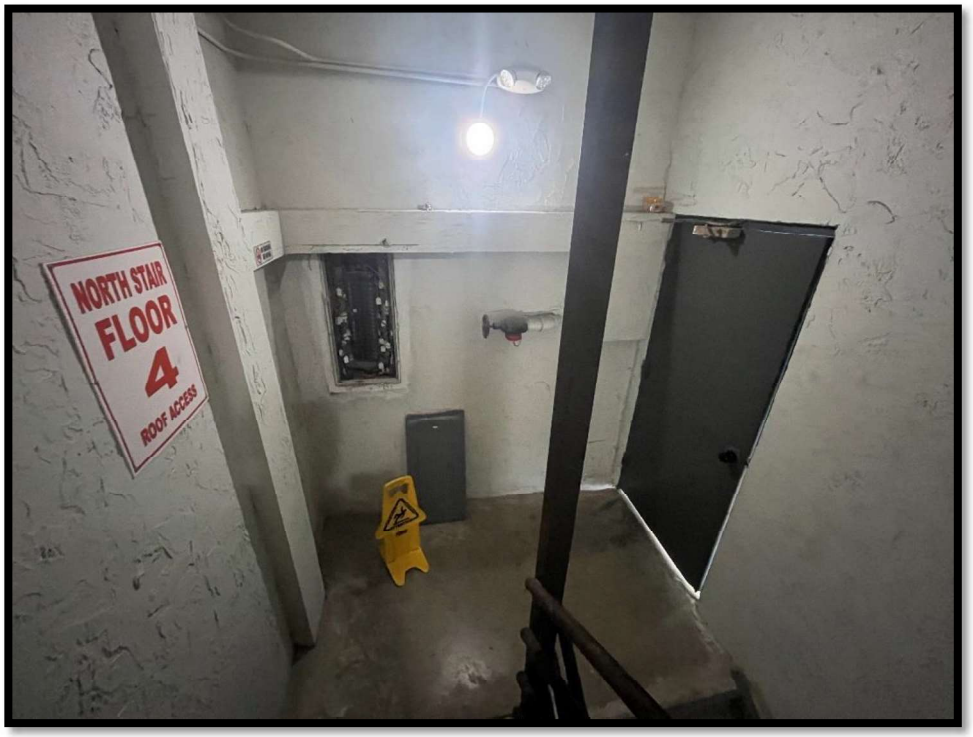
Photograph #175
The stairway landing properly illuminated.
Emergency lights properly installed.



Photograph #176
Emergency lights properly installed and in good working condition.



Photograph #177
The stairway landing properly illuminated.



Photograph #178
The stairway landing properly illuminated.
Emergency lights properly installed.



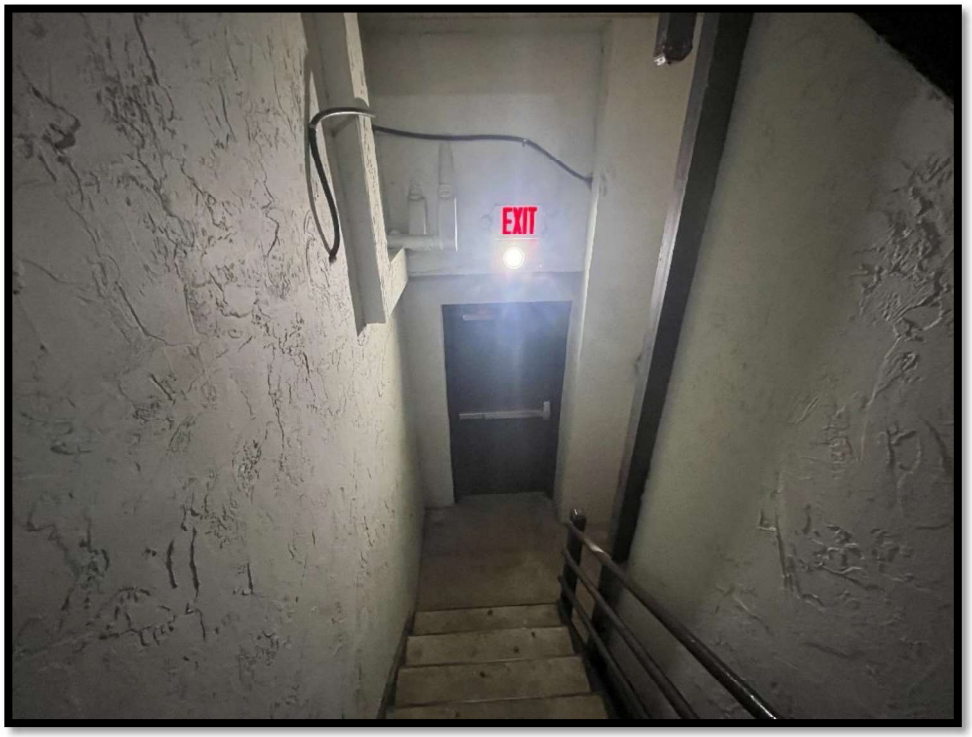
Photograph #179
The stairway landing properly illuminated.



Photograph #180
The stairway landing properly illuminated.
Emergency lights properly installed.



Photograph #181
The stairway landing properly illuminated.



Photograph #182
The stairway landing properly illuminated.
Exit sign light and Emergency Light combo properly installed.



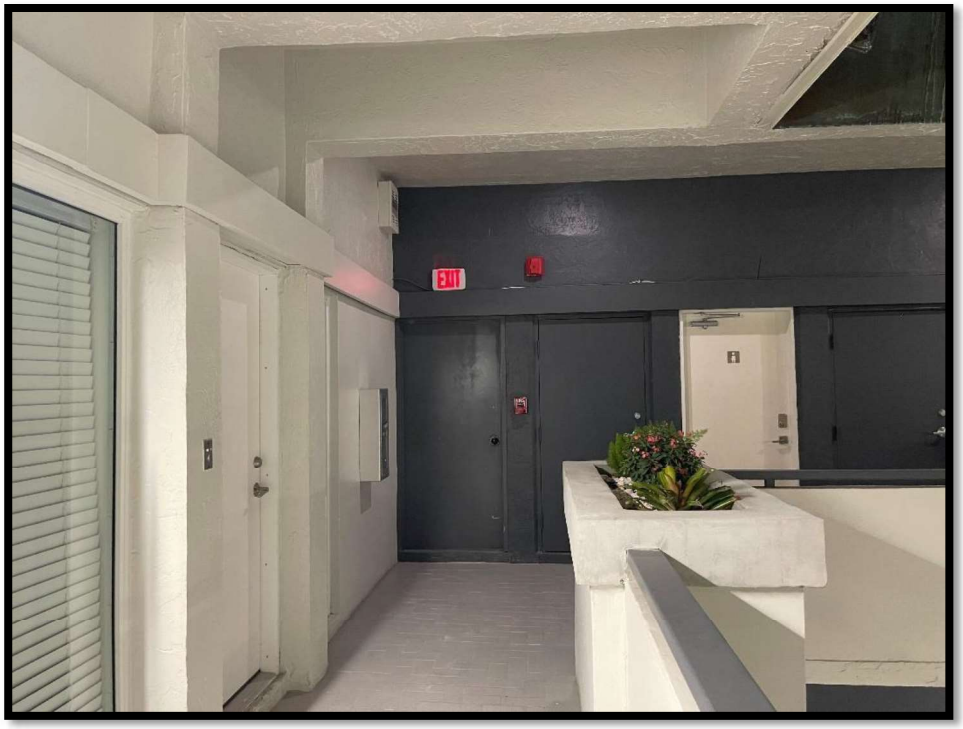
Photograph #183
The stairway landing properly illuminated.
Exit sign light and Emergency Light combo properly installed and in good working condition.

NIGHT ELECTRICAL INSPECTIONS

Parking and no enclosed areas under, or within buildings shall be provided with a maintained minimum of 1.0 foot-candle of light on the walking and parking surfaces from dusk until dawn, and the ratio of maximum to minimum illumination in foot-candles shall not exceed twelve to one (12:1). Sec. 8C-3 and 4.



Photograph #184
Exit sign lights outdoor nighttime at 8th floors in the building in good working condition.



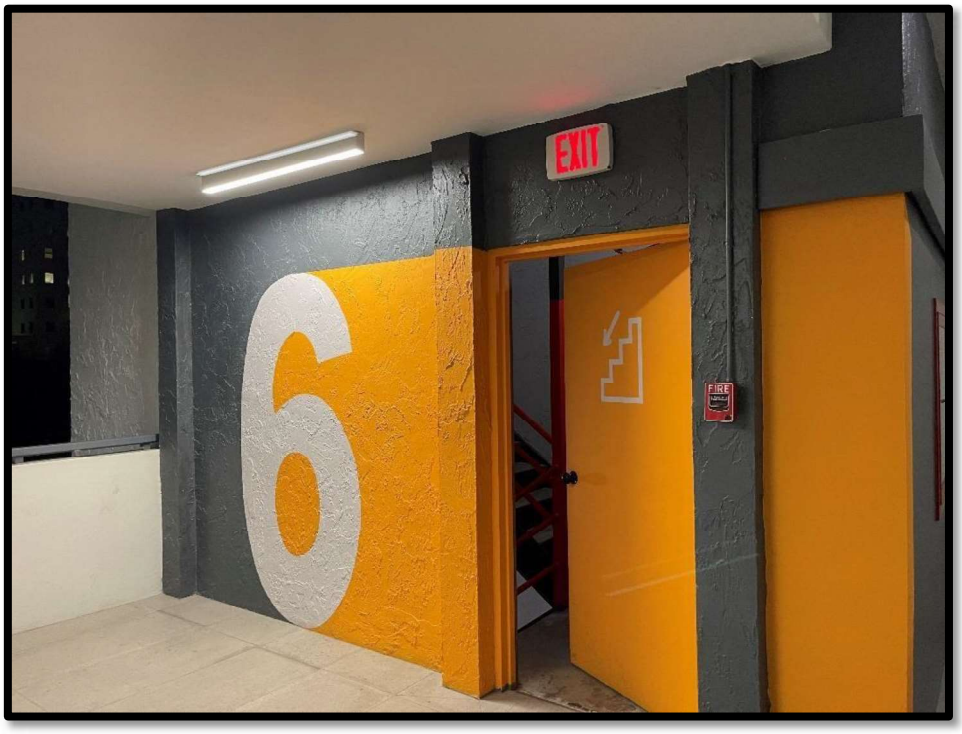
Photograph #185
Exit sign lights outdoor nighttime at 8th floors in the building in good working condition.



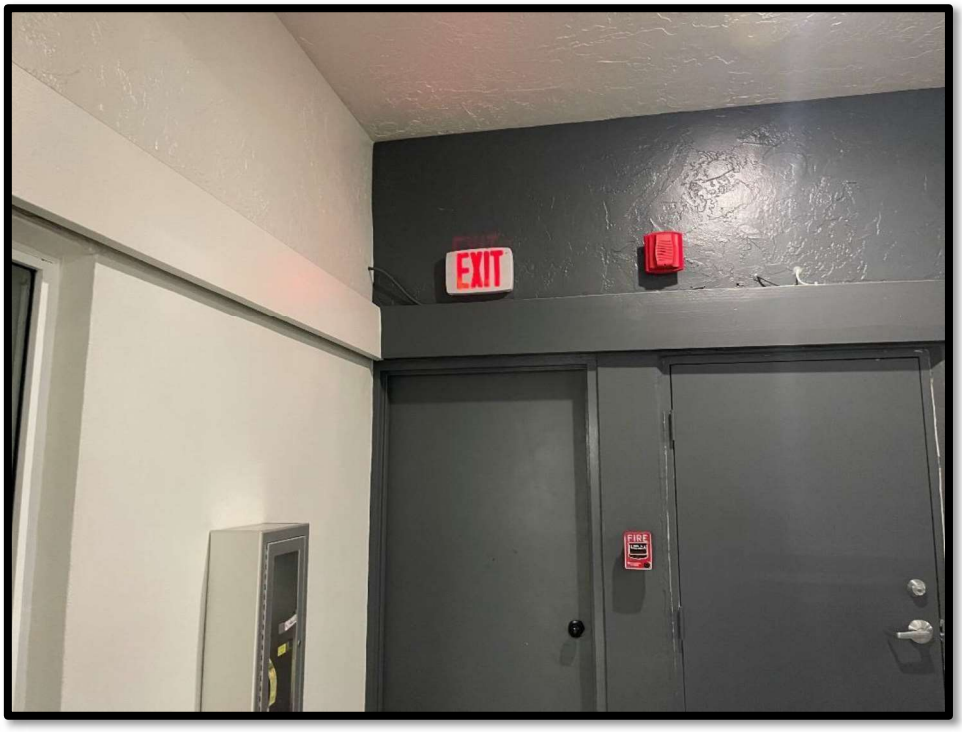
Photograph #186
Exit sign lights outdoor nighttime at 7th floors in the building in good working condition.



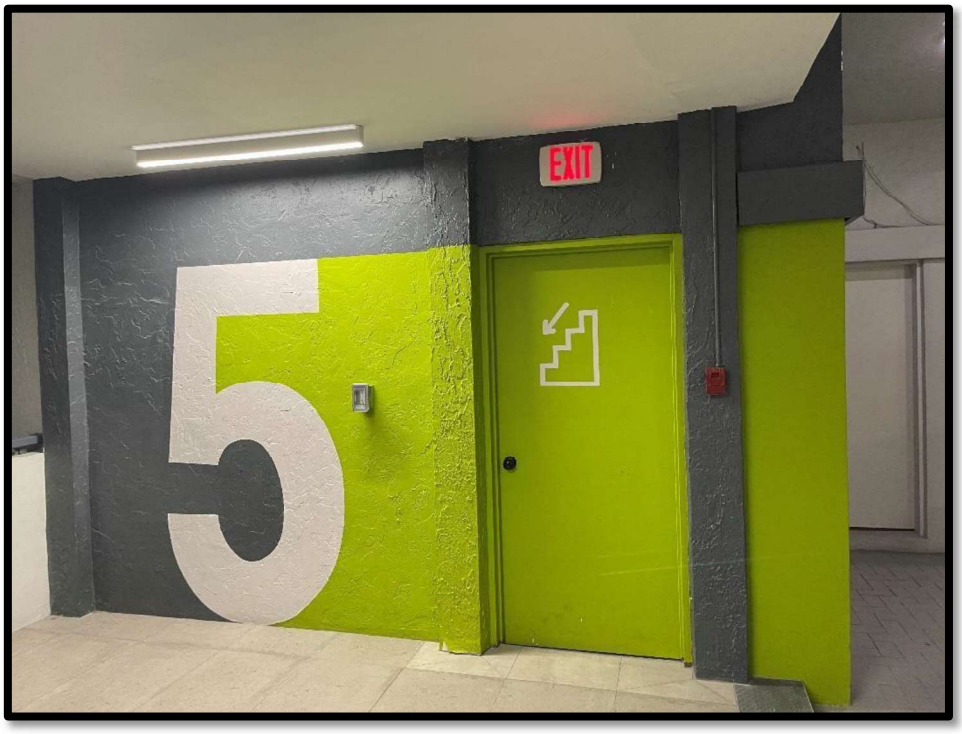
Photograph #187
Exit sign lights outdoor nighttime at 7th floors in the building in good working condition.



Photograph #188
Exit sign lights outdoor nighttime at 6th floors in the building in good working condition.



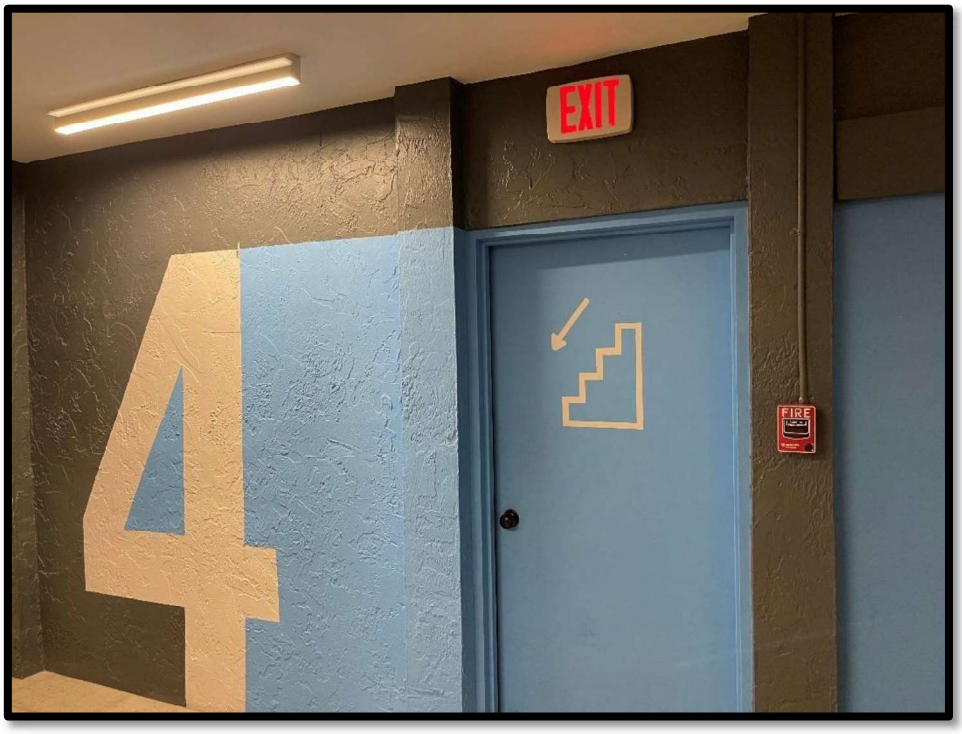
Photograph #189
Exit sign lights outdoor nighttime at 6th floors in the building in good working condition.



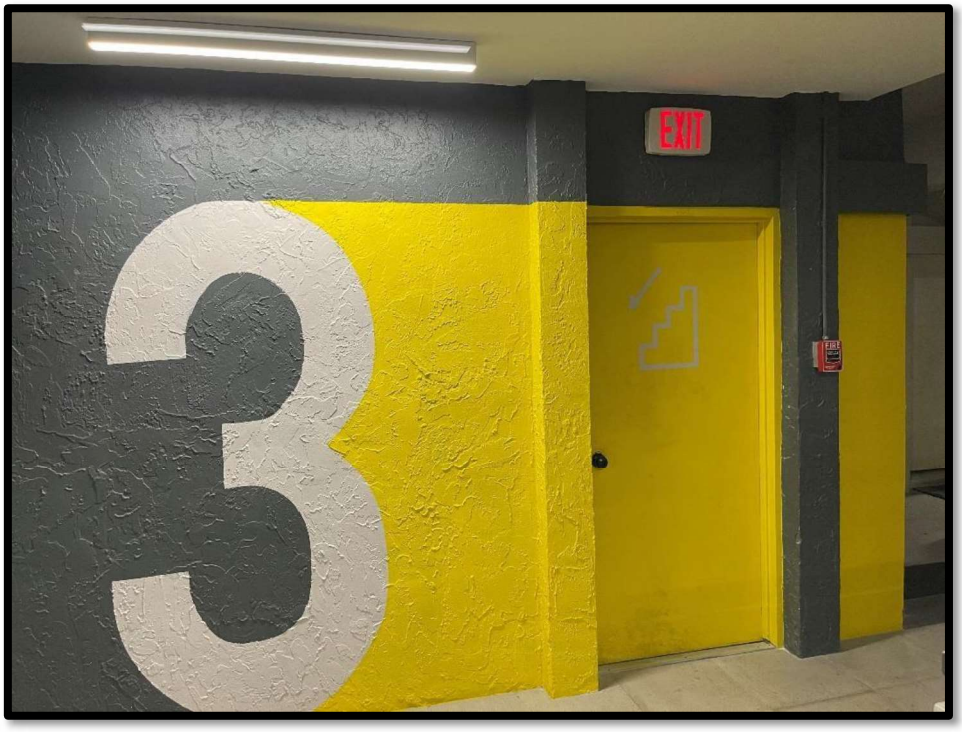
Photograph #190
Exit sign lights outdoor nighttime at 5th floors in the building in good working condition.



Photograph #191
Exit sign lights outdoor nighttime at 5th floors in the building in good working condition.



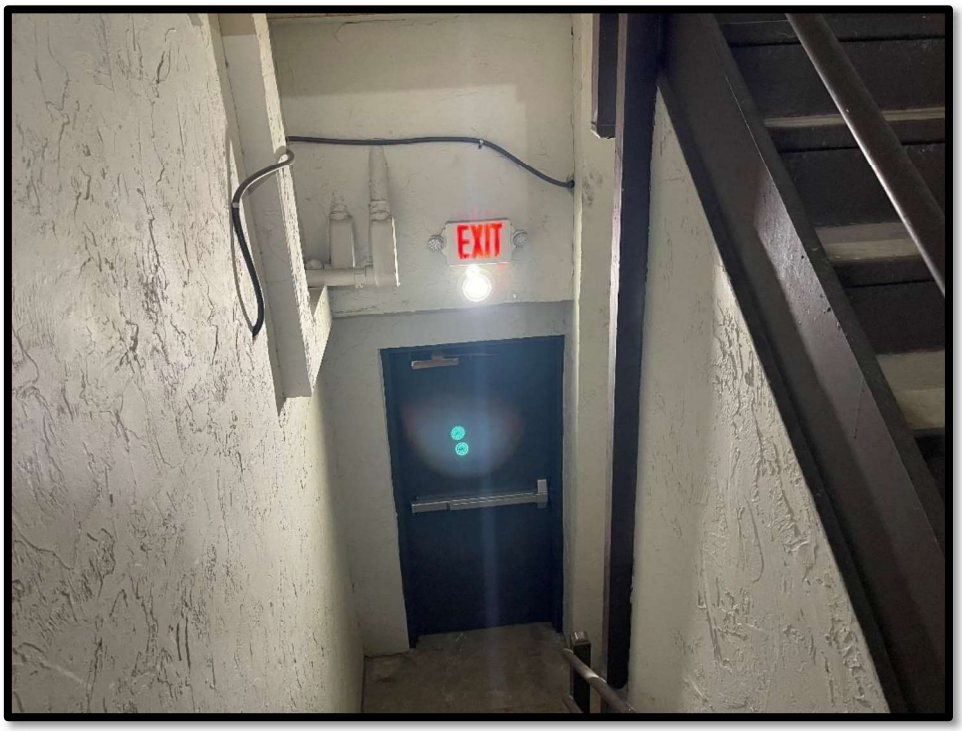
Photograph #192
Exit sign lights outdoor nighttime at 4th floors in the building in good working condition.



Photograph #193
Exit sign lights outdoor nighttime at 3rd floors in the building in good working condition.



Photograph #194
Exit sign lights outdoor nighttime at 3rd floors in the building in good working condition.



Photograph #195
Exit sign lights outdoor nighttime at 3rd floors to parking garage in the building in good working condition.



Photograph #196
Exit sign lights outdoor nighttime, access to parking garage in the building in good working condition.



Photograph #197
Exit sign lights outdoor nighttime, access to parking garage in the building in good working condition.



Photograph #198
Exit sign lights outdoor nighttime at parking garage in the building in good working condition.



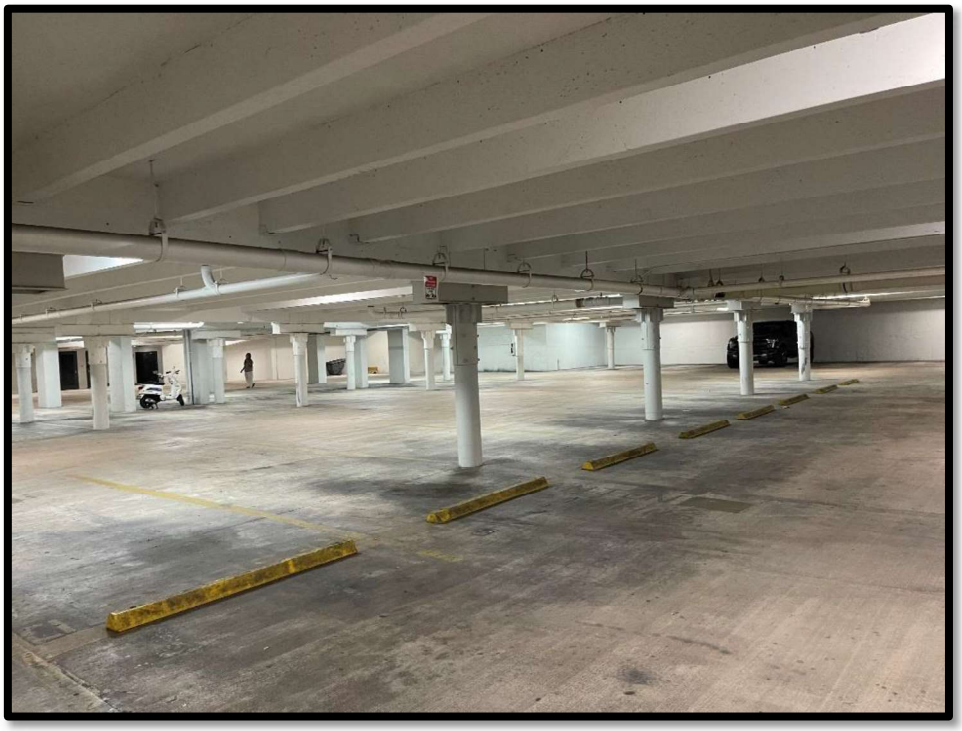
Photograph #199
Exit sign lights outdoor nighttime at parking garage in the building in good working condition.



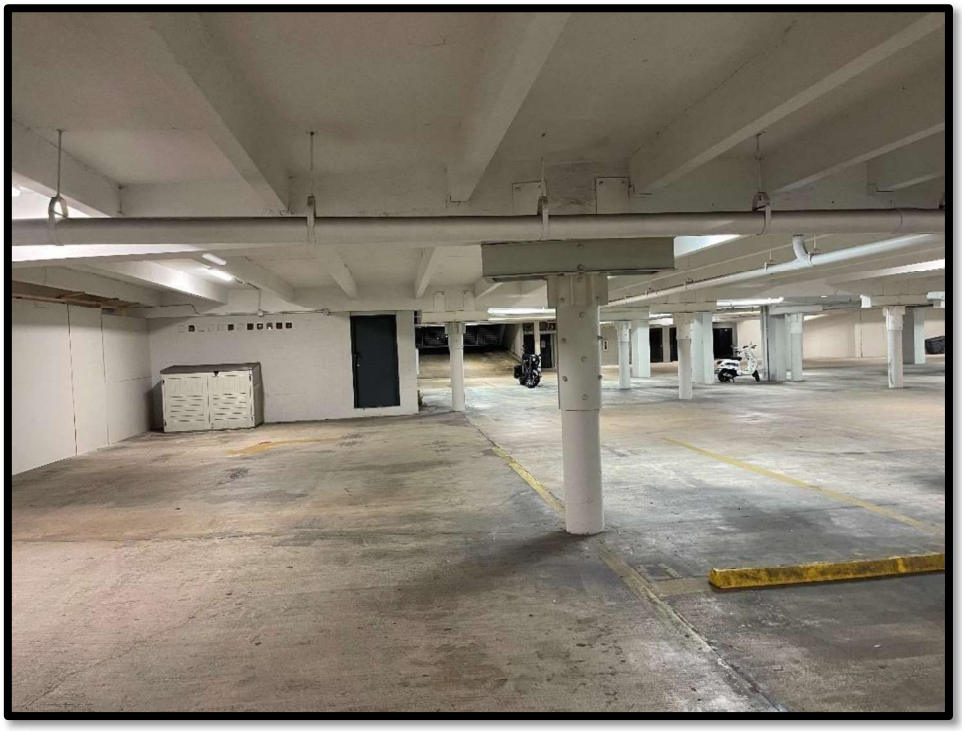
Photograph #200
Building interior parking garage illumination and lights in good working condition. Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



Photograph #201
Building interior parking garage illumination and lights in good working condition. Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



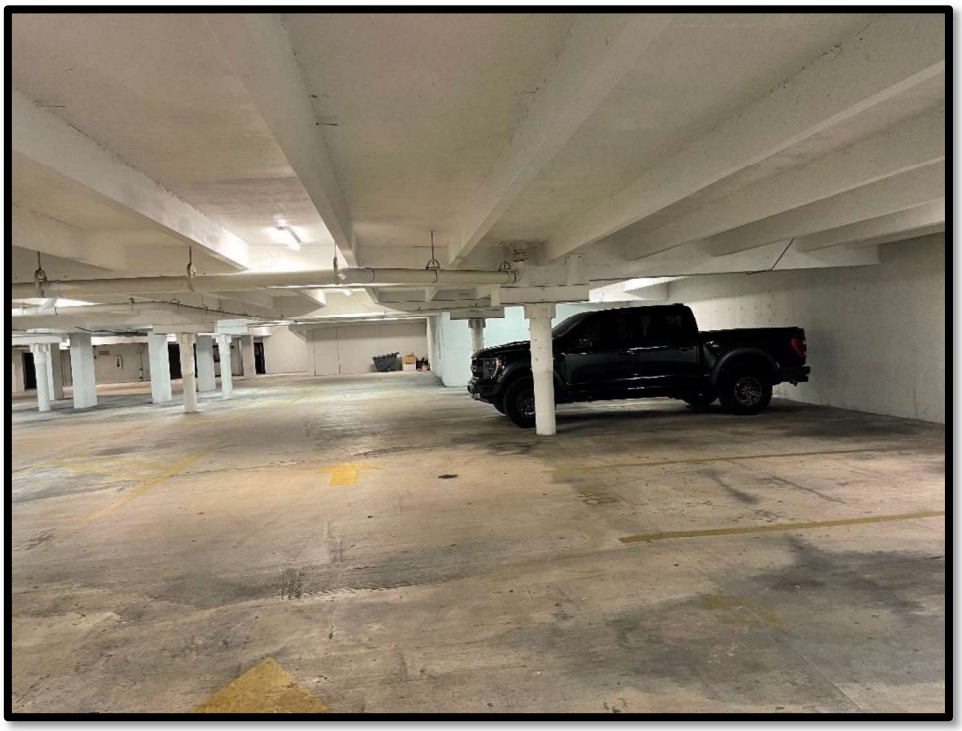
Photograph #202
Building interior parking garage illumination and lights in good working condition. Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



Photograph #203
Building interior parking garage illumination and lights in good working condition. Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



Photograph #204
Exit sign lights outdoor nighttime, access to parking garage in the building in good working condition.



Photograph #205
Building interior parking garage illumination and lights in good working condition.
Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



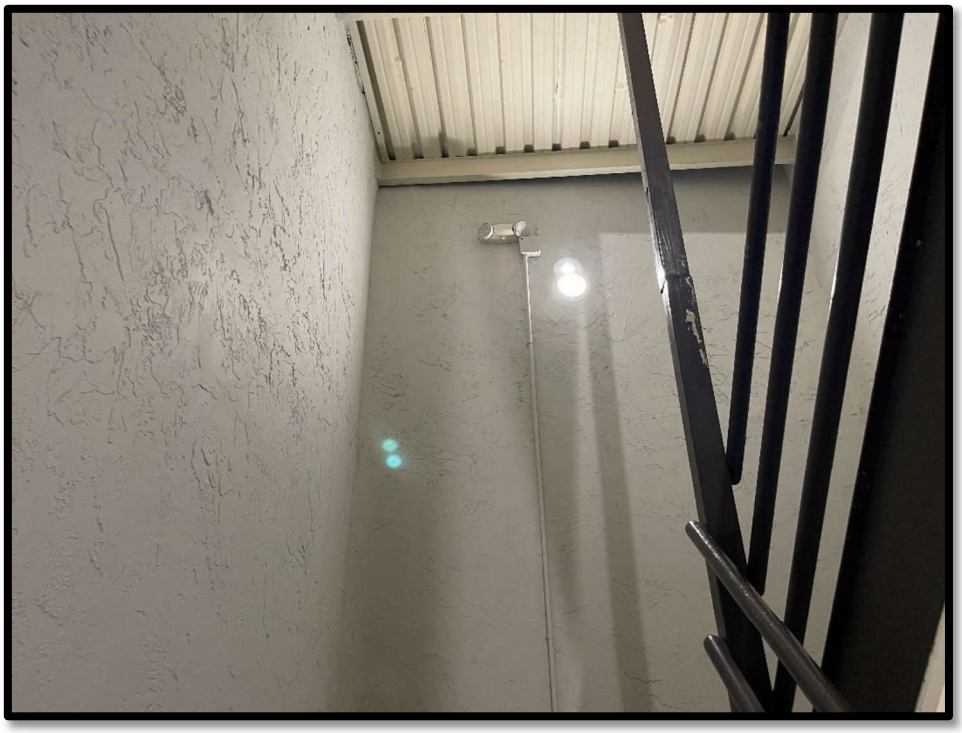
Photograph #206
Building interior parking garage illumination and lights in good working condition. Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



Photograph #207
Exit sign lights outdoor nighttime, access to parking garage in the building in good working condition.



Photograph #208
Emergency light Properly installed and in good condition.



Photograph #209
Emergency light Properly installed and in good condition.



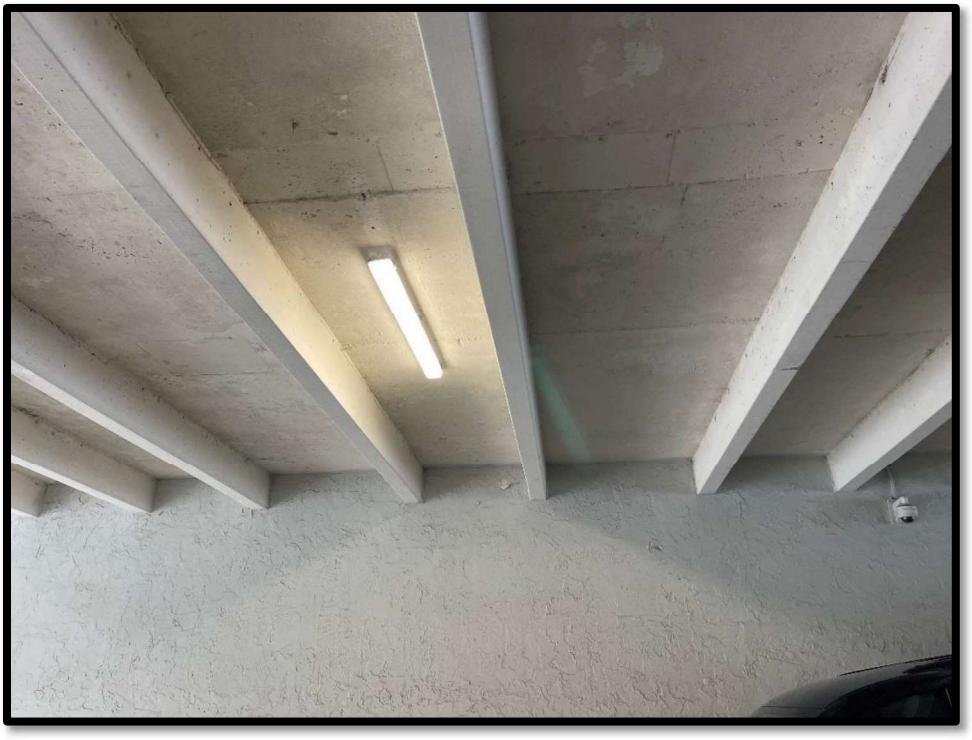
Photograph #210
Emergency light Properly installed and in good condition.



Photograph #211
Emergency light Properly installed and in good condition.



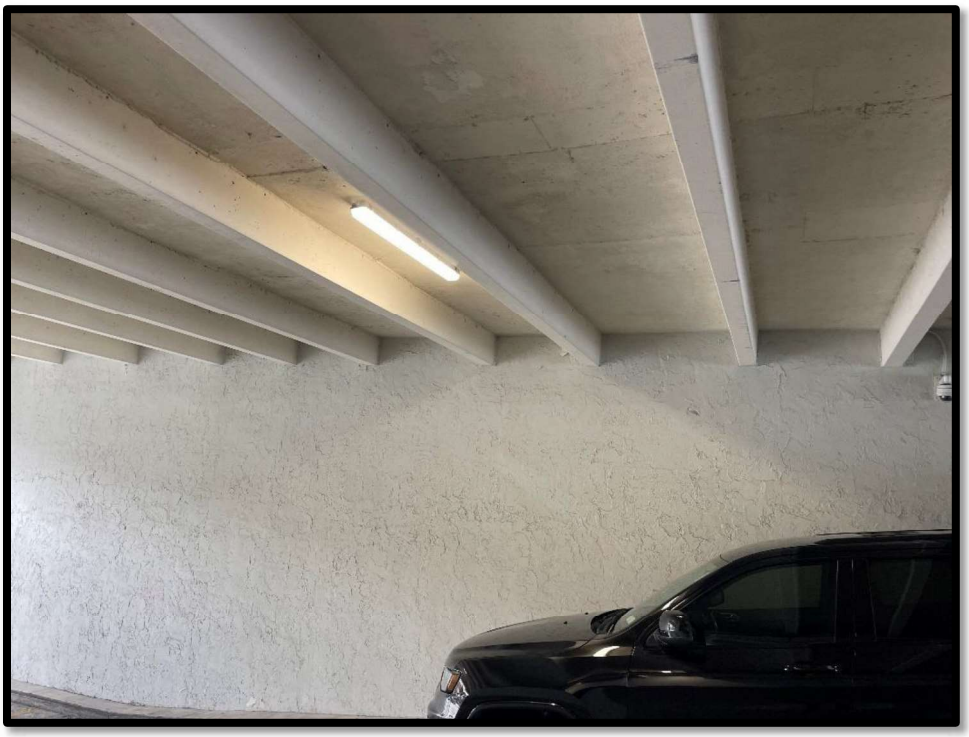
Photograph #212
Re-Inspection 05.20.2024.
Building interior parking garage good illumination and lamps in good working condition.



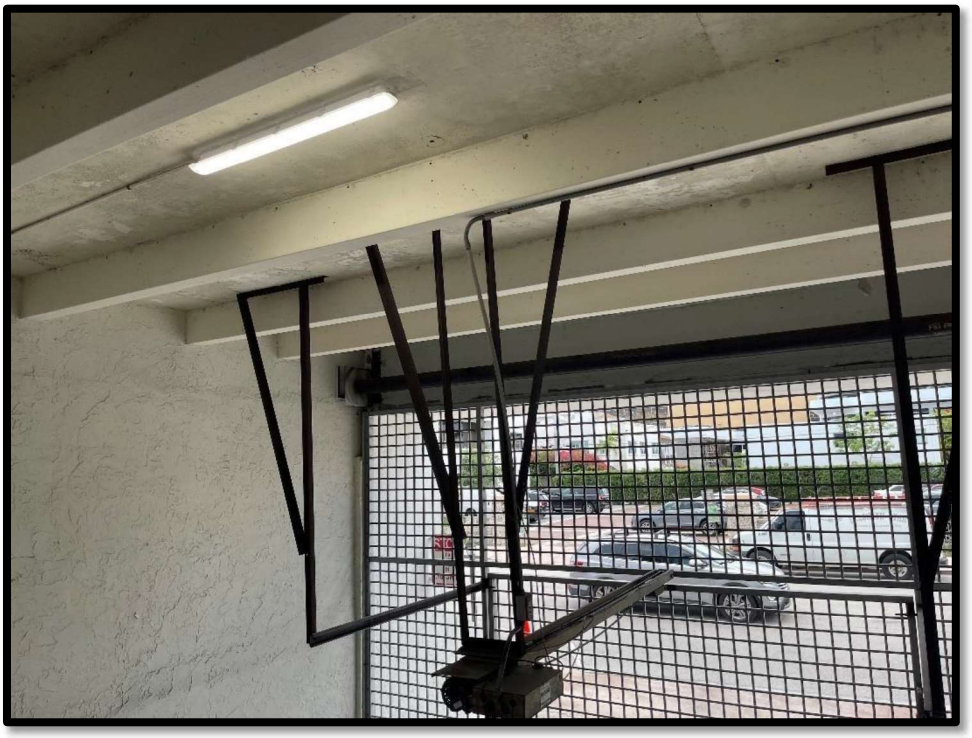
Photograph #213
Re-Inspection 05.20.2024.
Building interior parking garage good illumination and lamps in good working condition.



Photograph #214
Building interior parking garage good illumination and lights in good working condition.



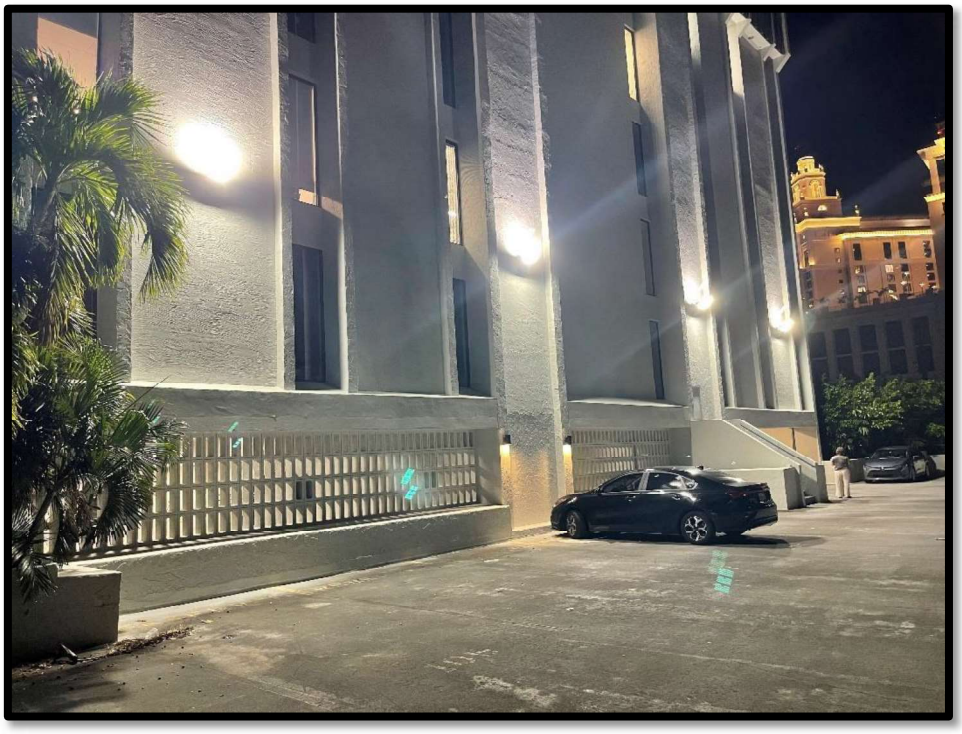
Photograph #215
Re-Inspection 05.20.2024.
Building interior parking garage good illumination and lamps in good working condition.



Photograph #216
Re-Inspection 05.20.2024.
Building interior parking garage good illumination and lamps in good working condition.



Photograph #217
Re-Inspection 05.20.2024.
Building interior parking garage good illumination and lamps in good working condition.



Photograph #218
Parking Garage Exterior Light of the service is in good standing north side area. Parking lot illumination is according with the foot-candle, (fc, lm/ft2) City required.
This parking area has sufficient illumination.



Photograph #219
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at West, South and East side area.



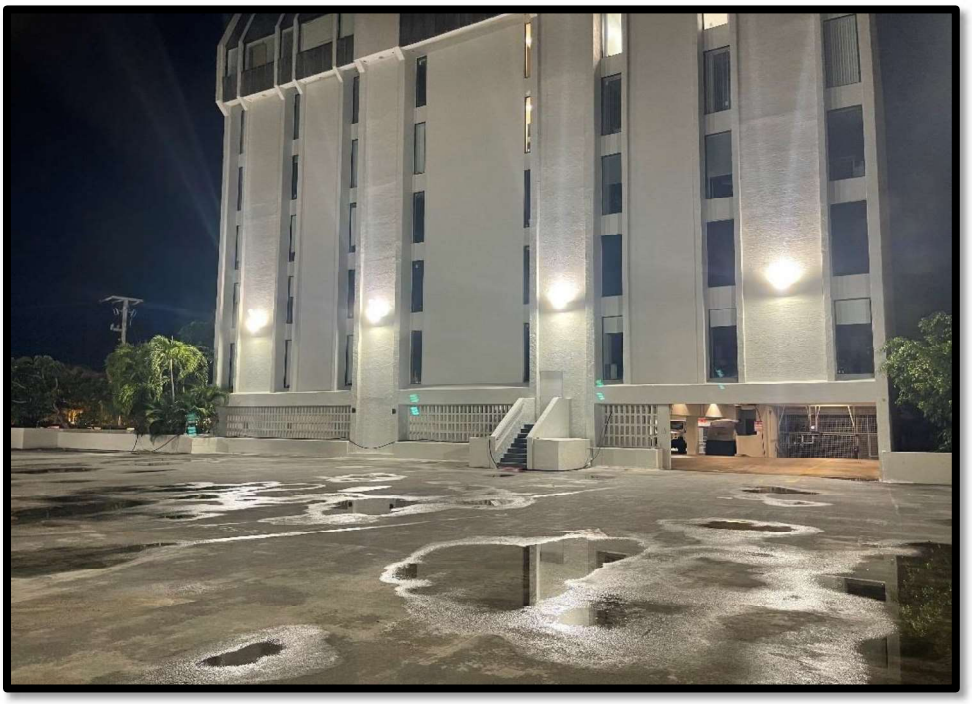
Photograph #220
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area.



Photograph #221
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #222
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas, and deemed necessary.



Photograph #223
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition.



Photograph #224
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #225
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #226
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #227
Re-Inspection 05.26.2023.
Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot-candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #228

Re-Inspection 05.26.2023.

Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #229

Re-Inspection 05.26.2023.

Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #230
Re-Inspection 05.26.2023.
Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot-candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #231
Re-Inspection 05.26.2023.
Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot-candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #232

Re-Inspection 05.26.2023.

Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot- candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #233

Re-Inspection 05.26.2023.

Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot- candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #234
Re-Inspection 05.26.2023.
Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot- candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #235
Re-Inspection 05.26.2023.
Exterior Exit Stair have good illumination and lamps in working condition.
Emergency light and Exit light properly installed in all habitable and non-habitable areas.



Photograph #236
Re-Inspection 05.26.2023.
Exterior Exit Stair have good illumination and lamps in working condition.
Emergency light and Exit light properly installed in all habitable and non-habitable areas.

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

2024

ELECTRICAL INSPECTION REPORT RECERTIFICATION BUILDING



CESAR I. SOTO
PCE CONSULTING & ENGINEERING, LLC
05/20/2024

CESAR I. SOTO
LICENSE
No. 0059652
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CONTACT: (305) 698-0550 or (786) 877-2699
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CESAR I. SOTO, P.E., ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

10/15/2024
Cesar I. Soto
P.E. #59652, S.I.# 6998627

PARAMOUNT
CONSULTING & ENGINEERING, LLC

PARAMOUNT CONSULTING & ENGINEERING.
ARCHITECTURAL DRAFTING SERVICES.

6135 North West 167th Street Suite E-1, Miami, Florida 33015.
Telephones: 305-698-0550/786-877-2699.
Fax: 305-698-0558

RECERTIFICATION

(BSIP) Building Safety Inspection Program

ELECTRICAL REPORT

250 CATALONIA.

250 CATALONIA AVE, CORAL GABLES, FL 33134.

FOLIO ID: 03-4117-005-7120

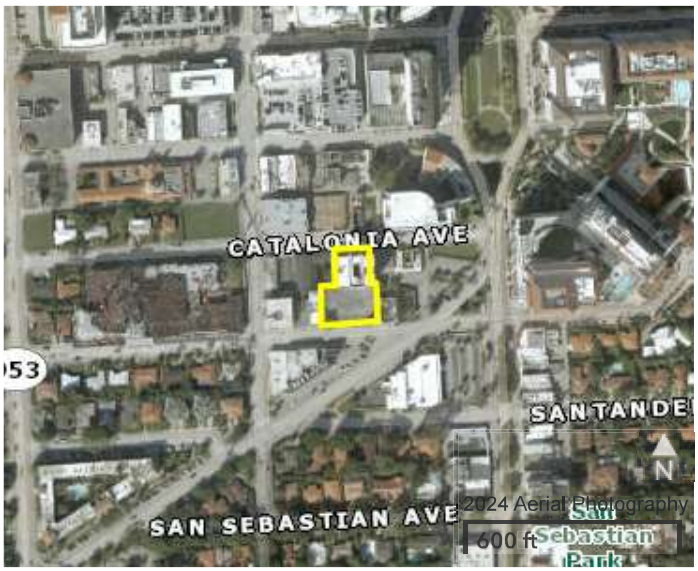
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 10/14/2024

PROPERTY INFORMATION

Folio	03-4117-005-7120
Property Address	250 CATALONIA AVE CORAL GABLES, FL 33134-6735
Owner	CATALONIA OFFICES 2018 LLC
Mailing Address	250 CATALONIA AVE 801 CORAL GABLES, FL 33134
Primary Zone	5003 MIXED-USE
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	8
Living Units	0
Actual Area	
Living Area	
Adjusted Area	64,640 Sq.Ft
Lot Size	26,000 Sq.Ft
Year Built	1971



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$10,400,000	$9,854,000	$7,800,000
Building Value	$100,000	$100,000	$100,000
Extra Feature Value	$0	$0	$0
Market Value	$10,500,000	$9,954,000	$7,900,000
Assessed Value	$9,559,000	$8,690,000	$7,900,000

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$941,000	$1,264,000	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

C GAB CRAFTS SEC PB 10-40
LOTS 6-7 & W1/2 LOT 8 & LOTS 22
THRU 25 BLK 29
LOT SIZE 260.000 X 100
OR 9571 1080

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$9,559,000	$8,690,000	$7,900,000
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$10,500,000	$9,954,000	$7,900,000
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$9,559,000	$8,690,000	$7,900,000
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$9,559,000	$8,690,000	$7,900,000

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/09/2019	$100	31599-1081	Corrective, tax or QCD; min consideration
01/01/1977	$2,097,200	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp



Photograph #1
250 Catalonia Ave, Coral Gables. FL 33134.
MAIN BUILDING.



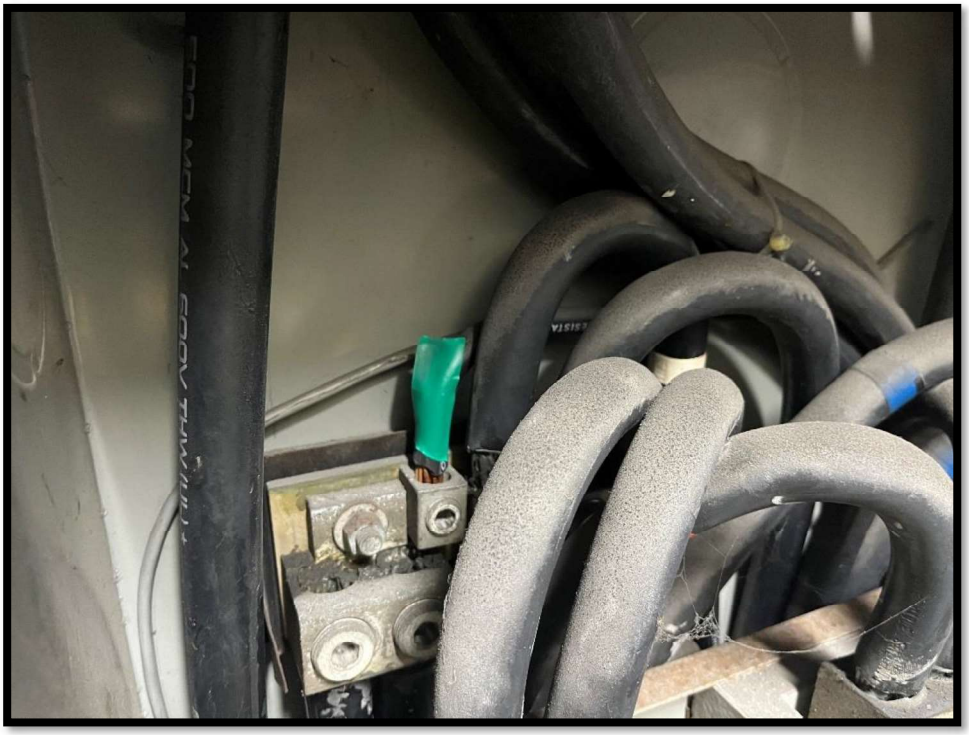
Photograph #2
Electrical Room properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #3
MAIN DISCONNECT 1-4 (600A) is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #4
Phases are properly identified and installed.



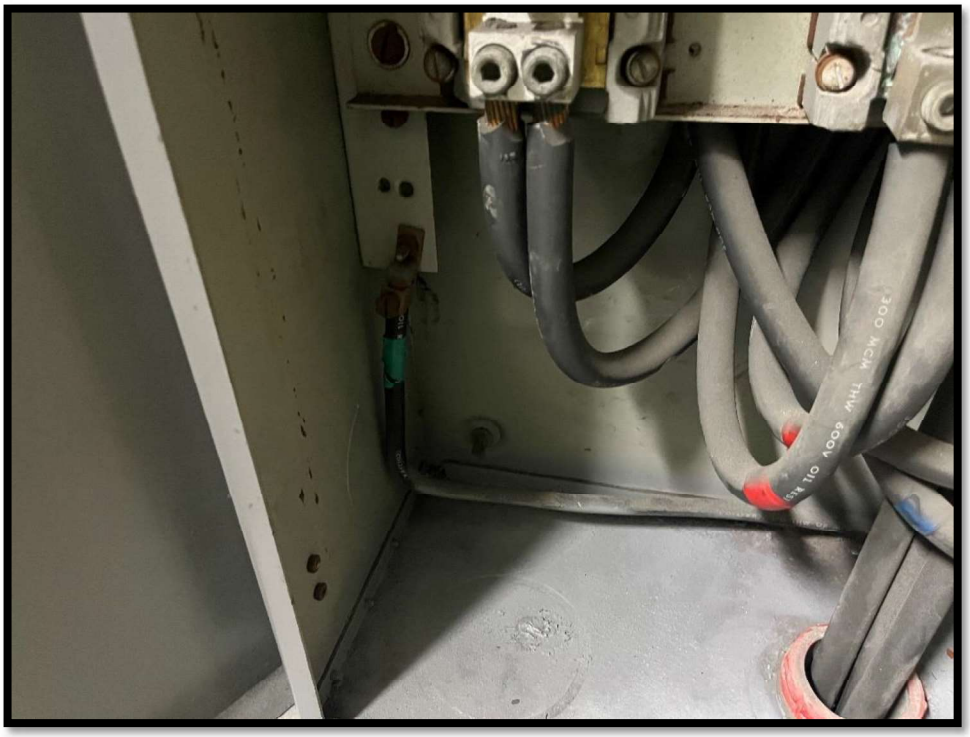
Photograph #5
Ground of the Disconnect is properly installed.



Photograph #6
MAIN DISCONNECT 2-4 (600A) is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #7
Phases are properly identified and installed.



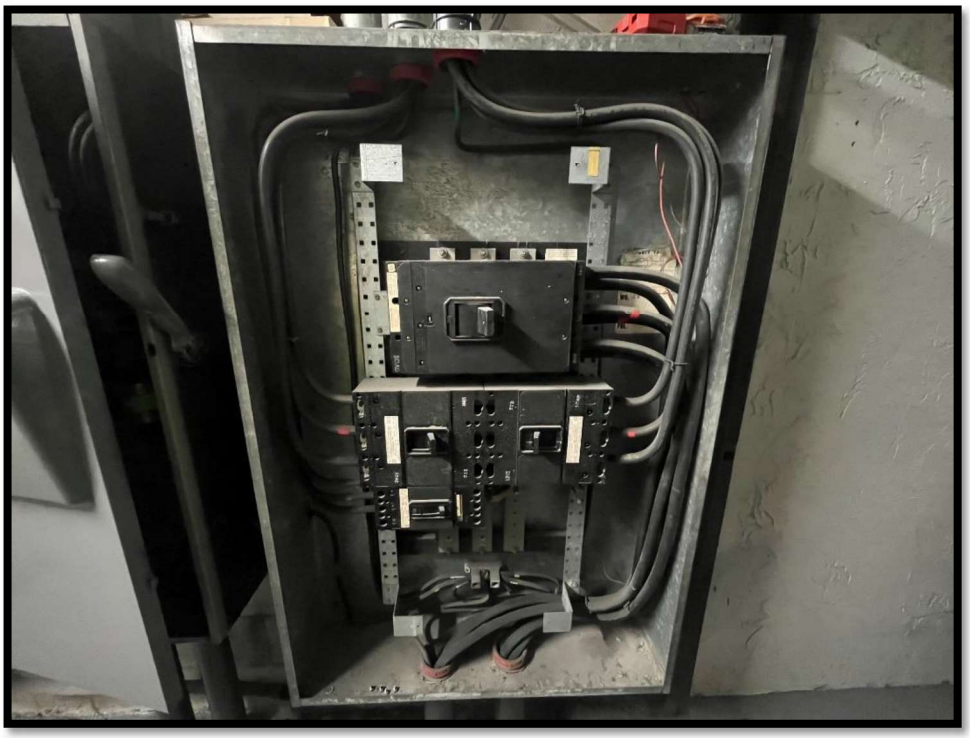
Photograph #8
Ground of the Disconnect is properly installed.



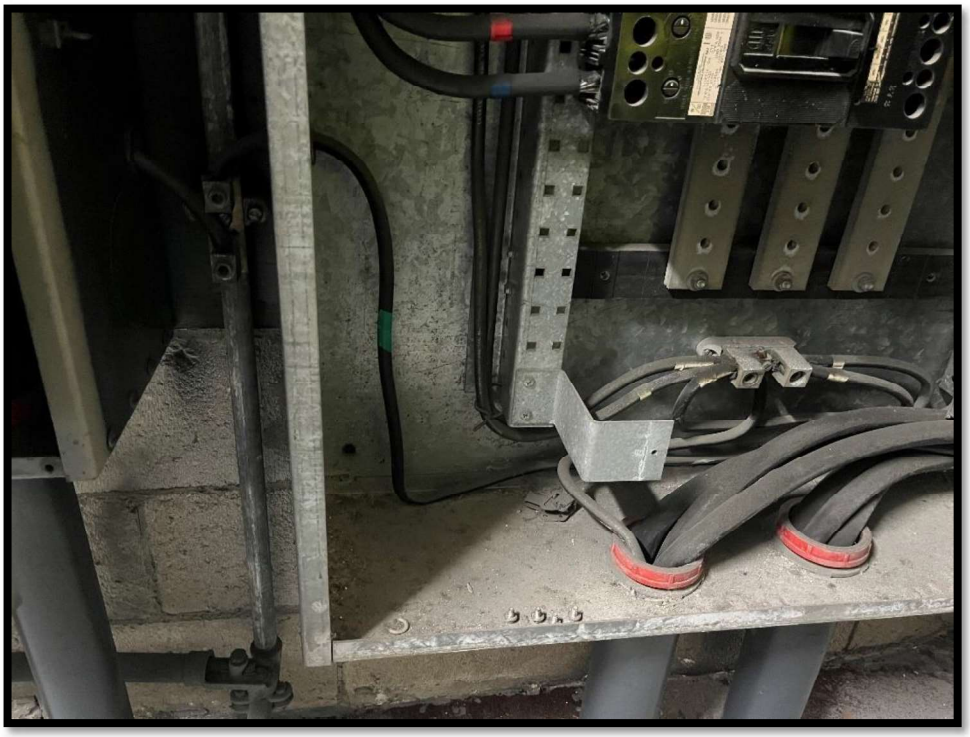
Photograph #9
The Main Panel 3-4 (800A) Branch circuits properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #10
Re-Inspection 05.20.2024.
The Main Panel 3-4 (800 A).
Branch circuits breaker and Disconnect in the Main Electrical Room properly identified.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #11
Phases are properly identified and installed.



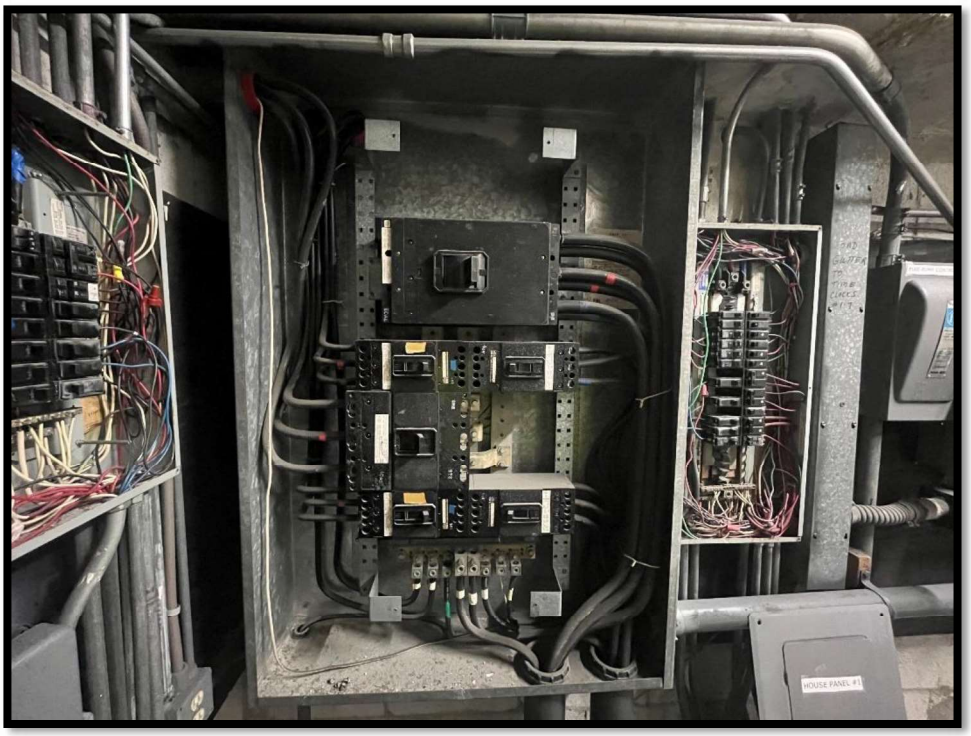
Photograph #12
Ground of the Disconnect is properly installed.



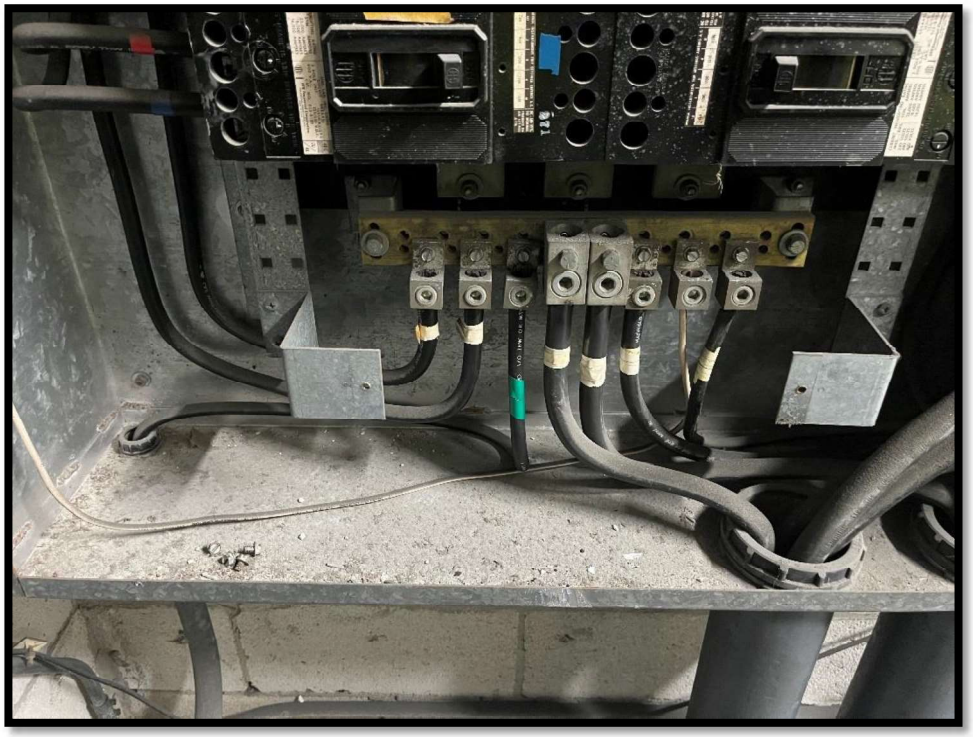
Photograph #13
The Main Panel 4-4 (800A) Branch circuits properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #14
Re-Inspection 05.26.2023.
The Main Panel 4-4 (800 A). The Sub-Panel Branch circuits breaker and Disconnect in the Main Electrical Room properly identified. NEC 210.5 C (1) (b). In the 2020 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



Photograph #15
Phases are properly identified and installed.



Photograph #16
Ground of the Disconnect is properly installed.



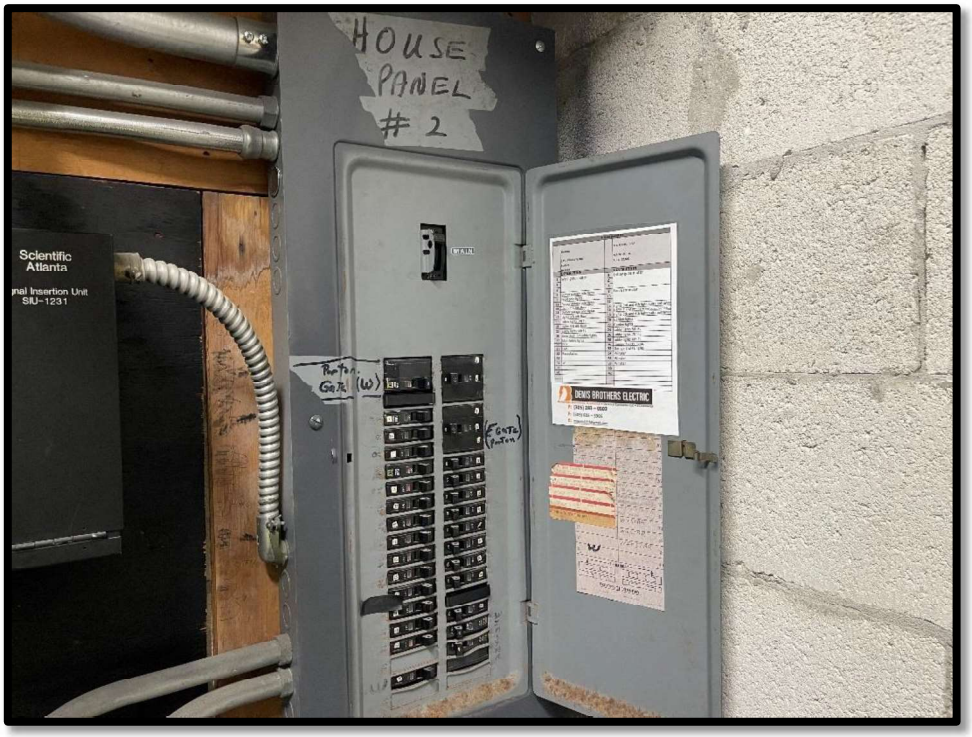
Photograph #17
Re-Inspection 05.20.2024.
The Sub-Panel House #1 Branch circuits properly identified.
NEC 210.5 C (1) (b). In the 2020 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



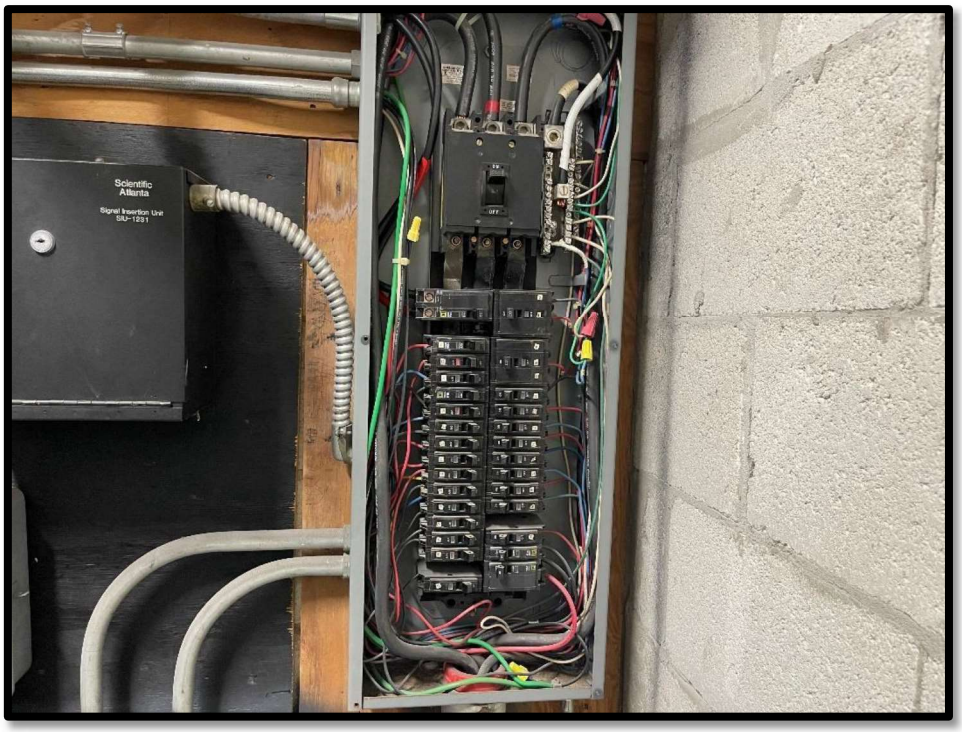
Photograph #17.1
Re-Inspection 05.20.2024.
The Sub-Panel House #1 Branch circuits breaker in the Main Electrical Room properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



Photograph #18
The Sub-Panel House #2 Branch circuits breaker properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



Photograph #18.1
Re-Inspection 05.20.2024.
The Sub-Panel House #2, Branch circuits breaker and Disconnect in the Main Electrical Room properly identified. The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2023 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



Photograph #19
Phases and Neutral wire are properly identified and installed.
Grounding is properly installed.



Photograph #20
Re-Inspection 05.20.2024.
The Sub-Panel House #2, Branch circuits breaker and Disconnect in the Main Electrical Room properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC®, Section 705.10, Section 11.12.2.1.5 in NFPA 1.



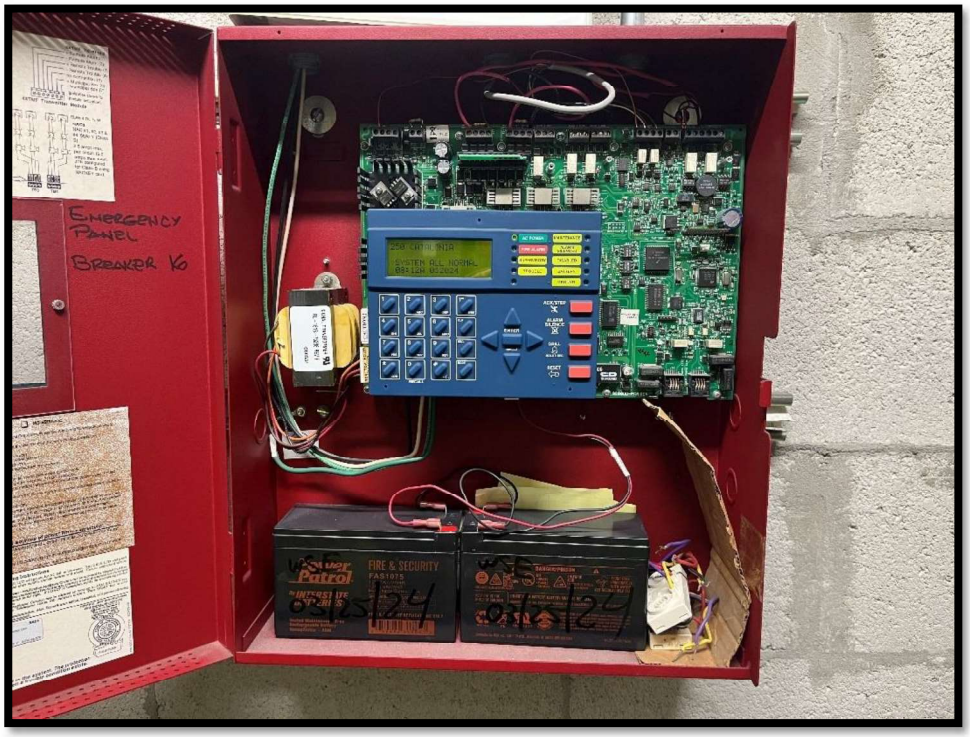
Photograph #21
Re-Inspection 05.20.2024.
The Timer Branch circuits in the Warehouse building properly identified.
The proper grounding of the service is in good standing, and the conductors is in good condition.



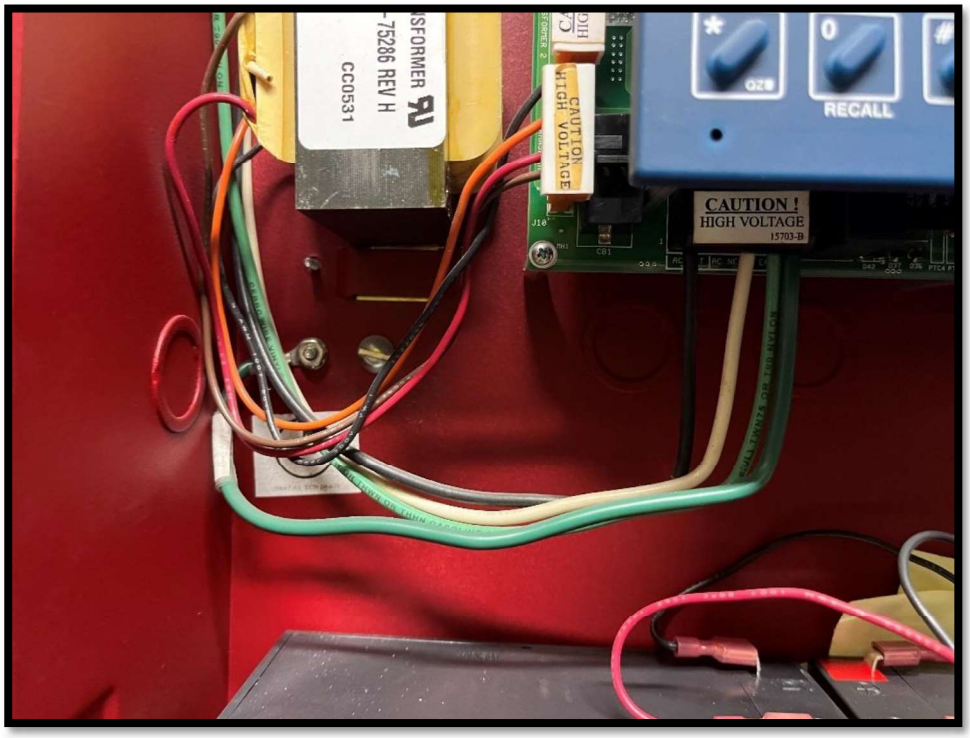
Photograph #22
Fire alarm control panel properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #23
The Fire Alarm is properly labeled and has the Record Tag March – 2024 required by NFPA 70B.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #24
Fire alarm control panel properly installed.



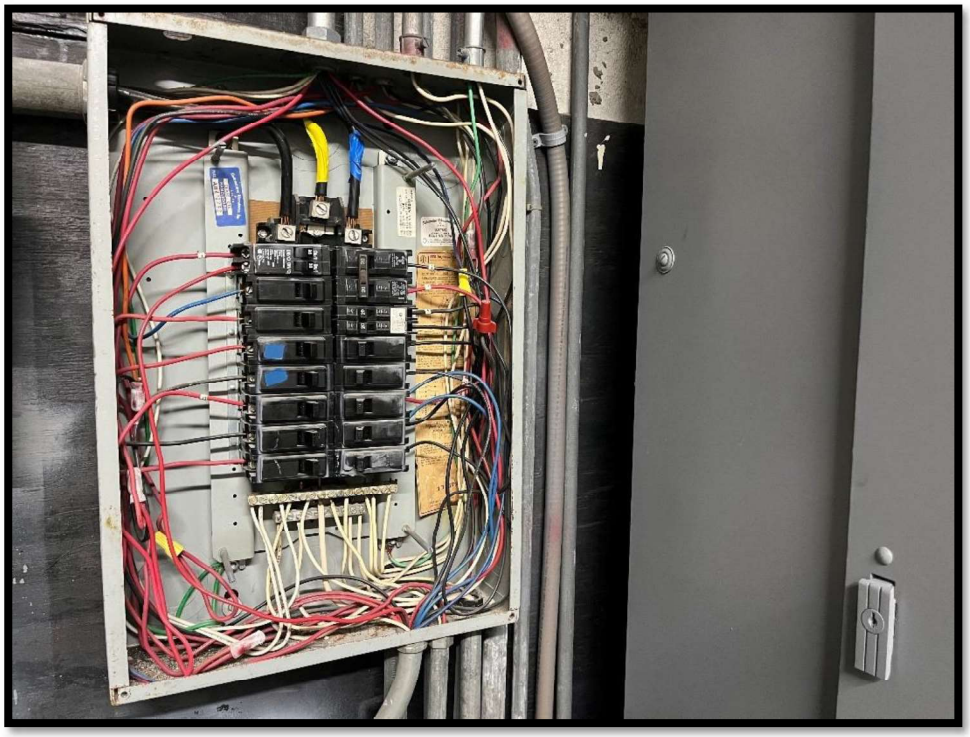
Photograph #25
Grounding is properly installed.



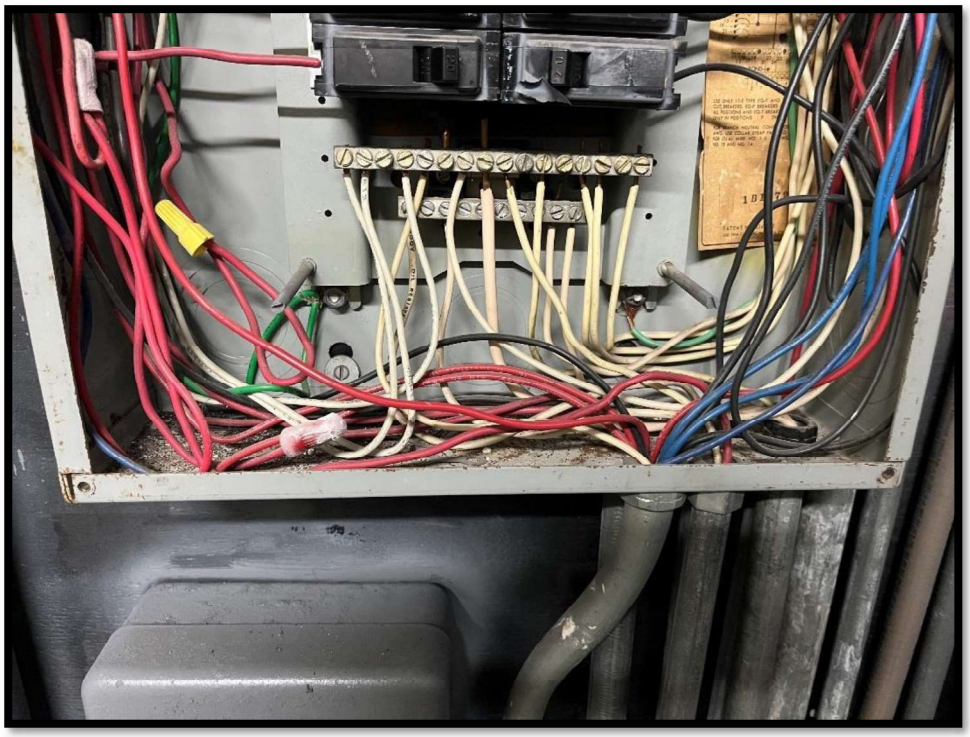
Photograph #26
Circuit Breaker Panel EM properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #27
Circuit Breaker Panel EM is properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



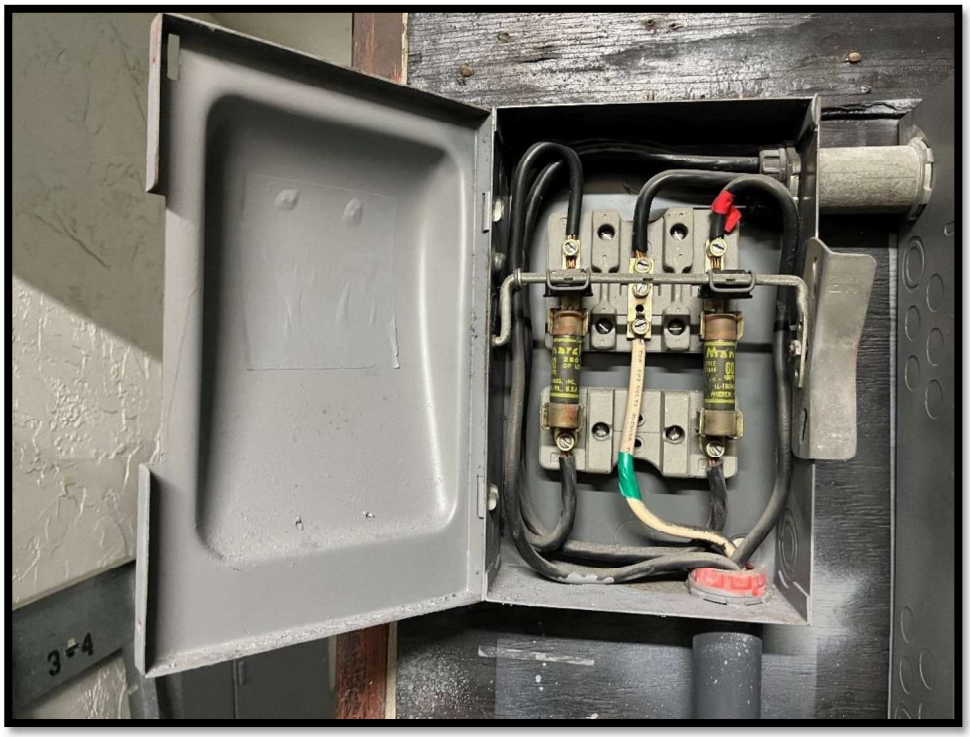
Photograph #28
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #29
Ground of the breaker panel is properly installed.



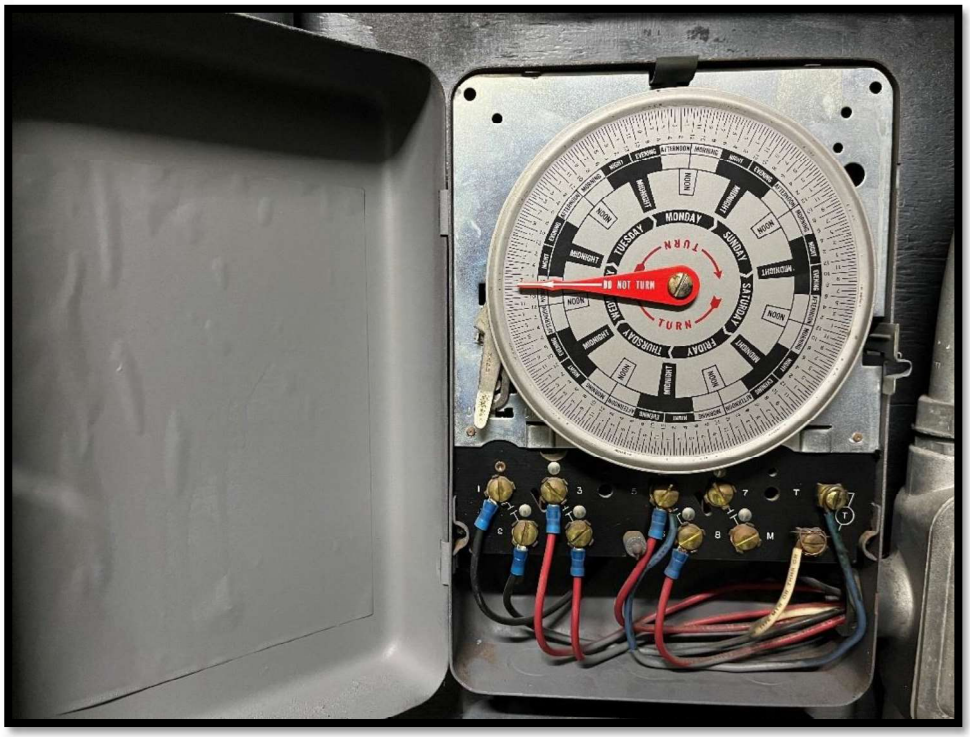
Photograph #29
The Disconnect Parking Line is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



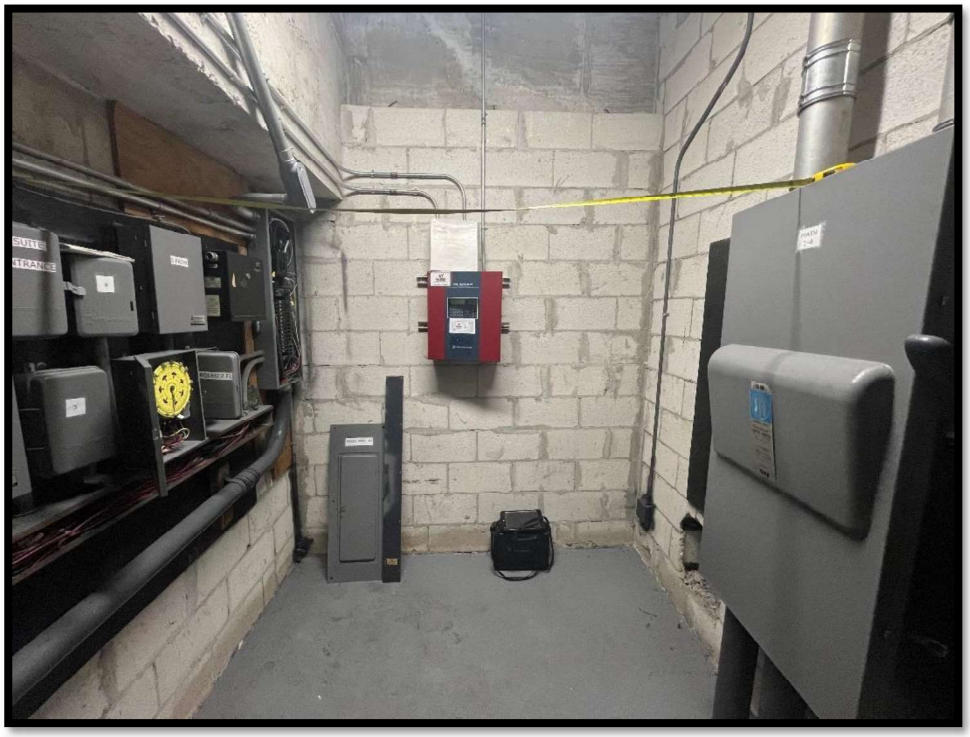
Photograph #30
Fuses are properly identified and installed.
Ground of the Disconnect is properly installed.



Photograph #31
Timer is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #32
Timer is properly installed.



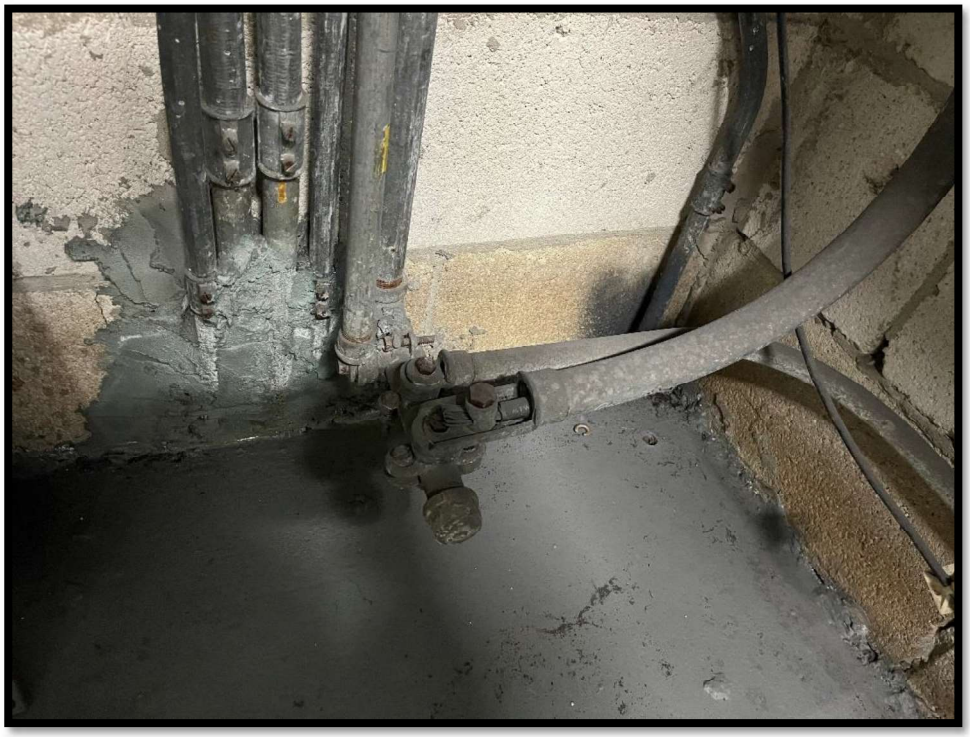
Photograph #33

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #34

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



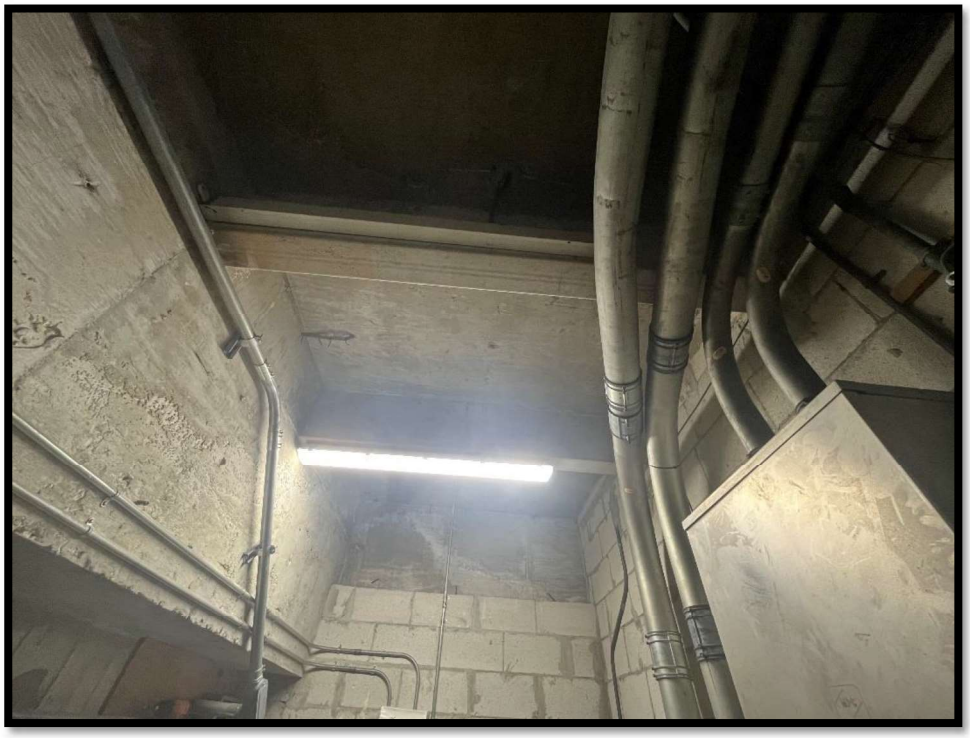
Photograph #35
Ground of the service is properly installed.



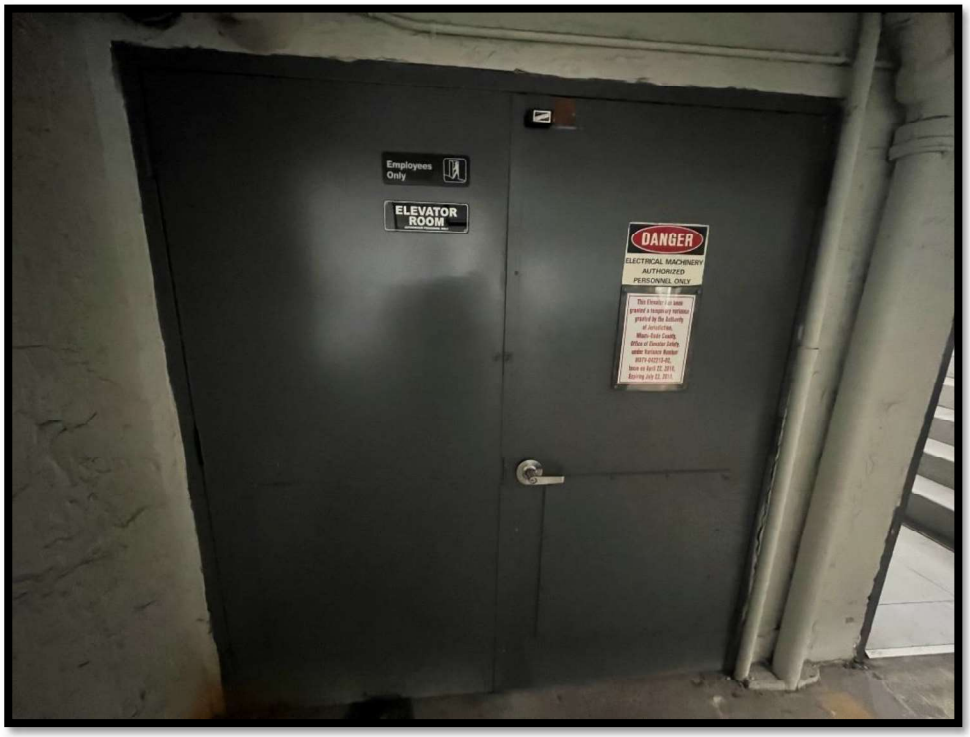
Photograph #36
Ground of the service is properly installed.



Photograph #37
Smoke detector properly installed.



Photograph #38
Electrical room properly lit.



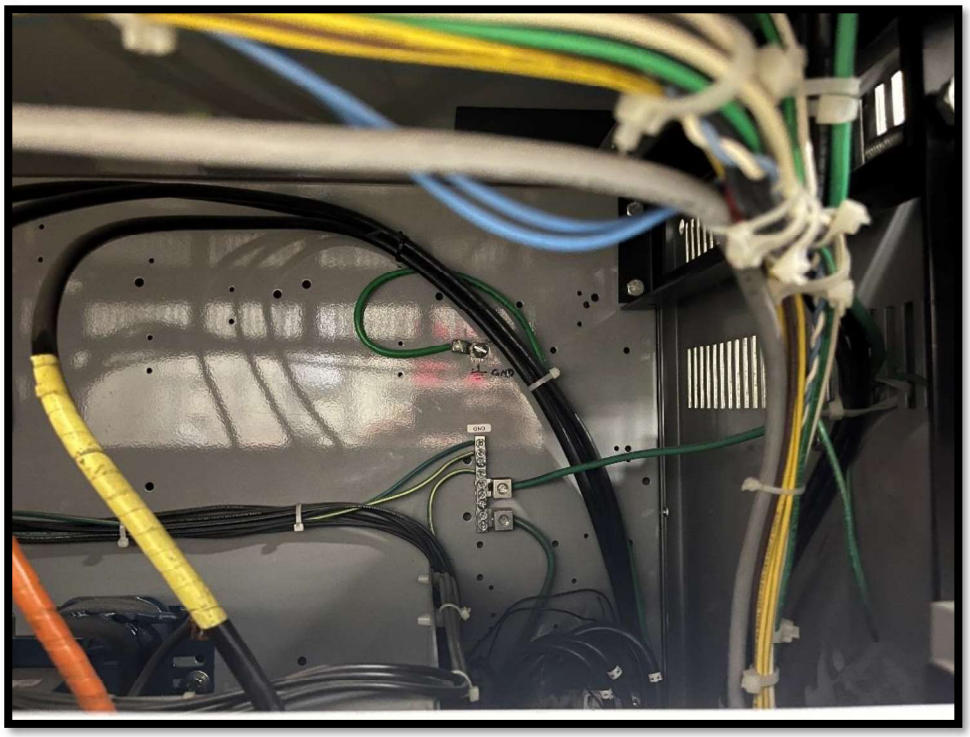
Photograph #39
Elevator Room properly identified.



Photograph #40
Elevator Machine 1 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #41
Elevator Machine 1 properly installed.



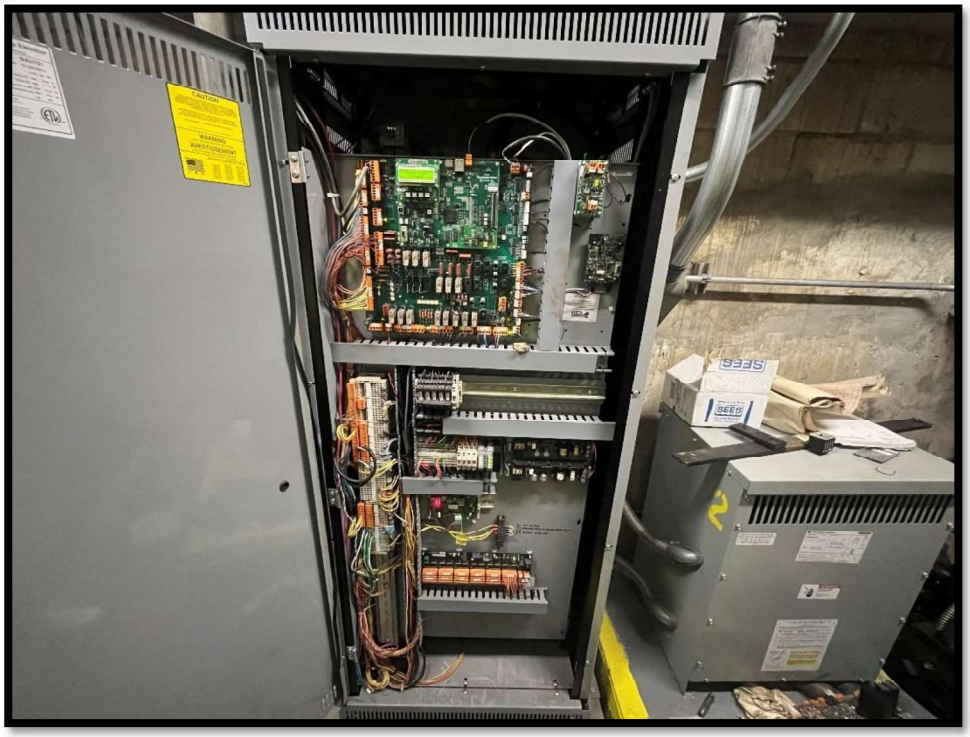
Photograph #42
Grounding is properly installed.



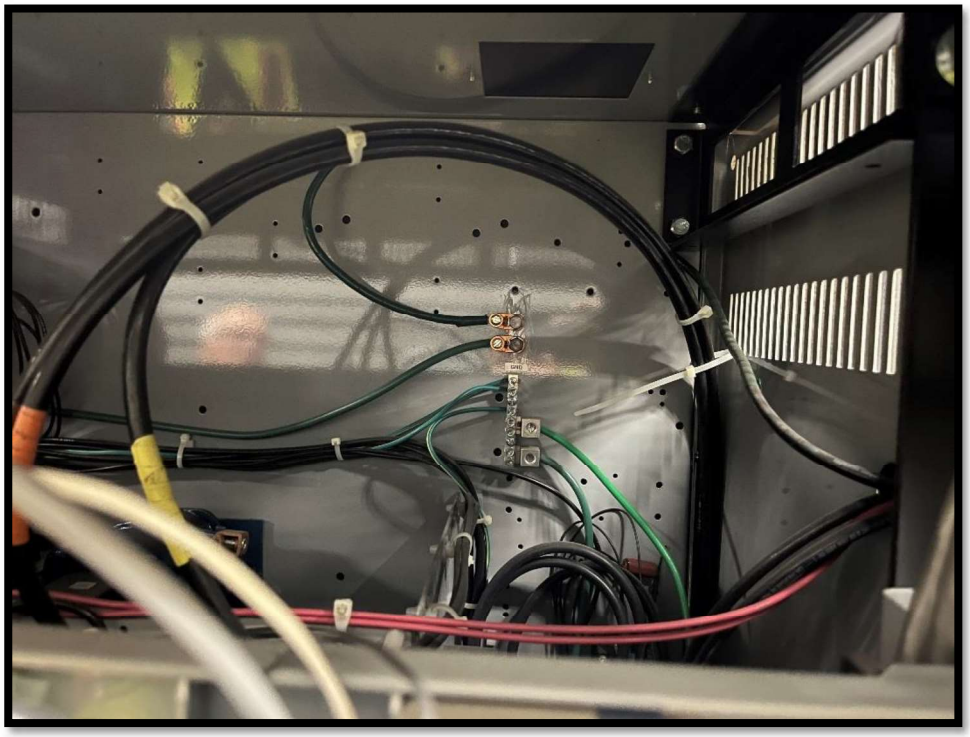
Photograph #43
Transformer 1 properly installed.
Grounding is properly installed.



Photograph #44
Elevator Machine 2 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #45
Elevator Machine 1 properly installed.



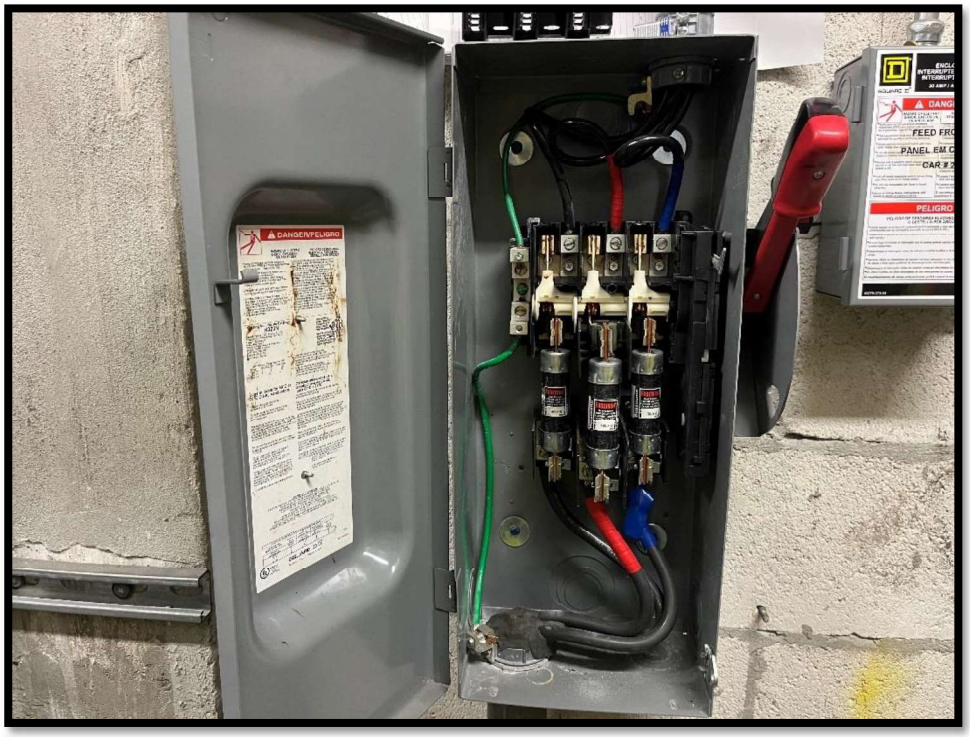
Photograph #46
Grounding is properly installed.



Photograph #47
Transformer 2 properly installed.
Grounding is properly installed.



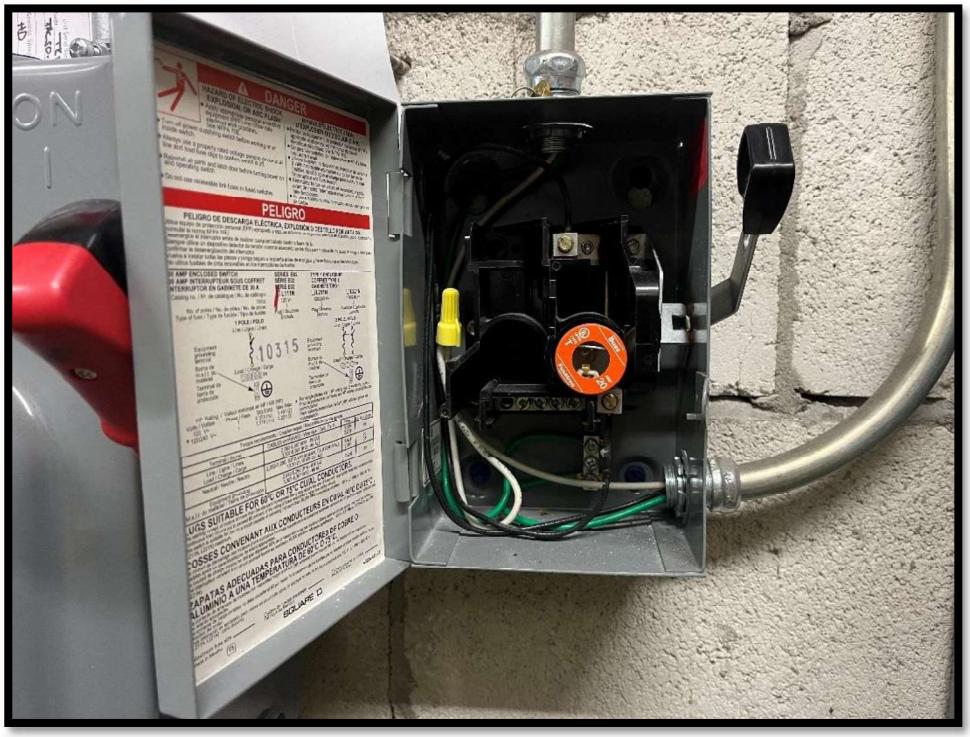
Photograph #48
The Disconnect #2 North Elevator is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #49
Phases are properly identified and installed.
Ground of the Disconnect is properly installed.



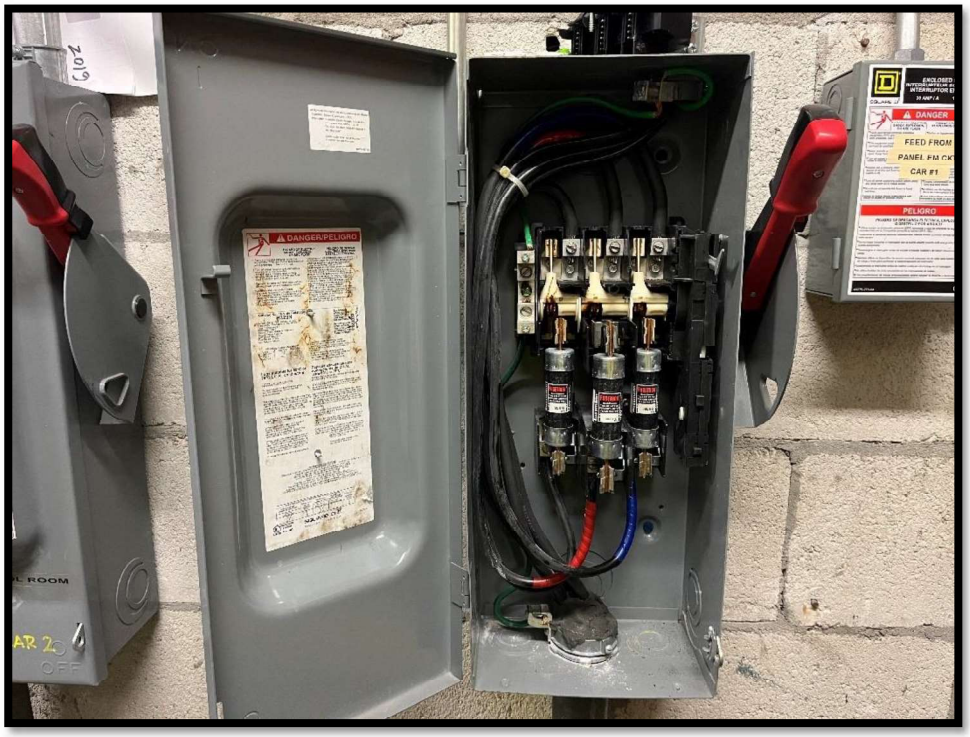
Photograph #50
The Disconnect #2 Feed from Panel EM CKT#11 CAR#2 is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



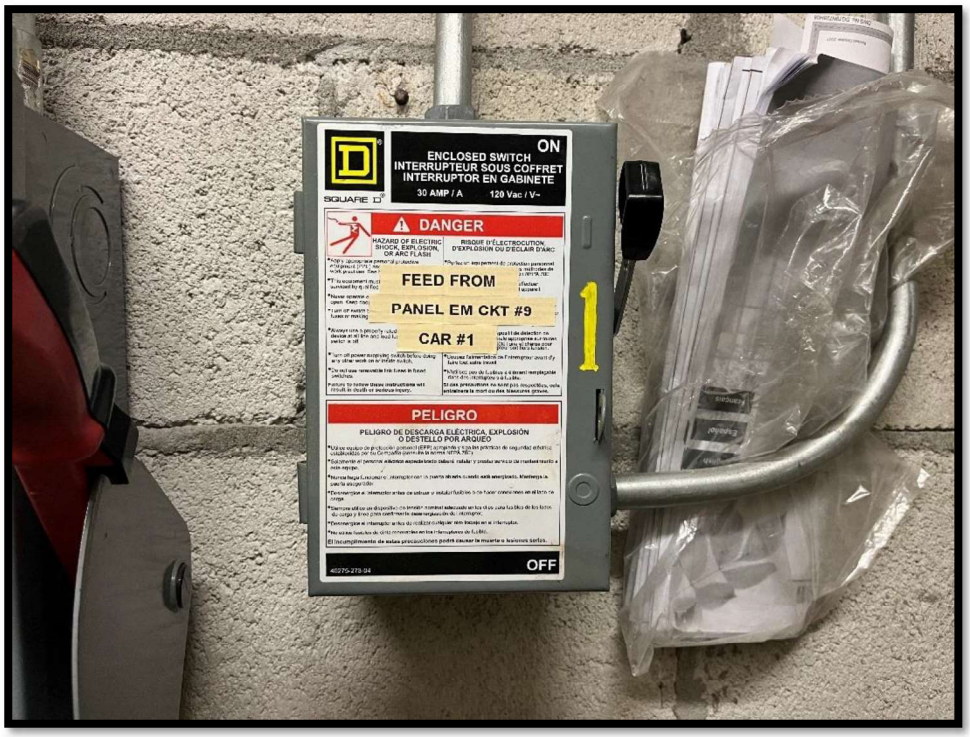
Photograph #51
Ground of the Disconnect is properly installed.



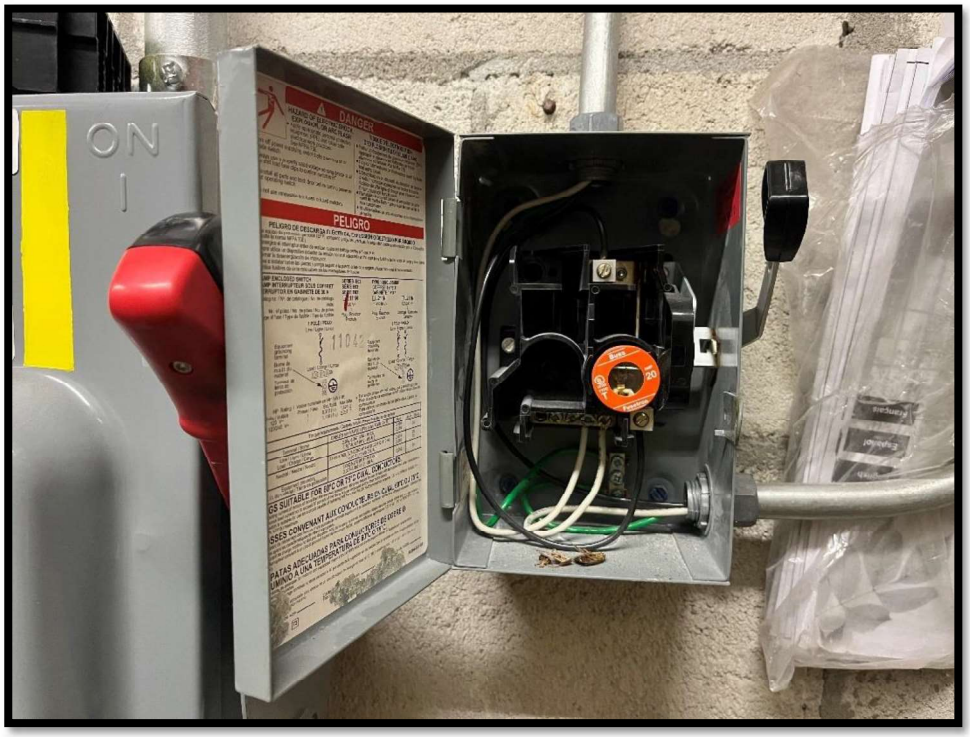
Photograph #52
The Disconnect #1 South Elevator is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



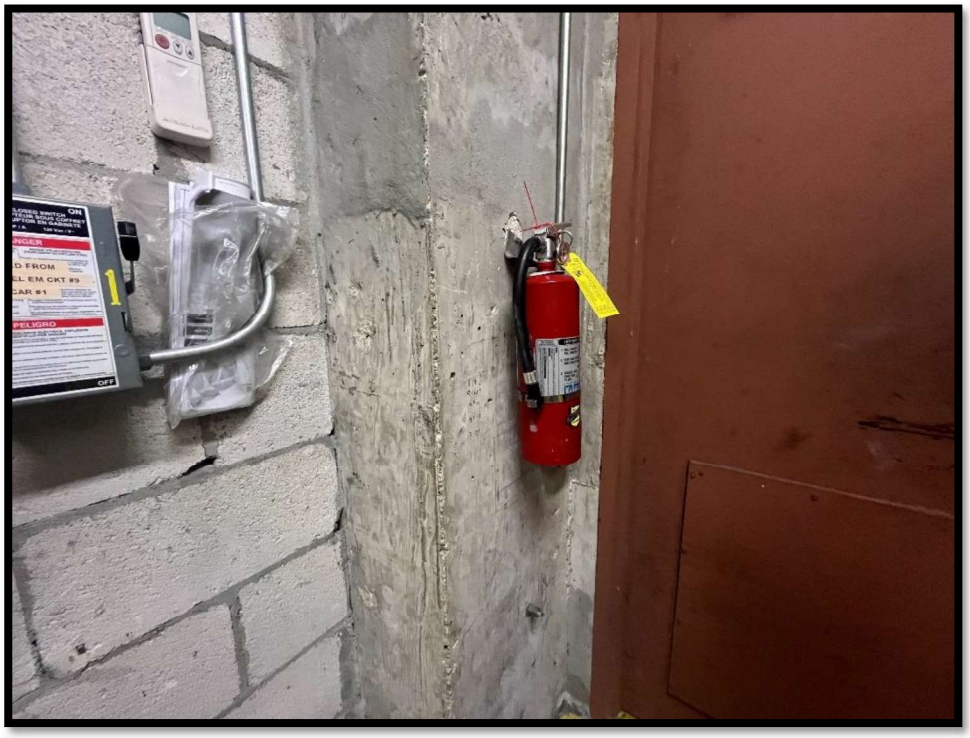
Photograph #53
Phases are properly identified and installed.
Ground of the Disconnect is properly installed.



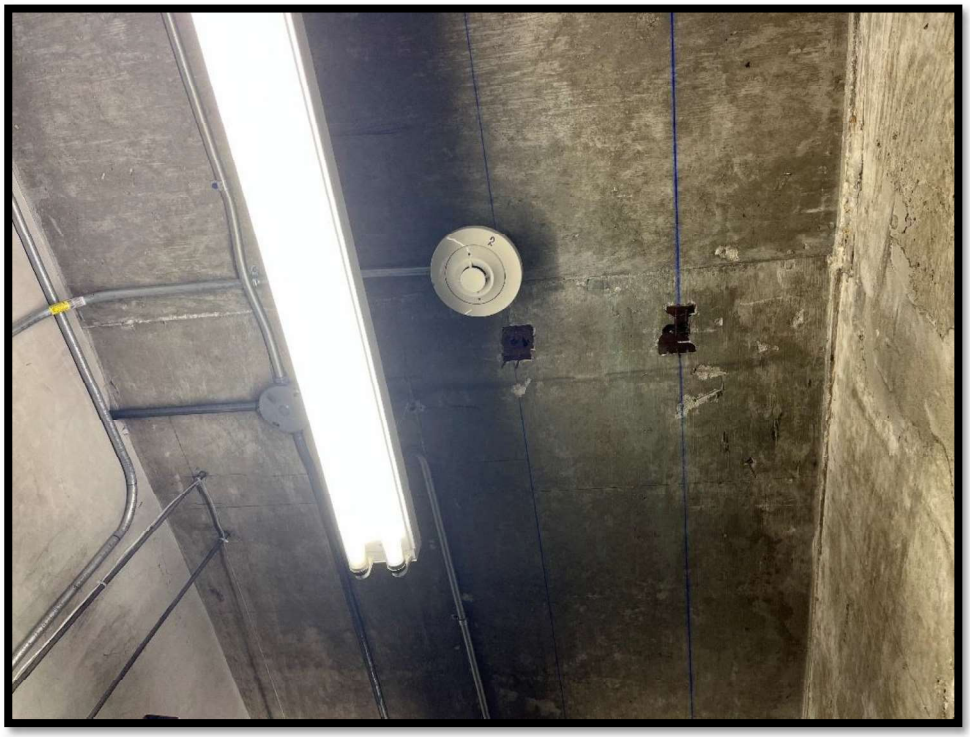
Photograph #54
The Disconnect #1 Feed from Panel EM CKT#9 CAR#1 is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #55
Ground of the Disconnect is properly installed.



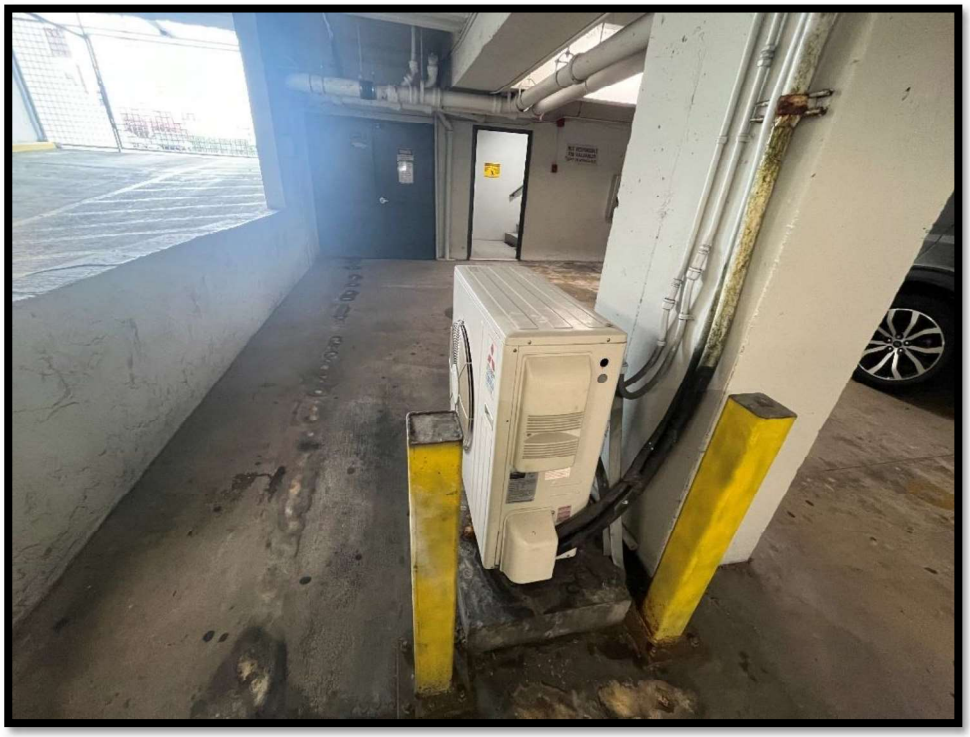
Photograph #56
Fire extinguisher properly installed.



Photograph #57
Smoke detector properly installed.



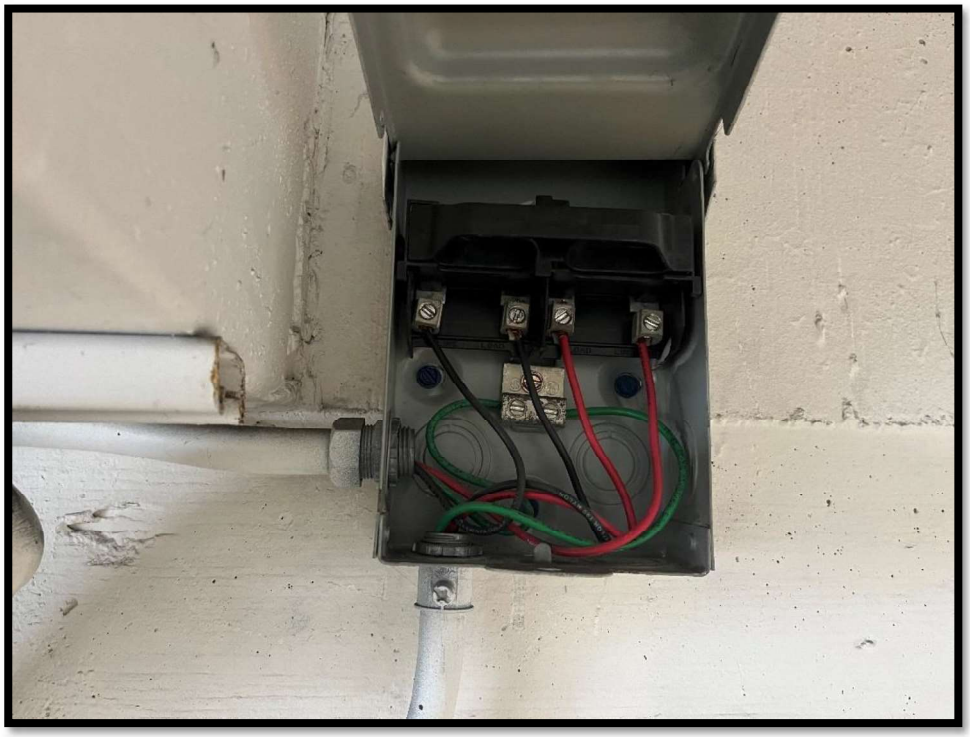
Photograph #58
Mechanical Room properly ventilated.



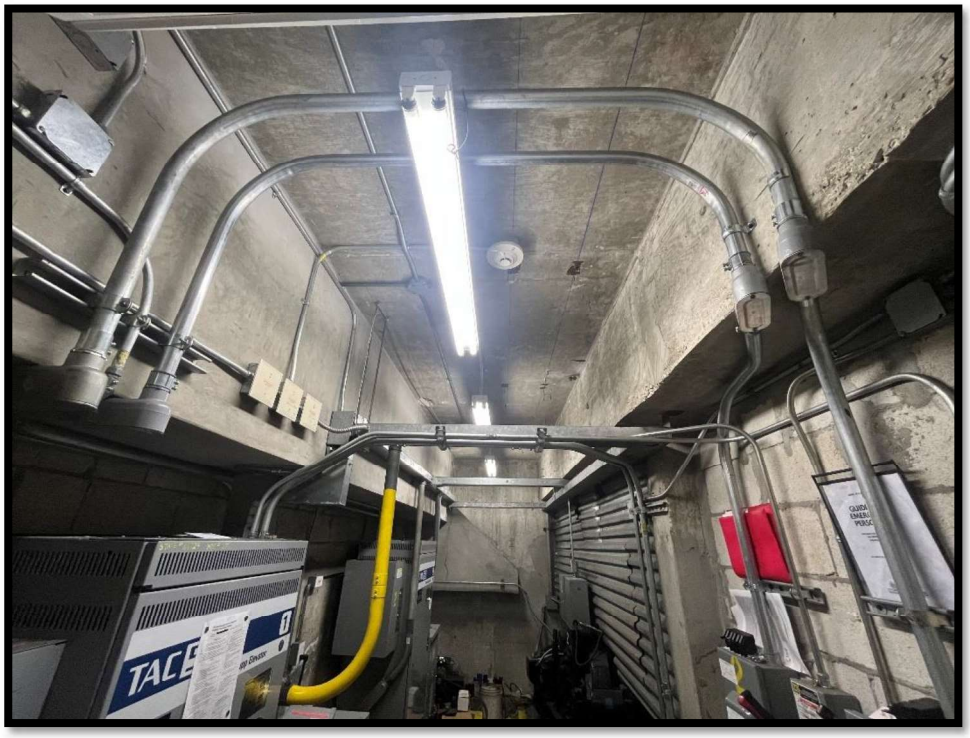
Photograph #59
AC properly installed.



Photograph #60
AC Disconnect properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #61
Ground of the AC Disconnect is properly installed.



Photograph #62
Electrical room properly lit.



Photograph #63
Fire Pump Room 1



Photograph #64
The Disconnect #1 South Elevator is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #65
Phases are properly identified and installed.
Fuses are properly identified and installed.



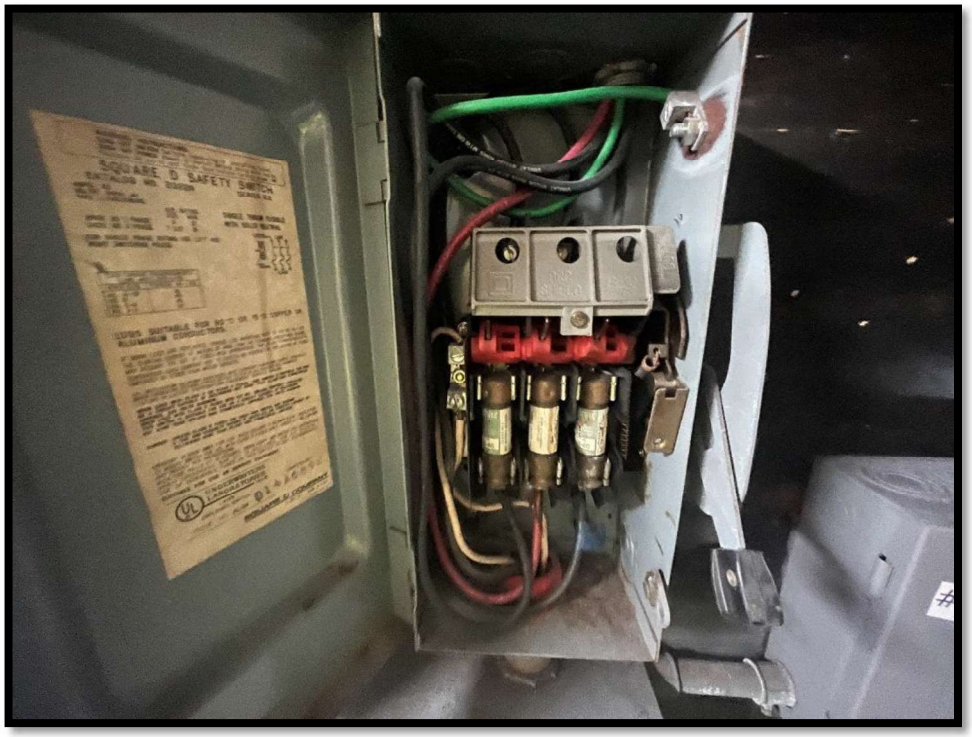
Photograph #66
The Disconnect #2 North Elevator is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #67
Phases are properly identified and installed.
Fuses are properly identified and installed.



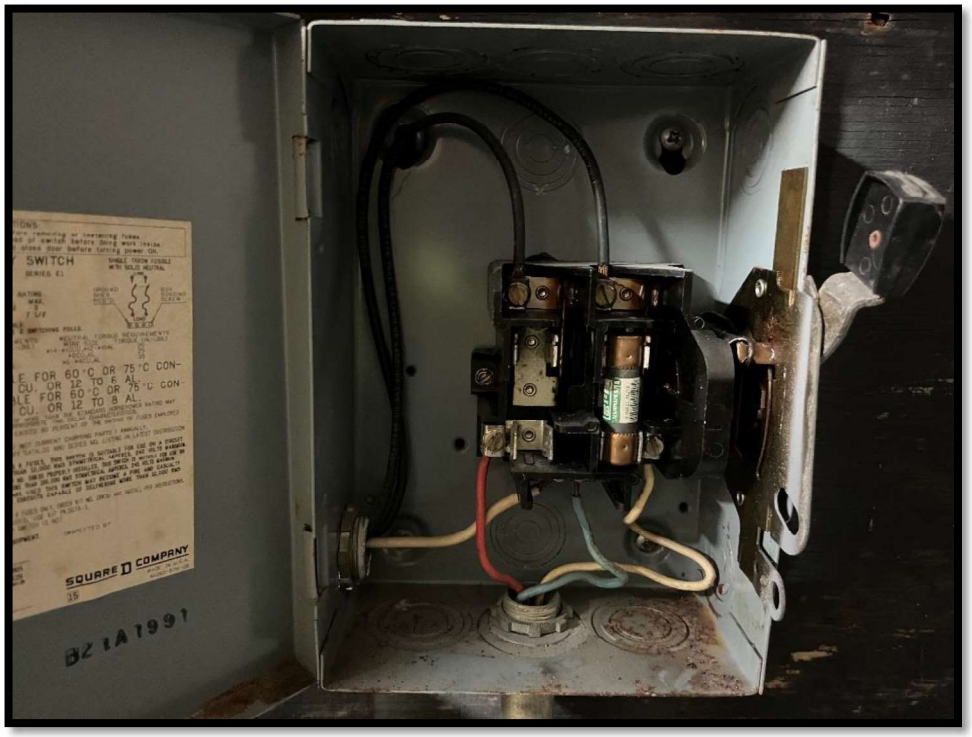
Photograph #68
The Disconnect #1 Pump is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #69
Phases are properly identified and installed.
Fuses are properly identified and installed.



Photograph #70
The Disconnect #2 Rear Pump is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #71
Phases are properly identified and installed.



Photograph #72
Gutter in good condition.



Photograph #73
Gutter properly installed and good standing.



Photograph #74
Fire Pump properly installed and good standing.



Photograph #75
Fire Pump Room 1 properly lit.



Photograph #76
Electrical Fire Pump Room 2



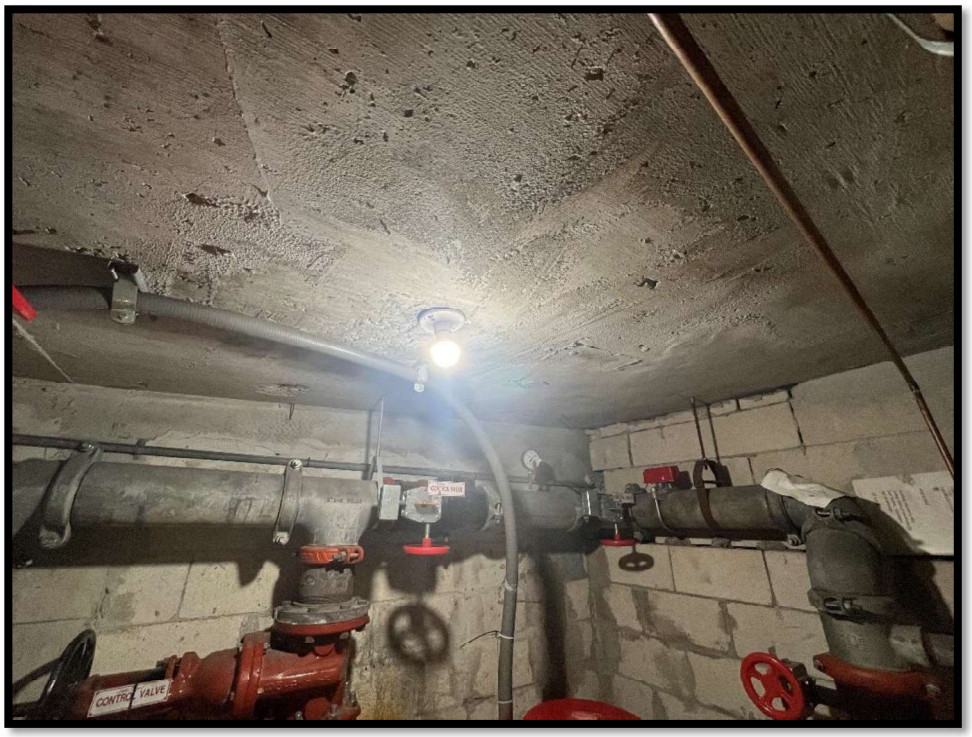
Photograph #77
Disconnect Electrical Fire Pump is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #78
Disconnect Electrical Fire Pump properly installed and good standing.



Photograph #79
Grounding is properly installed.



Photograph #80
Electrical Fire Pump Room 2 properly lit.



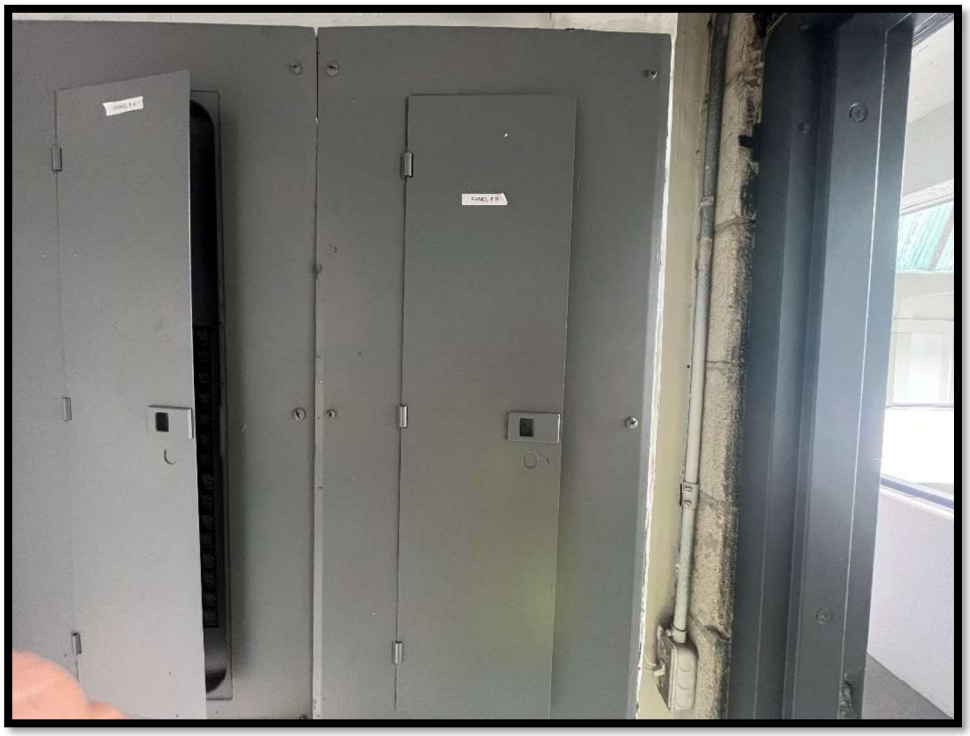
Photograph #81
Exit sign lights outdoor day time at 8 floors in the building in good working condition.



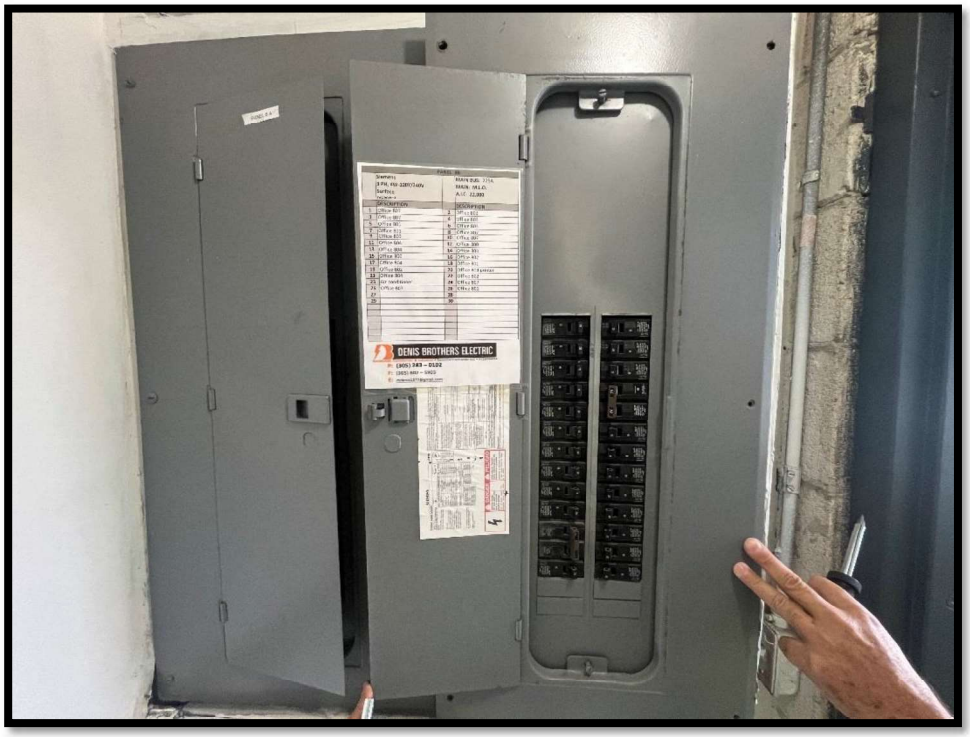
Photograph #82
Exit sign lights outdoor day time at 8 floors in the building in good working condition.



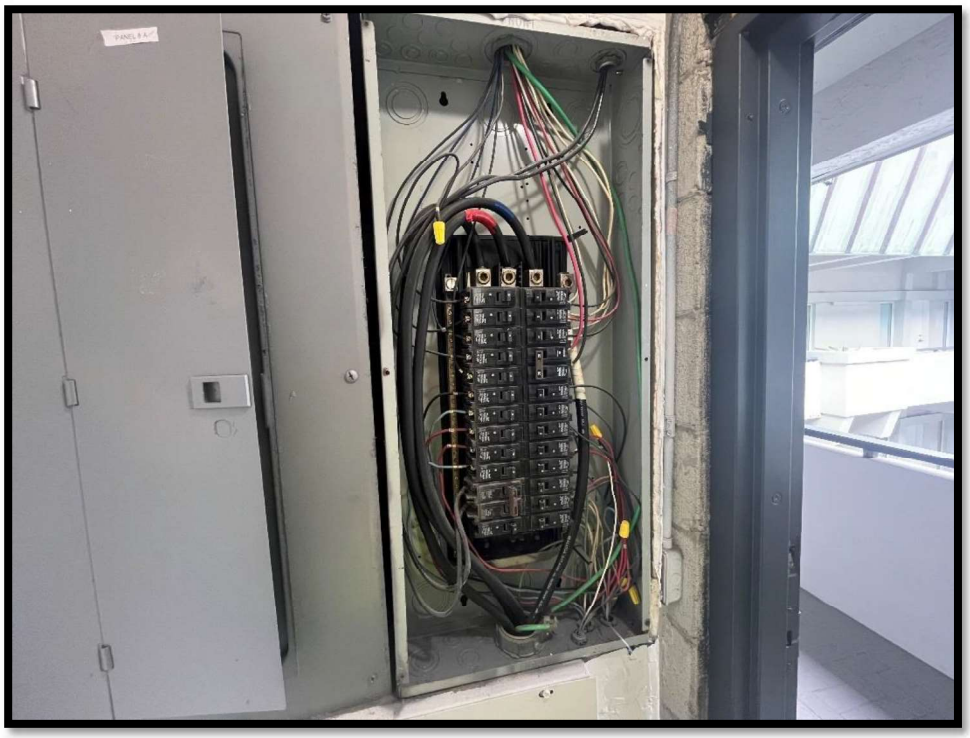
Photograph #83
Electrical Room 8 floor properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



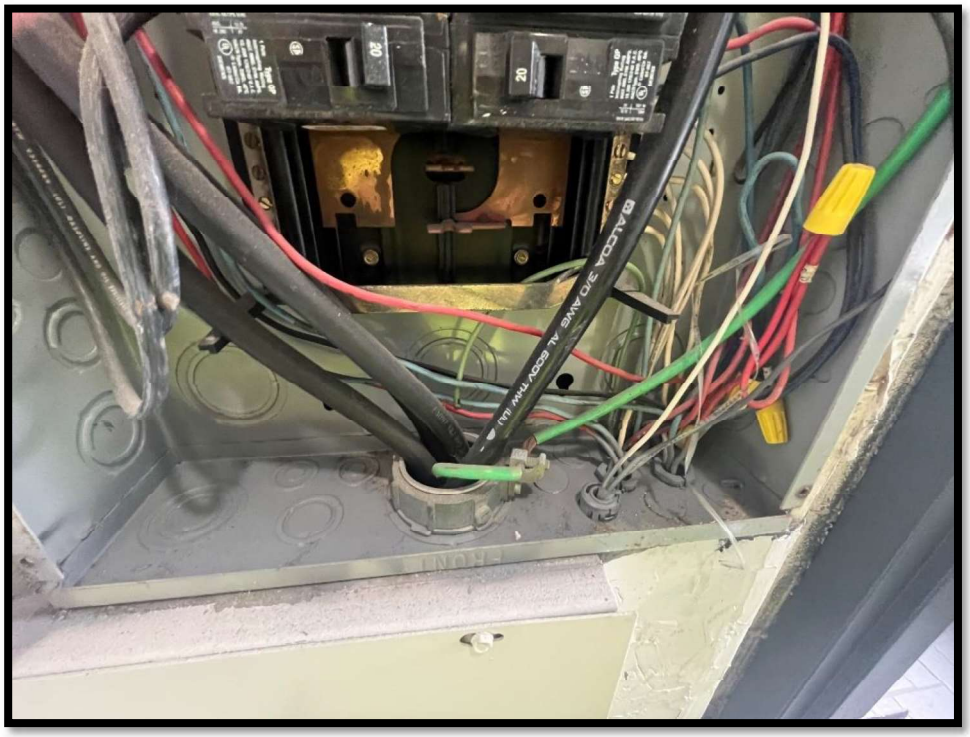
Photograph #84
Circuit Breaker Panel 8 B properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



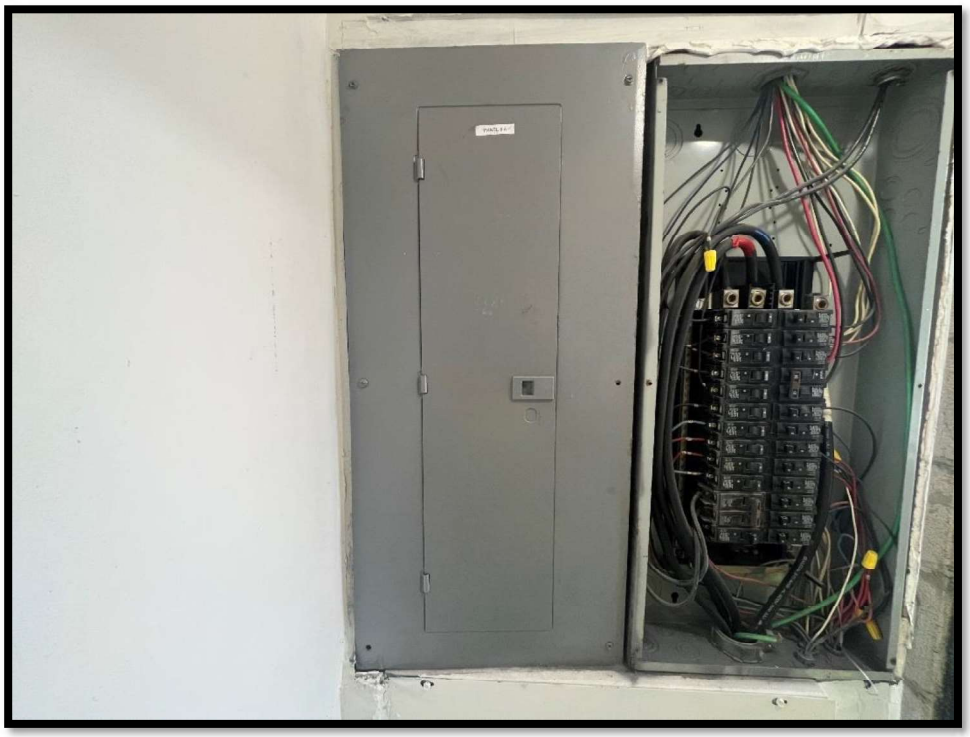
Photograph #85
Circuit Breaker Panel 8 B properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #86
Phases are properly identified and installed.
Neutral wire properly identified and installed.



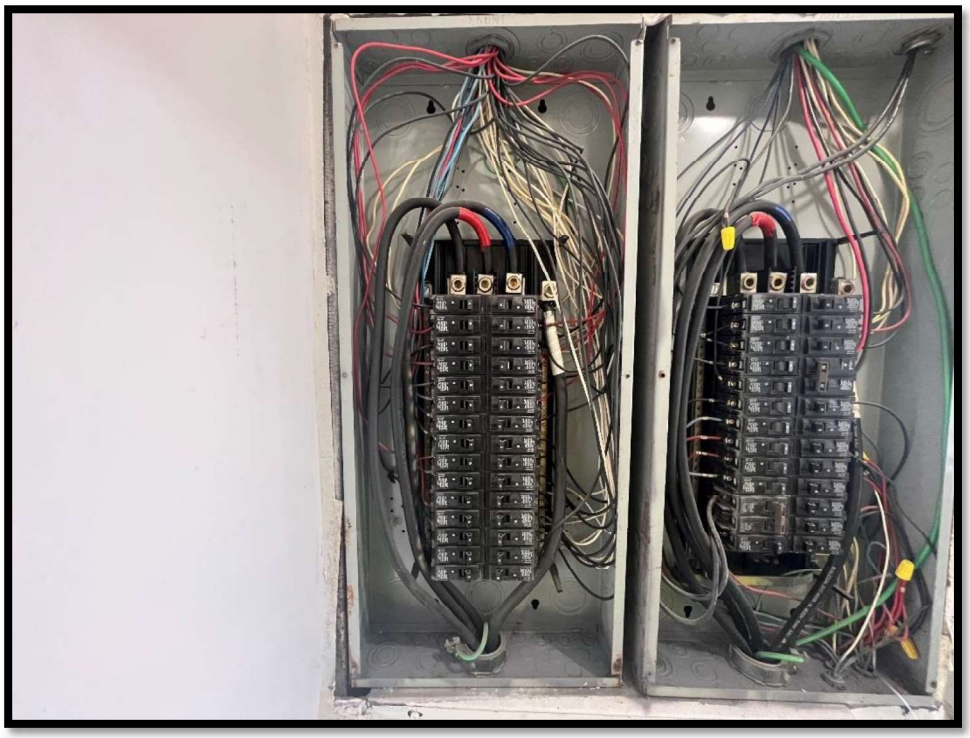
Photograph #87
The ground of the breaker panel is properly installed.



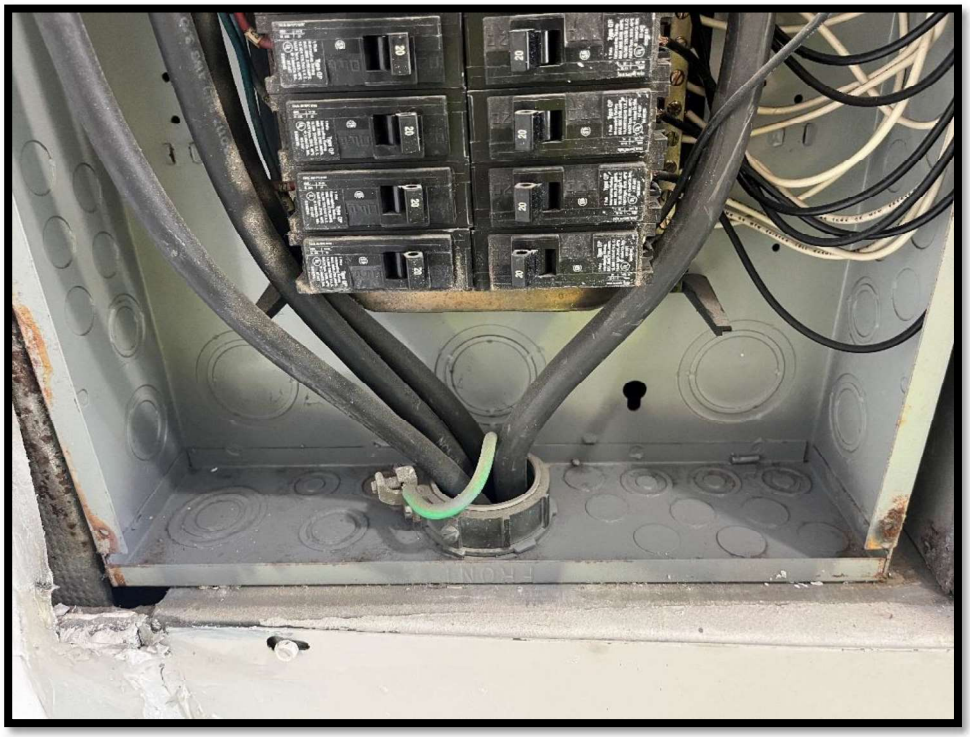
Photograph #88
Circuit Breaker Panel 8 A properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



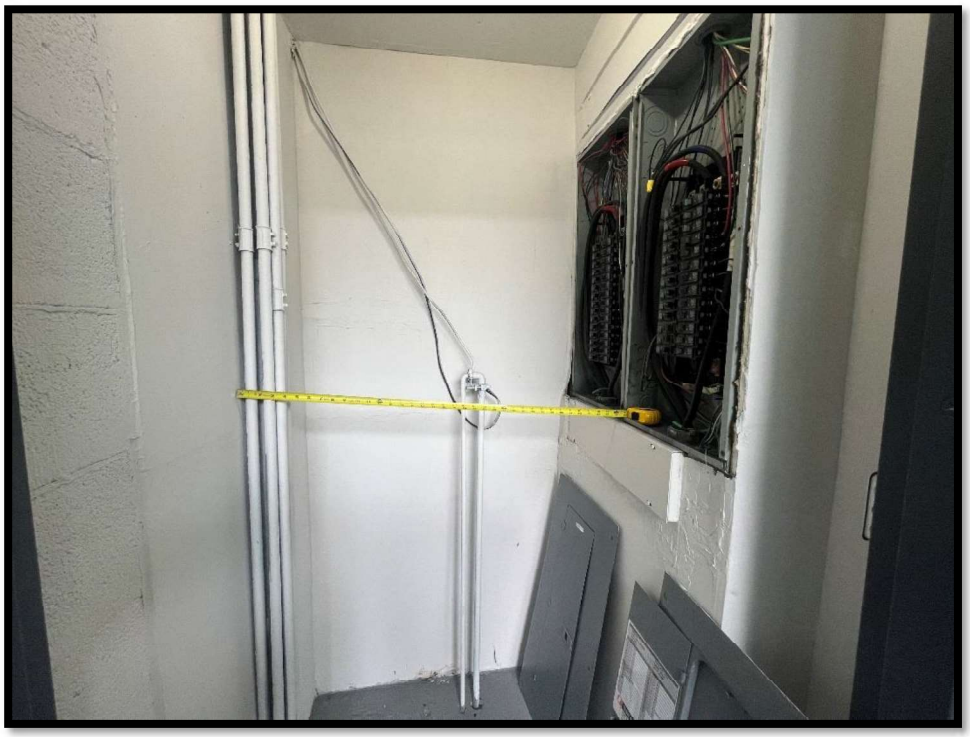
Photograph #89
Circuit Breaker Panel 8 B properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #90
Phases are properly identified and installed.
Neutral wire properly identified and installed.



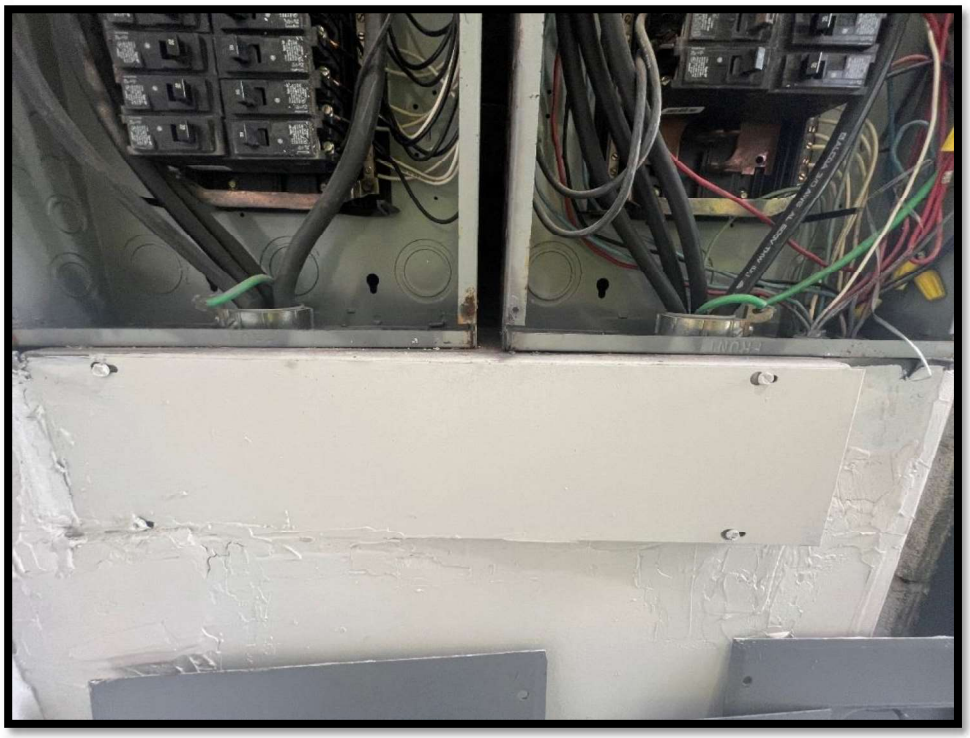
Photograph #91
The ground of the breaker panel is properly installed.



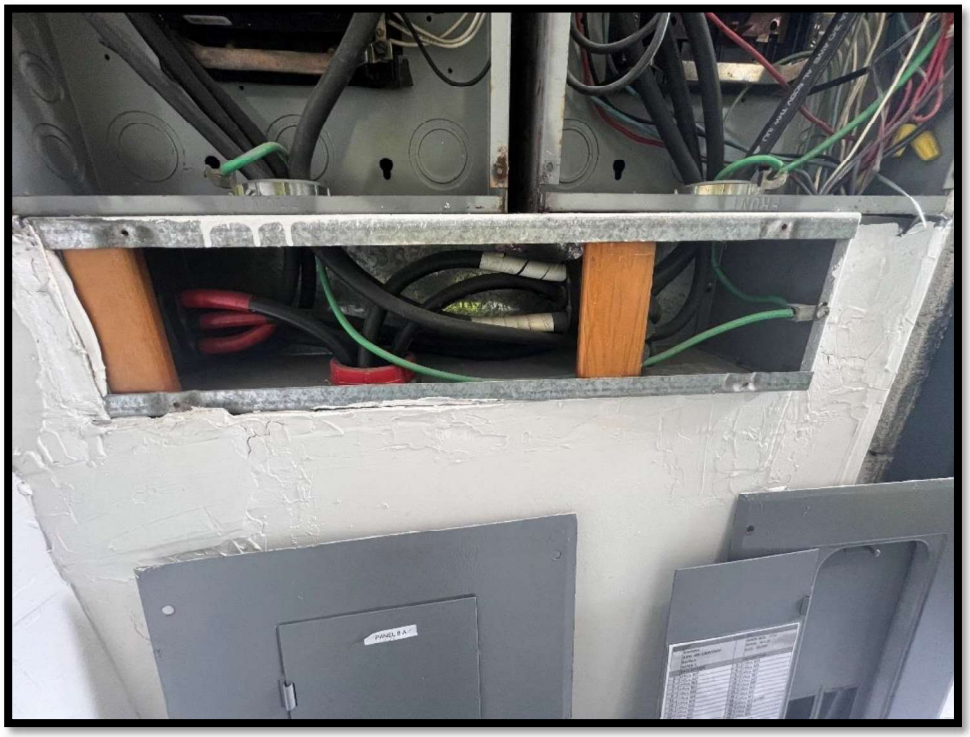
Photograph #92
The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #93
The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #94
Gutter in good conditions.



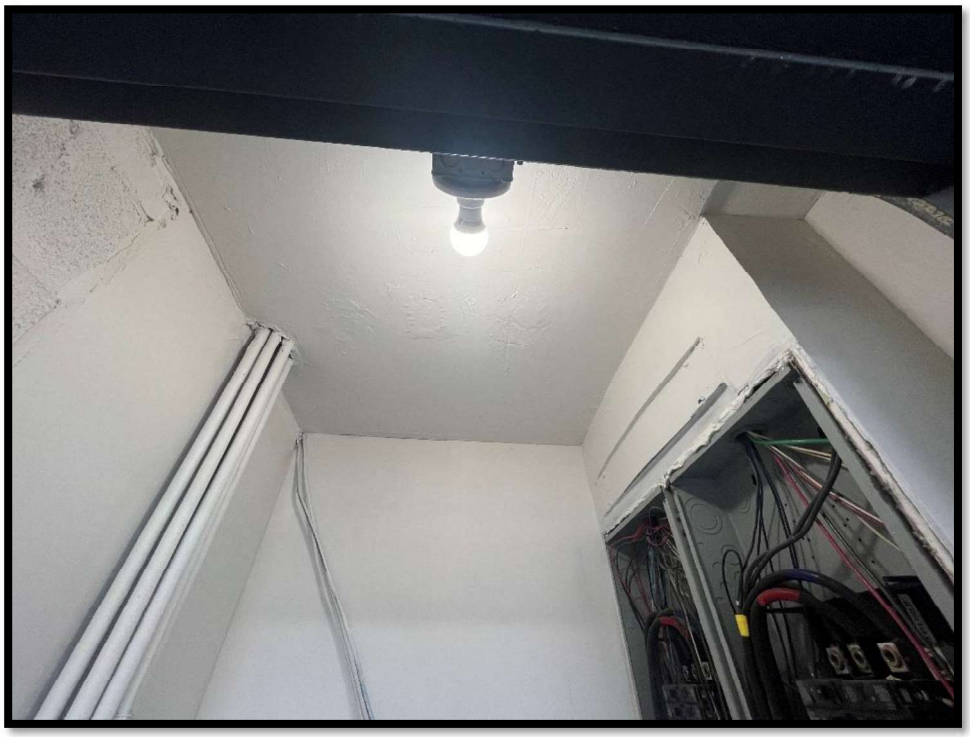
Photograph #95
Gutter properly installed and good standing.



Photograph #96
The ground of the Gutter is properly installed.



Photograph #97
Ground of the service is properly installed.



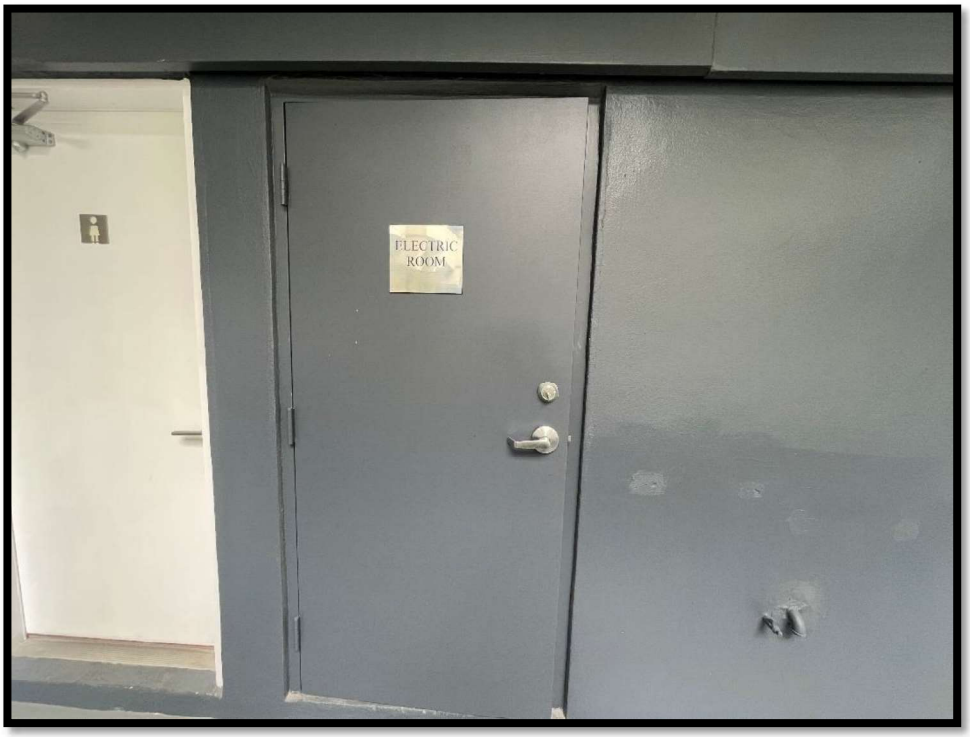
Photograph #98
Electrical room properly lit.



Photograph #99
Exit sign lights outdoor day time at 7 floors in the building in good working condition.



Photograph #100
Exit sign lights outdoor day time at 7th floors in the building in good working condition.



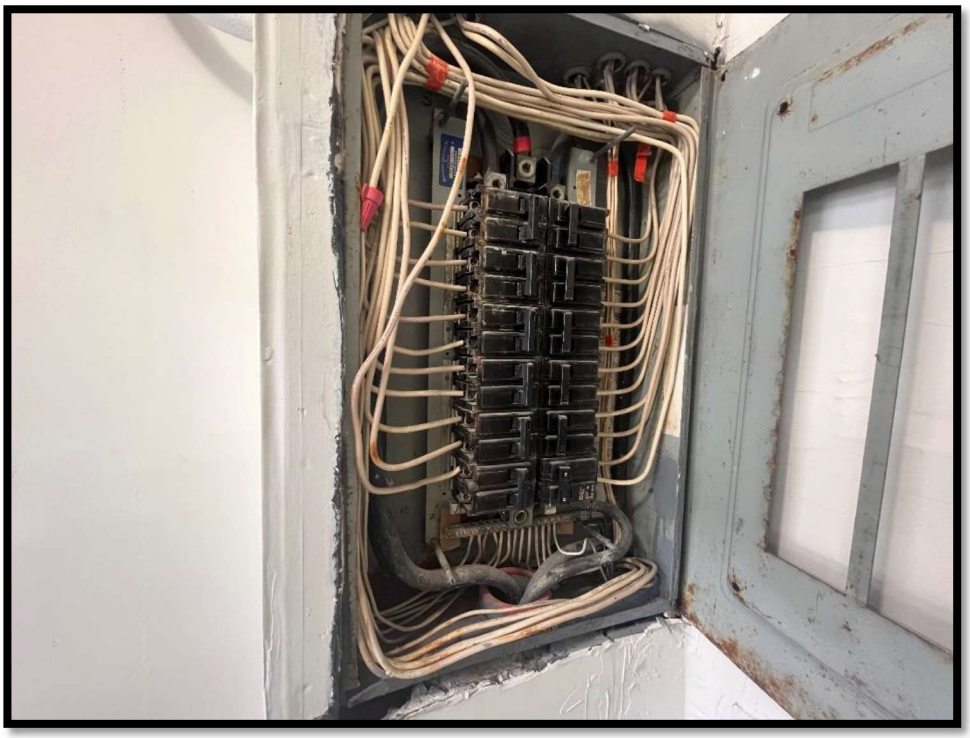
Photograph #101
Electrical Room 7 floor properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #102
Circuit Breaker Panel AC 7 th Fl properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #103
Circuit Breaker Panel 8 B properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



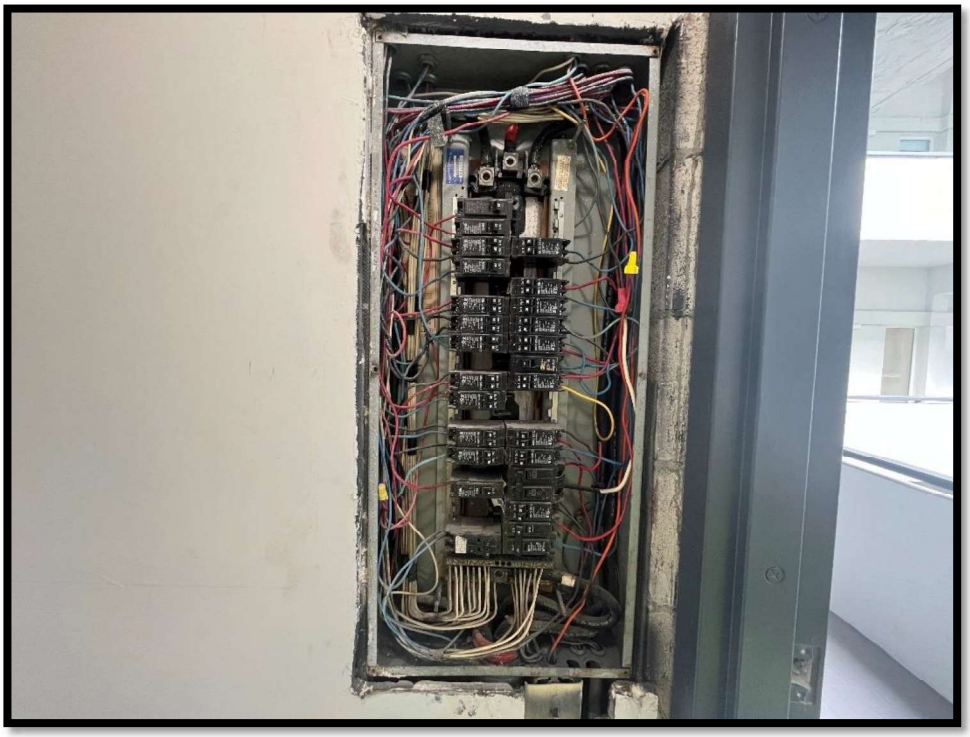
Photograph #104
Phases are properly identified and installed.



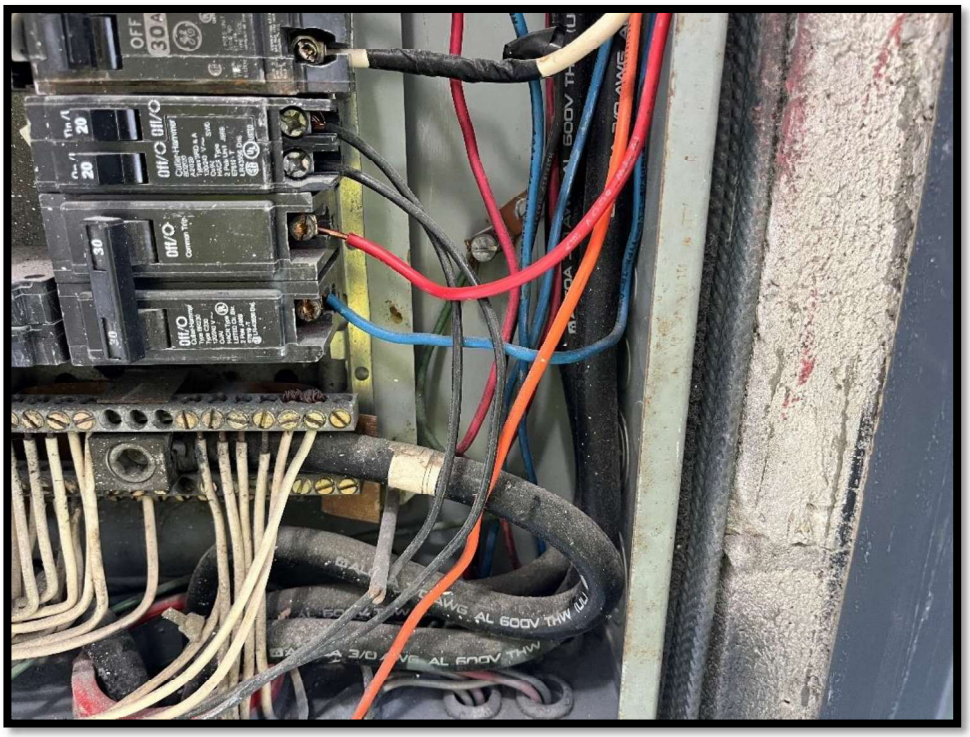
Photograph #104
Circuit Breaker Panel 7 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



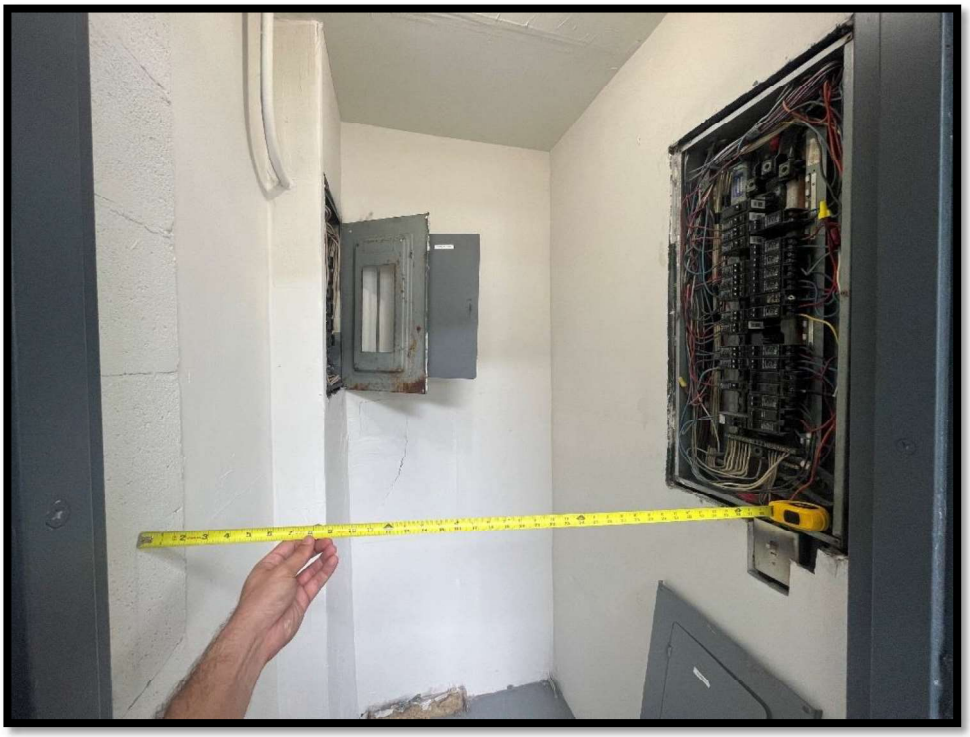
Photograph #105
Circuit Breaker Panel 7 properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #106
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #107
The ground of the breaker panel is properly installed.



Photograph #108

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.

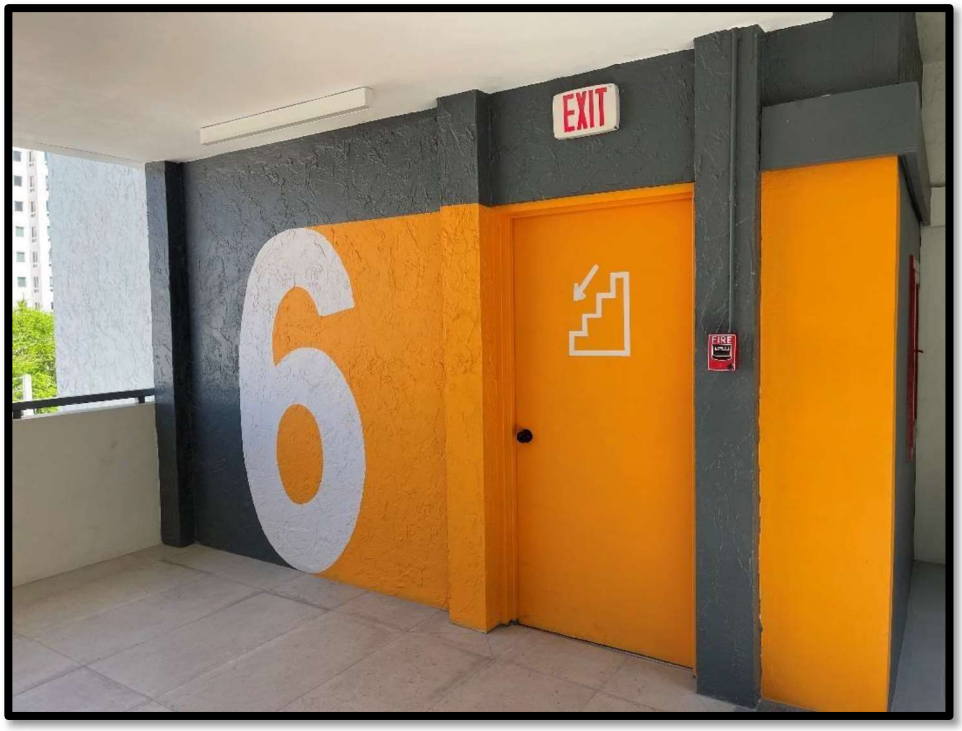


Photograph #109

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #110
Electrical room properly lit.



Photograph #111
Exit sign lights outdoor day time at 6th floors in the building in good working condition.



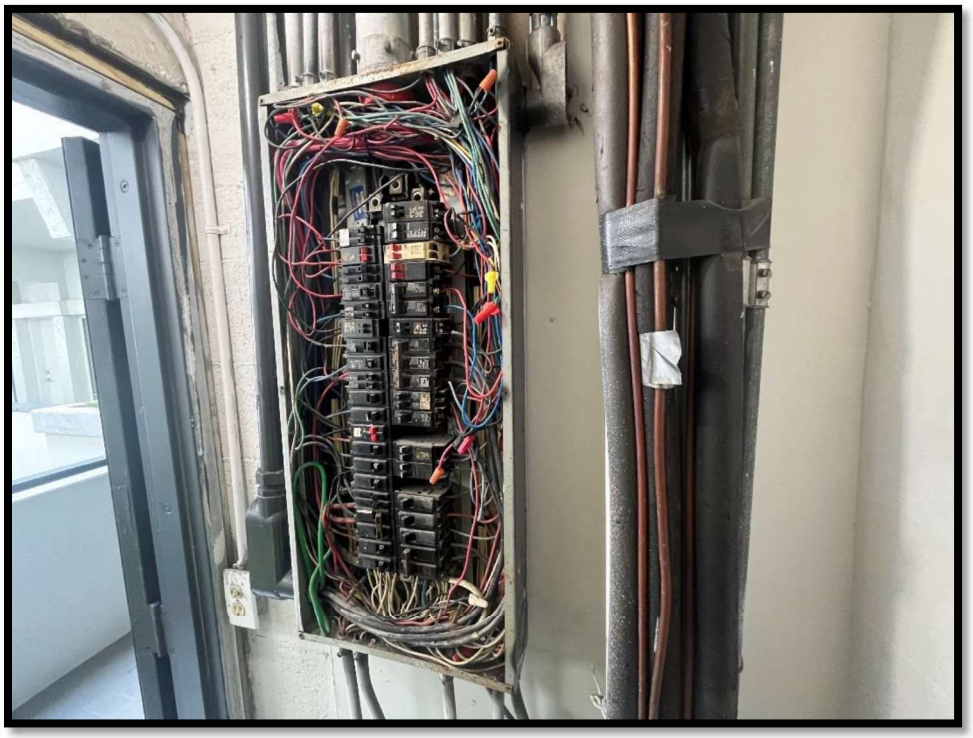
Photograph #112
Electrical Room 6 floor properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



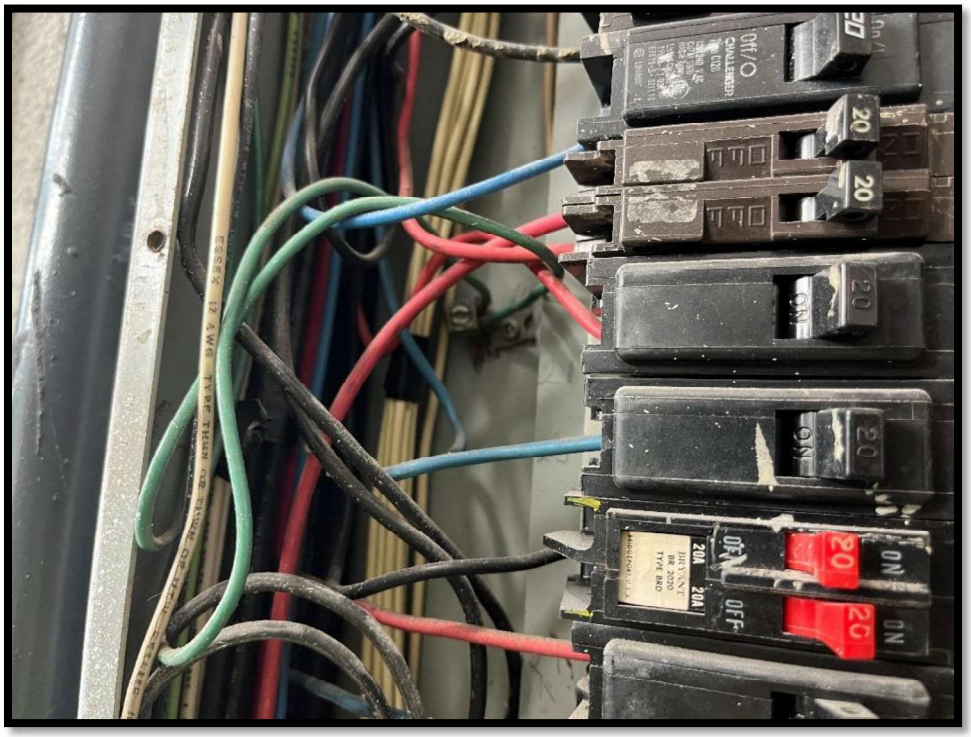
Photograph #113
Circuit Breaker Panel 6 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #114
Circuit Breaker Panel 8 B properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #115
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #116
The ground of the breaker panel is properly installed.



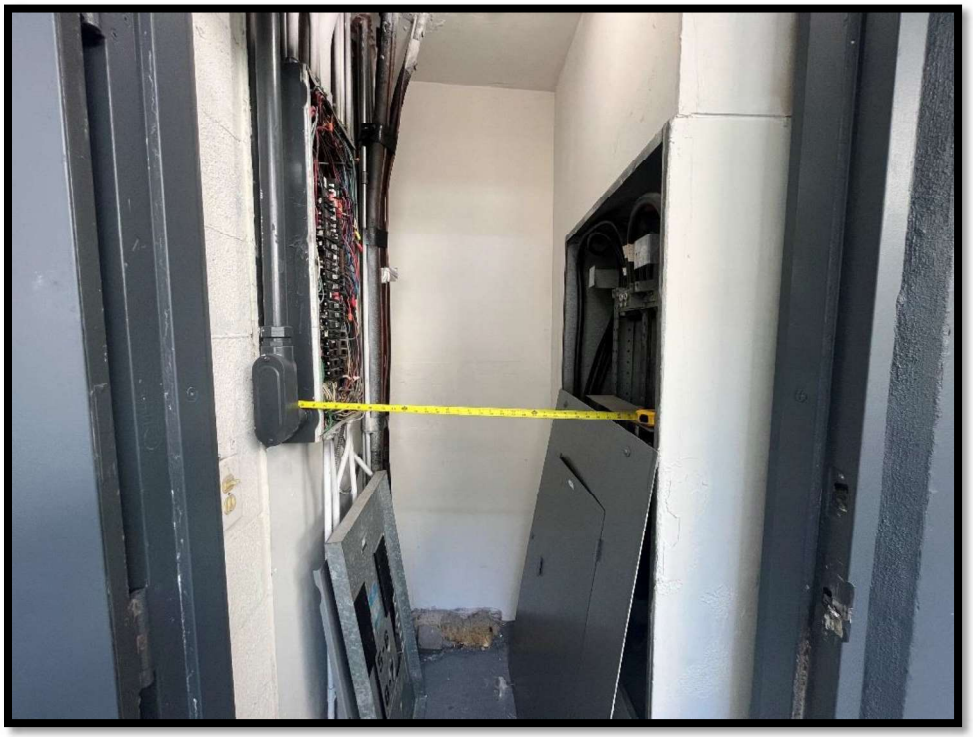
Photograph #117
Circuit Breaker Panel L R properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #118
Circuit Breaker Panel L R properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #119
Phases are properly identified and installed.
Neutral wire properly identified and installed.



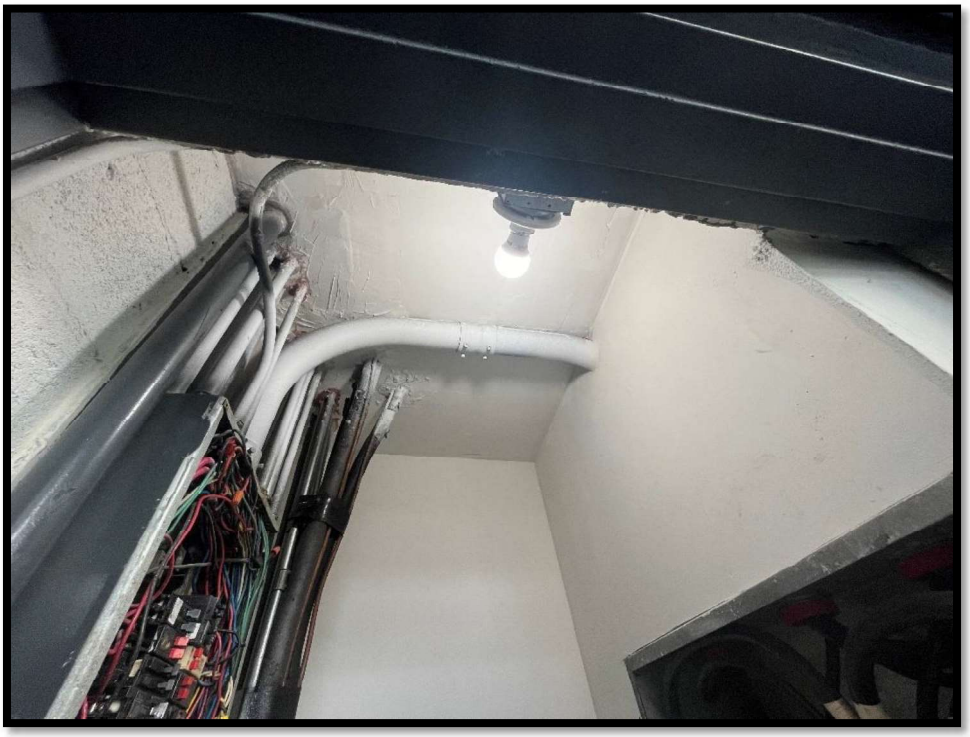
Photograph #120

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #121

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #122
Electrical room properly lit.



Photograph #123
Exit sign lights outdoor day time at 5th floors in the building in good working condition.



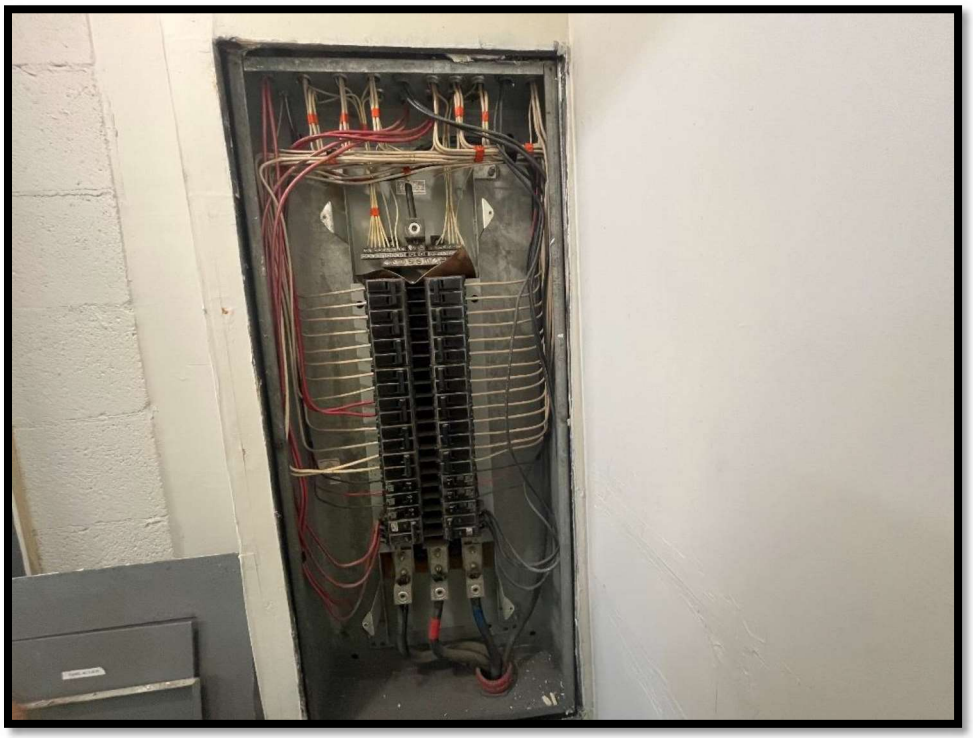
Photograph #124
Electrical Room 5 floor properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #125
Circuit Breaker Panel AC th Fl properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #126
Circuit Breaker Panel AC th Fl properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



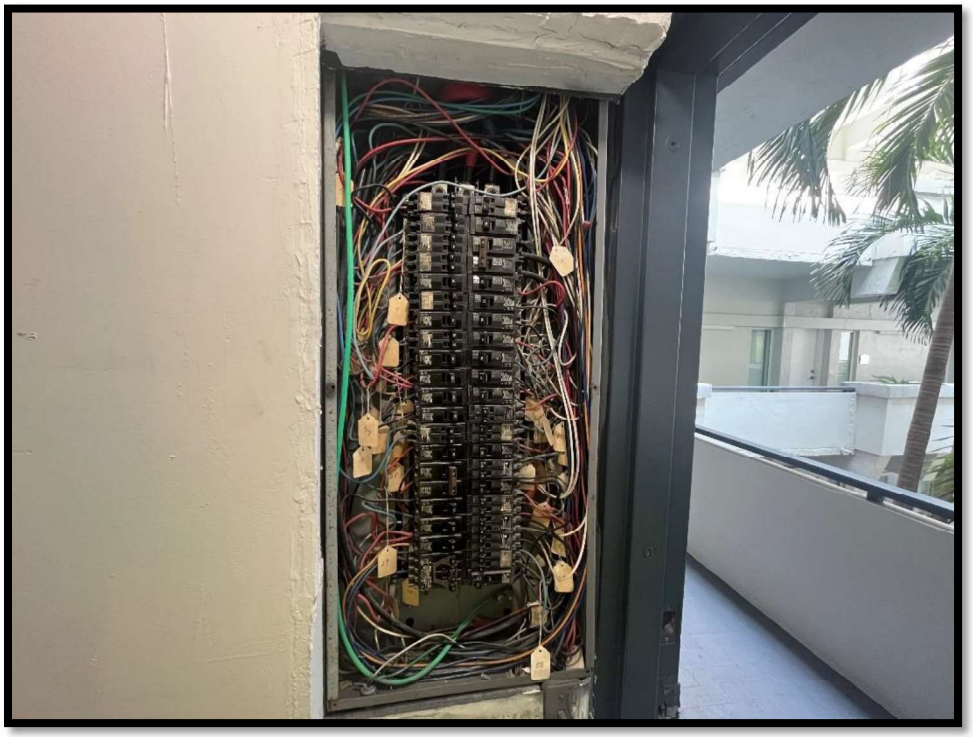
Photograph #127
Phases are properly identified and installed.
Neutral wire properly identified and installed.



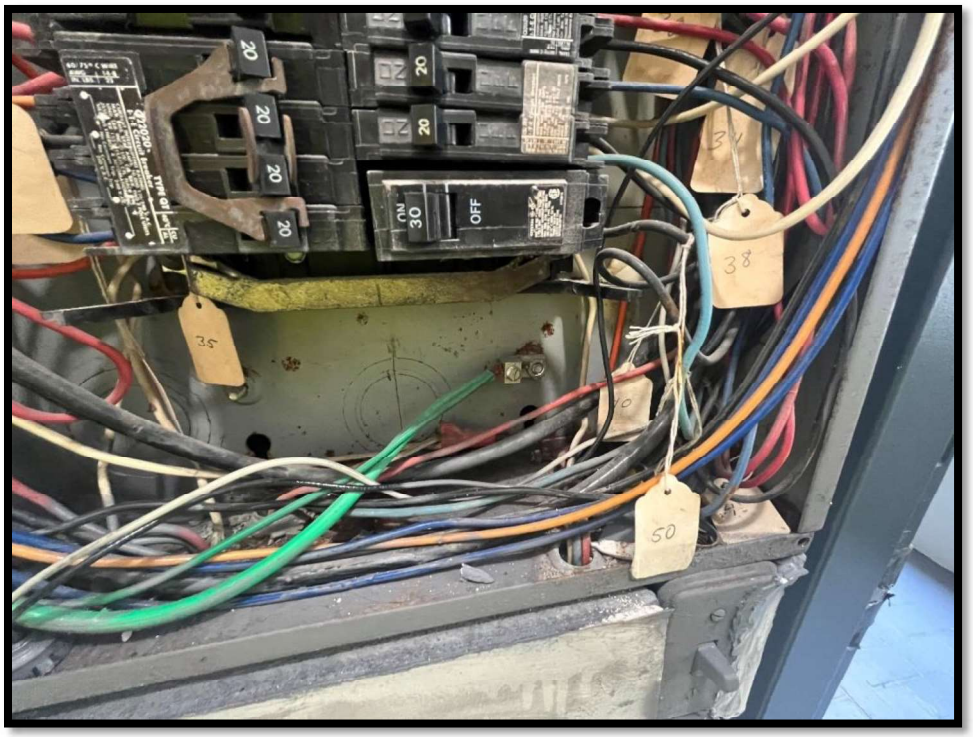
Photograph #128
Circuit Breaker Panel 5 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



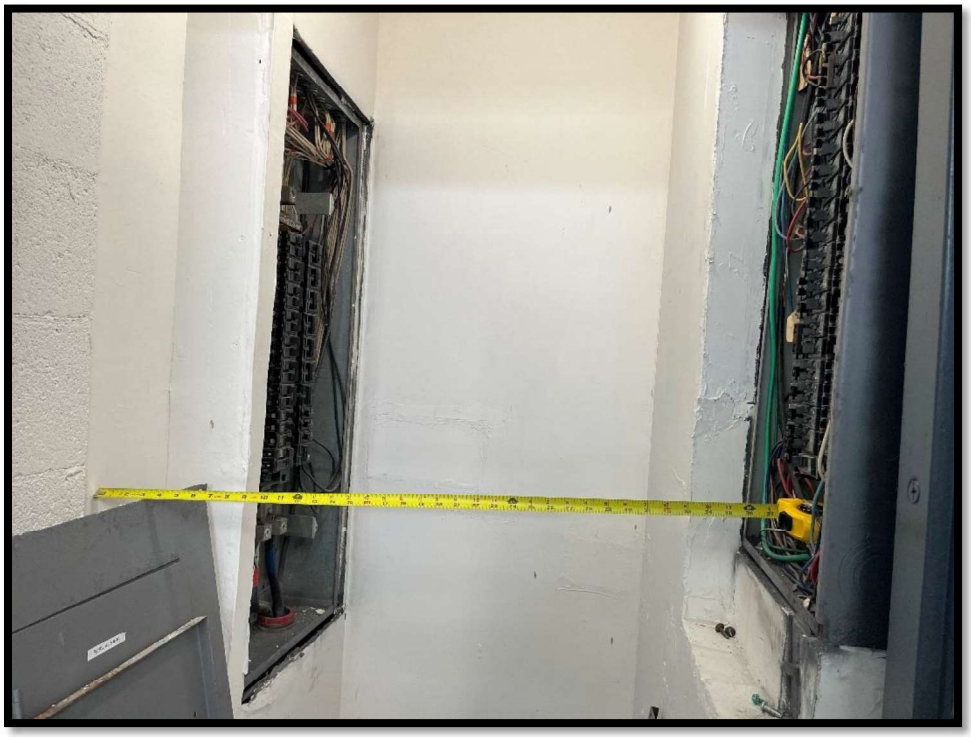
Photograph #129
Circuit Breaker Panel 5 properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #130
Phases are properly identified and installed.
Neutral wire properly identified and installed.

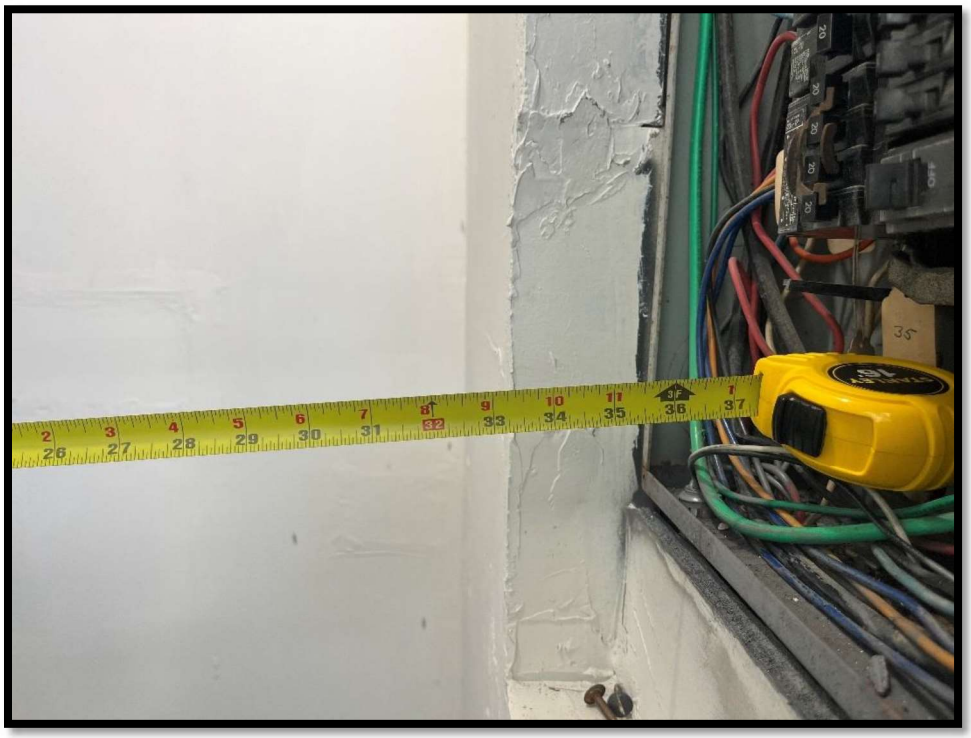


Photograph #131
The ground of the breaker panel is properly installed.



Photograph #132

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #133

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #134
Electrical room properly lit.



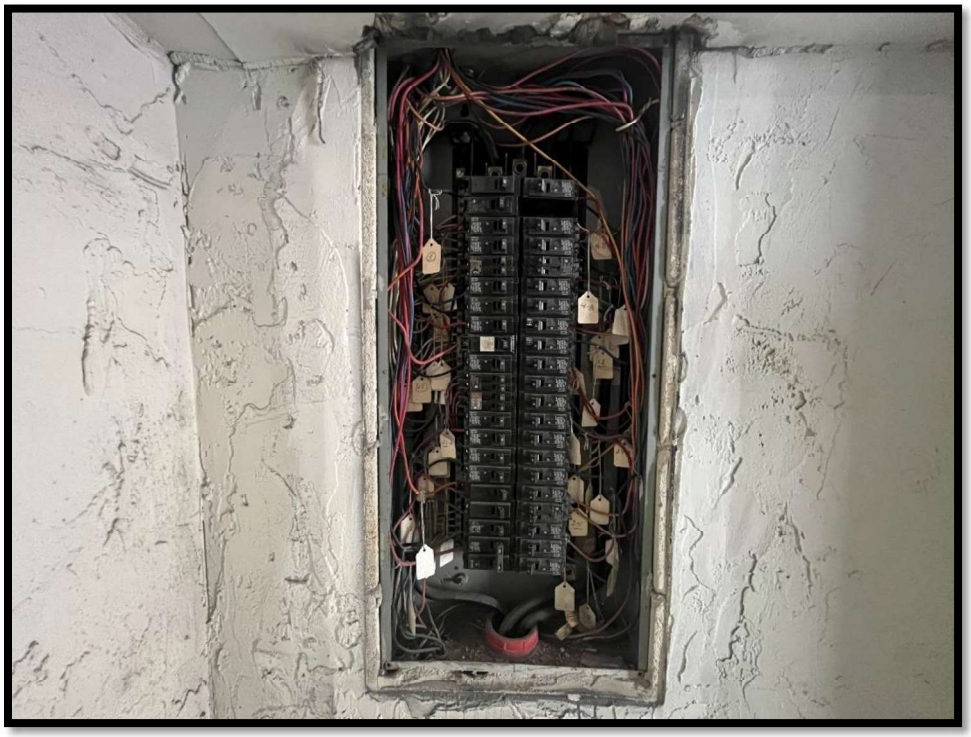
Photograph #135
Exit sign lights outdoor day time at 4th floors in the building in good working condition.



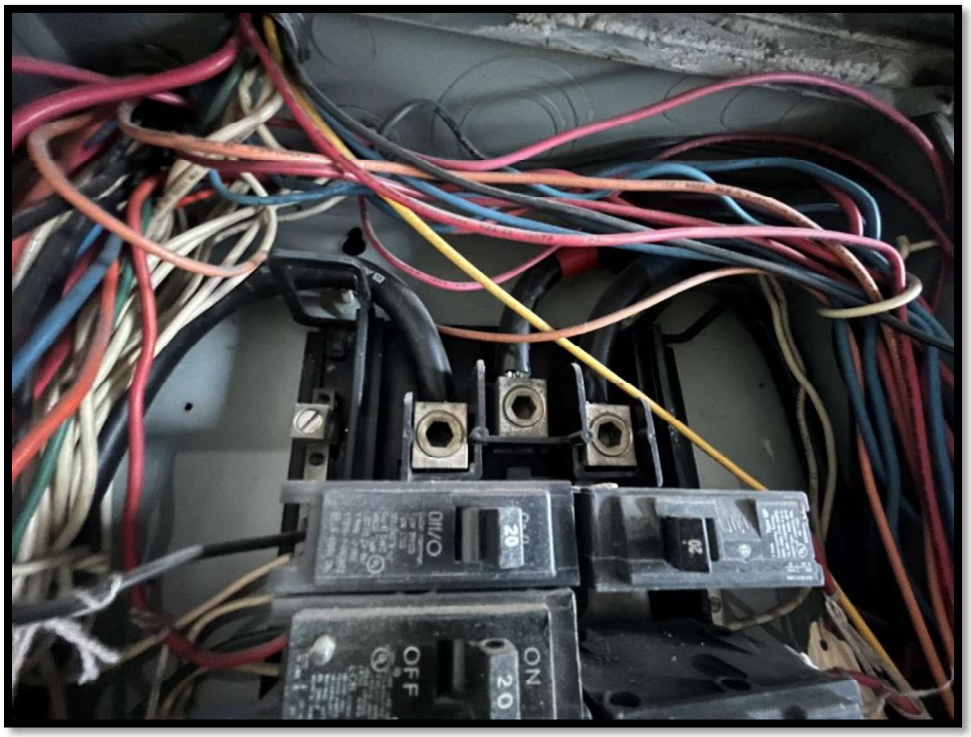
Photograph #136
Circuit Breaker Panel 4 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #137
Circuit Breaker Panel 4 properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #138
Phases are properly identified and installed.
Neutral wire properly identified and installed.



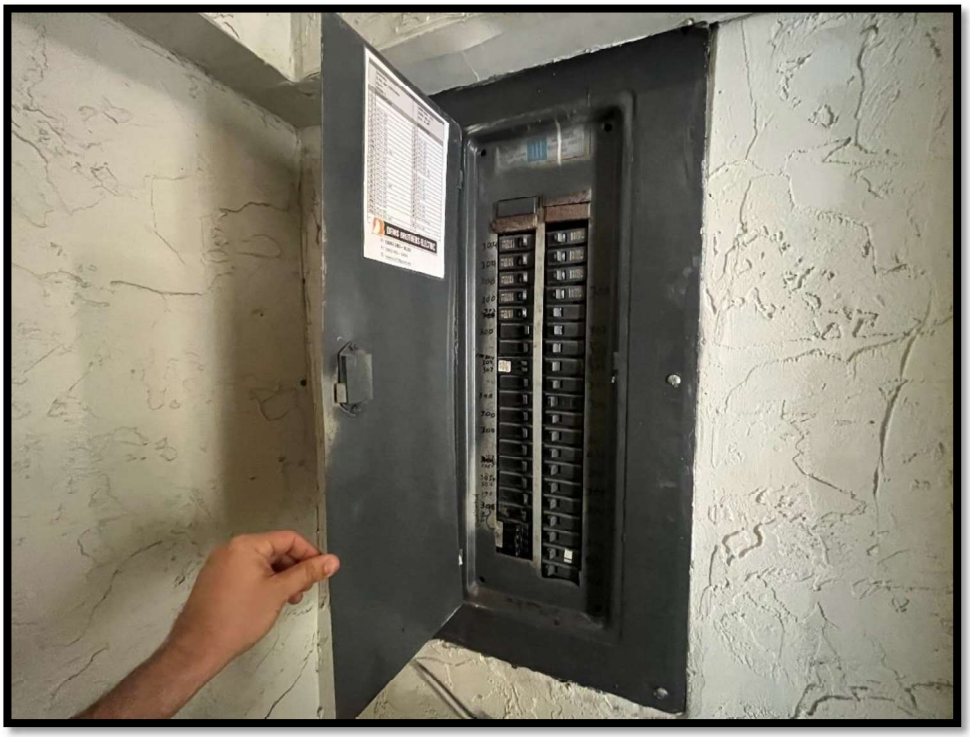
Photograph #139
Phases are properly identified and installed.



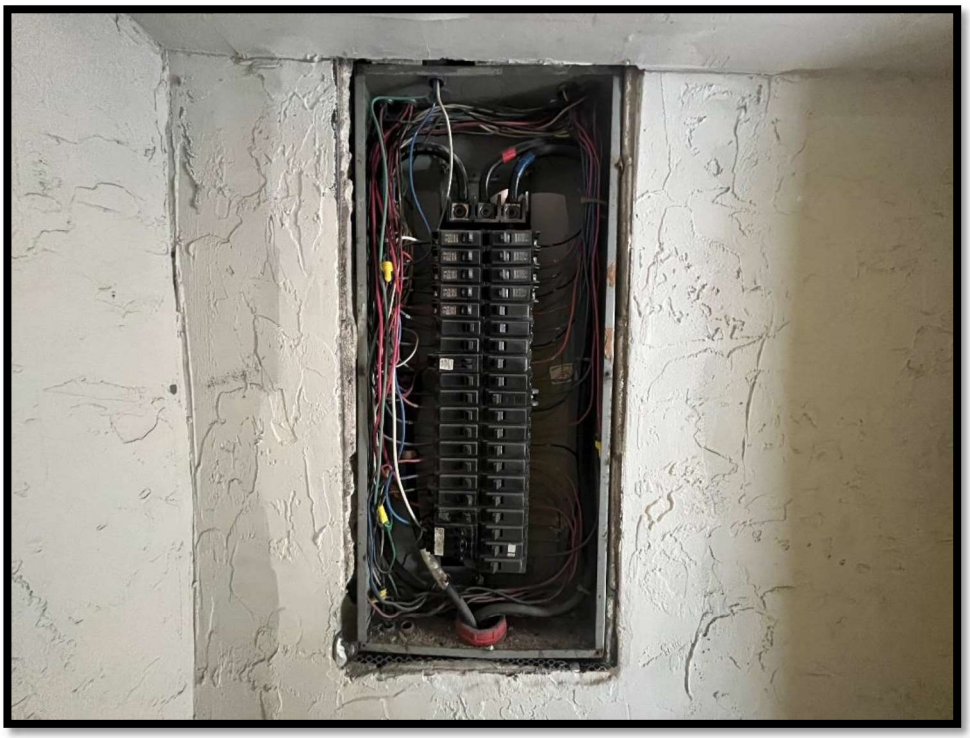
Photograph #140
Exit sign lights outdoor day time at 3rd floors in the building in good working condition.



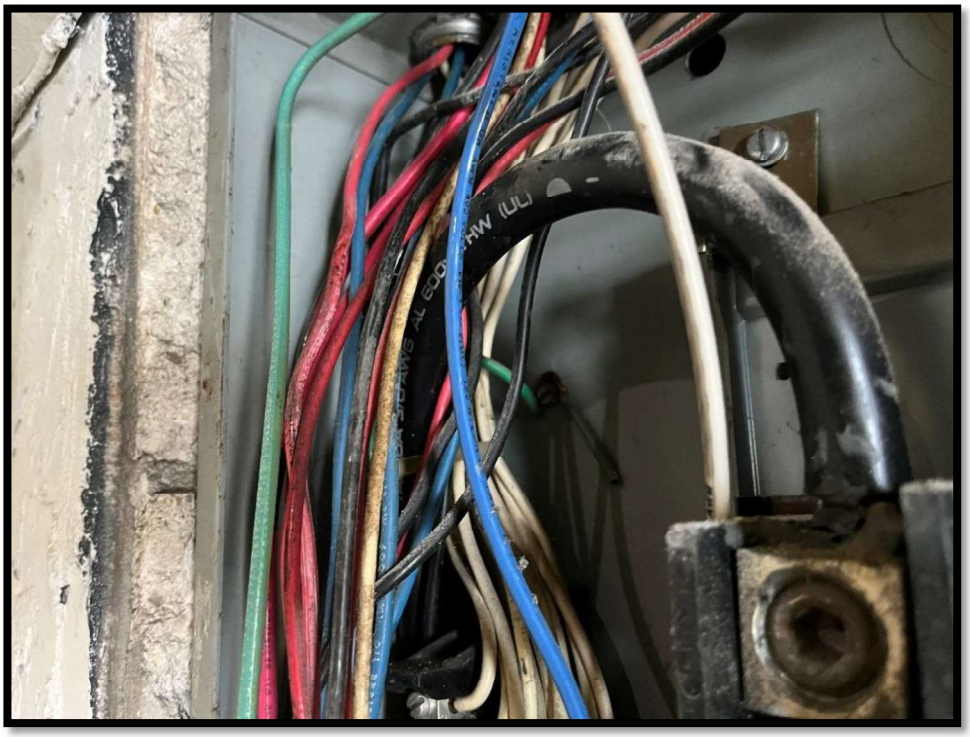
Photograph #141
Circuit Breaker Panel 3 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #142
Circuit Breaker Panel 3 properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #143
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #144
The ground of the breaker panel is properly installed.



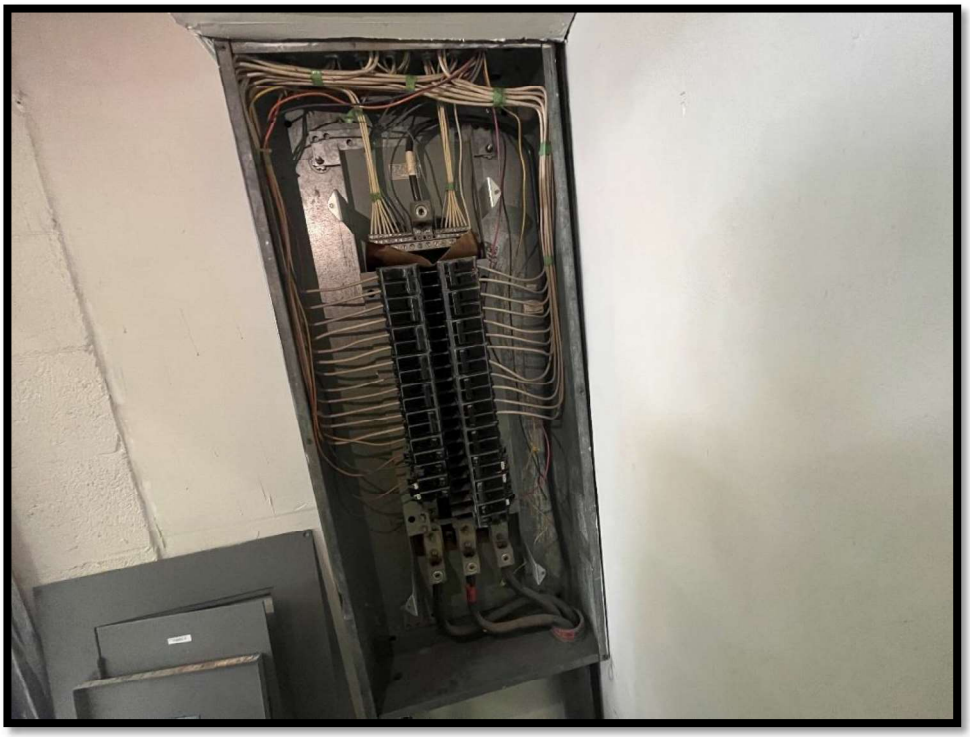
Photograph #145
Electrical Room 3 floor properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



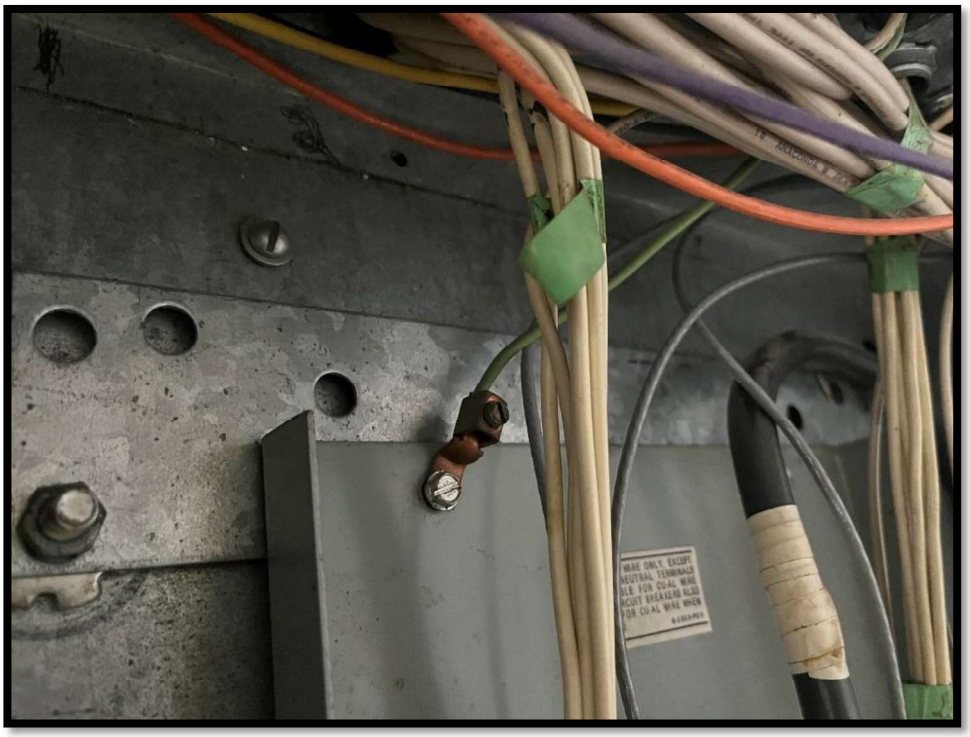
Photograph #146
Circuit Breaker Panel 3 properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #147
Circuit Breaker Panel 3 properly labeled.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #148
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #149
The ground of the breaker panel is properly installed.



Photograph #150

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.



Photograph #151

The National Electrical Code® (NEC)® Section 110.26 requires adequate working space for all electrical equipment. OSHA, NFPA, and NEC 2020 Section 110.26(A)(1) regulations require that electrical panels are given a 36 inch / 3foot clearance in front to always allow appropriate access, especially in case of an emergency.

AC ROOF AREA



Photograph #153
Roof access is properly identified.
Extinguisier is properly installed.



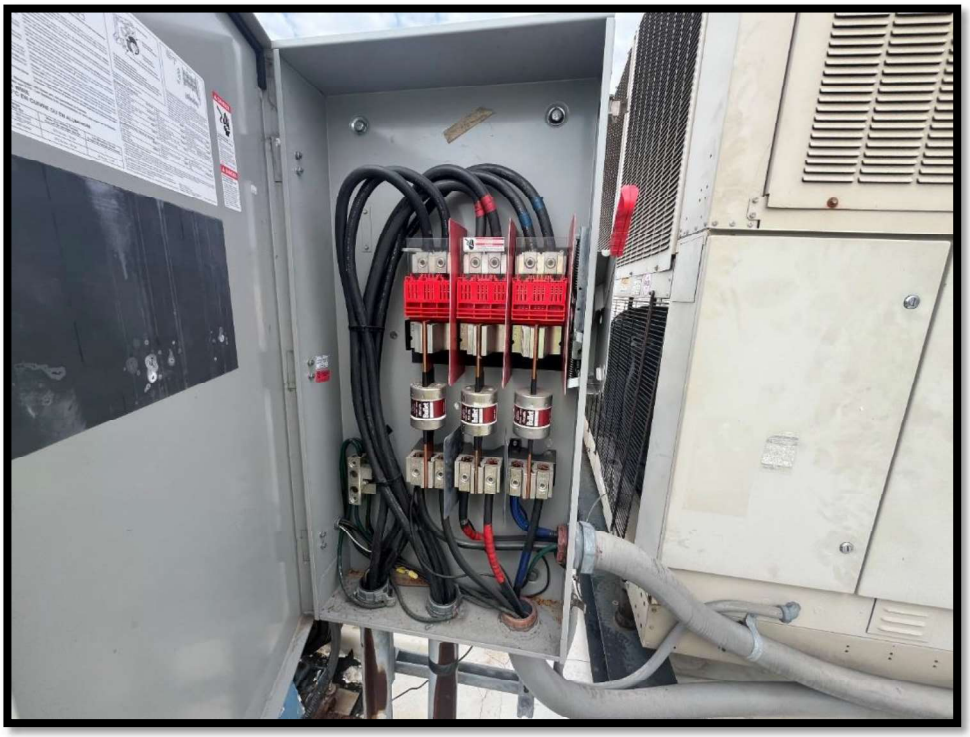
Photograph #154
AC Roof area electrical installation is in good condition.



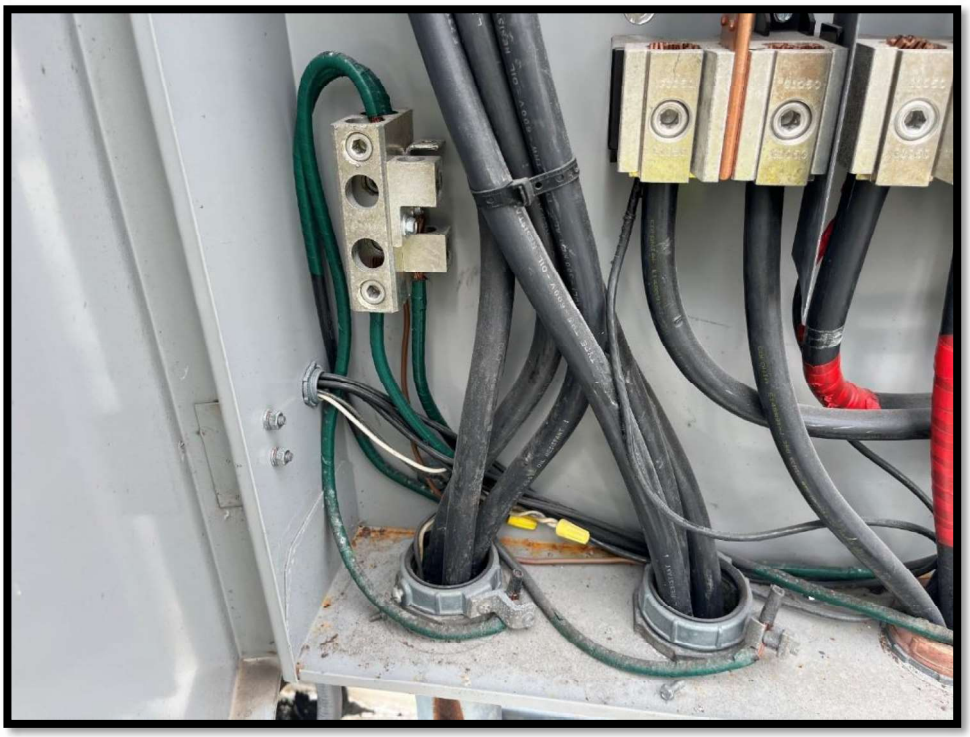
Photograph #155
AC Roof Area properly installed and good standing.



Photograph #156
The Disconnect AC MAIN is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



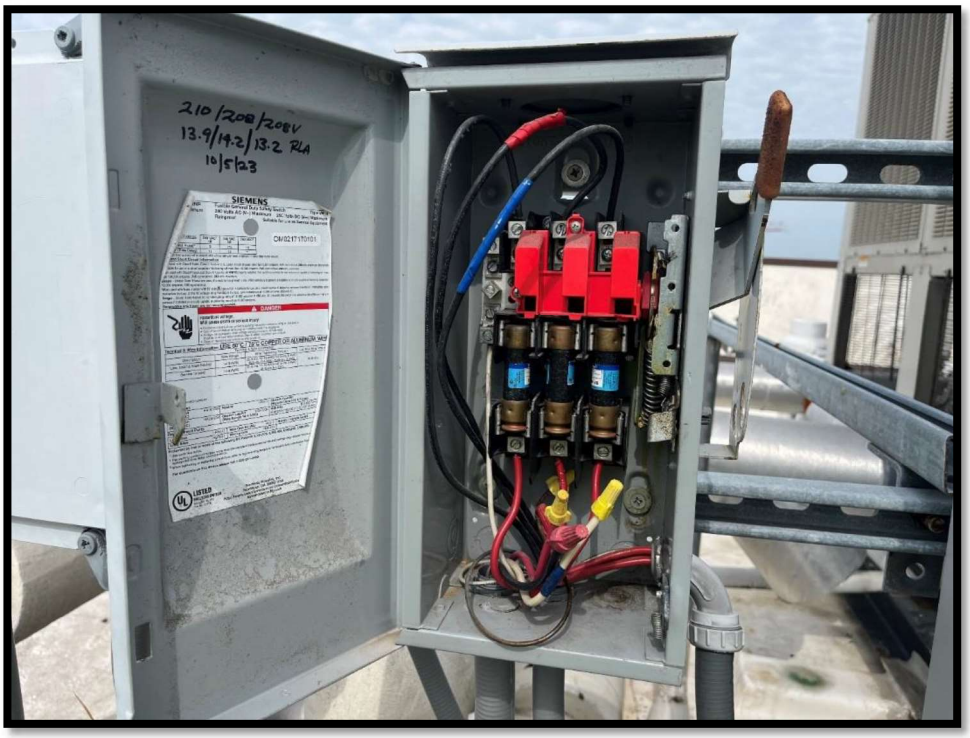
Photograph #157
Phases are properly identified and installed.



Photograph #158
Ground of the Disconnect is properly installed.



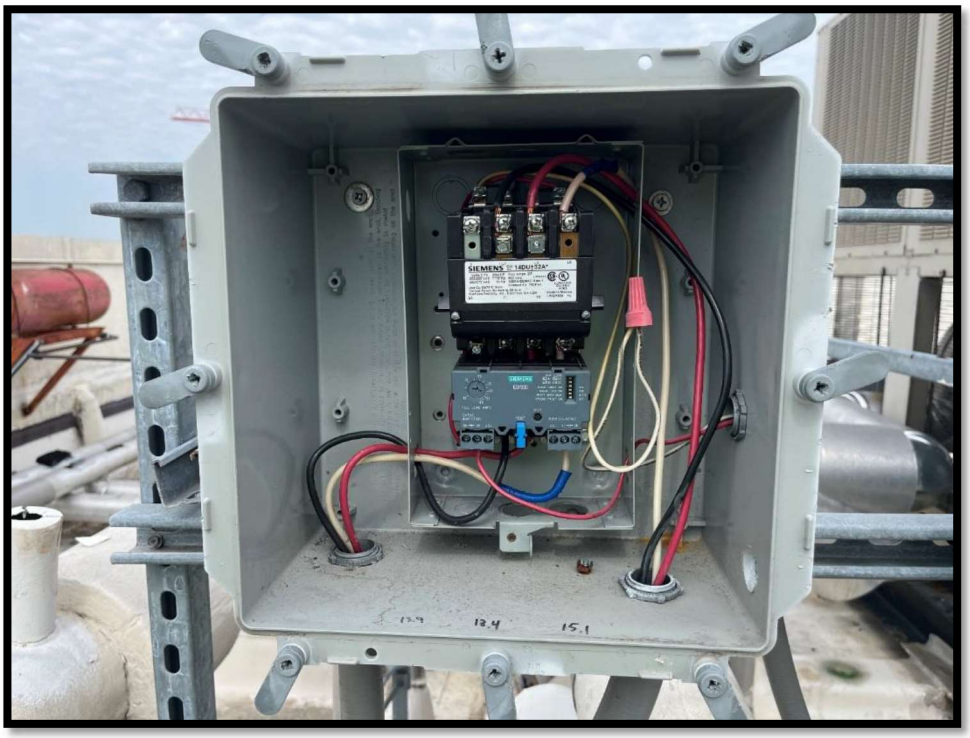
Photograph #159
The Disconnect AC 2 is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



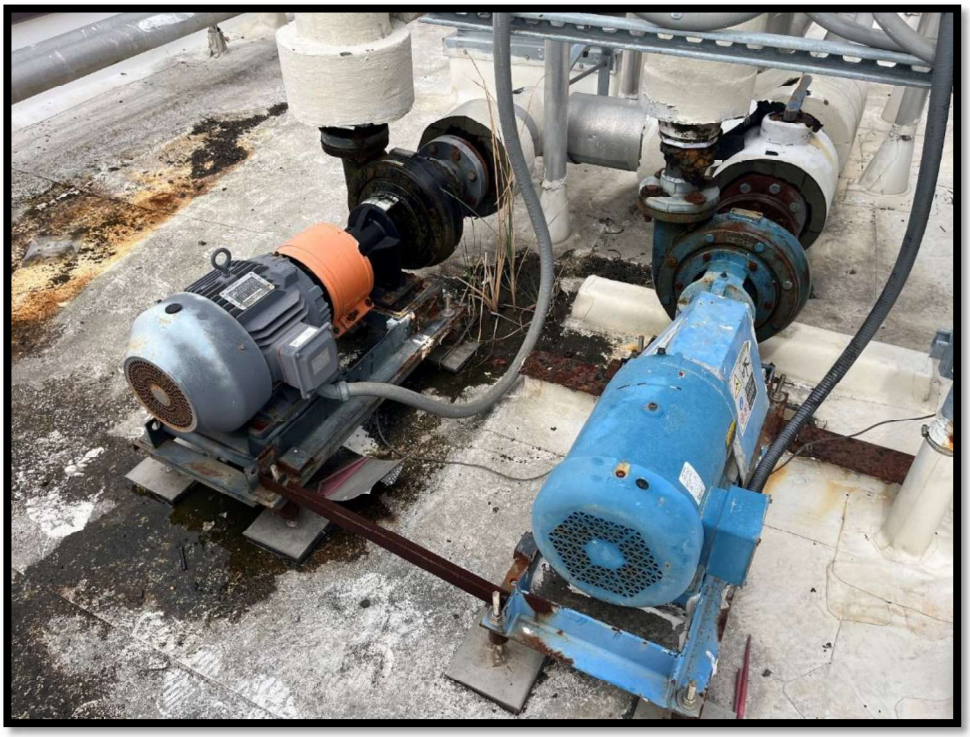
Photograph #160
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #161
Panel 2 is properly identified.
The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten. NEC 210.5 C (1) (b). In the 2020 NEC, Section 705.10, Section11.12.2.1.5 in NFPA 1.



Photograph #162
Phases are properly identified and installed.
Neutral wire properly identified and installed.



Photograph #163
Ground wire properly connected in the electric motors.

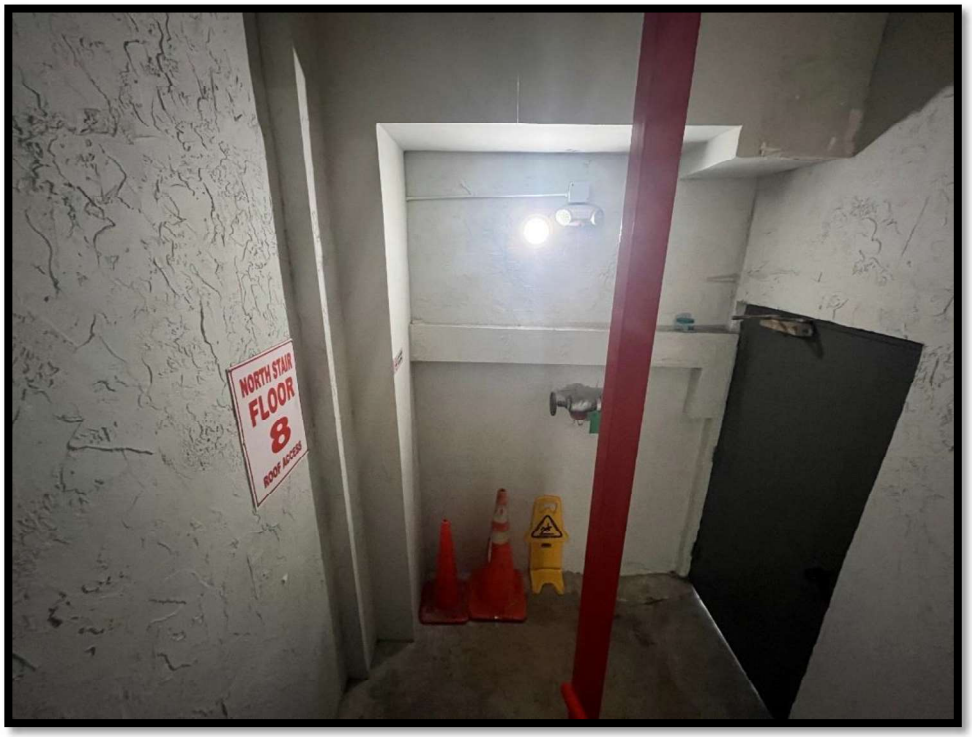
Stairs



Photograph #164
The stairway landing properly illuminated.



Photograph #165
The stairway landing properly illuminated.



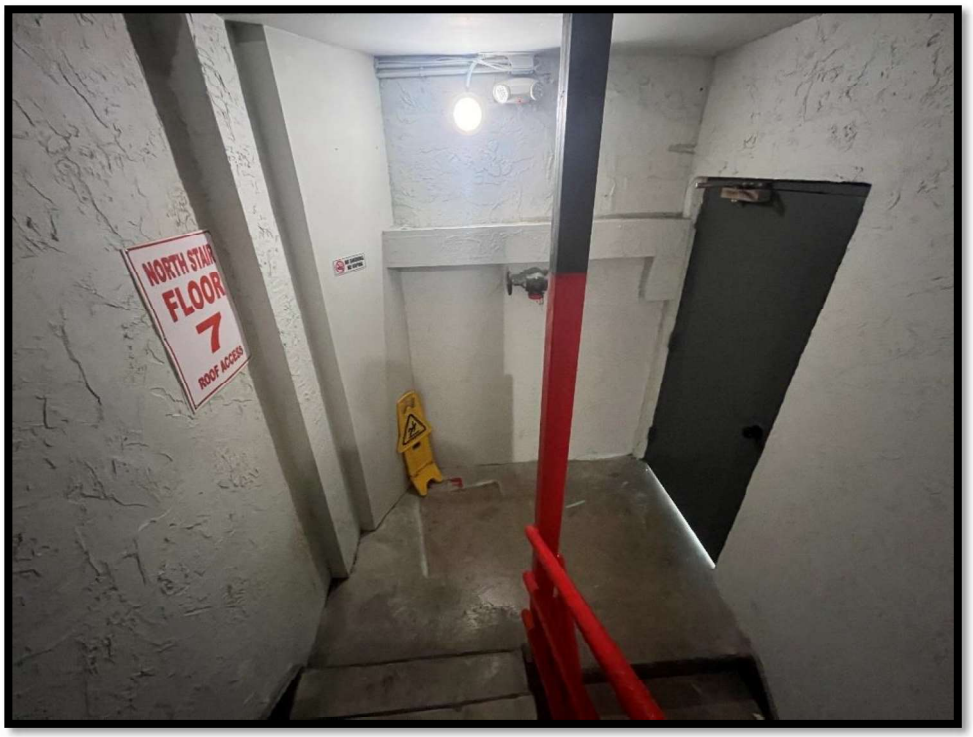
Photograph #166
The stairway landing properly illuminated.
Emergency lights properly installed.



Photograph #167
Emergency lights properly installed and in good working condition.



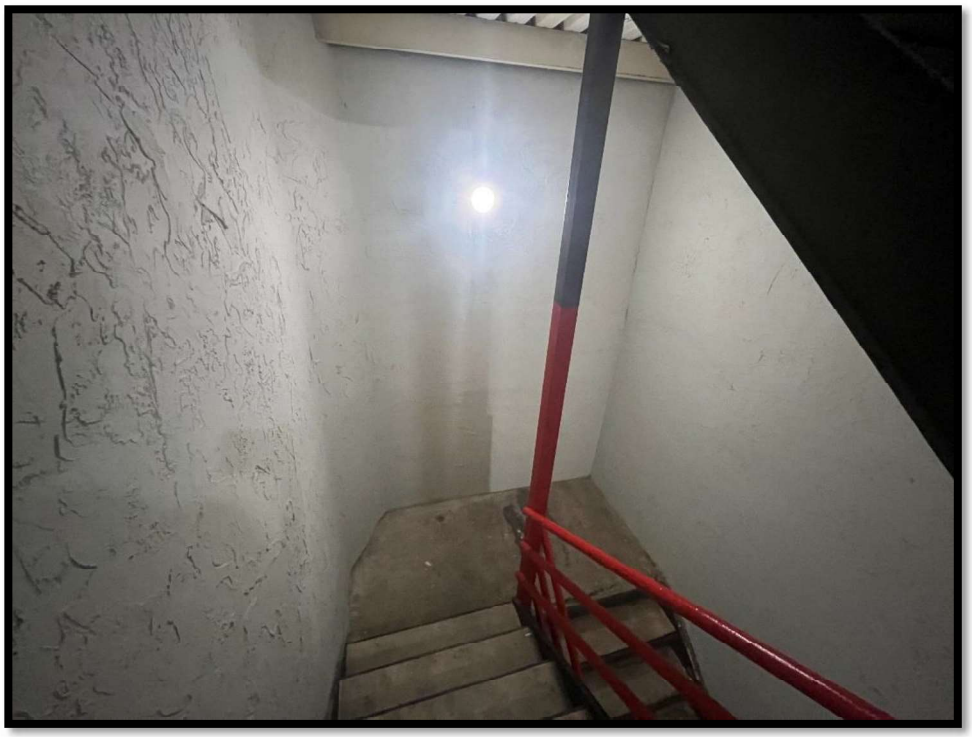
Photograph #168
The stairway landing properly illuminated.



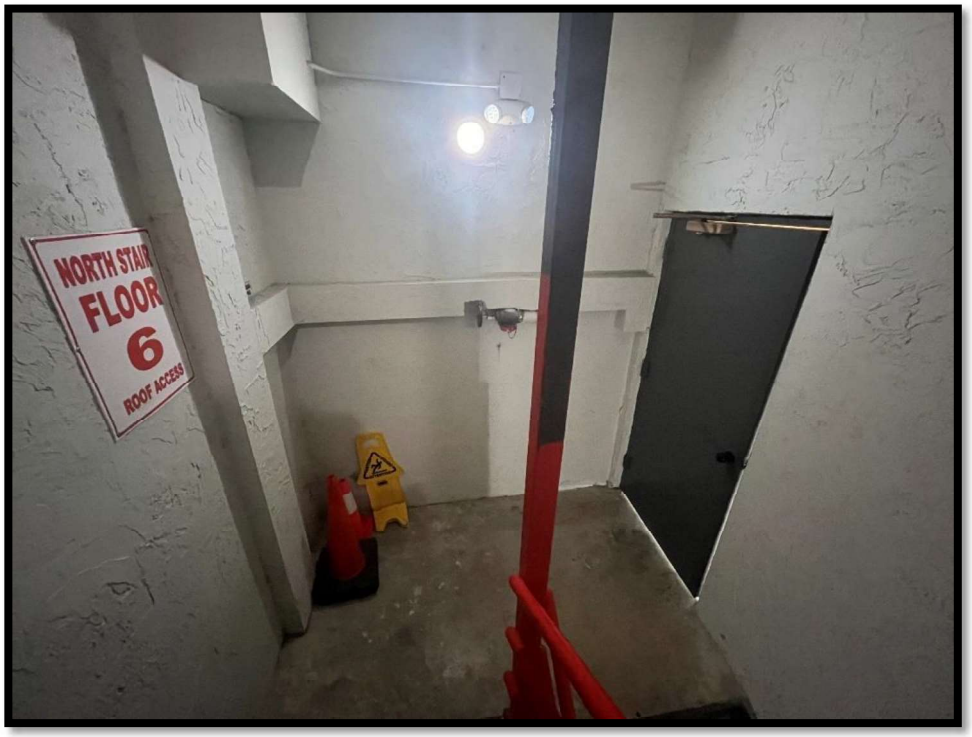
Photograph #169
The stairway landing properly illuminated.
Emergency lights properly installed.



Photograph #170
Emergency lights properly installed and in good working condition.



Photograph #171
The stairway landing properly illuminated.



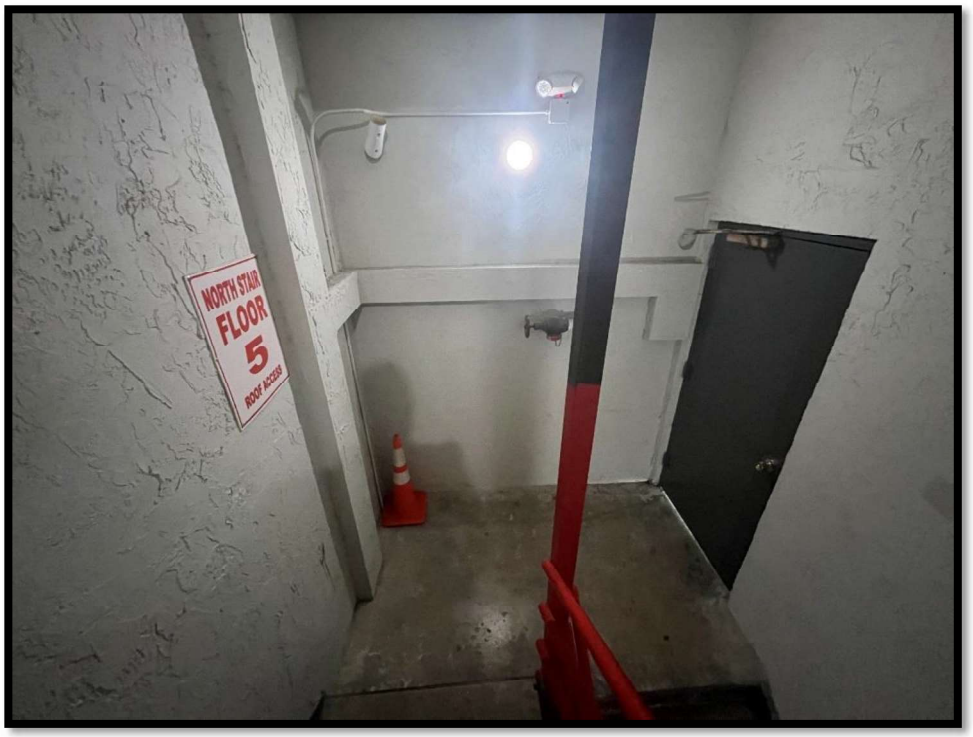
Photograph #172
The stairway landing properly illuminated.
Emergency lights properly installed.



Photograph #173
Emergency lights properly installed and in good working condition.



Photograph #174
The stairway landing properly illuminated.



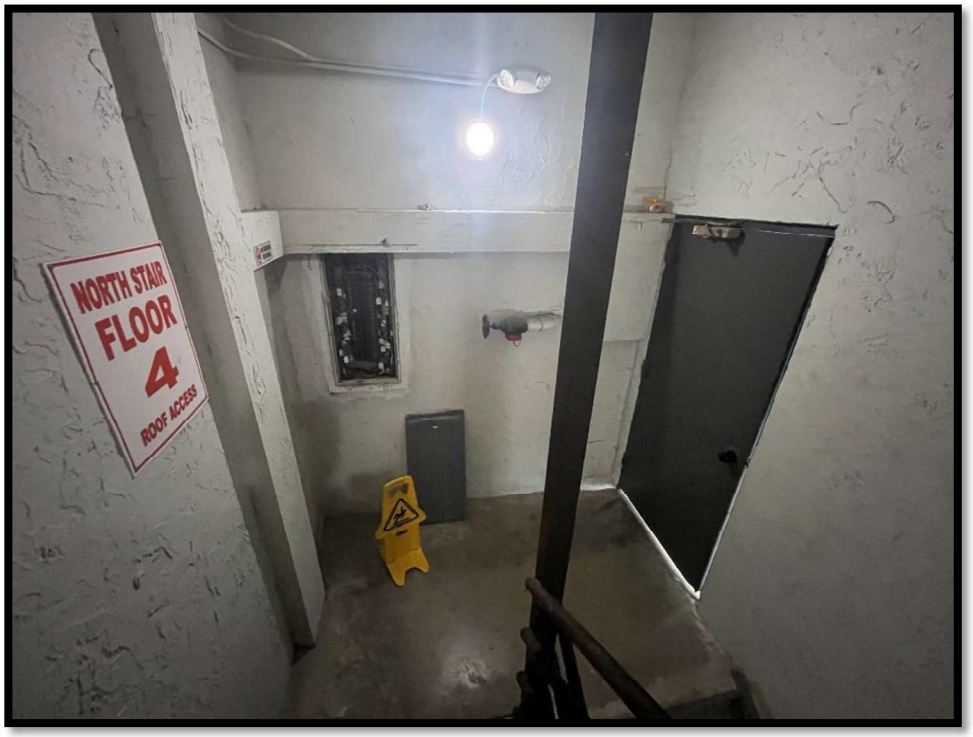
Photograph #175
The stairway landing properly illuminated.
Emergency lights properly installed.



Photograph #176
Emergency lights properly installed and in good working condition.



Photograph #177
The stairway landing properly illuminated.



Photograph #178
The stairway landing properly illuminated.
Emergency lights properly installed.



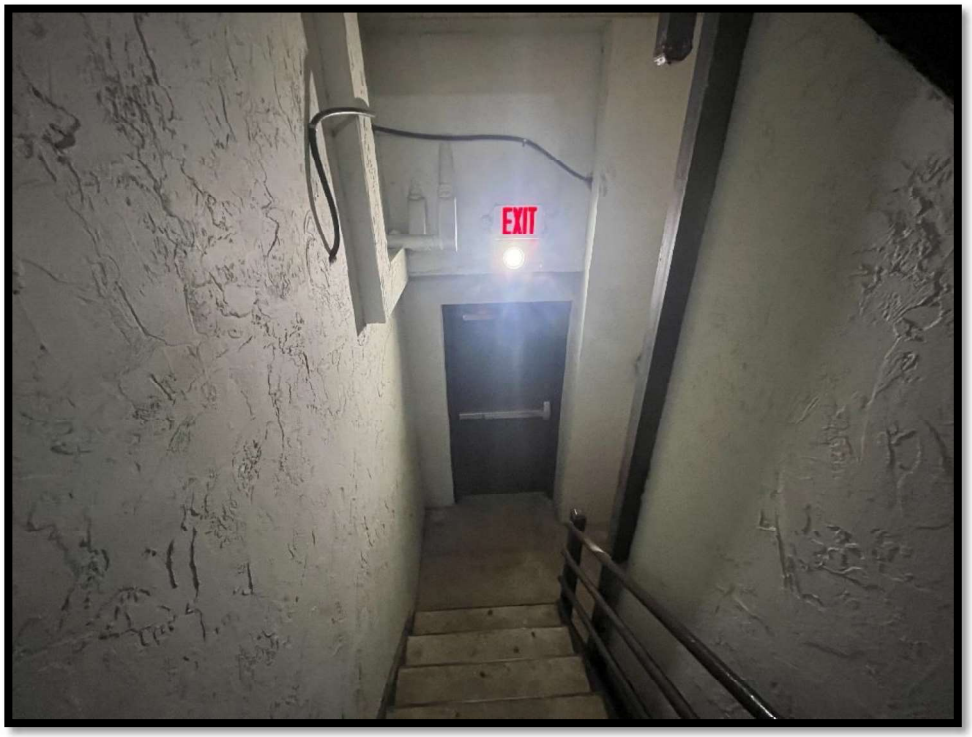
Photograph #179
The stairway landing properly illuminated.



Photograph #180
The stairway landing properly illuminated.
Emergency lights properly installed.



Photograph #181
The stairway landing properly illuminated.



Photograph #182
The stairway landing properly illuminated.
Exit sign light and Emergency Light combo properly installed.



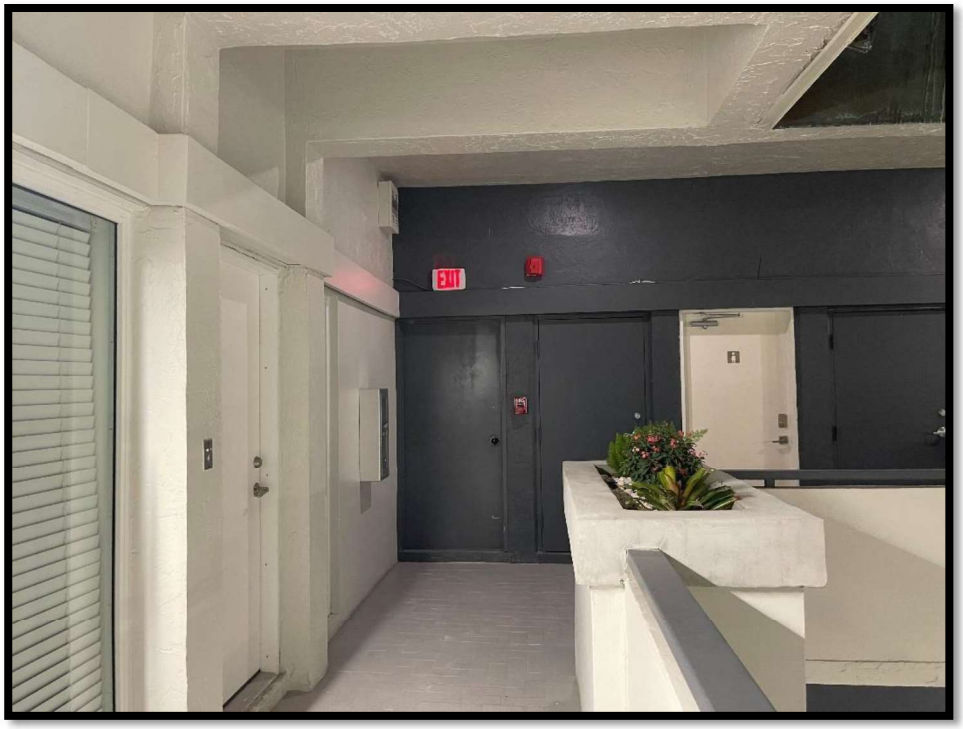
Photograph #183
The stairway landing properly illuminated.
Exit sign light and Emergency Light combo properly installed and in good working condition.

NIGHT ELECTRICAL INSPECTIONS

Parking and no enclosed areas under, or within buildings shall be provided with a maintained minimum of 1.0 foot-candle of light on the walking and parking surfaces from dusk until dawn, and the ratio of maximum to minimum illumination in foot-candles shall not exceed twelve to one (12:1). Sec. 8C-3 and 4.



Photograph #184
Exit sign lights outdoor nighttime at 8th floors in the building in good working condition.



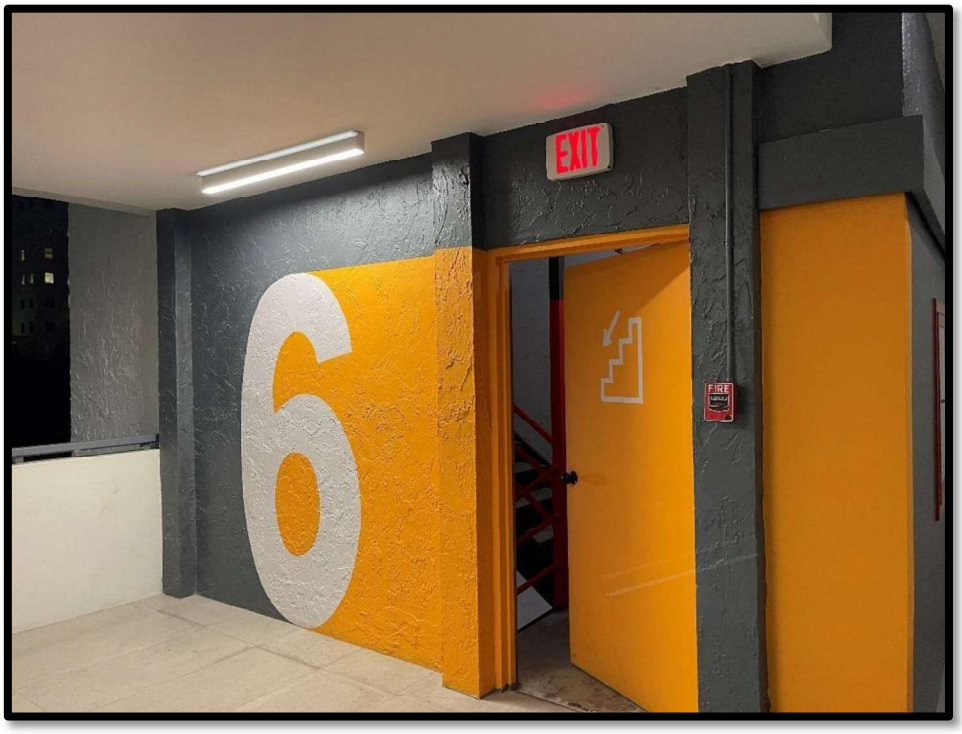
Photograph #185
Exit sign lights outdoor nighttime at 8th floors in the building in good working condition.



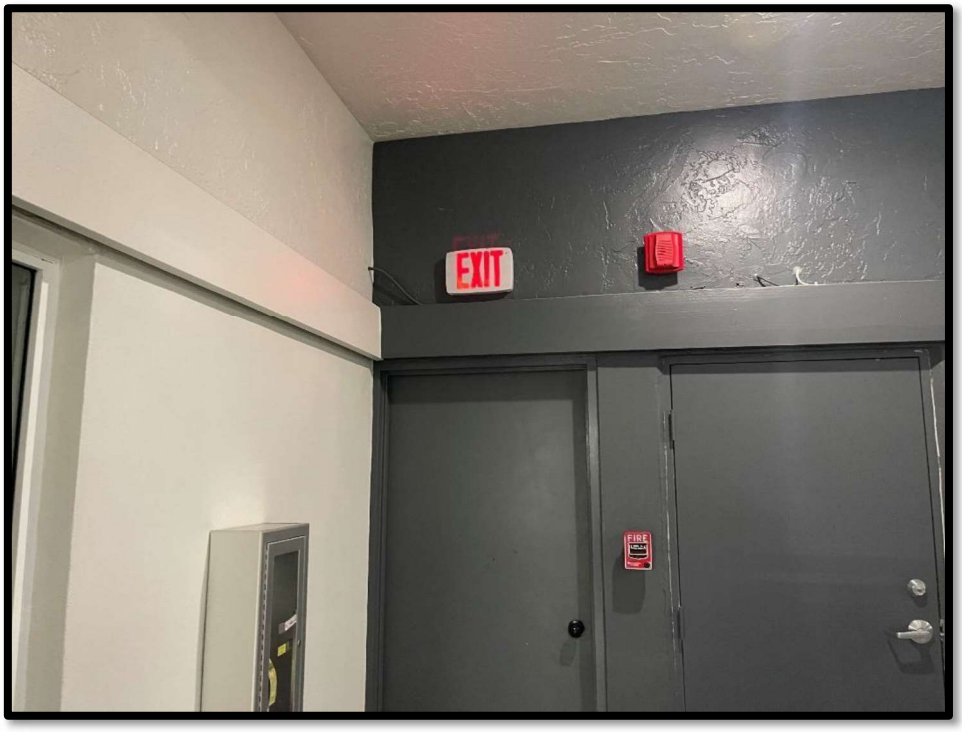
Photograph #186
Exit sign lights outdoor nighttime at 7th floors in the building in good working condition.



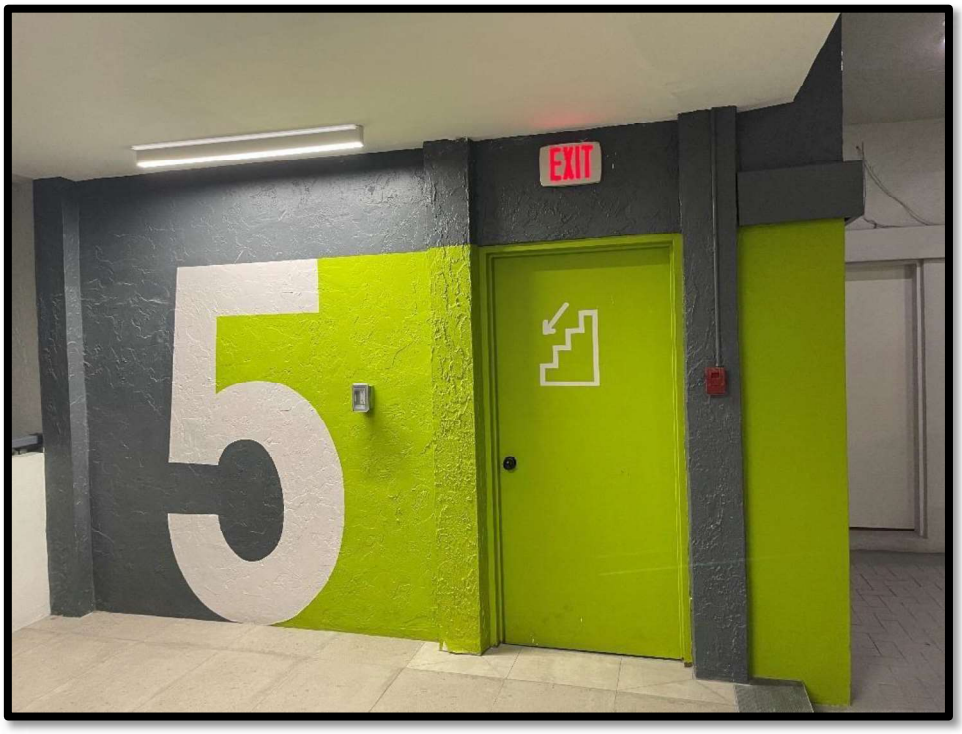
Photograph #187
Exit sign lights outdoor nighttime at 7th floors in the building in good working condition.



Photograph #188
Exit sign lights outdoor nighttime at 6th floors in the building in good working condition.



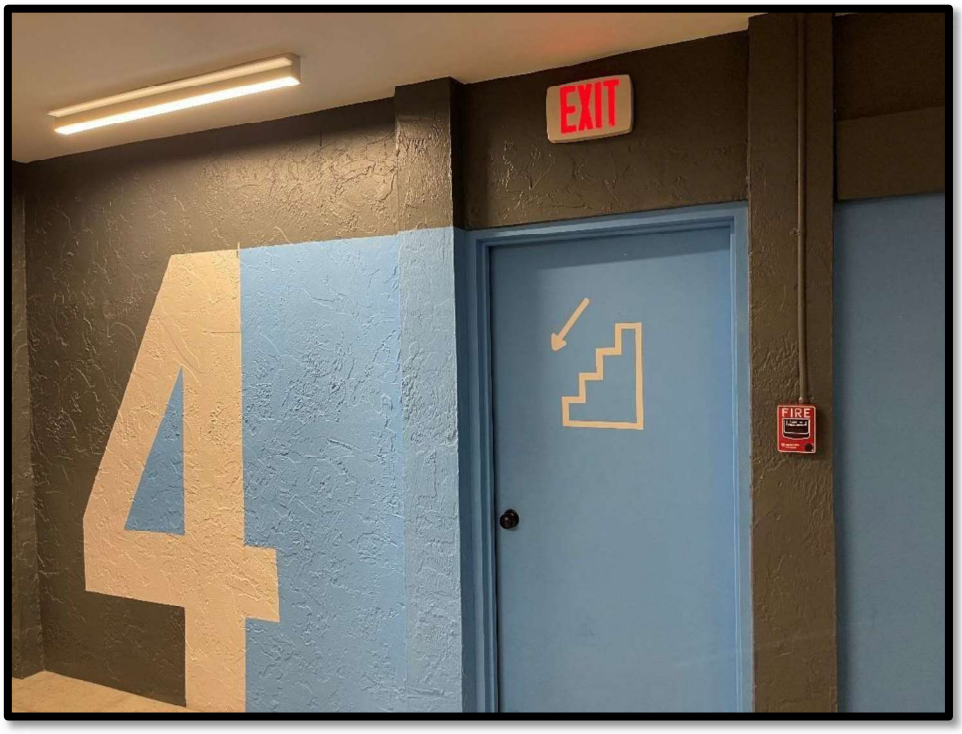
Photograph #189
Exit sign lights outdoor nighttime at 6th floors in the building in good working condition.



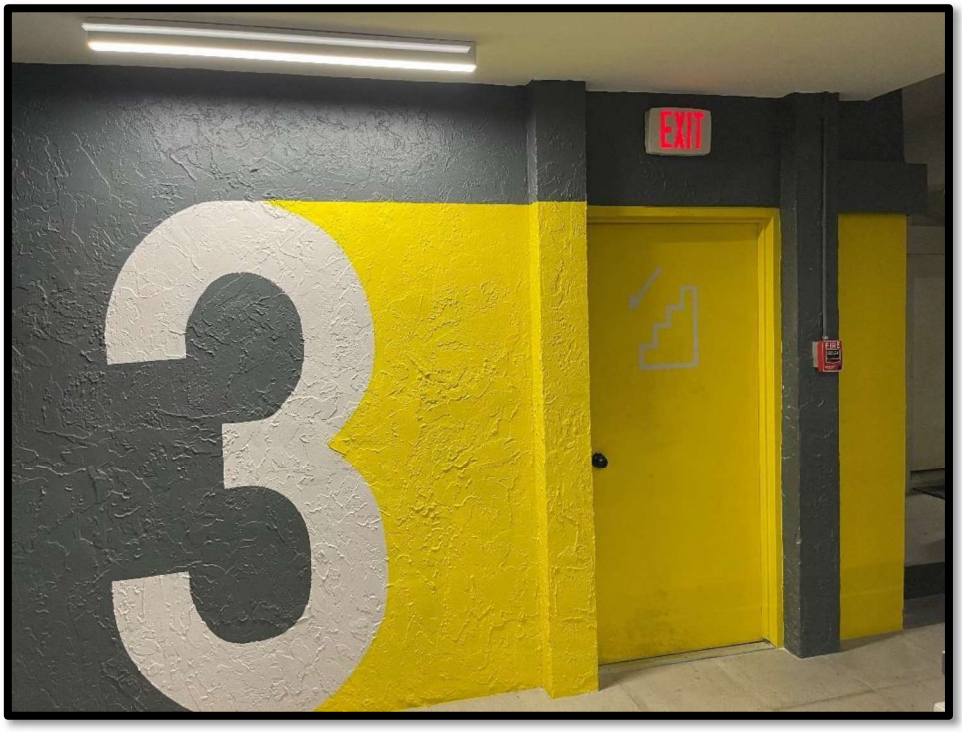
Photograph #190
Exit sign lights outdoor nighttime at 5th floors in the building in good working condition.



Photograph #191
Exit sign lights outdoor nighttime at 5th floors in the building in good working condition.



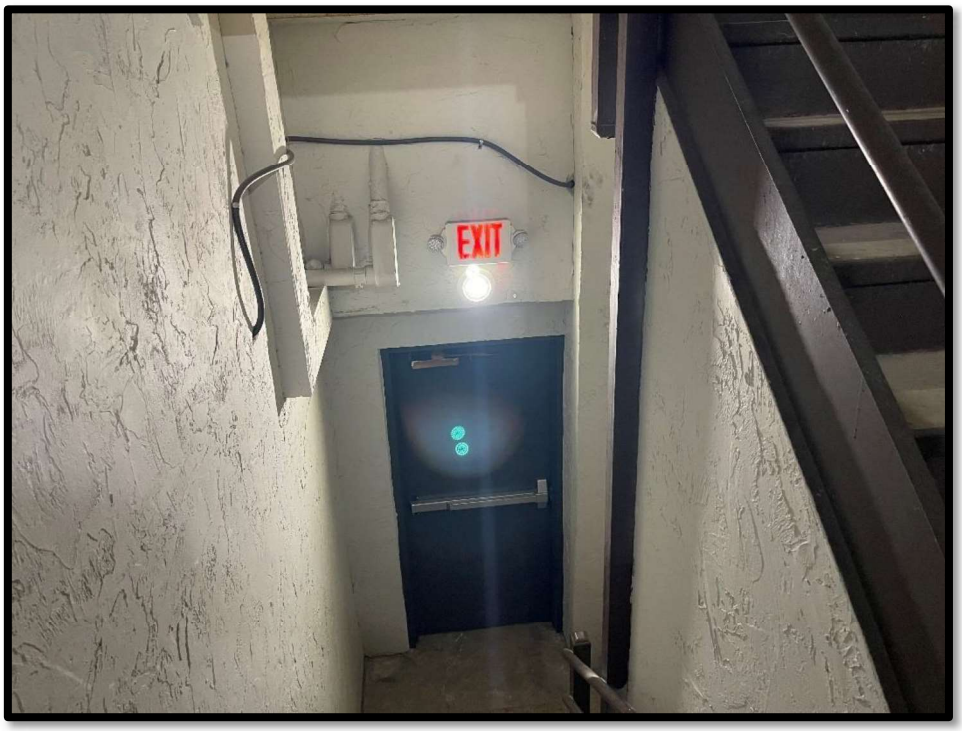
Photograph #192
Exit sign lights outdoor nighttime at 4th floors in the building in good working condition.



Photograph #193
Exit sign lights outdoor nighttime at 3rd floors in the building in good working condition.



Photograph #194
Exit sign lights outdoor nighttime at 3rd floors in the building in good working condition.



Photograph #195
Exit sign lights outdoor nighttime at 3rd floors to parking garage in the building in good working condition.



Photograph #196
Exit sign lights outdoor nighttime, access to parking garage in the building in good working condition.



Photograph #197
Exit sign lights outdoor nighttime, access to parking garage in the building in good working condition.



Photograph #198
Exit sign lights outdoor nighttime at parking garage in the building in good working condition.



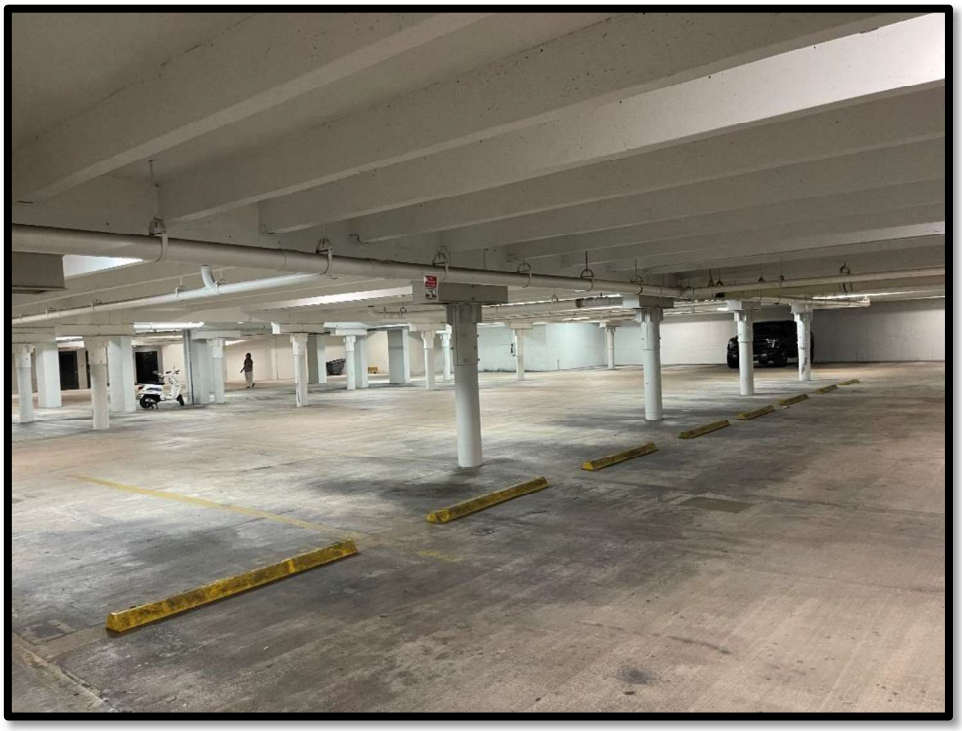
Photograph #199
Exit sign lights outdoor nighttime at parking garage in the building in good working condition.



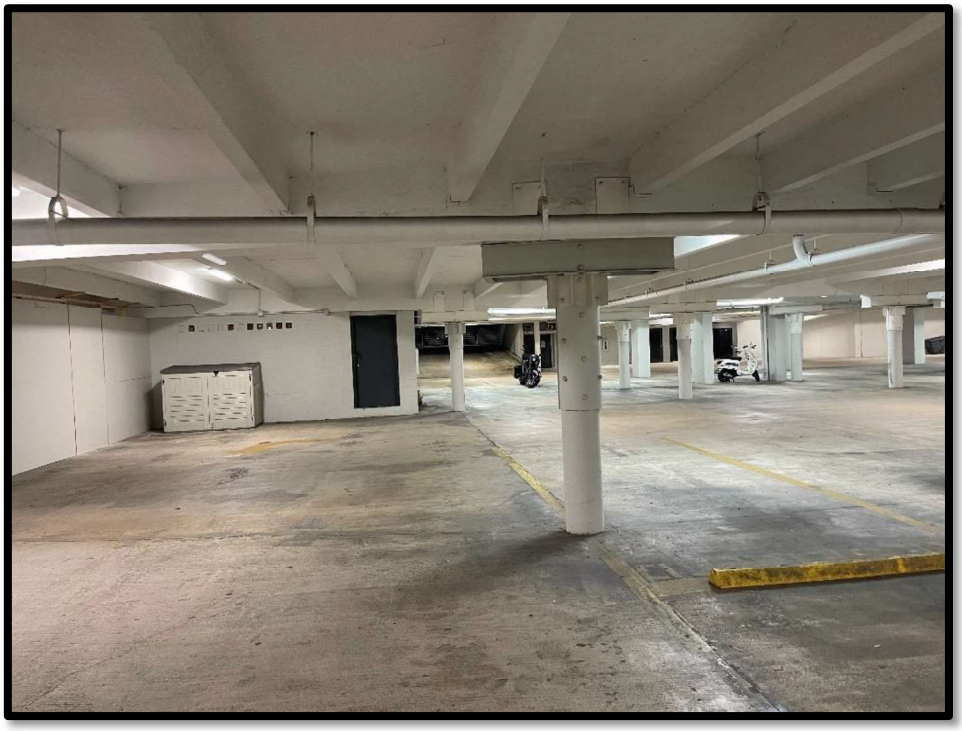
Photograph #200
Building interior parking garage illumination and lights in good working condition. Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



Photograph #201
Building interior parking garage illumination and lights in good working condition. Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



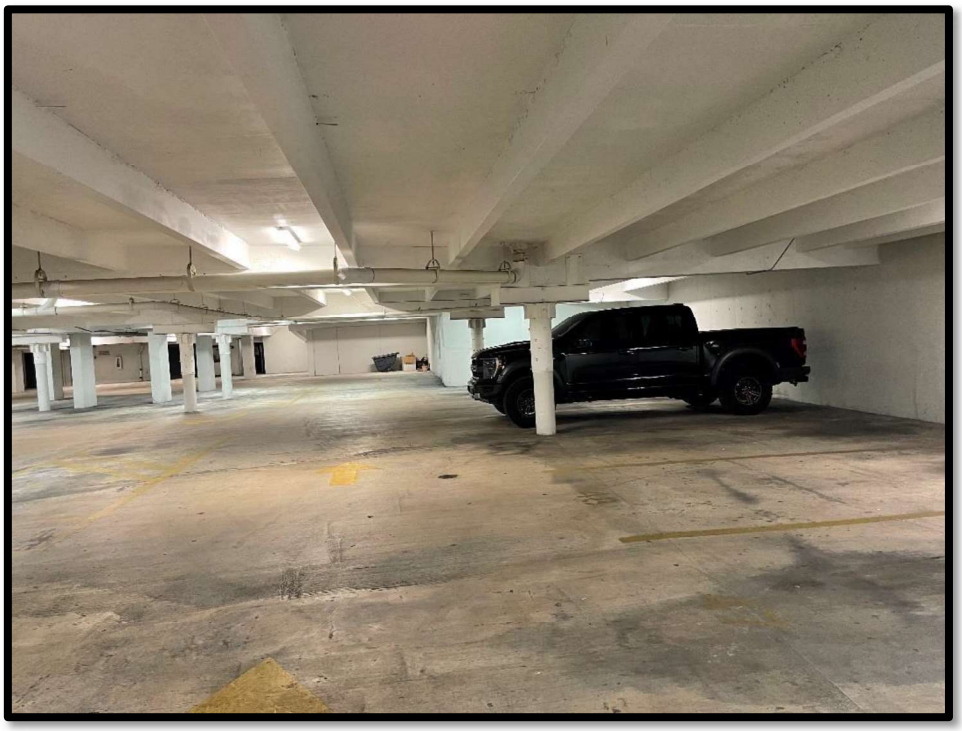
Photograph #202
Building interior parking garage illumination and lights in good working condition. Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



Photograph #203
Building interior parking garage illumination and lights in good working condition. Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



Photograph #204
Exit sign lights outdoor nighttime, access to parking garage in the building in good working condition.



Photograph #205
Building interior parking garage illumination and lights in good working condition.
Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



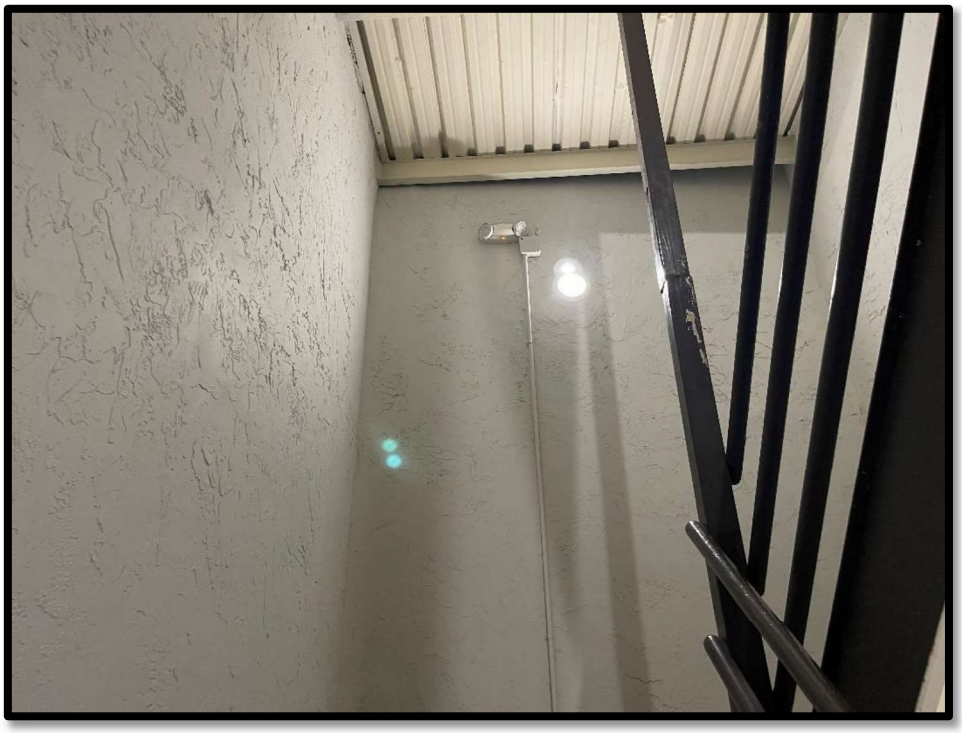
Photograph #206
Building interior parking garage illumination and lights in good working condition. Is in good standing, in all habitable and non-habitable areas, and deemed necessary.



Photograph #207
Exit sign lights outdoor nighttime, access to parking garage in the building in good working condition.



Photograph #208
Emergency light Properly installed and in good condition.



Photograph #209
Emergency light Properly installed and in good condition.



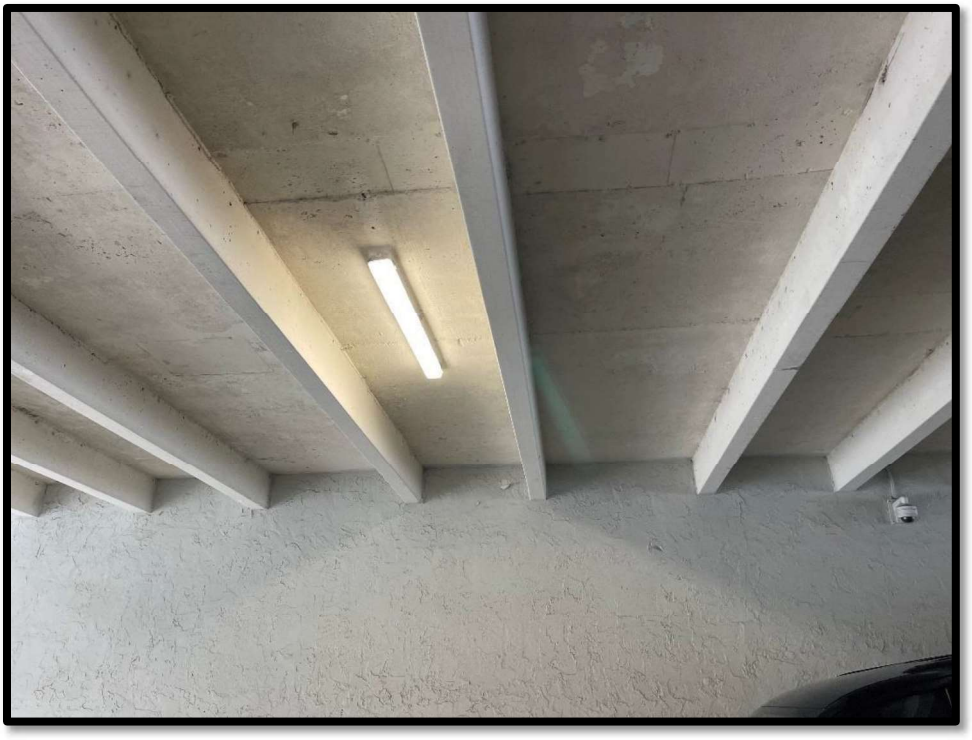
Photograph #210
Emergency light Properly installed and in good condition.



Photograph #211
Emergency light Properly installed and in good condition.



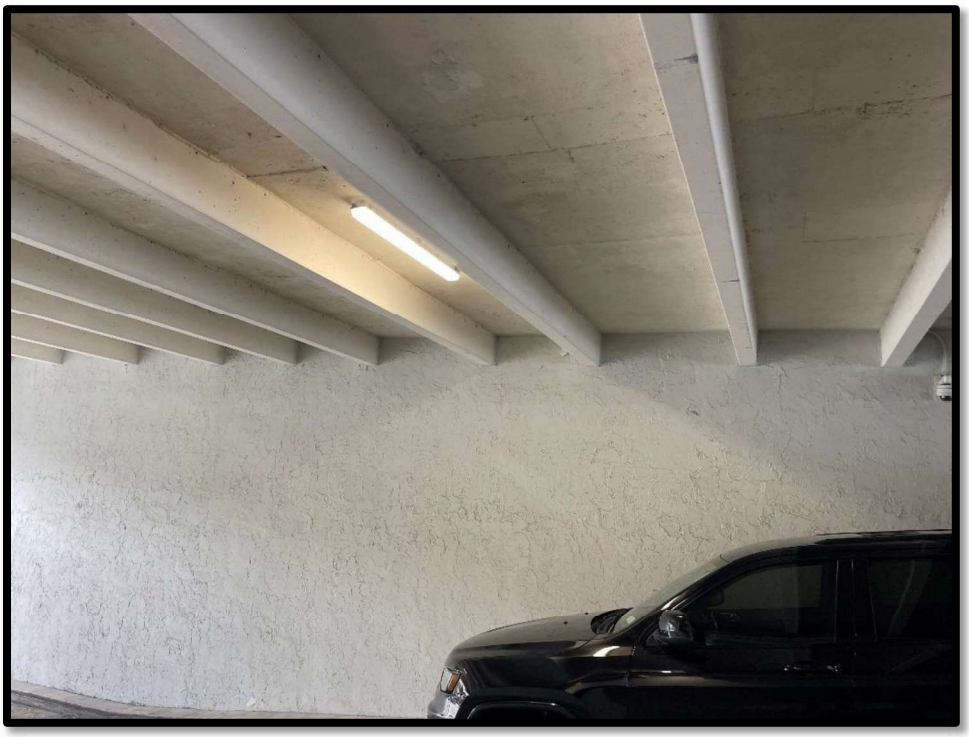
Photograph #212
Re-Inspection 05.20.2024.
Building interior parking garage good illumination and lamps in good working condition.



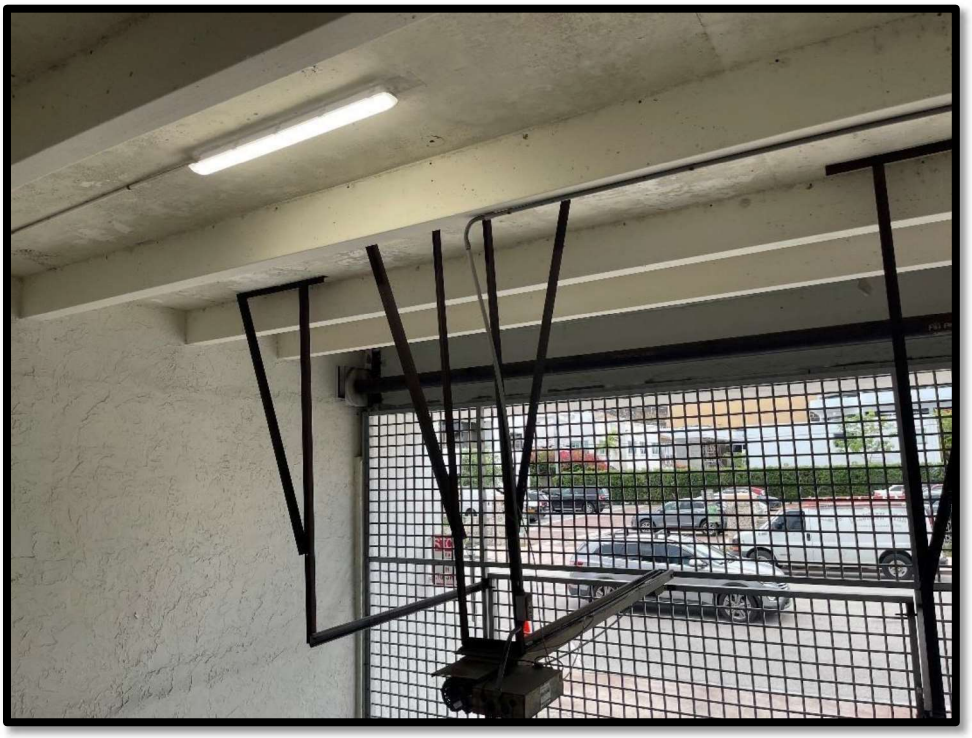
Photograph #213
Re-Inspection 05.20.2024.
Building interior parking garage good illumination and lamps in good working condition.



Photograph #214
Building interior parking garage good illumination and lights in good working condition.



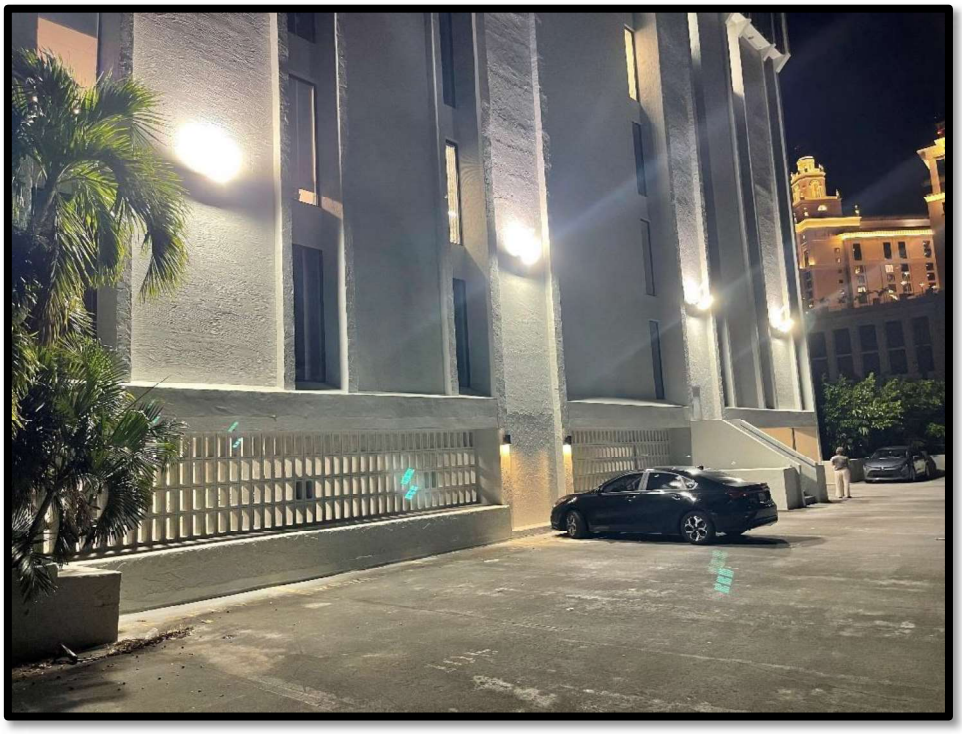
Photograph #215
Re-Inspection 05.20.2024.
Building interior parking garage good illumination and lamps in good working condition.



Photograph #216
Re-Inspection 05.20.2024.
Building interior parking garage good illumination and lamps in good working condition.



Photograph #217
Re-Inspection 05.20.2024.
Building interior parking garage good illumination and lamps in good working condition.



Photograph #218
Parking Garage Exterior Light of the service is in good standing north side area. Parking lot illumination is according with the foot-candle, (fc, lm/ft2) City required.
This parking area has sufficient illumination.



Photograph #219
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at West, South and East side area.



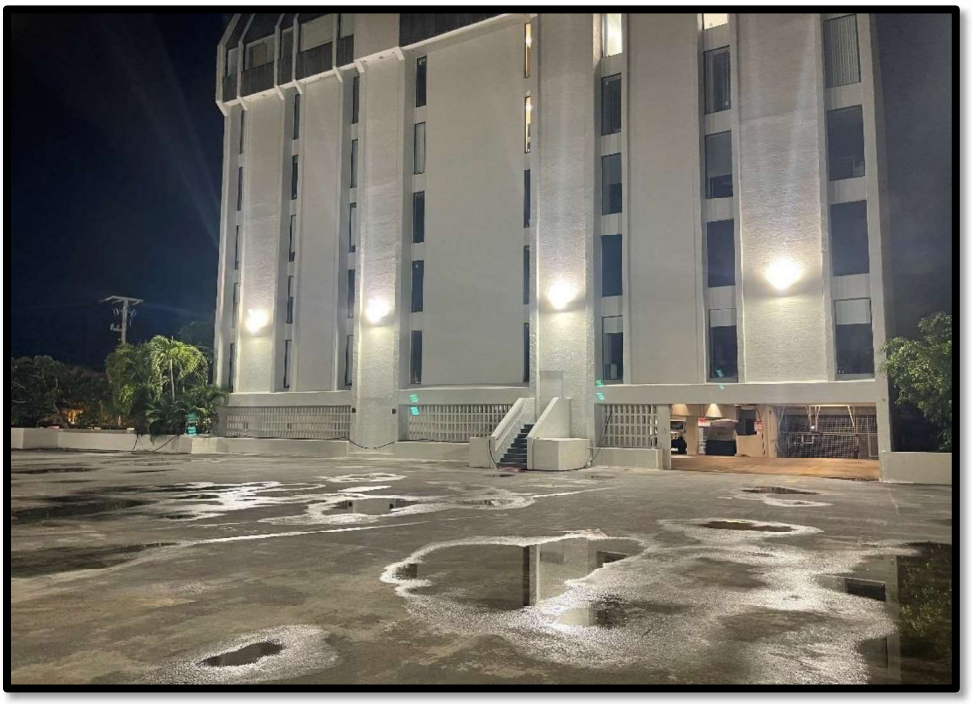
Photograph #220
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area.



Photograph #221
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #222
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas, and deemed necessary.



Photograph #223
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition.



Photograph #224
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #225
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #226
Re-Inspection 05.26.2023.
Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #227
Re-Inspection 05.26.2023.
Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot-candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #228

Re-Inspection 05.26.2023.

Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #229

Re-Inspection 05.26.2023.

Parking Garage Exterior Light of the service good illumination and lamps in good working condition, in good standing at North, West, South and East side area, in all habitable and non-habitable areas.



Photograph #230
Re-Inspection 05.26.2023.
Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot-candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #231
Re-Inspection 05.26.2023.
Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot-candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #232

Re-Inspection 05.26.2023.

Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot- candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #233

Re-Inspection 05.26.2023.

Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot- candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #234
Re-Inspection 05.26.2023.
Parking and non-enclosed areas under, or within, buildings shall be provided with a maintained minimum of 1.0 foot- candle of light on the walking and parking surfaces from dusk until dawn. This parking area is sufficiently illuminated.



Photograph #235
Re-Inspection 05.26.2023.
Exterior Exit Stair have good illumination and lamps in working condition.
Emergency light and Exit light properly installed in all habitable and non-habitable areas.



Photograph #236
Re-Inspection 05.26.2023.
Exterior Exit Stair have good illumination and lamps in working condition.
Emergency light and Exit light properly installed in all habitable and non-habitable areas.

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

2024

INFRARED THERMOGRAPHY RE-INSPECTION REPORT







Alans Sherman Varela
PCE DESING, LLC
PARAMOUNT CONSULTING & ENGINEERING
08/21/2023

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

Date: 08/26/2024 Authority Having Jurisdiction (AHJ): **CITY OF CORAL GABLES**

RE: Infrared Electrical Thermography Inspection

Property Address: **250 Catalonia Ave, Coral Gables, FL 33134.**

Folio No. **03-4117-005-7120** Case Ref._____

Owner Name: **CATALONIA OFFICES 2018 LLC.**

Dear Official:

I, **ALANS SHERMAN VARELA JANEIRO** , Certified Level II Thermographer, have performed the Infrared Thermography Inspection on **08/21/2024** , for the pieces of electrical equipment, as per the list provided and approved by the Owner of the above referenced property, Representative, Professional or any other person responsible for providing this information to complete: a Building Recertification as per Miami-Dade County Code of Ordinances and the Board of Rules and Appeals (BORA), the Electrical Safety Maintenance Program as per NFPA 70B, the Inspection Guidelines as per Insurance Underwriters, or any other protocols or procedures, hereby attest to the best of my knowledge, belief and professional judgment, that:

NO CORRECTIONS REQUIRED.

NO SIGNIFICANT THERMAL DEFICIENCIES AND PHYSICAL ELECTRICAL ISSUES WERE FOUND AT THE TIME OF THE INSPECTION.

Corrections are ONLY IMMEDIATELY required for deficiencies with Severity Levels 0, 1 & 2 (Critical, Major& Intermediate). NO corrections are IMMEDIATELY required for deficiencies with Severity Level 3 (MINOR) and NON-SIGNIFICANT deficiencies with severity levels 4 & 5 (Slight & Minimal), but further investigation, monitoring and annual Inspection is required, as per NFPA 70B.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Engineer Certified Level II Thermographer: Alans Sherman Varela Janeiro Sign:_____

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me, by means of ✓ physical presence or ___ online notarization, this 26 day of August, 2024, by Alans S. Varela, who is personally known to me or who has produced _____as identification.

Notary Public Signature: _____

Notary Public Name: Marlon Rizo

Serial Number: HH-174262

MARLON RIZO
Notary Public-State of Florida
Commission # HH 174262
My Commission Expires
September 09, 2025

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

PARAMOUNT CONSULTING & ENGINEERING.
ARCHITECTURAL DRAFTING SERVICES.
6135 North West 167th Street Suite E-1, Miami, Florida 33015.
Telephones: 305-698-0550/786-877-2699.
Fax: 305-698-0558

ELECTRICAL INFRARED THERMOGRAPHY INSPECTION

Property Address: **250 Catalonia Ave, Coral Gables, FL 33134.**

Folio: **03-4117-005-7120**

Date: **05/20/2024 – 08/21/2024 Re-Inspection**

Inspection performed by: ALANS SHERMAN VARELA JANEIRO, CERTIFIED LEVEL II THERMOGRAPHER.

Report prepared by: ALANS SHERMAN VARELA JANEIRO, CERTIFIED LEVEL II THERMOGRAPHER.

Engineer IR Records: ALANS SHERMAN VARELA JANEIRO, CERTIFIED LEVEL II THERMOGRAPHER.

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ELECTRICAL INFRARED THERMOGRAPHY INSPECTION

250 Catalonia Ave, Coral Gables, FL 33134.

03-4117-005-7120

BLDG #250



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TABLE OF CONTENTS

I- Specifications in the Report

Provides all the details the report shall have.

II- Introduction to the Report

Explains the purpose of the report and what it contains.

III- Thermographer Certification

Provides proof of Level II Certification and a statement of inspection authenticity and completeness.

IV- NETA Standards (Table 110.18) - Custom Severity Levels

Contains NETA Standards and Custom Severity Levels, detailed explanation of the thermographic analysis description to help prioritize repair scheduling for problems identified during the infrared inspection procedure.

V- Disclaimers, Exclusions, Limitations, Requirements

Provides the terms for our inspection.

VI- 2023 NFPA 70B Standard

Provides an overview of the new NFPA 70B transition from “recommended” to “Standard”.

VII- Inspection Equipment List

Provides a complete list of all equipment inspected with summary results detailing the equipment inspection status. Also, the list of equipment not inspected and the reasons.

VIII- Thermographic Documentation & Analysis (Software Report)

Using a Thermal Software, Thermographer provides a full page of documentation for each piece of electrical equipment showing the severity level (if an issue is found), and including a thermal photo (thermogram), a visual or optical photo, apparent temperature measurements, thermographic analysis and recommended actions.

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I - SPECIFICATIONS IN THE REPORT

- Identification of the testing person and organization.
- Proof of Level II or III Infrared Thermographer Certificate.
- Proof of Electrical License as Electrical Contractor, Electrical Inspector or Electrical Engineer, when required by some Authorities Having Jurisdiction (AHJs).
- Identification of the Building (e.g. property address, folio, case number, owner, etc.).
- Camera information (e.g. manufacturer, specifications: resolution, accuracy, calibration, etc.).
- Environmental information affecting Infrared Inspection (e.g. ambient temperature, wind speed, background, etc.).
- Summary List of all equipment inspected properly identified (e.g. labels, nameplate data, location, measurements date and time, issues, etc.).
- Performance or operating information (e.g. loads, phases, voltage, type of service: one phase, three phases, delta, wye, etc.).
- Summary List of equipment not inspected and why (e.g. cover cannot be opened, safety issue, needing approval from utility company, etc.).
- Thermal scale in each thermal photo to read temperature.
- Use of a specific palette in the entire report unless a different one is needed to identify an issue.
- Thermal photos accompanied by visual photos of equipment with and without covers.
- Measurement determinations (e.g. identification of temperature differences, known as “Delta T” or "ΔT", indication of pass/fail criteria, severity level, etc., where applicable).
- Possible cause, level of the issue and prioritization (e.g. overload, contact, unbalance, open circuit, repair immediately, next programmed maintenance, etc.).
- Any Code violation observed (e.g. improper color for cables, improper tapping, improper fuse, improper breaker, improper wiring, etc.).
- Any anomaly observed (e.g. change of color, visible damage, corrosion, etc.).
- Scan of the grounding or bonding conductors in the building main loads/meter centers.
- Any other information required to meet the standards of electrical thermographic testing inspections.

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II - INTRODUCTION

PCE Paramount Consulting & Engineering recently performed an infrared inspection of your electrical equipment.

The purpose of this report is to present the results of that inspection, especially for any potential problems indicated by the presence of excessive heat.

The infrared device used to perform the inspection is a sophisticated electronic camera that can visualize the heat emitted from your equipment.

The pictures produced by this camera are called thermograms, and they are essentially multi-colored "temperature maps" of your equipment in which each color indicates a different temperature.

The Infrared Thermographer who performed your inspection used this special camera to look for potential problem points in your equipment which could cause premature deterioration and costly down time.

With our advance warning, you can proactively service this equipment before it causes costly problems.

Property owners need to prioritize their repair efforts.

To help with this, we provide a repair priority rating for each problem point identified in this report.

These ratings adhere to established industry standards and guidelines (e.g. NETA).

The repair priority rating is an objective measure which is based on the severity of the apparent Temperature Rise (Delta T) measured by the Thermographer. To determine repair schedules, the ratings should be combined with the judgement of the maintenance personnel as to the importance of each potential problem regarding personnel safety and the consequences of equipment failure. Our statements are a starting point for the evaluation of the seriousness of an anomaly. This survey relies on your personnel to know the criticality of a component as it relates to your processes. Your personnel are better suited to evaluate any corrective action that may need to be undertaken and establish a time frame for responding to the documented anomaly.

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III - LEVEL II CERTIFICATION

I hereby warrant that I am a **Level II Certified Thermographer** meeting the level of experience required, as per the current "Minimum Inspection Procedural Guidelines for Building Electrical Inspections", revised and approved on November 18, 2021, by the Miami-Dade County Board of Rules and Appeals (BORA), and also warrant that the inspection, which is the subject of this report, was performed following the NFPA 70B Standards and conducted personally by me or by a thoroughly qualified assistant under my direction. I further warrant that this report has been prepared under my personal guidance and has been found by me to be totally accurate and complete to the best of my ability as a Certified Thermographer.



The Snell Group
Our Knowledge. Your Advantage.

Certificate of Completion

Be it known to all that

Alans Sherman Varela Janeiro

has been certified to have successfully completed
a comprehensive thirty-four hour course of study in

Thermal/Infrared Thermography, Level II

presented by Snell Infrared, and
conforming to the guidelines of
the American Society for Nondestructive Testing
(ASNT)*SNT-TC-1A (2020)*

Preston J. Maheu, P.E., CMRP
President

May 2024
Certificate Number:240224-1

Roy Huff
ASNT T/IRT Level III #81115

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IV - NETA STANDARDS (TABLE 100.18) – CUSTOM SEVERITY LEVELS

Thermographic Survey
Suggested Actions Based on Temperature Rise

Temperature difference (ΔT) based on comparisons between similar components under similar loading.	Temperature difference (ΔT) based upon comparisons between component and ambient air temperatures.	Recommended Action
1° C – 3° C (1.8°F - 5.4°F)*	1° C – 10° C (1.8°F - 18°F)*	Possible deficiency; warrants investigation
4° C – 15° C (>5.4°F - 27°F)*	11° C – 20° C (>18°F - 36°F)*	Indicates probable deficiency, repair as time permits
- - - - - -	21° C – 40° C (>36°F - 72°F)*	Monitor until corrective measures can be accomplished
>15° C (>27°F)*	>40° C (>72°F)*	Major discrepancy; repair immediately

Temperature specifications vary depending on the exact type of equipment. Even in the same class of equipment (i.e., cables) there are various temperature ratings. Heating is generally related to the square of the current; therefore, the load current will have a major impact on ΔT. In the absence of consensus standards for ΔT, the values in this table will provide reasonable guidelines.

An alternative method of evaluation is the standards-based temperature rating system as discussed in Section 8.9.2, Conducting an IR Thermographic Inspection, *Electrical Power Systems Maintenance and Testing* by Paul Gill, PE, 1998.

It is a necessary and valid requirement that the person performing the electrical inspection be thoroughly trained and experienced concerning the apparatus and systems being evaluated as well as knowledgeable of thermographic methodology.

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***This section is not exactly a part of the ANSI/NETA MTS.**
***Values in Table 100.18 were originally stated only in ºC.**
***Values were converted to ºF, and intervals were arranged.**
***Ratings were also arranged based on other Standards.**

CUSTOM SEVERITY INDEX SYSTEM - PRIORITY LEVELS.

IMMEDIATE CORRECTIONS REQUIRED:

Severity Level 0 - Critical Deficiency. Heat Rise, Temperature Difference (DT1) of more than 70ºC/126ºF above Ambient Operating Temperature (AOT). Component Failure is Imminent. Immediately inform the responsible party. Follow inspection frequency as per NFPA 70B.

Severity Level 1 - Major Deficiency. Heat Rise, Temperature Difference (DT1) between 40ºC/72ºF and 70ºC/126ºF above AOT … OR ... Temperature Difference (DT2) more than 15º C (>27ºF based on comparisons between same/similar components under similar loading. Component Failure Almost Certain, unless corrected. Repair immediately. Follow inspection frequency as per NFPA 70B.

Severity Level 2 - Intermediate Deficiency. Heat Rise, Temperature Difference (DT1) between 20ºC/36ºF and 40ºC/72ºF above AOT ... OR ... Temperature Difference (DT2) between 3.1ºC/5.5ºF and 15ºC/27ºF based on comparisons between same/similar components under similar loading. Confirmed deficiency. Component Failure Probable, unless corrected.
Schedule repairs as soon as possible. Follow inspection frequency as per NFPA 70B.

NO IMMEDIATE CORRECTION REQUIRED:

Severity Level 3 - Minor Deficiency. Heat Rise, Temperature Difference (DT1) between 10ºC/18ºF and 20ºC/36ºF above AOT ... OR ... Temperature Difference (DT2) between 3.1ºC/5.5ºF and 15ºC/27ºF based on comparisons between same/similar components under similar loading. Probable deficiency. Component Failure Unlikely but Corrective measures required at the next scheduled routine maintenance period or as scheduling time permits. Follow inspection frequency as per NFPA 70B.

NO CORRECTIONS REQUIRED:

Severity Level 4 - Slight Deficiency (NON-SIGNIFICANT). Heat Rise, Temperature Difference (DT1) between 1ºC/1.8ºF and 10ºC/18ºF above AOT ... AND ... Temperature Difference (DT2) between 1ºC/1.8ºF and 3ºC/5.4ºF based on comparisons between same/similar components under similar loading. Possible Deficiency. This is usually NOT considered significant enough, but should be investigated, and if needed, corrective measures should be taken at the next scheduled routine maintenance period or as scheduling permits. Follow inspection frequency as per NFPA 70B.

Severity Level 5 - Minimal Deficiency (NON-SIGNIFICANT). Heat Rise, Temperature Difference (DT1) of less than 1ºC/1.8ºF above AOT ... AND ... Temperature Difference (DT2) less than 1ºC/1.8ºF based on comparisons between same/similar components under similar loading.
Usually, there is no thermal problem. NOT considered significant enough to record. Usually not included in the reports unless the fault temperature is being affected by other factors. Follow inspection frequency as per NFPA 70B.

Total Temperature: Total Temperature = Ambient Operating Temperature + Fault temperature

Ambient Operating Temperature (**AOT***) for Infrared Scanning Purposes: Temperature within a device container (Box or Cabinet) that is not directly affected by faulting component = Normal or Neutral Equipment Operating Temperature inside a Box or Cabinet. If there is no container (e.g. Device mounted to a wall), it is the temperature adjacent to the device not affected by the fault.

When using Military Standard, Temperature conditions below 10ºC/18ºF that rise above **AOT** are not considered significant enough to record and are usually not included in the reports unless the fault temperature is being affected by a cooling medium such as oil or wind.

Most switchgear is rated to operate at approximately 40ºC/104ºF (Industrial) to 50ºC/122ºF (Marine)

Temperatures for possible damage to equipment.

- Leads fail between 90ºC/194ºF and 110ºC/230º
- Phenolic fails around 200ºC/392ºF
- Transformers and Motor Insulation failure temperature depends on insulation class rating.
- Contacts start to fail around 130ºC/266ºF

Fault correction recommendation when our source assessment is inaccurate:

When a fault is indicated in a connection or component and examination by your electrician does not turn up a loose connection or faulty component where we have indicated, **a fault still exists**. The electrician should continue to investigate the next connection or component to be found in the direction that the heat is coming from until a source is located.

V - DISCLAIMERS, LIMITATIONS, EXCLUSIONS, REQUIREMENTS

DISCLAIMERS:

The Thermographer is NOT responsible for the list of pieces of electrical equipment to be inspected. The list of pieces of equipment and their locations has been provided and approved by the Owner of the referenced property, Representatives, other Professionals or any other responsible person.

For a Building Recertification, the Thermographer is NOT responsible to confirm the capacity of the electrical system as 400A or greater. The Owner has requested the inspection and has confirmed the capacity of the electrical system. For a Building Recertification, the Owner has been advised to inform the Professional performing the electrical part to be present at the time of the Thermal Inspection.

The Thermographer is NOT responsible for electrical systems operating at less than 40% of their nominal load. All your electrical equipment was inspected in an “as found” condition. As we do not know the loading on any given circuit at the time it was inspected, any circuit not under load would not show any issues, even though once loaded, a serious problem may exist. All efforts are made to view equipment that is operational at the time of the inspection. Ideally, we would request a minimum of 40% current loading, but we also understand that some circuits are intermittent in their usage.

The Thermographer is NOT responsible for corrections. The possible causes and recommendations, if any have been stated in this Report, were based only on the observable conditions and information supplied by the Owner or representatives.

LIMITATIONS:

Due to the conditions of the loads and other factors, the Infrared Thermography Inspection Report depicted here is NOT covered by professional liability.

Our statements are a starting point for the evaluation of the seriousness of an anomaly. This survey relies on your personnel to know the criticality of a component as it relates to your processes. Your personnel are better suited to evaluate any corrective action that may need to be undertaken and establish a time frame for responding to the documented anomaly.

Thermal issues are only discovered at a specific date, time and load. When performing a reinspection, new thermal issues can arise, that were not discovered before, due to the conditions of the load. That is out of our control, we cannot predict that, but those new issues should be also repaired.

EXCLUSIONS:

The inspection in Electrical Meters is OUT of the scope of the inspection unless the Owner secures access with the Utility Company. Small AC disconnects, bathrooms exhaust fans, small junction boxes, are OUT of the scope of the inspection unless expressly requested. Equipment on the roof or located higher than 5 feet on a wall, is OUT of the scope of the inspection, unless specifically requested and a proper OSHA compliant ladder has been provided (two legs ladder in case of equipment located on a wall).

Removal and re-installation of covers is OUT of the scope of the inspection. The services of a licensed electrical contractor were encouraged prior to the inspection.

REQUIREMENTS:

The Owner or his/her representatives shall be present at the time of the inspection, and they are responsible for all decisions involving the operation of pieces of electrical equipment.

The Owner shall provide proper personnel to remove and reinstall covers of electrical equipment. Due to the electrical risk involved, it is highly recommended and enforced by some Authorities Having Jurisdiction (AHJ), at least, an active Certificate of Completion on NFPA 70E / OSHA 1910. An Electrical Contractor is the best qualified person to perform those tasks. Those tasks are out of the scope of work, and we do not have any responsibility or liability.

The Owner or representatives and the qualified contractors are responsible to find the real/true causes of the problems and provide proper repairs.

Before calling for re-inspection and to avoid subsequent fees, if thermal issues are found during the Infrared Inspection, the Electrical Contractor hired to do the repairs shall take proper thermal images and confirm, with an Infrared Imager (minimum IR resolution 320x240), that all repairs were successfully performed, and Temperature Differences (Delta T) meet ANSI/NETA standards on Table 100.18. (see severity levels), otherwise, property might fail reinspection.

VI - 2023 NFPA 70B STANDARD

Infrared Thermography Inspection is required for all electrical equipment at least every 12 months for pieces with physical condition 1.

Infrared Thermography should identify potential issues/faulty assets within electrical equipment, providing a first line of defense against dangerous conditions, damage or injury, in industrial facilities or buildings identifying.

NFPA 70B-2023 has made the transition from a "Recommended" practice to the "Standard" for Electrical Equipment Maintenance and applies to industrial plants, institutional and commercial buildings, and large multifamily residential complexes.

Electrical maintenance for safety of personnel and environment is the key focus of this Standard. The primary intent of this Standard is to prevent injury to personnel and to provide for the practical safeguarding of persons, property, and processes from the risks associated with failure, breakdown, or malfunction and a means to establish a condition of maintenance of electrical equipment and systems for safety and reliability.

Thermography shall be used to measure the temperature difference of similar electrical components, under similar loading, and to compare the temperature differences between electrical components and ambient air temperature. If there are covers, those should be removed prior to the inspection to ensure that the thermography tool and the operator can maintain a clear line of sight with the equipment being scanned.

Why is NFPA 70B standard now and no longer recommended practice?

- Its language has changed from 'should' or 'should not' to 'shall' or 'shall not.'

The common in that the word "should" is used for recommendation and the word "shall" for Standard, and the Standards are usually used to enforce the Codes

Differences between Guide, Recommended practice, Standard and Code

- Guide: Informative, with advisories and how-to's.
- Recommended practice: non-binding guidance, explanatory, outlining suggestions and best practices.
- Standard: Compulsory, with detailed procedures required to meet the code.
- Code: Industry-based law enacted by national authorities.

When will the 2023 NFPA 70B standard go into effect?

- NFPA 70B is effective now. It was issued by the NFPA Standards Council on December 27, 2022, with an effective date of January 16, 2023

Why do buildings need to comply?

- Worker safety and system reliability depend on properly operating and maintaining electrical equipment and systems.
- Manufacturer instructions, industry recommendations, and electrical maintenance programs provide guidance.
- However, with the recent publication of the 2023 edition of NFPA 70B as an industry standard, these recommendations have transitioned to mandatory provisions.

Who will be responsible for monitoring compliance?

- The equipment owner is responsible for implementing and documenting their Electrical Maintenance Program (EMP). NFPA 70B defines an EMP Coordinator as the individual responsible for the EMP's coordination, implementation, and operation.
- Because of the interrelationship between the Electrical Safety Program required by NFPA 70E and the Electrical Maintenance Program required by NFPA 70B, the requirements of Occupational Safety and Health Administration (OSHA), 70E, and 70B must all be included. This means that multiple functions, including safety, health and environment, maintenance, operations, etc., will play a role.

How and why is NFPA 70B a requirement?

- The new NFPA 70B standard now contains mandatory provisions necessary for worker safety and reliability of nearly all electrical equipment and systems. Several NFPA documents directly or indirectly reference maintenance requirements and/or NFPA 70B.
- For example,

1. NFPA 70E section 110.5(C) requires workers to consider the maintenance condition
2. NFPA 110 chapter 8 addresses routine maintenance and operational testing
3. NEC section 700.3 addresses servicing and maintenance of emergency systems

OSHA regulations require employers to provide a workplace free from serious recognized hazards ("OSHA Regulations All Employers Should Know"). A proven approach to accomplish this is to follow national consensus standards such as NFPA 70E and NFPA 70B. Because the maintenance condition can impact the risk for operators and maintainers of electrical equipment, complying with the requirements in NFPA 70E and 70B is instrumental in achieving compliance with OSHA regulations.

To which facilities does NFPA 70B apply?

- As stated in NFPA 70B section 1.3.1, systems and equipment covered are typical of those installed for industrial plants, institutional and commercial buildings, and large multi-family residential complexes.

Will insurance companies conduct NFPA 70B audits?

- The insurance industry is represented on the NFPA 70B technical committee, and they helped author the new standard.
- The new edition of NFPA 70B became effective January 16, 2023. As an enforceable standard, NPFA 70B noncompliance could impact insurance costs if insurers link coverage to standards compliance.

Aspects of equipment maintenance addressed in NFPA 70B include:

- Planning and carrying out an electrical preventive maintenance program for all types of equipment and assemblies
- Developing specifications for installation that take maintenance into account
- Personnel safety
- Fundamentals of electrical equipment maintenance
- System studies
- Power quality
- Testing and test methods
- Maintenance of electrical equipment subject to long intervals between shutdowns
- Grounding and ground-fault protection
- Plus, detailed chapters on many different types of assemblies, equipment, cables, and devices

NFPA 70B has established the following procedures:

- visual inspection
- cleaning
- lubrication
- mechanical service
- testing

The frequency of these procedures varies depending on the type of electrical equipment and the conditions of maintenance.

Infrared Thermography Inspection is required for all electrical equipment at least every 12 months for pieces with physical condition 1.

Maintenance intervals based on an Equipment Condition Assessment, which depends on the following conditions:

- Equipment physical condition
- Criticality
- Operating environment

Physical Conditions of Maintenance:

- "Condition 1" is defined as essentially a new asset, one that is in the best physical condition it could possibly be, like new.
- "Condition 2" equipment concerns those assets that were noted to have problems in previous condition assessments but have not required repairs during the past two previous maintenance cycles.
- "Condition 3" is defined through the following criteria:

1. The equipment has missed the last two successive maintenance cycles in accordance with the EMP.
2. The previous two maintenance cycles have revealed issues requiring the repair or replacement of major equipment components.
3. There is an active or unaddressed notification from the continuous monitoring system.
4. There are urgent actions identified from predictive techniques.

The equipment condition assessment (ECA) is driven by the HIGHEST value of these three conditions. For example, if equipment is designated "Condition 1" for electrical equipment and criticality, but a "Condition 3" for operating environment, then the equipment would use "Condition 3" durations for the ECA maintenance intervals.

NFPA 70B requires a decal system at the conclusion of maintenance to provide a visual indication for electrical workers of the electrical equipment condition of maintenance.

Pieces of electrical equipment requiring maintenance:

- Energy Storage Systems (batteries)
- Busways, Cable trays (gutters)
- Electrical Vehicle Power transfer systems
- Electronic equipment ***
- Fuses
- GFCIs
- Grounding & Bonding
- High Voltage Substation Insulators***
- Lighting, Lighting Control Systems (relays, timers, photocells)
- Low Voltage Ground Fault Protection Systems
- Medium Voltage Ground Fault Protection Systems***
- Medium Voltage Power Circuit Breakers***
- Molded-Case/Insulated-case low voltage circuit breakers
- Motor control equipment
- Panelboard and switchboard
- Photovoltaic systems
- Portable electrical tools and equipment
- Power and distribution transformers
- Power cables, Power Factor correction capacitors
- Protective relays electromechanical
- Protective device solid state and microprocessors
- Public pools, fountains or similar
- Rotating equipment
- Stationary standby batteries
- Substations ***
- Switches, Switchgear
- UPSs
- Wind Power electrical systems
- Wiring devices

Studies Required:

- Short circuit
- Coordination of protections
- Arc Flash, Load flow
- Reliability, Incident Analysis / Risk reduction

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INFRARED THERMOGRAPHY REPORT

Site Name:	**250 Catalonia Ave, Coral Gables, FL 33134. (BLDG #250)**
Site Location:	**250 Catalonia Ave, Coral Gables, FL 33134. (BLDG #250)**
Date of Inspection:	**05/20/2024 – 08/21/2024 Re-Inspection**
Infrared Thermography Level II Inspector:	**ALANS SHERMAN VARELA JANEIRO**

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LIST OF PIECES OF ELECTRICAL EQUIPMENT INSPECTED

EQUIPMENT	LOCATION	SIGNIFICANT THERMAL ISSUE	PHOTOS
AC DISC ROOF 450A TOP	ROOF	NO	1-ABC20240520092027
AC ROOF DISC 450A BOTTOM	ROOF	NO	2-ABC20240520092151
AC GROUND	ROOF	NO	3-ABC20240520092358
AC 2	ROOF	NO	4-ABC20240520092455
AC CONTACTOR	ROOF	NO	5-ABC20240520092534
MOTOR 1	ROOF	NO	6-ABC20240520092606
MOTOR 2	ROOF	NO	7-ABC20240520092631
MAIN 1-4 (600A) TOP	ER - GARAGE	NO	8-ABC20240520093256
MAIN 1-4 (600A) CENTER	ER - GARAGE	NO	9-ABC20240520093350
MAIN 1-4 (600A) BOTTOM	ER - GARAGE	NO	10-ABC20240520093433
MAIN 2-4 (450A) TOP	ER - GARAGE	NO	11-ABC20240520093548
MAIN 2-4 (450A) CENTER	ER - GARAGE	NO	12-ABC20240520093632
MAIN 2-4 (450A) BOTTOM	ER - GARAGE	NO	13-ABC20240520093709 (*)
GUTTER TOP	ER - GARAGE	NO	14-ABC20240520093738
MAIN 3-4 (800A) TOP	ER - GARAGE	NO	15-ABC20240520094127
MAIN 3-4 (800A) CENTER	ER - GARAGE	NO	16-ABC20240520094255
MAIN 3-4 (800A) BOTTOM	ER - GARAGE	NO	17-ABC20240520094422
PANEL EM	ER - GARAGE	NO	18-ABC20240520094504
CB 2-4 (20A), CB 7 (20A)	ER - GARAGE	NO	19-ABC20240520094801 (*)
TIMER PARKING	ER - GARAGE	NO	20-ABC20240520094847
DISC PARKING LIGHT	ER - GARAGE	NO	21-ABC20240520094926 (*)
DISC PARKING LIGHT 60A	ER - GARAGE	NO	22-ABC20240520095014 (*)
MAIN 4-4 (800A) TOP	ER - GARAGE	NO	23-ABC20240520095520
MAIN 4-4 (800A) CENTER 1	ER - GARAGE	NO	24-ABC20240520095611
MAIN 4-4 (800A) BOTTOM	ER - GARAGE	NO	25-ABC20240520095710
DISC CB 13-15-17 (150A) 3PH	ER - GARAGE	NO	26-ABC20240520095911
HOUSE PANEL 1 TOP	ER - GARAGE	NO	27-ABC20240520100002
HOUSE PANEL 1 BOTTOM	ER - GARAGE	NO	28-ABC20240520100031
CB 2, CB 4, CB 6 (20A)	ER - GARAGE	NO	29-ABC20240520100312
FIRE PUMP DISC 100A	ER - GARAGE	NO	30-ABC20240520100444
TIMER 1	ER - GARAGE	NO	31-ABC20240520100905
TIMER 2 ENTRANCE	ER - GARAGE	NO	32-ABC20240520100948

ADDITIONAL COMMENTS:

List of pieces of equipment as identified by the inspector and as approved by Client (Owner or representative) / Professional performing the electrical part in the recertification inspection.

Engineer/Thermographer signing this report is not responsible for the list of pieces of electrical equipment to be inspected.

LIST OF PIECES OF ELECTRICAL EQUIPMENT INSPECTED

EQUIPMENT	LOCATION	SIGNIFICANT THERMAL ISSUE	PHOTOS
TIMER 3	ER - GARAGE	NO	33-ABC20240520101006
TIMER 4	ER - GARAGE	NO	34-ABC20240520101023
TIMER 5 FRONT	ER - GARAGE	NO	35-ABC20240520101100
TIMER LOBBY 3 PASILLO 6	ER - GARAGE	NO	36-ABC20240520101138
TIMER PARQUEO 2 FL	ER - GARAGE	NO	37-ABC20240520101210
GUTTER BOTTOM	ER - GARAGE	NO	38-ABC20240520101304
HOUSE PANEL 2	ER - GARAGE	NO	39-ABC20240520101351
CB 36-38 (40A)	ER - GARAGE	NO	40-ABC20240520101455
FA CONTROL PANEL	ER - GARAGE	NO	41-ABC20240520101529
GROUND 1	ER - GARAGE	NO	42-ABC20240520101601
GROUND 2	ER - GARAGE	NO	43-ABC20240520101646
GROUND 3	ER - GARAGE	NO	44-ABC20240520101706
ELEV ROOM, SOUTH ELEV DISC 90A	ELEV R- 1ST FLOOR	NO	45-ABC20240520102410
CAR #1 (20A)	ELEV R- 1ST FLOOR	NO	46-ABC20240520102501
NORTH ELEV DISC #2 (90A)	ELEV R- 1ST FLOOR	NO	47-ABC20240520102647
CAR #2 (20A)	ELEV R- 1ST FLOOR	NO	48-ABC20240520102731
ELEV CONTROL PANEL 1 TOP	ELEV R- 1ST FLOOR	NO	49-ABC20240520102853
ELEV CONTROL PANEL 1 BOTTOM	ELEV R- 1ST FLOOR	NO	50-ABC20240520102949
ELEV CONTROL PANEL 2 TOP	ELEV R- 1ST FLOOR	NO	51-ABC20240520103432
ELEV CONTROL PANEL 2 BOTTOM	ELEV R- 1ST FLOOR	NO	52-ABC20240520103527
TRAF #1 27KVA, 60HZ, 3 PH	ELEV R- 1ST FLOOR	NO	53-ABC20240520104349
TRAF #2 - 27KVA, 60HZ, 3PH	ELEV R- 1ST FLOOR	NO	54-ABC20240520105019
ELEV ROOM 2- WATER CONTROL, DISC SOUTH ELEV (125A)	ER- 1ST FLOOR	NO	55-ABC20240520105630
DISC #2 NORTH ELEV 125A	ER- 1ST FLOOR	NO	56-ABC20240520105754
DISC #1 PUMP 60A	ER- 1ST FLOOR	NO	57-ABC20240520105848
DISC #2 REAR PUMP 2 (30A)	ER- 1ST FLOOR	NO	58-ABC20240520105952
GUTTER	ER- 1ST FLOOR	NO	59-ABC20240520110201
GUTTER - ELEV #1 SOUTH	ER- 1ST FLOOR	NO	60-ABC20240520110310
POTABLE WATER PUMP CONTROL PANEL	ER- 1ST FLOOR	NO	61-ABC20240520110506
ELECT FIRE PUMP CONTROLLER TOP	ER- 1ST FLOOR	NO	62-ABC20240520110719

ADDITIONAL COMMENTS:

List of pieces of equipment as identified by the inspector and as approved by Client (Owner or representative) / Professional performing the electrical part in the recertification inspection.

Engineer/Thermographer signing this report is not responsible for the list of pieces of electrical equipment to be inspected.

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

LIST OF PIECES OF ELECTRICAL EQUIPMENT INSPECTED

EQUIPMENT	LOCATION	SIGNIFICANT THERMAL ISSUE	PHOTOS
CENTER	ER- 1ST FLOOR	NO	63-ABC20240520110744
BOTTOM	ER- 1ST FLOOR	NO	64-ABC20240520111359
PANEL 8A TOP	ER – 8th FLOOR	NO	65-ABC20240520112549
PANEL 8A CENTER	ER – 8th FLOOR	NO	66-ABC20240520112632
PANEL 8A BOTTOM	ER – 8th FLOOR	NO	67-ABC20240520112736
PANEL 8B TOP	ER – 8th FLOOR	NO	68-ABC20240520113044
PANEL 8B CENTER	ER – 8th FLOOR	NO	69-ABC20240520113232
PANEL 8B BOTTOM	ER – 8th FLOOR	NO	70-ABC20240520113443
PANEL 8B, CB 1, CB 3, CB 4 (20A)	ER – 8th FLOOR	NO	71-ABC20240520113745 (*)
GUTTER FLOOR 8	ER – 8th FLOOR	NO	72-ABC20240520113904
FLOOR 7 **(Reference)**	ER – 7th FLOOR	NO	73-ABC20240520114043
PANEL 7 TOP	ER – 7th FLOOR	NO	74-ABC20240520114408
PANEL 7 CENTER	ER – 7th FLOOR	NO	75-ABC20240520114443
PANEL 7 BOTTOM	ER – 7th FLOOR	NO	76-ABC20240520114528
PANEL AC 7 TOP	ER – 7th FLOOR	NO	78-ABC20240520114615
PANEL AC 7 CENTER	ER – 7th FLOOR	NO	79-ABC20240520114707
PANEL AC 7 BOTTOM	ER – 7th FLOOR	NO	80-ABC20240520114751
FLOOR 6 **(Reference)**	ER – 6th FLOOR	NO	81-ABC20240520115521
PANEL L-R 6 FLOOR (5-6-7-8) TOP	ER – 6th FLOOR	NO	82-ABC20240520115730
PANEL L-R BOTTOM	ER – 6th FLOOR	NO	83-ABC20240520115852
DISC 150A CB 7-9-11 (3PH)	ER – 6th FLOOR	NO	84-ABC20240520120133
PANEL 6 TOP	ER – 6th FLOOR	NO	85-ABC20240520120241
PANEL 6 CENTER	ER – 6th FLOOR	NO	86-ABC20240520120311
PANEL 6 BOTTOM	ER – 6th FLOOR	NO	87-ABC20240520120352
FLOOR 5 **(Reference)**	ER – 5th FLOOR	NO	88-ABC20240520120700
PANEL 5 TOP	ER – 5th FLOOR	**YES** Severity Level 2	89-ABC20240520120929
PANEL 5 CENTER	ER – 5th FLOOR	**YES** Severity Level 2	90-ABC20240520121005
PANEL 5 CENTER 2	ER – 5th FLOOR	NO	91-ABC20240520121157 (*)
PANEL 5 BOTTOM	ER – 5th FLOOR	NO	92-ABC20240520121231
CB 1-3 (20A)	ER – 5th FLOOR	**YES** Severity Level 2	93-ABC20240520121322
CB 26-28 (20A)	ER – 5th FLOOR	NO	94-ABC20240520121539
CB 38 (20A)	ER – 5th FLOOR	NO	95-ABC20240520121822

ADDITIONAL COMMENTS:

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PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

LIST OF PIECES OF ELECTRICAL EQUIPMENT INSPECTED

EQUIPMENT	LOCATION	SIGNIFICANT THERMAL ISSUE	PHOTOS
PANEL AC 5 TOP	ER – 5th FLOOR	NO	96-ABC20240520121920
PANEL AC 5 CENTER 1	ER – 5th FLOOR	NO	97-ABC20240520121957
PANEL AC 5 CENTER 2	ER – 5th FLOOR	NO	98-ABC20240520122047
PANEL AC 5 BOTTOM	ER – 5th FLOOR	NO	99-ABC20240520122145
FLOOR 4 **(Reference)**	ER – 4th FLOOR	NO	100-ABC20240520122244
PANEL 4	ER – 4th FLOOR	NO	101-ABC20240520122442
CB 5 (20A), CB 17 (20A), CB 2 (20A)	ER – 4th FLOOR	NO	102-ABC20240520122726 (*)
CB 35 (20A)	ER – 4th FLOOR	NO	103-ABC20240520123006
FLOOR 3 **(Reference)**	ER – 3rd FLOOR	NO	104-ABC20240520123139
PANEL 3A	ER – 3rd FLOOR	NO	105-ABC20240520123302 (*)
CB 19 (20A), CB 14 (20A)	ER – 3rd FLOOR	NO	106-ABC20240520123632 (*)
PANEL 3A	ER – 3rd FLOOR	NO	107-ABC20240520123812 (*)
PANEL 3 TOP	ER – 3rd FLOOR	NO	108-ABC20240520124004
PANEL 3 CENTER 1	ER – 3rd FLOOR	NO	109-ABC20240520124037
PANEL 3 CENTER 2	ER – 3rd FLOOR	NO	110-ABC20240520124144 (*)
PANEL 3 BOTTOM	ER – 3rd FLOOR	NO	111-ABC20240520124226 (*)
PANEL 3 CB 40 (20A)	ER – 3rd FLOOR	NO	112-ABC20240520124422 (*)
PANEL 3 BOTTOM	ER – 3rd FLOOR	NO	113-ABC20240520124546 (*)
08/21/2024 Re-Inspection			
Deficiencies repaired and passed inspection			
Refer Panel 5 Electrical Room – 5th FLOOR Photo #89, #90 and #93.			
PANEL 5	ER – 5th FLOOR	NO	PCE20240821095516
PANEL 5, CB 1 (2P 20A), CB (2P 20A), CB 42 (1P 30A)	ER – 5th FLOOR	NO	PCE20240821094402
CB 1(2P 20A)	ER – 5th FLOOR	NO	PCE20240821094939
PANEL 5	ER – 5th FLOOR	NO	PCE20240821095350
CB 26 (2P 20A)	ER – 5th FLOOR	NO	PCE20240821095103

ADDITIONAL COMMENTS:

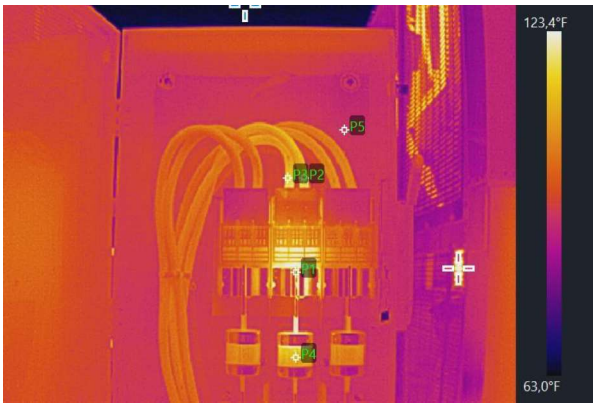
List of pieces of equipment as identified by the inspector and as approved by Client (Owner or representative) / Professional performing the electrical part in the recertification inspection.

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PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

KNOWN PIECES OF ELECTRICAL EQUIPMENT "not" INSPECTED

EQUIPMENT NOT INSPECTED	LOCATIONS	EXPLANATION
N/A	N/A	N/A



1-ABC20240520092027.jpeg



1-ABC20240520092027.jpeg
Aligned Visual Image

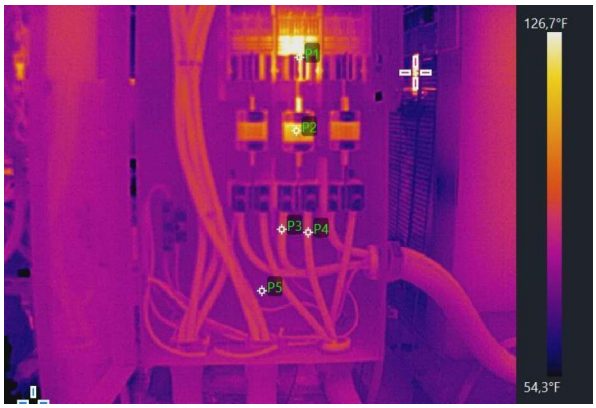
Measurements	
Image: Max. Temp.	123,4°F
Image: Min. Temp.	63,0°F
P1	100,9°F
P2	106,7°F
P3	106,7°F
P4	104,4°F
P5	88,9°F
Dt1(P1.Max - P4.Max)	3,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

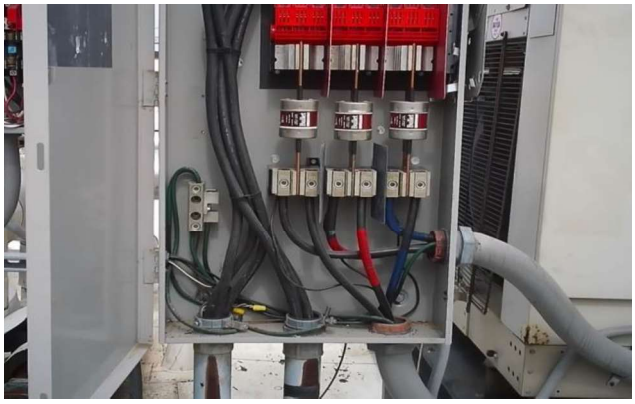
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:20:28

Text Annotation
250 CATALONIA AC DISC ROOF 450A TOP

Remarks
No significant thermal deficiency.



2-ABC20240520092151.jpeg


2-ABC20240520092151.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	126,7°F
Image: Min. Temp.	54,3°F
P1	105,8°F
P2	103,6°F
P3	93,9°F
P4	93,6°F
P5	88,5°F
Dt1(P1.Max - P2.Max)	2,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

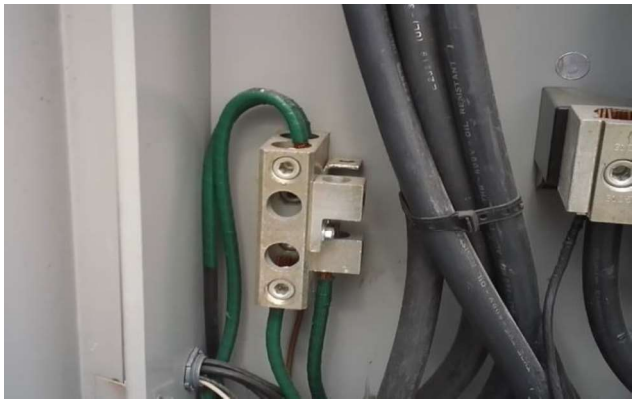
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:21:51

Text Annotation
AC ROOF DISC 450A BOTTOM

Remarks
No significant thermal deficiency.



3-ABC20240520092358.jpeg


3-ABC20240520092358.jpeg
Aligned Visual Image

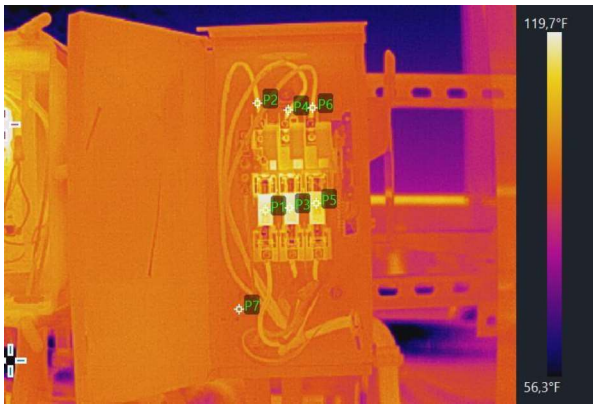
Measurements	
Image: Max. Temp.	96,1°F
Image: Min. Temp.	75,7°F
P1	90,0°F
P2	89,8°F
P3	88,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:23:58

Text Annotation
AC GROUND

Remarks
No significant thermal deficiency.



4-ABC20240520092455.jpeg



4-ABC20240520092455.jpeg
Aligned Visual Image

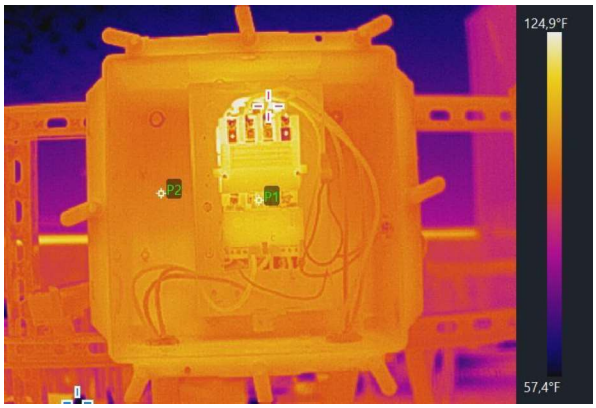
Measurements	
Image: Max. Temp.	119,7°F
Image: Min. Temp.	56,3°F
P1	101,1°F
P2	96,4°F
P3	103,1°F
P4	98,4°F
P5	99,5°F
P6	94,5°F
P7	89,4°F
Dt1(P1.Max - P3.Max)	2,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

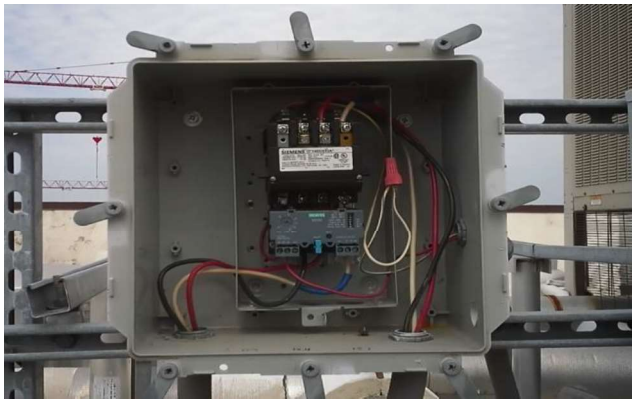
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:24:55

Text Annotation
AC 2

Remarks
No significant thermal deficiency.



5-ABC20240520092534.jpeg


5-ABC20240520092534.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	124,9°F
Image: Min. Temp.	57,4°F
P1	99,3°F
P2	93,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:25:34

Text Annotation
AC CONTACTOR

Remarks
No significant thermal deficiency.



6-ABC20240520092606.jpeg



6-ABC20240520092606.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	115,9°F
Image: Min. Temp.	52,5°F
P1	74,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:26:06

Text Annotation
MOTOR 1

Remarks
No significant thermal deficiency.



7-ABC20240520092631.jpeg


7-ABC20240520092631.jpeg
Aligned Visual Image

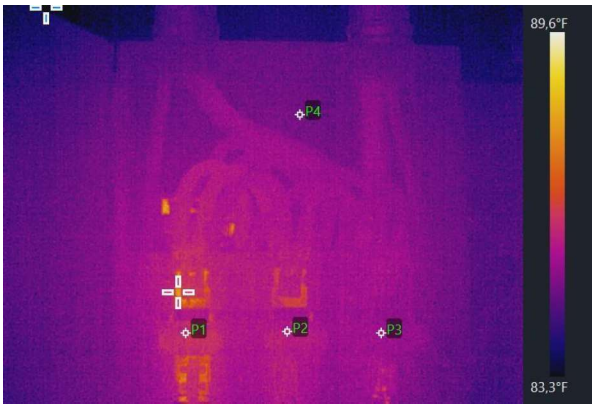
Measurements	
Image: Max. Temp.	128,3°F
Image: Min. Temp.	45,1°F
P1	127,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:26:32

Text Annotation
MOTOR 2

Remarks
No significant thermal deficiency.



8-ABC20240520093256.jpeg


8-ABC20240520093256.jpeg
Aligned Visual Image

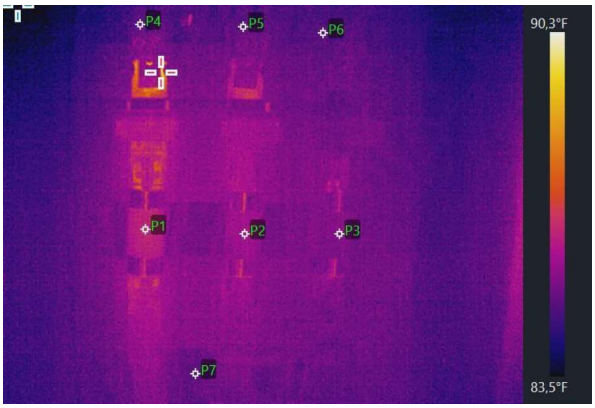
Measurements	
Image: Max. Temp.	89,6°F
Image: Min. Temp.	83,3°F
P1	87,4°F
P2	86,9°F
P3	86,5°F
P4	85,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

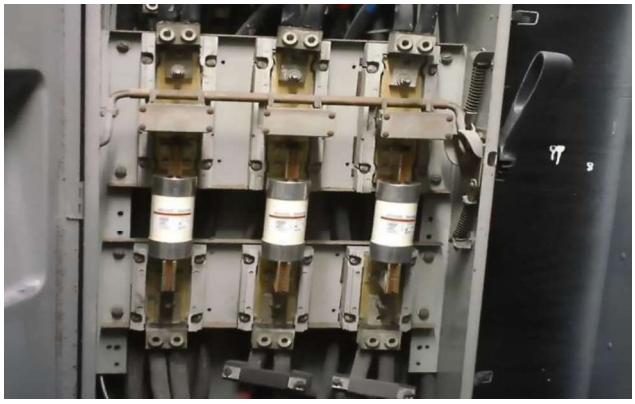
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:32:56

Text Annotation
250 CATALONIA ELECT ROOM GARAGE MAIN 1-4 (600A) TOP

Remarks
No significant thermal deficiency.



9-ABC20240520093350.jpeg


9-ABC20240520093350.jpeg
Aligned Visual Image

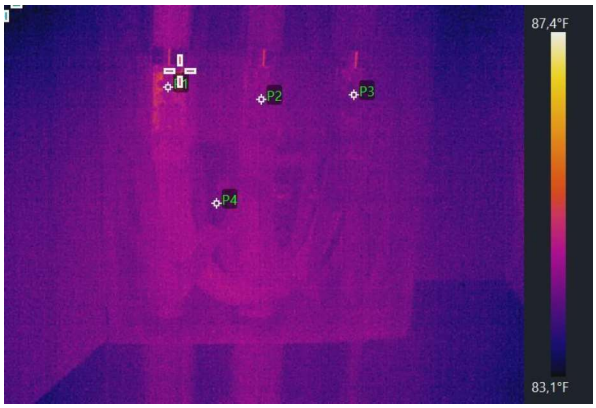
Measurements	
Image: Max. Temp.	90,3°F
Image: Min. Temp.	83,5°F
P1	87,1°F
P2	86,4°F
P3	86,2°F
P4	85,6°F
P5	86,0°F
P6	85,6°F
P7	85,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:33:50

Text Annotation
MAIN 1-4 (600A) CENTER

Remarks
No significant thermal deficiency.



10-ABC20240520093433.jpeg


10-ABC20240520093433.jpeg
Aligned Visual Image

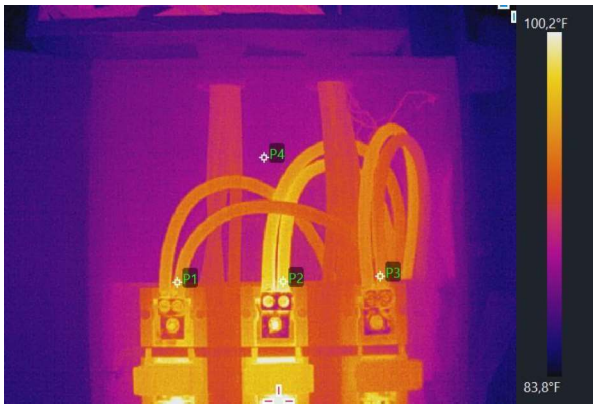
Measurements	
Image: Max. Temp.	87,4°F
Image: Min. Temp.	83,1°F
P1	85,6°F
P2	85,3°F
P3	85,5°F
P4	85,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:34:33

Text Annotation
MAIN 1-4 (600A) BOTTOM

Remarks
No significant thermal deficiency.



11-ABC20240520093548.jpeg


11-ABC20240520093548.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	100,2°F
Image: Min. Temp.	83,8°F
P1	93,9°F
P2	95,9°F
P3	93,0°F
P4	89,2°F
Dt1(P1.Max - P2.Max)	2,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:35:48

Text Annotation
MAIN 2-4 (450A) TOP

Remarks
No significant thermal deficiency.



12-ABC20240520093632.jpeg


12-ABC20240520093632.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	102,0°F
Image: Min. Temp.	83,7°F
P1	99,0°F
P2	98,8°F
P3	98,8°F
P4	96,3°F
P5	95,2°F
P6	88,0°F
Dt1(P1.Max - P2.Max)	0,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:36:32

Text Annotation
MAIN 2-4 (450A) CENTER

Remarks
No significant thermal deficiency.



13-ABC20240520093709.jpeg


13-ABC20240520093709.jpeg
Aligned Visual Image

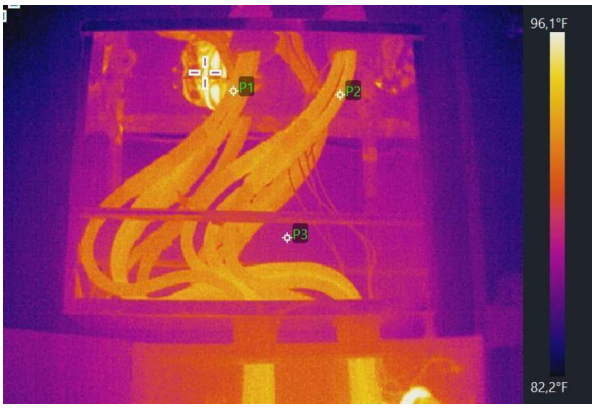
Measurements	
Image: Max. Temp.	104,0°F
Image: Min. Temp.	83,3°F
P1	96,6°F
P2	90,7°F
P3	94,5°F
P4	95,9°F
P5	91,2°F
P6	95,5°F
P7	86,7°F
Dt1(P1.Max - P2.Max)	5,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:37:10

Text Annotation
MAIN 2-4 (450A) BOTTOM No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



14-ABC20240520093738.jpeg



14-ABC20240520093738.jpeg
Aligned Visual Image

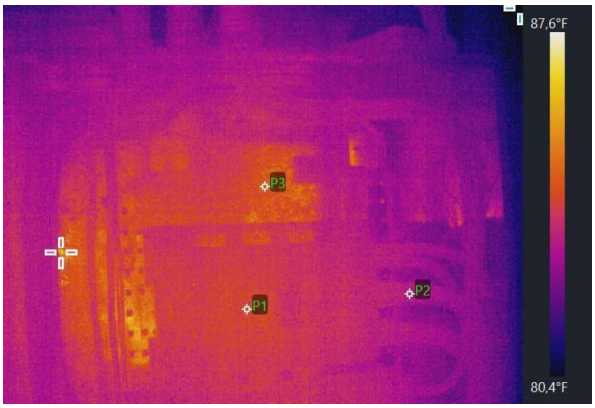
Measurements	
Image: Max. Temp.	96,1°F
Image: Min. Temp.	82,2°F
P1	88,9°F
P2	88,9°F
P3	86,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

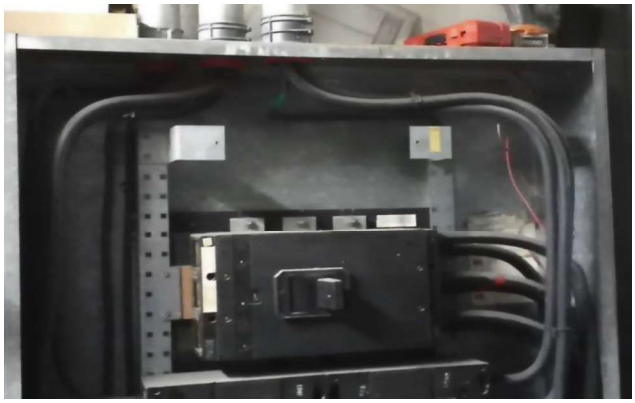
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:37:38

Text Annotation
GUTTER TOP

Remarks
No significant thermal deficiency.



15-ABC20240520094127.jpeg



15-ABC20240520094127.jpeg
Aligned Visual Image

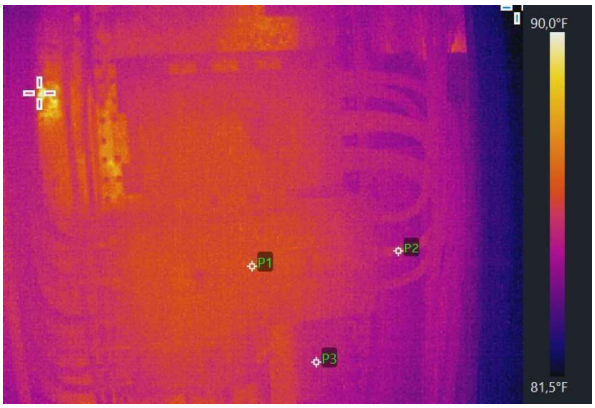
Measurements	
Image: Max. Temp.	87,6°F
Image: Min. Temp.	80,4°F
P1	85,1°F
P2	84,4°F
P3	85,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

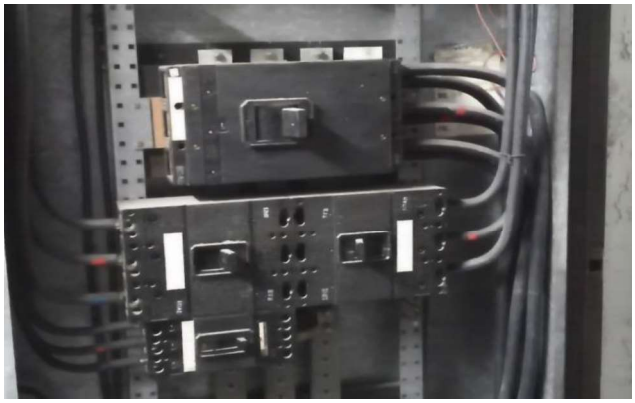
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:41:28

Text Annotation
MAIN 3-4 (800A) TOP

Remarks
No significant thermal deficiency.



16-ABC20240520094255.jpeg


16-ABC20240520094255.jpeg
Aligned Visual Image

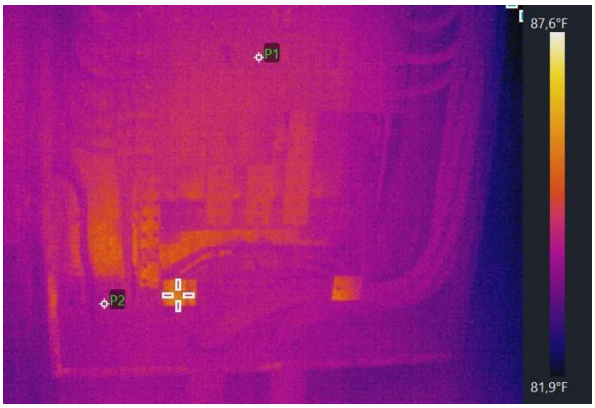
Measurements	
Image: Max. Temp.	90,0°F
Image: Min. Temp.	81,5°F
P1	86,0°F
P2	85,3°F
P3	85,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:42:56

Text Annotation
MAIN 3-4 (800A) CENTER

Remarks
No significant thermal deficiency.



17-ABC20240520094422.jpeg


17-ABC20240520094422.jpeg
Aligned Visual Image

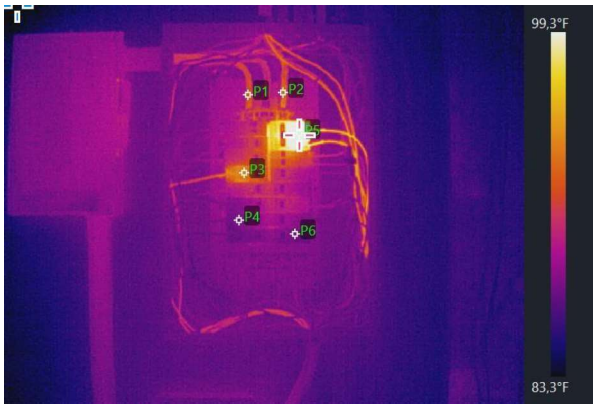
Measurements	
Image: Max. Temp.	87,6°F
Image: Min. Temp.	81,9°F
P1	85,6°F
P2	85,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

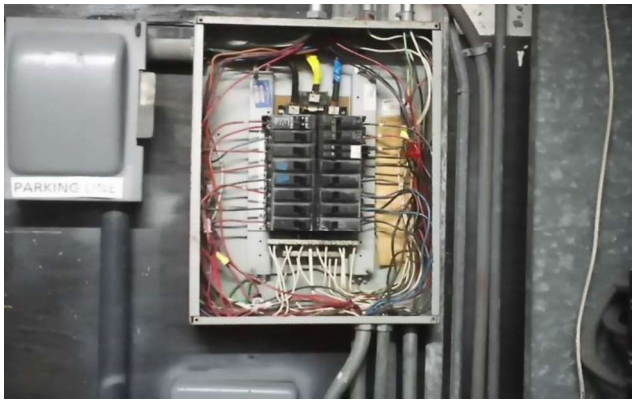
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:44:22

Text Annotation
MAIN 3-4 (800A) BOTTOM

Remarks
No significant thermal deficiency.



18-ABC20240520094504.jpeg



18-ABC20240520094504.jpeg
Aligned Visual Image

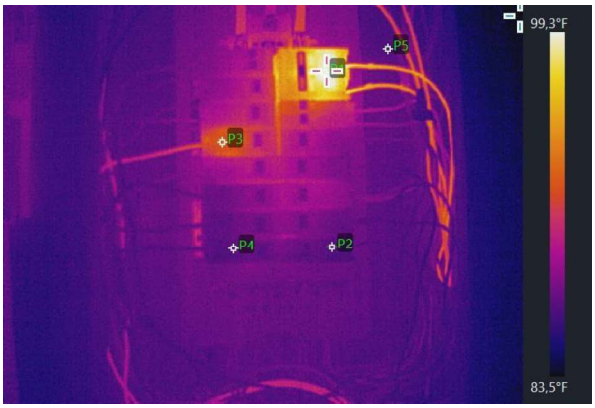
Measurements	
Image: Max. Temp.	99,3°F
Image: Min. Temp.	83,3°F
P1	90,7°F
P2	91,0°F
P3	91,9°F
P4	87,1°F
P5	99,0°F
P6	87,1°F
Dt1(P1.Max - P2.Max)	0,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

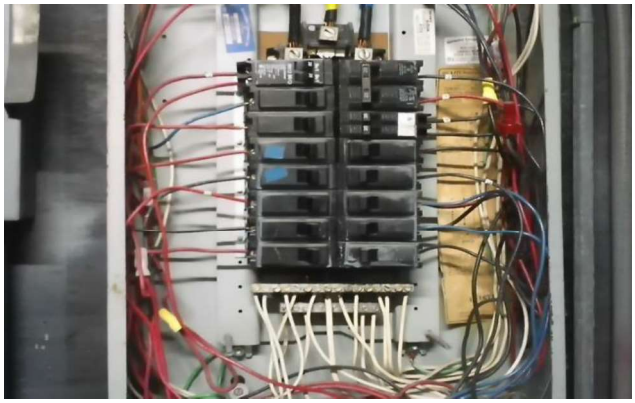
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:45:04

Text Annotation
PANEL EM

Remarks
No significant thermal deficiency.



19-ABC20240520094801.jpeg


19-ABC20240520094801.jpeg
Aligned Visual Image

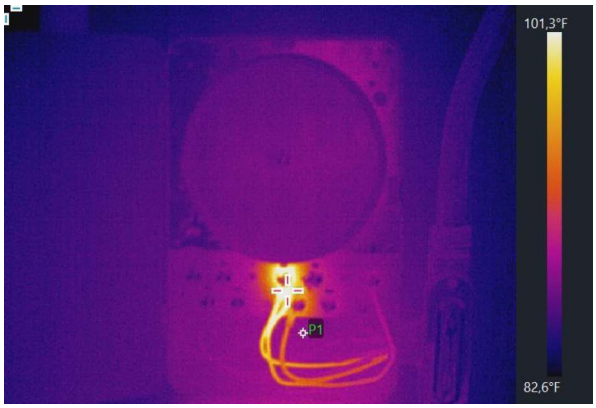
Measurements	
Image: Max. Temp.	99,3°F
Image: Min. Temp.	83,5°F
P1	99,1°F
P2	86,9°F
P3	92,1°F
P4	87,3°F
P5	86,9°F
Dt1(P1.Max - P2.Max)	12,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

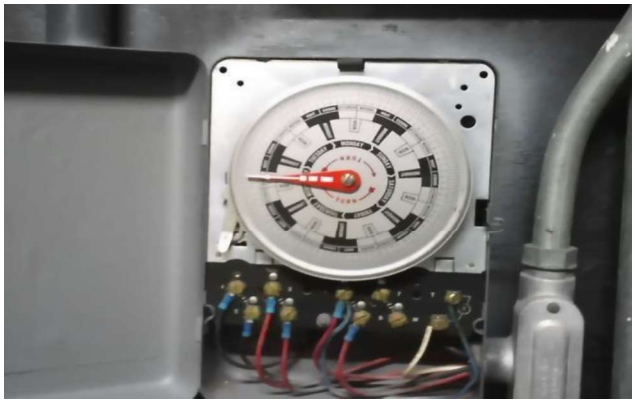
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:48:01

Text Annotation
CB 2-4 (20A), CB 7 (20A) No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



20-ABC20240520094847.jpeg


20-ABC20240520094847.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	101,3°F
Image: Min. Temp.	82,6°F
P1	88,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:48:47

Text Annotation
TIMER PARKING

Remarks
No significant thermal deficiency.



21-ABC20240520094926.jpeg


21-ABC20240520094926.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	102,4°F
Image: Min. Temp.	81,0°F
P1	100,9°F
P2	93,2°F
P3	97,7°F
P4	92,5°F
P5	89,2°F
Dt1(P1.Max - P2.Max)	7,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

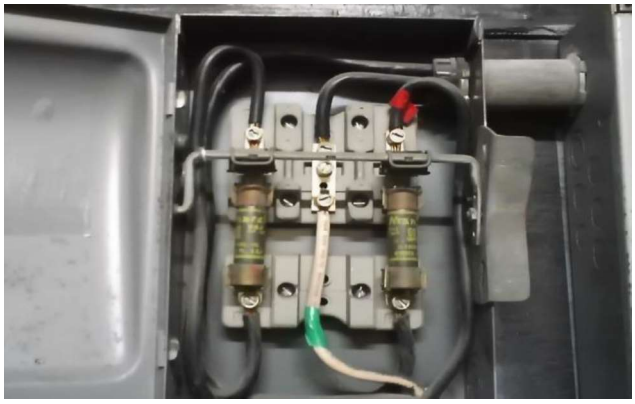
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:49:26

Text Annotation
DISC PARKING LIGHT No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



22-ABC20240520095014.jpeg


22-ABC20240520095014.jpeg
Aligned Visual Image

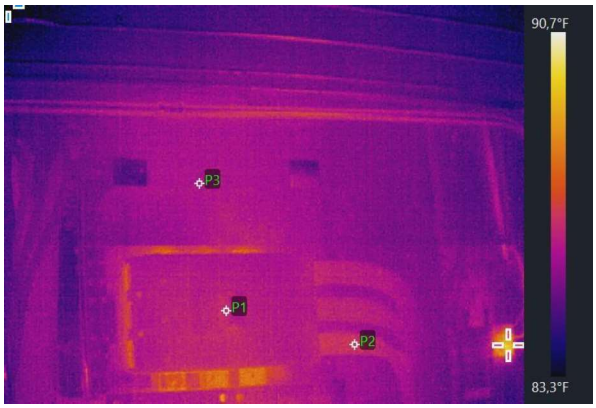
Measurements	
Image: Max. Temp.	102,9°F
Image: Min. Temp.	86,2°F
P1	100,9°F
P2	94,3°F
P3	98,8°F
P4	93,7°F
P5	90,1°F
Dt1(P1.Max - P2.Max)	6,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:50:14

Text Annotation
DISC PARKING LIGHT 60A No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



23-ABC20240520095520.jpeg


23-ABC20240520095520.jpeg
Aligned Visual Image

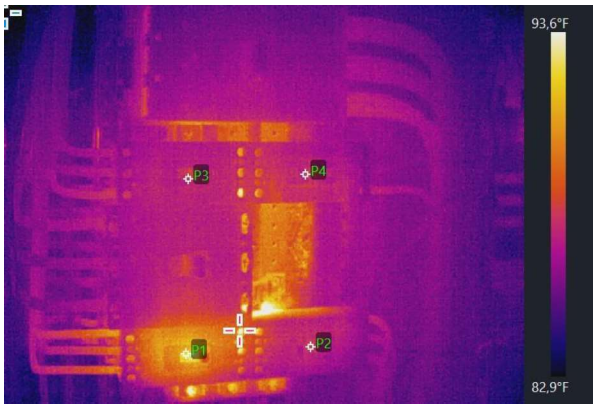
Measurements	
Image: Max. Temp.	90,7°F
Image: Min. Temp.	83,3°F
P1	87,1°F
P2	87,3°F
P3	86,7°F
Dt1(P1.Max - P3.Max)	0,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

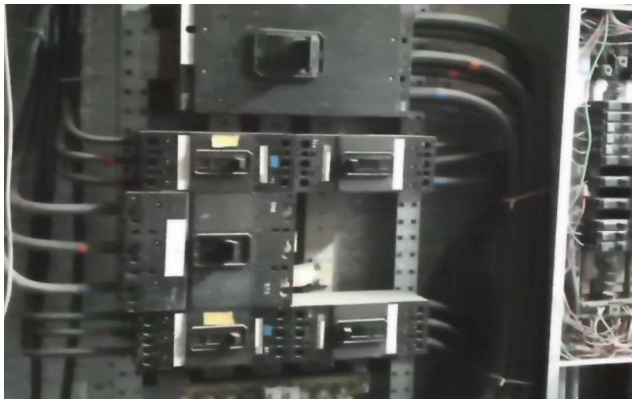
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:55:20

Text Annotation
MAIN 4-4 (800A) TOP

Remarks
No significant thermal deficiency.



24-ABC20240520095611.jpeg



24-ABC20240520095611.jpeg
Aligned Visual Image

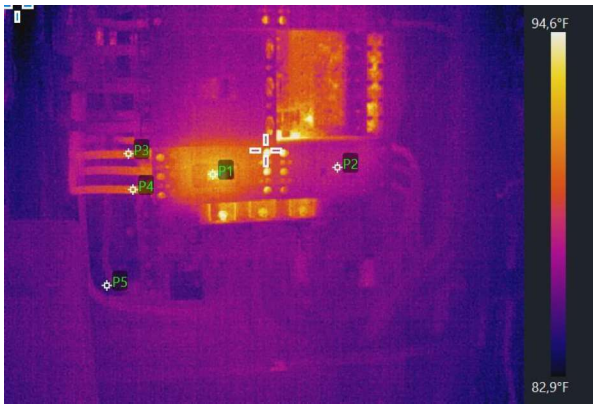
Measurements	
Image: Max. Temp.	93,6°F
Image: Min. Temp.	82,9°F
P1	90,5°F
P2	87,3°F
P3	87,1°F
P4	87,1°F
Dt1(P1.Max - P3.Max)	3,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

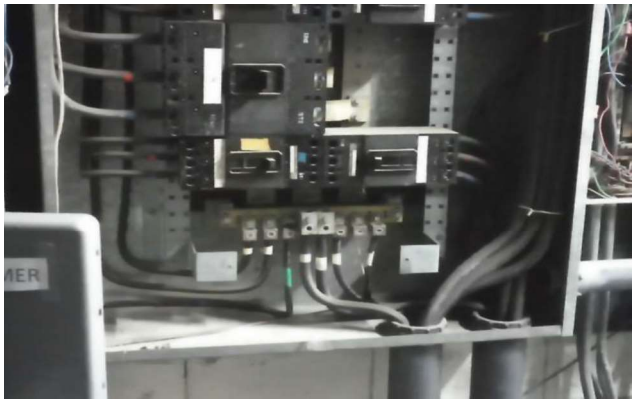
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:56:12

Text Annotation
MAIN 4-4 (800A) CENTER 1

Remarks
No significant thermal deficiency.



25-ABC20240520095710.jpeg



25-ABC20240520095710.jpeg
Aligned Visual Image

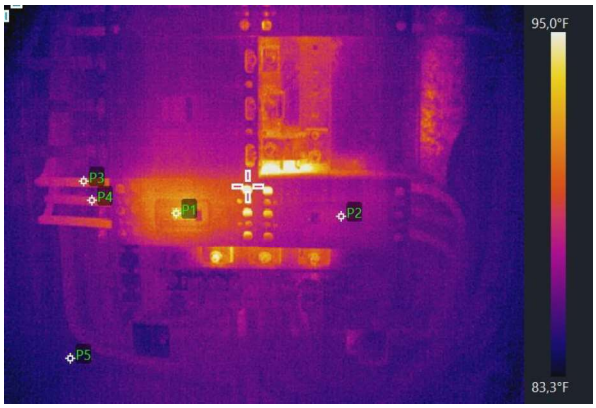
Measurements	
Image: Max. Temp.	94,6°F
Image: Min. Temp.	82,9°F
P1	90,3°F
P2	87,1°F
P3	88,3°F
P4	88,0°F
P5	84,7°F
Dt1(P1.Max - P2.Max)	3,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:57:10

Text Annotation
MAIN 4-4 (800A) BOTTOM

Remarks
No significant thermal deficiency.



26-ABC20240520095911.jpeg



26-ABC20240520095911.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	95,0°F
Image: Min. Temp.	83,3°F
P1	90,3°F
P2	87,1°F
P3	87,8°F
P4	87,6°F
P5	84,9°F
Dt1(P1.Max - P2.Max)	3,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

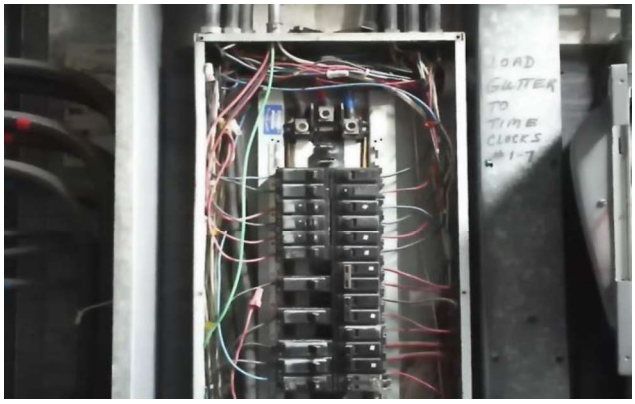
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:59:11

Text Annotation
DISC CB 13-15-17 (150A) 3PH

Remarks
No significant thermal deficiency.



27-ABC20240520100002.jpeg



27-ABC20240520100002.jpeg
Aligned Visual Image

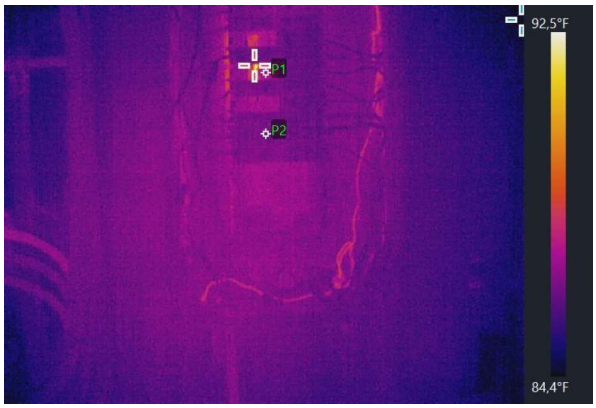
Measurements	
Image: Max. Temp.	93,4°F
Image: Min. Temp.	84,4°F
P1	91,8°F
P2	90,3°F
P3	89,6°F
P4	88,5°F
P5	86,7°F
Dt1(P1.Max - P2.Max)	1,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

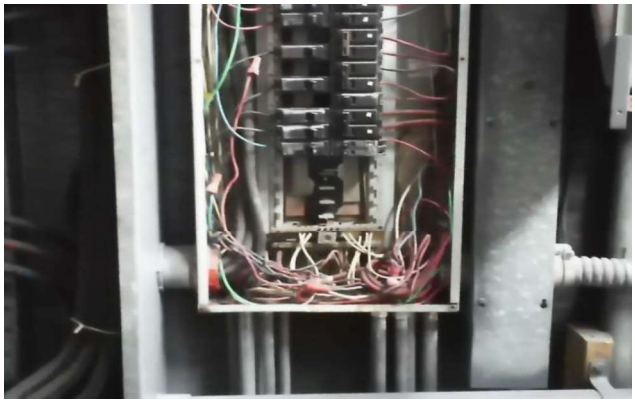
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:00:02

Text Annotation
HOUSE PANEL 1 TOP

Remarks
No significant thermal deficiency.



28-ABC20240520100031.jpeg



28-ABC20240520100031.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	92,5°F
Image: Min. Temp.	84,4°F
P1	87,6°F
P2	86,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

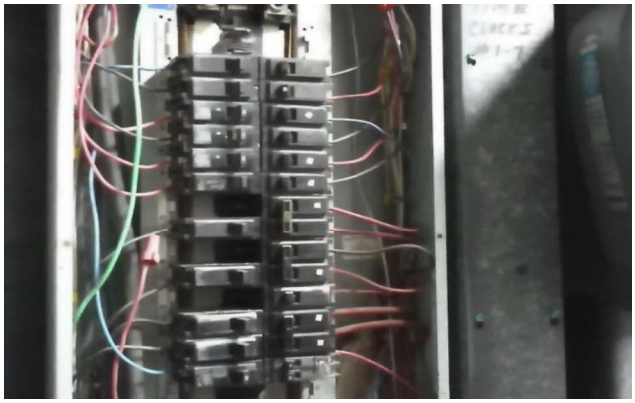
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:00:31

Text Annotation
HOUSE PANEL 1 BOTTOM

Remarks
No significant thermal deficiency.



29-ABC20240520100312.jpeg


29-ABC20240520100312.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	92,8°F
Image: Min. Temp.	83,5°F
P1	91,0°F
P2	89,4°F
P3	88,7°F
P4	87,3°F
P5	86,5°F
Dt1(P1.Max - P5.Max)	4,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:03:12

Text Annotation
CB 2, CB 4, CB 6 (20A)

Remarks
No significant thermal deficiency.



30-ABC20240520100444.jpeg


30-ABC20240520100444.jpeg
Aligned Visual Image

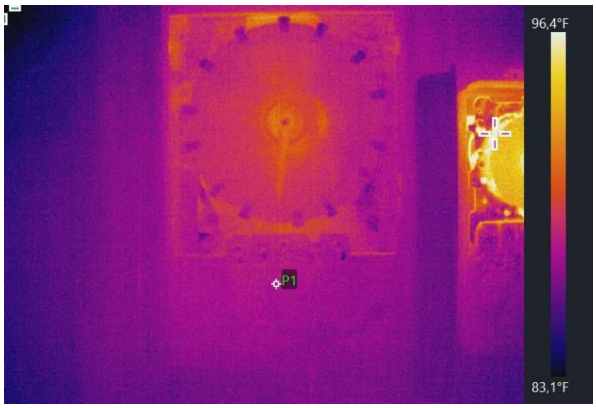
Measurements	
Image: Max. Temp.	92,7°F
Image: Min. Temp.	83,7°F
P1	86,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

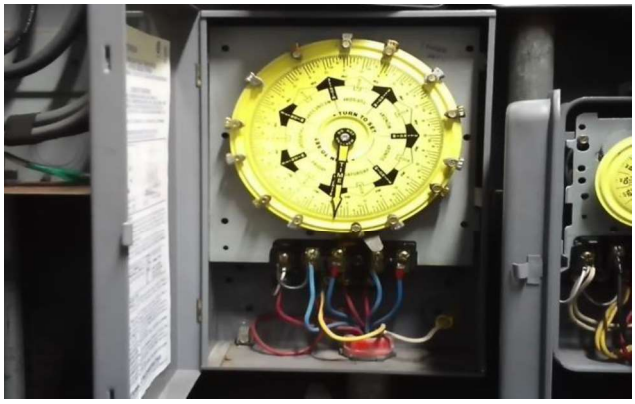
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:04:45

Text Annotation
FIRE PUMP DISC 100A

Remarks
No significant thermal deficiency.



31-ABC20240520100905.jpeg


31-ABC20240520100905.jpeg
Aligned Visual Image

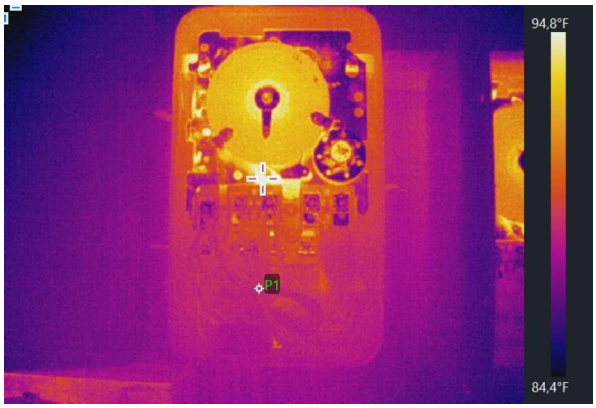
Measurements	
Image: Max. Temp.	96,4°F
Image: Min. Temp.	83,1°F
P1	87,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

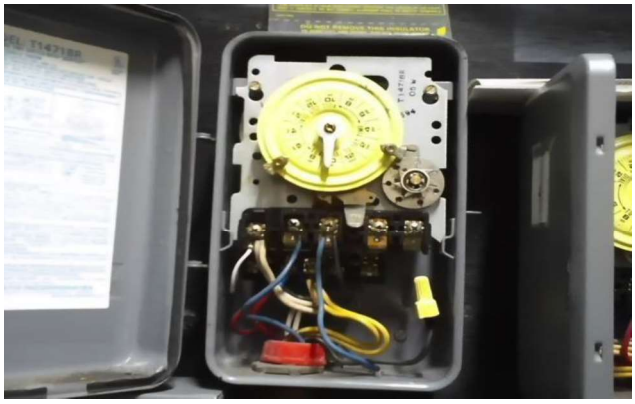
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:09:05

Text Annotation
TIMER 1

Remarks
No significant thermal deficiency.



32-ABC20240520100948.jpeg


32-ABC20240520100948.jpeg
Aligned Visual Image

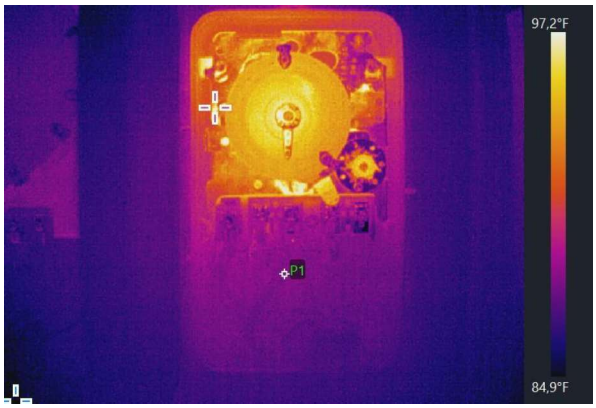
Measurements	
Image: Max. Temp.	94,8°F
Image: Min. Temp.	84,4°F
P1	89,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:09:48

Text Annotation
TIMER 2 ENTRANCE

Remarks
No significant thermal deficiency.



33-ABC20240520101006.jpeg


33-ABC20240520101006.jpeg
Aligned Visual Image

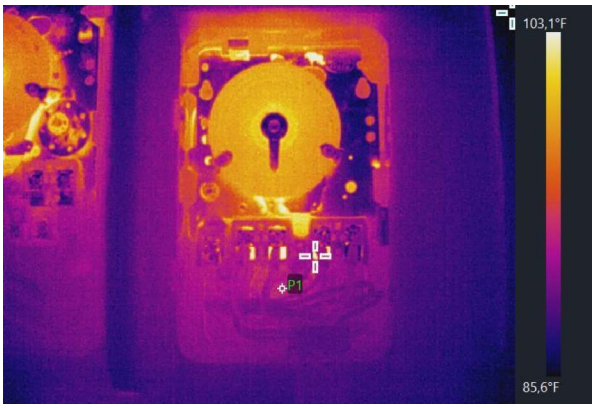
Measurements	
Image: Max. Temp.	97,2°F
Image: Min. Temp.	84,9°F
P1	88,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

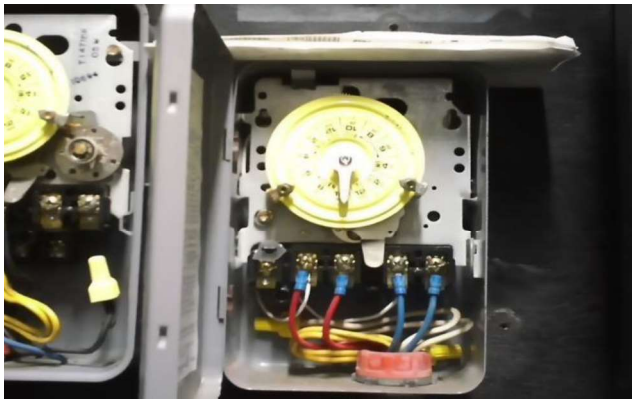
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:10:06

Text Annotation
TIMER 3

Remarks
No significant thermal deficiency.



34-ABC20240520101023.jpeg


34-ABC20240520101023.jpeg
Aligned Visual Image

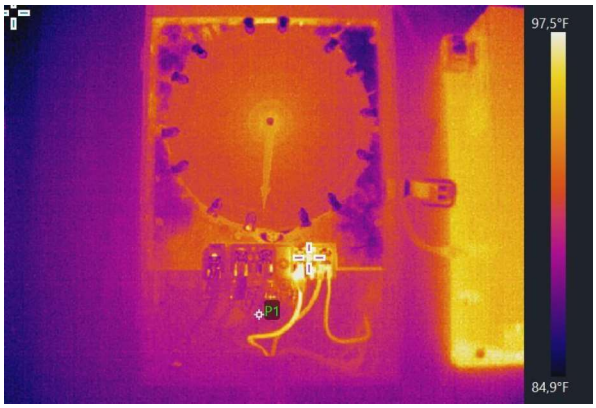
Measurements	
Image: Max. Temp.	103,1°F
Image: Min. Temp.	85,6°F
P1	89,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:10:23

Text Annotation
TIMER 4

Remarks
No significant thermal deficiency.



35-ABC20240520101100.jpeg


35-ABC20240520101100.jpeg
Aligned Visual Image

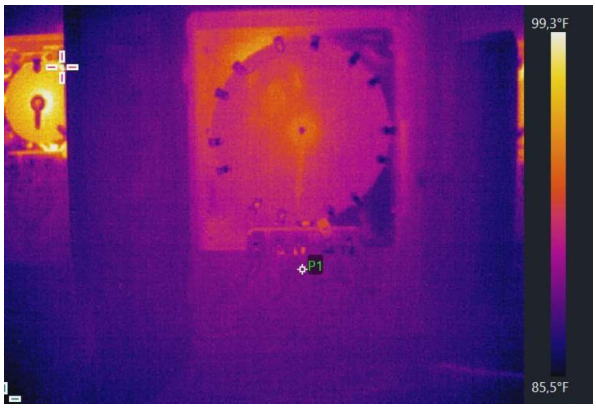
Measurements	
Image: Max. Temp.	97,5°F
Image: Min. Temp.	84,9°F
P1	89,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

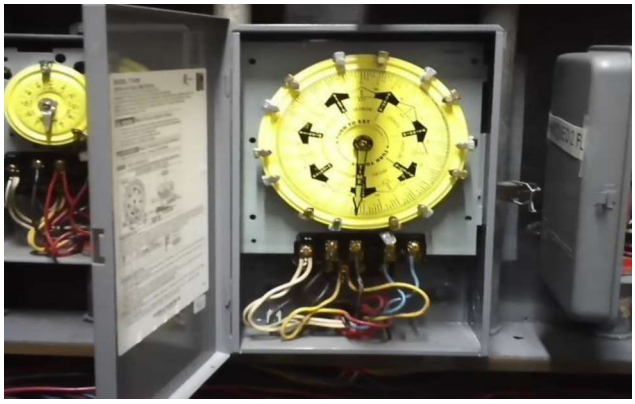
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:11:00

Text Annotation
TIMER 5 FRONT

Remarks
No significant thermal deficiency.



36-ABC20240520101138.jpeg


36-ABC20240520101138.jpeg
Aligned Visual Image

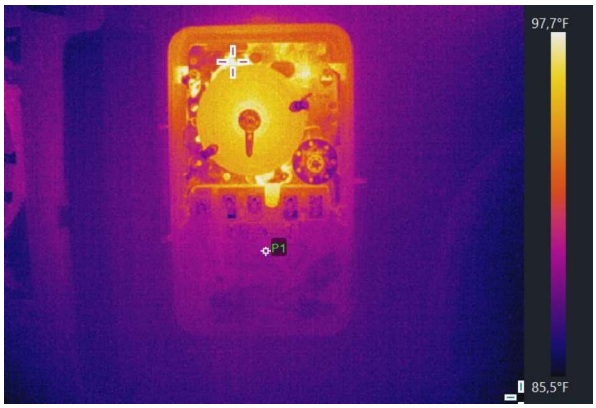
Measurements	
Image: Max. Temp.	99,3°F
Image: Min. Temp.	85,5°F
P1	88,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

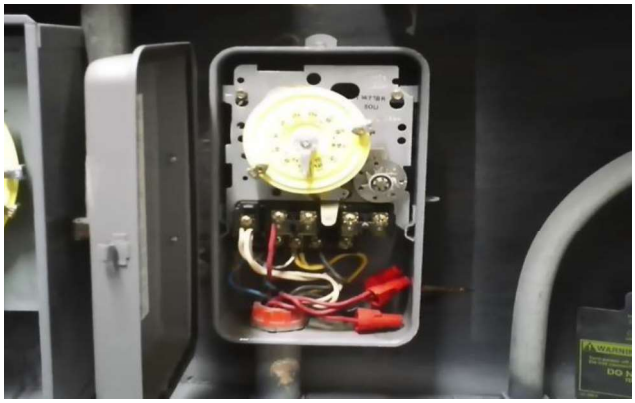
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:11:39

Text Annotation
TIMER LOBBY 3 PASILLO 6

Remarks
No significant thermal deficiency.



37-ABC20240520101210.jpeg


37-ABC20240520101210.jpeg
Aligned Visual Image

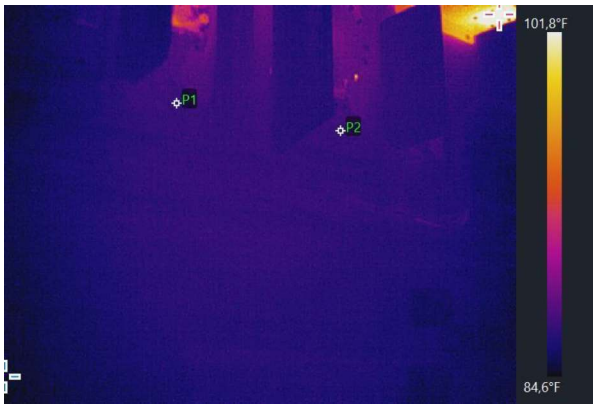
Measurements	
Image: Max. Temp.	97,7°F
Image: Min. Temp.	85,5°F
P1	88,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

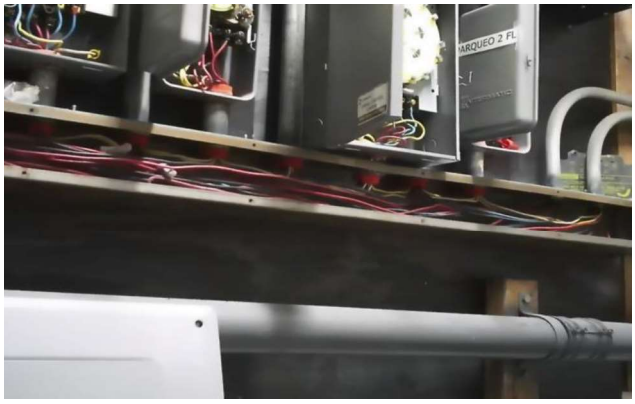
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:12:10

Text Annotation
TIMER PARQUEO 2 FL

Remarks
No significant thermal deficiency.



38-ABC20240520101304.jpeg


38-ABC20240520101304.jpeg
Aligned Visual Image

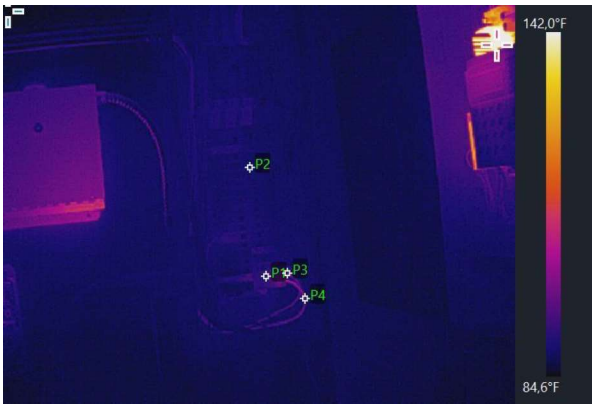
Measurements	
Image: Max. Temp.	101,8°F
Image: Min. Temp.	84,6°F
P1	86,9°F
P2	86,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

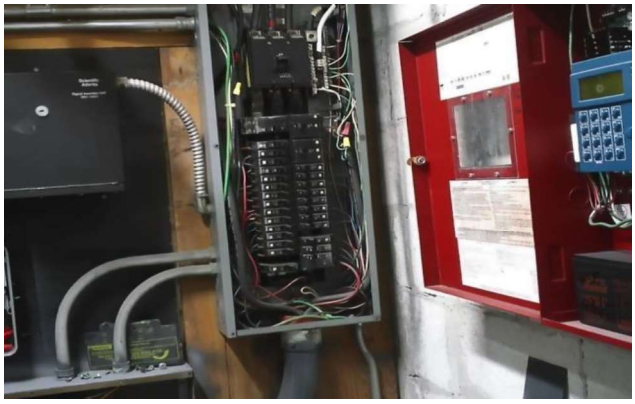
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:13:04

Text Annotation
GUTTER BOTTOM

Remarks
No significant thermal deficiency.



39-ABC20240520101351.jpeg



39-ABC20240520101351.jpeg
Aligned Visual Image

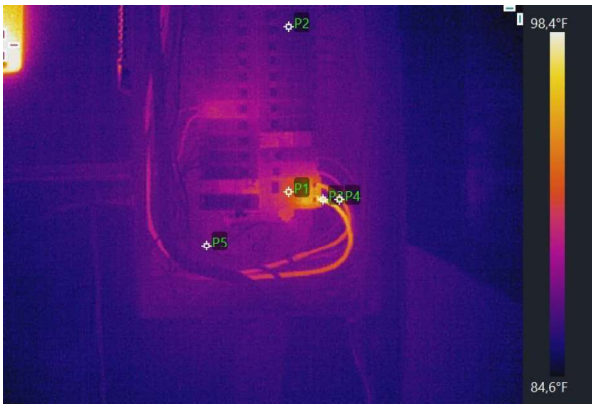
Measurements	
Image: Max. Temp.	142,0°F
Image: Min. Temp.	84,6°F
P1	90,7°F
P2	88,0°F
P3	91,8°F
P4	90,1°F
Dt1(P1.Max - P2.Max)	2,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

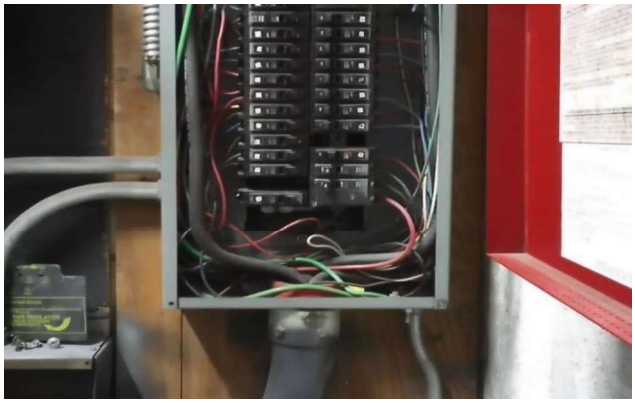
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:13:51

Text Annotation
HOUSE PANEL 2

Remarks
No significant thermal deficiency.



40-ABC20240520101455.jpeg


40-ABC20240520101455.jpeg
Aligned Visual Image

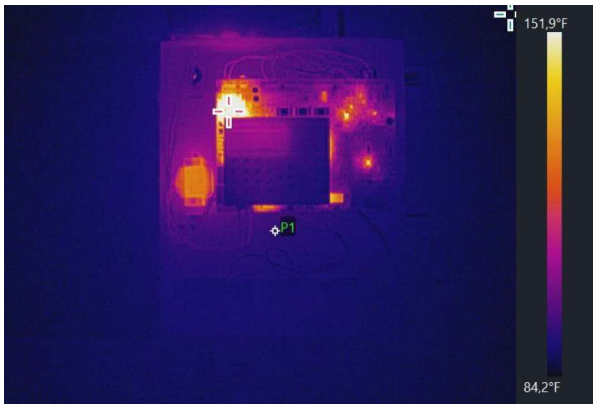
Measurements	
Image: Max. Temp.	98,4°F
Image: Min. Temp.	84,6°F
P1	91,0°F
P2	87,3°F
P3	95,0°F
P4	91,4°F
P5	87,4°F
Dt1(P1.Max - P2.Max)	3,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

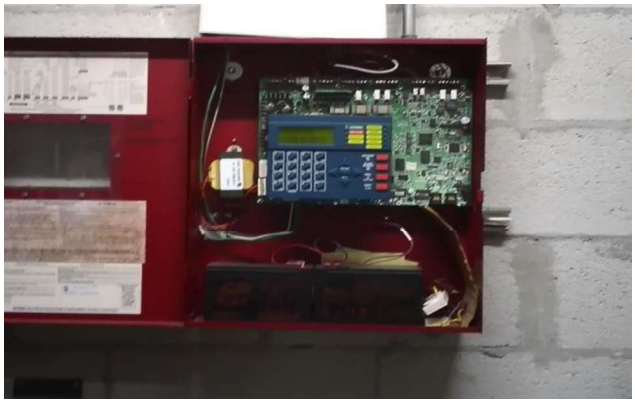
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:14:55

Text Annotation
CB 36-38 (40A)

Remarks
No significant thermal deficiency.



41-ABC20240520101529.jpeg


41-ABC20240520101529.jpeg
Aligned Visual Image

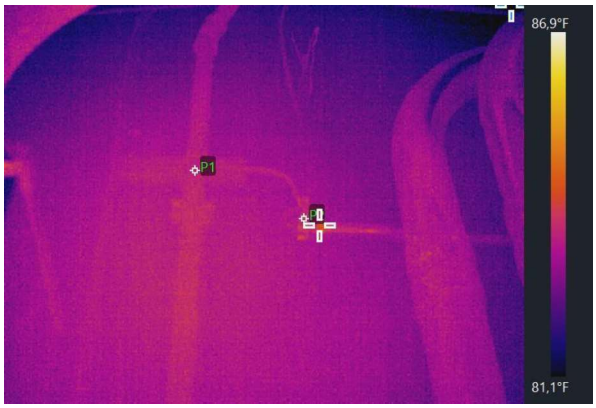
Measurements	
Image: Max. Temp.	151,9°F
Image: Min. Temp.	84,2°F
P1	90,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

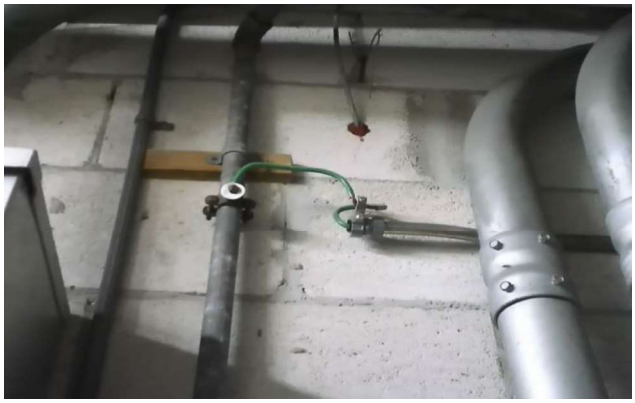
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:15:29

Text Annotation
FA CONTROL PANEL

Remarks
No significant thermal deficiency.



42-ABC20240520101601.jpeg



42-ABC20240520101601.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	86,9°F
Image: Min. Temp.	81,1°F
P1	85,5°F
P2	85,8°F

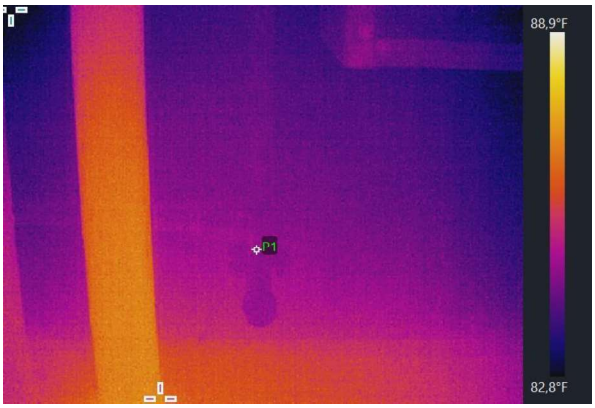
Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:16:01

Text Annotation
GROUND 1

Remarks
No significant thermal deficiency.

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING



43-ABC20240520101646.jpeg


43-ABC20240520101646.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	88,9°F
Image: Min. Temp.	82,8°F
P1	85,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:16:46

Text Annotation
GROUND 2

Remarks
No significant thermal deficiency.



44-ABC20240520101706.jpeg



44-ABC20240520101706.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	88,7°F
Image: Min. Temp.	83,5°F
P1	86,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

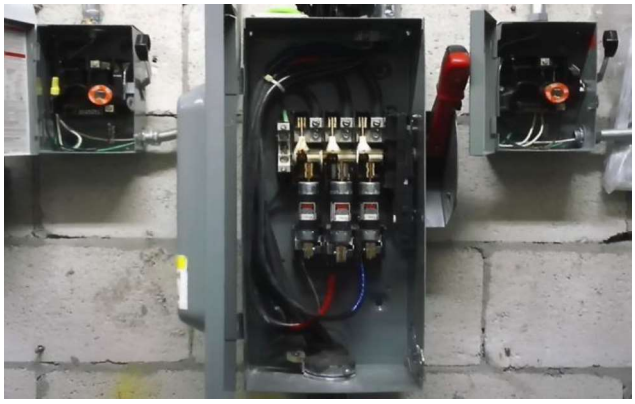
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:17:06

Text Annotation
GROUND 3

Remarks
No significant thermal deficiency.



45-ABC20240520102410.jpeg



45-ABC20240520102410.jpeg
Aligned Visual Image

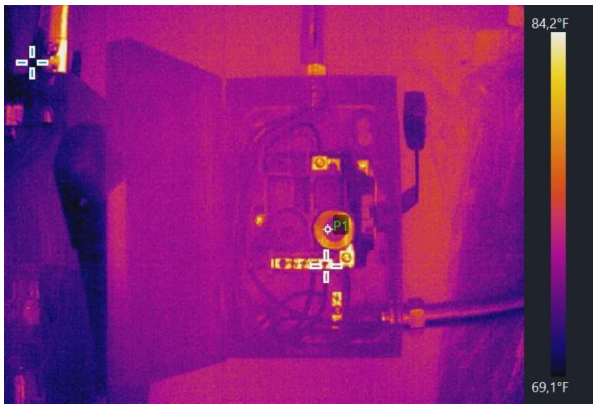
Measurements	
Image: Max. Temp.	86,9°F
Image: Min. Temp.	67,5°F
P1	75,0°F
P2	73,8°F
P3	73,2°F
P4	72,9°F
P5	72,0°F
P6	69,6°F
Dt1(P1.Max - P2.Max)	1,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:24:10

Text Annotation
ELEVATOR ROOM, SOUTH ELEV DISC 90A

Remarks
No significant thermal deficiency.



46-ABC20240520102501.jpeg


46-ABC20240520102501.jpeg
Aligned Visual Image

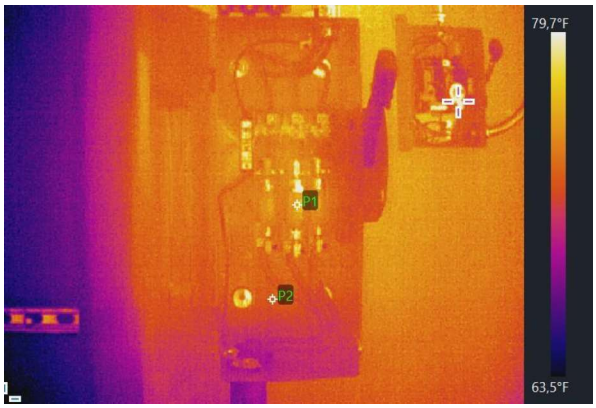
Measurements	
Image: Max. Temp.	84,2°F
Image: Min. Temp.	69,1°F
P1	72,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,9°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:25:02

Text Annotation
CAR #1 (20A)

Remarks
No significant thermal deficiency.



47-ABC20240520102647.jpeg


47-ABC20240520102647.jpeg
Aligned Visual Image

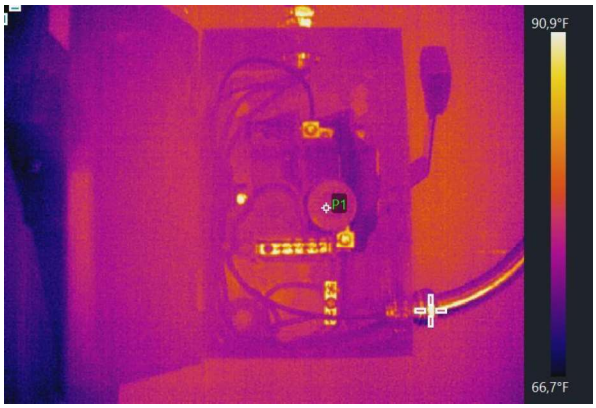
Measurements	
Image: Max. Temp.	79,7°F
Image: Min. Temp.	63,5°F
P1	71,1°F
P2	69,3°F
Dt1(P1.Max - P2.Max)	1,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:26:47

Text Annotation
NORTH ELEV DISC #2 (90A)

Remarks
No significant thermal deficiency.



48-ABC20240520102731.jpeg


48-ABC20240520102731.jpeg
Aligned Visual Image

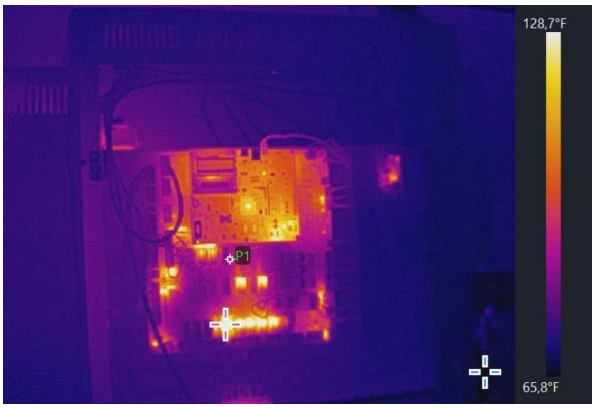
Measurements	
Image: Max. Temp.	90,9°F
Image: Min. Temp.	66,7°F
P1	71,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:27:31

Text Annotation
CAR #2 (20A)

Remarks
No significant thermal deficiency.



49-ABC20240520102853.jpeg


49-ABC20240520102853.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	128,7°F
Image: Min. Temp.	65,8°F
P1	86,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	89,6°F

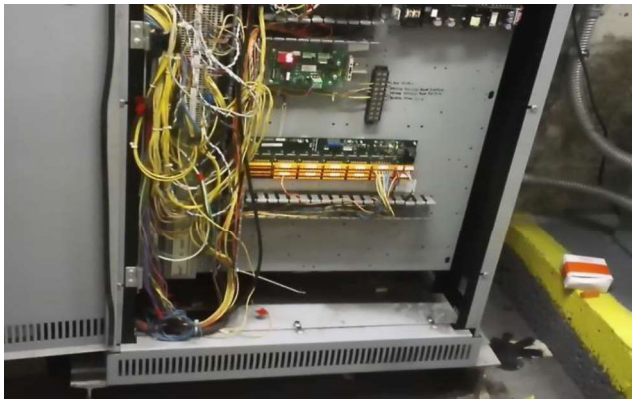
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:28:54

Text Annotation
ELEV CONTROL PANEL 1 TOP

Remarks
No significant thermal deficiency.



50-ABC20240520102949.jpeg



50-ABC20240520102949.jpeg
Aligned Visual Image

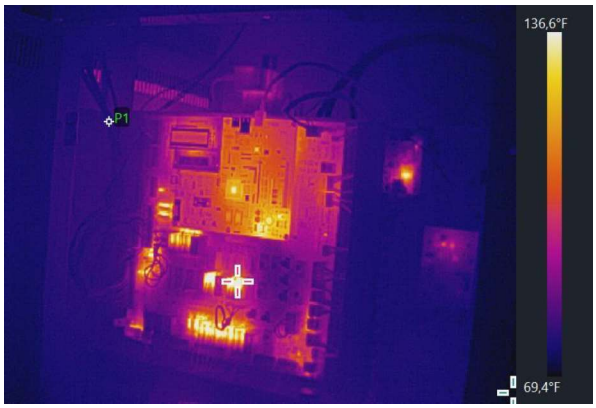
Measurements	
Image: Max. Temp.	113,5°F
Image: Min. Temp.	61,5°F
P1	76,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	89,3°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:29:50

Text Annotation
ELEV CONTROL PANEL 1 BOTTOM

Remarks
No significant thermal deficiency.



51-ABC20240520103432.jpeg


51-ABC20240520103432.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	136,6°F
Image: Min. Temp.	69,4°F
P1	76,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	87,6°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:34:32

Text Annotation
ELEV CONTROL PANEL 2 TOP

Remarks
No significant thermal deficiency.



52-ABC20240520103527.jpeg


52-ABC20240520103527.jpeg
Aligned Visual Image

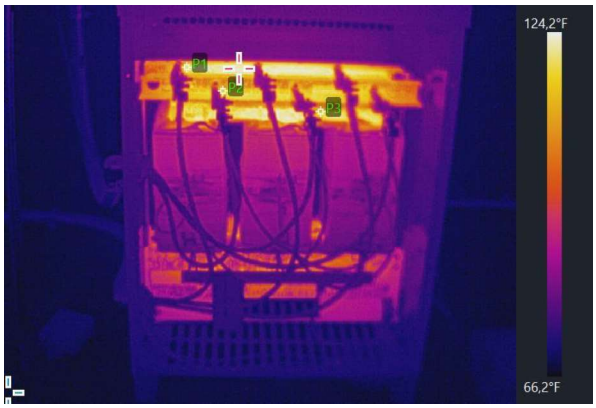
Measurements	
Image: Max. Temp.	210,6°F
Image: Min. Temp.	64,6°F
P1	74,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	87,5°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:35:28

Text Annotation
ELEV CONTROL PANEL 2 BOTTOM

Remarks
No significant thermal deficiency.



53-ABC20240520104349.jpeg


53-ABC20240520104349.jpeg
Aligned Visual Image

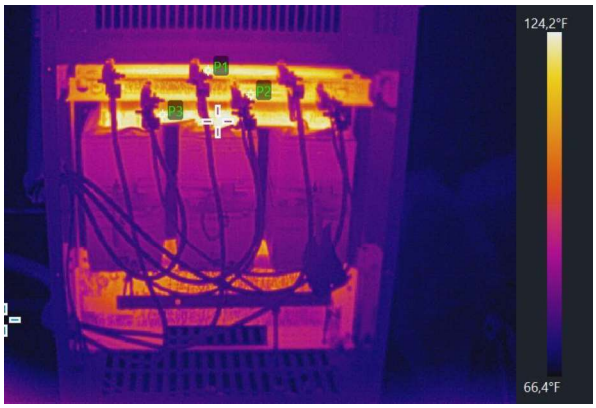
Measurements	
Image: Max. Temp.	124,2°F
Image: Min. Temp.	66,2°F
P1	118,6°F
P2	115,0°F
P3	114,8°F
Dt1(P1.Max - P2.Max)	3,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	85,6°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:43:49

Text Annotation
TRAF #1 27KVA, 60HZ, 3 PH

Remarks
No significant thermal deficiency.



54-ABC20240520105019.jpeg



54-ABC20240520105019.jpeg
Aligned Visual Image

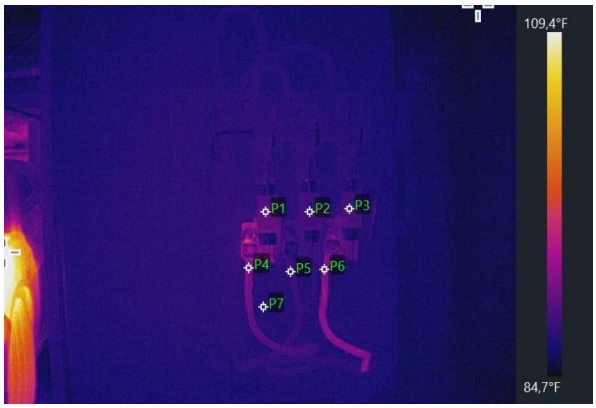
Measurements	
Image: Max. Temp.	124,2°F
Image: Min. Temp.	66,4°F
P1	119,7°F
P2	115,7°F
P3	117,9°F
Dt1(P1.Max - P2.Max)	4,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	85,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:50:19

Text Annotation
TRAF #2 - 27KVA, 60HZ, 3PH

Remarks
No significant thermal deficiency.



55-ABC20240520105630.jpeg


55-ABC20240520105630.jpeg
Aligned Visual Image

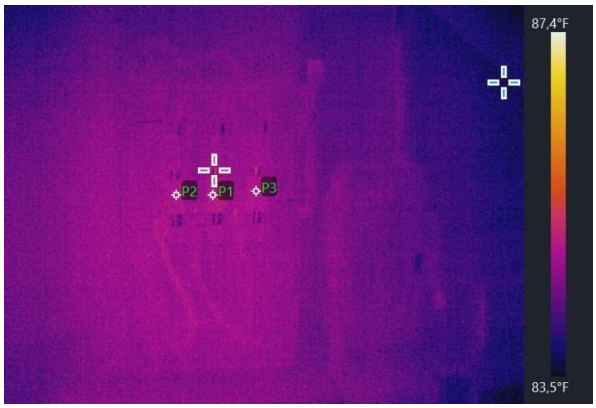
Measurements	
Image: Max. Temp.	109,4°F
Image: Min. Temp.	84,7°F
P1	89,6°F
P2	88,7°F
P3	88,7°F
P4	90,9°F
P5	88,2°F
P6	90,7°F
P7	87,8°F
Dt1(P1.Max - P2.Max)	0,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	85,5°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:56:30

Text Annotation
ELEV ROOM 2- WATER CONTROL, DISC SOUTH ELEV (125A)

Remarks
No significant thermal deficiency.



56-ABC20240520105754.jpeg


56-ABC20240520105754.jpeg
Aligned Visual Image

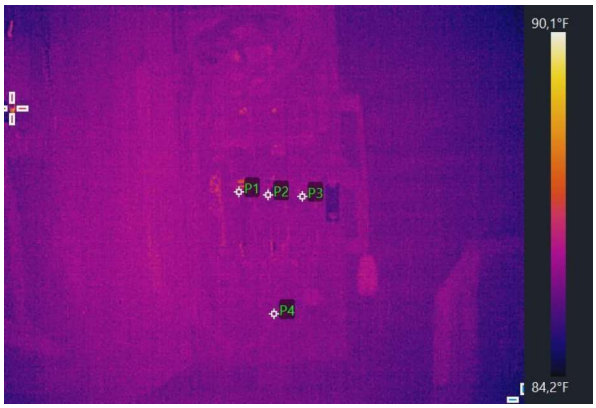
Measurements	
Image: Max. Temp.	87,4°F
Image: Min. Temp.	83,5°F
P1	86,7°F
P2	86,9°F
P3	86,2°F
Dt1(P1.Max - P2.Max)	0,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	86,0°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:57:55

Text Annotation
DISC #2 NORTH ELEV 125A

Remarks
No significant thermal deficiency.



57-ABC20240520105848.jpeg


57-ABC20240520105848.jpeg
Aligned Visual Image

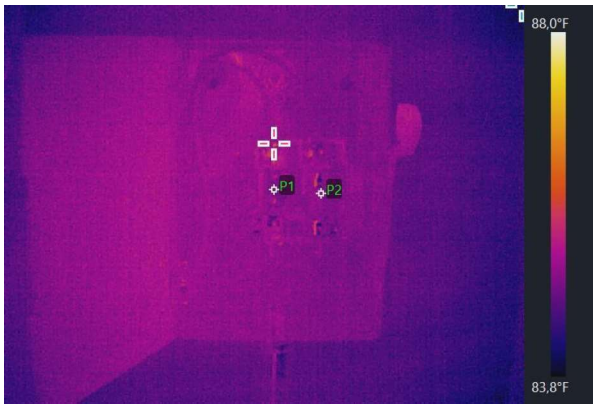
Measurements	
Image: Max. Temp.	90,1°F
Image: Min. Temp.	84,2°F
P1	86,9°F
P2	86,9°F
P3	86,7°F
P4	86,4°F
Dt1(P1.Max - P2.Max)	0,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	86,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:58:48

Text Annotation
DISC #1 PUMP 60A

Remarks
No significant thermal deficiency.



58-ABC20240520105952.jpeg



58-ABC20240520105952.jpeg
Aligned Visual Image

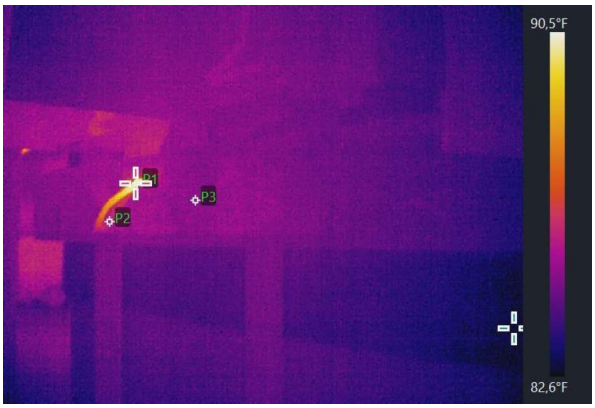
Measurements	
Image: Max. Temp.	88,0°F
Image: Min. Temp.	83,8°F
P1	85,8°F
P2	85,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	86,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:59:52

Text Annotation
DISC #2 REAR PUMP 2 (30A)

Remarks
No significant thermal deficiency.



59-ABC20240520110201.jpeg



59-ABC20240520110201.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	90,5°F
Image: Min. Temp.	82,6°F
P1	90,5°F
P2	85,8°F
P3	85,5°F

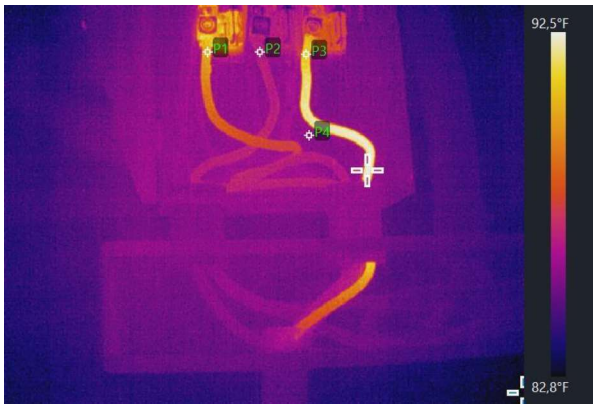
Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	87,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:02:01

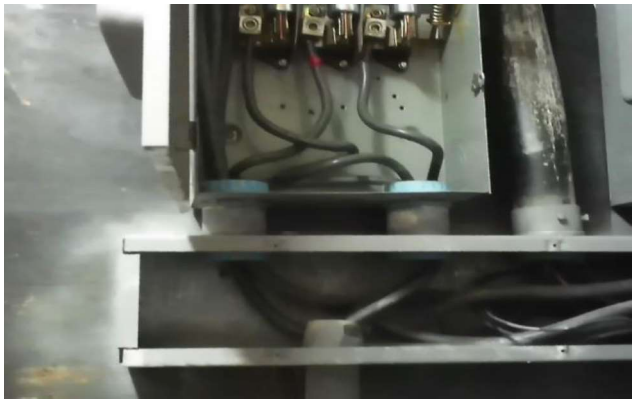
Text Annotation
GUTTER

Remarks
No significant thermal deficiency.

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING



60-ABC20240520110310.jpeg


60-ABC20240520110310.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	92,5°F
Image: Min. Temp.	82,8°F
P1	90,1°F
P2	86,9°F
P3	90,5°F
P4	86,2°F
Dt1(P1.Max - P2.Max)	3,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	87,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:03:10

Text Annotation
GUTTER - ELEV #1 SOUTH

Remarks
No significant thermal deficiency.



61-ABC20240520110506.jpeg


61-ABC20240520110506.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	87,6°F
Image: Min. Temp.	81,9°F
P1	85,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	87,5°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:05:07

Text Annotation
POTABLE WATER PUMP CONTROL PANEL

Remarks
No significant thermal deficiency.



62-ABC20240520110719.jpeg


62-ABC20240520110719.jpeg
Aligned Visual Image

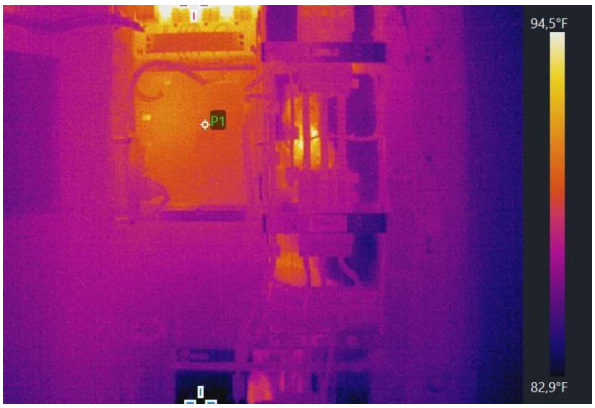
Measurements	
Image: Max. Temp.	105,1°F
Image: Min. Temp.	84,4°F
P1	90,7°F
P2	89,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	88,1°F

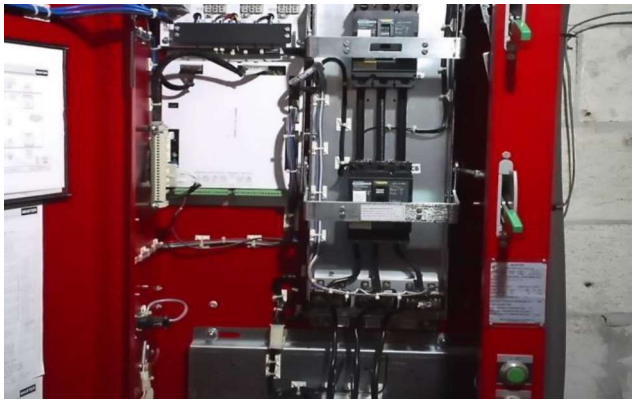
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:07:20

Text Annotation
ELECT FIRE PUMP CONTROLLER TOP

Remarks
No significant thermal deficiency.



63-ABC20240520110744.jpeg


63-ABC20240520110744.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	94,5°F
Image: Min. Temp.	82,9°F
P1	89,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	88,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:07:44

Text Annotation
CENTER

Remarks
No significant thermal deficiency.



64-ABC20240520111359.jpeg


64-ABC20240520111359.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	89,6°F
Image: Min. Temp.	81,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	88,2°F

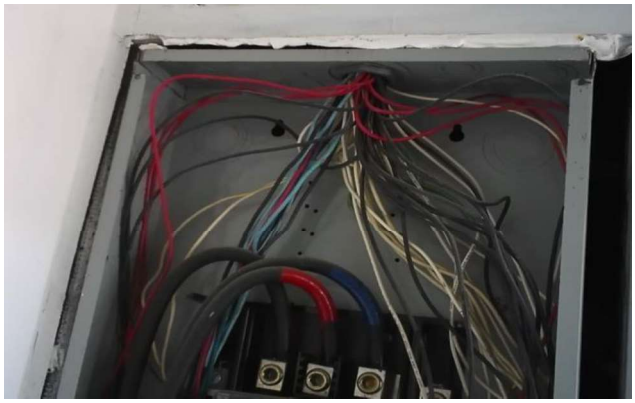
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:14:00

Text Annotation
BOTTOM

Remarks
No significant thermal deficiency.



65-ABC20240520112549.jpeg



65-ABC20240520112549.jpeg
Aligned Visual Image

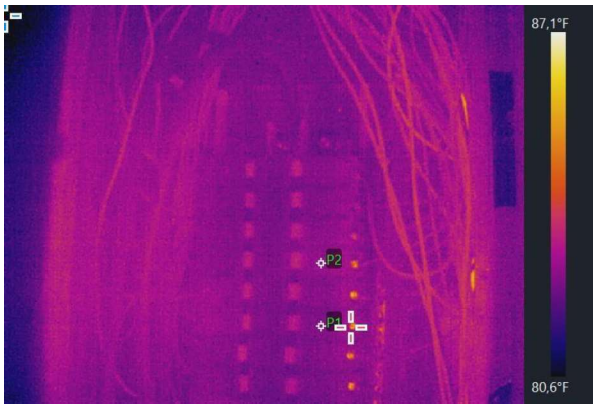
Measurements	
Image: Max. Temp.	87,4°F
Image: Min. Temp.	80,6°F
P1	86,7°F
P2	84,9°F
Dt1(P1.Max - P2.Max)	1,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	89,8°F

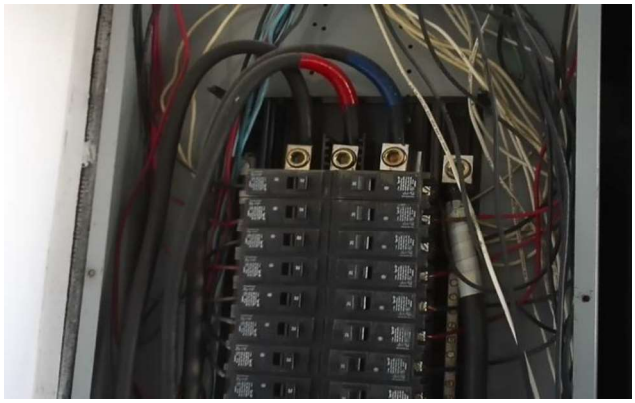
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:25:49

Text Annotation
PANEL 8A TOP

Remarks
No significant thermal deficiency.



66-ABC20240520112632.jpeg



66-ABC20240520112632.jpeg
Aligned Visual Image

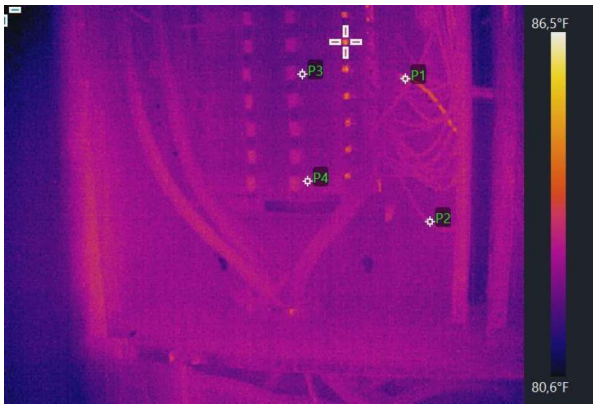
Measurements	
Image: Max. Temp.	87,1°F
Image: Min. Temp.	80,6°F
P1	83,7°F
P2	84,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	89,9°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:26:33

Text Annotation
PANEL 8A CENTER

Remarks
No significant thermal deficiency.



67-ABC20240520112736.jpeg


67-ABC20240520112736.jpeg
Aligned Visual Image

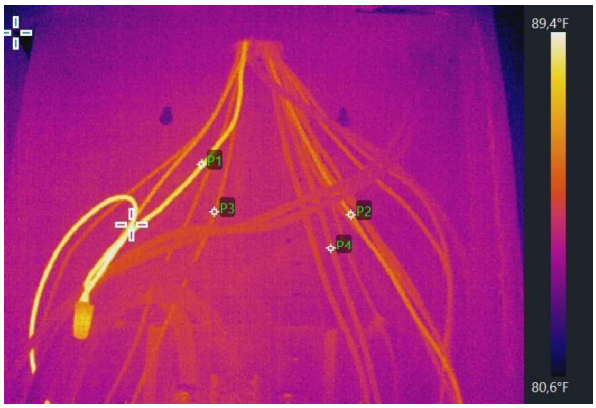
Measurements	
Image: Max. Temp.	86,5°F
Image: Min. Temp.	80,6°F
P1	84,2°F
P2	84,0°F
P3	83,1°F
P4	83,7°F
Dt1(P1.Max - P2.Max)	0,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	89,9°F

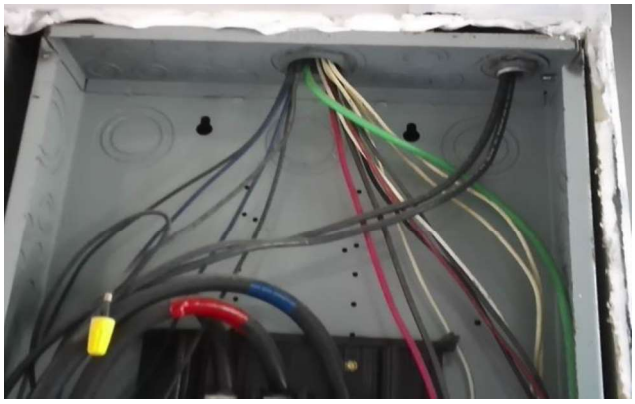
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:27:36

Text Annotation
PANEL 8A BOTTOM

Remarks
No significant thermal deficiency.



68-ABC20240520113044.jpeg


68-ABC20240520113044.jpeg
Aligned Visual Image

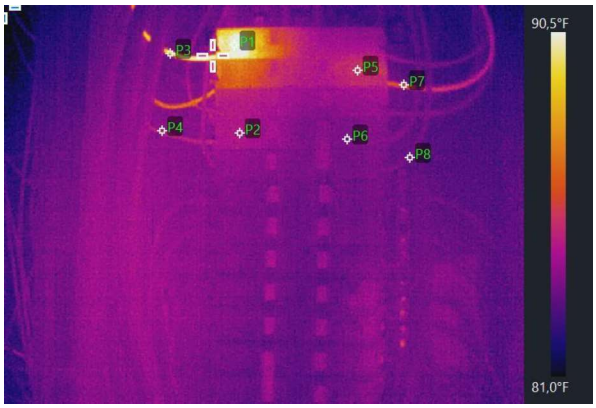
Measurements	
Image: Max. Temp.	89,4°F
Image: Min. Temp.	80,6°F
P1	88,0°F
P2	86,4°F
P3	85,5°F
P4	85,1°F
Dt1(P1.Max - P3.Max)	2,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,0°F

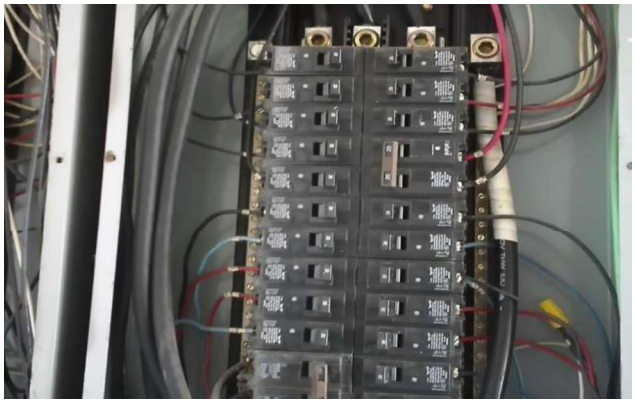
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:30:44

Text Annotation
PANEL 8B TOP

Remarks
No significant thermal deficiency.



69-ABC20240520113232.jpeg



69-ABC20240520113232.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	90,5°F
Image: Min. Temp.	81,0°F
P1	90,1°F
P2	84,9°F
P3	88,5°F
P4	84,9°F
P5	85,6°F
P6	84,2°F
P7	86,0°F
P8	84,2°F
Dt1(P1.Max - P2.Max)	5,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,3°F

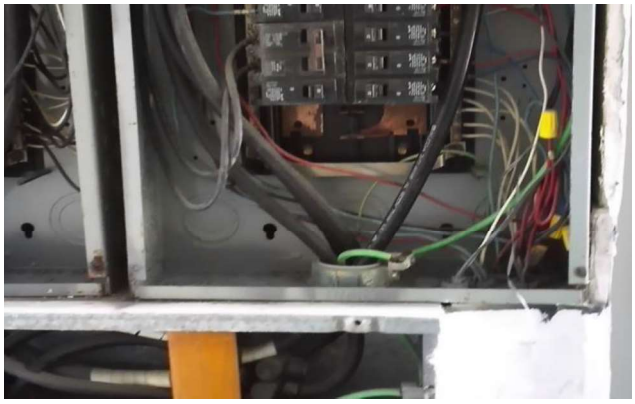
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:32:32

Text Annotation
PANEL 8B CENTER

Remarks
No significant thermal deficiency.



70-ABC20240520113443.jpeg


70-ABC20240520113443.jpeg
Aligned Visual Image

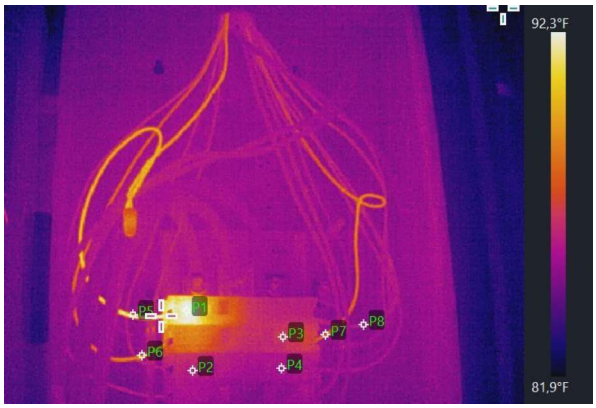
Measurements	
Image: Max. Temp.	88,9°F
Image: Min. Temp.	80,6°F
P1	83,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,4°F

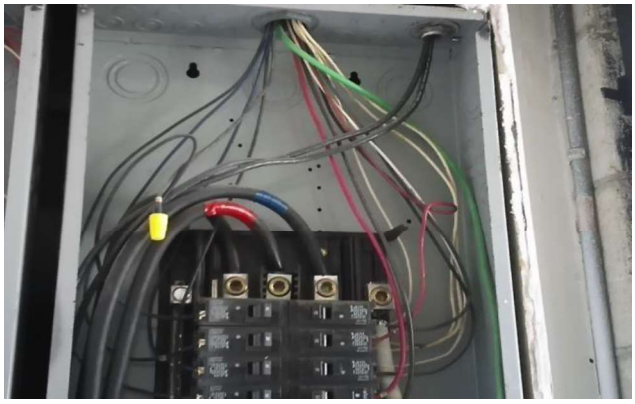
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:34:44

Text Annotation
PANEL 8B BOTTOM

Remarks
No significant thermal deficiency.



71-ABC20240520113745.jpeg


71-ABC20240520113745.jpeg
Aligned Visual Image

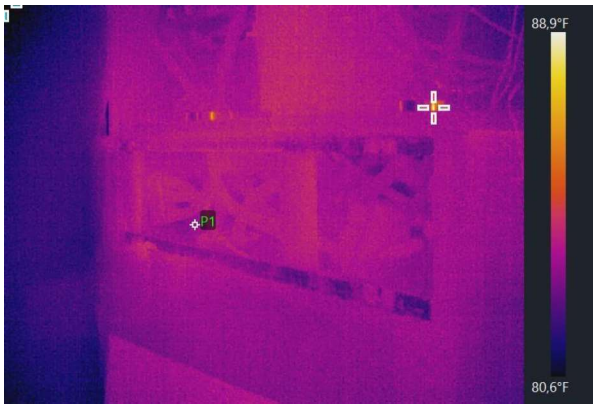
Measurements	
Image: Max. Temp.	92,3°F
Image: Min. Temp.	81,9°F
P1	91,4°F
P2	85,8°F
P3	86,2°F
P4	85,5°F
P5	90,3°F
P6	88,5°F
P7	87,3°F
P8	85,6°F
Dt1(P1.Max - P2.Max)	5,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:37:45

Text Annotation
PANEL 8B, CB 1, CB 3, CB 4 (20A) No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



72-ABC20240520113904.jpeg


72-ABC20240520113904.jpeg
Aligned Visual Image

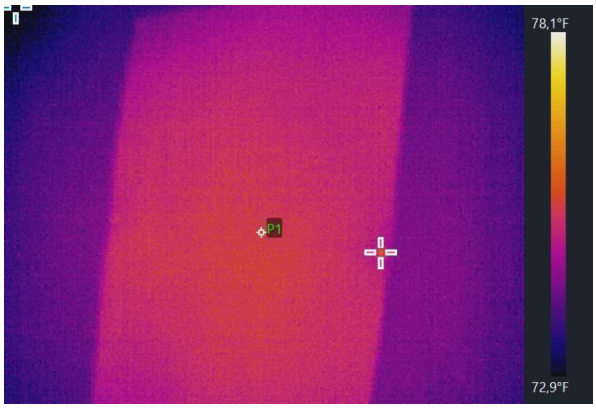
Measurements	
Image: Max. Temp.	88,9°F
Image: Min. Temp.	80,6°F
P1	83,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,7°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:39:04

Text Annotation
GUTTER FLOOR 8

Remarks
No significant thermal deficiency.



73-ABC20240520114043.jpeg



73-ABC20240520114043.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	78,1°F
Image: Min. Temp.	72,9°F
P1	77,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

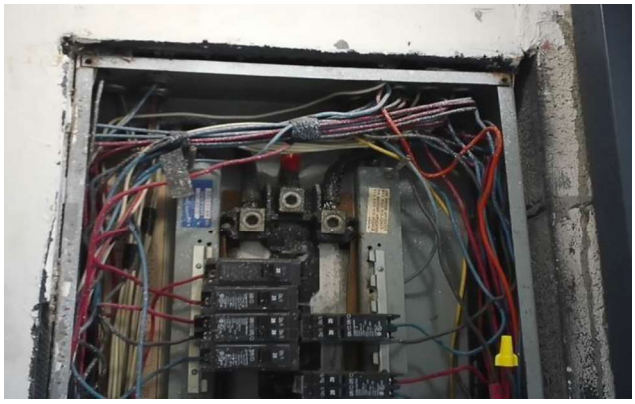
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:40:43

Text Annotation
FLOOR 7

Remarks
No significant thermal deficiency.



74-ABC20240520114408.jpeg


74-ABC20240520114408.jpeg
Aligned Visual Image

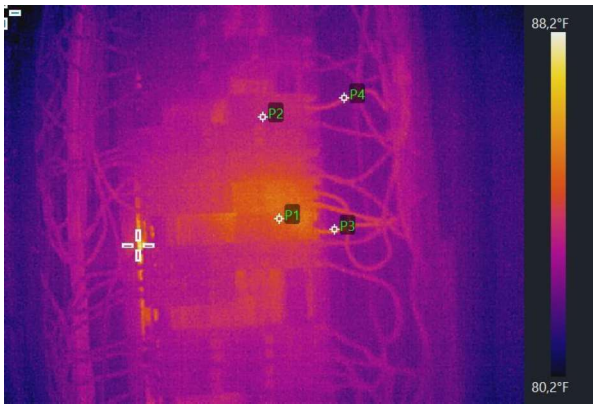
Measurements	
Image: Max. Temp.	85,5°F
Image: Min. Temp.	79,5°F
P1	84,0°F
P2	83,8°F
P3	83,8°F
P4	82,2°F
Dt1(P1.Max - P2.Max)	0,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

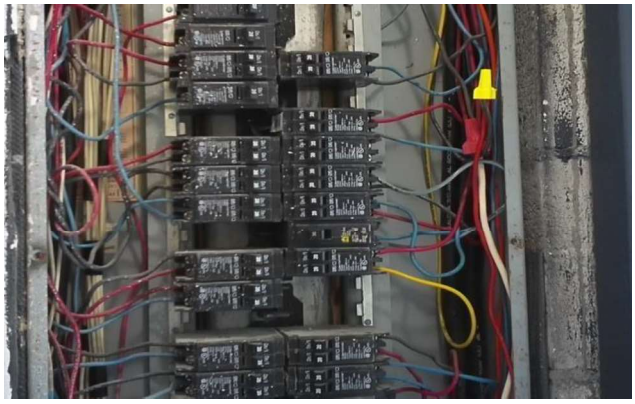
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:44:08

Text Annotation
PANEL 7 TOP

Remarks
No significant thermal deficiency.



75-ABC20240520114443.jpeg


75-ABC20240520114443.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	88,2°F
Image: Min. Temp.	80,2°F
P1	85,3°F
P2	84,2°F
P3	85,1°F
P4	84,2°F
Dt1(P1.Max - P2.Max)	1,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

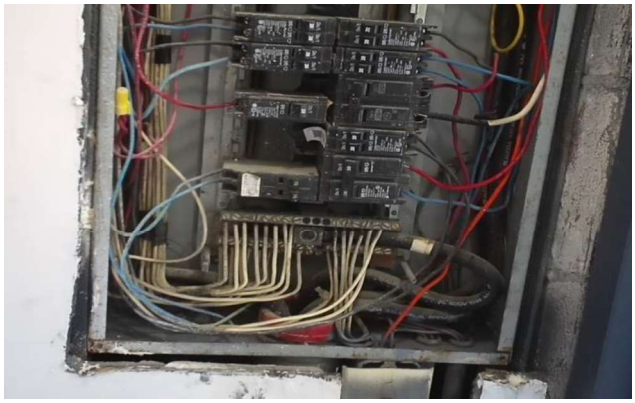
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:44:43

Text Annotation
PANEL 7 CENTER

Remarks
No significant thermal deficiency.



76-ABC20240520114528.jpeg



76-ABC20240520114528.jpeg
Aligned Visual Image

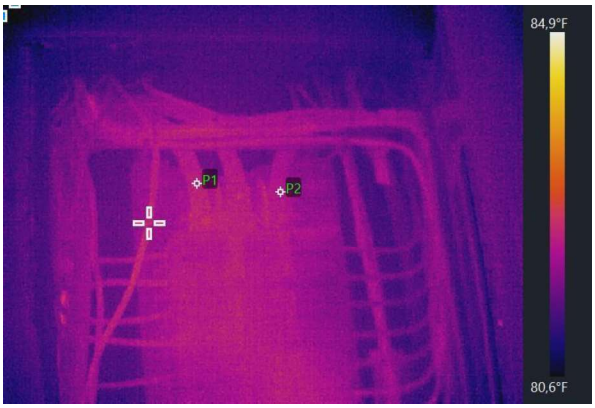
Measurements	
Image: Max. Temp.	85,8°F
Image: Min. Temp.	80,4°F
P1	84,0°F
P2	83,5°F
P3	83,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

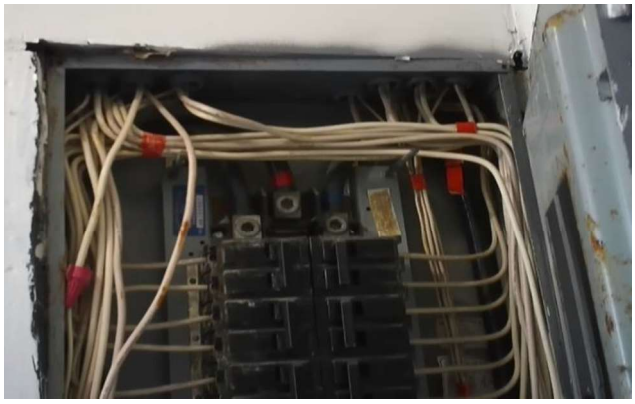
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:45:29

Text Annotation
PANEL 7 BOTTOM

Remarks
No significant thermal deficiency.



78-ABC20240520114615.jpeg



78-ABC20240520114615.jpeg
Aligned Visual Image

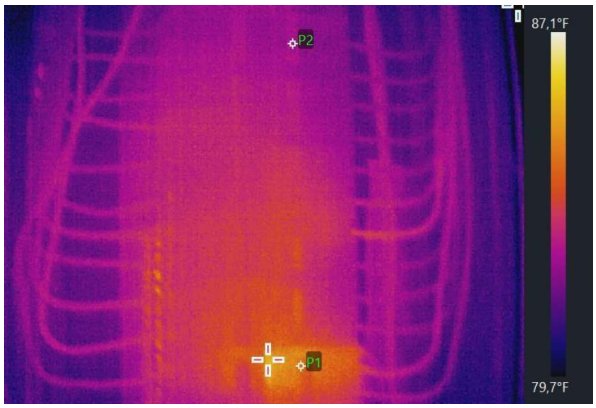
Measurements	
Image: Max. Temp.	84,9°F
Image: Min. Temp.	80,6°F
P1	84,0°F
P2	84,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

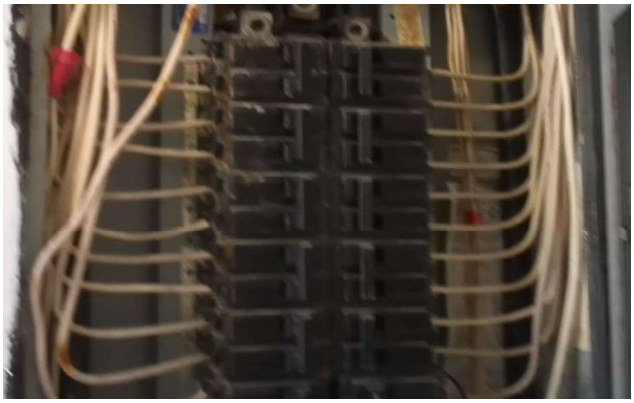
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:46:16

Text Annotation
PANEL AC 7 TOP

Remarks
No significant thermal deficiency.



79-ABC20240520114707.jpeg



79-ABC20240520114707.jpeg
Aligned Visual Image

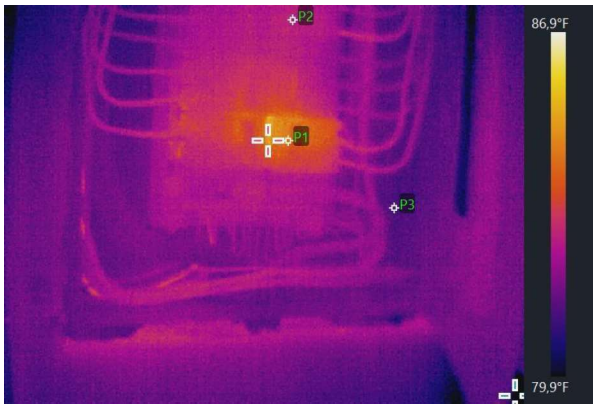
Measurements	
Image: Max. Temp.	87,1°F
Image: Min. Temp.	79,7°F
P1	85,3°F
P2	83,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,9°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:47:07

Text Annotation
PANEL AC 7 CENTER

Remarks
No significant thermal deficiency.



80-ABC20240520114751.jpeg


80-ABC20240520114751.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	86,9°F
Image: Min. Temp.	79,9°F
P1	85,3°F
P2	83,8°F
P3	82,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,9°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:47:51

Text Annotation
PANEL AC 7 BOTTOM

Remarks
No significant thermal deficiency.



81-ABC20240520115521.jpeg


81-ABC20240520115521.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	91,6°F
Image: Min. Temp.	85,5°F
P1	88,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,7°F

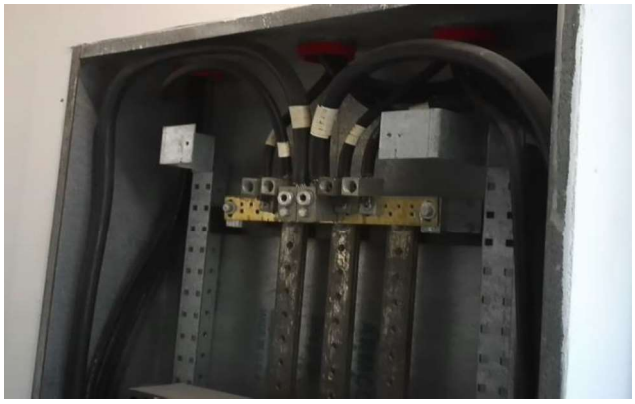
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:55:21

Text Annotation
FLOOR 6

Remarks
No significant thermal deficiency.



82-ABC20240520115730.jpeg



82-ABC20240520115730.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	87,1°F
Image: Min. Temp.	79,3°F
P1	83,8°F
P2	83,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,5°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:57:31

Text Annotation
PANEL L-R 6 FLOOR (5-6-7-8) TOP

Remarks
No significant thermal deficiency.



83-ABC20240520115852.jpeg


83-ABC20240520115852.jpeg
Aligned Visual Image

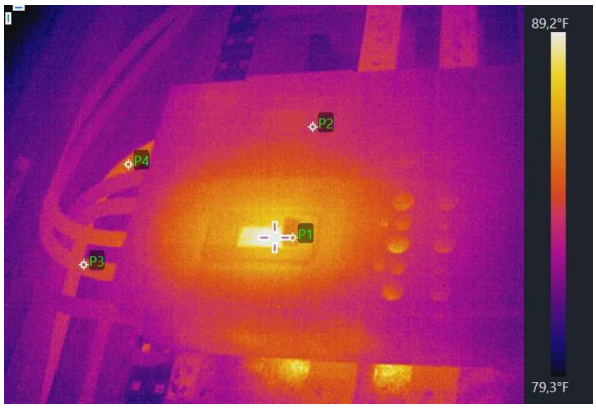
Measurements	
Image: Max. Temp.	88,3°F
Image: Min. Temp.	80,4°F
P1	88,0°F
P2	84,4°F
P3	84,0°F
P4	84,4°F
Dt1(P1.Max - P2.Max)	3,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,5°F

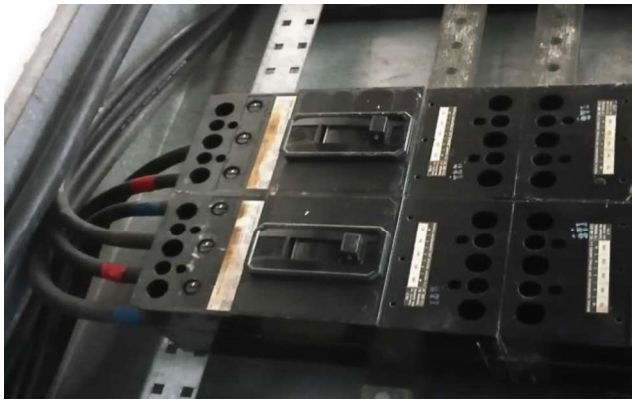
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:58:53

Text Annotation
PANEL L-R BOTTOM

Remarks
No significant thermal deficiency.



84-ABC20240520120133.jpeg


84-ABC20240520120133.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	89,2°F
Image: Min. Temp.	79,3°F
P1	85,8°F
P2	84,6°F
P3	84,2°F
P4	85,5°F
Dt1(P1.Max - P2.Max)	1,2°F

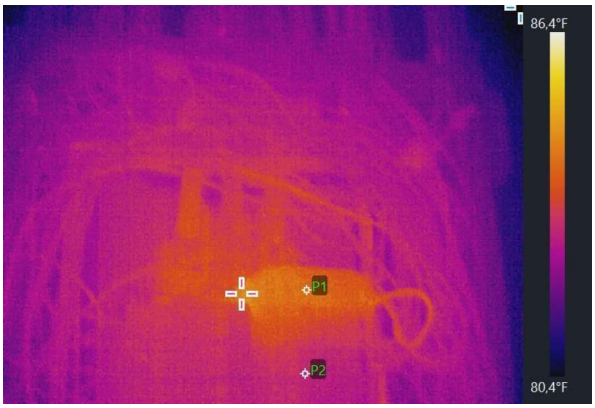
Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,5°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:01:33

Text Annotation
DISC 150A CB 7-9-11 (3PH)

Remarks
No significant thermal deficiency.

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING



85-ABC20240520120241.jpeg


85-ABC20240520120241.jpeg
Aligned Visual Image

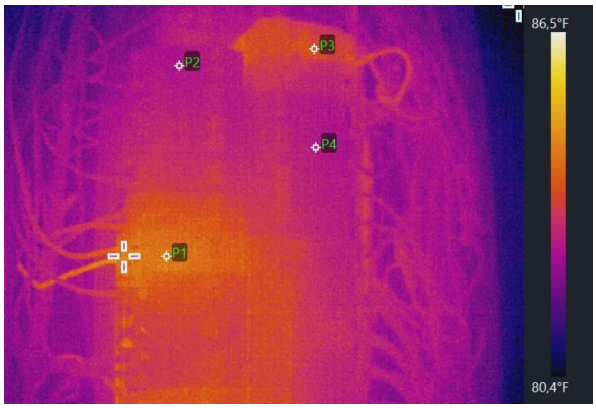
Measurements	
Image: Max. Temp.	86,4°F
Image: Min. Temp.	80,4°F
P1	85,5°F
P2	84,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

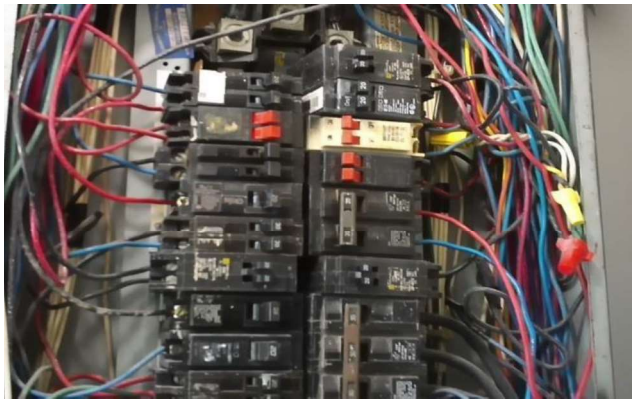
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:02:41

Text Annotation
PANEL 6 TOP

Remarks
No significant thermal deficiency.



86-ABC20240520120311.jpeg


86-ABC20240520120311.jpeg
Aligned Visual Image

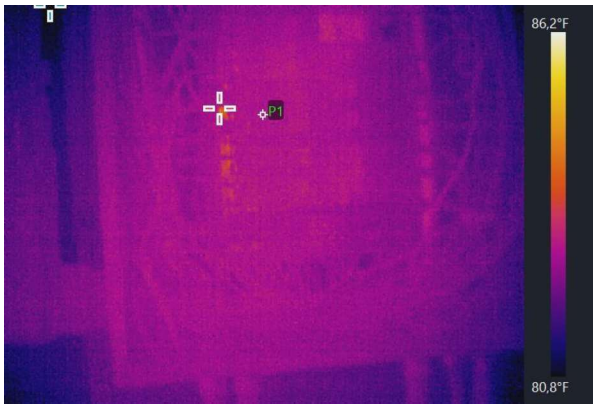
Measurements	
Image: Max. Temp.	86,5°F
Image: Min. Temp.	80,4°F
P1	85,8°F
P2	83,7°F
P3	85,1°F
P4	84,2°F
Dt1(P1.Max - P2.Max)	2,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

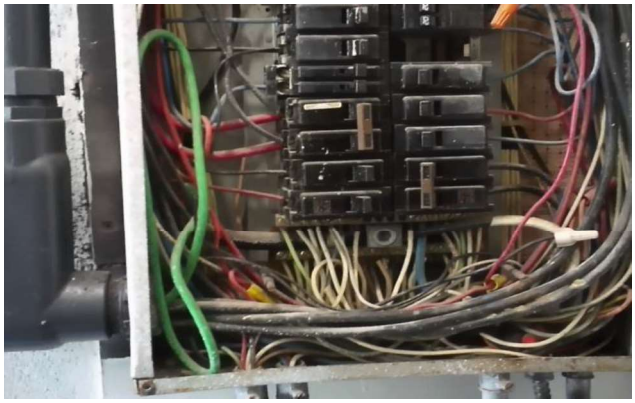
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:03:11

Text Annotation
PANEL 6 CENTER

Remarks
No significant thermal deficiency.



87-ABC20240520120352.jpeg


87-ABC20240520120352.jpeg
Aligned Visual Image

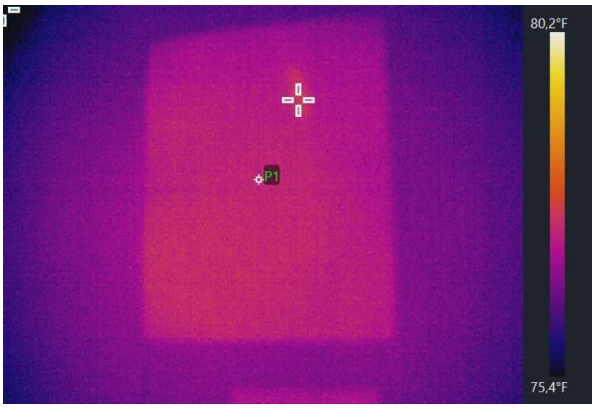
Measurements	
Image: Max. Temp.	86,2°F
Image: Min. Temp.	80,8°F
P1	84,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:03:52

Text Annotation
PANEL 6 BOTTOM

Remarks
No significant thermal deficiency.



88-ABC20240520120700.jpeg



88-ABC20240520120700.jpeg
Aligned Visual Image

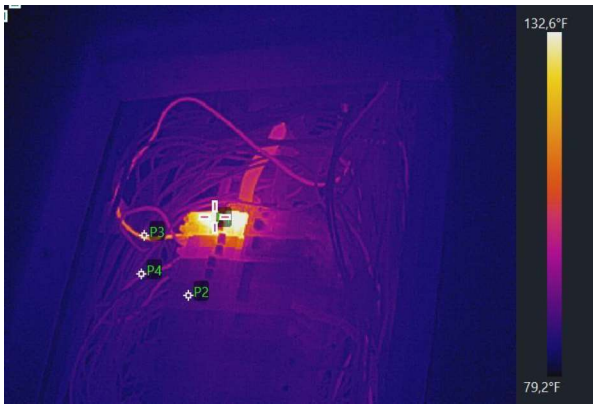
Measurements	
Image: Max. Temp.	80,2°F
Image: Min. Temp.	75,4°F
P1	79,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,7°F

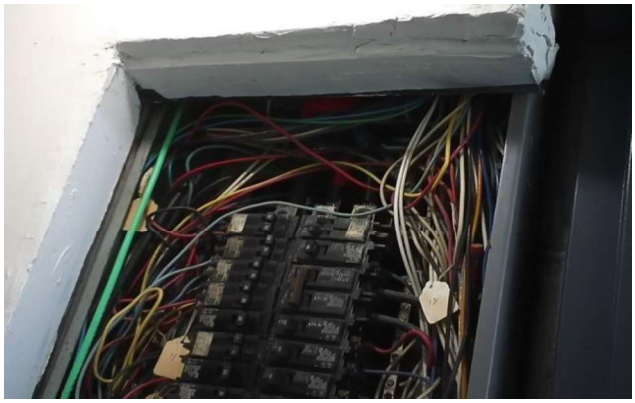
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:07:00

Text Annotation
FLOOR 5

Remarks
No significant thermal deficiency.



89-ABC20240520120929.jpeg


89-ABC20240520120929.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	132,6°F
Image: Min. Temp.	79,2°F
P1	129,9°F
P2	87,4°F
P3	95,7°F
P4	90,0°F
Dt1(P1.Max - P2.Max)	42,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

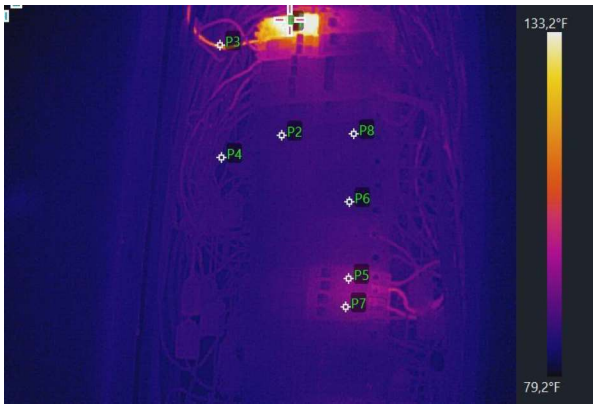
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:09:29

Text Annotation

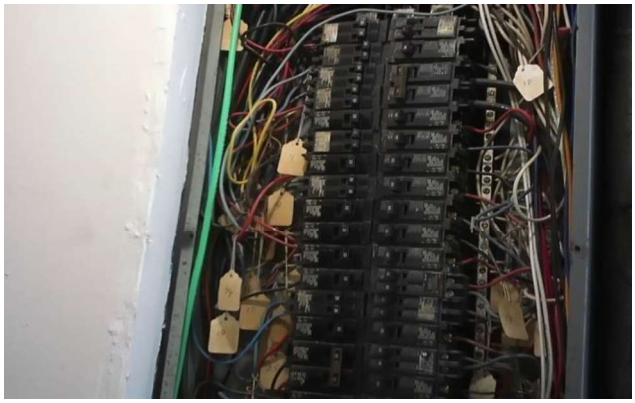
PANEL 5 TOP
Severity Level 2 - Intermediate Deficiency. Heat Rise, Temperature Difference (DT1) between 20°C/36°F and 40°C/72°F above AOT ... OR ... Temperature Difference (DT2) between 3.1°C/5.5°F and 15°C/27°F based on comparisons between same/similar components under similar loading. Confirmed deficiency. Component Failure Probable, unless corrected. Schedule repairs as soon as possible. Follow inspection frequency as per NFPA 70B.

Remarks

Significant thermal deficiency.



90-ABC20240520121005.jpeg



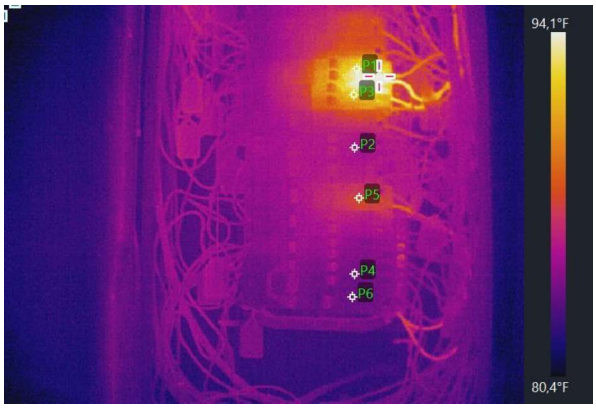
90-ABC20240520121005.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	133,2°F
Image: Min. Temp.	79,2°F
P1	126,1°F
P2	85,6°F
P3	98,6°F
P4	85,5°F
P5	91,8°F
P6	85,6°F
P7	90,7°F
P8	86,0°F
Dt1(P1.Max - P2.Max)	40,5°F

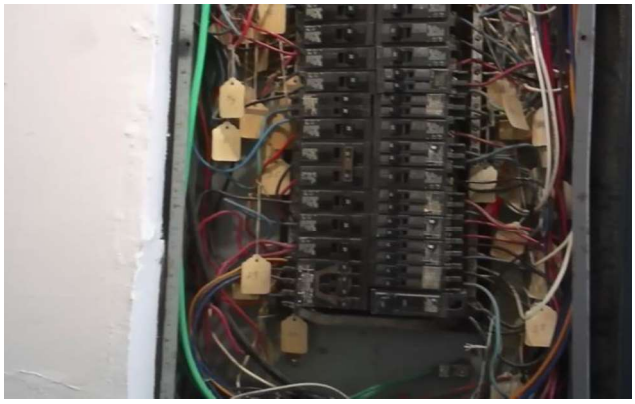
Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:10:05

Text Annotation
PANEL 5 CENTER **Severity Level 2 - Intermediate Deficiency. Heat Rise, Temperature Difference (DT1) between 20ºC/36ºF and 40ºC/72ºF above AOT ... OR ... Temperature Difference (DT2) between 3.1ºC/5.5ºF and 15ºC/27ºF based on comparisons between same/similar components under similar loading. Confirmed deficiency. Component Failure Probable, unless corrected. Schedule repairs as soon as possible. Follow inspection frequency as per NFPA 70B.**

Remarks
Significant thermal deficiency.



91-ABC20240520121157.jpeg


91-ABC20240520121157.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	94,1°F
Image: Min. Temp.	80,4°F
P1	92,1°F
P2	85,3°F
P3	90,5°F
P4	84,0°F
P5	87,1°F
P6	83,7°F
Dt1(P1.Max - P2.Max)	6,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

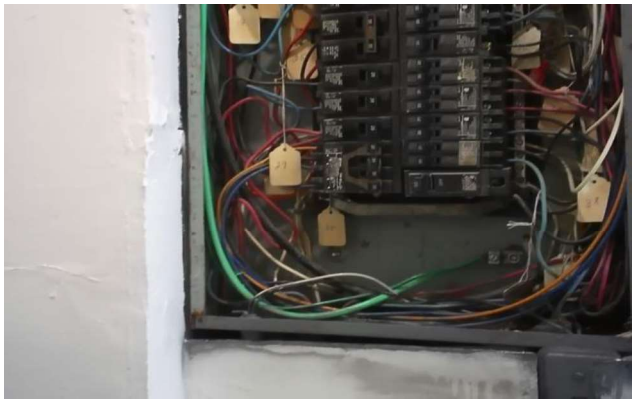
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:11:57

Text Annotation
PANEL 5 CENTER 2 No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



92-ABC20240520121231.jpeg


92-ABC20240520121231.jpeg
Aligned Visual Image

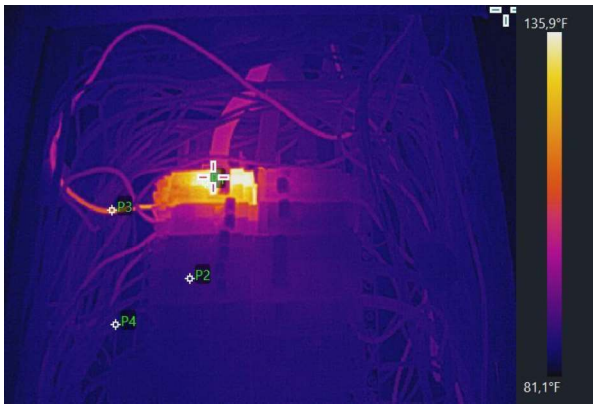
Measurements	
Image: Max. Temp.	87,6°F
Image: Min. Temp.	80,2°F
P1	86,9°F
P2	84,2°F
P3	87,3°F
P4	84,4°F
Dt1(P1.Max - P2.Max)	2,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

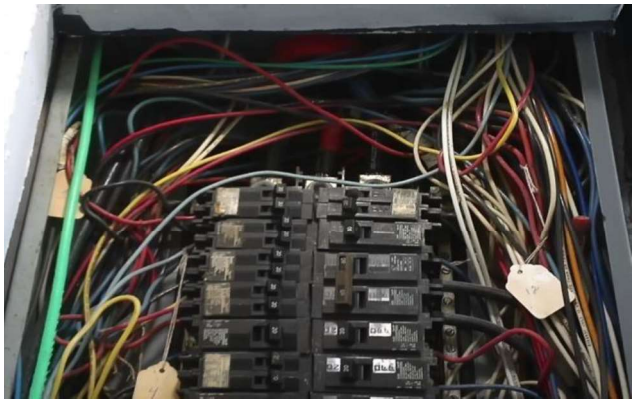
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:12:31

Text Annotation
PANEL 5 BOTTOM

Remarks
No significant thermal deficiency.



93-ABC20240520121322.jpeg


93-ABC20240520121322.jpeg
Aligned Visual Image

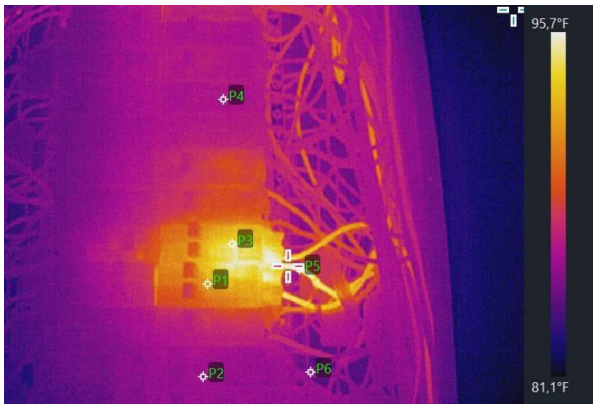
Measurements	
Image: Max. Temp.	135,9°F
Image: Min. Temp.	81,1°F
P1	132,6°F
P2	88,3°F
P3	104,2°F
P4	87,1°F
Dt1(P1.Max - P2.Max)	44,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

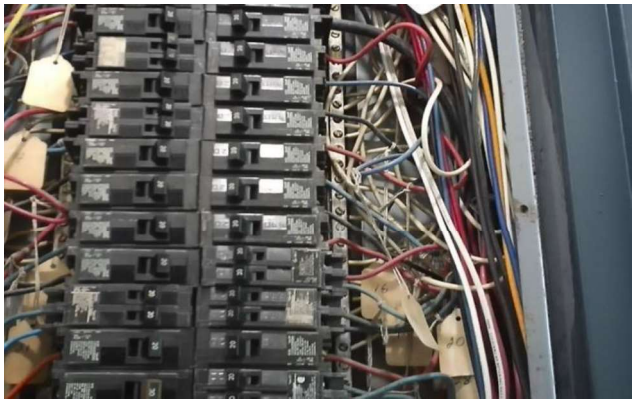
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:13:22

Text Annotation
CB 1-3 (20A) **Severity Level 2 - Intermediate Deficiency. Heat Rise, Temperature Difference (DT1) between 20ºC/36ºF and 40ºC/72ºF above AOT ... OR ... Temperature Difference (DT2) between 3.1ºC/5.5ºF and 15ºC/27ºF based on comparisons between same/similar components under similar loading. Confirmed deficiency. Component Failure Probable, unless corrected. Schedule repairs as soon as possible. Follow inspection frequency as per NFPA 70B.**

Remarks
Significant thermal deficiency.



94-ABC20240520121539.jpeg


94-ABC20240520121539.jpeg
Aligned Visual Image

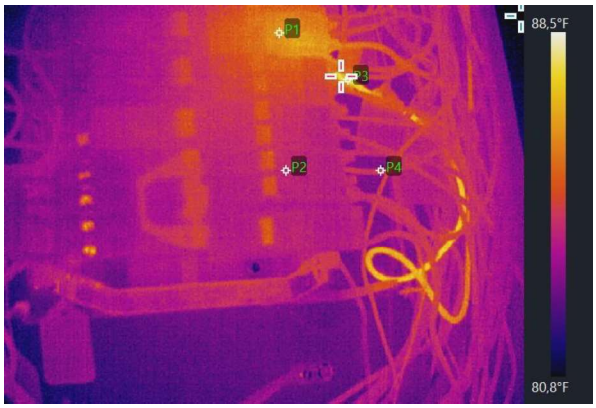
Measurements	
Image: Max. Temp.	95,7°F
Image: Min. Temp.	81,1°F
P1	90,3°F
P2	85,5°F
P3	93,2°F
P4	86,2°F
P5	95,2°F
P6	85,5°F
Dt1(P1.Max - P2.Max)	4,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,7°F

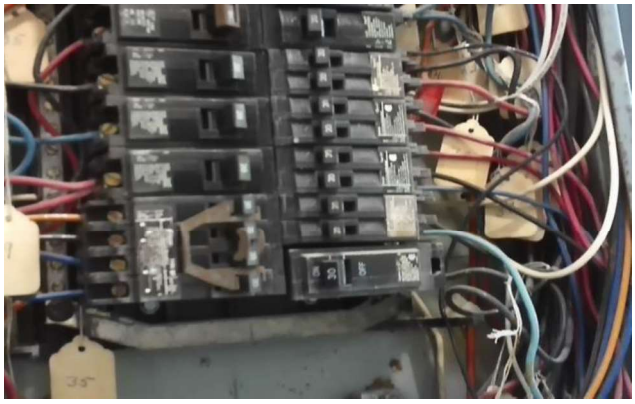
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:15:39

Text Annotation
CB 26-28 (20A)

Remarks
No significant thermal deficiency.



95-ABC20240520121822.jpeg


95-ABC20240520121822.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	88,5°F
Image: Min. Temp.	80,8°F
P1	86,7°F
P2	84,6°F
P3	88,2°F
P4	85,1°F
Dt1(P1.Max - P2.Max)	2,1°F

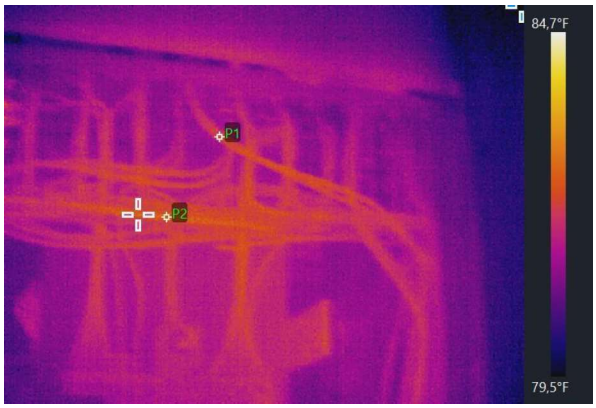
Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:18:22

Text Annotation
CB 38 (20A)

Remarks
No significant thermal deficiency.

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CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING



96-ABC20240520121920.jpeg


96-ABC20240520121920.jpeg
Aligned Visual Image

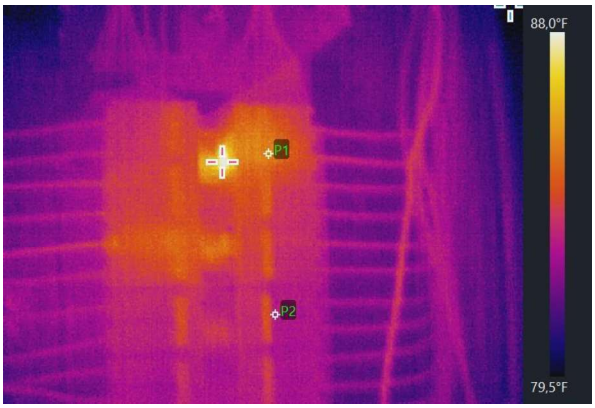
Measurements	
Image: Max. Temp.	84,7°F
Image: Min. Temp.	79,5°F
P1	84,0°F
P2	84,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,9°F

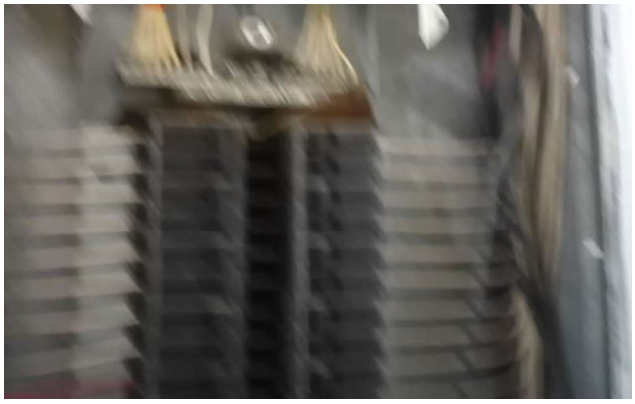
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:19:20

Text Annotation
PANEL AC 5 TOP

Remarks
No significant thermal deficiency.



97-ABC20240520121957.jpeg



97-ABC20240520121957.jpeg
Aligned Visual Image

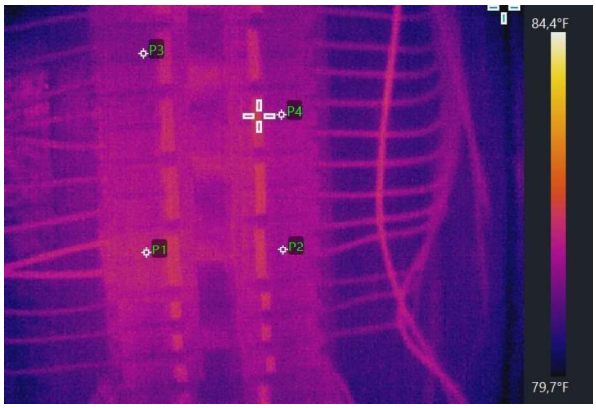
Measurements	
Image: Max. Temp.	88,0°F
Image: Min. Temp.	79,5°F
P1	84,9°F
P2	83,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,9°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:19:57

Text Annotation
PANEL AC 5 CENTER 1

Remarks
No significant thermal deficiency.



98-ABC20240520122047.jpeg



98-ABC20240520122047.jpeg
Aligned Visual Image

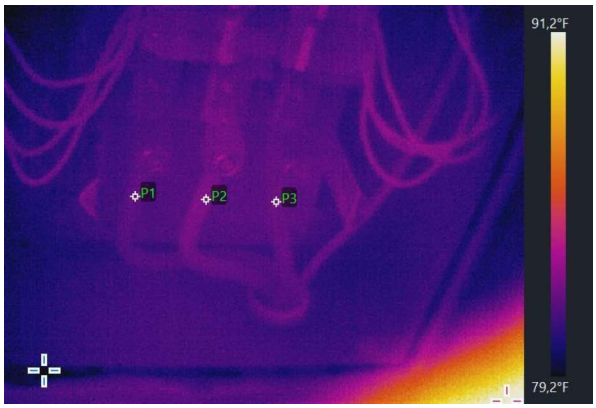
Measurements	
Image: Max. Temp.	84,4°F
Image: Min. Temp.	79,7°F
P1	83,7°F
P2	82,8°F
P3	82,8°F
P4	82,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,0°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:20:48

Text Annotation
PANEL AC 5 CENTER 2

Remarks
No significant thermal deficiency.



99-ABC20240520122145.jpeg



99-ABC20240520122145.jpeg
Aligned Visual Image

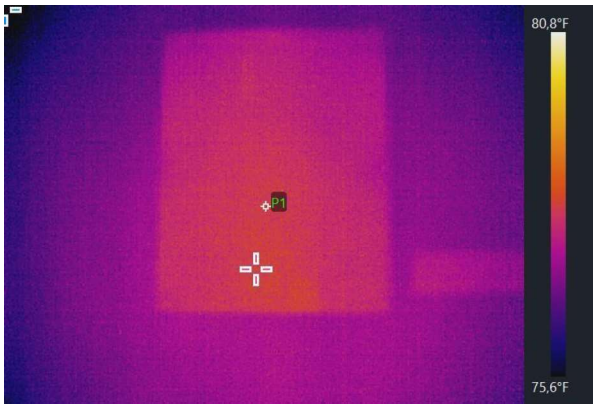
Measurements	
Image: Max. Temp.	91,2°F
Image: Min. Temp.	79,2°F
P1	82,2°F
P2	82,9°F
P3	82,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:21:45

Text Annotation
PANEL AC 5 BOTTOM

Remarks
No significant thermal deficiency.



100-ABC20240520122244.jpeg



100-ABC20240520122244.jpeg
Aligned Visual Image

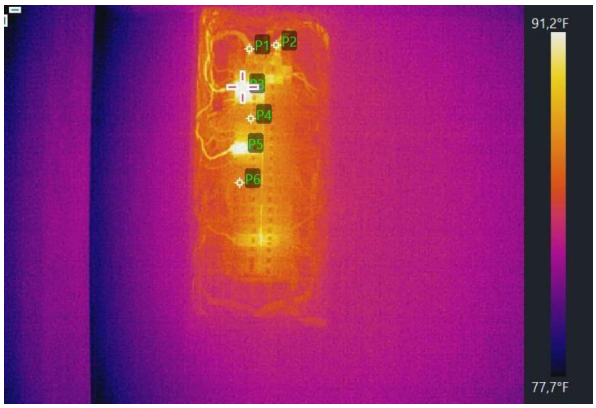
Measurements	
Image: Max. Temp.	80,8°F
Image: Min. Temp.	75,6°F
P1	79,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:22:44

Text Annotation
FLOOR 4

Remarks
No significant thermal deficiency.



101-ABC20240520122442.jpeg



101-ABC20240520122442.jpeg
Aligned Visual Image

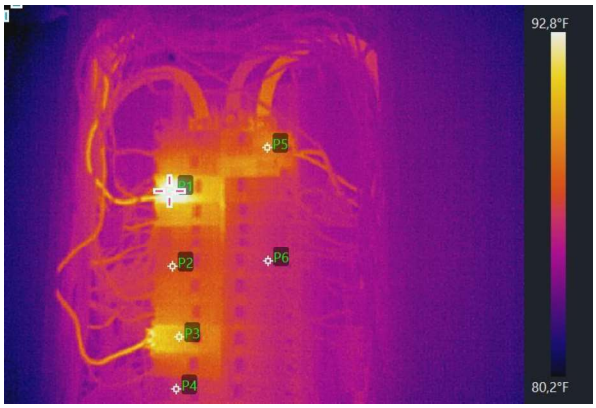
Measurements	
Image: Max. Temp.	91,2°F
Image: Min. Temp.	77,7°F
P1	85,8°F
P2	86,2°F
P3	90,7°F
P4	85,5°F
P5	88,2°F
P6	85,1°F
Dt1(P1.Max - P2.Max)	0,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

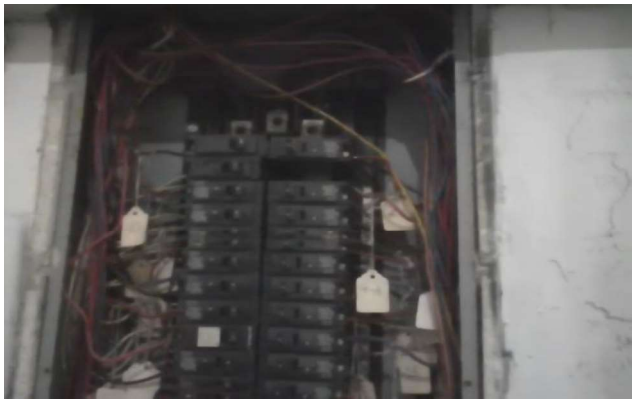
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:24:42

Text Annotation
PANEL 4

Remarks
No significant thermal deficiency.



102-ABC20240520122726.jpeg


102-ABC20240520122726.jpeg
Aligned Visual Image

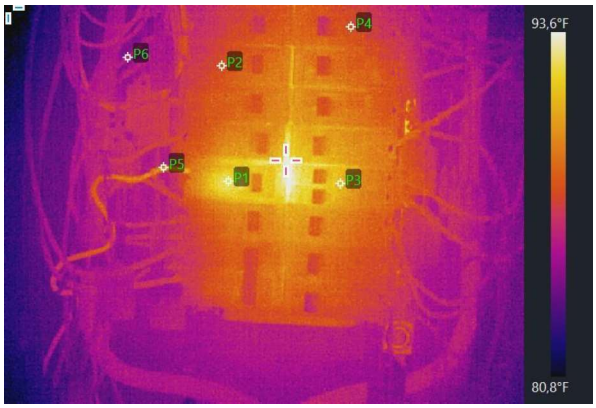
Measurements	
Image: Max. Temp.	92,8°F
Image: Min. Temp.	80,2°F
P1	92,7°F
P2	86,7°F
P3	89,2°F
P4	85,8°F
P5	88,0°F
P6	85,8°F
Dt1(P1.Max - P2.Max)	6,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:27:26

Text Annotation
CB 5 (20A), CB 17 (20A), CB 2 (20A) No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



103-ABC20240520123006.jpeg


103-ABC20240520123006.jpeg
Aligned Visual Image

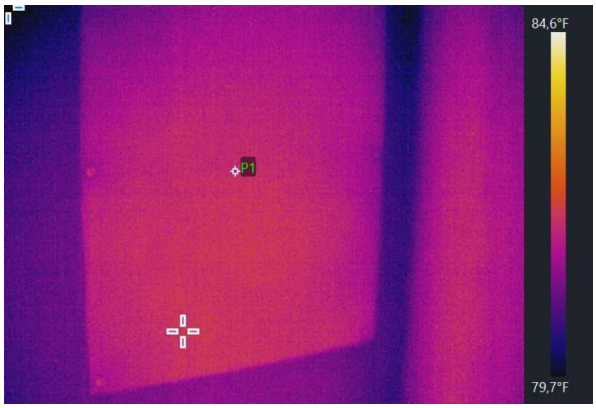
Measurements	
Image: Max. Temp.	93,6°F
Image: Min. Temp.	80,8°F
P1	88,7°F
P2	85,8°F
P3	87,8°F
P4	85,6°F
P5	86,9°F
P6	84,6°F
Dt1(P1.Max - P2.Max)	2,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:30:06

Text Annotation
CB 35 (20A)

Remarks
No significant thermal deficiency.



104-ABC20240520123139.jpeg



104-ABC20240520123139.jpeg
Aligned Visual Image

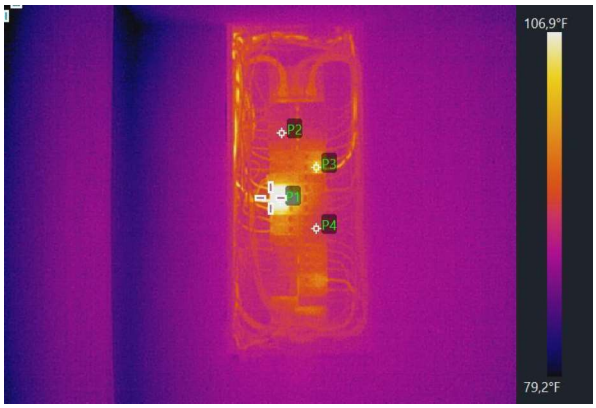
Measurements	
Image: Max. Temp.	84,6°F
Image: Min. Temp.	79,7°F
P1	84,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:31:40

Text Annotation
FLOOR 3

Remarks
No significant thermal deficiency.



105-ABC20240520123302.jpeg


105-ABC20240520123302.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	106,9°F
Image: Min. Temp.	79,2°F
P1	102,7°F
P2	86,5°F
P3	91,2°F
P4	86,5°F
Dt1(P1.Max - P2.Max)	16,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

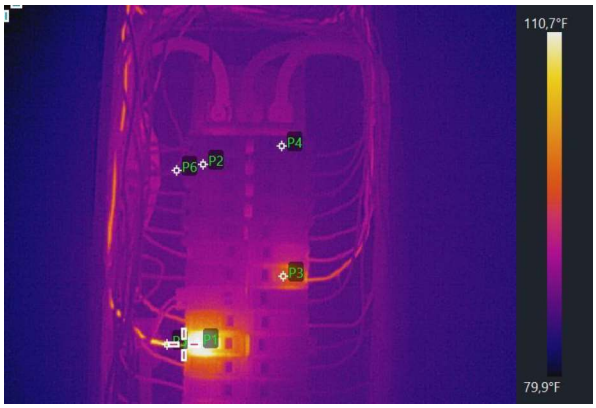
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:33:02

Text Annotation

PANEL 3A
No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks

No significant thermal deficiency.



106-ABC20240520123632.jpeg


106-ABC20240520123632.jpeg
Aligned Visual Image

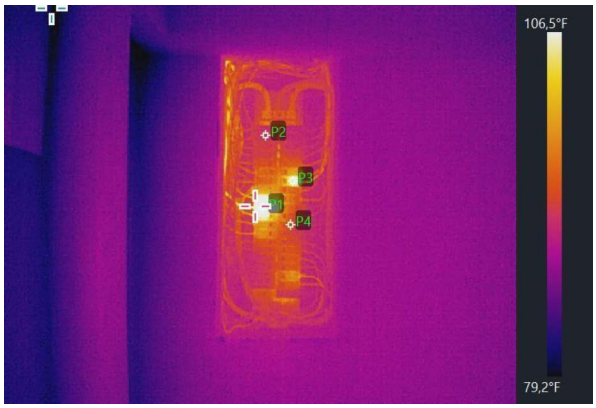
Measurements	
Image: Max. Temp.	110,7°F
Image: Min. Temp.	79,9°F
P1	106,0°F
P2	86,7°F
P3	93,4°F
P4	86,2°F
P5	101,1°F
P6	86,7°F
Dt1(P1.Max - P2.Max)	19,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:36:32

Text Annotation
CB 19 (20A), CB 14 (20A) No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



107-ABC20240520123812.jpeg


107-ABC20240520123812.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	106,5°F
Image: Min. Temp.	79,2°F
P1	102,6°F
P2	86,0°F
P3	92,7°F
P4	86,7°F
Dt1(P1.Max - P2.Max)	16,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:38:12

Text Annotation
PANEL 3A No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



108-ABC20240520124004.jpeg


108-ABC20240520124004.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	86,9°F
Image: Min. Temp.	80,1°F
P1	86,2°F
P2	85,3°F
P3	82,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

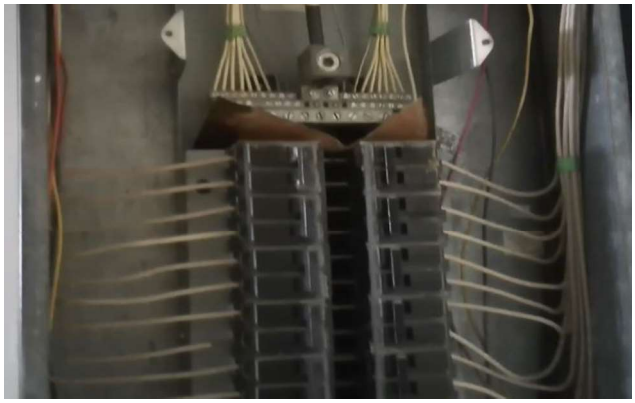
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:40:04

Text Annotation
PANEL 3 TOP

Remarks
No significant thermal deficiency.



109-ABC20240520124037.jpeg



109-ABC20240520124037.jpeg
Aligned Visual Image

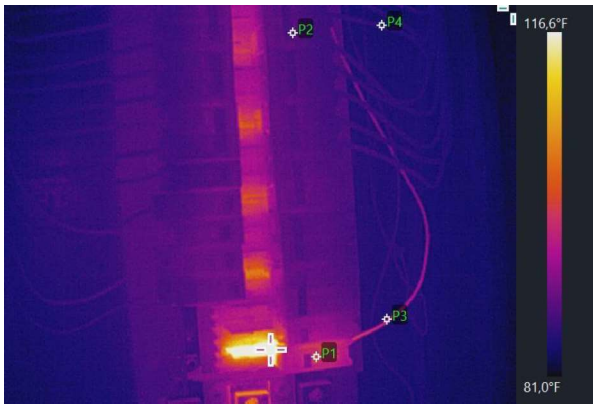
Measurements	
Image: Max. Temp.	99,9°F
Image: Min. Temp.	80,4°F
P1	89,6°F
P2	86,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

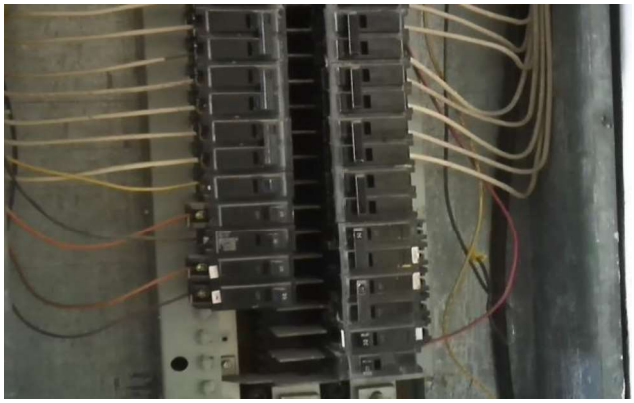
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:40:38

Text Annotation
PANEL 3 CENTER 1

Remarks
No significant thermal deficiency.



110-ABC20240520124144.jpeg


110-ABC20240520124144.jpeg
Aligned Visual Image

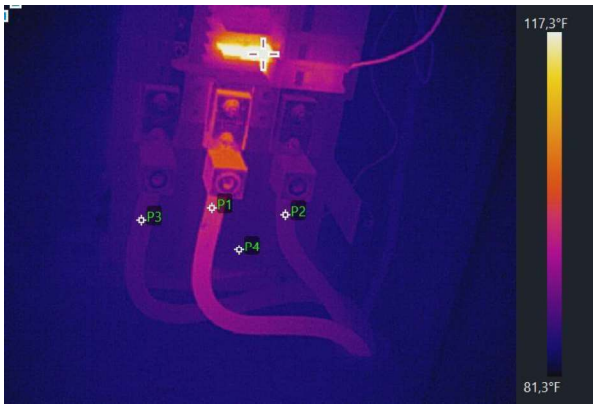
Measurements	
Image: Max. Temp.	116,6°F
Image: Min. Temp.	81,0°F
P1	92,7°F
P2	86,2°F
P3	88,2°F
P4	84,2°F
Dt1(P1.Max - P2.Max)	6,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:41:44

Text Annotation
PANEL 3 CENTER 2 No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



111-ABC20240520124226.jpeg


111-ABC20240520124226.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	117,3°F
Image: Min. Temp.	81,3°F
P1	92,8°F
P2	86,7°F
P3	86,2°F
P4	85,3°F
Dt1(P1.Max - P2.Max)	6,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

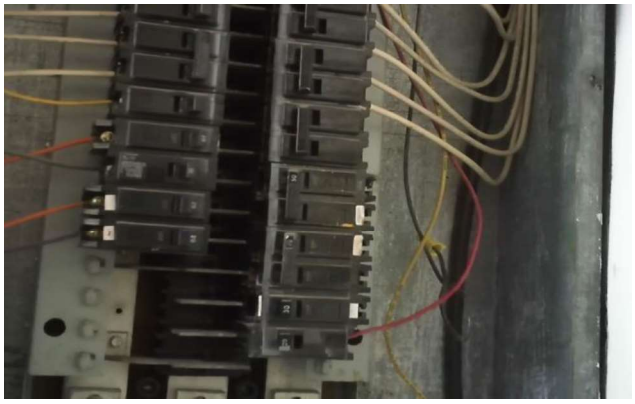
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:42:27

Text Annotation
PANEL 3 BOTTOM No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



112-ABC20240520124422.jpeg



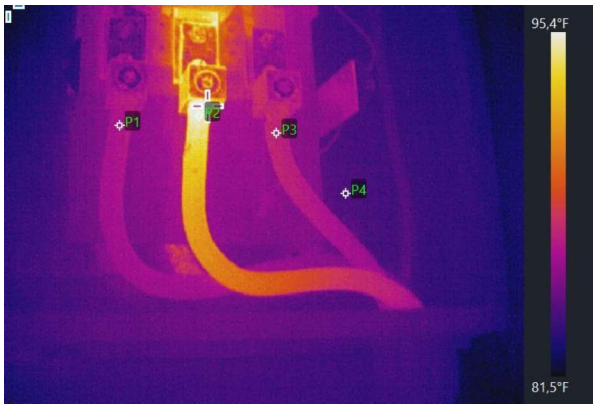
112-ABC20240520124422.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	115,7°F
Image: Min. Temp.	81,1°F
P1	93,0°F
P2	86,5°F
P3	91,6°F
P4	85,3°F
Dt1(P1.Max - P2.Max)	6,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:44:22

Text Annotation
PANEL 3 CB 40 (20A) No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.



113-ABC20240520124546.jpeg


113-ABC20240520124546.jpeg
Aligned Visual Image

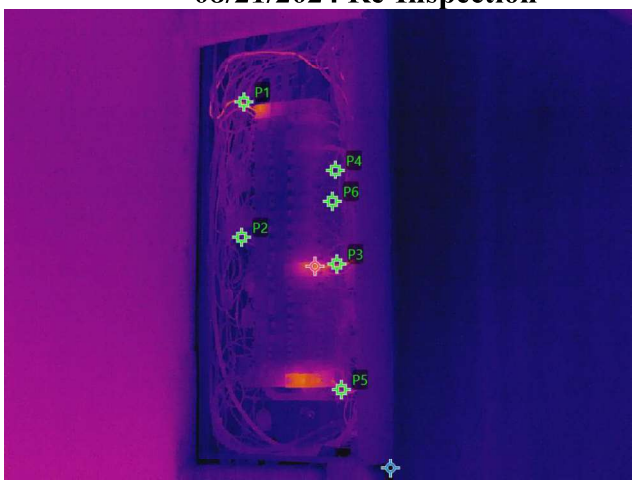
Measurements	
Image: Max. Temp.	95,4°F
Image: Min. Temp.	81,5°F
P1	86,4°F
P2	93,4°F
P3	86,9°F
P4	84,0°F
Dt1(P1.Max - P2.Max)	7,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,3°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:45:46

Text Annotation
PANEL 3 BOTTOM No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

08/21/2024 Re-Inspection



PCE20240821095516.jpeg



PCE20240821095516.jpeg
Aligned Visual Image

Device Information	
Device Model	HM-TP76-25SVF/W-G60
Device Serial No.	EA0278609

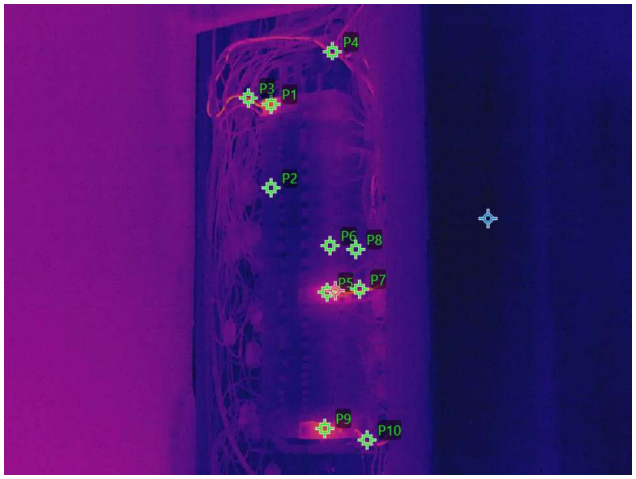
Image Information	
Image Name	PCE20240821095516.jpeg
IR Resolution	640 × 480
Picture Size	1.35 M
Captured At	2024-08-21 11:55:17

Image Parameters	
Distance	6.6ft
Humidity	54%
Emissivity	0.95
Reflected Temp.	77.0°F
Atmospheric Temp.	66.8°F

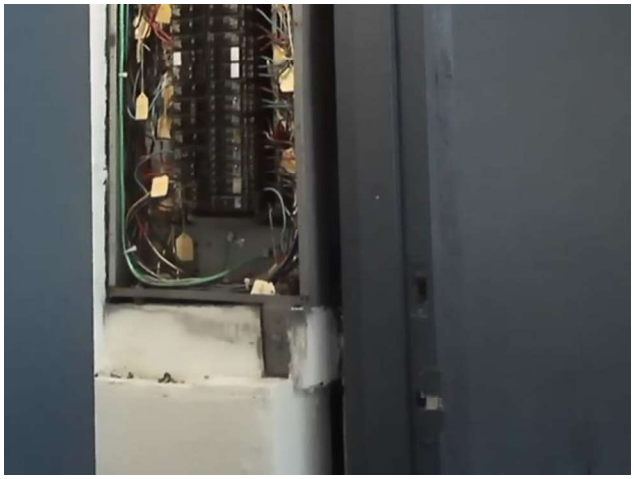
Measurements	
Image: Max. Temp.	92.1°F
Image: Min. Temp.	86.6°F
P1	90.1°F
P2	89.0°F
P3	90.3°F
P4	88.8°F
P5	89.7°F
P6	88.6°F
Dt1(P1.Max - P2.Max)	1.1°F
Dt2(P3.Max - P4.Max)	1.5°F
Dt3(P5.Max - P6.Max)	1.1°F

Text Note
PANEL 5

Remarks
No significant thermal deficiency.



PCE20240821094402.jpeg



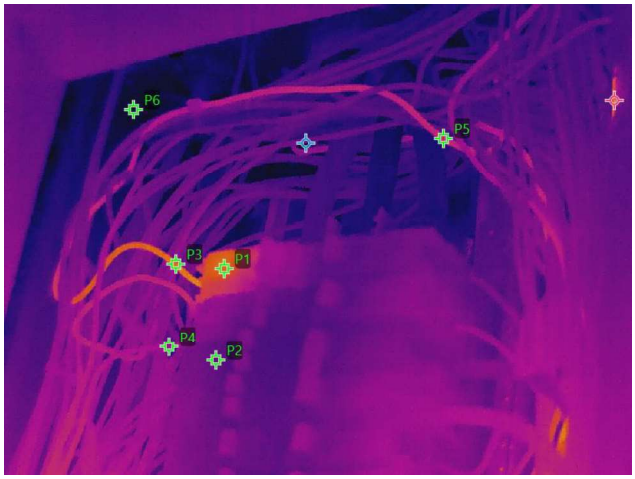
PCE20240821094402.jpeg
Aligned Visual Image

Device Information	
Device Model	HM-TP76-25SVF/W-G60
Device Serial No.	EA0278609
Image Information	
Image Name	PCE20240821094402.jpeg
IR Resolution	640 × 480
Picture Size	1.41 M
Captured At	2024-08-21 11:44:03
Image Parameters	
Distance	6.6ft
Humidity	54%
Emissivity	0.95
Reflected Temp.	77.0°F
Atmospheric Temp.	66.8°F

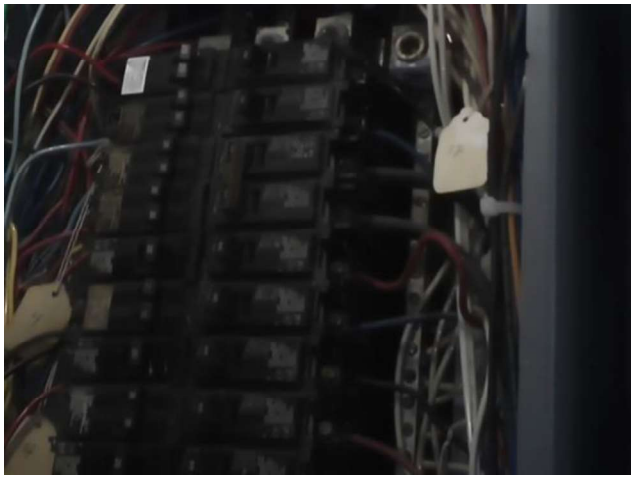
Measurements	
Image: Max. Temp.	92.8°F
Image: Min. Temp.	88.2°F
P1	92.0°F
P2	89.2°F
P3	92.2°F
P4	90.8°F
P5	91.2°F
P6	89.7°F
P7	91.1°F
P8	89.6°F
P9	91.8°F
P10	90.0°F
Dt1(P1.Max - P2.Max)	2.8°F
Dt2(P5.Max - P6.Max)	1.5°F
Dt3(P9.Max - P6.Max)	2.1°F
Dt4(P7.Max - P8.Max)	1.5°F

Text Note
PANEL 5, CB 1 (2P 20A), CB (2P 20A), CB 42 (1P 30A)

Remarks
No significant thermal deficiency.



PCE20240821094939.jpeg



PCE20240821094939.jpeg
Aligned Visual Image

Device Information	
Device Model	HM-TP76-25SVF/W-G60
Device Serial No.	EA0278609
Image Information	
Image Name	PCE20240821094939.jpeg
IR Resolution	640 × 480
Picture Size	1.44 M
Captured At	2024-08-21 11:49:40
Image Parameters	
Distance	6.6ft
Humidity	54%
Emissivity	0.95
Reflected Temp.	77.0°F
Atmospheric Temp.	66.8°F

Measurements	
Image: Max. Temp.	91.1°F
Image: Min. Temp.	85.3°F
P1	90.3°F
P2	87.7°F
P3	90.6°F
P4	88.5°F
P5	89.2°F
P6	86.2°F
Dt1(P1.Max - P2.Max)	2.6°F
Dt2(P3.Max - P4.Max)	2.1°F

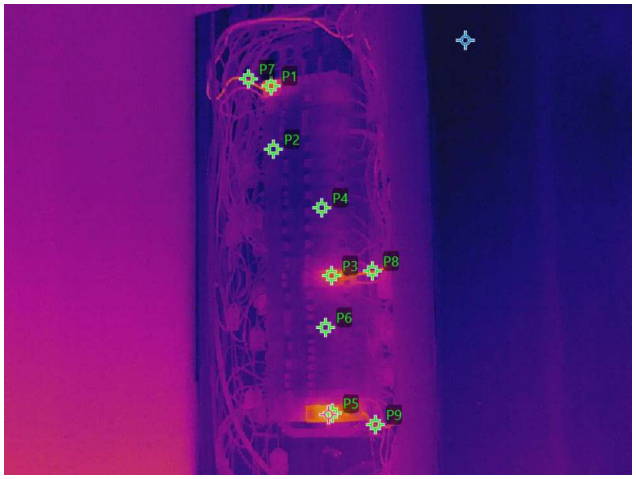
Text Note

CB 1(2P 20A)

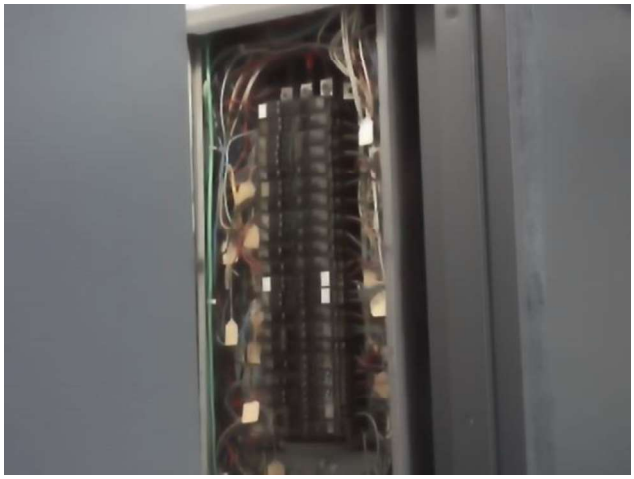
Remarks

No significant thermal deficiency.

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PCE20240821095350.jpeg


PCE20240821095350.jpeg
Aligned Visual Image

Device Information	
Device Model	HM-TP76-25SVF/W-G60
Device Serial No.	EA0278609

Image Information	
Image Name	PCE20240821095350.jpeg
IR Resolution	640 × 480
Picture Size	1.39 M
Captured At	2024-08-21 11:53:51
Image Parameters	
Distance	6.6ft
Humidity	54%
Emissivity	0.95
Reflected Temp.	77.0°F
Atmospheric Temp.	66.8°F

Measurements	
Image: Max. Temp.	92.4°F
Image: Min. Temp.	86.9°F
P1	90.9°F
P2	88.3°F
P3	90.7°F
P4	88.4°F
P5	91.7°F
P6	89.1°F
P7	90.5°F
P8	91.2°F
P9	90.5°F
Dt1(P1.Max - P2.Max)	2.6°F
Dt2(P3.Max - P4.Max)	2.3°F
Dt3(P5.Max - P6.Max)	2.6°F

Text Note

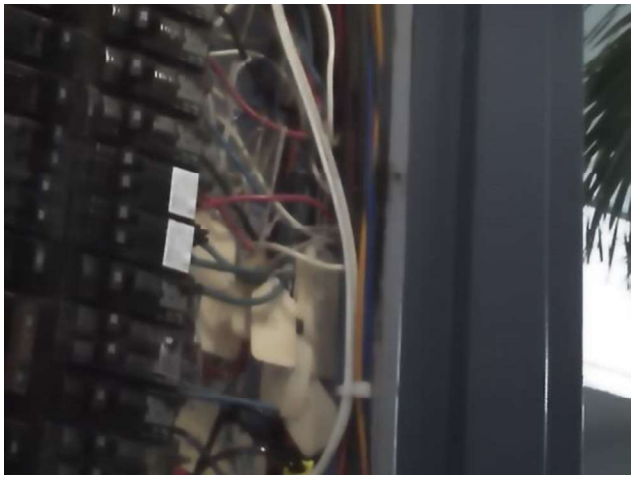
PANEL 5

Remarks

No significant thermal deficiency.



PCE20240821095103.jpeg



PCE20240821095103.jpeg
Aligned Visual Image

Device Information	
Device Model	HM-TP76-25SVF/W-G60
Device Serial No.	EA0278609

Image Information	
Image Name	PCE20240821095103.jpeg
IR Resolution	640 × 480
Picture Size	1.47 M
Captured At	2024-08-21 11:51:04

Image Parameters	
Distance	6.6ft
Humidity	54%
Emissivity	0.95
Reflected Temp.	77.0°F
Atmospheric Temp.	66.8°F

Measurements	
Image: Max. Temp.	91.2°F
Image: Min. Temp.	86.2°F
P1	90.3°F
P2	87.7°F
P3	90.8°F
P4	87.9°F
Dt1(P1.Max - P2.Max)	2.6°F
Dt2(P3.Max - P4.Max)	2.9°F

Text Note

CB 26 (2P 20A)

Remarks

No significant thermal deficiency.

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STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

2024

INFRARED THERMOGRAPHY RE-INSPECTION REPORT







Alans Sherman Varela
PCE DESING, LLC
PARAMOUNT CONSULTING & ENGINEERING
08/21/2023

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

Date: 08/26/2024 Authority Having Jurisdiction (AHJ): **CITY OF CORAL GABLES**

RE: Infrared Electrical Thermography Inspection

Property Address: **250 Catalonia Ave, Coral Gables, FL 33134.**

Folio No. **03-4117-005-7120** Case Ref._____

Owner Name: **CATALONIA OFFICES 2018 LLC.**

Dear Official:

I, **ALANS SHERMAN VARELA JANEIRO** , Certified Level II Thermographer, have performed the Infrared Thermography Inspection on **08/21/2024** , for the pieces of electrical equipment, as per the list provided and approved by the Owner of the above referenced property, Representative, Professional or any other person responsible for providing this information to complete: a Building Recertification as per Miami-Dade County Code of Ordinances and the Board of Rules and Appeals (BORA), the Electrical Safety Maintenance Program as per NFPA 70B, the Inspection Guidelines as per Insurance Underwriters, or any other protocols or procedures, hereby attest to the best of my knowledge, belief and professional judgment, that:

NO CORRECTIONS REQUIRED.

NO SIGNIFICANT THERMAL DEFICIENCIES AND PHYSICAL ELECTRICAL ISSUES WERE FOUND AT THE TIME OF THE INSPECTION.

Corrections are ONLY IMMEDIATELY required for deficiencies with Severity Levels 0, 1 & 2 (Critical, Major& Intermediate). NO corrections are IMMEDIATELY required for deficiencies with Severity Level 3 (MINOR) and NON-SIGNIFICANT deficiencies with severity levels 4 & 5 (Slight & Minimal), but further investigation, monitoring and annual Inspection is required, as per NFPA 70B.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Engineer Certified Level II Thermographer: Alans Sherman Varela Janeiro Sign:_____

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me, by means of ✓ physical presence or ___ online notarization, this 26 day of August, 2024, by Alans S. Varela, who is personally known to me or who has produced _____as identification.

Notary Public Signature: _____

Notary Public Name: Marlon Rizo

Serial Number: HH-174262

MARLON RIZO
Notary Public-State of Florida
Commission # HH 174262
My Commission Expires
September 09, 2025

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

PARAMOUNT CONSULTING & ENGINEERING.
ARCHITECTURAL DRAFTING SERVICES.
6135 North West 167th Street Suite E-1, Miami, Florida 33015.
Telephones: 305-698-0550/786-877-2699.
Fax: 305-698-0558

ELECTRICAL INFRARED THERMOGRAPHY INSPECTION

Property Address: **250 Catalonia Ave, Coral Gables, FL 33134.**

Folio: **03-4117-005-7120**

Date: **05/20/2024 – 08/21/2024 Re-Inspection**

Inspection performed by: ALANS SHERMAN VARELA JANEIRO, CERTIFIED LEVEL II THERMOGRAPHER.

Report prepared by: ALANS SHERMAN VARELA JANEIRO, CERTIFIED LEVEL II THERMOGRAPHER.

Engineer IR Records: ALANS SHERMAN VARELA JANEIRO, CERTIFIED LEVEL II THERMOGRAPHER.

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ELECTRICAL INFRARED THERMOGRAPHY INSPECTION

250 Catalonia Ave, Coral Gables, FL 33134.

03-4117-005-7120

BLDG #250



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STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

TABLE OF CONTENTS

I- Specifications in the Report

Provides all the details the report shall have.

II- Introduction to the Report

Explains the purpose of the report and what it contains.

III- Thermographer Certification

Provides proof of Level II Certification and a statement of inspection authenticity and completeness.

IV- NETA Standards (Table 110.18) - Custom Severity Levels

Contains NETA Standards and Custom Severity Levels, detailed explanation of the thermographic analysis description to help prioritize repair scheduling for problems identified during the infrared inspection procedure.

V- Disclaimers, Exclusions, Limitations, Requirements

Provides the terms for our inspection.

VI- 2023 NFPA 70B Standard

Provides an overview of the new NFPA 70B transition from “recommended” to “Standard”.

VII- Inspection Equipment List

Provides a complete list of all equipment inspected with summary results detailing the equipment inspection status. Also, the list of equipment not inspected and the reasons.

VIII- Thermographic Documentation & Analysis (Software Report)

Using a Thermal Software, Thermographer provides a full page of documentation for each piece of electrical equipment showing the severity level (if an issue is found), and including a thermal photo (thermogram), a visual or optical photo, apparent temperature measurements, thermographic analysis and recommended actions.

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I - SPECIFICATIONS IN THE REPORT

- Identification of the testing person and organization.
- Proof of Level II or III Infrared Thermographer Certificate.
- Proof of Electrical License as Electrical Contractor, Electrical Inspector or Electrical Engineer, when required by some Authorities Having Jurisdiction (AHJs).
- Identification of the Building (e.g. property address, folio, case number, owner, etc.).
- Camera information (e.g. manufacturer, specifications: resolution, accuracy, calibration, etc.).
- Environmental information affecting Infrared Inspection (e.g. ambient temperature, wind speed, background, etc.).
- Summary List of all equipment inspected properly identified (e.g. labels, nameplate data, location, measurements date and time, issues, etc.).
- Performance or operating information (e.g. loads, phases, voltage, type of service: one phase, three phases, delta, wye, etc.).
- Summary List of equipment not inspected and why (e.g. cover cannot be opened, safety issue, needing approval from utility company, etc.).
- Thermal scale in each thermal photo to read temperature.
- Use of a specific palette in the entire report unless a different one is needed to identify an issue.
- Thermal photos accompanied by visual photos of equipment with and without covers.
- Measurement determinations (e.g. identification of temperature differences, known as “Delta T” or "ΔT", indication of pass/fail criteria, severity level, etc., where applicable).
- Possible cause, level of the issue and prioritization (e.g. overload, contact, unbalance, open circuit, repair immediately, next programmed maintenance, etc.).
- Any Code violation observed (e.g. improper color for cables, improper tapping, improper fuse, improper breaker, improper wiring, etc.).
- Any anomaly observed (e.g. change of color, visible damage, corrosion, etc.).
- Scan of the grounding or bonding conductors in the building main loads/meter centers.
- Any other information required to meet the standards of electrical thermographic testing inspections.

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II - INTRODUCTION

PCE Paramount Consulting & Engineering recently performed an infrared inspection of your electrical equipment.

The purpose of this report is to present the results of that inspection, especially for any potential problems indicated by the presence of excessive heat.

The infrared device used to perform the inspection is a sophisticated electronic camera that can visualize the heat emitted from your equipment.

The pictures produced by this camera are called thermograms, and they are essentially multi-colored "temperature maps" of your equipment in which each color indicates a different temperature.

The Infrared Thermographer who performed your inspection used this special camera to look for potential problem points in your equipment which could cause premature deterioration and costly down time.

With our advance warning, you can proactively service this equipment before it causes costly problems.

Property owners need to prioritize their repair efforts.

To help with this, we provide a repair priority rating for each problem point identified in this report.

These ratings adhere to established industry standards and guidelines (e.g. NETA).

The repair priority rating is an objective measure which is based on the severity of the apparent Temperature Rise (Delta T) measured by the Thermographer. To determine repair schedules, the ratings should be combined with the judgement of the maintenance personnel as to the importance of each potential problem regarding personnel safety and the consequences of equipment failure. Our statements are a starting point for the evaluation of the seriousness of an anomaly. This survey relies on your personnel to know the criticality of a component as it relates to your processes. Your personnel are better suited to evaluate any corrective action that may need to be undertaken and establish a time frame for responding to the documented anomaly.

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STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

III - LEVEL II CERTIFICATION

I hereby warrant that I am a **Level II Certified Thermographer** meeting the level of experience required, as per the current "Minimum Inspection Procedural Guidelines for Building Electrical Inspections", revised and approved on November 18, 2021, by the Miami-Dade County Board of Rules and Appeals (BORA), and also warrant that the inspection, which is the subject of this report, was performed following the NFPA 70B Standards and conducted personally by me or by a thoroughly qualified assistant under my direction. I further warrant that this report has been prepared under my personal guidance and has been found by me to be totally accurate and complete to the best of my ability as a Certified Thermographer.



The Snell Group
Our Knowledge. Your Advantage.

Certificate of Completion

Be it known to all that

Alans Sherman Varela Janeiro

has been certified to have successfully completed
a comprehensive thirty-four hour course of study in

Thermal/Infrared Thermography, Level II

presented by Snell Infrared, and
conforming to the guidelines of
the American Society for Nondestructive Testing
(ASNT)*SNT-TC-1A (2020)*

Preston J. Maheu, P.E., CMRP
President

May 2024
Certificate Number:240224-1

Roy Huff
ASNT T/IRT Level III #81115

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING

IV - NETA STANDARDS (TABLE 100.18) – CUSTOM SEVERITY LEVELS

Thermographic Survey
Suggested Actions Based on Temperature Rise

Temperature difference (ΔT) based on comparisons between similar components under similar loading.	Temperature difference (ΔT) based upon comparisons between component and ambient air temperatures.	Recommended Action
1° C – 3° C (1.8°F - 5.4°F)*	1° C – 10° C (1.8°F - 18°F)*	Possible deficiency; warrants investigation
4° C – 15° C (>5.4°F - 27°F)*	11° C – 20° C (>18°F - 36°F)*	Indicates probable deficiency, repair as time permits
- - - - - -	21° C – 40° C (>36°F - 72°F)*	Monitor until corrective measures can be accomplished
>15° C (>27°F)*	>40° C (>72°F)*	Major discrepancy; repair immediately

Temperature specifications vary depending on the exact type of equipment. Even in the same class of equipment (i.e., cables) there are various temperature ratings. Heating is generally related to the square of the current; therefore, the load current will have a major impact on ΔT. In the absence of consensus standards for ΔT, the values in this table will provide reasonable guidelines.

An alternative method of evaluation is the standards-based temperature rating system as discussed in Section 8.9.2, Conducting an IR Thermographic Inspection, *Electrical Power Systems Maintenance and Testing* by Paul Gill, PE, 1998.

It is a necessary and valid requirement that the person performing the electrical inspection be thoroughly trained and experienced concerning the apparatus and systems being evaluated as well as knowledgeable of thermographic methodology.

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***This section is not exactly a part of the ANSI/NETA MTS.**
***Values in Table 100.18 were originally stated only in ºC.**
***Values were converted to ºF, and intervals were arranged.**
***Ratings were also arranged based on other Standards.**

CUSTOM SEVERITY INDEX SYSTEM - PRIORITY LEVELS.

IMMEDIATE CORRECTIONS REQUIRED:

Severity Level 0 - Critical Deficiency. Heat Rise, Temperature Difference (DT1) of more than 70ºC/126ºF above Ambient Operating Temperature (AOT). Component Failure is Imminent. Immediately inform the responsible party. Follow inspection frequency as per NFPA 70B.

Severity Level 1 - Major Deficiency. Heat Rise, Temperature Difference (DT1) between 40ºC/72ºF and 70ºC/126ºF above AOT … OR ... Temperature Difference (DT2) more than 15º C (>27ºF based on comparisons between same/similar components under similar loading. Component Failure Almost Certain, unless corrected. Repair immediately. Follow inspection frequency as per NFPA 70B.

Severity Level 2 - Intermediate Deficiency. Heat Rise, Temperature Difference (DT1) between 20ºC/36ºF and 40ºC/72ºF above AOT ... OR ... Temperature Difference (DT2) between 3.1ºC/5.5ºF and 15ºC/27ºF based on comparisons between same/similar components under similar loading. Confirmed deficiency. Component Failure Probable, unless corrected.
Schedule repairs as soon as possible. Follow inspection frequency as per NFPA 70B.

NO IMMEDIATE CORRECTION REQUIRED:

Severity Level 3 - Minor Deficiency. Heat Rise, Temperature Difference (DT1) between 10ºC/18ºF and 20ºC/36ºF above AOT ... OR ... Temperature Difference (DT2) between 3.1ºC/5.5ºF and 15ºC/27ºF based on comparisons between same/similar components under similar loading. Probable deficiency. Component Failure Unlikely but Corrective measures required at the next scheduled routine maintenance period or as scheduling time permits. Follow inspection frequency as per NFPA 70B.

NO CORRECTIONS REQUIRED:

Severity Level 4 - Slight Deficiency (NON-SIGNIFICANT). Heat Rise, Temperature Difference (DT1) between 1ºC/1.8ºF and 10ºC/18ºF above AOT ... AND ... Temperature Difference (DT2) between 1ºC/1.8ºF and 3ºC/5.4ºF based on comparisons between same/similar components under similar loading. Possible Deficiency. This is usually NOT considered significant enough, but should be investigated, and if needed, corrective measures should be taken at the next scheduled routine maintenance period or as scheduling permits. Follow inspection frequency as per NFPA 70B.

Severity Level 5 - Minimal Deficiency (NON-SIGNIFICANT). Heat Rise, Temperature Difference (DT1) of less than 1ºC/1.8ºF above AOT ... AND ... Temperature Difference (DT2) less than 1ºC/1.8ºF based on comparisons between same/similar components under similar loading.
Usually, there is no thermal problem. NOT considered significant enough to record. Usually not included in the reports unless the fault temperature is being affected by other factors. Follow inspection frequency as per NFPA 70B.

Total Temperature: Total Temperature = Ambient Operating Temperature + Fault temperature

Ambient Operating Temperature (**AOT***) for Infrared Scanning Purposes: Temperature within a device container (Box or Cabinet) that is not directly affected by faulting component = Normal or Neutral Equipment Operating Temperature inside a Box or Cabinet. If there is no container (e.g. Device mounted to a wall), it is the temperature adjacent to the device not affected by the fault.

When using Military Standard, Temperature conditions below 10ºC/18ºF that rise above **AOT** are not considered significant enough to record and are usually not included in the reports unless the fault temperature is being affected by a cooling medium such as oil or wind.

Most switchgear is rated to operate at approximately 40ºC/104ºF (Industrial) to 50ºC/122ºF (Marine)

Temperatures for possible damage to equipment.

- Leads fail between 90ºC/194ºF and 110ºC/230º
- Phenolic fails around 200ºC/392ºF
- Transformers and Motor Insulation failure temperature depends on insulation class rating.
- Contacts start to fail around 130ºC/266ºF

Fault correction recommendation when our source assessment is inaccurate:

When a fault is indicated in a connection or component and examination by your electrician does not turn up a loose connection or faulty component where we have indicated, **a fault still exists**. The electrician should continue to investigate the next connection or component to be found in the direction that the heat is coming from until a source is located.

V - DISCLAIMERS, LIMITATIONS, EXCLUSIONS, REQUIREMENTS

DISCLAIMERS:

The Thermographer is NOT responsible for the list of pieces of electrical equipment to be inspected. The list of pieces of equipment and their locations has been provided and approved by the Owner of the referenced property, Representatives, other Professionals or any other responsible person.

For a Building Recertification, the Thermographer is NOT responsible to confirm the capacity of the electrical system as 400A or greater. The Owner has requested the inspection and has confirmed the capacity of the electrical system. For a Building Recertification, the Owner has been advised to inform the Professional performing the electrical part to be present at the time of the Thermal Inspection.

The Thermographer is NOT responsible for electrical systems operating at less than 40% of their nominal load. All your electrical equipment was inspected in an “as found” condition. As we do not know the loading on any given circuit at the time it was inspected, any circuit not under load would not show any issues, even though once loaded, a serious problem may exist. All efforts are made to view equipment that is operational at the time of the inspection. Ideally, we would request a minimum of 40% current loading, but we also understand that some circuits are intermittent in their usage.

The Thermographer is NOT responsible for corrections. The possible causes and recommendations, if any have been stated in this Report, were based only on the observable conditions and information supplied by the Owner or representatives.

LIMITATIONS:

Due to the conditions of the loads and other factors, the Infrared Thermography Inspection Report depicted here is NOT covered by professional liability.

Our statements are a starting point for the evaluation of the seriousness of an anomaly. This survey relies on your personnel to know the criticality of a component as it relates to your processes. Your personnel are better suited to evaluate any corrective action that may need to be undertaken and establish a time frame for responding to the documented anomaly.

Thermal issues are only discovered at a specific date, time and load. When performing a reinspection, new thermal issues can arise, that were not discovered before, due to the conditions of the load. That is out of our control, we cannot predict that, but those new issues should be also repaired.

EXCLUSIONS:

The inspection in Electrical Meters is OUT of the scope of the inspection unless the Owner secures access with the Utility Company. Small AC disconnects, bathrooms exhaust fans, small junction boxes, are OUT of the scope of the inspection unless expressly requested. Equipment on the roof or located higher than 5 feet on a wall, is OUT of the scope of the inspection, unless specifically requested and a proper OSHA compliant ladder has been provided (two legs ladder in case of equipment located on a wall).

Removal and re-installation of covers is OUT of the scope of the inspection. The services of a licensed electrical contractor were encouraged prior to the inspection.

REQUIREMENTS:

The Owner or his/her representatives shall be present at the time of the inspection, and they are responsible for all decisions involving the operation of pieces of electrical equipment.

The Owner shall provide proper personnel to remove and reinstall covers of electrical equipment. Due to the electrical risk involved, it is highly recommended and enforced by some Authorities Having Jurisdiction (AHJ), at least, an active Certificate of Completion on NFPA 70E / OSHA 1910. An Electrical Contractor is the best qualified person to perform those tasks. Those tasks are out of the scope of work, and we do not have any responsibility or liability.

The Owner or representatives and the qualified contractors are responsible to find the real/true causes of the problems and provide proper repairs.

Before calling for re-inspection and to avoid subsequent fees, if thermal issues are found during the Infrared Inspection, the Electrical Contractor hired to do the repairs shall take proper thermal images and confirm, with an Infrared Imager (minimum IR resolution 320x240), that all repairs were successfully performed, and Temperature Differences (Delta T) meet ANSI/NETA standards on Table 100.18. (see severity levels), otherwise, property might fail reinspection.

VI - 2023 NFPA 70B STANDARD

Infrared Thermography Inspection is required for all electrical equipment at least every 12 months for pieces with physical condition 1.

Infrared Thermography should identify potential issues/faulty assets within electrical equipment, providing a first line of defense against dangerous conditions, damage or injury, in industrial facilities or buildings identifying.

NFPA 70B-2023 has made the transition from a "Recommended" practice to the "Standard" for Electrical Equipment Maintenance and applies to industrial plants, institutional and commercial buildings, and large multifamily residential complexes.

Electrical maintenance for safety of personnel and environment is the key focus of this Standard. The primary intent of this Standard is to prevent injury to personnel and to provide for the practical safeguarding of persons, property, and processes from the risks associated with failure, breakdown, or malfunction and a means to establish a condition of maintenance of electrical equipment and systems for safety and reliability.

Thermography shall be used to measure the temperature difference of similar electrical components, under similar loading, and to compare the temperature differences between electrical components and ambient air temperature. If there are covers, those should be removed prior to the inspection to ensure that the thermography tool and the operator can maintain a clear line of sight with the equipment being scanned.

Why is NFPA 70B standard now and no longer recommended practice?

- Its language has changed from 'should' or 'should not' to 'shall' or 'shall not.'

The common in that the word "should" is used for recommendation and the word "shall" for Standard, and the Standards are usually used to enforce the Codes

Differences between Guide, Recommended practice, Standard and Code

- Guide: Informative, with advisories and how-to's.
- Recommended practice: non-binding guidance, explanatory, outlining suggestions and best practices.
- Standard: Compulsory, with detailed procedures required to meet the code.
- Code: Industry-based law enacted by national authorities.

When will the 2023 NFPA 70B standard go into effect?

- NFPA 70B is effective now. It was issued by the NFPA Standards Council on December 27, 2022, with an effective date of January 16, 2023

Why do buildings need to comply?

- Worker safety and system reliability depend on properly operating and maintaining electrical equipment and systems.
- Manufacturer instructions, industry recommendations, and electrical maintenance programs provide guidance.
- However, with the recent publication of the 2023 edition of NFPA 70B as an industry standard, these recommendations have transitioned to mandatory provisions.

Who will be responsible for monitoring compliance?

- The equipment owner is responsible for implementing and documenting their Electrical Maintenance Program (EMP). NFPA 70B defines an EMP Coordinator as the individual responsible for the EMP's coordination, implementation, and operation.
- Because of the interrelationship between the Electrical Safety Program required by NFPA 70E and the Electrical Maintenance Program required by NFPA 70B, the requirements of Occupational Safety and Health Administration (OSHA), 70E, and 70B must all be included. This means that multiple functions, including safety, health and environment, maintenance, operations, etc., will play a role.

How and why is NFPA 70B a requirement?

- The new NFPA 70B standard now contains mandatory provisions necessary for worker safety and reliability of nearly all electrical equipment and systems. Several NFPA documents directly or indirectly reference maintenance requirements and/or NFPA 70B.
- For example,

1. NFPA 70E section 110.5(C) requires workers to consider the maintenance condition
2. NFPA 110 chapter 8 addresses routine maintenance and operational testing
3. NEC section 700.3 addresses servicing and maintenance of emergency systems

OSHA regulations require employers to provide a workplace free from serious recognized hazards ("OSHA Regulations All Employers Should Know"). A proven approach to accomplish this is to follow national consensus standards such as NFPA 70E and NFPA 70B. Because the maintenance condition can impact the risk for operators and maintainers of electrical equipment, complying with the requirements in NFPA 70E and 70B is instrumental in achieving compliance with OSHA regulations.

To which facilities does NFPA 70B apply?

- As stated in NFPA 70B section 1.3.1, systems and equipment covered are typical of those installed for industrial plants, institutional and commercial buildings, and large multi-family residential complexes.

Will insurance companies conduct NFPA 70B audits?

- The insurance industry is represented on the NFPA 70B technical committee, and they helped author the new standard.
- The new edition of NFPA 70B became effective January 16, 2023. As an enforceable standard, NPFA 70B noncompliance could impact insurance costs if insurers link coverage to standards compliance.

Aspects of equipment maintenance addressed in NFPA 70B include:

- Planning and carrying out an electrical preventive maintenance program for all types of equipment and assemblies
- Developing specifications for installation that take maintenance into account
- Personnel safety
- Fundamentals of electrical equipment maintenance
- System studies
- Power quality
- Testing and test methods
- Maintenance of electrical equipment subject to long intervals between shutdowns
- Grounding and ground-fault protection
- Plus, detailed chapters on many different types of assemblies, equipment, cables, and devices

NFPA 70B has established the following procedures:

- visual inspection
- cleaning
- lubrication
- mechanical service
- testing

The frequency of these procedures varies depending on the type of electrical equipment and the conditions of maintenance.

Infrared Thermography Inspection is required for all electrical equipment at least every 12 months for pieces with physical condition 1.

Maintenance intervals based on an Equipment Condition Assessment, which depends on the following conditions:

- Equipment physical condition
- Criticality
- Operating environment

Physical Conditions of Maintenance:

- "Condition 1" is defined as essentially a new asset, one that is in the best physical condition it could possibly be, like new.
- "Condition 2" equipment concerns those assets that were noted to have problems in previous condition assessments but have not required repairs during the past two previous maintenance cycles.
- "Condition 3" is defined through the following criteria:

1. The equipment has missed the last two successive maintenance cycles in accordance with the EMP.
2. The previous two maintenance cycles have revealed issues requiring the repair or replacement of major equipment components.
3. There is an active or unaddressed notification from the continuous monitoring system.
4. There are urgent actions identified from predictive techniques.

The equipment condition assessment (ECA) is driven by the HIGHEST value of these three conditions. For example, if equipment is designated "Condition 1" for electrical equipment and criticality, but a "Condition 3" for operating environment, then the equipment would use "Condition 3" durations for the ECA maintenance intervals.

NFPA 70B requires a decal system at the conclusion of maintenance to provide a visual indication for electrical workers of the electrical equipment condition of maintenance.

Pieces of electrical equipment requiring maintenance:

- Energy Storage Systems (batteries)
- Busways, Cable trays (gutters)
- Electrical Vehicle Power transfer systems
- Electronic equipment ***
- Fuses
- GFCIs
- Grounding & Bonding
- High Voltage Substation Insulators***
- Lighting, Lighting Control Systems (relays, timers, photocells)
- Low Voltage Ground Fault Protection Systems
- Medium Voltage Ground Fault Protection Systems***
- Medium Voltage Power Circuit Breakers***
- Molded-Case/Insulated-case low voltage circuit breakers
- Motor control equipment
- Panelboard and switchboard
- Photovoltaic systems
- Portable electrical tools and equipment
- Power and distribution transformers
- Power cables, Power Factor correction capacitors
- Protective relays electromechanical
- Protective device solid state and microprocessors
- Public pools, fountains or similar
- Rotating equipment
- Stationary standby batteries
- Substations ***
- Switches, Switchgear
- UPSs
- Wind Power electrical systems
- Wiring devices

Studies Required:

- Short circuit
- Coordination of protections
- Arc Flash, Load flow
- Reliability, Incident Analysis / Risk reduction

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INFRARED THERMOGRAPHY REPORT

Site Name:	**250 Catalonia Ave, Coral Gables, FL 33134. (BLDG #250)**
Site Location:	**250 Catalonia Ave, Coral Gables, FL 33134. (BLDG #250)**
Date of Inspection:	**05/20/2024 – 08/21/2024 Re-Inspection**
Infrared Thermography Level II Inspector:	**ALANS SHERMAN VARELA JANEIRO**

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LIST OF PIECES OF ELECTRICAL EQUIPMENT INSPECTED

EQUIPMENT	LOCATION	SIGNIFICANT THERMAL ISSUE	PHOTOS
AC DISC ROOF 450A TOP	ROOF	NO	1-ABC20240520092027
AC ROOF DISC 450A BOTTOM	ROOF	NO	2-ABC20240520092151
AC GROUND	ROOF	NO	3-ABC20240520092358
AC 2	ROOF	NO	4-ABC20240520092455
AC CONTACTOR	ROOF	NO	5-ABC20240520092534
MOTOR 1	ROOF	NO	6-ABC20240520092606
MOTOR 2	ROOF	NO	7-ABC20240520092631
MAIN 1-4 (600A) TOP	ER - GARAGE	NO	8-ABC20240520093256
MAIN 1-4 (600A) CENTER	ER - GARAGE	NO	9-ABC20240520093350
MAIN 1-4 (600A) BOTTOM	ER - GARAGE	NO	10-ABC20240520093433
MAIN 2-4 (450A) TOP	ER - GARAGE	NO	11-ABC20240520093548
MAIN 2-4 (450A) CENTER	ER - GARAGE	NO	12-ABC20240520093632
MAIN 2-4 (450A) BOTTOM	ER - GARAGE	NO	13-ABC20240520093709 (*)
GUTTER TOP	ER - GARAGE	NO	14-ABC20240520093738
MAIN 3-4 (800A) TOP	ER - GARAGE	NO	15-ABC20240520094127
MAIN 3-4 (800A) CENTER	ER - GARAGE	NO	16-ABC20240520094255
MAIN 3-4 (800A) BOTTOM	ER - GARAGE	NO	17-ABC20240520094422
PANEL EM	ER - GARAGE	NO	18-ABC20240520094504
CB 2-4 (20A), CB 7 (20A)	ER - GARAGE	NO	19-ABC20240520094801 (*)
TIMER PARKING	ER - GARAGE	NO	20-ABC20240520094847
DISC PARKING LIGHT	ER - GARAGE	NO	21-ABC20240520094926 (*)
DISC PARKING LIGHT 60A	ER - GARAGE	NO	22-ABC20240520095014 (*)
MAIN 4-4 (800A) TOP	ER - GARAGE	NO	23-ABC20240520095520
MAIN 4-4 (800A) CENTER 1	ER - GARAGE	NO	24-ABC20240520095611
MAIN 4-4 (800A) BOTTOM	ER - GARAGE	NO	25-ABC20240520095710
DISC CB 13-15-17 (150A) 3PH	ER - GARAGE	NO	26-ABC20240520095911
HOUSE PANEL 1 TOP	ER - GARAGE	NO	27-ABC20240520100002
HOUSE PANEL 1 BOTTOM	ER - GARAGE	NO	28-ABC20240520100031
CB 2, CB 4, CB 6 (20A)	ER - GARAGE	NO	29-ABC20240520100312
FIRE PUMP DISC 100A	ER - GARAGE	NO	30-ABC20240520100444
TIMER 1	ER - GARAGE	NO	31-ABC20240520100905
TIMER 2 ENTRANCE	ER - GARAGE	NO	32-ABC20240520100948

ADDITIONAL COMMENTS:

List of pieces of equipment as identified by the inspector and as approved by Client (Owner or representative) / Professional performing the electrical part in the recertification inspection.

Engineer/Thermographer signing this report is not responsible for the list of pieces of electrical equipment to be inspected.

LIST OF PIECES OF ELECTRICAL EQUIPMENT INSPECTED

EQUIPMENT	LOCATION	SIGNIFICANT THERMAL ISSUE	PHOTOS
TIMER 3	ER - GARAGE	NO	33-ABC20240520101006
TIMER 4	ER - GARAGE	NO	34-ABC20240520101023
TIMER 5 FRONT	ER - GARAGE	NO	35-ABC20240520101100
TIMER LOBBY 3 PASILLO 6	ER - GARAGE	NO	36-ABC20240520101138
TIMER PARQUEO 2 FL	ER - GARAGE	NO	37-ABC20240520101210
GUTTER BOTTOM	ER - GARAGE	NO	38-ABC20240520101304
HOUSE PANEL 2	ER - GARAGE	NO	39-ABC20240520101351
CB 36-38 (40A)	ER - GARAGE	NO	40-ABC20240520101455
FA CONTROL PANEL	ER - GARAGE	NO	41-ABC20240520101529
GROUND 1	ER - GARAGE	NO	42-ABC20240520101601
GROUND 2	ER - GARAGE	NO	43-ABC20240520101646
GROUND 3	ER - GARAGE	NO	44-ABC20240520101706
ELEV ROOM, SOUTH ELEV DISC 90A	ELEV R- 1ST FLOOR	NO	45-ABC20240520102410
CAR #1 (20A)	ELEV R- 1ST FLOOR	NO	46-ABC20240520102501
NORTH ELEV DISC #2 (90A)	ELEV R- 1ST FLOOR	NO	47-ABC20240520102647
CAR #2 (20A)	ELEV R- 1ST FLOOR	NO	48-ABC20240520102731
ELEV CONTROL PANEL 1 TOP	ELEV R- 1ST FLOOR	NO	49-ABC20240520102853
ELEV CONTROL PANEL 1 BOTTOM	ELEV R- 1ST FLOOR	NO	50-ABC20240520102949
ELEV CONTROL PANEL 2 TOP	ELEV R- 1ST FLOOR	NO	51-ABC20240520103432
ELEV CONTROL PANEL 2 BOTTOM	ELEV R- 1ST FLOOR	NO	52-ABC20240520103527
TRAF #1 27KVA, 60HZ, 3 PH	ELEV R- 1ST FLOOR	NO	53-ABC20240520104349
TRAF #2 - 27KVA, 60HZ, 3PH	ELEV R- 1ST FLOOR	NO	54-ABC20240520105019
ELEV ROOM 2- WATER CONTROL, DISC SOUTH ELEV (125A)	ER- 1ST FLOOR	NO	55-ABC20240520105630
DISC #2 NORTH ELEV 125A	ER- 1ST FLOOR	NO	56-ABC20240520105754
DISC #1 PUMP 60A	ER- 1ST FLOOR	NO	57-ABC20240520105848
DISC #2 REAR PUMP 2 (30A)	ER- 1ST FLOOR	NO	58-ABC20240520105952
GUTTER	ER- 1ST FLOOR	NO	59-ABC20240520110201
GUTTER - ELEV #1 SOUTH	ER- 1ST FLOOR	NO	60-ABC20240520110310
POTABLE WATER PUMP CONTROL PANEL	ER- 1ST FLOOR	NO	61-ABC20240520110506
ELECT FIRE PUMP CONTROLLER TOP	ER- 1ST FLOOR	NO	62-ABC20240520110719

ADDITIONAL COMMENTS:

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LIST OF PIECES OF ELECTRICAL EQUIPMENT INSPECTED

EQUIPMENT	LOCATION	SIGNIFICANT THERMAL ISSUE	PHOTOS
CENTER	ER- 1ST FLOOR	NO	63-ABC20240520110744
BOTTOM	ER- 1ST FLOOR	NO	64-ABC20240520111359
PANEL 8A TOP	ER – 8th FLOOR	NO	65-ABC20240520112549
PANEL 8A CENTER	ER – 8th FLOOR	NO	66-ABC20240520112632
PANEL 8A BOTTOM	ER – 8th FLOOR	NO	67-ABC20240520112736
PANEL 8B TOP	ER – 8th FLOOR	NO	68-ABC20240520113044
PANEL 8B CENTER	ER – 8th FLOOR	NO	69-ABC20240520113232
PANEL 8B BOTTOM	ER – 8th FLOOR	NO	70-ABC20240520113443
PANEL 8B, CB 1, CB 3, CB 4 (20A)	ER – 8th FLOOR	NO	71-ABC20240520113745 (*)
GUTTER FLOOR 8	ER – 8th FLOOR	NO	72-ABC20240520113904
FLOOR 7 **(Reference)**	ER – 7th FLOOR	NO	73-ABC20240520114043
PANEL 7 TOP	ER – 7th FLOOR	NO	74-ABC20240520114408
PANEL 7 CENTER	ER – 7th FLOOR	NO	75-ABC20240520114443
PANEL 7 BOTTOM	ER – 7th FLOOR	NO	76-ABC20240520114528
PANEL AC 7 TOP	ER – 7th FLOOR	NO	78-ABC20240520114615
PANEL AC 7 CENTER	ER – 7th FLOOR	NO	79-ABC20240520114707
PANEL AC 7 BOTTOM	ER – 7th FLOOR	NO	80-ABC20240520114751
FLOOR 6 **(Reference)**	ER – 6th FLOOR	NO	81-ABC20240520115521
PANEL L-R 6 FLOOR (5-6-7-8) TOP	ER – 6th FLOOR	NO	82-ABC20240520115730
PANEL L-R BOTTOM	ER – 6th FLOOR	NO	83-ABC20240520115852
DISC 150A CB 7-9-11 (3PH)	ER – 6th FLOOR	NO	84-ABC20240520120133
PANEL 6 TOP	ER – 6th FLOOR	NO	85-ABC20240520120241
PANEL 6 CENTER	ER – 6th FLOOR	NO	86-ABC20240520120311
PANEL 6 BOTTOM	ER – 6th FLOOR	NO	87-ABC20240520120352
FLOOR 5 **(Reference)**	ER – 5th FLOOR	NO	88-ABC20240520120700
PANEL 5 TOP	ER – 5th FLOOR	**YES** Severity Level 2	89-ABC20240520120929
PANEL 5 CENTER	ER – 5th FLOOR	**YES** Severity Level 2	90-ABC20240520121005
PANEL 5 CENTER 2	ER – 5th FLOOR	NO	91-ABC20240520121157 (*)
PANEL 5 BOTTOM	ER – 5th FLOOR	NO	92-ABC20240520121231
CB 1-3 (20A)	ER – 5th FLOOR	**YES** Severity Level 2	93-ABC20240520121322
CB 26-28 (20A)	ER – 5th FLOOR	NO	94-ABC20240520121539
CB 38 (20A)	ER – 5th FLOOR	NO	95-ABC20240520121822

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LIST OF PIECES OF ELECTRICAL EQUIPMENT INSPECTED

EQUIPMENT	LOCATION	SIGNIFICANT THERMAL ISSUE	PHOTOS
PANEL AC 5 TOP	ER – 5th FLOOR	NO	96-ABC20240520121920
PANEL AC 5 CENTER 1	ER – 5th FLOOR	NO	97-ABC20240520121957
PANEL AC 5 CENTER 2	ER – 5th FLOOR	NO	98-ABC20240520122047
PANEL AC 5 BOTTOM	ER – 5th FLOOR	NO	99-ABC20240520122145
FLOOR 4 **(Reference)**	ER – 4th FLOOR	NO	100-ABC20240520122244
PANEL 4	ER – 4th FLOOR	NO	101-ABC20240520122442
CB 5 (20A), CB 17 (20A), CB 2 (20A)	ER – 4th FLOOR	NO	102-ABC20240520122726 (*)
CB 35 (20A)	ER – 4th FLOOR	NO	103-ABC20240520123006
FLOOR 3 **(Reference)**	ER – 3rd FLOOR	NO	104-ABC20240520123139
PANEL 3A	ER – 3rd FLOOR	NO	105-ABC20240520123302 (*)
CB 19 (20A), CB 14 (20A)	ER – 3rd FLOOR	NO	106-ABC20240520123632 (*)
PANEL 3A	ER – 3rd FLOOR	NO	107-ABC20240520123812 (*)
PANEL 3 TOP	ER – 3rd FLOOR	NO	108-ABC20240520124004
PANEL 3 CENTER 1	ER – 3rd FLOOR	NO	109-ABC20240520124037
PANEL 3 CENTER 2	ER – 3rd FLOOR	NO	110-ABC20240520124144 (*)
PANEL 3 BOTTOM	ER – 3rd FLOOR	NO	111-ABC20240520124226 (*)
PANEL 3 CB 40 (20A)	ER – 3rd FLOOR	NO	112-ABC20240520124422 (*)
PANEL 3 BOTTOM	ER – 3rd FLOOR	NO	113-ABC20240520124546 (*)
08/21/2024 Re-Inspection			
Deficiencies repaired and passed inspection			
Refer Panel 5 Electrical Room – 5th FLOOR Photo #89, #90 and #93.			
PANEL 5	ER – 5th FLOOR	NO	PCE20240821095516
PANEL 5, CB 1 (2P 20A), CB (2P 20A), CB 42 (1P 30A)	ER – 5th FLOOR	NO	PCE20240821094402
CB 1(2P 20A)	ER – 5th FLOOR	NO	PCE20240821094939
PANEL 5	ER – 5th FLOOR	NO	PCE20240821095350
CB 26 (2P 20A)	ER – 5th FLOOR	NO	PCE20240821095103

ADDITIONAL COMMENTS:

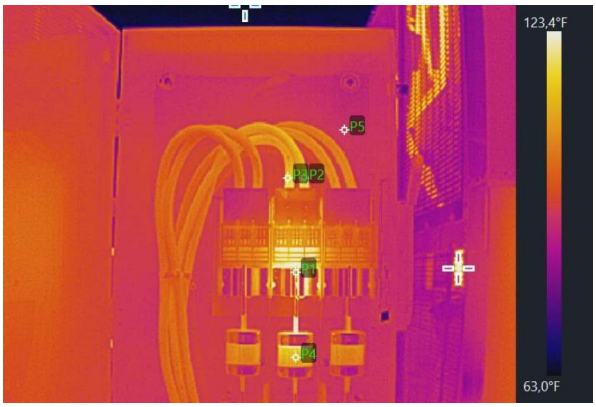
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KNOWN PIECES OF ELECTRICAL EQUIPMENT "not" INSPECTED

EQUIPMENT NOT INSPECTED	LOCATIONS	EXPLANATION
N/A	N/A	N/A



1-ABC20240520092027.jpeg



1-ABC20240520092027.jpeg
Aligned Visual Image

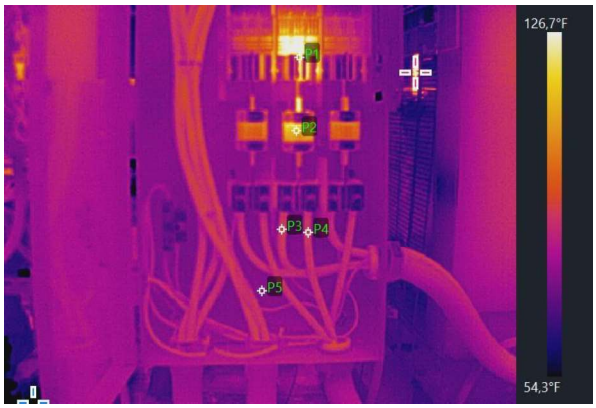
Measurements	
Image: Max. Temp.	123,4°F
Image: Min. Temp.	63,0°F
P1	100,9°F
P2	106,7°F
P3	106,7°F
P4	104,4°F
P5	88,9°F
Dt1(P1.Max - P4.Max)	3,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

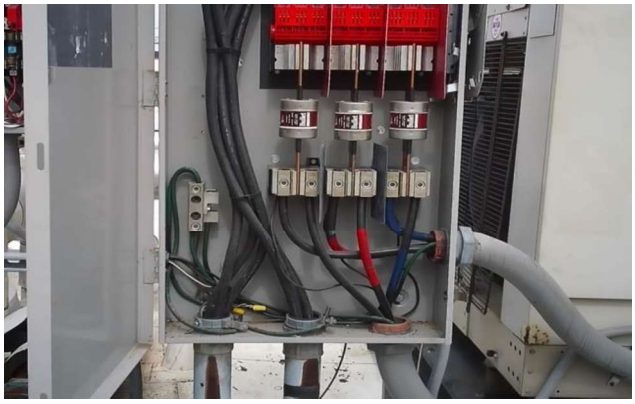
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:20:28

Text Annotation
250 CATALONIA AC DISC ROOF 450A TOP

Remarks
No significant thermal deficiency.



2-ABC20240520092151.jpeg


2-ABC20240520092151.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	126,7°F
Image: Min. Temp.	54,3°F
P1	105,8°F
P2	103,6°F
P3	93,9°F
P4	93,6°F
P5	88,5°F
Dt1(P1.Max - P2.Max)	2,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

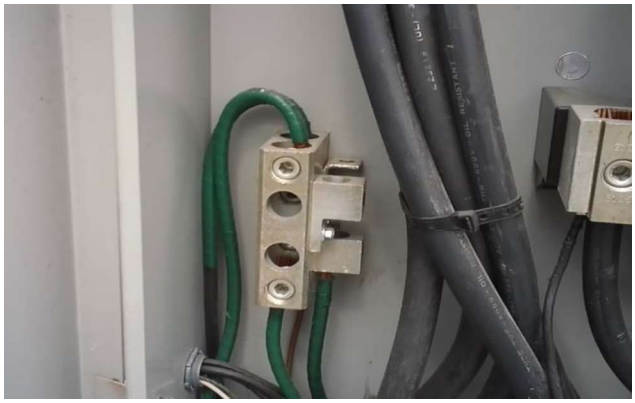
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:21:51

Text Annotation
AC ROOF DISC 450A BOTTOM

Remarks
No significant thermal deficiency.



3-ABC20240520092358.jpeg


3-ABC20240520092358.jpeg
Aligned Visual Image

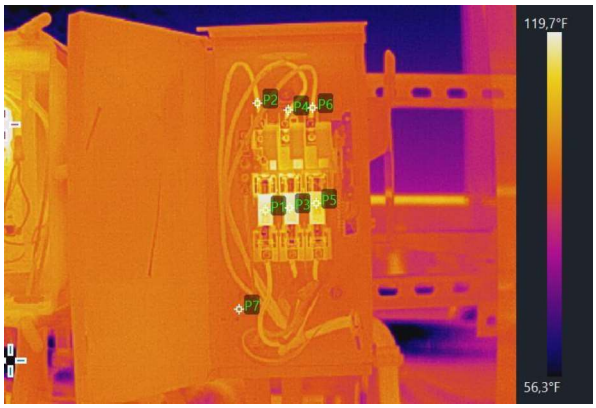
Measurements	
Image: Max. Temp.	96,1°F
Image: Min. Temp.	75,7°F
P1	90,0°F
P2	89,8°F
P3	88,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:23:58

Text Annotation
AC GROUND

Remarks
No significant thermal deficiency.



4-ABC20240520092455.jpeg



4-ABC20240520092455.jpeg
Aligned Visual Image

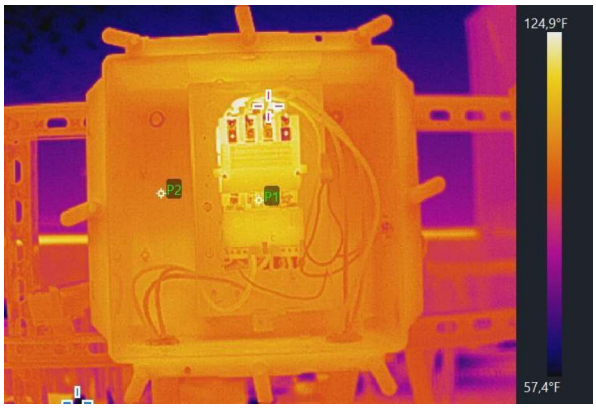
Measurements	
Image: Max. Temp.	119,7°F
Image: Min. Temp.	56,3°F
P1	101,1°F
P2	96,4°F
P3	103,1°F
P4	98,4°F
P5	99,5°F
P6	94,5°F
P7	89,4°F
Dt1(P1.Max - P3.Max)	2,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

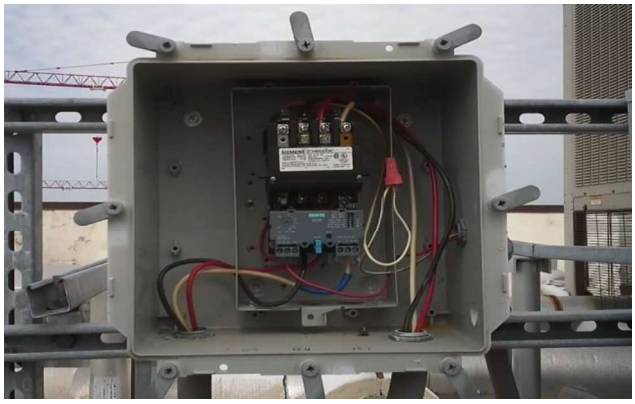
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:24:55

Text Annotation
AC 2

Remarks
No significant thermal deficiency.



5-ABC20240520092534.jpeg


5-ABC20240520092534.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	124,9°F
Image: Min. Temp.	57,4°F
P1	99,3°F
P2	93,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:25:34

Text Annotation
AC CONTACTOR

Remarks
No significant thermal deficiency.



6-ABC20240520092606.jpeg



6-ABC20240520092606.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	115,9°F
Image: Min. Temp.	52,5°F
P1	74,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:26:06

Text Annotation
MOTOR 1

Remarks
No significant thermal deficiency.



7-ABC20240520092631.jpeg


7-ABC20240520092631.jpeg
Aligned Visual Image

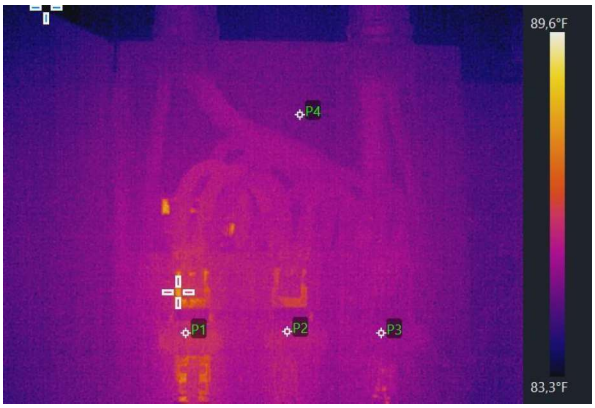
Measurements	
Image: Max. Temp.	128,3°F
Image: Min. Temp.	45,1°F
P1	127,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:26:32

Text Annotation
MOTOR 2

Remarks
No significant thermal deficiency.



8-ABC20240520093256.jpeg


8-ABC20240520093256.jpeg
Aligned Visual Image

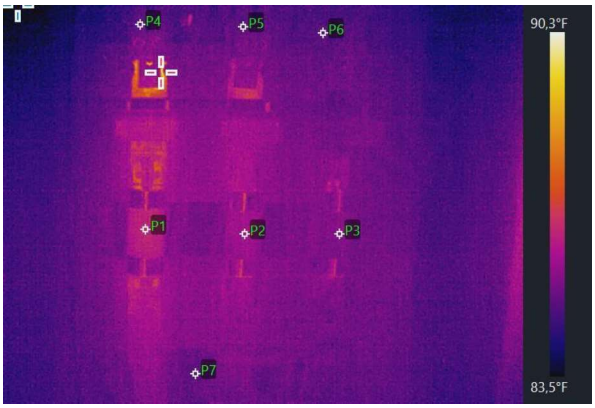
Measurements	
Image: Max. Temp.	89,6°F
Image: Min. Temp.	83,3°F
P1	87,4°F
P2	86,9°F
P3	86,5°F
P4	85,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

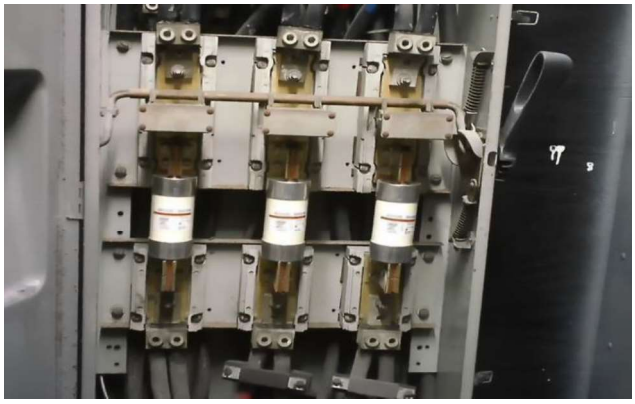
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:32:56

Text Annotation
250 CATALONIA ELECT ROOM GARAGE MAIN 1-4 (600A) TOP

Remarks
No significant thermal deficiency.



9-ABC20240520093350.jpeg


9-ABC20240520093350.jpeg
Aligned Visual Image

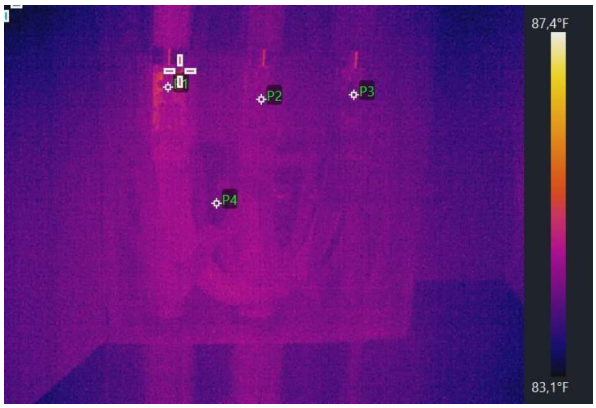
Measurements	
Image: Max. Temp.	90,3°F
Image: Min. Temp.	83,5°F
P1	87,1°F
P2	86,4°F
P3	86,2°F
P4	85,6°F
P5	86,0°F
P6	85,6°F
P7	85,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:33:50

Text Annotation
MAIN 1-4 (600A) CENTER

Remarks
No significant thermal deficiency.



10-ABC20240520093433.jpeg


10-ABC20240520093433.jpeg
Aligned Visual Image

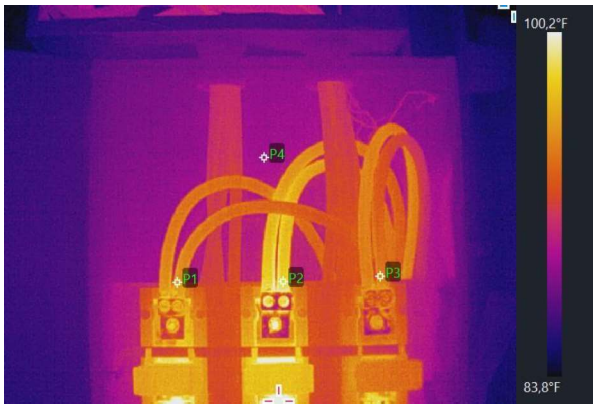
Measurements	
Image: Max. Temp.	87,4°F
Image: Min. Temp.	83,1°F
P1	85,6°F
P2	85,3°F
P3	85,5°F
P4	85,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:34:33

Text Annotation
MAIN 1-4 (600A) BOTTOM

Remarks
No significant thermal deficiency.



11-ABC20240520093548.jpeg


11-ABC20240520093548.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	100,2°F
Image: Min. Temp.	83,8°F
P1	93,9°F
P2	95,9°F
P3	93,0°F
P4	89,2°F
Dt1(P1.Max - P2.Max)	2,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:35:48

Text Annotation
MAIN 2-4 (450A) TOP

Remarks
No significant thermal deficiency.



12-ABC20240520093632.jpeg


12-ABC20240520093632.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	102,0°F
Image: Min. Temp.	83,7°F
P1	99,0°F
P2	98,8°F
P3	98,8°F
P4	96,3°F
P5	95,2°F
P6	88,0°F
Dt1(P1.Max - P2.Max)	0,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:36:32

Text Annotation
MAIN 2-4 (450A) CENTER

Remarks
No significant thermal deficiency.



13-ABC20240520093709.jpeg


13-ABC20240520093709.jpeg
Aligned Visual Image

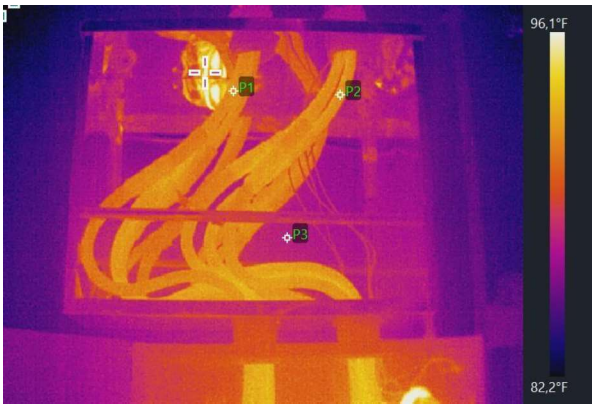
Measurements	
Image: Max. Temp.	104,0°F
Image: Min. Temp.	83,3°F
P1	96,6°F
P2	90,7°F
P3	94,5°F
P4	95,9°F
P5	91,2°F
P6	95,5°F
P7	86,7°F
Dt1(P1.Max - P2.Max)	5,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:37:10

Text Annotation
MAIN 2-4 (450A) BOTTOM No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



14-ABC20240520093738.jpeg



14-ABC20240520093738.jpeg
Aligned Visual Image

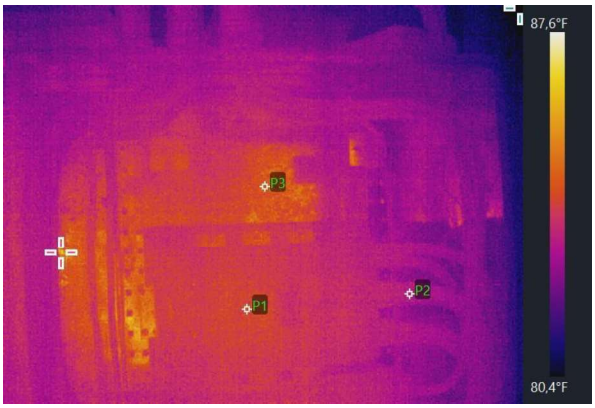
Measurements	
Image: Max. Temp.	96,1°F
Image: Min. Temp.	82,2°F
P1	88,9°F
P2	88,9°F
P3	86,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

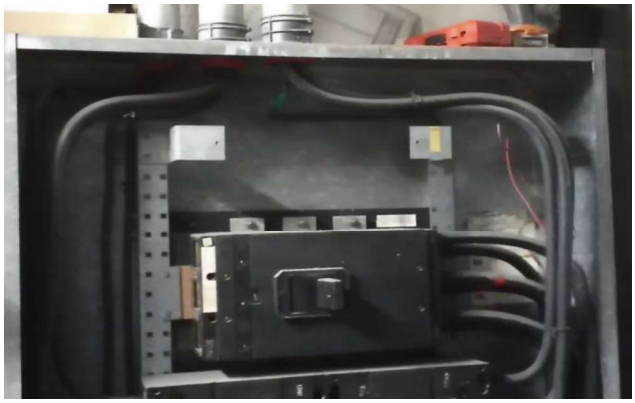
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:37:38

Text Annotation
GUTTER TOP

Remarks
No significant thermal deficiency.



15-ABC20240520094127.jpeg



15-ABC20240520094127.jpeg
Aligned Visual Image

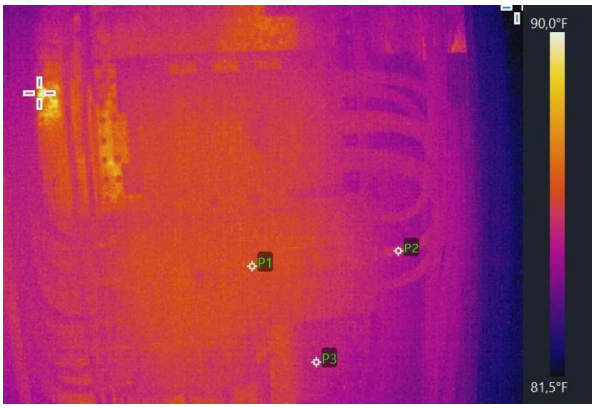
Measurements	
Image: Max. Temp.	87,6°F
Image: Min. Temp.	80,4°F
P1	85,1°F
P2	84,4°F
P3	85,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

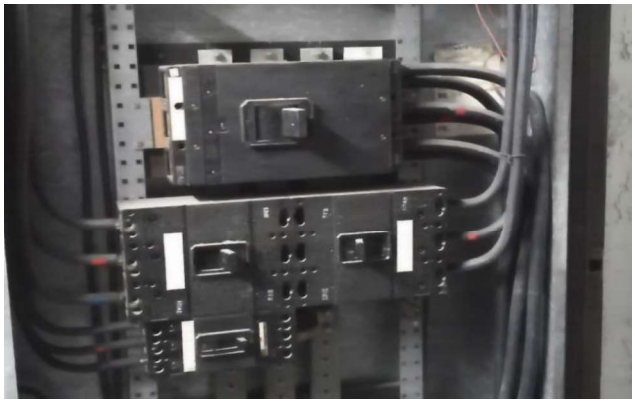
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:41:28

Text Annotation
MAIN 3-4 (800A) TOP

Remarks
No significant thermal deficiency.



16-ABC20240520094255.jpeg


16-ABC20240520094255.jpeg
Aligned Visual Image

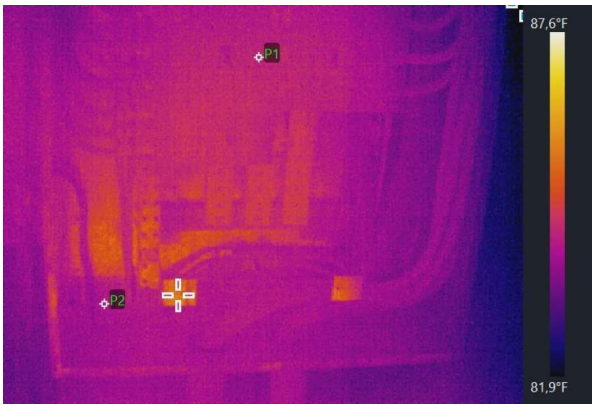
Measurements	
Image: Max. Temp.	90,0°F
Image: Min. Temp.	81,5°F
P1	86,0°F
P2	85,3°F
P3	85,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:42:56

Text Annotation
MAIN 3-4 (800A) CENTER

Remarks
No significant thermal deficiency.



17-ABC20240520094422.jpeg


17-ABC20240520094422.jpeg
Aligned Visual Image

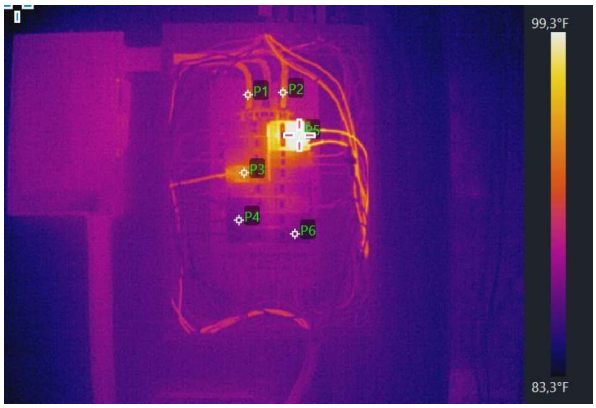
Measurements	
Image: Max. Temp.	87,6°F
Image: Min. Temp.	81,9°F
P1	85,6°F
P2	85,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

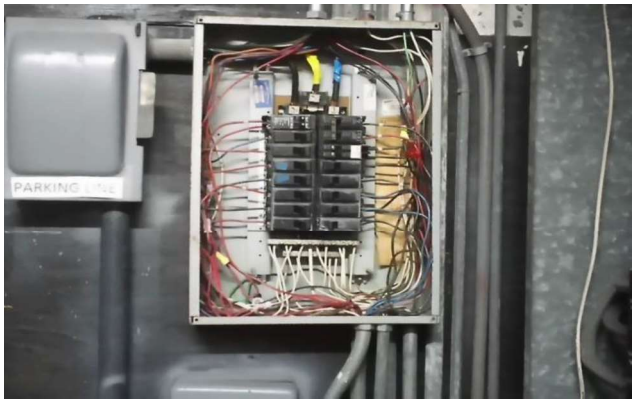
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:44:22

Text Annotation
MAIN 3-4 (800A) BOTTOM

Remarks
No significant thermal deficiency.



18-ABC20240520094504.jpeg



18-ABC20240520094504.jpeg
Aligned Visual Image

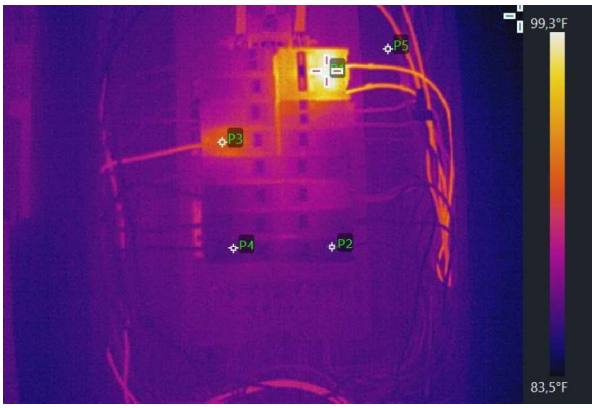
Measurements	
Image: Max. Temp.	99,3°F
Image: Min. Temp.	83,3°F
P1	90,7°F
P2	91,0°F
P3	91,9°F
P4	87,1°F
P5	99,0°F
P6	87,1°F
Dt1(P1.Max - P2.Max)	0,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

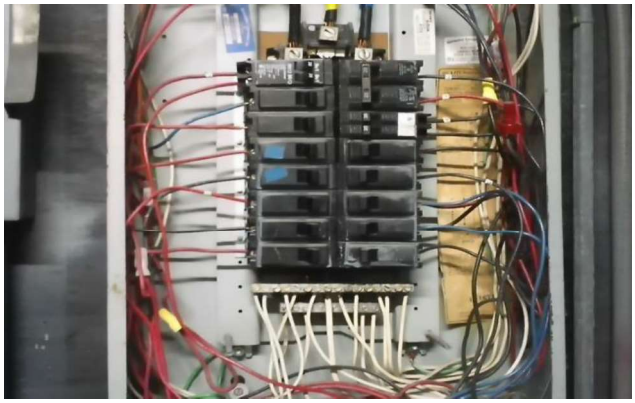
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:45:04

Text Annotation
PANEL EM

Remarks
No significant thermal deficiency.



19-ABC20240520094801.jpeg


19-ABC20240520094801.jpeg
Aligned Visual Image

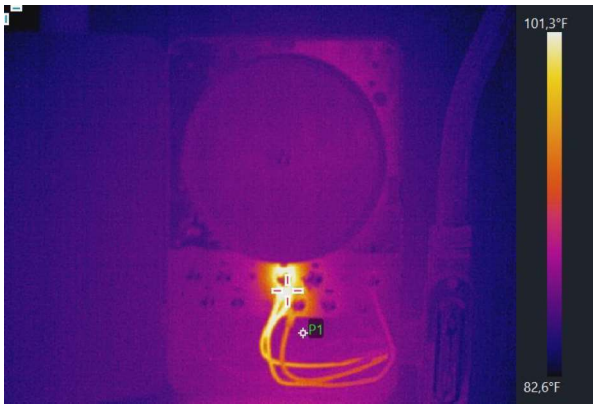
Measurements	
Image: Max. Temp.	99,3°F
Image: Min. Temp.	83,5°F
P1	99,1°F
P2	86,9°F
P3	92,1°F
P4	87,3°F
P5	86,9°F
Dt1(P1.Max - P2.Max)	12,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

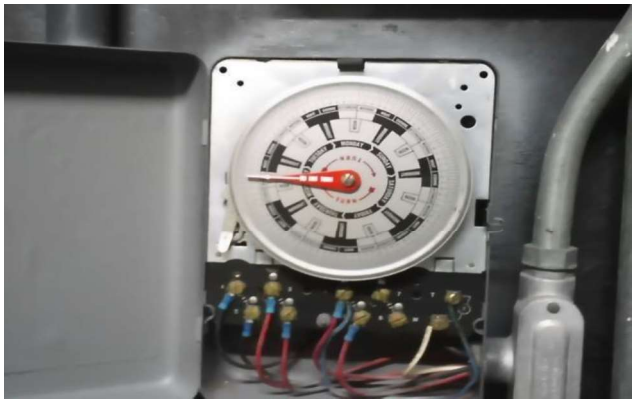
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:48:01

Text Annotation
CB 2-4 (20A), CB 7 (20A) No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



20-ABC20240520094847.jpeg


20-ABC20240520094847.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	101,3°F
Image: Min. Temp.	82,6°F
P1	88,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:48:47

Text Annotation
TIMER PARKING

Remarks
No significant thermal deficiency.



21-ABC20240520094926.jpeg


21-ABC20240520094926.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	102,4°F
Image: Min. Temp.	81,0°F
P1	100,9°F
P2	93,2°F
P3	97,7°F
P4	92,5°F
P5	89,2°F
Dt1(P1.Max - P2.Max)	7,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

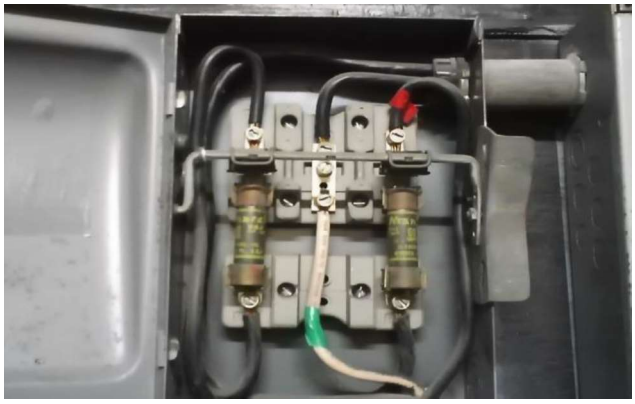
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:49:26

Text Annotation
DISC PARKING LIGHT No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



22-ABC20240520095014.jpeg


22-ABC20240520095014.jpeg
Aligned Visual Image

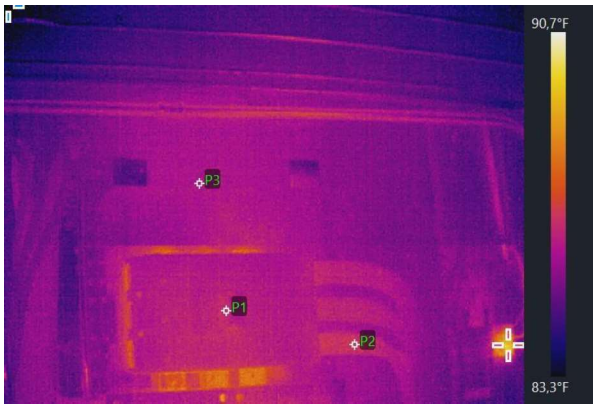
Measurements	
Image: Max. Temp.	102,9°F
Image: Min. Temp.	86,2°F
P1	100,9°F
P2	94,3°F
P3	98,8°F
P4	93,7°F
P5	90,1°F
Dt1(P1.Max - P2.Max)	6,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:50:14

Text Annotation
DISC PARKING LIGHT 60A No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



23-ABC20240520095520.jpeg


23-ABC20240520095520.jpeg
Aligned Visual Image

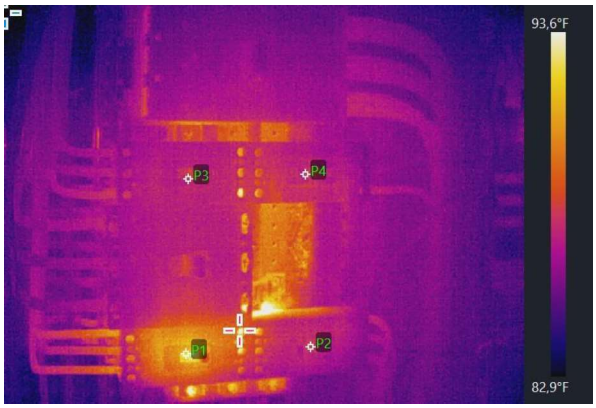
Measurements	
Image: Max. Temp.	90,7°F
Image: Min. Temp.	83,3°F
P1	87,1°F
P2	87,3°F
P3	86,7°F
Dt1(P1.Max - P3.Max)	0,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

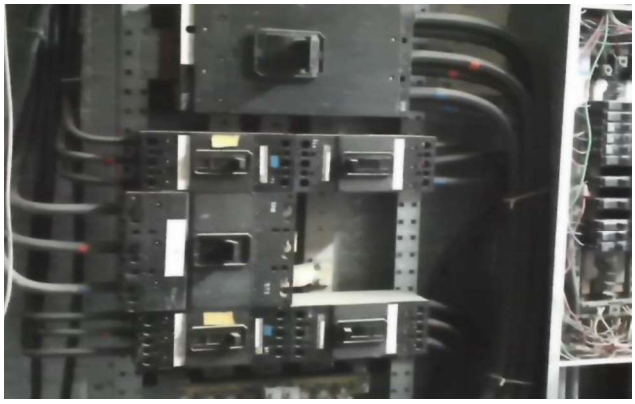
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:55:20

Text Annotation
MAIN 4-4 (800A) TOP

Remarks
No significant thermal deficiency.



24-ABC20240520095611.jpeg



24-ABC20240520095611.jpeg
Aligned Visual Image

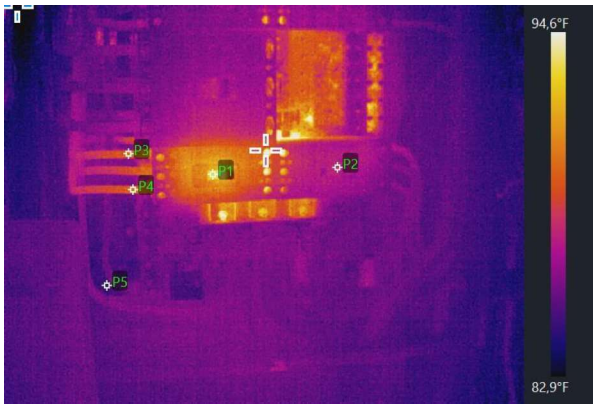
Measurements	
Image: Max. Temp.	93,6°F
Image: Min. Temp.	82,9°F
P1	90,5°F
P2	87,3°F
P3	87,1°F
P4	87,1°F
Dt1(P1.Max - P3.Max)	3,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

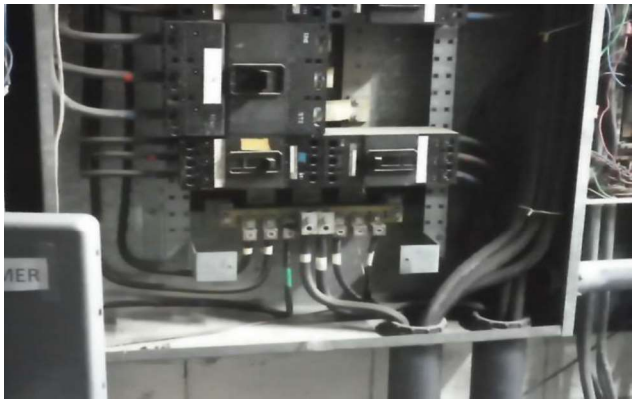
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:56:12

Text Annotation
MAIN 4-4 (800A) CENTER 1

Remarks
No significant thermal deficiency.



25-ABC20240520095710.jpeg



25-ABC20240520095710.jpeg
Aligned Visual Image

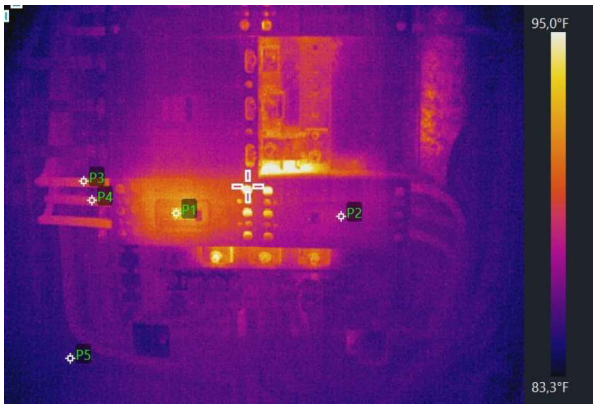
Measurements	
Image: Max. Temp.	94,6°F
Image: Min. Temp.	82,9°F
P1	90,3°F
P2	87,1°F
P3	88,3°F
P4	88,0°F
P5	84,7°F
Dt1(P1.Max - P2.Max)	3,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:57:10

Text Annotation
MAIN 4-4 (800A) BOTTOM

Remarks
No significant thermal deficiency.



26-ABC20240520095911.jpeg



26-ABC20240520095911.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	95,0°F
Image: Min. Temp.	83,3°F
P1	90,3°F
P2	87,1°F
P3	87,8°F
P4	87,6°F
P5	84,9°F
Dt1(P1.Max - P2.Max)	3,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

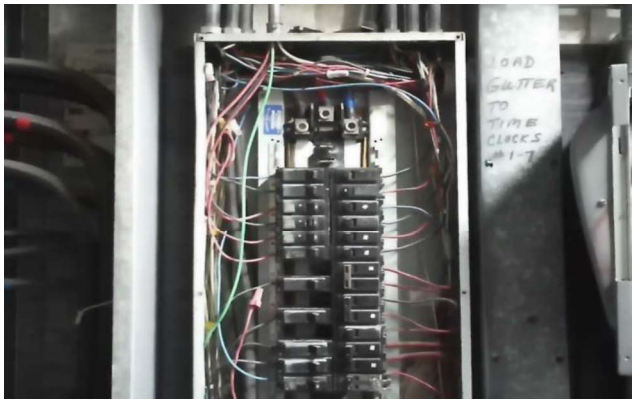
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 11:59:11

Text Annotation
DISC CB 13-15-17 (150A) 3PH

Remarks
No significant thermal deficiency.



27-ABC20240520100002.jpeg



27-ABC20240520100002.jpeg
Aligned Visual Image

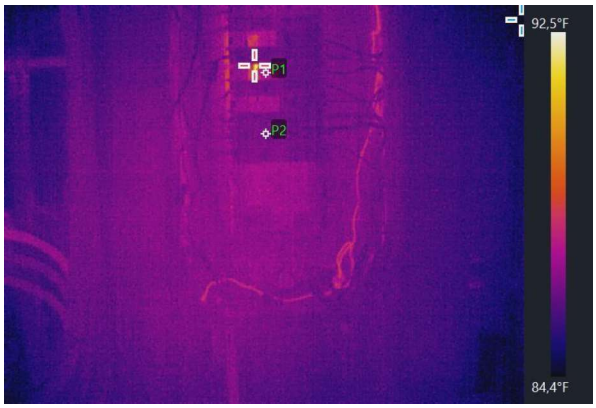
Measurements	
Image: Max. Temp.	93,4°F
Image: Min. Temp.	84,4°F
P1	91,8°F
P2	90,3°F
P3	89,6°F
P4	88,5°F
P5	86,7°F
Dt1(P1.Max - P2.Max)	1,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

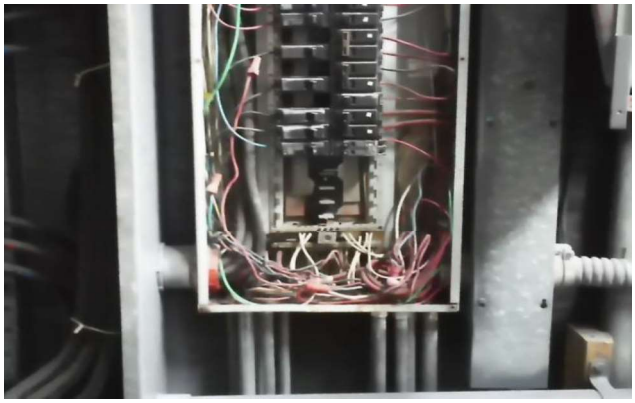
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:00:02

Text Annotation
HOUSE PANEL 1 TOP

Remarks
No significant thermal deficiency.



28-ABC20240520100031.jpeg



28-ABC20240520100031.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	92,5°F
Image: Min. Temp.	84,4°F
P1	87,6°F
P2	86,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

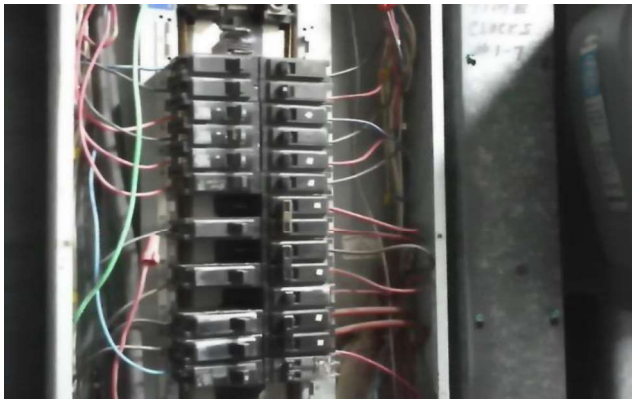
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:00:31

Text Annotation
HOUSE PANEL 1 BOTTOM

Remarks
No significant thermal deficiency.



29-ABC20240520100312.jpeg


29-ABC20240520100312.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	92,8°F
Image: Min. Temp.	83,5°F
P1	91,0°F
P2	89,4°F
P3	88,7°F
P4	87,3°F
P5	86,5°F
Dt1(P1.Max - P5.Max)	4,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:03:12

Text Annotation
CB 2, CB 4, CB 6 (20A)

Remarks
No significant thermal deficiency.



30-ABC20240520100444.jpeg


30-ABC20240520100444.jpeg
Aligned Visual Image

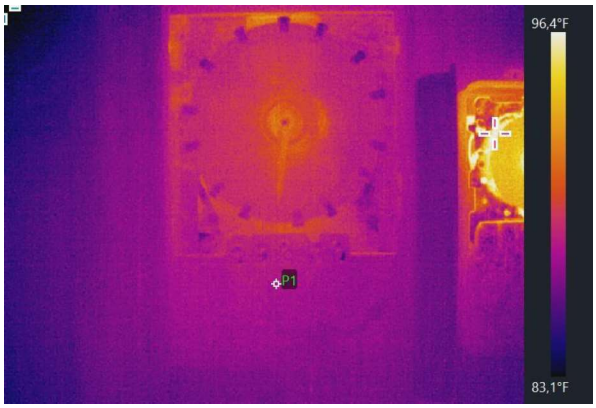
Measurements	
Image: Max. Temp.	92,7°F
Image: Min. Temp.	83,7°F
P1	86,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

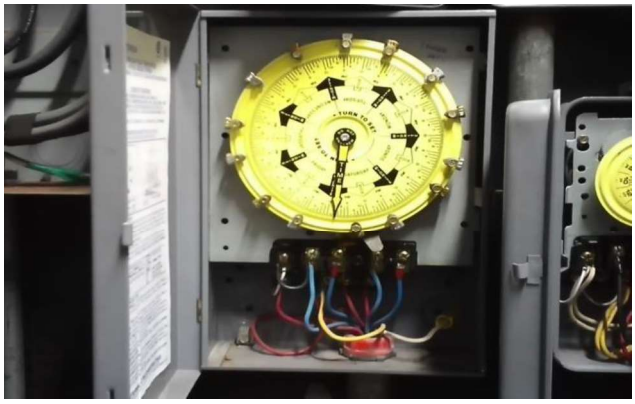
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:04:45

Text Annotation
FIRE PUMP DISC 100A

Remarks
No significant thermal deficiency.



31-ABC20240520100905.jpeg


31-ABC20240520100905.jpeg
Aligned Visual Image

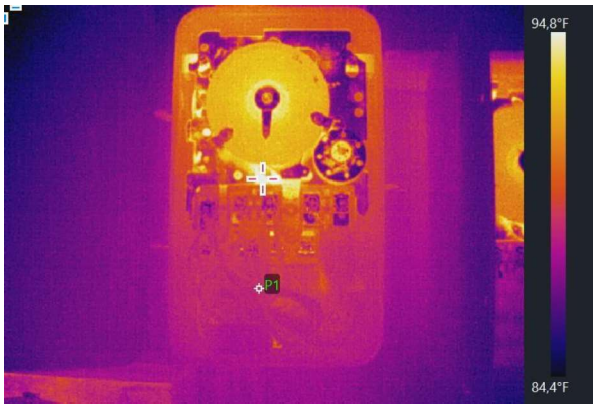
Measurements	
Image: Max. Temp.	96,4°F
Image: Min. Temp.	83,1°F
P1	87,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

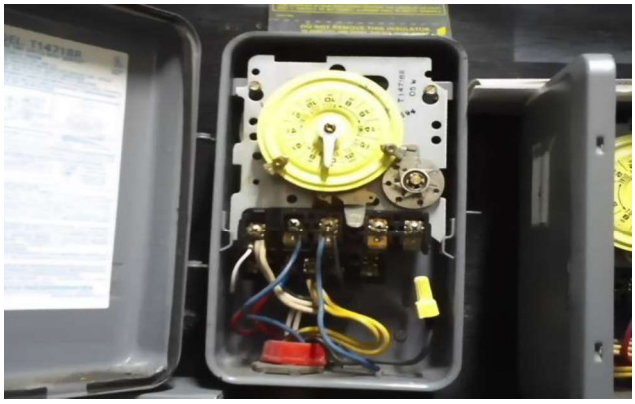
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:09:05

Text Annotation
TIMER 1

Remarks
No significant thermal deficiency.



32-ABC20240520100948.jpeg


32-ABC20240520100948.jpeg
Aligned Visual Image

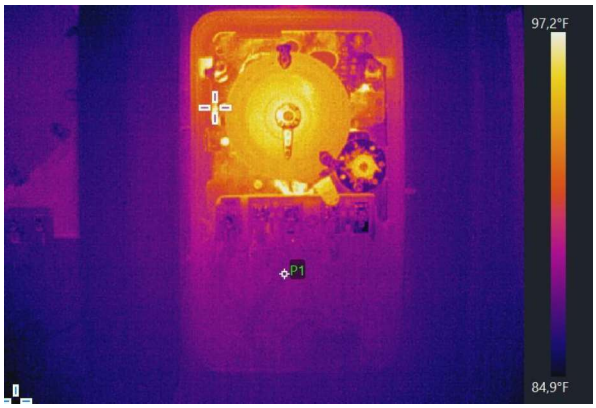
Measurements	
Image: Max. Temp.	94,8°F
Image: Min. Temp.	84,4°F
P1	89,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:09:48

Text Annotation
TIMER 2 ENTRANCE

Remarks
No significant thermal deficiency.



33-ABC20240520101006.jpeg


33-ABC20240520101006.jpeg
Aligned Visual Image

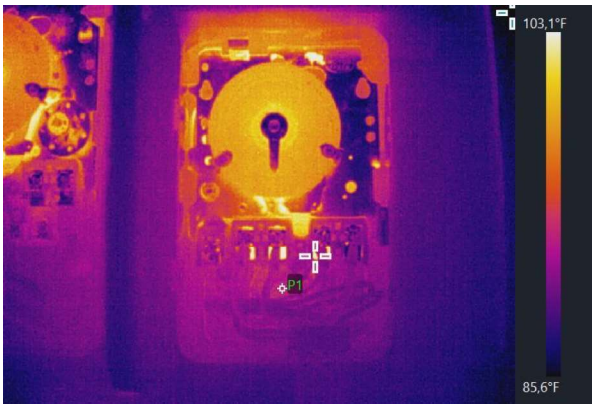
Measurements	
Image: Max. Temp.	97,2°F
Image: Min. Temp.	84,9°F
P1	88,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

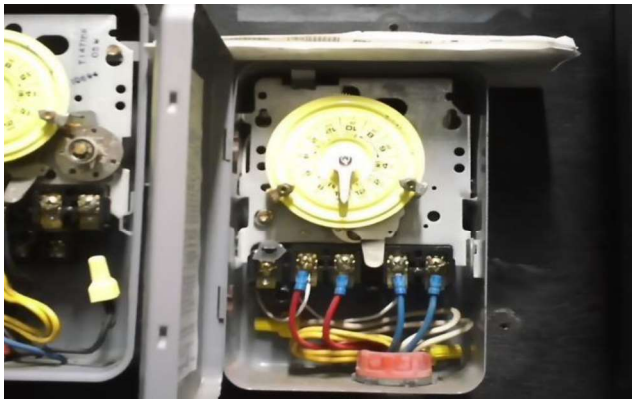
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:10:06

Text Annotation
TIMER 3

Remarks
No significant thermal deficiency.



34-ABC20240520101023.jpeg


34-ABC20240520101023.jpeg
Aligned Visual Image

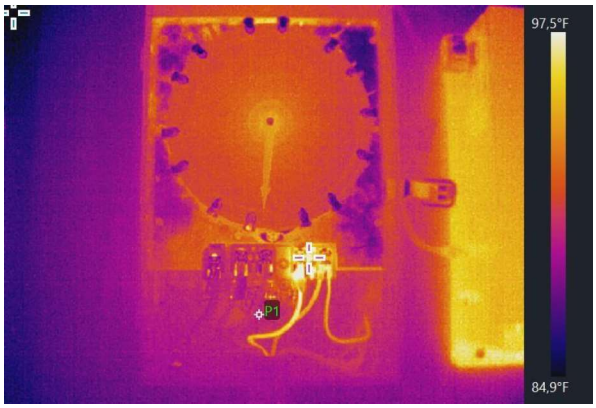
Measurements	
Image: Max. Temp.	103,1°F
Image: Min. Temp.	85,6°F
P1	89,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:10:23

Text Annotation
TIMER 4

Remarks
No significant thermal deficiency.



35-ABC20240520101100.jpeg


35-ABC20240520101100.jpeg
Aligned Visual Image

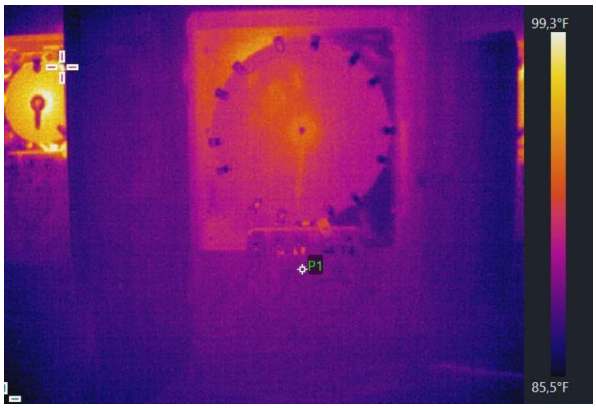
Measurements	
Image: Max. Temp.	97,5°F
Image: Min. Temp.	84,9°F
P1	89,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

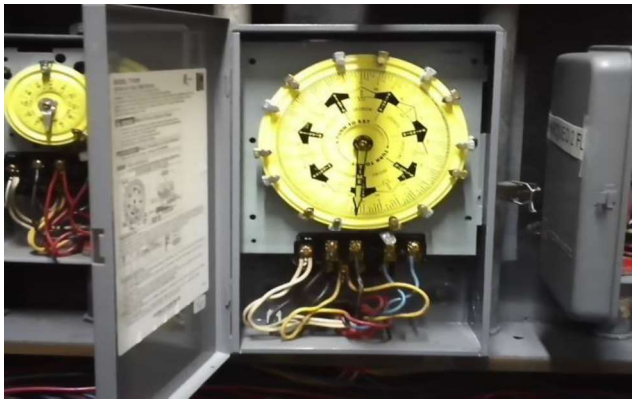
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:11:00

Text Annotation
TIMER 5 FRONT

Remarks
No significant thermal deficiency.



36-ABC20240520101138.jpeg


36-ABC20240520101138.jpeg
Aligned Visual Image

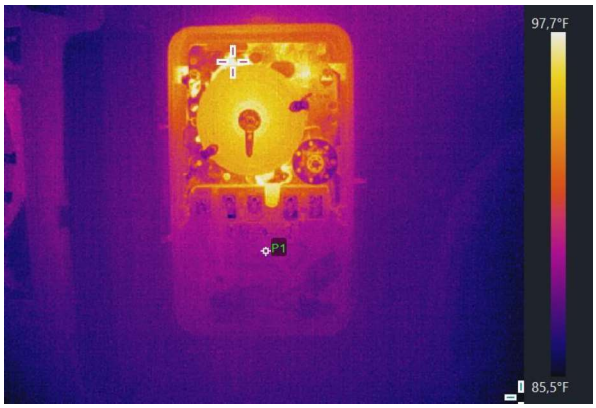
Measurements	
Image: Max. Temp.	99,3°F
Image: Min. Temp.	85,5°F
P1	88,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

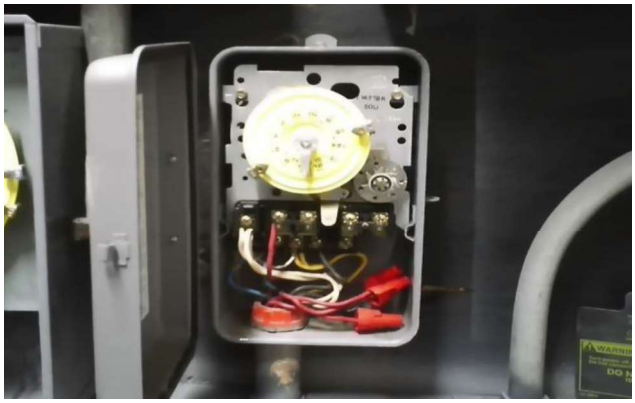
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:11:39

Text Annotation
TIMER LOBBY 3 PASILLO 6

Remarks
No significant thermal deficiency.



37-ABC20240520101210.jpeg


37-ABC20240520101210.jpeg
Aligned Visual Image

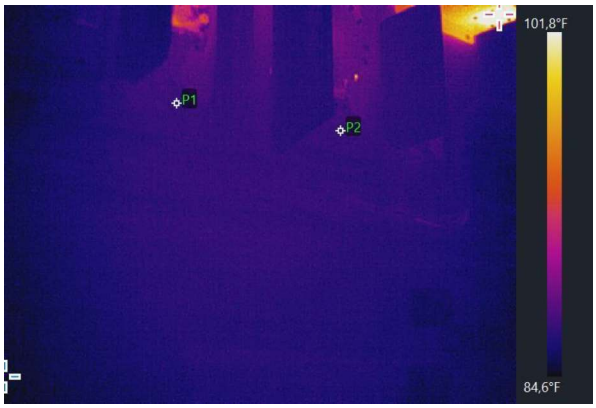
Measurements	
Image: Max. Temp.	97,7°F
Image: Min. Temp.	85,5°F
P1	88,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

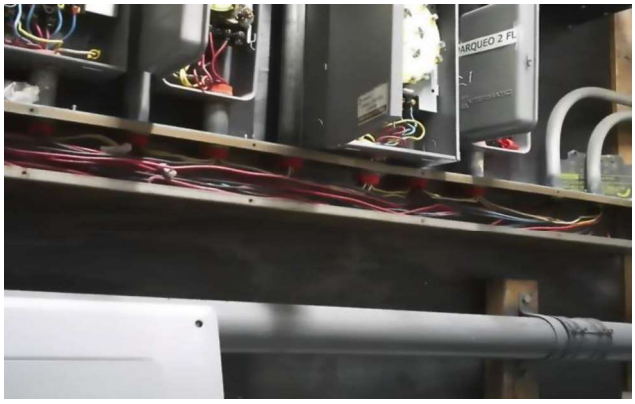
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:12:10

Text Annotation
TIMER PARQUEO 2 FL

Remarks
No significant thermal deficiency.



38-ABC20240520101304.jpeg


38-ABC20240520101304.jpeg
Aligned Visual Image

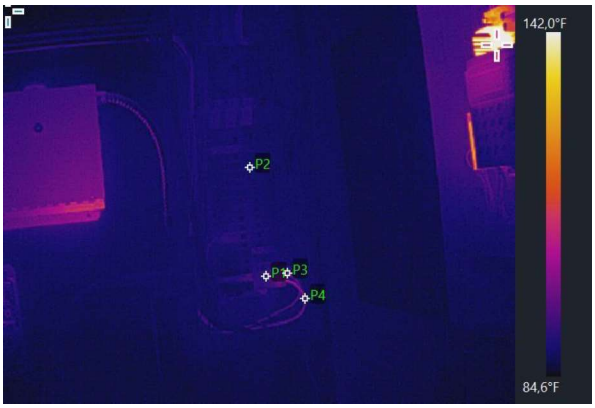
Measurements	
Image: Max. Temp.	101,8°F
Image: Min. Temp.	84,6°F
P1	86,9°F
P2	86,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

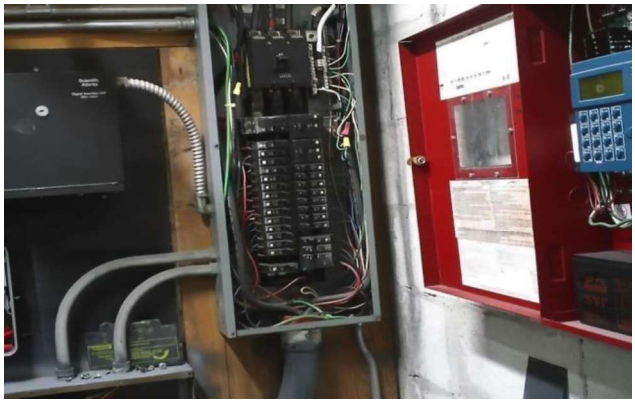
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:13:04

Text Annotation
GUTTER BOTTOM

Remarks
No significant thermal deficiency.



39-ABC20240520101351.jpeg



39-ABC20240520101351.jpeg
Aligned Visual Image

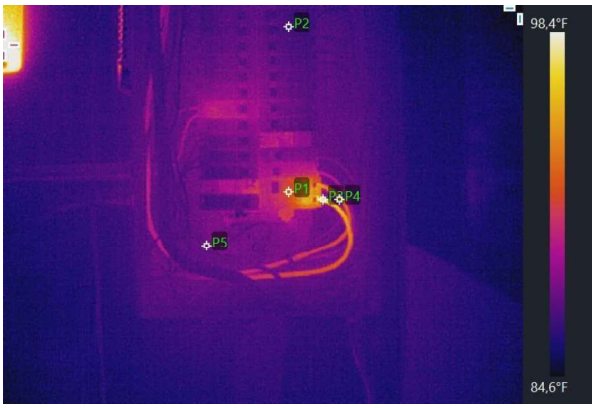
Measurements	
Image: Max. Temp.	142,0°F
Image: Min. Temp.	84,6°F
P1	90,7°F
P2	88,0°F
P3	91,8°F
P4	90,1°F
Dt1(P1.Max - P2.Max)	2,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

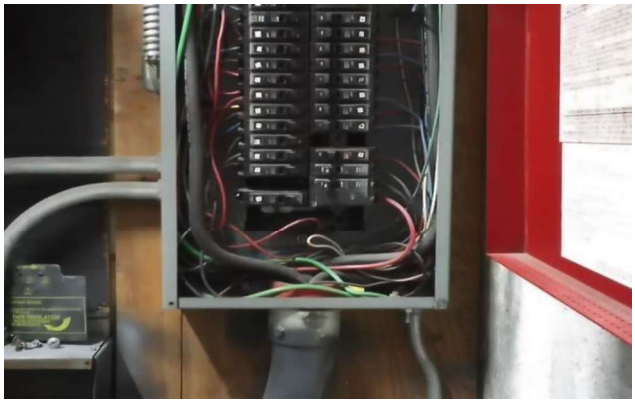
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:13:51

Text Annotation
HOUSE PANEL 2

Remarks
No significant thermal deficiency.



40-ABC20240520101455.jpeg


40-ABC20240520101455.jpeg
Aligned Visual Image

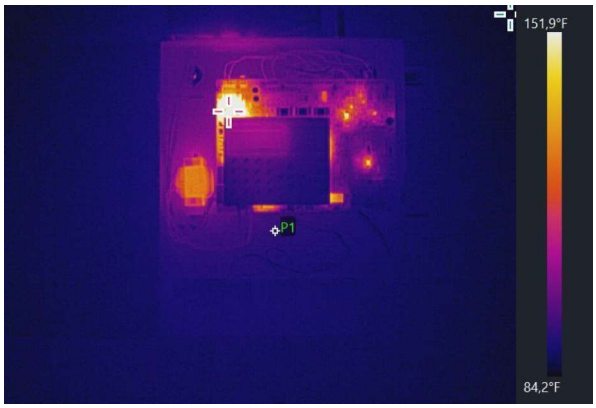
Measurements	
Image: Max. Temp.	98,4°F
Image: Min. Temp.	84,6°F
P1	91,0°F
P2	87,3°F
P3	95,0°F
P4	91,4°F
P5	87,4°F
Dt1(P1.Max - P2.Max)	3,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

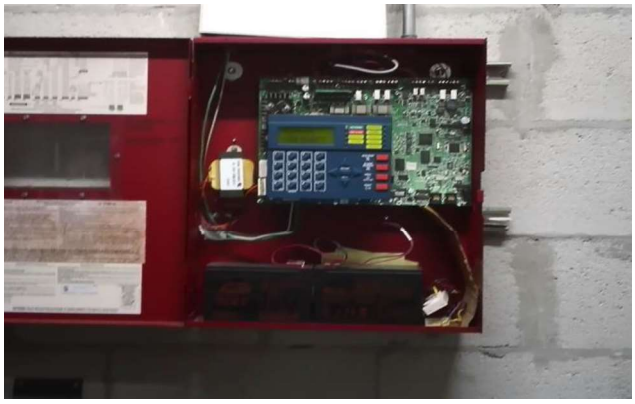
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:14:55

Text Annotation
CB 36-38 (40A)

Remarks
No significant thermal deficiency.



41-ABC20240520101529.jpeg


41-ABC20240520101529.jpeg
Aligned Visual Image

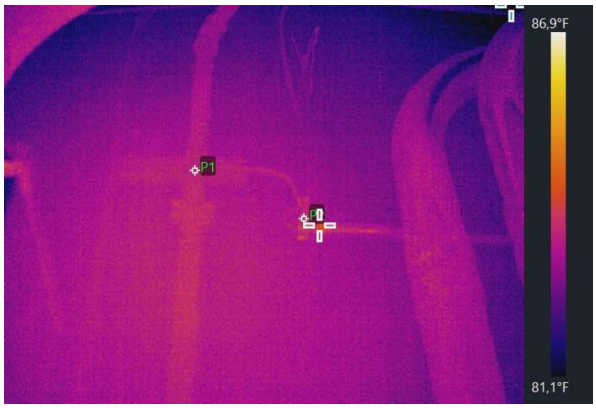
Measurements	
Image: Max. Temp.	151,9°F
Image: Min. Temp.	84,2°F
P1	90,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

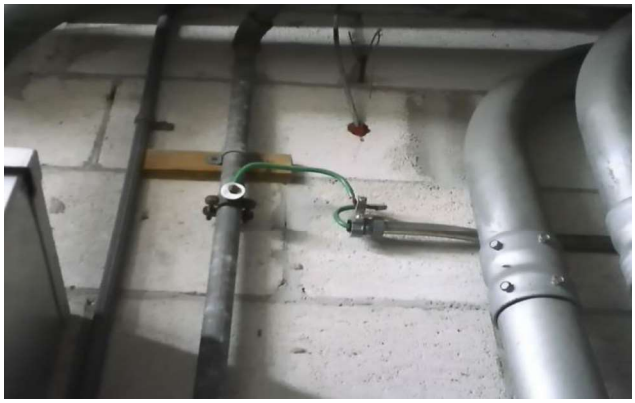
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:15:29

Text Annotation
FA CONTROL PANEL

Remarks
No significant thermal deficiency.



42-ABC20240520101601.jpeg



42-ABC20240520101601.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	86,9°F
Image: Min. Temp.	81,1°F
P1	85,5°F
P2	85,8°F

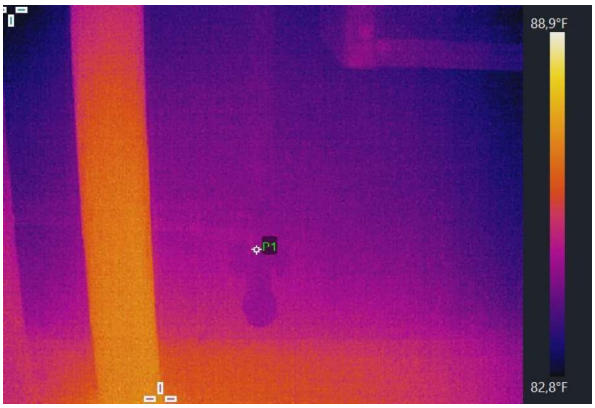
Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:16:01

Text Annotation
GROUND 1

Remarks
No significant thermal deficiency.

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43-ABC20240520101646.jpeg


43-ABC20240520101646.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	88,9°F
Image: Min. Temp.	82,8°F
P1	85,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:16:46

Text Annotation
GROUND 2

Remarks
No significant thermal deficiency.



44-ABC20240520101706.jpeg



44-ABC20240520101706.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	88,7°F
Image: Min. Temp.	83,5°F
P1	86,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,4°F

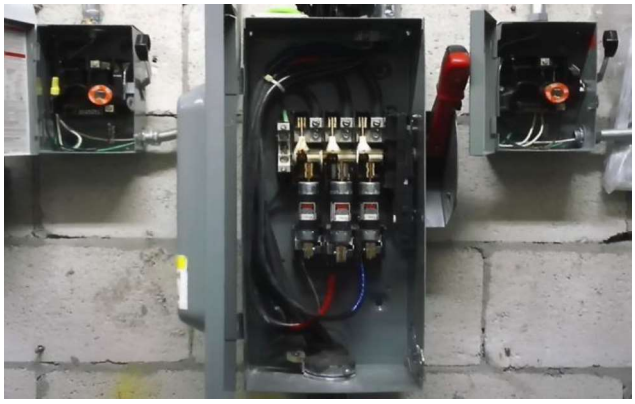
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:17:06

Text Annotation
GROUND 3

Remarks
No significant thermal deficiency.



45-ABC20240520102410.jpeg



45-ABC20240520102410.jpeg
Aligned Visual Image

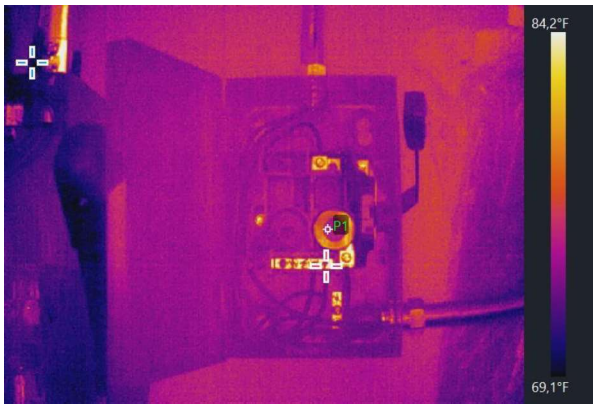
Measurements	
Image: Max. Temp.	86,9°F
Image: Min. Temp.	67,5°F
P1	75,0°F
P2	73,8°F
P3	73,2°F
P4	72,9°F
P5	72,0°F
P6	69,6°F
Dt1(P1.Max - P2.Max)	1,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:24:10

Text Annotation
ELEVATOR ROOM, SOUTH ELEV DISC 90A

Remarks
No significant thermal deficiency.



46-ABC20240520102501.jpeg


46-ABC20240520102501.jpeg
Aligned Visual Image

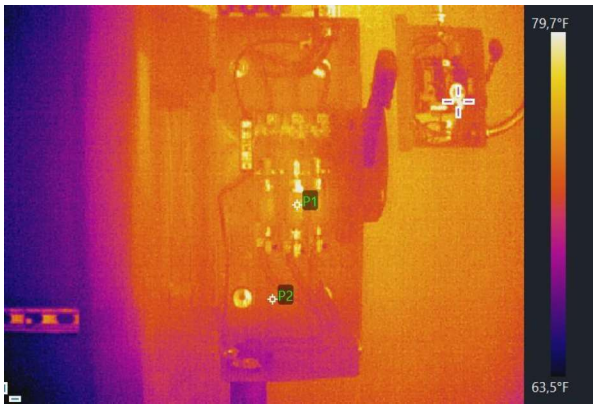
Measurements	
Image: Max. Temp.	84,2°F
Image: Min. Temp.	69,1°F
P1	72,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,9°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:25:02

Text Annotation
CAR #1 (20A)

Remarks
No significant thermal deficiency.



47-ABC20240520102647.jpeg


47-ABC20240520102647.jpeg
Aligned Visual Image

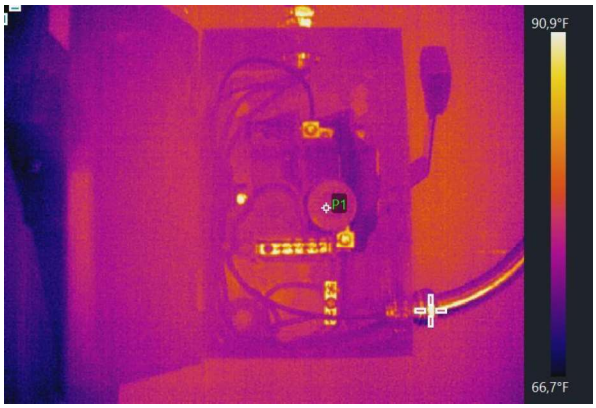
Measurements	
Image: Max. Temp.	79,7°F
Image: Min. Temp.	63,5°F
P1	71,1°F
P2	69,3°F
Dt1(P1.Max - P2.Max)	1,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:26:47

Text Annotation
NORTH ELEV DISC #2 (90A)

Remarks
No significant thermal deficiency.



48-ABC20240520102731.jpeg


48-ABC20240520102731.jpeg
Aligned Visual Image

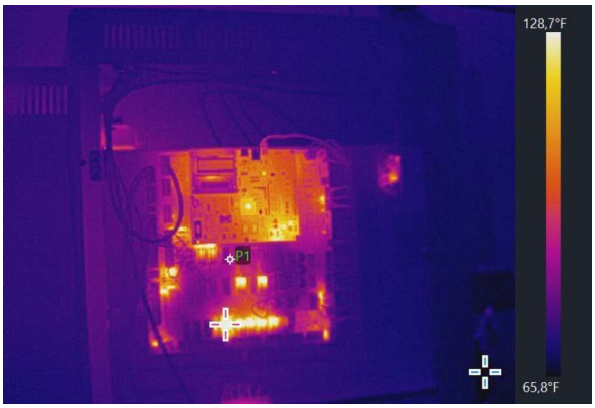
Measurements	
Image: Max. Temp.	90,9°F
Image: Min. Temp.	66,7°F
P1	71,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:27:31

Text Annotation
CAR #2 (20A)

Remarks
No significant thermal deficiency.



49-ABC20240520102853.jpeg


49-ABC20240520102853.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	128,7°F
Image: Min. Temp.	65,8°F
P1	86,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	89,6°F

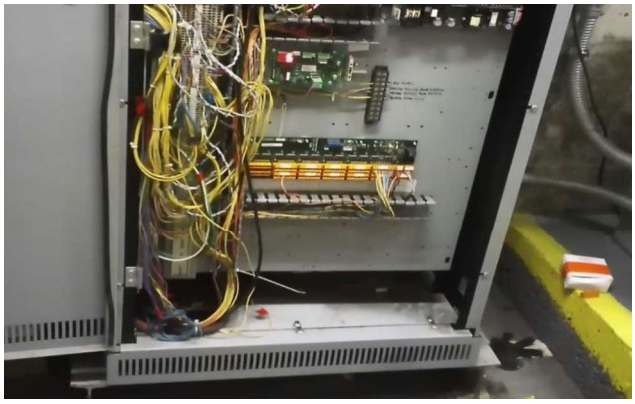
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:28:54

Text Annotation
ELEV CONTROL PANEL 1 TOP

Remarks
No significant thermal deficiency.



50-ABC20240520102949.jpeg



50-ABC20240520102949.jpeg
Aligned Visual Image

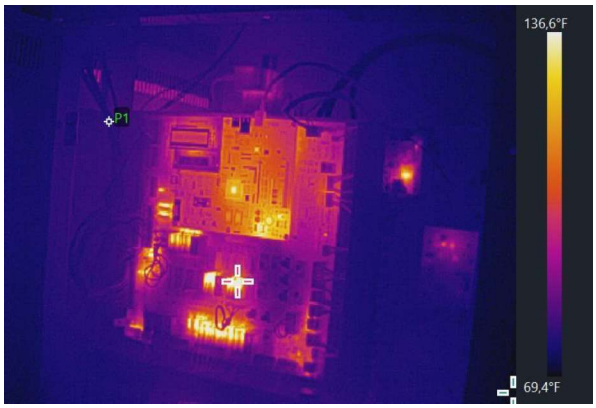
Measurements	
Image: Max. Temp.	113,5°F
Image: Min. Temp.	61,5°F
P1	76,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	89,3°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:29:50

Text Annotation
ELEV CONTROL PANEL 1 BOTTOM

Remarks
No significant thermal deficiency.



51-ABC20240520103432.jpeg


51-ABC20240520103432.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	136,6°F
Image: Min. Temp.	69,4°F
P1	76,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	87,6°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:34:32

Text Annotation
ELEV CONTROL PANEL 2 TOP

Remarks
No significant thermal deficiency.



52-ABC20240520103527.jpeg


52-ABC20240520103527.jpeg
Aligned Visual Image

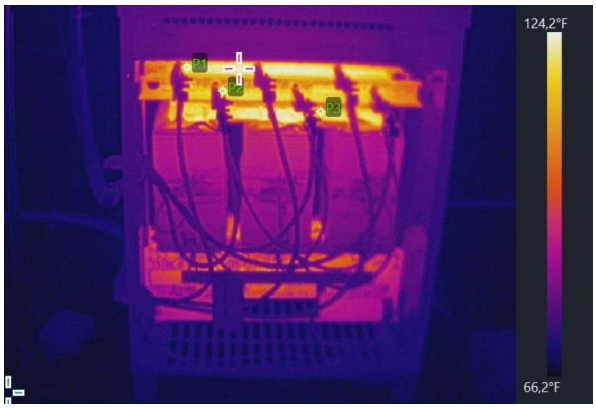
Measurements	
Image: Max. Temp.	210,6°F
Image: Min. Temp.	64,6°F
P1	74,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	87,5°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:35:28

Text Annotation
ELEV CONTROL PANEL 2 BOTTOM

Remarks
No significant thermal deficiency.



53-ABC20240520104349.jpeg


53-ABC20240520104349.jpeg
Aligned Visual Image

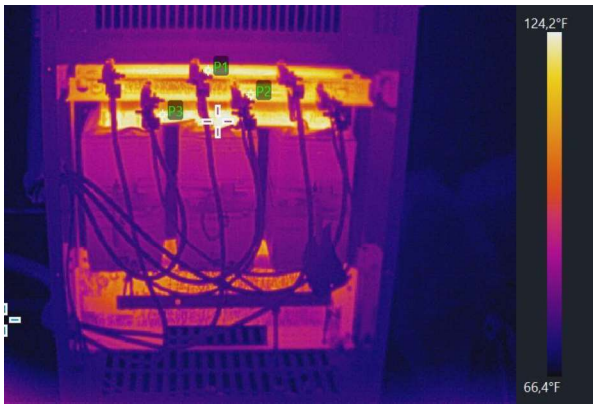
Measurements	
Image: Max. Temp.	124,2°F
Image: Min. Temp.	66,2°F
P1	118,6°F
P2	115,0°F
P3	114,8°F
Dt1(P1.Max - P2.Max)	3,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	85,6°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:43:49

Text Annotation
TRAF #1 27KVA, 60HZ, 3 PH

Remarks
No significant thermal deficiency.



54-ABC20240520105019.jpeg



54-ABC20240520105019.jpeg
Aligned Visual Image

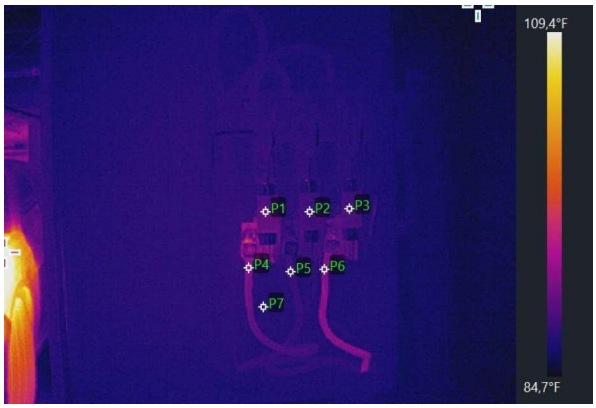
Measurements	
Image: Max. Temp.	124,2°F
Image: Min. Temp.	66,4°F
P1	119,7°F
P2	115,7°F
P3	117,9°F
Dt1(P1.Max - P2.Max)	4,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	85,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:50:19

Text Annotation
TRAF #2 - 27KVA, 60HZ, 3PH

Remarks
No significant thermal deficiency.



55-ABC20240520105630.jpeg


55-ABC20240520105630.jpeg
Aligned Visual Image

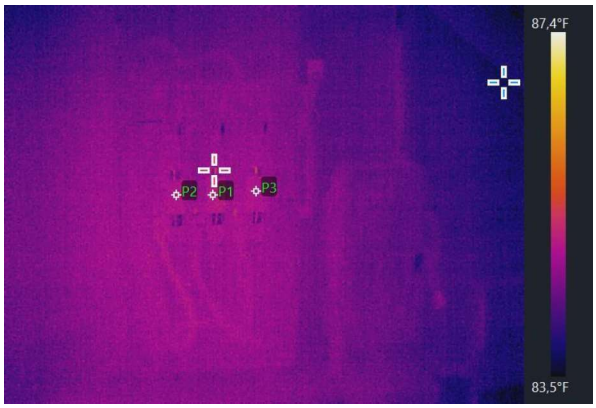
Measurements	
Image: Max. Temp.	109,4°F
Image: Min. Temp.	84,7°F
P1	89,6°F
P2	88,7°F
P3	88,7°F
P4	90,9°F
P5	88,2°F
P6	90,7°F
P7	87,8°F
Dt1(P1.Max - P2.Max)	0,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	85,5°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:56:30

Text Annotation
ELEV ROOM 2- WATER CONTROL, DISC SOUTH ELEV (125A)

Remarks
No significant thermal deficiency.



56-ABC20240520105754.jpeg


56-ABC20240520105754.jpeg
Aligned Visual Image

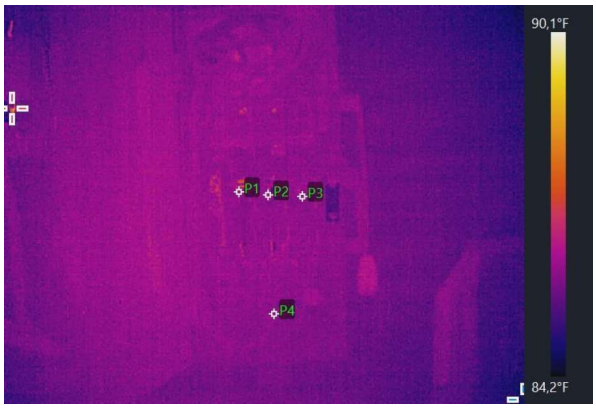
Measurements	
Image: Max. Temp.	87,4°F
Image: Min. Temp.	83,5°F
P1	86,7°F
P2	86,9°F
P3	86,2°F
Dt1(P1.Max - P2.Max)	0,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	86,0°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:57:55

Text Annotation
DISC #2 NORTH ELEV 125A

Remarks
No significant thermal deficiency.



57-ABC20240520105848.jpeg


57-ABC20240520105848.jpeg
Aligned Visual Image

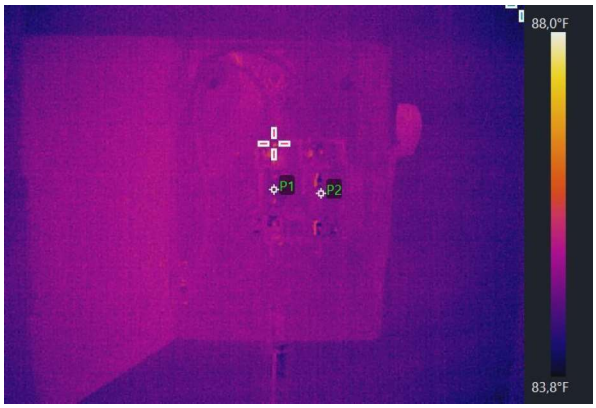
Measurements	
Image: Max. Temp.	90,1°F
Image: Min. Temp.	84,2°F
P1	86,9°F
P2	86,9°F
P3	86,7°F
P4	86,4°F
Dt1(P1.Max - P2.Max)	0,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	86,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:58:48

Text Annotation
DISC #1 PUMP 60A

Remarks
No significant thermal deficiency.



58-ABC20240520105952.jpeg



58-ABC20240520105952.jpeg
Aligned Visual Image

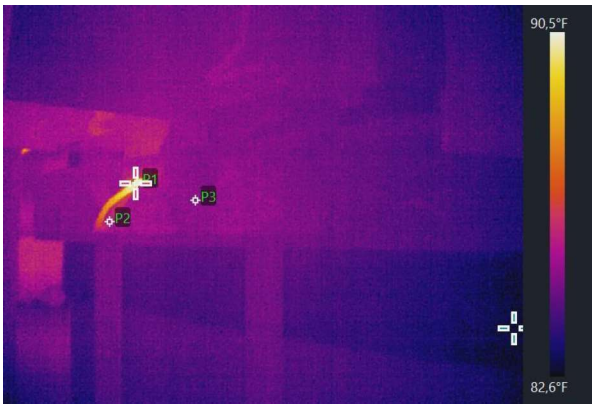
Measurements	
Image: Max. Temp.	88,0°F
Image: Min. Temp.	83,8°F
P1	85,8°F
P2	85,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	86,4°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 12:59:52

Text Annotation
DISC #2 REAR PUMP 2 (30A)

Remarks
No significant thermal deficiency.



59-ABC20240520110201.jpeg



59-ABC20240520110201.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	90,5°F
Image: Min. Temp.	82,6°F
P1	90,5°F
P2	85,8°F
P3	85,5°F

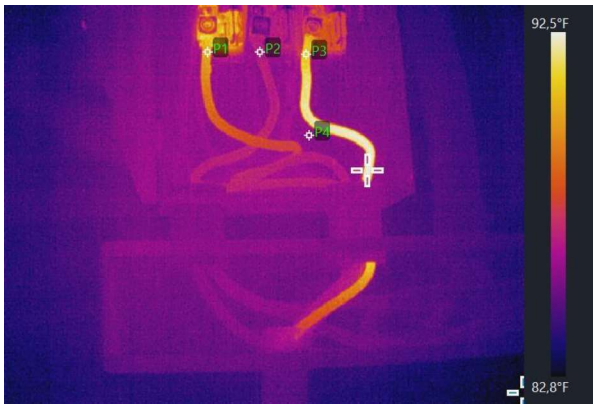
Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	87,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:02:01

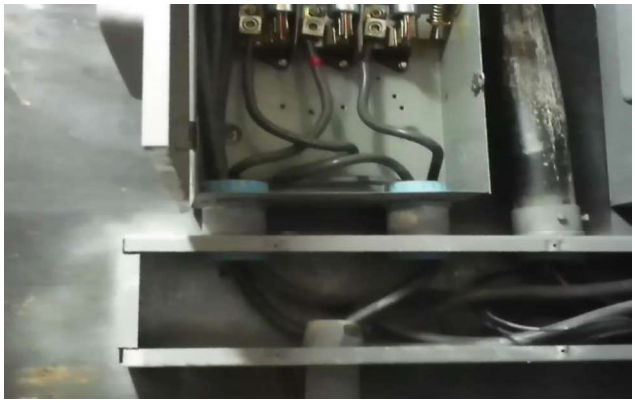
Text Annotation
GUTTER

Remarks
No significant thermal deficiency.

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60-ABC20240520110310.jpeg


60-ABC20240520110310.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	92,5°F
Image: Min. Temp.	82,8°F
P1	90,1°F
P2	86,9°F
P3	90,5°F
P4	86,2°F
Dt1(P1.Max - P2.Max)	3,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	87,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:03:10

Text Annotation
GUTTER - ELEV #1 SOUTH

Remarks
No significant thermal deficiency.



61-ABC20240520110506.jpeg


61-ABC20240520110506.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	87,6°F
Image: Min. Temp.	81,9°F
P1	85,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	87,5°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:05:07

Text Annotation
POTABLE WATER PUMP CONTROL PANEL

Remarks
No significant thermal deficiency.



62-ABC20240520110719.jpeg


62-ABC20240520110719.jpeg
Aligned Visual Image

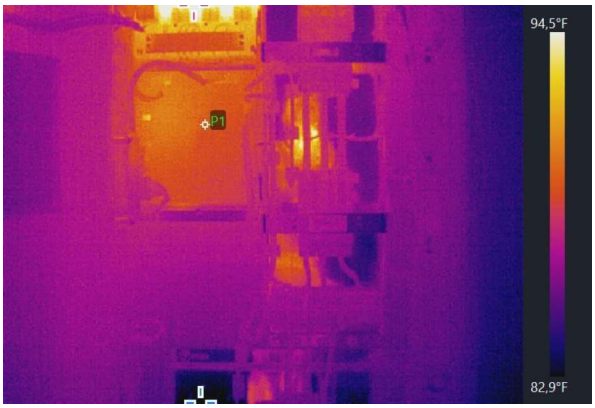
Measurements	
Image: Max. Temp.	105,1°F
Image: Min. Temp.	84,4°F
P1	90,7°F
P2	89,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	88,1°F

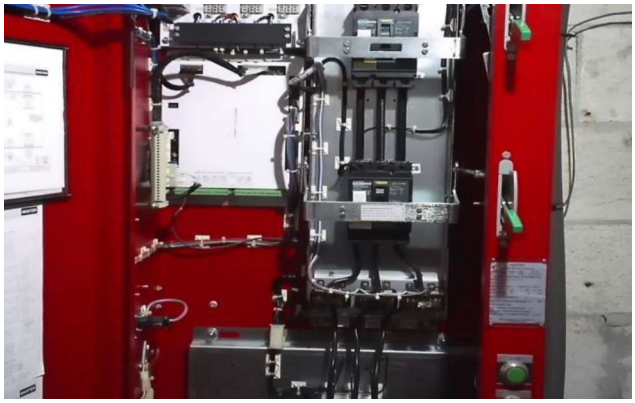
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:07:20

Text Annotation
ELECT FIRE PUMP CONTROLLER TOP

Remarks
No significant thermal deficiency.



63-ABC20240520110744.jpeg


63-ABC20240520110744.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	94,5°F
Image: Min. Temp.	82,9°F
P1	89,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	88,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:07:44

Text Annotation
CENTER

Remarks
No significant thermal deficiency.



64-ABC20240520111359.jpeg


64-ABC20240520111359.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	89,6°F
Image: Min. Temp.	81,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	88,2°F

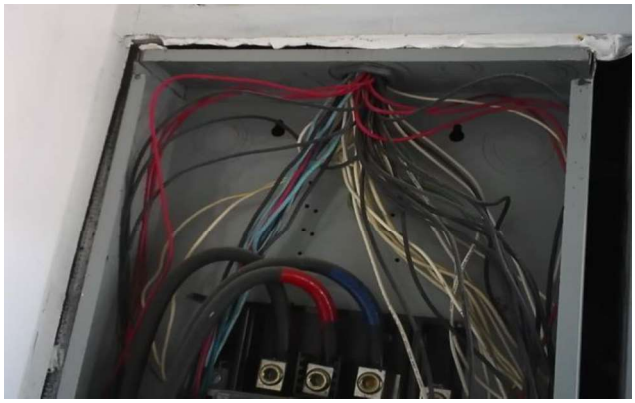
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:14:00

Text Annotation
BOTTOM

Remarks
No significant thermal deficiency.



65-ABC20240520112549.jpeg



65-ABC20240520112549.jpeg
Aligned Visual Image

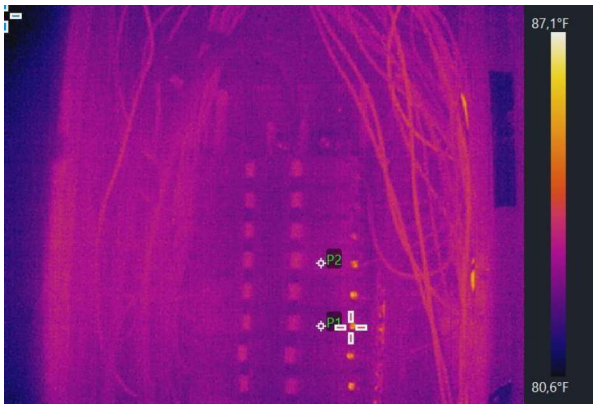
Measurements	
Image: Max. Temp.	87,4°F
Image: Min. Temp.	80,6°F
P1	86,7°F
P2	84,9°F
Dt1(P1.Max - P2.Max)	1,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	89,8°F

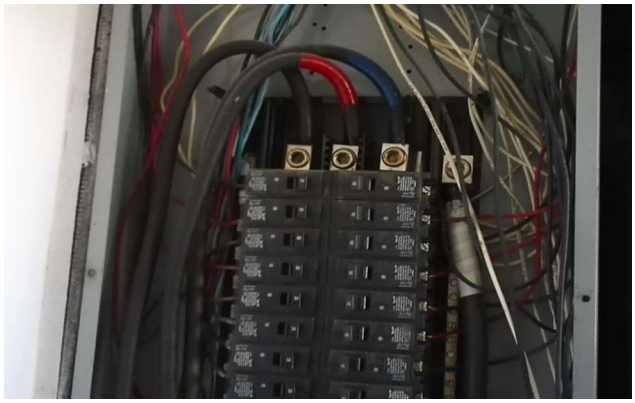
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:25:49

Text Annotation
PANEL 8A TOP

Remarks
No significant thermal deficiency.



66-ABC20240520112632.jpeg



66-ABC20240520112632.jpeg
Aligned Visual Image

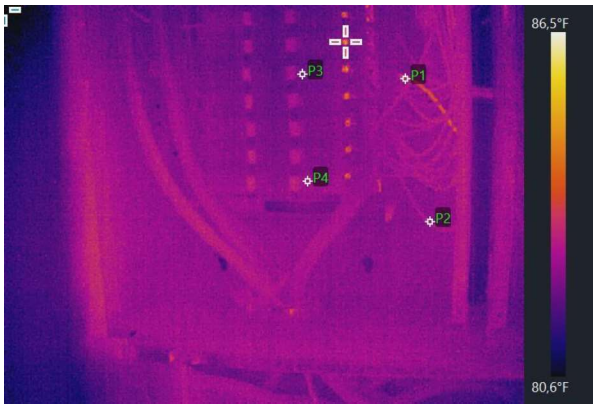
Measurements	
Image: Max. Temp.	87,1°F
Image: Min. Temp.	80,6°F
P1	83,7°F
P2	84,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	89,9°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:26:33

Text Annotation
PANEL 8A CENTER

Remarks
No significant thermal deficiency.



67-ABC20240520112736.jpeg


67-ABC20240520112736.jpeg
Aligned Visual Image

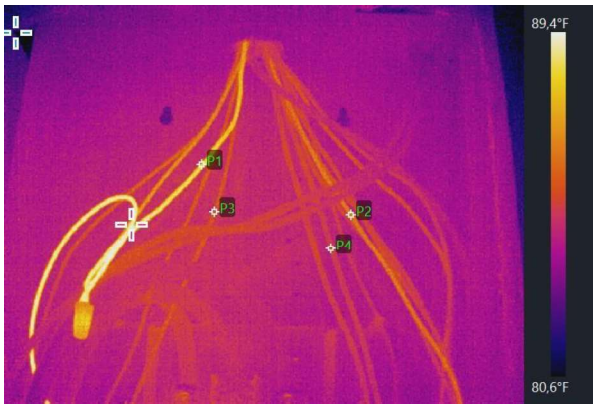
Measurements	
Image: Max. Temp.	86,5°F
Image: Min. Temp.	80,6°F
P1	84,2°F
P2	84,0°F
P3	83,1°F
P4	83,7°F
Dt1(P1.Max - P2.Max)	0,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	89,9°F

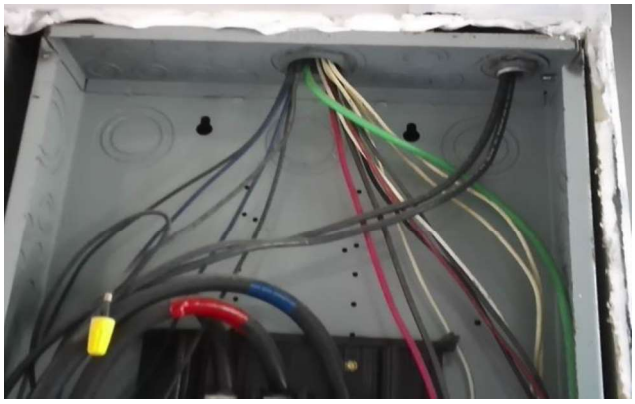
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:27:36

Text Annotation
PANEL 8A BOTTOM

Remarks
No significant thermal deficiency.



68-ABC20240520113044.jpeg


68-ABC20240520113044.jpeg
Aligned Visual Image

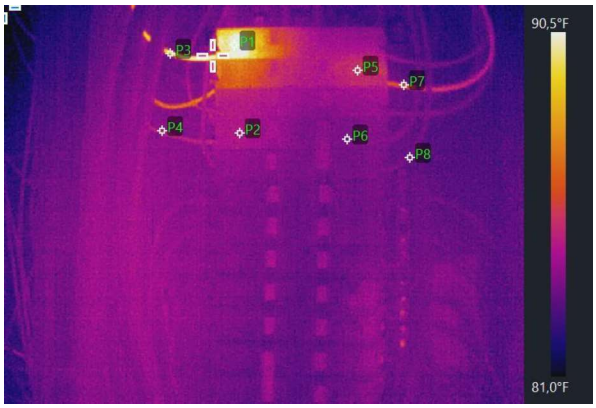
Measurements	
Image: Max. Temp.	89,4°F
Image: Min. Temp.	80,6°F
P1	88,0°F
P2	86,4°F
P3	85,5°F
P4	85,1°F
Dt1(P1.Max - P3.Max)	2,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,0°F

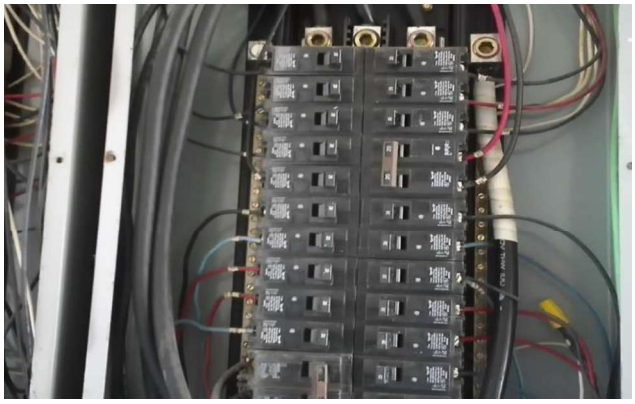
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:30:44

Text Annotation
PANEL 8B TOP

Remarks
No significant thermal deficiency.



69-ABC20240520113232.jpeg



69-ABC20240520113232.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	90,5°F
Image: Min. Temp.	81,0°F
P1	90,1°F
P2	84,9°F
P3	88,5°F
P4	84,9°F
P5	85,6°F
P6	84,2°F
P7	86,0°F
P8	84,2°F
Dt1(P1.Max - P2.Max)	5,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,3°F

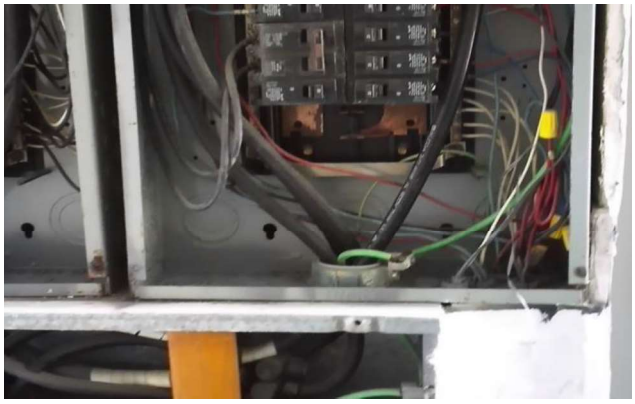
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:32:32

Text Annotation
PANEL 8B CENTER

Remarks
No significant thermal deficiency.



70-ABC20240520113443.jpeg


70-ABC20240520113443.jpeg
Aligned Visual Image

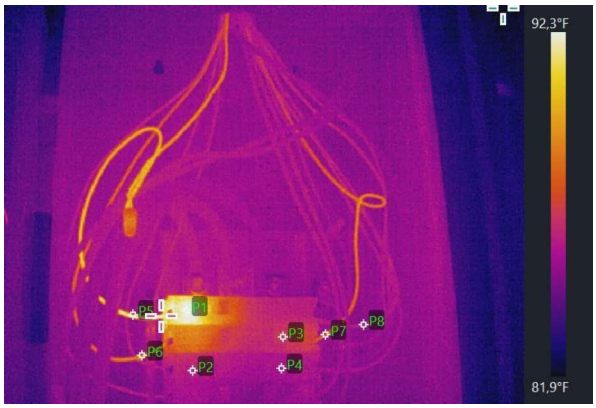
Measurements	
Image: Max. Temp.	88,9°F
Image: Min. Temp.	80,6°F
P1	83,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,4°F

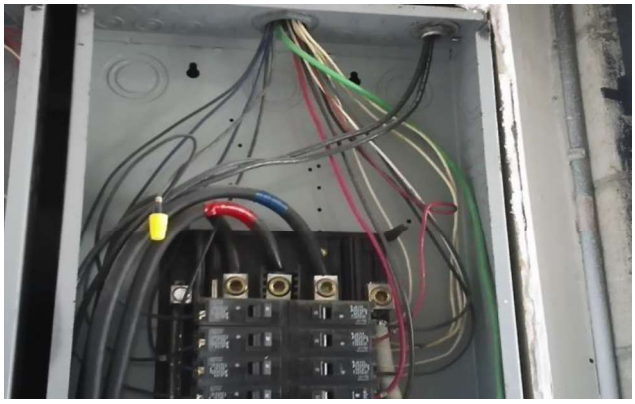
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:34:44

Text Annotation
PANEL 8B BOTTOM

Remarks
No significant thermal deficiency.



71-ABC20240520113745.jpeg


71-ABC20240520113745.jpeg
Aligned Visual Image

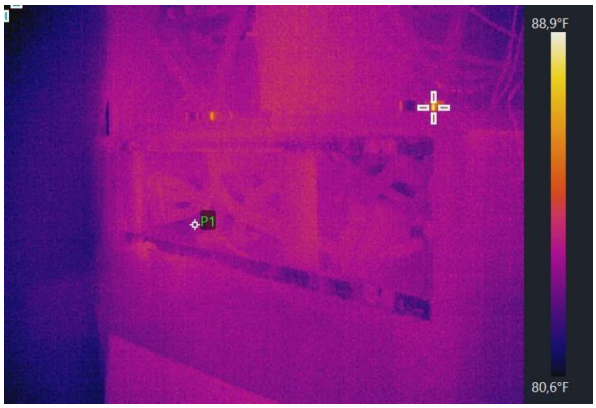
Measurements	
Image: Max. Temp.	92,3°F
Image: Min. Temp.	81,9°F
P1	91,4°F
P2	85,8°F
P3	86,2°F
P4	85,5°F
P5	90,3°F
P6	88,5°F
P7	87,3°F
P8	85,6°F
Dt1(P1.Max - P2.Max)	5,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:37:45

Text Annotation
PANEL 8B, CB 1, CB 3, CB 4 (20A) No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



72-ABC20240520113904.jpeg


72-ABC20240520113904.jpeg
Aligned Visual Image

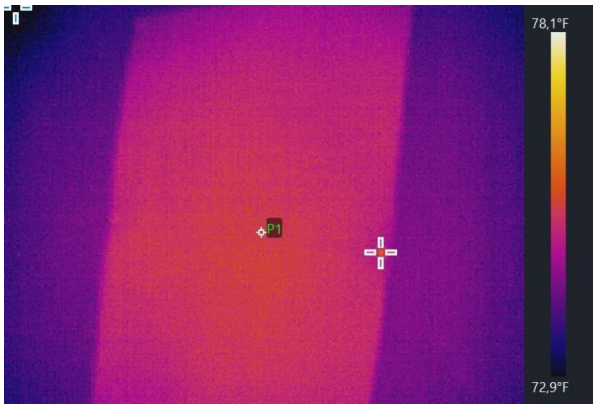
Measurements	
Image: Max. Temp.	88,9°F
Image: Min. Temp.	80,6°F
P1	83,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,7°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:39:04

Text Annotation
GUTTER FLOOR 8

Remarks
No significant thermal deficiency.



73-ABC20240520114043.jpeg



73-ABC20240520114043.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	78,1°F
Image: Min. Temp.	72,9°F
P1	77,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

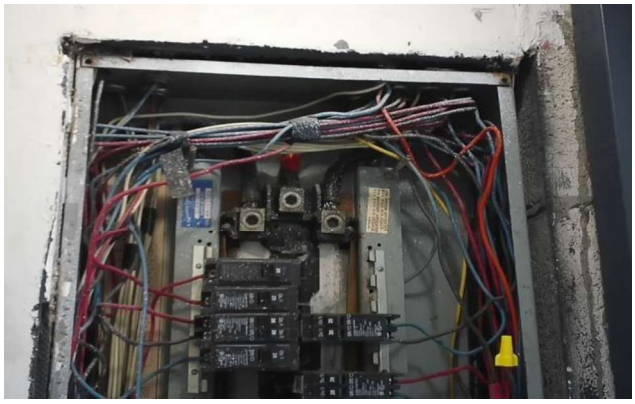
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:40:43

Text Annotation
FLOOR 7

Remarks
No significant thermal deficiency.



74-ABC20240520114408.jpeg


74-ABC20240520114408.jpeg
Aligned Visual Image

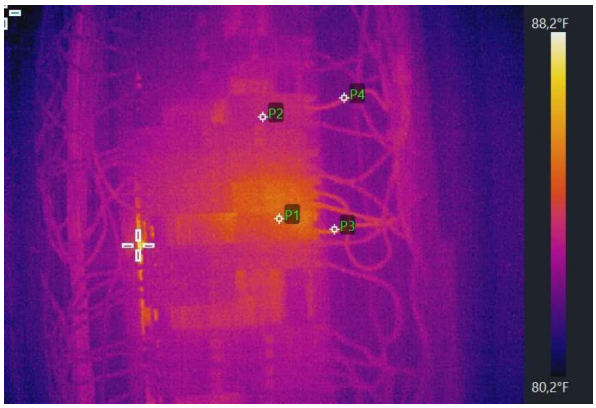
Measurements	
Image: Max. Temp.	85,5°F
Image: Min. Temp.	79,5°F
P1	84,0°F
P2	83,8°F
P3	83,8°F
P4	82,2°F
Dt1(P1.Max - P2.Max)	0,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

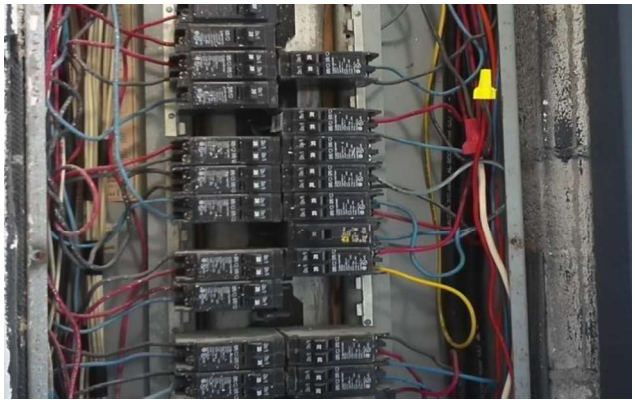
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:44:08

Text Annotation
PANEL 7 TOP

Remarks
No significant thermal deficiency.



75-ABC20240520114443.jpeg


75-ABC20240520114443.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	88,2°F
Image: Min. Temp.	80,2°F
P1	85,3°F
P2	84,2°F
P3	85,1°F
P4	84,2°F
Dt1(P1.Max - P2.Max)	1,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

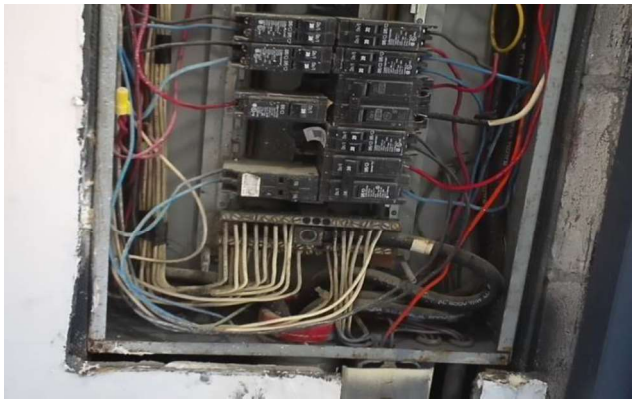
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:44:43

Text Annotation
PANEL 7 CENTER

Remarks
No significant thermal deficiency.



76-ABC20240520114528.jpeg



76-ABC20240520114528.jpeg
Aligned Visual Image

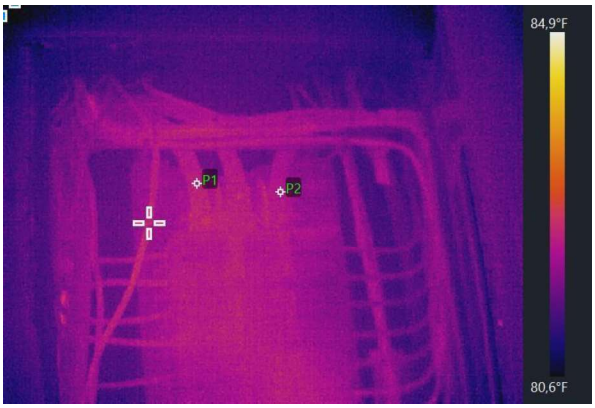
Measurements	
Image: Max. Temp.	85,8°F
Image: Min. Temp.	80,4°F
P1	84,0°F
P2	83,5°F
P3	83,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

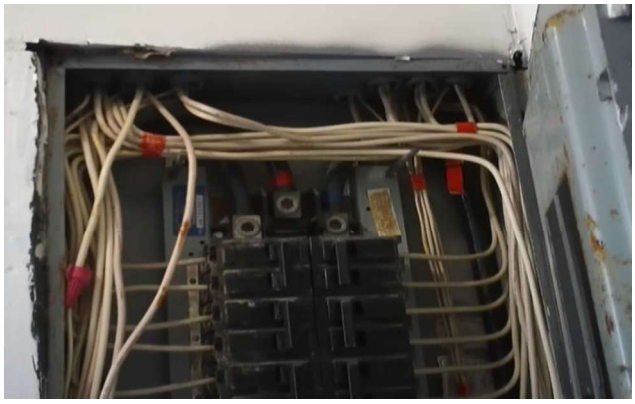
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:45:29

Text Annotation
PANEL 7 BOTTOM

Remarks
No significant thermal deficiency.



78-ABC20240520114615.jpeg



78-ABC20240520114615.jpeg
Aligned Visual Image

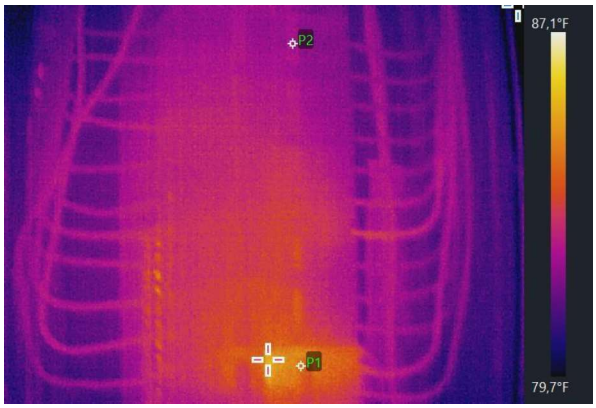
Measurements	
Image: Max. Temp.	84,9°F
Image: Min. Temp.	80,6°F
P1	84,0°F
P2	84,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

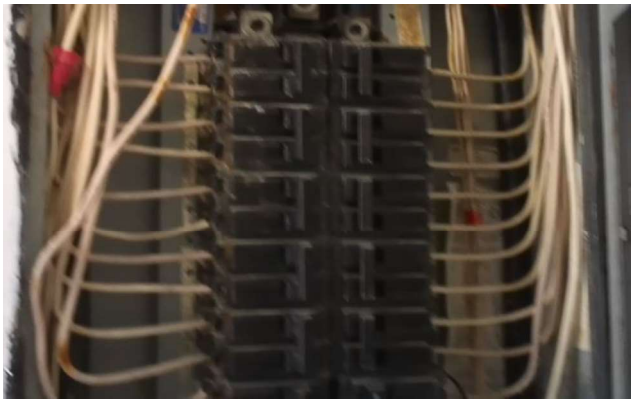
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:46:16

Text Annotation
PANEL AC 7 TOP

Remarks
No significant thermal deficiency.



79-ABC20240520114707.jpeg



79-ABC20240520114707.jpeg
Aligned Visual Image

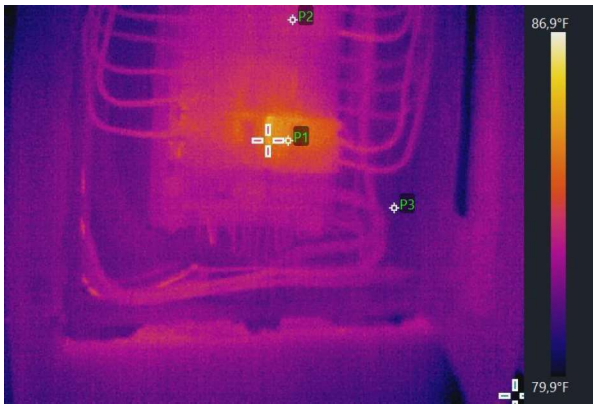
Measurements	
Image: Max. Temp.	87,1°F
Image: Min. Temp.	79,7°F
P1	85,3°F
P2	83,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,9°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:47:07

Text Annotation
PANEL AC 7 CENTER

Remarks
No significant thermal deficiency.



80-ABC20240520114751.jpeg


80-ABC20240520114751.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	86,9°F
Image: Min. Temp.	79,9°F
P1	85,3°F
P2	83,8°F
P3	82,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,9°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:47:51

Text Annotation
PANEL AC 7 BOTTOM

Remarks
No significant thermal deficiency.



81-ABC20240520115521.jpeg


81-ABC20240520115521.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	91,6°F
Image: Min. Temp.	85,5°F
P1	88,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,7°F

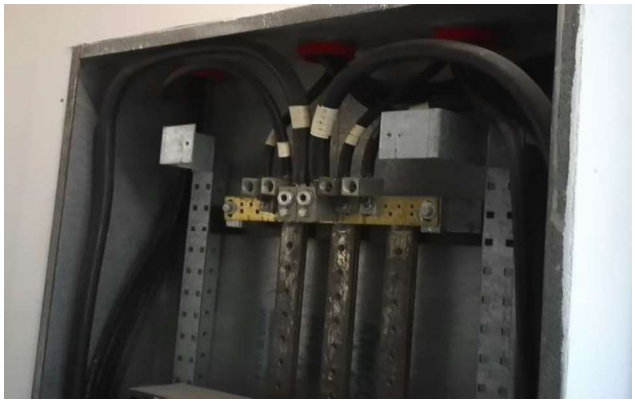
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:55:21

Text Annotation
FLOOR 6

Remarks
No significant thermal deficiency.



82-ABC20240520115730.jpeg



82-ABC20240520115730.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	87,1°F
Image: Min. Temp.	79,3°F
P1	83,8°F
P2	83,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,5°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:57:31

Text Annotation
PANEL L-R 6 FLOOR (5-6-7-8) TOP

Remarks
No significant thermal deficiency.



83-ABC20240520115852.jpeg


83-ABC20240520115852.jpeg
Aligned Visual Image

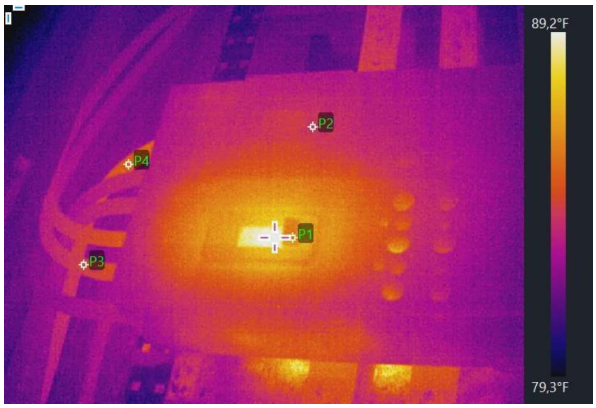
Measurements	
Image: Max. Temp.	88,3°F
Image: Min. Temp.	80,4°F
P1	88,0°F
P2	84,4°F
P3	84,0°F
P4	84,4°F
Dt1(P1.Max - P2.Max)	3,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,5°F

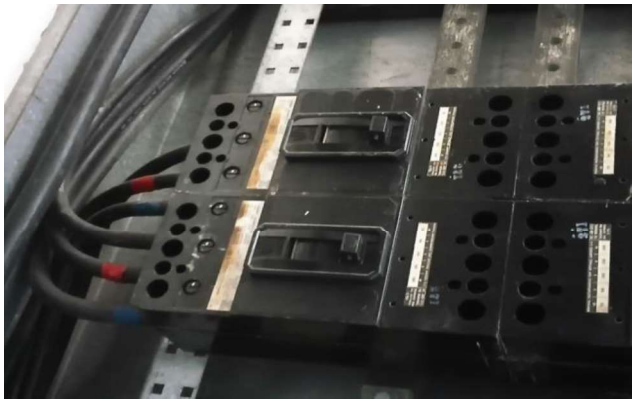
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 13:58:53

Text Annotation
PANEL L-R BOTTOM

Remarks
No significant thermal deficiency.



84-ABC20240520120133.jpeg


84-ABC20240520120133.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	89,2°F
Image: Min. Temp.	79,3°F
P1	85,8°F
P2	84,6°F
P3	84,2°F
P4	85,5°F
Dt1(P1.Max - P2.Max)	1,2°F

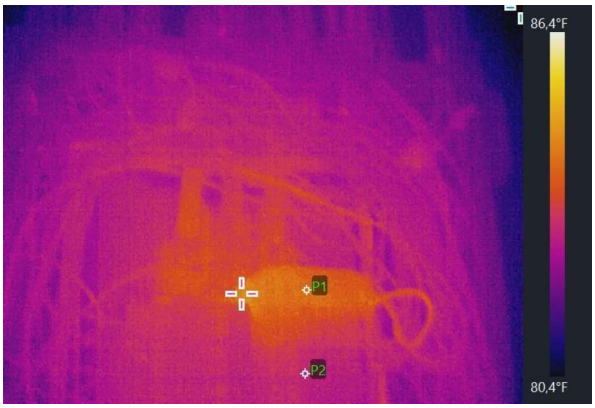
Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,5°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:01:33

Text Annotation
DISC 150A CB 7-9-11 (3PH)

Remarks
No significant thermal deficiency.

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85-ABC20240520120241.jpeg


85-ABC20240520120241.jpeg
Aligned Visual Image

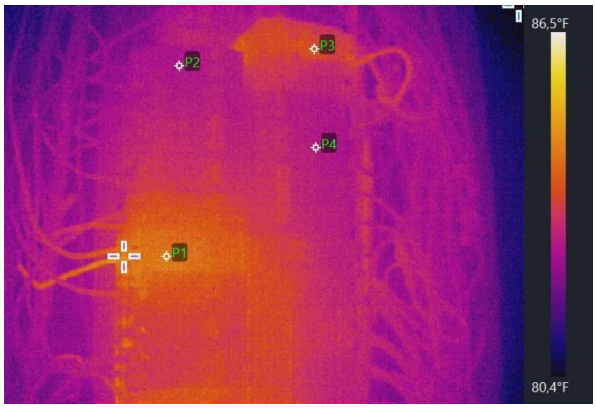
Measurements	
Image: Max. Temp.	86,4°F
Image: Min. Temp.	80,4°F
P1	85,5°F
P2	84,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

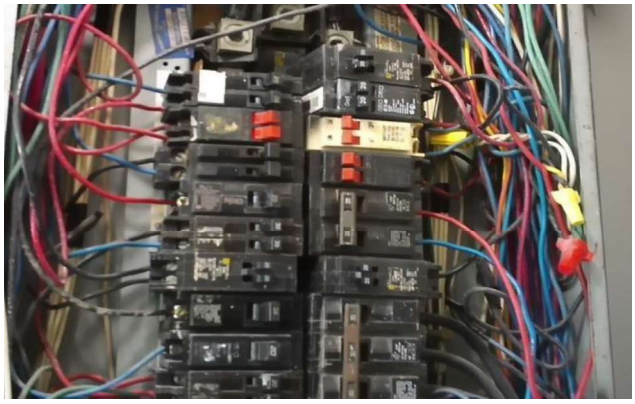
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:02:41

Text Annotation
PANEL 6 TOP

Remarks
No significant thermal deficiency.



86-ABC20240520120311.jpeg


86-ABC20240520120311.jpeg
Aligned Visual Image

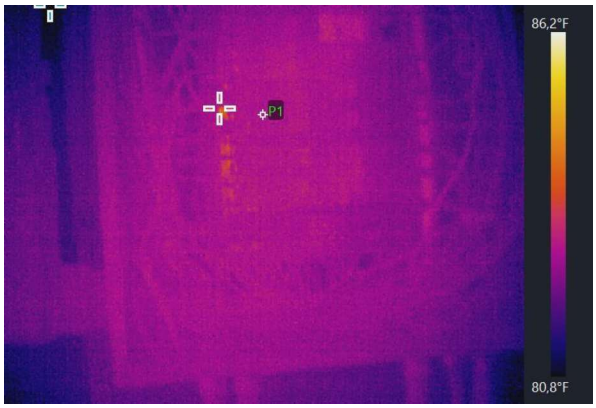
Measurements	
Image: Max. Temp.	86,5°F
Image: Min. Temp.	80,4°F
P1	85,8°F
P2	83,7°F
P3	85,1°F
P4	84,2°F
Dt1(P1.Max - P2.Max)	2,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

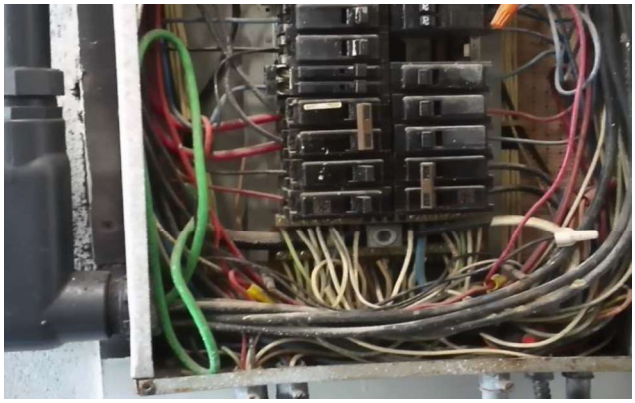
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:03:11

Text Annotation
PANEL 6 CENTER

Remarks
No significant thermal deficiency.



87-ABC20240520120352.jpeg


87-ABC20240520120352.jpeg
Aligned Visual Image

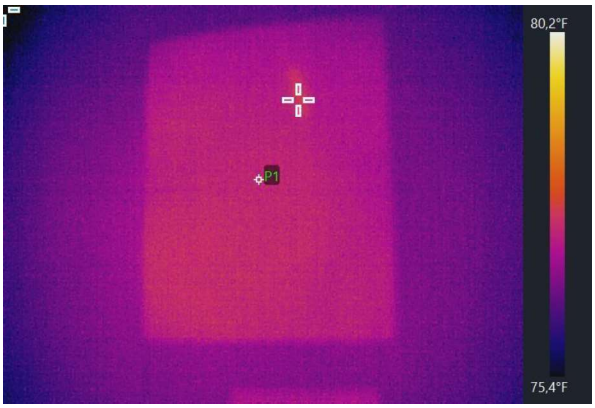
Measurements	
Image: Max. Temp.	86,2°F
Image: Min. Temp.	80,8°F
P1	84,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:03:52

Text Annotation
PANEL 6 BOTTOM

Remarks
No significant thermal deficiency.



88-ABC20240520120700.jpeg



88-ABC20240520120700.jpeg
Aligned Visual Image

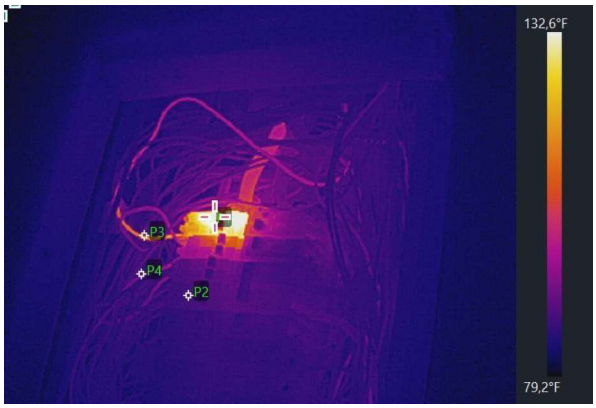
Measurements	
Image: Max. Temp.	80,2°F
Image: Min. Temp.	75,4°F
P1	79,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,7°F

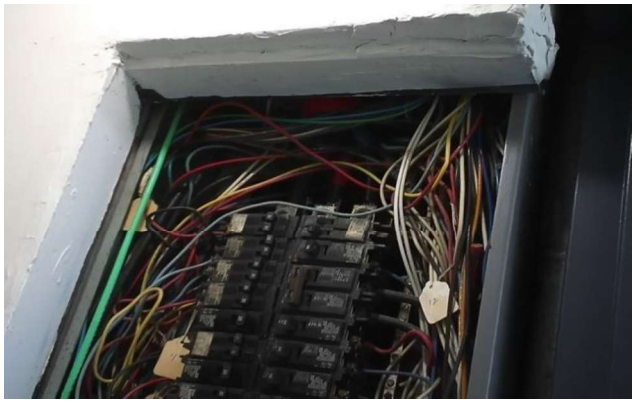
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:07:00

Text Annotation
FLOOR 5

Remarks
No significant thermal deficiency.



89-ABC20240520120929.jpeg


89-ABC20240520120929.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	132,6°F
Image: Min. Temp.	79,2°F
P1	129,9°F
P2	87,4°F
P3	95,7°F
P4	90,0°F
Dt1(P1.Max - P2.Max)	42,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

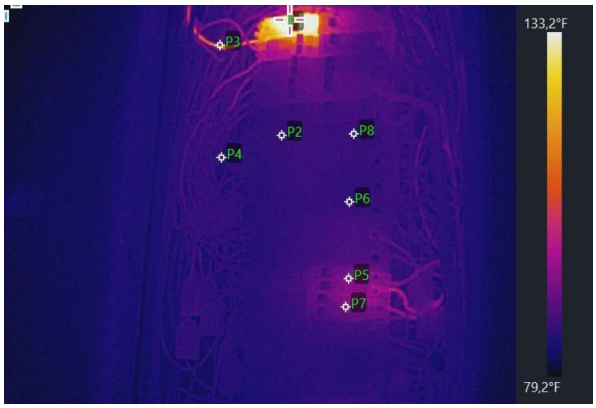
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:09:29

Text Annotation

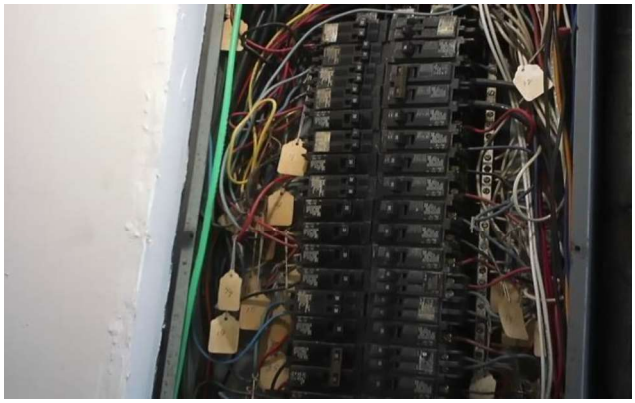
PANEL 5 TOP
Severity Level 2 - Intermediate Deficiency. Heat Rise, Temperature Difference (DT1) between 20°C/36°F and 40°C/72°F above AOT ... OR ... Temperature Difference (DT2) between 3.1°C/5.5°F and 15°C/27°F based on comparisons between same/similar components under similar loading. Confirmed deficiency. Component Failure Probable, unless corrected. Schedule repairs as soon as possible. Follow inspection frequency as per NFPA 70B.

Remarks

Significant thermal deficiency.



90-ABC20240520121005.jpeg



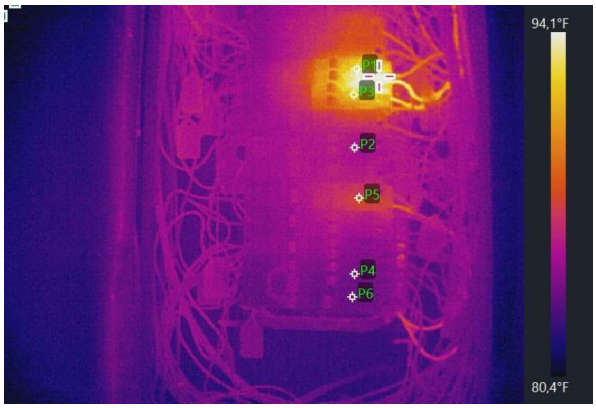
90-ABC20240520121005.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	133,2°F
Image: Min. Temp.	79,2°F
P1	126,1°F
P2	85,6°F
P3	98,6°F
P4	85,5°F
P5	91,8°F
P6	85,6°F
P7	90,7°F
P8	86,0°F
Dt1(P1.Max - P2.Max)	40,5°F

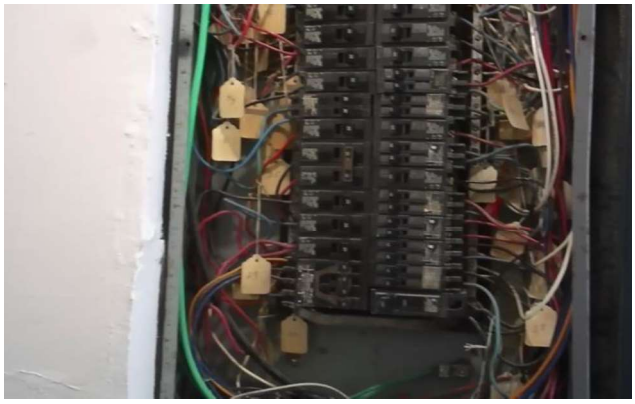
Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:10:05

Text Annotation
PANEL 5 CENTER **Severity Level 2 - Intermediate Deficiency. Heat Rise, Temperature Difference (DT1) between 20ºC/36ºF and 40ºC/72ºF above AOT ... OR ... Temperature Difference (DT2) between 3.1ºC/5.5ºF and 15ºC/27ºF based on comparisons between same/similar components under similar loading. Confirmed deficiency. Component Failure Probable, unless corrected. Schedule repairs as soon as possible. Follow inspection frequency as per NFPA 70B.**

Remarks
Significant thermal deficiency.



91-ABC20240520121157.jpeg


91-ABC20240520121157.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	94,1°F
Image: Min. Temp.	80,4°F
P1	92,1°F
P2	85,3°F
P3	90,5°F
P4	84,0°F
P5	87,1°F
P6	83,7°F
Dt1(P1.Max - P2.Max)	6,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

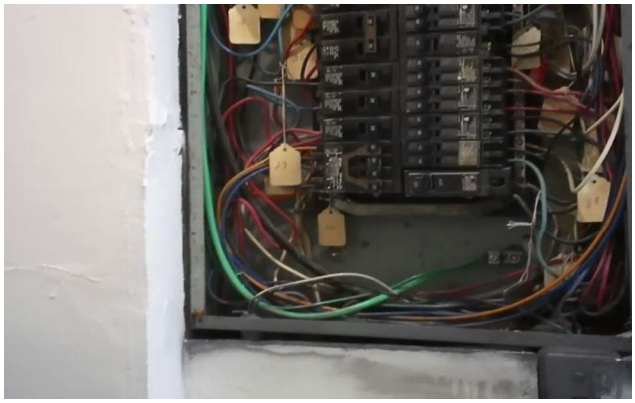
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:11:57

Text Annotation
PANEL 5 CENTER 2 No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



92-ABC20240520121231.jpeg


92-ABC20240520121231.jpeg
Aligned Visual Image

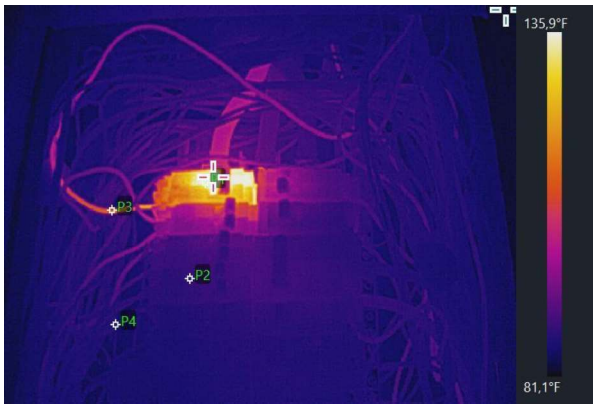
Measurements	
Image: Max. Temp.	87,6°F
Image: Min. Temp.	80,2°F
P1	86,9°F
P2	84,2°F
P3	87,3°F
P4	84,4°F
Dt1(P1.Max - P2.Max)	2,7°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

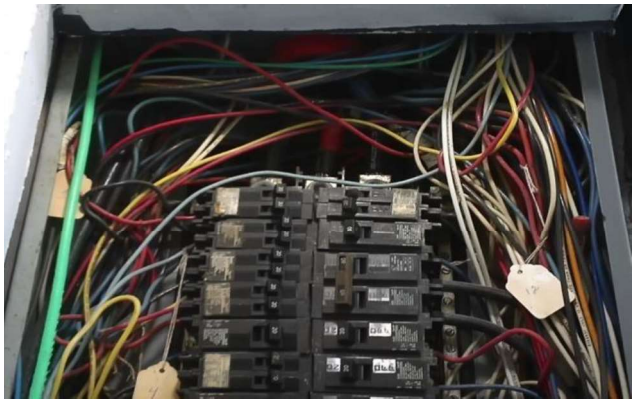
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:12:31

Text Annotation
PANEL 5 BOTTOM

Remarks
No significant thermal deficiency.



93-ABC20240520121322.jpeg


93-ABC20240520121322.jpeg
Aligned Visual Image

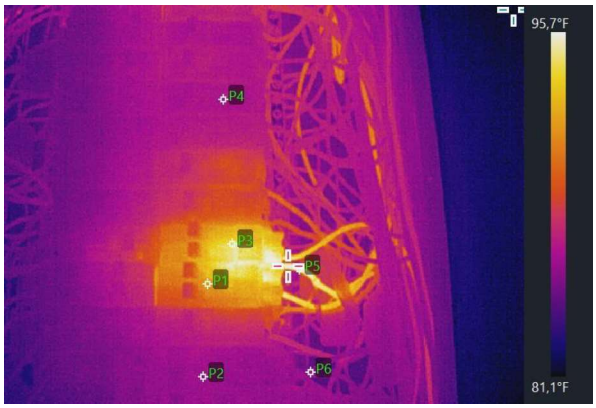
Measurements	
Image: Max. Temp.	135,9°F
Image: Min. Temp.	81,1°F
P1	132,6°F
P2	88,3°F
P3	104,2°F
P4	87,1°F
Dt1(P1.Max - P2.Max)	44,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,6°F

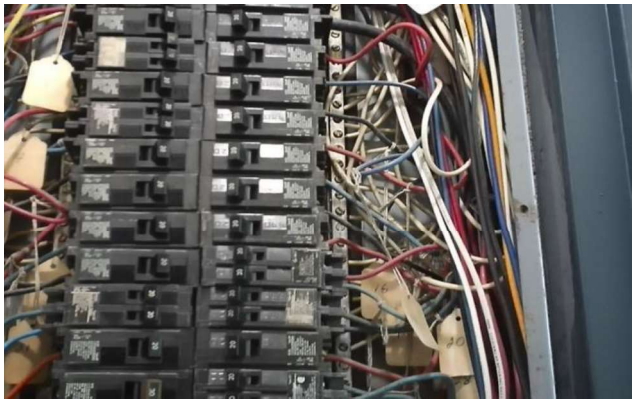
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:13:22

Text Annotation
CB 1-3 (20A) **Severity Level 2 - Intermediate Deficiency. Heat Rise, Temperature Difference (DT1) between 20ºC/36ºF and 40ºC/72ºF above AOT ... OR ... Temperature Difference (DT2) between 3.1ºC/5.5ºF and 15ºC/27ºF based on comparisons between same/similar components under similar loading. Confirmed deficiency. Component Failure Probable, unless corrected. Schedule repairs as soon as possible. Follow inspection frequency as per NFPA 70B.**

Remarks
Significant thermal deficiency.



94-ABC20240520121539.jpeg


94-ABC20240520121539.jpeg
Aligned Visual Image

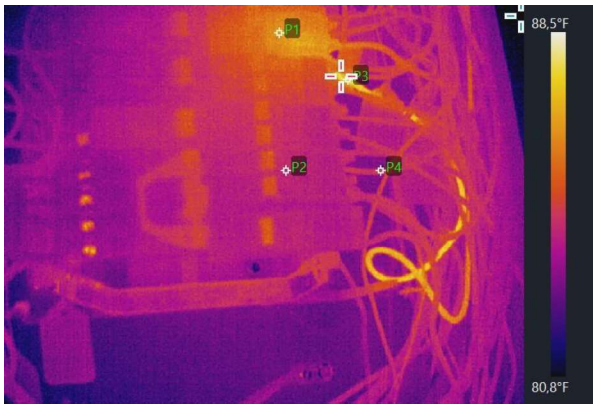
Measurements	
Image: Max. Temp.	95,7°F
Image: Min. Temp.	81,1°F
P1	90,3°F
P2	85,5°F
P3	93,2°F
P4	86,2°F
P5	95,2°F
P6	85,5°F
Dt1(P1.Max - P2.Max)	4,8°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,7°F

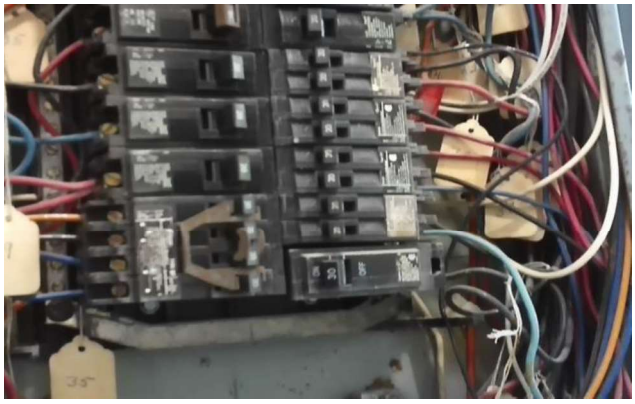
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:15:39

Text Annotation
CB 26-28 (20A)

Remarks
No significant thermal deficiency.



95-ABC20240520121822.jpeg


95-ABC20240520121822.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	88,5°F
Image: Min. Temp.	80,8°F
P1	86,7°F
P2	84,6°F
P3	88,2°F
P4	85,1°F
Dt1(P1.Max - P2.Max)	2,1°F

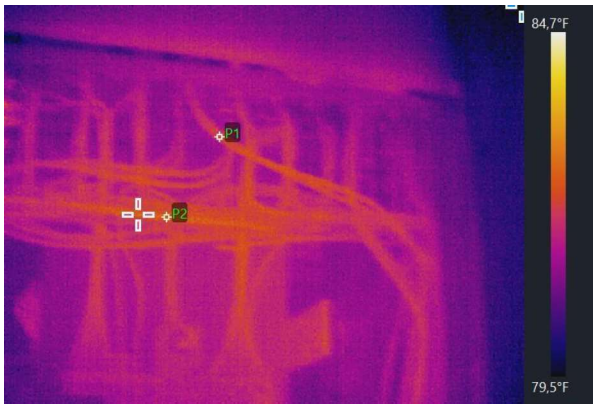
Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,8°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:18:22

Text Annotation
CB 38 (20A)

Remarks
No significant thermal deficiency.

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96-ABC20240520121920.jpeg


96-ABC20240520121920.jpeg
Aligned Visual Image

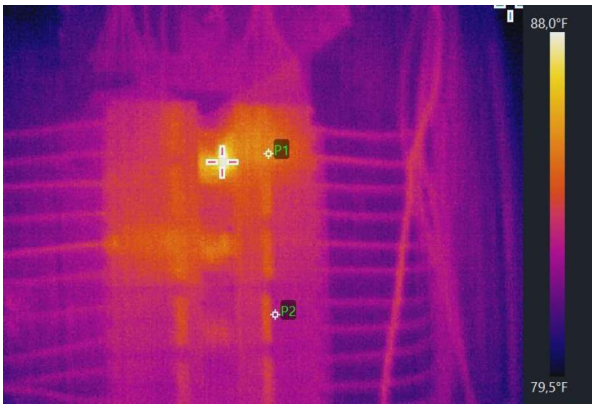
Measurements	
Image: Max. Temp.	84,7°F
Image: Min. Temp.	79,5°F
P1	84,0°F
P2	84,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,9°F

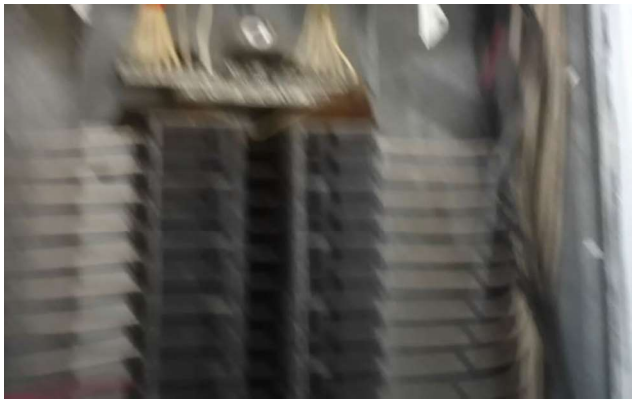
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:19:20

Text Annotation
PANEL AC 5 TOP

Remarks
No significant thermal deficiency.



97-ABC20240520121957.jpeg



97-ABC20240520121957.jpeg
Aligned Visual Image

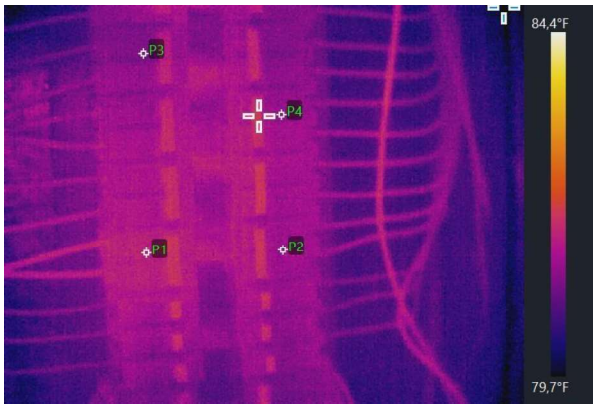
Measurements	
Image: Max. Temp.	88,0°F
Image: Min. Temp.	79,5°F
P1	84,9°F
P2	83,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	90,9°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:19:57

Text Annotation
PANEL AC 5 CENTER 1

Remarks
No significant thermal deficiency.



98-ABC20240520122047.jpeg



98-ABC20240520122047.jpeg
Aligned Visual Image

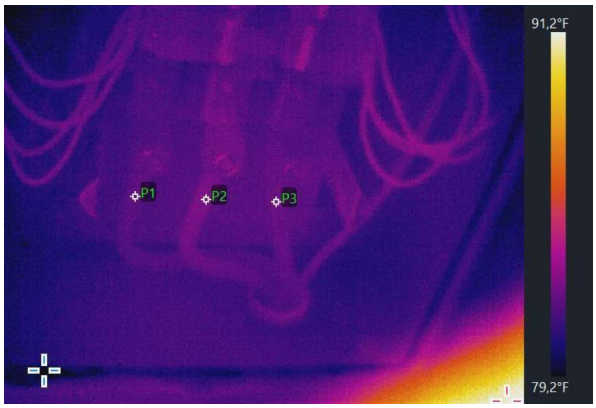
Measurements	
Image: Max. Temp.	84,4°F
Image: Min. Temp.	79,7°F
P1	83,7°F
P2	82,8°F
P3	82,8°F
P4	82,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,0°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:20:48

Text Annotation
PANEL AC 5 CENTER 2

Remarks
No significant thermal deficiency.



99-ABC20240520122145.jpeg



99-ABC20240520122145.jpeg
Aligned Visual Image

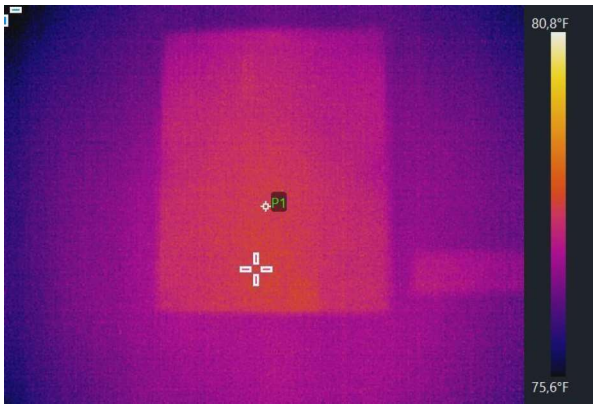
Measurements	
Image: Max. Temp.	91,2°F
Image: Min. Temp.	79,2°F
P1	82,2°F
P2	82,9°F
P3	82,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:21:45

Text Annotation
PANEL AC 5 BOTTOM

Remarks
No significant thermal deficiency.



100-ABC20240520122244.jpeg



100-ABC20240520122244.jpeg
Aligned Visual Image

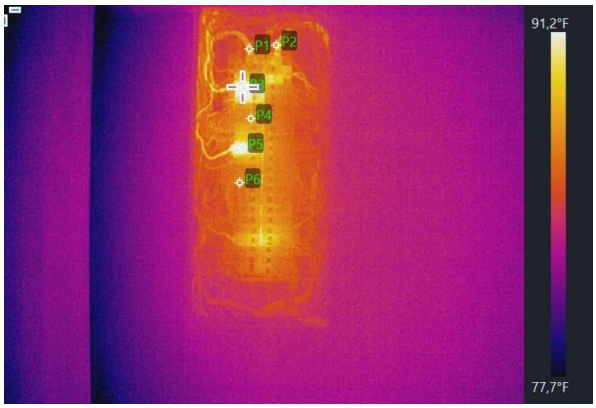
Measurements	
Image: Max. Temp.	80,8°F
Image: Min. Temp.	75,6°F
P1	79,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:22:44

Text Annotation
FLOOR 4

Remarks
No significant thermal deficiency.



101-ABC20240520122442.jpeg



101-ABC20240520122442.jpeg
Aligned Visual Image

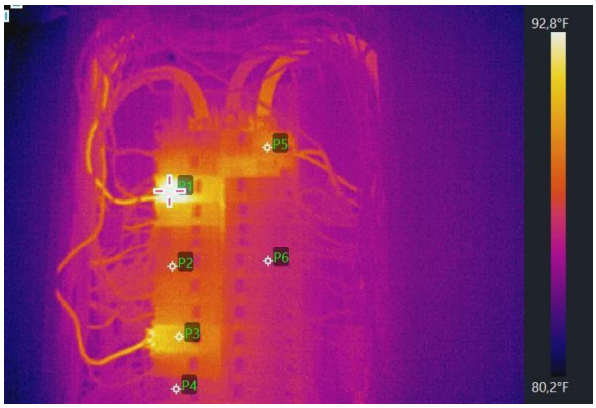
Measurements	
Image: Max. Temp.	91,2°F
Image: Min. Temp.	77,7°F
P1	85,8°F
P2	86,2°F
P3	90,7°F
P4	85,5°F
P5	88,2°F
P6	85,1°F
Dt1(P1.Max - P2.Max)	0,4°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

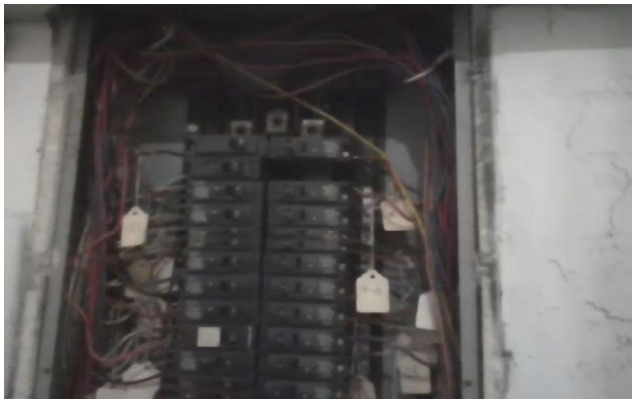
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:24:42

Text Annotation
PANEL 4

Remarks
No significant thermal deficiency.



102-ABC20240520122726.jpeg


102-ABC20240520122726.jpeg
Aligned Visual Image

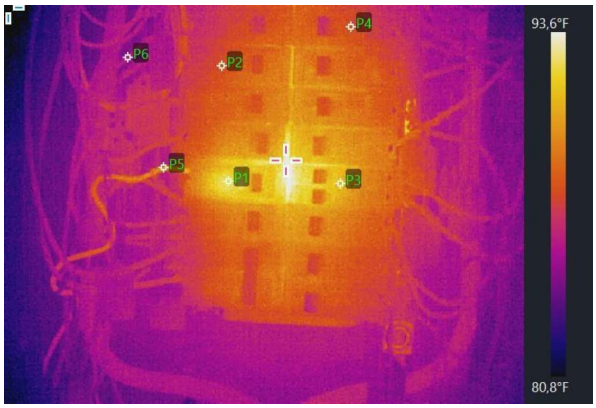
Measurements	
Image: Max. Temp.	92,8°F
Image: Min. Temp.	80,2°F
P1	92,7°F
P2	86,7°F
P3	89,2°F
P4	85,8°F
P5	88,0°F
P6	85,8°F
Dt1(P1.Max - P2.Max)	6,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:27:26

Text Annotation
CB 5 (20A), CB 17 (20A), CB 2 (20A) No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



103-ABC20240520123006.jpeg


103-ABC20240520123006.jpeg
Aligned Visual Image

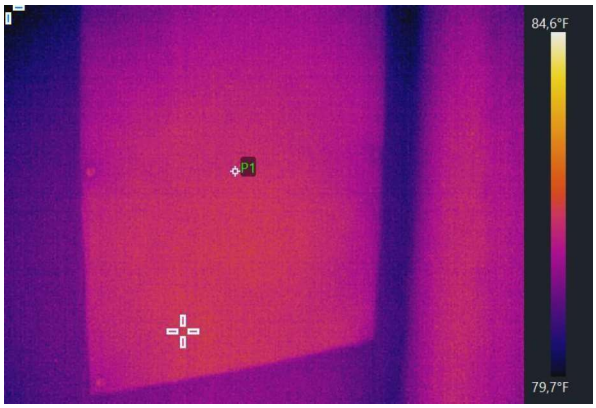
Measurements	
Image: Max. Temp.	93,6°F
Image: Min. Temp.	80,8°F
P1	88,7°F
P2	85,8°F
P3	87,8°F
P4	85,6°F
P5	86,9°F
P6	84,6°F
Dt1(P1.Max - P2.Max)	2,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:30:06

Text Annotation
CB 35 (20A)

Remarks
No significant thermal deficiency.



104-ABC20240520123139.jpeg



104-ABC20240520123139.jpeg
Aligned Visual Image

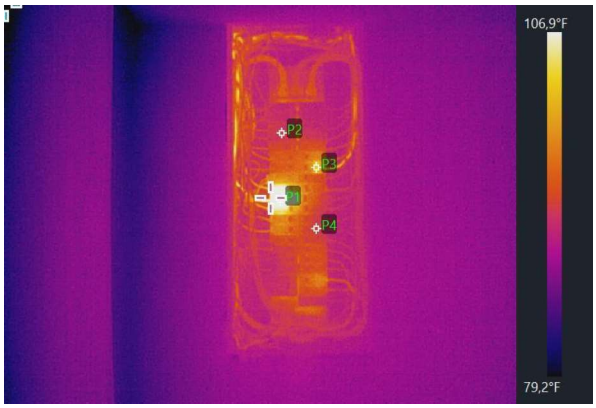
Measurements	
Image: Max. Temp.	84,6°F
Image: Min. Temp.	79,7°F
P1	84,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:31:40

Text Annotation
FLOOR 3

Remarks
No significant thermal deficiency.



105-ABC20240520123302.jpeg


105-ABC20240520123302.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	106,9°F
Image: Min. Temp.	79,2°F
P1	102,7°F
P2	86,5°F
P3	91,2°F
P4	86,5°F
Dt1(P1.Max - P2.Max)	16,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

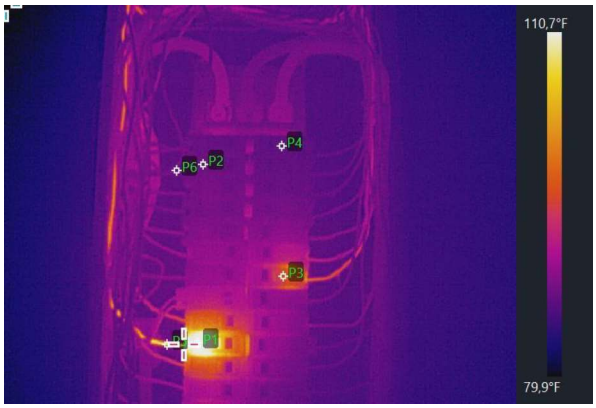
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:33:02

Text Annotation

PANEL 3A
No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks

No significant thermal deficiency.



106-ABC20240520123632.jpeg


106-ABC20240520123632.jpeg
Aligned Visual Image

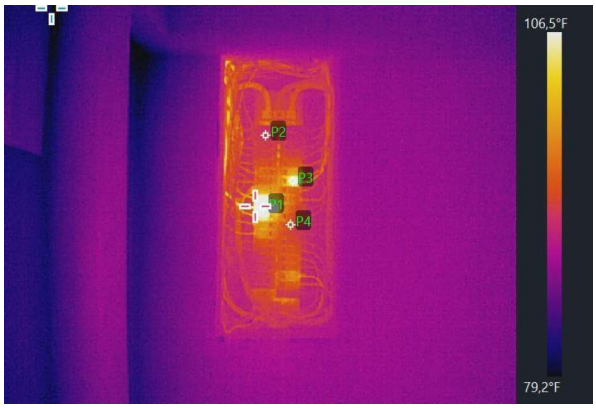
Measurements	
Image: Max. Temp.	110,7°F
Image: Min. Temp.	79,9°F
P1	106,0°F
P2	86,7°F
P3	93,4°F
P4	86,2°F
P5	101,1°F
P6	86,7°F
Dt1(P1.Max - P2.Max)	19,3°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,1°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:36:32

Text Annotation
CB 19 (20A), CB 14 (20A) No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



107-ABC20240520123812.jpeg


107-ABC20240520123812.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	106,5°F
Image: Min. Temp.	79,2°F
P1	102,6°F
P2	86,0°F
P3	92,7°F
P4	86,7°F
Dt1(P1.Max - P2.Max)	16,6°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:38:12

Text Annotation
PANEL 3A No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



108-ABC20240520124004.jpeg


108-ABC20240520124004.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	86,9°F
Image: Min. Temp.	80,1°F
P1	86,2°F
P2	85,3°F
P3	82,9°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

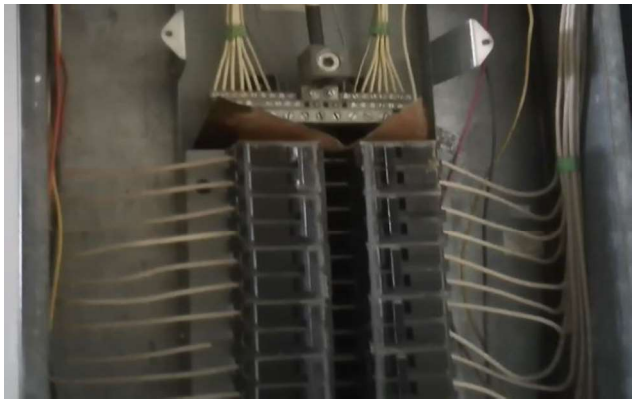
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:40:04

Text Annotation
PANEL 3 TOP

Remarks
No significant thermal deficiency.



109-ABC20240520124037.jpeg



109-ABC20240520124037.jpeg
Aligned Visual Image

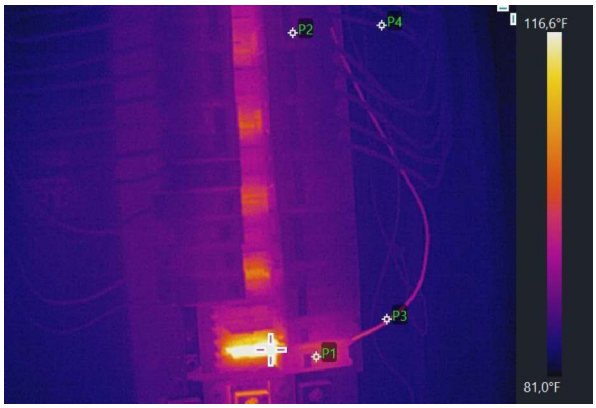
Measurements	
Image: Max. Temp.	99,9°F
Image: Min. Temp.	80,4°F
P1	89,6°F
P2	86,2°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

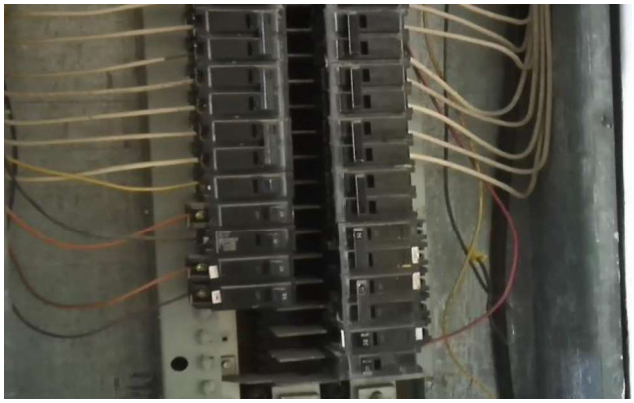
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:40:38

Text Annotation
PANEL 3 CENTER 1

Remarks
No significant thermal deficiency.



110-ABC20240520124144.jpeg


110-ABC20240520124144.jpeg
Aligned Visual Image

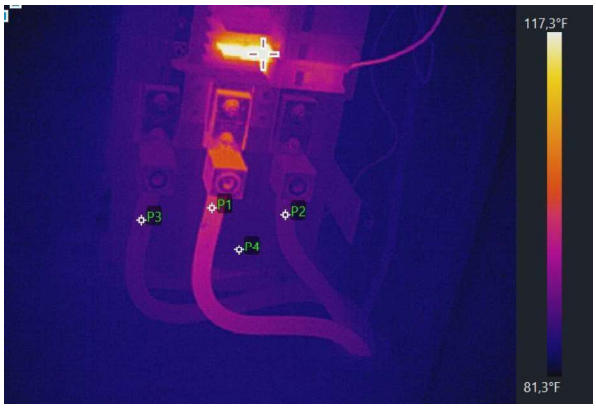
Measurements	
Image: Max. Temp.	116,6°F
Image: Min. Temp.	81,0°F
P1	92,7°F
P2	86,2°F
P3	88,2°F
P4	84,2°F
Dt1(P1.Max - P2.Max)	6,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:41:44

Text Annotation
PANEL 3 CENTER 2 No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



111-ABC20240520124226.jpeg


111-ABC20240520124226.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	117,3°F
Image: Min. Temp.	81,3°F
P1	92,8°F
P2	86,7°F
P3	86,2°F
P4	85,3°F
Dt1(P1.Max - P2.Max)	6,1°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

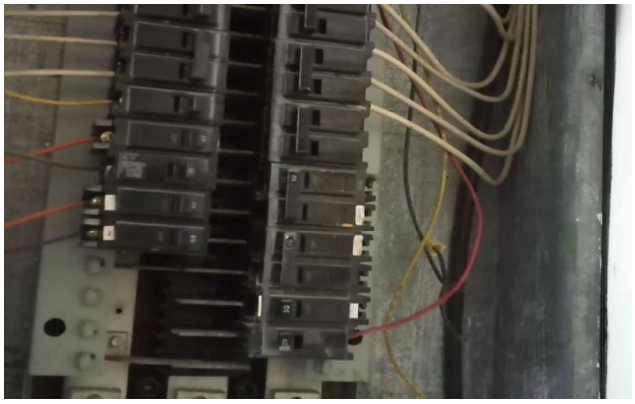
Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:42:27

Text Annotation
PANEL 3 BOTTOM No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

Remarks
No significant thermal deficiency.



112-ABC20240520124422.jpeg



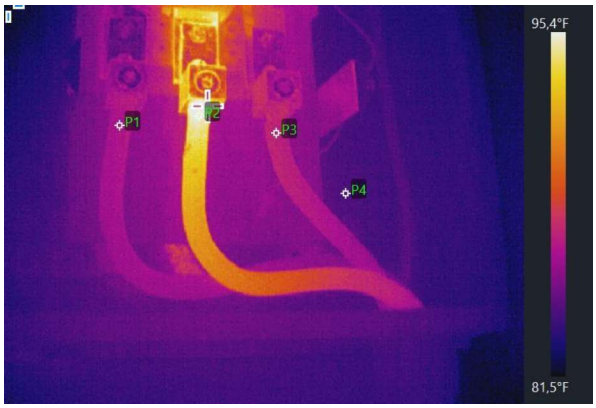
112-ABC20240520124422.jpeg
Aligned Visual Image

Measurements	
Image: Max. Temp.	115,7°F
Image: Min. Temp.	81,1°F
P1	93,0°F
P2	86,5°F
P3	91,6°F
P4	85,3°F
Dt1(P1.Max - P2.Max)	6,5°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,2°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:44:22

Text Annotation
PANEL 3 CB 40 (20A) No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.



113-ABC20240520124546.jpeg


113-ABC20240520124546.jpeg
Aligned Visual Image

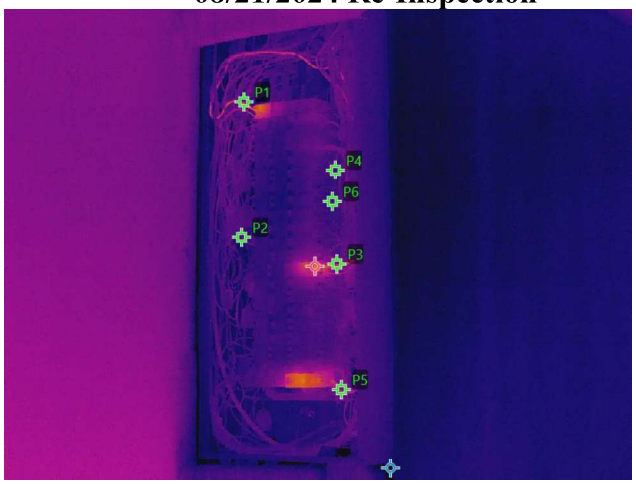
Measurements	
Image: Max. Temp.	95,4°F
Image: Min. Temp.	81,5°F
P1	86,4°F
P2	93,4°F
P3	86,9°F
P4	84,0°F
Dt1(P1.Max - P2.Max)	7,0°F

Image Parameters	
Distance	3,3ft
Humidity	60%
Emissivity	0,95
Reflected Temp.	77,0°F
Atmospheric Temp.	91,3°F

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	F16543622
Captured At	2024-05-20 14:45:46

Text Annotation
PANEL 3 BOTTOM No significant thermal deficiency requiring immediate repair, but further investigation, monitoring, future Inspection and preventive corrections shall be scheduled at the next scheduled routine maintenance period or as scheduling time permits, as per NETA & NFPA 70.

08/21/2024 Re-Inspection



PCE20240821095516.jpeg



PCE20240821095516.jpeg
Aligned Visual Image

Device Information	
Device Model	HM-TP76-25SVF/W-G60
Device Serial No.	EA0278609

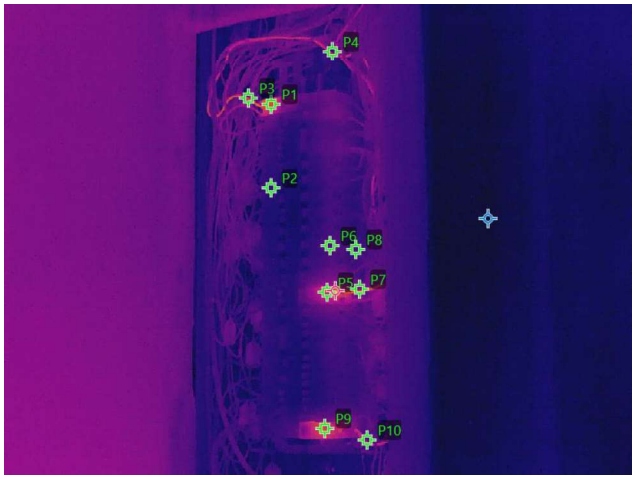
Image Information	
Image Name	PCE20240821095516.jpeg
IR Resolution	640 × 480
Picture Size	1.35 M
Captured At	2024-08-21 11:55:17

Image Parameters	
Distance	6.6ft
Humidity	54%
Emissivity	0.95
Reflected Temp.	77.0°F
Atmospheric Temp.	66.8°F

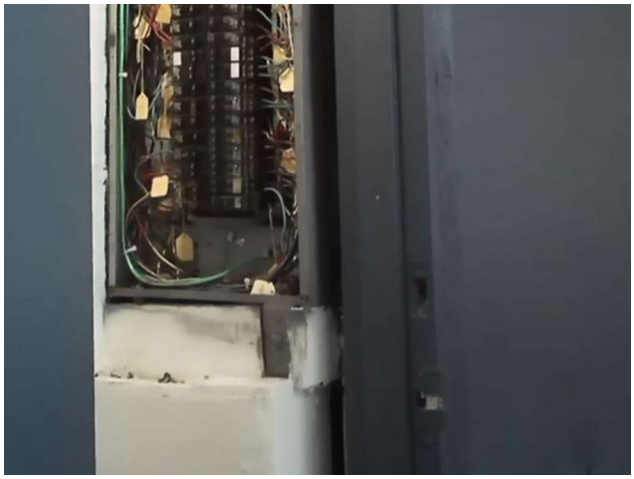
Measurements	
Image: Max. Temp.	92.1°F
Image: Min. Temp.	86.6°F
P1	90.1°F
P2	89.0°F
P3	90.3°F
P4	88.8°F
P5	89.7°F
P6	88.6°F
Dt1(P1.Max - P2.Max)	1.1°F
Dt2(P3.Max - P4.Max)	1.5°F
Dt3(P5.Max - P6.Max)	1.1°F

Text Note
PANEL 5

Remarks
No significant thermal deficiency.



PCE20240821094402.jpeg



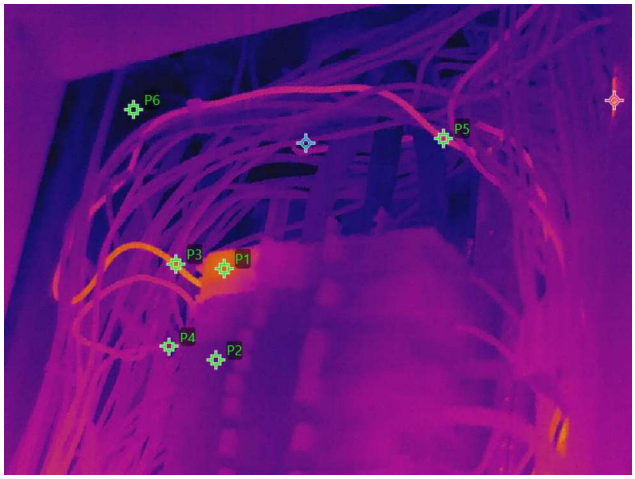
PCE20240821094402.jpeg
Aligned Visual Image

Device Information	
Device Model	HM-TP76-25SVF/W-G60
Device Serial No.	EA0278609
Image Information	
Image Name	PCE20240821094402.jpeg
IR Resolution	640 × 480
Picture Size	1.41 M
Captured At	2024-08-21 11:44:03
Image Parameters	
Distance	6.6ft
Humidity	54%
Emissivity	0.95
Reflected Temp.	77.0°F
Atmospheric Temp.	66.8°F

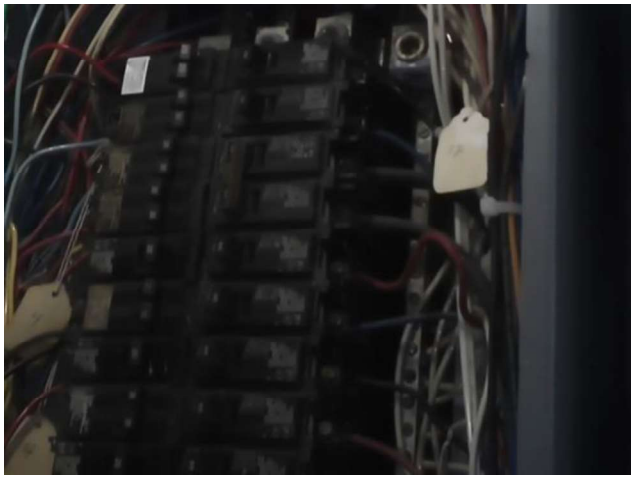
Measurements	
Image: Max. Temp.	92.8°F
Image: Min. Temp.	88.2°F
P1	92.0°F
P2	89.2°F
P3	92.2°F
P4	90.8°F
P5	91.2°F
P6	89.7°F
P7	91.1°F
P8	89.6°F
P9	91.8°F
P10	90.0°F
Dt1(P1.Max - P2.Max)	2.8°F
Dt2(P5.Max - P6.Max)	1.5°F
Dt3(P9.Max - P6.Max)	2.1°F
Dt4(P7.Max - P8.Max)	1.5°F

Text Note
PANEL 5, CB 1 (2P 20A), CB (2P 20A), CB 42 (1P 30A)

Remarks
No significant thermal deficiency.



PCE20240821094939.jpeg



PCE20240821094939.jpeg
Aligned Visual Image

Device Information	
Device Model	HM-TP76-25SVF/W-G60
Device Serial No.	EA0278609
Image Information	
Image Name	PCE20240821094939.jpeg
IR Resolution	640 × 480
Picture Size	1.44 M
Captured At	2024-08-21 11:49:40
Image Parameters	
Distance	6.6ft
Humidity	54%
Emissivity	0.95
Reflected Temp.	77.0°F
Atmospheric Temp.	66.8°F

Measurements	
Image: Max. Temp.	91.1°F
Image: Min. Temp.	85.3°F
P1	90.3°F
P2	87.7°F
P3	90.6°F
P4	88.5°F
P5	89.2°F
P6	86.2°F
Dt1(P1.Max - P2.Max)	2.6°F
Dt2(P3.Max - P4.Max)	2.1°F

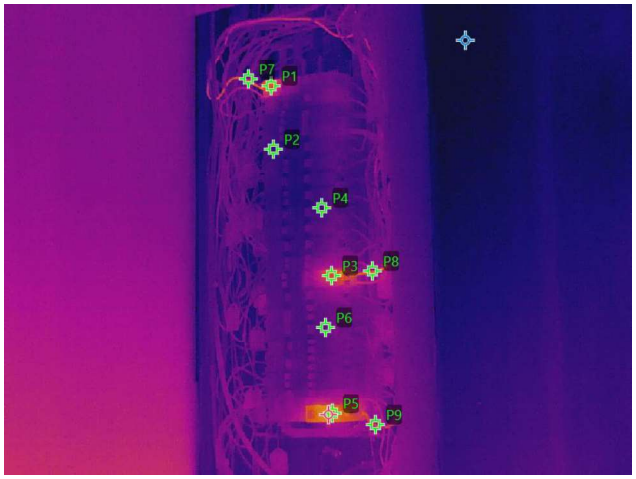
Text Note

CB 1(2P 20A)

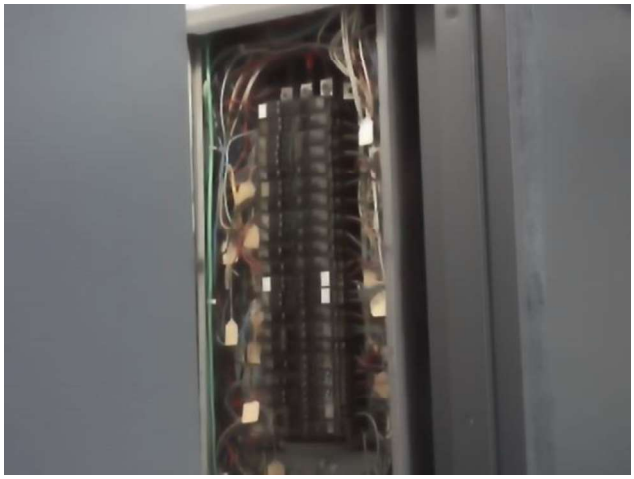
Remarks

No significant thermal deficiency.

PCE DESIGN, LLC
CONSULTING & ENGINEERING
STRUCTURAL ENGINEERING THRESHOLD INSPECTIONS WATERPROOFING CONSULTING



PCE20240821095350.jpeg


PCE20240821095350.jpeg
Aligned Visual Image

Device Information	
Device Model	HM-TP76-25SVF/W-G60
Device Serial No.	EA0278609

Image Information	
Image Name	PCE20240821095350.jpeg
IR Resolution	640 × 480
Picture Size	1.39 M
Captured At	2024-08-21 11:53:51
Image Parameters	
Distance	6.6ft
Humidity	54%
Emissivity	0.95
Reflected Temp.	77.0°F
Atmospheric Temp.	66.8°F

Measurements	
Image: Max. Temp.	92.4°F
Image: Min. Temp.	86.9°F
P1	90.9°F
P2	88.3°F
P3	90.7°F
P4	88.4°F
P5	91.7°F
P6	89.1°F
P7	90.5°F
P8	91.2°F
P9	90.5°F
Dt1(P1.Max - P2.Max)	2.6°F
Dt2(P3.Max - P4.Max)	2.3°F
Dt3(P5.Max - P6.Max)	2.6°F

Text Note

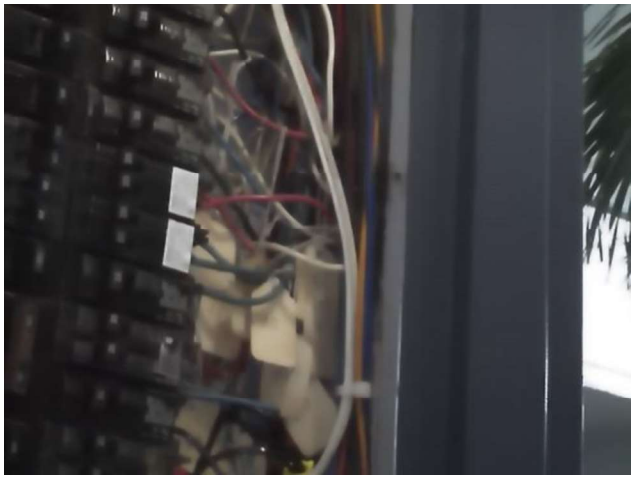
PANEL 5

Remarks

No significant thermal deficiency.



PCE20240821095103.jpeg



PCE20240821095103.jpeg
Aligned Visual Image

Device Information	
Device Model	HM-TP76-25SVF/W-G60
Device Serial No.	EA0278609

Image Information	
Image Name	PCE20240821095103.jpeg
IR Resolution	640 × 480
Picture Size	1.47 M
Captured At	2024-08-21 11:51:04

Image Parameters	
Distance	6.6ft
Humidity	54%
Emissivity	0.95
Reflected Temp.	77.0°F
Atmospheric Temp.	66.8°F

Measurements	
Image: Max. Temp.	91.2°F
Image: Min. Temp.	86.2°F
P1	90.3°F
P2	87.7°F
P3	90.8°F
P4	87.9°F
Dt1(P1.Max - P2.Max)	2.6°F
Dt2(P3.Max - P4.Max)	2.9°F

Text Note

CB 26 (2P 20A)

Remarks

No significant thermal deficiency.

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: 11/18/2024

Case No. 03-4117-005-7120 FYear 2024

PropertyAddress: 250 CATALONIA AVE 801 CORAL GABLES, FL 33134, Bldg. No.: 250, Sq. Ft.: 64,640 Sq.Ft

Folio Number: 03-4117-005-7120

Building Description: 1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING

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

2. On, 20 23, MAY 26 at 10:15 ☐ AM ■ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.

3. Maximum 11.7 foot candle
   Minimum 9.0 foot candle
   Maximum to Minimum Ratio 10.35 : 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.

Maikel Fiallo
2024.11.18 13:15:24-05'00'
Signature and Seal of Professional

Maikel Fiallo Nunez
Print Name Engineer or Architect

