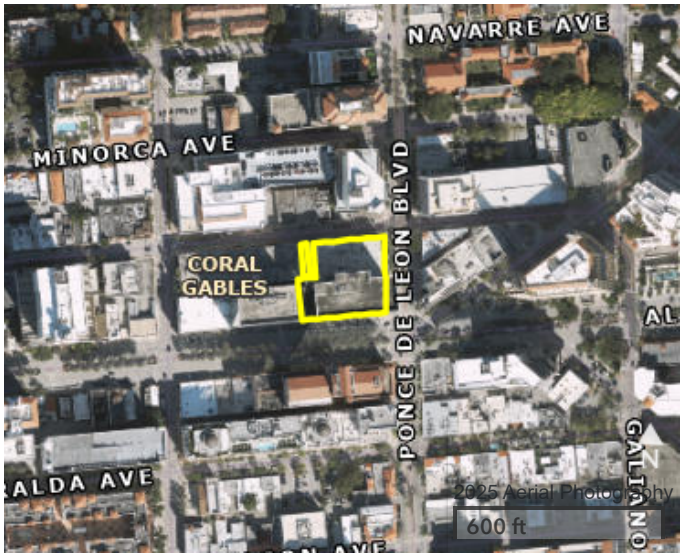
PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/07/2025

PROPERTY INFORMATION	
Folio	03-4108-006-2040
Property Address	201 ALHAMBRA CIR CORAL GABLES, FL 33134-0000
Owner	EVELYN L GOLDBLOOM TRS & , GOLDBLOOM FAMILY LTD
Mailing Address	201 ALHAMBRA CIRCLE STE 514 CORAL GABLES, FL 33134-5105
Primary Zone	5005 MIXED-USE 3
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	13
Living Units	0
Actual Area	
Living Area	
Adjusted Area	447,478 Sq.Ft
Lot Size	51,762 Sq.Ft
Year Built	1973



ASSESSMENT INFORMATION			
Year	**2025**	**2024**	**2023**
Land Value	$15,528,600	$15,528,600	$14,234,550
Building Value	$33,071,400	$31,087,400	$33,645,450
Extra Feature Value	$0	$0	$0
Market Value	$48,600,000	$46,616,000	$47,880,000
Assessed Value	$48,600,000	$46,616,000	$46,524,500

BENEFITS INFORMATION				
Benefit	**Type**	**2025**	**2024**	**2023**
Non-Homestead Cap	Assessment Reduction			$1,355,500

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

SHORT LEGAL DESCRIPTION
CORAL GABLES SEC K PB 8-33
LOTS 15 & 16 LESS BEG 3.21FTW OF
NE COR OF LOT 15 S85FT SWLY
21.21FT E35FT N100FT W20FT TO
POB & LOTS 17 THRU 34 & PORT OF

TAXABLE VALUE INFORMATION			
Year	**2025**	**2024**	**2023**
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$48,600,000	$46,616,000	$46,524,500
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$48,600,000	$46,616,000	$47,880,000
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$48,600,000	$46,616,000	$46,524,500
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$48,600,000	$46,616,000	$46,524,500

SALES INFORMATION			
Previous Sale	**Price**	**OR Book-Page**	**Qualification Description**
04/01/2008	$100	26362-1481	Sales which are disqualified as a result of examination of the deed
01/01/2006	$0	24213-0397	Sales which are disqualified as a result of examination of the deed
10/01/2005	$0	23913-3881	Sales which are disqualified as a result of examination of the deed
06/01/1998	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

City's Exhibit #1

201 Alhambra Cir – I found a federal tax lien using this address as the home address. However, there is no mailing address and due to the federal shutdown, they are not answering the phone. If the City moves to demolish, the IRS should be served.

Owner (PA and deed and Sunbiz principal and mailing address)	**Owner (RA address)**
Evelyn L. Goldbloom, Trustee Evelyn L. Goldbloom Revocable Trust Agreement Number 1, dated April 7, 2008 201 Alhambra Circle, Ste 514 Coral Gables, FL 33134-5105	Goldbloom Family, Ltd. c/o Gary Goldbloom Registered Agent 201 Alhambra Circle, Ste 514 Coral Gables, FL 33134-5105

City's Exhibit #2

New Permit Search

1 2 3 » >|

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
SE-25-01-6833	01/06/2025	201 ALHAMBRA CIR	SPECIAL EVENTS	CORAL GABLES CHAMBER OF COMMERCE BURGERLISCIOUS EVENT 201 ALHAMBRA CIR	final	01/06/2025	01/06/2025	0.00
CE-23-02-7687	02/06/2023	201 ALHAMBRA CIR	CODE ENFORCEMENT OFFICER SPECIAL EVENT	CODE ENFORCEMENT OFFICER FEE FOR SPECIAL EVENT BURGERLISCIOUS ON ALHAMBRA CIRCLE 200 BLOCK ON FEBRUARY 9, 2023 HOURS OF MUSIC 5:30PM-9:30PM	final	02/07/2023	02/07/2023	0.00
FD-22-11-6665	11/18/2022	201 ALHAMBRA CIR	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST FOR PROJECT: 201 ALHAMBRA CIRCLE SUNTRUST PLAZA STE 1200; FLOW HYDRANT #13-02 AT ALHAMBRA CIRCLE & PONCE DE LEON BLVD AND RESIDUAL HYDRANT #09-10 AT ALCAZAR AVENUE & PONCE DE LEON BLVD.	final	11/22/2022	11/22/2022	0.00
FD-22-09-6828	09/29/2022	201 ALHAMBRA CIR	FIRE SPRINKLER SYSTEM	RELOCATION OF 5 SPRINKLER HEADS 14TH FLOOR (TRUIST)	final	11/23/2022	01/31/2023	0.00
PU-21-10-7646	10/21/2021	201 ALHAMBRA CIR	PUBLIC RECORDS SEARCH	Certified copy of plans bl 18063720	final	10/22/2021	10/22/2021	0.00
EX-21-10-7358	10/06/2021	201 ALHAMBRA CIR	PERMIT EXTENSION & RENEWAL	***RENEWAL FOR BL-18-06-3720 - 30 DAYS*** COMMERCIAL* REPLACE MAIN ENTRANCE DOOR $21,600	final	10/07/2021	10/07/2021	0.00
ME-21-08-7464	08/05/2021	201 ALHAMBRA CIR	MECH COMMERCIAL / RESIDENTIAL WORK	*COMMERCIAL*INTERIOR ALTERATIONS 14TH FLOOR $371,019.00	final	10/25/2022	01/06/2023	0.00
EL-21-07-8499	07/30/2021	201 ALHAMBRA CIR	ELEC COMMERCIAL / RESIDENTIAL WORK	*COMMERCIAL*INTERIOR ALTERATIONS 14TH FLOOR	final	10/21/2022	06/27/2023	0.00
PL-21-07-8295	07/26/2021	201 ALHAMBRA CIR	PLUMB COMMERCIAL / RESIDENTIAL WORK	CHANGE OF CONTRACTOR TO ENERGOV PERMIT NO.EDEN-23-05-0095 PLUMBING WORK FOR COMMERCIAL*INTERIOR ALTERATIONS 14TH FLOOR $371,019.00	canceled	10/20/2022	05/04/2023	0.00
UP-21-07-7434	07/07/2021	201 ALHAMBRA CIR	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR ***COMMERCIAL*INTERIOR ALTERATIONS 14TH FLOOR $371,019.00	final	07/07/2021	07/07/2021	0.00
BL-21-07-7433	07/07/2021	201 ALHAMBRA CIR	INTERIOR ALTERATION ONLY	*COMMERCIAL*INTERIOR ALTERATIONS 14TH FLOOR (TRUIST) $371,019.00	final	05/19/2022	09/15/2023	0.00
PW-21-06-8267	06/22/2021	201 ALHAMBRA CIR	SIDEWALK REPLACEMENT PERMIT	REPAIR SIDEWALK - PONCE + ALCAZAR PER PUBLIC WORKS REQUEST	final	06/28/2021	07/12/2021	0.00
PW-21-06-8266	06/22/2021	201 ALHAMBRA CIR	SIDEWALK REPLACEMENT PERMIT	REPAIR SIDEWALK - PONCE + ALCAZAR PER PUBLIC WORKS REQUEST	canceled		06/22/2021	0.00

City's Exhibit #3

BL-21-03-8031	03/10/2021	201 ALHAMBRA CIR	GENERAL REPAIRS	COMMERCIAL* REPAIRS TO WATER DAMAGED CARPETS, BASEBOARDS, ETC. $2,500	final	12/15/2021	12/17/2021	0.00
BL-20-10-7018	10/26/2020	201 ALHAMBRA CIR	SIGNS	COMMERCIAL - REFACE EXISTING SIGN CABINETS (BBT SUNTRUST) $9737.90	final	03/25/2021	08/10/2021	0.00
FD-20-06-6984	06/24/2020	201 ALHAMBRA CIR	FIRE SPRINKLER SYSTEM	FIRE SPRINKLERS SUITE 104 CORAL GABLES CHAMBER OF COMMERCE	final	08/06/2020	08/21/2020	0.00
EL-20-06-6349	06/09/2020	201 ALHAMBRA CIR	ELEC LOW VOLTAGE SYSTEM	COMM INTERIOR ALTERATIONS SUITE 104 DATA/ CABLING	final	06/12/2020	08/26/2020	0.00
EL-20-05-6795	05/22/2020	201 ALHAMBRA CIR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS **SUITE 104*** CORAL GABLES CHAMBER OF COMMERCE	final	06/17/2020	08/26/2020	0.00
EL-20-04-6693	04/29/2020	201 ALHAMBRA CIR	ELEC LOW VOLTAGE SYSTEM	ADDING DEVICES TO EXISTING FIRE ALARM SYSTEM DUE TO ALTERATIONS	final	05/20/2020	08/27/2020	0.00
FD-20-04-6610	04/27/2020	201 ALHAMBRA CIR	FIRE ALARM SYSTEM	ADDING DEVICES TO EXISTING FIRE ALARM SYSTEM DUE TO ALTERATIONS (#104 CORAL GABLES CHAMBER OF COMMERCE)	final	06/15/2020	09/02/2020	0.00
ME-20-04-6469	04/21/2020	201 ALHAMBRA CIR	MECH COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS SUITE 104 CORAL GABLES CHAMBER OF CCOMMERCE $	final	08/21/2020	09/01/2020	0.00
PL-20-04-6321	04/16/2020	201 ALHAMBRA CIR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS SUITE 104 $	final	06/25/2020	09/03/2020	0.00
BL-20-03-7119	03/16/2020	201 ALHAMBRA CIR	INTERIOR ALTERATION ONLY	COMM INTERIOR ALTERATIONS SUITE 104 CORAL GABLES CHAMBER OF COMMERCE $100,000	final	06/11/2020	02/22/2021	0.00
FD-19-12-4205	12/12/2019	201 ALHAMBRA CIR	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST, PROJECT: SUNTRUST PLAZA, FLOW HYDRANT #13-02 AT ALHAMBRA CIRCLE & PONCE DE LEON AND RESIDUAL HYDRANT #09-10 AT ALCAZAR AVENUE & PONCE DE LEON.	final	12/18/2019	12/18/2019	0.00
EL-18-06-4051	06/22/2018	201 ALHAMBRA CIR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL* REPLACE MAIN ENTRANCE DOOR	final	07/17/2018	12/04/2018	0.00
BL-18-06-3720	06/15/2018	201 ALHAMBRA CIR	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL* REPLACE MAIN ENTRANCE DOOR $21,600	final	07/17/2018	11/04/2021	0.00
AB-18-06-2994	06/05/2018	201 ALHAMBRA CIR	BOA COMPLETE (LESS THAN $75,000)	COMMERCIAL* REPLACE MAIN ENTRANCE DOOR $21600	final	06/05/2018	11/04/2021	0.00
FD-17-10-1213	10/04/2017	201 ALHAMBRA CIR	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST - - FLOW HYDRANT #13-02 @ ALAHMBRA CIR & PONCE DE LEON BLVD AND RESIDUAL HYDRANT #09-10 @ ALCAZAR AVE & PONCE DE LEON BLVD	final	10/30/2017	10/30/2017	0.00
PU-17-07-2252	07/26/2017	201 ALHAMBRA CIR	PUBLIC RECORDS SEARCH	REQUEST FOR DUPLICATE PLANS FOR INSPECTIONS ONE TENANT SIGN AND WINDOW SIGNAGE (INLINGUA) $1,715	final	07/26/2017	07/26/2017	0.00
EX-17-06-2544	06/28/2017	201 ALHAMBRA CIR	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-14-02-1758 / ONE TENANT SIGN AND WINDOW SIGNAGE (INLINGUA) $1,715	final	07/13/2017	07/13/2017	0.00
EX-16-07-7557	07/27/2016	201 ALHAMBRA CIR	PERMIT EXTENSION & RENEWAL	PERMIT RENEWAL FOR EL-15-09-4452	final	07/27/2016	07/27/2016	0.00
EL-15-12-4649	12/01/2015	201 ALHAMBRA CIR	ELEC COMMERCIAL / RESIDENTIAL WORK	ACCESS CONTROL & CCTV SYSTEM	final	12/09/2015	02/17/2016	0.00
EL-15-12-4648	12/01/2015	201 ALHAMBRA CIR	ELEC LOW VOLTAGE SYSTEM	ACCESS CONTROL & CCTV SYSTEM	canceled		05/23/2016	0.00

FD-15-11-6399	11/30/2015	201 ALHAMBRA CIR	FIRE ALARM SYSTEM	ACCESS CONTROL & CCTV SYSTEM # 900	final	12/09/2015	06/28/2016	0.00
EL-15-10-4322	10/01/2015	201 ALHAMBRA CIR	ELEC LOW VOLTAGE SYSTEM	INSTALL ACCESS CONTROL SYSTEM (SUITE 610) LOW VOLT FOR FIRE ALARM	final	12/16/2015	10/21/2022	0.00
FD-15-09-5118	09/30/2015	201 ALHAMBRA CIR	FIRE ALARM SYSTEM	INSTALL ACCESS CONTROL SYSTEM (SUITE 610) $19,309	issued	11/24/2015		0.00
EL-15-09-4452	09/18/2015	201 ALHAMBRA CIR	ELEC LOW VOLTAGE SYSTEM	INSTALL GENERAL ALARM RELAYS TO EXISITNG FIRE ALARM SYSTEM FOR DOOR RELEASE (SUITE 601)	final	09/21/2015	01/25/2017	0.00
EL-15-09-4451	09/18/2015	201 ALHAMBRA CIR	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	INSTALL POWER BOOSTER AND NOTIFICATION DEVICES TO EXISTING FIRE ALARM (9TH FLOOR)	final	09/21/2015	10/22/2015	0.00
FD-15-09-4438	09/17/2015	201 ALHAMBRA CIR	FIRE ALARM SYSTEM	INSTALL GENERAL ALARM RELAYS TO EXISITNG FIRE ALARM SYSTEM FOR DOOR RELEASE (SUITE 601) $2,318	final	09/21/2015	01/25/2017	0.00
FD-15-09-4437	09/17/2015	201 ALHAMBRA CIR	FIRE ALARM SYSTEM	INSTALL POWER BOOSTER AND NOTIFICATION DEVICES TO EXISTING FIRE ALARM (9TH FLOOR) $6,456	final	09/21/2015	10/22/2015	0.00
PL-15-09-3935	09/09/2015	201 ALHAMBRA CIR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR KITCHEN	final	09/11/2015	10/29/2015	0.00
RV-15-08-4174	08/05/2015	201 ALHAMBRA CIR	REVISION TO PERMIT	REVISION- ARCHITECTURAL,ELECTRICAL, PLUMBING PAGES	final	08/25/2015	08/25/2015	0.00
FD-15-06-5037	06/11/2015	201 ALHAMBRA CIR	FIRE SPRINKLER SYSTEM	FIRE SPRINKLERS (T.Y. LIN / H.J ROSS) SUITE 900 $4,500	final	08/06/2015	09/09/2015	0.00
ZN-15-03-5414	03/31/2015	201 ALHAMBRA CIR	PAINT / RESURFACE FL / CLEAN	PAINT EXT BUILDING TRIM BAND (BRONZE) $10,000	canceled	04/01/2015	09/23/2021	0.00
AB-15-03-5412	03/31/2015	201 ALHAMBRA CIR	BOA COMPLETE (LESS THAN $75,000)	PAINT EXT BUILDING TRIM (BRONZE) $10,000	canceled	03/31/2015	02/19/2023	0.00
PL-15-01-0959	01/22/2015	201 ALHAMBRA CIR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERICIAL INTERIOR RENOVATIONS SUITE 900	final	04/22/2015	04/23/2015	0.00
EL-15-01-0819	01/21/2015	201 ALHAMBRA CIR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERICIAL INTERIOR RENOVATIONS SUITE 900 72 L.IGHT SOCKETS; 31 ROUGH IN OUTLETS AND 5 COMMERCIAL OUTLETS	final	03/13/2015	12/08/2015	0.00
ME-15-01-0736	01/20/2015	201 ALHAMBRA CIR	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE VAV`S AND INSTALL NEW DUCTWORK TO THE SPACE.	final	02/09/2015	09/10/2015	0.00
FD-14-11-3924	11/10/2014	201 ALHAMBRA CIR	FIRE ALARM SYSTEM	INSTALL POWER EXPANDER AND ADDITIONAL NOTIFICATION DEVICES TO EXISTING FIRE ALARM SYSTEM $8000 10TH FLOOR	final	11/13/2014	12/10/2014	0.00
EL-14-11-3925	11/10/2014	201 ALHAMBRA CIR	ELEC LOW VOLTAGE SYSTEM	INSTALL POWER EXPANDER AND ADDITIONAL NOTIFICATION DEVICES TO EXISTING FIRE ALARM SYSTEM $8000	final	11/13/2014	12/04/2014	0.00

ENERGOV

2021-2025

BLDB-21-11-0119	FBC Building (Commercial)	Signs	Finaled	11/01/2021	04/23/2025	10/25/2024	INSTALL (2) ELECTRICAL SIGNS, (2) EXISTING & (1) ATM FACE	201 ALHAMBRA CIR
BLDB-22-02-0419	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finaled	02/15/2022	09/20/2023	03/24/2023	TENANT IMPROVEMENT SUITE 1200 (12TH FLOOR)	201 ALHAMBRA CIR
BLDB-22-09-1074	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finaled	09/21/2022	04/01/2024	10/04/2023	INTERIOR ALTERATIONS (USI INSURANCE SERVICES) STE#900	201 ALHAMBRA CIR
BLDB-22-09-1100	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	09/29/2022		10/22/2022	PLEASE RESUBMIT WITH PROPER PERMIT NUMBER, UNDER SUBPERMIT AND FIRE. WRONG PERMIT TYPE	201 ALHAMBRA CIR
CHON-23-05-0168	Change of Contractor	Plumbing	Finaled	05/04/2023		05/19/2023	CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. PL-21-07-8295 - PLUMBING WORK FOR COMMERCIAL*INTERIOR ALTERATIONS 14TH FLOOR $371,019.00	201 ALHAMBRA CIR
CHON-23-05-0178	Change of Contractor	Building	Cancelled	05/15/2023		05/17/2023	CANCELLED- SEE CHON-23-05-0168 ***CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. BL-21-07-7433 ***COMMERCIAL*INTERIOR ALTERATIONS 14TH FLOOR (TRUIST) $371,019.00***	201 ALHAMBRA CIR
EDEN-23-05-0095	EDEN Legacy Permit	Eden Legacy Plumbing	Finaled	05/04/2023	11/20/2023	07/07/2023	CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. PL-21-07-8295 - PLUMBING WORK FOR COMMERCIAL*INTERIOR ALTERATIONS 14TH FLOOR $371,019.00	201 ALHAMBRA CIR
ELEC-21-11-0067	Electrical Commercial	New Construction	Finaled	11/03/2021	04/21/2025	10/22/2024	INSTALL (2) ELECTRICAL SIGNS, (2) EXISTING & (1) ATM FACE	201 ALHAMBRA CIR
ELEC-22-03-0326	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	03/29/2022	09/13/2023	03/17/2023	TENANT IMPROVEMENT SUITE 1200 (12TH FLOOR) $	201 ALHAMBRA CIR
ELEC-22-09-0749	Electrical Commercial	Low Voltage	Finaled	09/19/2022	12/27/2023	05/01/2023	DATA CABLE INSTALLATION. MASTER PERMIT: BL-21-07-7433/SUB PERMIT: EL-21-07-8499	201 ALHAMBRA CIR
ELEC-23-01-0979	Electrical Commercial	Low Voltage	Finaled	01/10/2023	08/28/2023	03/01/2023	Run cat6 to various locations	201 ALHAMBRA CIR
ELEC-23-02-1048	Electrical Commercial	Special Events	Finaled	02/06/2023	08/08/2023	02/10/2023	SPECIAL EVENT - BURGERLICIOUS- DATE OF EVENT 02/09/2023 - SET UP 2PM - (EVENT START TIME:5:30PM - END TIME: 9:30PM)- (1) GENERATOR	201 ALHAMBRA CIR
ELEC-23-02-1063	Electrical Commercial	Low Voltage - Fire Alarm	Finaled	02/09/2023	08/23/2023	02/24/2023	SUB PERMIT UNDER MASTER BLDB-22-02-0419 TO ADD DEVICES TO AN EXISTING FIRE ALARM SYSTEM	201 ALHAMBRA CIR
ELEC-23-03-1203	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	03/27/2023	03/12/2024	09/14/2023	INTERIOR ALTERATIONS (USI INSURANCE SERVICES) STE#900	201 ALHAMBRA CIR
ELEC-23-04-1240	Electrical Commercial	Low Voltage	Finaled	04/06/2023	02/26/2024	08/30/2023	LV Data, TV, CCTV, WAPs, and Sound Masking	201 ALHAMBRA CIR
ELEC-23-04-1251	Electrical Commercial	Special Events	Finaled	04/10/2023	10/16/2023	04/29/2023	SPECIAL EVENT- SUPERCARS IN THE GABLES - DATE OF EVENT: 4/29/2023 - 4/30/2023 -Location Description: In the City Beautiful of Coral Gables, Florida on Alhambra from Ponce de Leon to Lejeune Road (SW 42 Ave.) Dates of Event: 04/29/2023 - 04/30/2023	201 ALHAMBRA CIR
ELEC-23-04-1298	Electrical Commercial	Low Voltage	Cancelled	04/21/2023		09/29/2023	INTERIOR ALTERATIONS (USI INSURANCE SERVICES) STE#900	201 ALHAMBRA CIR
ELEC-23-05-1323	Electrical Commercial	Low Voltage - Fire Alarm	Finaled	05/04/2023	11/08/2023	05/12/2023	Add devices to an existing fire alarm system in suite 900	201 ALHAMBRA CIR
ELEC-23-05-1384	Electrical Commercial	Low Voltage	Expired	05/23/2023	12/13/2023		Low Voltage, Access Control and CCTV	201 ALHAMBRA CIR
ELEC-23-08-1586	Electrical Commercial	Low Voltage	Finaled	08/03/2023	03/27/2024	09/29/2023	INTERIOR ALTERATIONS (USI INSURANCE SERVICES) STE#900	201 ALHAMBRA CIR
ELEC-23-08-1661	Electrical Commercial	Low Voltage - Fire Alarm	Finaled	08/25/2023	03/06/2024	09/08/2023	Electrical-Access Control	201 ALHAMBRA CIR
ELEC-24-01-2117	Electrical Commercial	Other	Finaled	01/25/2024	07/31/2024	02/02/2024	Install three dedicated circuits for existing over counter receptacles	201 ALHAMBRA CIR
ELEC-24-01-2127	Electrical Commercial	Other	Finaled	01/31/2024	12/22/2025	06/25/2025	Replace wire inside switchboard (damaged due to false contact) on 1st FL. Replace damaged fuse socket inside switchboard on 5th FL	201 ALHAMBRA CIR
ELEC-24-02-2134	Electrical Commercial	Special Events	Finaled	02/02/2024	08/01/2024	02/09/2024	SPECIAL EVENT - BURGERLICIOUS- DATE OF EVENT 02/08/2024 - EVENT TIME: 5:30PM - 9:30PM- (1) GENERATOR	201 ALHAMBRA CIR
ELEC-24-03-2216	Electrical Commercial	Low Voltage - Fire Alarm	Finaled	03/01/2024	04/01/2025	10/03/2024	INSTALL NEW FIRE ALARM SYSTEM THROUGHOUT ENTIRE BUILDING	201 ALHAMBRA CIR
ELEC-25-02-3207	Electrical Commercial	Special Events	Finaled	02/06/2025	08/10/2025	02/18/2025	SPECIAL EVENT - BURGERLICIOUS- DATE OF EVENT 02/13/2025 - EVENT TIME: 5:30PM - 9:30PM- (1) GENERATOR	201 ALHAMBRA CIR
FIRE-22-10-0263	Fire	Fire Sprinkler	Finaled	10/24/2022	07/31/2023	02/01/2023	relocation of 112 sprinkler heads at 12th floor suite 1200	201 ALHAMBRA CIR
FIRE-22-12-0305	Fire	Fire Alarm	Finaled	12/13/2022	09/18/2023	03/20/2023	SUB PERMIT UNDER MASTER BLDB-22-02-0419 TO ADD DEVICES TO AN EXISTING FIRE ALARM SYSTEM	201 ALHAMBRA CIR
FIRE-23-04-0449	Fire	Fire Alarm	Finaled	04/18/2023		09/25/2023	Add devices to an existing fire alarm system in suite 900	201 ALHAMBRA CIR
FIRE-23-05-0468	Fire	Fire Sprinkler	Finaled	05/02/2023		06/29/2023	Relocation of 42 sprinkler heads	201 ALHAMBRA CIR
FIRE-23-07-0578	Fire	Access Control	Finaled	07/26/2023		09/21/2023	Fire-Access Control	201 ALHAMBRA CIR
FIRE-24-01-0855	Fire	Fire Alarm	Issued	01/26/2024			INSTALL NEW FIRE ALARM SYSTEM THROUGHOUT ENTIRE BUILDING	201 ALHAMBRA CIR
MECB-22-03-0141	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	03/04/2022		01/06/2023	HVAC, Ducting & Air Distribution	201 ALHAMBRA CIR
MECB-22-03-0157	Mechanical Commercial	New Construction	Finaled	03/18/2022	09/12/2023	03/16/2023	TENANT IMPROVEMENT SUITE 1200 (12TH FLOOR) $	201 ALHAMBRA CIR
MECB-22-10-0402	Mechanical Commercial	Other	Approved/Pay Fees	10/13/2022			HVAC, Ducting, Air Distribution	201 ALHAMBRA CIR
MECB-23-04-0539	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	04/13/2023	01/16/2024	07/20/2023	INTERIOR ALTERATIONS (USI INSURANCE SERVICES) STE#900	201 ALHAMBRA CIR
PEXT-23-05-0148	Permit Extension/ Renewal	Building	Cancelled	05/04/2023		05/09/2023	CREATED IN ERROR	201 ALHAMBRA CIR
PEXT-24-07-1050	Permit Extension/ Renewal	Electrical	Finaled	07/23/2024		08/02/2024	***08/01/2024****Replace wire inside switchboard (damaged due to false contact) on 1st FL. Replace damaged fuse socket inside switchboard on 5th FL	201 ALHAMBRA CIR
PEXT-24-09-1190	Permit Extension/ Renewal	Building	Finaled	09/10/2024		09/18/2024	****09/12/2024***INSTALL (2) ELECTRICAL SIGNS, (2) EXISTING & (1) ATM FACE	201 ALHAMBRA CIR
PLUB-22-08-0285	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	08/04/2022	08/28/2023	02/27/2023	TENANT IMPROVEMENT SUITE 1200 (12TH FLOOR)	201 ALHAMBRA CIR
PLUB-23-03-0470	Plumbing Commercial	Other	Finaled	03/20/2023	01/15/2024	07/17/2023	Two sink drain and water supply for two kitchen area, Interior Renovation	201 ALHAMBRA CIR
RECT-23-05-0147	Building Recertification	Recertification	Denied	05/04/2023			BUILDING RECERTIFICATION (YEAR BUILT 1973) CRB Case no 23-6907	201 ALHAMBRA CIR
REVR-23-03-0627	Revision to Permit	Commercial	Finaled	03/02/2023		03/07/2023	REVISION- MECHANICAL **TENANT IMPROVEMENT SUITE 1200 (12TH FLOOR)	201 ALHAMBRA CIR
REVR-23-07-1026	Revision to Permit	Commercial	Denied	07/12/2023			Low Voltage, Access Control and CCTV	201 ALHAMBRA CIR

RC 13-04-0957
04/15/2013.

The City of Coral Gables

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

April 24, 2013

Evelyn L. Goldblum (TRS)
201 Alhambra Circle, Suite #514
Coral Gables, FL 33134-5105

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

PROPERTY FOLIO: # 03-4108-006-2040
ADDRESS: 201 Alhambra Circle, 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 2013. 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

4/29/2022

VIA CERTIFIED MAIL

7021 2720 0001 4958 8769

EVELYN L GOLDBLOOM TRS &
GOLDBLOOM FAMILY LTD
201 ALHAMBRA CIRCLE STE 514
CORAL GABLES, FL 33134-5105

RE: 201 ALHAMBRA CIR
FOLIO # 341080062040

COURTESY 1-YEAR NOTICE

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 will be forty (40) years old, or older, in **2023** having been built in 1973.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Recertification Report ("Report") must be submitted for this property to the City of Coral Gables in **2023**.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification,*" from the following link: https://www.miamidade.gov/global/economy/building/40-year-recertification.page **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.**

Please note the Building Recertification Report must be dated **2023.**

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #5

CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/30/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 6094

EVELYN L GOLDBLOOM TRS &
GOLDBLOOM FAMILY LTD
201 ALHAMBRA CIRCLE STE 514
CORAL GABLES, FL 33134-5105

RE: 201 ALHAMBRA CIR
FOLIO # 03-4108-006-2040

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1973. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy>5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

https://www.miamidade.gov/global/economy/building/recertification.page.

If this is your first time using the online system, please register at the following link:

https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register

You can access your online process using the process number provided above at the following link:

https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits

The Recertification Report fee of $500.00 *and* additional document and filing fees shall be paid online at the following link:

https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice

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 and 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.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.
Thank you for your prompt attention to this matter.

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

(Revised 1st notice)

CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

4/30/2023

VIA CERTIFIED MAIL

7022 2410 0002 9151 5809

EVELYN L GOLDBLOOM TRS &
GOLDBLOOM FAMILY LTD
201 ALHAMBRA CIRCLE STE 514
CORAL GABLES, FL. 33134-5105

RE: 201 ALHAMBRA CIR
FOLIO # 341080062040

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/30/2023, 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 qualified individual within ninety (90) calendar days certifying the structure meets the requirements for 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

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. 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.

If this is your first time using the online system, please register at the following link:

https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register

You can access your online process using the process number provided above at the following link:

https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits

The Recertification Report fee of $500.00 *and* additional document and filing fees shall be paid online at the following link:

https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice

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. 23-6907
RECT-23-05-0147

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 2038

Evelyn L. Goldbloom, Trustee
Evelyn L. Goldbloom Revocable Trust
201 Alhambra Circle, Ste 514
Coral Gables, FL 33134-5105
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: October 9, 2025

Re: 201 Alhambra Cir., Coral Gables, FL 33134, CORAL GABLES SEC K PB 8-33, LOTS 15 & 16 LESS BEG 3.21FTW OF NE COR OF LOT 15 S85FT SWLY 21.21FT E35FT N100FT W20FT TO POB & LOTS 17 THRU 34 & PORT OF ALLEY LYG WITHIN CLOSED BY ORD 2011-73 BLK 25, and 03-4108-006-2040 ("Property").

On February 20, 2024, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is $149,250.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on October 20, 2025, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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**

City's Exhibit #6

occupancy and the City may DEMOLISH the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

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, Secretary to the Board, 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. and the main number is (305) 460-5245, ext. 0**.** Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

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, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@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, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CC:
Goldbloom Family, Ltd.
C/O Gary Goldbloom, Registered Agent
201 Alhambra Circle, Ste 514
Coral Gables, FL 33134-5105
7020 2450 0001 8406 2045

CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS OF 201 Alhambra Cir., ON 10/10/25 AT 2:19 pm.

Sebastian Ramos
Employee's Printed Name

Employee's Signature

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

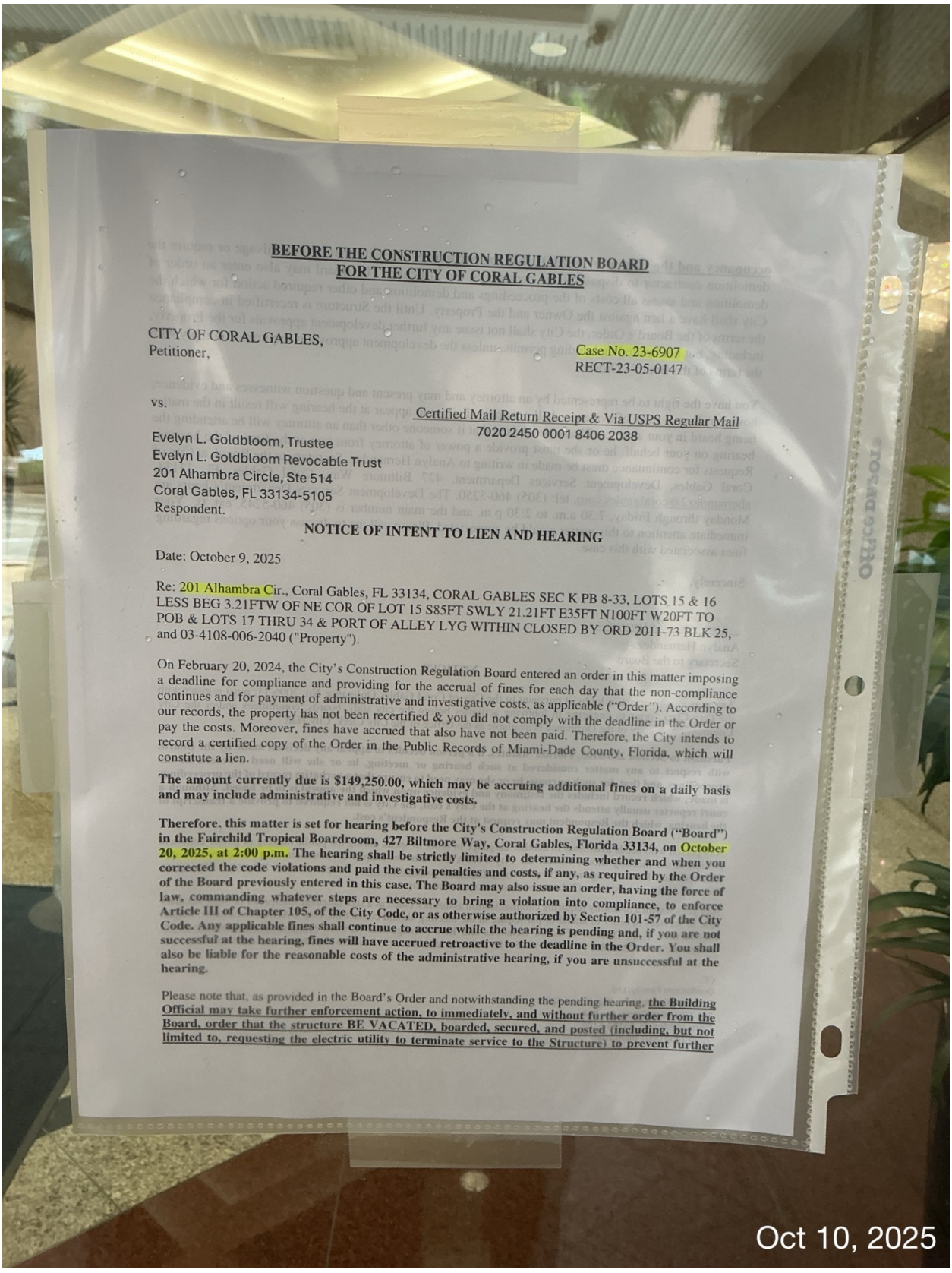
Sworn to (or affirmed) and subscribed before me by means of __ physical presence or __ online notarization, this 10 day of Oct, in the year 2025, by Sebastian Ramos who is personally known to me.

My Commission Expires:

JORGE PINO
Notary Public - State of Florida
Commission # HH 439405
My Comm. Expires Dec 28, 2027
Bonded through National Notary Assn.

Notary Public

City's Exhibit #7



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 23-6907
RECT-23-05-0147

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 2038

Evelyn L. Goldbloom, Trustee
Evelyn L. Goldbloom Revocable Trust
201 Alhambra Circle, Ste 514
Coral Gables, FL 33134-5105
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: October 9, 2025

Re: 201 Alhambra Cir., Coral Gables, FL 33134, CORAL GABLES SEC K PB 8-33, LOTS 15 & 16 LESS BEG 3.21FTW OF NE COR OF LOT 15 S85FT SWLY 21.21FT E35FT N100FT W20FT TO POB & LOTS 17 THRU 34 & PORT OF ALLEY LYG WITHIN CLOSED BY ORD 2011-73 BLK 25, and 03-4108-006-2040 ("Property").

On February 20, 2024, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is $149,250.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on October 20, 2025, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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**

Oct 10, 2025

City's Exhibit #8


201
201
Oct 10, 2025

16999

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 913-6050

Serial Number
354170319

For Optional Use by Recording Office

CFN 2019R0282139
OR Bk 31433 Pg 1547; (1 pg)
05/08/2019 08:18:26
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer GEORGE DECD & EVELYN DECD GOLDBLOOM
GARY GOLDBLOOM PER REP

Residence
201 ALHAMBRA CIR STE 514
CORAL GABLES, FL 33134-5105

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2002	XXX-XX-6707	06/23/2003	07/23/2023	
1040	12/31/2002	XXX-XX-6707	03/02/2017	04/01/2027	371363.28
1040	12/31/2011	XXX-XX-6707	03/02/2017	04/01/2027	491400.99

Place of Filing
County Courthouse
Dade County
Miami, FL 33130

Total $ 862764.27

This notice was prepared and signed at BALTIMORE, MD, on this,

the 24th day of April, 2019.

Signature
Elvira Dean Carey
for MR. C.D. BAILEY

Title
REVENUE OFFICER
(954) 991-4028

23-08-1818

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

City's Exhibit #9

ENGINEERS
ARCHITECTS
RESERVE SPECIALISTS

THE FALCON GROUP

15405 NW 7th Avenue
Miami, FL 33169
P (305) 663-1970
TheFalconGroup.us

April 26, 2023

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

RE: 201 Alhambra Circle, Coral Gables FL 33134
Folio # 03-4108-006-2040 - 50 Year Electrical Recertification Report
Y:\Clients\Falcon2022\22-1091\001_50 Yr\02_Assessment\Documents\Electrical\L230426-201 Alhambra-Electrical Report-Cover Letter.docx

Dear Building Official:

The Falcon Group conducted a 50 Year Electrical Recertification of the referenced building in accordance with the requirements of section 8.11(f) of Miami Dade County Code. Please refer to the attached Electrical Recertification Report, the Illumination Letter, and the Thermography Report for this building. In summary, the Electrical Recertification is not approved as electrical repairs are necessary to meet current standards of safety. Please notice that we have not identified any condition that represents an imminent danger to the occupants of the building. Based on our evaluation, the building is electrically safe for its use and present occupancies at the time of our evaluation. Repairs are required and the building may remain occupied during the repairs. Our evaluation was not exhaustive and was based on our visual observations. Latent safety concerns may not have been visible. Further, deficiencies may have become visible or worse since our evaluation.

Please also note, this report is based upon sampling and is not intended to be an all-inclusive, exhaustive list of each location of repair, scope of work or otherwise. It is recommended the Client retain the services of an engineering firm to prepare project scope and specifications that will include proper detailing, materials, bidding forms and project requirements.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon evaluation of observed conditions.
Please contact our office for any additional questions at (305) 663-1970.

Respectfully Submitted,

Digitally signed by David S Riddle
Date: 2023.05.04 14:20:17 -04'00'

David S. Riddle, PE, FL #76597
Director of West Palm Beach
The Falcon Group

City's Exhibit #10

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:

LICENSEE NAME: David S. Riddle

TITLE: PROFESSIONAL ENGINEER, FL #76597

JURISDICTION NAME:

Digitally signed by David S Riddle
Date: 2023.04.28 13:36:11 -04'00'

ADDRESS: 15405 NW 7th Ave. Miami, FL 33169

SIGNATURE: David S Riddle

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

1. DESCRIPTION OF BUILDING

a.	Name on Title:	SunTrust Plaza	
b.	Building Street Address:	201 Alhambra Circle, Coral Gables, FL 33134	Bldg. #:
c.	Legal Description:	CORAL GABLES SEC K PB 8-33 LOTS 15 16 LESS BEG 3.21FTW OF NE COR OF LOT 15 S85FT SWLY 21.21FT E35FT N100FT W20FT TO POB LOTS 17 THRU 34 PORT OF ALLEY LYG WITHIN CLOSED BY ORD 2011-73 BLK 25 LOT SIZE 51762 SQ FT OR 18160-1529 0698 5(2) COC 26362-1481 04 2008 5	Attached: ☐
d.	Owner's Name:	Evelyn L Goldbloom TRS Goldbloom Family LTD	
e.	Owner's Mailing Addresses:	201 Alhambra Circle Ste 514 Coral Gables, FL 33134-5105	
f.	Folio Number of Property on which Building is Located:	03-4108-006-2040	
g.	Building Code Occupancy Classification:	B	
h.	Present use:	Commercial	

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

201 Alhambra was built in 1973, is comprised of fourteen (14) storied (level 13 does not count). Five (5) of stories are used for parking garages. Based on visual assessment of the exposed structural areas, the structural system of the building appears to be made of reinforced concrete columns, beams, and reinforced concrete slabs.

j. Number of Stories: 13 **k.** Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): YES

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

m. Additional comments:

The building has six (6) main services, one (1) generator, and one (1) Electrical fire pump. A total of twenty (20) suites were inspected. Deficiencies noted in this report are assumed to be common and may be present in other similar circumstances. A qualified Electrical Contractor shall use this report as a guide to investigate and identify similar deficiencies which may be present throughout the building, including all residences, and rectify them under proper permits. The electrical Contractor shall bring new deficiencies to the attention of the Engineer of Record, and to the owner's representative.

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection: 03/27/23 to: 04/24/23

c. Name and qualifications of licensee submitting report:

David S. Riddle P.E. 76597

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

1. If required, describe, and indicate acceptance:

Refer to each section for explanation. All items to be repaired in accordance with the latest adopted edition of the NEC.

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

1. Explanation/Conditions:

The issues identified during the inspection do not represent an imminent danger to the occupants of the building.

3. ELECTRICAL SERVICE

1. MSB1

a. Size:	Voltage	(480/277)	Amperage	(3000)	Type:	Fuses	(3000)	Breakers	( )
b. Phase:	Three-phase	(◉)	Single-phase	( )					
c. Condition:	Good	( )	Fair	( )	Needs repair	(◉)			

Comments: Location: Main Electrical room

Repairs are required as follows:

a. Working space clearance violation. See Annex "A", photos #1, and 2.
b. Main services must be identified as "Main 1 of 6". See Annex "A", photo #3.

2. FIRE Pump ATS (MSB 2)

a. Size:	Voltage	(480/277)	Amperage	(1000)	Type:	Fuses	(200)	Breakers	( )
b. Phase:	Three-phase	(◉)	Single-phase	( )					
c. Condition:	Good	( )	Fair	( )	Needs repair	(◉)			

Comments: Location: Main Electrical room

Repairs are required as follows:

Main services must be identified as "Main 2 of 6". See Annex "A", photo #4.

3. 1st ATS BLDG. EM.CKTs (MSB 2)

a. Size:	Voltage	(480/277)	Amperage	(1000)	Type:	Fuses	(300)	Breakers	( )
b. Phase:	Three-phase	(◉)	Single-phase	( )					
c. Condition:	Good	( )	Fair	( )	Needs repair	(◉)			

Comments: Location: Main Electrical room

Repairs are required as follows:

Main services must be identified as "Main 3 of 6". See Annex "A", photo #4

4. Elevator ATS (MSB 2)											
a. Size:	Voltage	(480/277)	Amperage	(1000)	Type:	Fuses	(400)	Breakers	( )		
b. Phase:	Three-phase	(◉)	Single-phase	( )							
c. Condition:	Good	( )	Fair	( )	Needs repair	(◉)					
Comments:					Location:	Main Electrical room					
Repairs are required as follows: Main services must be identified as “Main 4 of 6”. See Annex “A”, photo #4.											

5. H1 (MSB 3)											
a. Size:	Voltage	(480/277)	Amperage	(1200)	Type:	Fuses	(200)	Breakers	( )		
b. Phase:	Three-phase	(◉)	Single-phase	( )							
c. Condition:	Good	( )	Fair	( )	Needs repair	(◉)					
Comments:					Location:	Main Electrical room					
Repairs are required as follows: Main services must be identified as “Main 5 of 6”. See Annex “A”, photo #5.											

6. Chiller room H1 (MSB 3)											
a. Size:	Voltage	(480/277)	Amperage	(1200)	Type:	Fuses	(1200)	Breakers	( )		
b. Phase:	Three-phase	(◉)	Single-phase	( )							
c. Condition:	Good	( )	Fair	( )	Needs repair	(◉)					
Comments:					Location:	Main Electrical room					
Repairs are required as follows: Main services must be identified as “Main 6 of 6”. See Annex “A”, photo #6.											

4. METERING EQUIPMENT

1. Clearances:	Good	(◉)	Fair	( )	Needs correction	( )
Comments: None.						

5. ELECTRIC ROOM

1. Clearances:	Good	( )	Fair	( )	Needs correction	(◉)
Comments: Repairs are required as follows: a. Level 6. West Air Handler – Electrical & telephone room. Junction box missing cover. See Annex “A”, photo #7. b. Level 5. West Air Handler - Electrical & telephone room. Junction boxes missing cover. See Annex “A”, photos #8. c. Air Handler - Electrical & telephone room. Rigid conduit detached. See Annex “A”, photo #9. d. Air Handler - Electrical & telephone room. Opening in junction box. See Annex “A”, photo #10.						

6. GUTTERS

1. Location:	Good	(◉)	Needs repair ( )
2. Taps and fill:	Good	(◉)	Needs repair ( )
Comments: None.			

7. ELECTRICAL PANELS

1. Panel #:	No Label			Location:	Roof, Elev Machine room			
				Good	( )		Needs repair	(◉)
Comments:	Size:	400 AMPS	Volt:	480/277	Phases:	3	Type:	MLO
Repairs are required as follows: a. Missing proper panel ID. b. Missing proper circuit identification (circuit directory). See Annex "A", photo #11.								

2. Panel #:	Machine room PNL			Location:	Roof, Elev Machine room			
				Good	(◉)		Needs repair	( )
Comments:	Size:	No rating	Volt:	240/120	Phases:	1	Type:	MLO
None.								

3. Panel #:	No Label			Location:	Roof, Elev Machine room			
				Good	( )		Needs repair	(◉)
Comments:	Size:	600 AMPS	Volt:	480/277	Phases:	3	Type:	MLO
Repairs are required as follows: Missing proper panel ID. See Annex "A", photo #12.								

4. Panel #:	No Label			Location:	Chiller room			
				Good	( )		Needs repair	(◉)
Comments:	Size:	225 AMPS	Volt:	208/120	Phases:	3	Type:	MLO
Repairs are required as follows: a. Missing proper panel ID. See Annex "A", photo #13. b. Missing proper circuit identification (circuit directory). See Annex "A", photo #14.								

5. Panel #:	EL			Location:	Level 14. West Air Handler room			
				Good	( )		Needs repair	(◉)
Comments:	Size:	60 AMPS	Volt:	208/120	Phases:	3	Type:	MLO
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #15.								

6. Panel #:	MB1			Location:	Level 14. West Air Handler room			
				Good	( )		Needs repair	(◉)
Comments:	Size:	100 AMPS	Volt:	208/120	Phases:	3	Type:	MLO
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). b. Openings in circuit spaces. See Annex "A", photo #16.								

7. Panel #: LC			Location: Level 14. West Air Handler room			
			Good (◉)		Needs repair ( )	
Comments: None.	Size: 400 AMPS	Volt: 208/120		Phases: 3		Type: MLO

8. Panel #: EH			Location: Level 14. West Air Handler room			
			Good ( )		Needs repair (◉)	
Comments:	Size: 100 AMPS	Volt: 480/277		Phases: 3		Type: MLO
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #17.						

9. Panel #: No Label			Location: Level 14. West Air Handler - Electrical & telephone room			
			Good ( )		Needs repair (◉)	
Comments:	Size: 400 AMPS	Volt: 480/277		Phases: 3		Type: MLO
Repairs are required as follows: a. Missing proper panel ID. See Annex "A", photo #18. b. Missing proper circuit identification (circuit directory). See Annex "A", photo #19.						

10. Panel #: H			Location: Level 14. West Air Handler-Electrical-telephone room			
			Good ( )		Needs repair (◉)	
Comments:	Size: 225 AMPS	Volt: 480/277		Phases: 3		Type: MLO
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). See Annex "A", photo #20. b. Tapping in Main lugs. Repair tapping in panel by using listed tapping connectors. See Annex "A", photo #21.						

11. Panel #: L1			Location: Level 14. West Air Handler-Electrical-telephone room			
			Good ( )		Needs repair (◉)	
Comments:	Size: 400 AMPS	Volt: 208/120		Phases: 3		Type: MLO
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #22.						

12. Panel #: L2			Location: Level 14. West Air Handler-Electrical-telephone room			
			Good ( )		Needs repair (◉)	
Comments:	Size: 400 AMPS	Volt: 208/120		Phases: 3		Type: MLO
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). b. See Annex "A", photo #23.						

13. Panel #: L3			Location: Level 14. West Air Handler-Electrical-telephone room			
			Good ( )		Needs repair (◉)	
Comments:	Size: 400 AMPS	Volt: 208/120		Phases: 3		Type: MLO
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #24.						

14. Panel #: MB2			Location: Level 14. East Air Handler room			
			Good ( )		Needs repair (◉)	
Comments:	Size: 60 AMPS	Volt: 208/120		Phases: 3		Type: MLO
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #25.						

15. Panel #: MB	Location: Level 12. East Air Handler room
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). b. Openings in circuit spaces. See Annex "A", photo #26.	

16. Panel #: MB	Location: Level 12. West Air Handler room
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). b. Openings in circuit spaces. See Annex "A", photo #27.	

17. Panel #: LC	Location: Level 12. West Air Handler room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #28.	

18. Panel #: No Label	Location: Level 12. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 480/277 Phases: 3 Type: MLO	
Repairs are required as follows: Missing proper panel ID. See Annex "A", photo #29.	

19. Panel #: H	Location: Level 12. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 225 AMPS Volt: 480/277 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). See Annex "A", photo #30. b. Tapping in Main lugs. Repair tapping in panel by using listed tapping connectors. See Annex "A", photo #31.	

20. Panel #: L1	Location: Level 12. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). b. Missing 2 screw(s). See Annex "A", photo #32.	

21. Panel #: L2	Location: Level 12. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #33.	

22. Panel #: L3			Location: Level 12. West Air Handler-Electrical-telephone room					
			Good (◉)			Needs repair ( )		
Comments:	Size:	400 AMPS	Volt:	208/120	Phases:	3	Type:	MLO
None.								

23. Panel #: MB			Location: Level 11. East Air Handler-Electrical-telephone room					
			Good ( )			Needs repair (◉)		
Comments:	Size:	60 AMPS	Volt:	208/120	Phases:	3	Type:	MLO
Repairs are required as follows:								
Missing proper circuit identification (circuit directory). See Annex “A”, photo #34.								

24. Panel #: 11L-4			Location: Level 11. East Air Handler-Electrical-telephone room					
			Good ( )			Needs repair (◉)		
Comments:	Size:	400 AMPS	Volt:	208/120	Phases:	3	Type:	MCB
Repairs are required as follows:								
Missing proper circuit identification (circuit directory). See Annex “A”, photo #35.								

25. Panel #: 11L-5			Location: Level 11. West Air Handler-Electrical-telephone room					
			Good (◉)			Needs repair ( )		
Comments:	Size:	400 AMPS	Volt:	208/120	Phases:	3	Type:	MLO
None.								

26. Panel #: 11L-6			Location: Level 11. West Air Handler-Electrical-telephone room					
			Good (◉)			Needs repair ( )		
Comments:	Size:	400 AMPS	Volt:	208/120	Phases:	3	Type:	MLO
None.								

27. Panel #: MB2			Location: Level 11. West Air Handler-Electrical-telephone room					
			Good ( )			Needs repair (◉)		
Comments:	Size:	60 AMPS	Volt:	208/120	Phases:	3	Type:	MLO
Repairs are required as follows:								
a. Missing proper circuit identification (circuit directory).								
b. Openings in circuit spaces.								
See Annex “A”, photo #36.								

28. Panel #: LC			Location: Level 11. West Air Handler-Electrical-telephone room					
			Good ( )			Needs repair (◉)		
Comments:	Size:	400 AMPS	Volt:	208/120	Phases:	3	Type:	MLO
Repairs are required as follows:								
Missing proper circuit identification (circuit directory). See Annex “A”, photo #37.								

29. Panel #: No Label			Location: Level 11. West Air Handler-Electrical-telephone room					
			Good ( )			Needs repair (◉)		
Comments:	Size:	400 AMPS	Volt:	480/277	Phases:	3	Type:	MLO
Repairs are required as follows:								
Missing proper panel ID. See Annex “A”, photo #38.								

30. Panel #: H	Location: Level 11. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 225 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows:	
Missing proper circuit identification (circuit directory). See Annex “A”, photo #39.	

31. Panel #: L1	Location: Level 11. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows:	
Missing proper circuit identification (circuit directory). See Annex “A”, photo #40.	

32. Panel #: L2	Location: Level 11. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows:	
Missing proper circuit identification (circuit directory). See Annex “A”, photo #41.	

33. Panel #: L3	Location: Level 11. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows:	
Missing proper circuit identification (circuit directory). See Annex “A”, photo #42.	

34. Panel #: MB	Location: Level 10. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows:	
Missing proper circuit identification (circuit directory). See Annex “A”, photo #43.	

35. Panel #: LC	Location: Level 10. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows:	
Missing proper circuit identification (circuit directory). See Annex “A”, photo #44.	

36. Panel #: No Label	Location: Level 10. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 480/277 Phases: 3 Type: MLO	
Repairs are required as follows:	
Missing proper panel ID. See Annex “A”, photo #45.	

37. Panel #: H	Location: Level 10. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 225 AMPS Volt: 480/277 Phases: 3 Type: MLO	
Repairs are required as follows:	
Missing proper circuit identification (circuit directory). See Annex “A”, photo #46.	

38. Panel #: L2	Location: Level 10. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #47.	

39. Panel #: L1	Location: Level 10. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #48.	

40. Panel #: L3	Location: Level 10. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: No rating Volt: 208/120 Phases: 3 Type: MLO Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #49.	

41. Panel #: MB	Location: Level 10. East Air Handler room
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #50.	

42. Panel #: MB	Location: Level 9. West Air Handler-Electrical-telephone room.
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #51.	

43. Panel #: LC	Location: Level 9. West Air Handler-Electrical-telephone room.
	Good (◉) Needs repair ( )
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO None.	

44. Panel #: No Label	Location: Level 9. West Air Handler-Electrical-telephone room.
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 480/277 Phases: 3 Type: MLO Repairs are required as follows: a. Missing proper panel ID. b. Missing proper circuit identification. See Annex "A", photo #52.	

45. Panel #: H	Location: Level 9. West Air Handler-Electrical-telephone room.
	Good ( ) Needs repair (◉)
Comments: Size: 225 AMPS Volt: 480/277 Phases: 3 Type: MLO Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #53.	

46. Panel #: L1			Location: Level 9. West Air Handler-Electrical-telephone room.			
			Good (◉)		Needs repair ( )	
Comments: None.	Size: 400 AMPS		Volt: 208/120	Phases: 3		Type: MLO

47. Panel #: L2			Location: Level 9. West Air Handler-Electrical-telephone room.			
			Good (◉)		Needs repair ( )	
Comments: None.	Size: 400 AMPS		Volt: 208/120	Phases: 3		Type: MLO

48. Panel #: L3			Location: Level 9 West. Air Handler - Electrical & telephone room.			
			Good ( )		Needs repair (◉)	
Comments: Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #54.	Size: 400 AMPS		Volt: 208/120	Phases: 3		Type: MLO

49. Panel #: MB			Location: Level 9. East Air Handler room			
			Good ( )		Needs repair (◉)	
Comments: Repairs are required as follows: Missing proper circuit identification (circuit directory). Openings in circuit spaces. See Annex "A", photo #55.	Size: 60 AMPS		Volt: 208/120	Phases: 3		Type: MLO

50. Panel #: MB1			Location: Level 8. West Air Handler-Electrical-telephone room.			
			Good ( )		Needs repair (◉)	
Comments: Repairs are required as follows: a. Missing proper circuit identification (circuit directory). b. Openings in circuit spaces. See Annex "A", photo #56.	Size: 60 AMPS		Volt: 208/120	Phases: 3		Type: MLO

51. Panel #: LC			Location: Level 8. West Air Handler-Electrical-telephone room.			
			Good ( )		Needs repair (◉)	
Comments: Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #57.	Size: 400 AMPS		Volt: 208/120	Phases: 3		Type: MLO

52. Panel #: No Label			Location: Level 8. West Air Handler-Electrical-telephone room.			
			Good ( )		Needs repair (◉)	
Comments: Repairs are required as follows: Missing proper panel ID. See Annex "A", photo #58.	Size: 400 AMPS		Volt: 480/277	Phases: 3		Type: MLO

53. Panel #: H			Location: Level 8. West Air Handler-Electrical-telephone room.			
			Good ( )		Needs repair (◉)	
Comments: Repairs are required as follows: Tapping in Main lugs. Repair tapping in panel by using listed tapping connectors. See Annex "A", photo #59.	Size: 225 AMPS		Volt: 480/277	Phases: 3		Type: MLO

54. Panel #: L1	Location: Level 8. West Air Handler-Electrical-telephone room.
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO Repairs are required as follows: a. Missing proper circuit identification (circuit directory). b. Missing 2 screw(s). See Annex "A", photo #60.	

55. Panel #: L2	Location: Level 8. West Air Handler-Electrical-telephone room.
	Good (◉) Needs repair ( )
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO None.	

56. Panel #: L3	Location: Level 8. West Air Handler-Electrical-telephone room.
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO Repairs are required as follows: a. Missing proper circuit identification (circuit directory). See Annex "A", photo #61. b. Opening in enclosure. See Annex "A", photo #62.	

57. Panel #: LC1	Location: Level 8. East Air Handler room
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #63.	

58. Panel #: No Label	Location: Level 8. East Air Handler room
	Good ( ) Needs repair (◉)
Comments: Size: Volt: 208/120 Phases: Type: Repairs are required as follows: Missing proper panel ID and missing proper circuit directory. See Annex "A", photo #64.	

59. Panel #: MB	Location: Level 7. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO Repairs are required as follows: a. Missing proper circuit identification (circuit directory). b. Openings in circuit spaces. See Annex "A", photo #65.	

60. Panel #: LC	Location: Level 7. West Air Handler-Electrical-telephone room
	Good (◉) Needs repair ( )
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO None.	

61. Panel #: No Label	Location: Level 7. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 480/277 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper panel ID. b. Missing proper circuit identification (circuit directory). See Annex "A", photo #66.	

62. Panel #: H	Location: Level 7. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 225 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). See Annex "A", photo #67. b. Tapping in Main lugs. Repair tapping in panel by using listed tapping connectors. See Annex "A", photo #68.	

63. Panel #: L1	Location: Level 7. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). See Annex "A", photo #69.	

64. Panel #: L2	Location: Level 7. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #70.	

65. Panel #: L3	Location: Level 7. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). b. Openings in circuit spaces. See Annex "A", photo #71.	

66. Panel #: No Label	Location: Level 7. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 225 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper panel ID. See Annex "A", photo #72. b. Missing proper circuit identification (circuit directory). c. Missing 4 screw(s). See Annex "A", photo #73. Working space clearance violation. See Annex "A", photo #74.	

67. Panel #: MB2	Location: Level 7. East Air Handler room
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #75.	

68. Panel #: 6L	Location: Level 6. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: No rating Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper panel ID. See Annex "A", photo #76. b. Missing proper circuit identification (circuit directory). See Annex "A", photo #77.	

69. Panel #: MB1	Location: Level 6. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). See Annex "A", photo #78. b. Water piping above panel. See Annex "A", photo #79.	

70. Panel #: LC	Location: Level 6. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Water piping above panel. See Annex "A", photo #80. b. Missing proper circuit identification (circuit directory). c. Openings in circuit spaces. See Annex "A", photo #81.	

71. Panel #: No Label	Location: Level 6. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 480/277 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper panel ID. See Annex "A", photo #82. b. Missing proper circuit identification (circuit directory). See Annex "A", photo #83.	

72. Panel #: 6-H	Location: Level 6. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 225 AMPS Volt: 480/277 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). See Annex "A", photo #84. b. Tapping in Main lugs. Repair tapping in panel by using listed tapping connectors. See Annex "A", photo #85.	

73. Panel #: L3	Location: Level 6. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #86.	

74. Panel #: L2	Location: Level 6. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). b. Missing 2 screw(s). See Annex "A", photo #87.	

75. Panel #: L1	Location: Level 6. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). b. Missing 3 screw(s). c. Openings in circuit spaces. See Annex "A", photo #88.	

76. Panel #: MB	Location: Level 6. East Air Handler room.
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #89.	

77. Panel #: EL	Location: Level 5. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #90.	

78. Panel #: MB2	Location: Level 5. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 100 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #91.	

79. Panel #: No Label	Location: Level 5. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 225 AMPS Volt: 208/120 Phases: 3 Type: MCB	
Repairs are required as follows: a. Missing proper panel ID. See Annex "A", photo #92. b. Missing proper circuit identification (circuit directory). See Annex "A", photo #93.	

80. Panel #: LC	Location: Level 5. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #94.	

81. Panel #: EH	Location: Level 5. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 100 AMPS Volt: 480/277 Phases: 3 Type: MLO	
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #95.	

82. Panel #: No Label	Location: Level 5. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 600 AMPS Volt: 480/277 Phases: 3 Type: MLO Repairs are required as follows: a. Missing proper panel ID. b. Missing proper circuit identification (circuit directory). See Annex "A", photo #96.	

83. Panel #: SH	Location: Level 5. West Air Handler-Electrical-telephone room
	Good ( ) Needs repair (◉)
Comments: Size: 225 AMPS Volt: 480/277 Phases: 3 Type: MLO Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #97.	

84. Panel #: H	Location: Level 5. West Air Handler room
	Good ( ) Needs repair (◉)
Comments: Size: 225 AMPS Volt: 480/277 Phases: 3 Type: MLO Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #98.	

85. Panel #: L1	Location: Level 5. West Air Handler room
	Good ( ) Needs repair (◉)
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #99.	

86. Panel #: L2	Location: Level 5. West Air Handler room
	Good (◉) Needs repair ( )
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO None.	

87. Panel #: L3	Location: Level 5. West Air Handler room
	Good (◉) Needs repair ( )
Comments: Size: 400 AMPS Volt: 208/120 Phases: 3 Type: MLO None.	

88. Panel #: MB	Location: Level 5. East Air Handler room
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #100.	

89. Panel #: S	Location: Level 1. Main Electrical room							
	Good ( )				Needs repair (◉)			
Comments:	Size: No rating	Volt: 208/120	Phases: 3	Type: MCB				
Repairs are required as follows: a. Missing proper panel ID. b. Missing 2 screw(s). c. Working space clearance violation. See Annex "A", photo #101. d. Missing proper circuit identification (circuit directory). e. Openings in circuit spaces. See Annex "A", photo #102.								

90. Panel #: H1	Location: Level 1. Main Electrical room							
	Good ( )				Needs repair (◉)			
Comments:	Size: 225 AMPS	Volt: 480/277	Phases: 3	Type: MLO				
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #103.								

91. Panel #: L1	Location: Level 1. Main Electrical room							
	Good ( )				Needs repair (◉)			
Comments:	Size: 225 AMPS	Volt: 208/120	Phases: 3	Type: MLO				
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #104, and 105.								

92. Panel #: MB	Location: Level 1. Main Electrical room							
	Good (◉)				Needs repair ( )			
Comments:	Size: 60 AMPS	Volt: 208/120	Phases: 3	Type: MLO				
None.								

93. Panel #: No Label	Location: Level 1. Main Electrical room							
	Good ( )				Needs repair (◉)			
Comments:	Size: 600 AMPS	Volt: 480/277	Phases: 3	Type: MLO				
Repairs are required as follows: a. Missing proper panel ID. See Annex "A", photo #106. b. Missing proper circuit identification (circuit directory). See Annex "A", photo #107.								

94. Panel #: EH1	Location: Level 1. Main Electrical room							
	Good ( )				Needs repair (◉)			
Comments:	Size: 100 AMPS	Volt: 480/277	Phases: 3	Type:				
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). See Annex "A", photo #108. b. Working space clearance violation. See Annex "A", photo #109.								

95. Panel #: EL1	Location: Level 1. Main Electrical room							
	Good ( )				Needs repair (◉)			
Comments:	Size: 100 AMPS	Volt: 208/120	Phases: 3	Type: MLO				
Repairs are required as follows: Missing proper circuit identification (circuit directory). See Annex "A", photo #110.								

96. Panel #: A	Location: Level 3. Main Electrical room. Parking garage storage
	Good ( ) Needs repair (◉)
Comments: Size: 100 AMPS Volt: 480/277 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification (circuit directory). See Annex "A", photo #111. b. Working space clearance violation. See Annex "A", photo #112.	

97. Panel #: No Label	Location: Level 3. Main Electrical room. Parking garage storage
	Good ( ) Needs repair (◉)
Comments: Size: 225 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper panel ID. b. Working space clearance violation. See Annex "A", photo #113. c. Missing proper circuit identification (circuit directory). d. Openings in circuit spaces. e. Missing 2 screws. See Annex "A", photo #114.	

98. Panel #: No Label	Location: Level 3. Main Electrical room. Parking garage storage
	Good ( ) Needs repair (◉)
Comments: Size: 60 AMPS Volt: 208/120 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper panel ID. See Annex "A", photo #115. b. Missing proper circuit identification (circuit directory). See Annex "A", photo #116.	

99. Panel #: H	Location: Level 1. Suite 100
	Good (◉) Needs repair ( )
Comments: Size: 250 AMPS Volt: 480/277 Phases: 3 Type: MLO	
None.	

100. Panel #: L	Location: Level 1. Suite 100
	Good (◉) Needs repair ( )
Comments: Size: 225 AMPS Volt: 208/120 Phases: 3 Type: MLO	
None.	

101. Panel #: A	Location: Level 1. Truist Bank
	Good ( ) Needs repair (◉)
Comments: Size: No rating Volt: 208/120 Phases: 3 Type: MCB	
Repairs are required as follows: Electrical closets must be kept clean and free from foreign elements. See Annex "A", photos #117, and 118.	

102. Panel #: B	Location: Level 1. Truist Bank
	Good ( ) Needs repair (◉)
Comments: Size: No rating Volt: 208/120 Phases: 3 Type: MCB	
Repairs are required as follows: Electrical closets must be kept clean and free from foreign elements. See Annex "A", photo #117, and 118.	

103.Panel #: No label	Location: Level 8. Unit No. 802				
	Good ( )			Needs repair (◉)	
Comments:	Size: No rating	Volt: 208/120	Phases: 3	Type: MLO	

Repairs are required as follows:

a. Missing proper circuit identification (circuit directory). See Annex "A", photo #119.
b. Working space clearance violation. See Annex "A", photo #120.

8. BRANCH CIRCUITS

1. Identified:	Yes ( )	Must be identified (◉)	
2. Conductors:	Good (◉)	Deteriorated ( )	Must be replaced ( )

Comments:
Branch circuits must be identified at the location of the overcurrent protection device. Refer to "ELECTRICAL PANEL" section for specific identification requirements for each panel.
Repairs are required as follows:

a. Roof, Coolin tower. Disconnect switch missing ID. See Annex "A", photo #121.
b. Level 12. West Air Handler - Electrical & telephone room. Disconnect switch missing ID. See Annex "A", photo #122.
c. Level 11. West Air Handler - Electrical & telephone room. Disconnect switch missing ID. See Annex "A", photo #38.
d. Level 8. West Air Handler - Electrical & telephone room. Disconnect switch missing ID. See Annex "A", photo #123.
e. Level 7. West Air Handler - Electrical & telephone room. Disconnect switch missing ID. See Annex "A", photo #124.

9. GROUNDING OF SERVICE

1.	Good (◉)	Needs Repair ( )

Comments:
None.

10. GROUNDING OF EQUIPMENT

1. Condition	Good ( )	Needs Repair (◉)

Comments:
Repairs are required as follows:

a. Roof, Generator room. Rusted Ground connection. See Annex "A", photo #125.
   Level 9. West Air Handler room:
b. The transformer grounding connection is painted. See Annex "A", photo #126.
c. Water heater missing ground connection. See Annex "A", photo #127.
d. Level 5. West Air Handler room: The transformer grounding connection is painted. See Annex "A", photo #128.

11. SERVICE CONDUIT / RACEWAYS

1. Condition	Good (◉)	Needs Repair ( )

Comments:
None.

12. GENERAL CONDUIT / RACEWAYS

1. Condition	Good (◉)	Needs Repair ( )
Comments: None.		

13. WIRE AND CABLES

1. Condition	Good (◉)	Needs Repair ( )
Comments: None.		

14. BUSWAYS

1. Condition	Good (◉)	Needs Repair ( )
Comments: None.		

15. THERMOGRAPHY INSPECTION RESULT

Comments: See Thermography Report.

16. OTHER CONDUCTORS

1. Condition	Good (◉)	Repairs required ( )
Comments: None.		

17. TYPE OF WIRING METHODS

1.	Conduit Raceways Rigid:	Good	(◉)	Needs Repair	( )	N/A	( )
2.	Conduit PVC:	Good	(◉)	Needs Repair	( )	N/A	( )
3.	NM Cable:	Good	( )	Needs Repair	( )	N/A	(◉)
4.	Other:	Good	( )	Needs Repair	(◉)	N/A	( )
	a. Other Wiring (Specify): EMT Conduit						

Comments:
Repairs are required as follows:

a. Level 14. East Hallway. Water fountains missing GFCI protection and missing cover. See Annex "A", photo #129.
b. Level 12. East Hallway. Water fountain missing GFCI protection. See Annex "A", photo #130.
c. Level 11. East Hallway. Water fountain missing GFCI protection. See Annex "A", photo #131.
d. Unit No.1401, Kitchen. Receptacles missing GFCI protection (2 receptacles). See Annex "A", photo #132.
e. Unit No.802, Kitchen. Receptacles missing GFCI protection (1 receptacle). See Annex "A", photo 133.
f. Unit No.703, Kitchen. Receptacles missing GFCI protection (2 receptacles). See Annex "A", photo #134.
g. Unit No.703, Kitchen. Receptacle detached. See Annex "A", photo #135.
h. Unit No.702, Kitchen. Receptacle missing GFCI protection. See Annex "A", photo #136.
i. Unit No.1100, Kitchen. Water fountain missing GFCI protection. See Annex "A", photo #137.
j. Unit No.701-711, Kitchen. Water fountain missing GFCI protection. See Annex "A", photo #138.
k. Unit No.1205, Kichen. Receptacle located less than 6 feet from the sink missing GFCI protection. See Annex "A", photo #139.
l. Unit No.701-711, Kitchen. Receptacle located less than 6 feet from the sink missing GFCI protection. See Annex "A", photo #140.
m. Unit No.501, Kitchen. Receptacle located less than 6 feet from the sink missing GFCI protection. See Annex "A", photo #141.
n. Fire pump room and domestic water pumps. Lamp conduit detached. See Annex "A", photo #142.
o. Chiller room. Water heater circulation pump flex conduit detached. See Annex "A", photo #143.
p. Roof, Grounding wire disconnected. See Annex "A", photo #144.

5.	Conduit Raceways Rigid:	Good	(◉)	Needs Repair	( )	N/A	( )
6.	Conduit PVC:	Good	(◉)	Needs Repair	( )	N/A	( )
7.	NM Cable:	Good	( )	Needs Repair	( )	N/A	(◉)
8.	Other:	Good	( )	Needs Repair	(◉)	N/A	( )
	b. Other Wiring (Specify): EMT Conduit						

Comments:
Repairs are required as follows:

a. Level 12. East Air Handler. Junction box missing cover. See Annex "A", photo #145.
b. Level 12. West Air Handler. Junction box missing cover. See Annex "A", photo #146.
c. Level 11. West Air Handler - Electrical & telephone room. Junction box missing cover, and the Fire alarm device is hanging. See Annex "A", photo #147.
d. Level 10. West Air Handler - Electrical & telephone room. Junction box missing cover. See Annex "A", photo #148.
e. Level 10. East Air Handler - Electrical & telephone room. Transformers 120/24v missing cover. See Annex "A", photo #149.
f. Level 8. West Air Handler - Electrical & telephone room. Control box missing cover. See Annex "A", photo #150.
g. Level 7. West Air Handler - Electrical & telephone room. Junction box missing cover. See Annex "A", photo #151.
h. Level 6. West Air Handler - Electrical & telephone room. Junction box and control box missing cover. See Annex "A", photo #152.
i. Level 5. West Air Handler - Electrical & telephone room. Opening in 15kva Transformer. See Annex "A", photo #153.
j. Air Handler - Electrical & telephone room. Flex conduit detached. See Annex "A", photo #154.

18. EMERGENCY LIGHTING

1. Condition	Good (◉)	Needs Repair ( )	N/A ( )
Comments: None.			

19. BUILDING EGRESS ILLUMINATION

1. Condition	Good (◉)	Needs Repair ( )	N/A ( )
Comments: None.			

20. FIRE ALARM SYSTEM

1. Condition	Good ( )	Needs Repair (◉)	N/A ( )
Comments: Repairs are required as follows: Level 11. West Air Handler - Electrical & telephone room. Fire alarm device is hanging. See Annex "A", photo #147.			

21. SMOKE DETECTORS

1. Condition	Good (◉)	Needs Repair ( )	N/A ( )
Comments: None.			

22. EXIT LIGHTS

1. Condition	Good ( )	Needs Repair (◉)	N/A ( )
Comments: Repairs are required as follows: Unit No.703, Office Area. Exit sign not working. See Annex "A", photo #155.			

23. EMERGENCY GENERATOR

1. Condition	Good (◉)	Needs Repair ( )	N/A ( )
Comments: None.			

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

1. Condition	Good (◉)	Requires Additional Illumination ( )	N/A ( )
Comments: None.			

25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION

1. Condition	Good ( )	Requires Additional Illumination (◉)	N/A ( )
Comments: See Illumination letter.			

26. SWIMMING POOL WIRING

1. Condition	Good ( )	Needs Repair ( )	N/A (◉)
Comments: None.			

27. WIRING TO MECHANICAL EQUIPMENT

1. Condition	Good (◉)	Needs Repair ( )	N/A ( )
Comments: None.			

28. ADDITIONAL COMMENTS

None.

Annex “A”

Site Photographs

Photo # 1. Item 3.1.a is depicted.

Photo # 2. Item 3.1.a is depicted.

Photo # 3. Item 3.1.b is depicted.

Photo # 4. Items 3.2, 3.3, and 3.4 are depicted.

Photo # 5. Item 3.5 is depicted.

Photo # 6. Item 3.6 is depicted.

Photo # 7. Item 5.a is depicted.

Photo # 8. Item 5.b is depicted.

Photo # 9. Item 5.c is depicted.

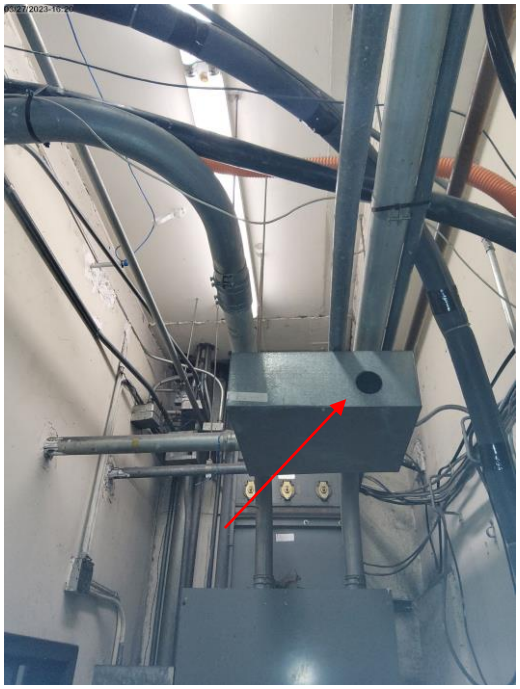


Photo # 10. Item 5.d is depicted.

Photo # 11. Items 7.1.a, and 7.1.b are depicted.

Photo # 12. Item 7.2 is depicted.

Photo # 13. Item 7.3 is depicted.

Photo # 14. Items 7.4.a, and 7.4.b are depicted.

Photo # 15. Item 7.5 is depicted.

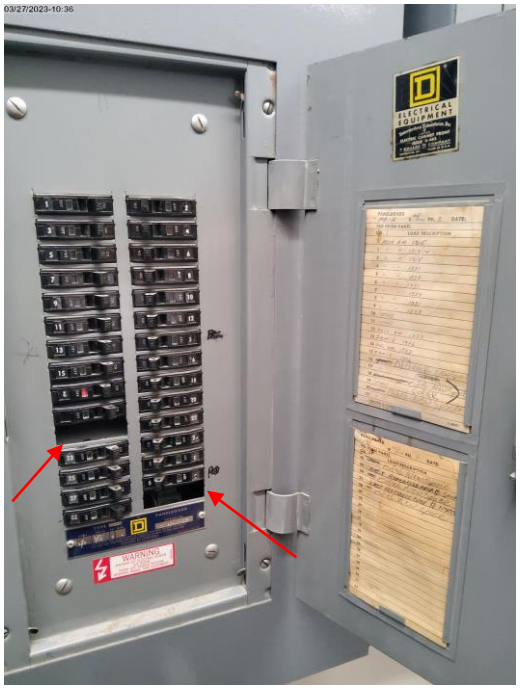


Photo # 16. Item 7.6 is depicted.

Photo # 17. Item 7.8 is depicted.

Photo # 18. Item 7.9.a is depicted.

Photo # 19. Item 7.9.b is depicted.

Photo # 20. Item 7.10.a is depicted.

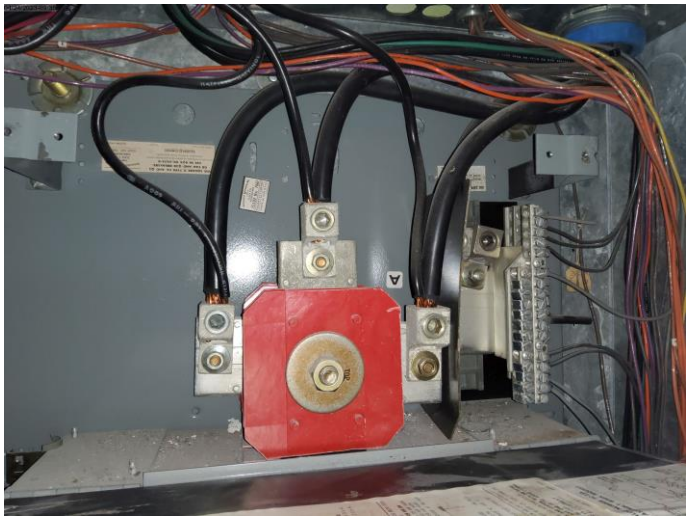


Photo # 21. Item 7.10.b is depicted.

Photo # 22. Item 7.11 is depicted.

Photo # 23. Item 7.12 is depicted.

Photo # 24. Item 7.13 is depicted.

Photo # 25. Item 7.14 is depicted.

Photo # 26. Items 7.15.a, and 7.15.b are depicted.

Photo # 27. Items 7.16.a, and 7.16.b are depicted.

Photo # 28. Item 7.17 is depicted.

	
Photo # 29. Item 7.18 is depicted.	Photo # 30. Item 7.19.a is depicted.

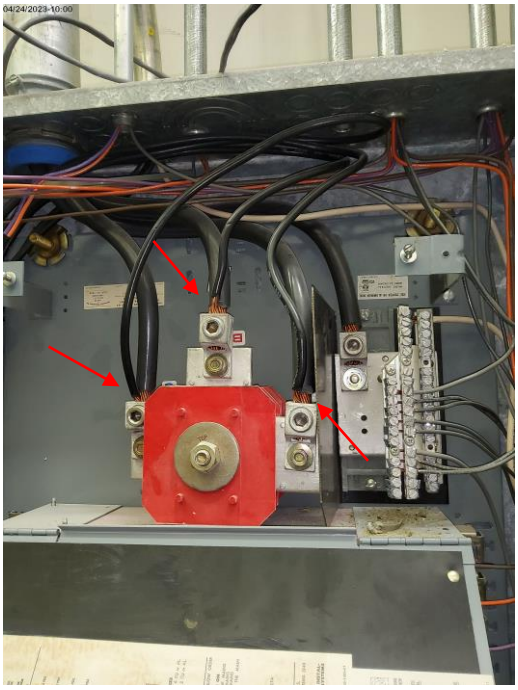



Photo # 31. Item 7.19.b is depicted.	Photo # 32. Items 7.20.a, and 7.20.b are depicted.

Photo # 33. Items 7.21 is depicted.

Photo # 34. Item 7.23 is depicted.

Photo # 35. Item 7.24 is depicted.

Photo # 36. Items 7.27.a, and 7.27.b are depicted.

Photo # 37. Item 7.28 is depicted.

Photo # 38. Item 7.29 is depicted.

Photo # 39. Item 7.30 is depicted.

Photo # 40. Item 7.31 is depicted.

Photo # 41. Item 7.32 is depicted.

Photo # 42. Item 7.33 is depicted.

Photo # 43. Item 7.34 is depicted.

Photo # 44. Item 7.35 is depicted.

	
Photo # 45. Item 7.36 is depicted.	Photo # 46. Item 7.37 is depicted.
	
Photo # 47. Item 7.38 is depicted.	Photo # 48. Item 7.39 is depicted.

	
Photo # 49. Item 7.40 is depicted.	Photo # 50. Item 7.41 is depicted.
	
Photo # 51. Item 7.42 is depicted.	Photo # 52. Items 7.44.a, and 7.44.b are depicted.

Photo # 53. Item 7.45 is depicted.

Photo # 54. Item 7.48 is depicted.

Photo # 55. Items 7.49.a, and 7.49.b are depicted.

Photo # 56. Items 7.50.a, and 7.50.b are depicted.

Photo # 57. Item 7.51 is depicted.

Photo # 58. Item 7.52 is depicted.

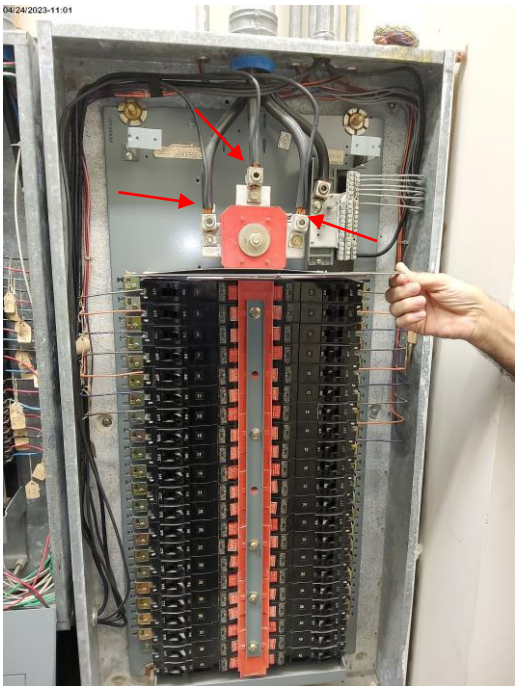


Photo # 59. Item 7.53 is depicted.

Photo # 60. Items 7.54.a, and 7.54.b are depicted.

Photo # 61. Items 7.56.a is depicted.

Photo # 62. Item 7.56.b is depicted.

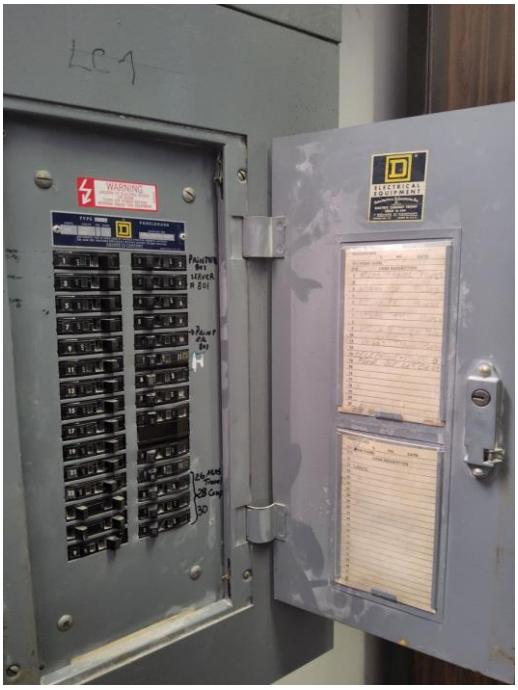


Photo # 63. Item 7.57 is depicted.

Photo # 64. Item 7.58 is depicted.

Photo # 65. Items 7.59.a and 7.59.b are depicted.

Photo # 66. Items 7.61.a, and 7.61.b are depicted.

Photo # 67. Item 7.62.a is depicted.

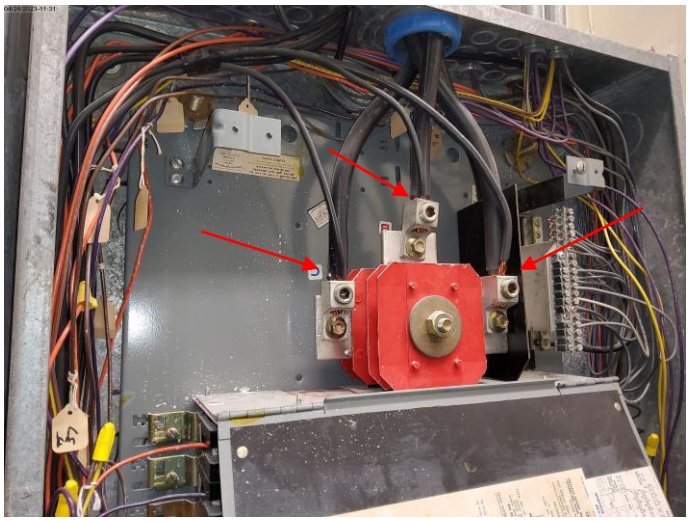


Photo # 68. Item 7.62.b is depicted.

	
Photo # 69. Item 7.63 is depicted.	Photo # 70. Item 7.64 is depicted.
	
Photo # 71. Items 7.65.a, and 7.65.b are depicted.	Photo # 72. Item 7.66.a is depicted.

Photo # 73. Items 7.66.b and 7.66.c are depicted.

Photo # 74. Item 7.66.d is depicted.

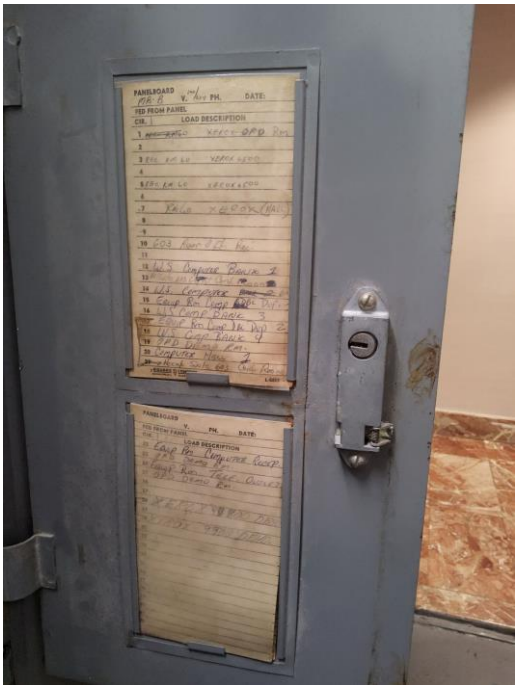


Photo # 75. Items 7.67 is depicted.

Photo # 76. Item 7.68.a is depicted.

Photo # 77. Item 7.68b is depicted.

Photo # 78. Item 7.69.a is depicted.

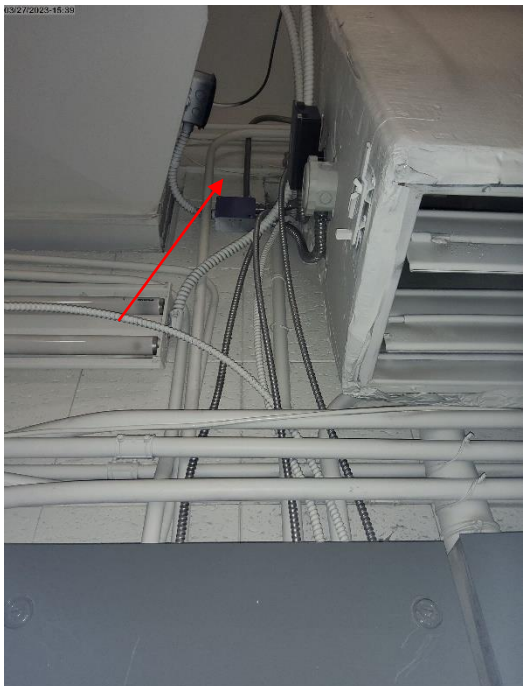


Photo # 79. Item 7.69.b is depicted.

Photo # 80. Item 7.70.a is depicted.

Photo # 81. Items 7.70.b and 7.70.c are depicted.

Photo # 82. Item 7.71.a is depicted.

Photo # 83. Item 7.71.b is depicted.

Photo # 84. Item 7.72.a is depicted.

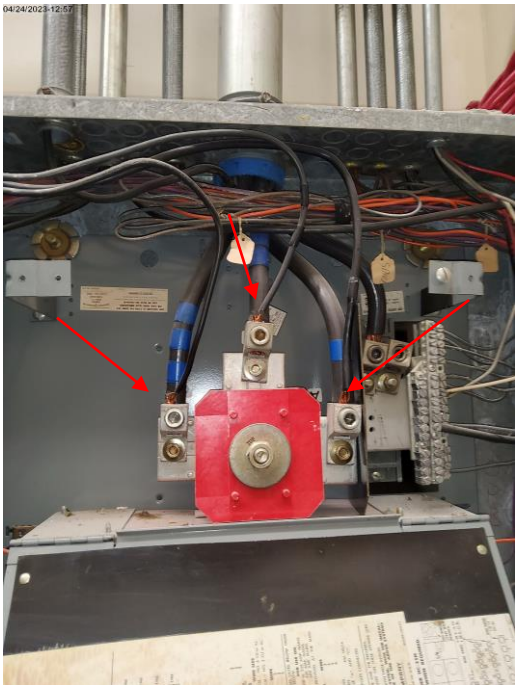


Photo # 85. Item 7.72.b is depicted.

Photo # 86. Item 7.73 is depicted.

Photo # 87. Items 7.74.a and 7.74.b are depicted.

Photo # 88. Items 7.75.a, 7.75.b and 7.75.c are depicted.

Photo # 89. Item 7.76 is depicted.

Photo # 90. Item 7.77 is depicted.

Photo # 91. Items 7.78 is depicted.

Photo # 92. Item 7.79.a is depicted.

Photo # 93. Item 7.79.b is depicted.

Photo # 94. Item 7.80 is depicted.

Photo # 95. Items 7.81 is depicted.

Photo # 96. Items 7.82.a, and 7.82.b are depicted.

Photo # 97. Item 7.83 is depicted.

Photo # 98. Item 7.84 is depicted.

Photo # 99. Item 7.85 is depicted.

Photo # 100. Item 7.88 is depicted.

Photo # 101. Items 7.89.a, 7.89.b, and 7.89.c are depicted.

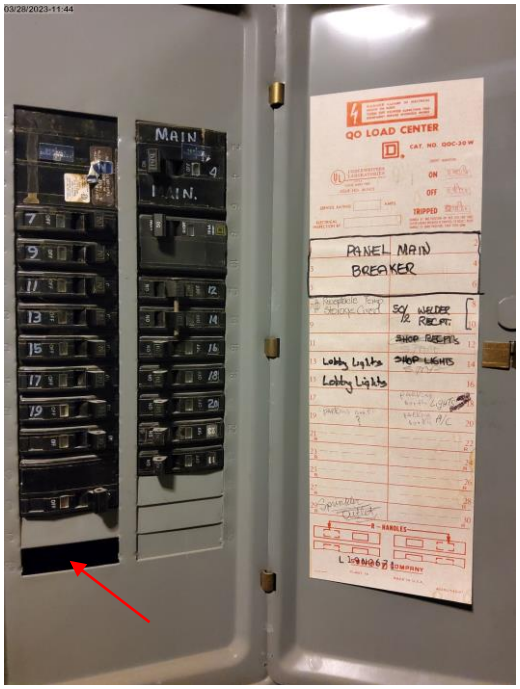


Photo # 102. Items 7.89.d, and 7.89.e are depicted.

Photo # 103. Item 7.90 is depicted.

Photo # 104. Item 7.91 is depicted.

Photo # 105. Item 7.91 is depicted.

Photo # 106. Item 7.93.a is depicted.

Photo # 107. Item 7.93.b is depicted.

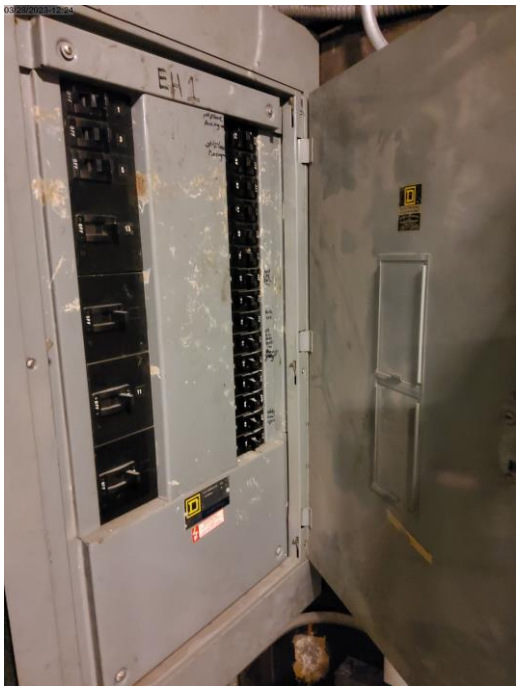


Photo # 108. Item 7.94.a is depicted.

Photo # 109. Item 7.94.b is depicted.

Photo # 110. Item 7.95 is depicted.

Photo # 111. Item 7.96.a is depicted.

Photo # 112. Items 7.96.b is depicted.

Photo # 113. Items 7.97.a and 7.97.b are depicted.

Photo # 114. Items7.97.c, 7.97.d, and 7.97.e are depicted.

Photo # 115. Item 7.98.a is depicted.

Photo # 116. Item 7.98.b is depicted.

	
Photo # 117. Items 7.101, and 7.102 are depicted.	Photo # 118. Items 7.101, and 7.102 are depicted.

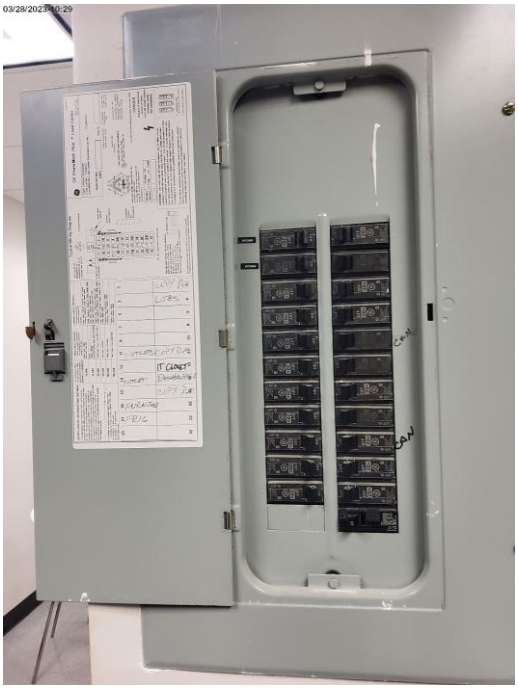



Photo # 119. Item 7.103.a is depicted.	Photo # 120. Item 7.103.b is depicted.

Photo # 121. Item 8.a is depicted.

Photo # 122. Item 8.b is depicted.

Photo # 123. Item 8.d is depicted.

Photo # 124. Items 8.e is depicted.

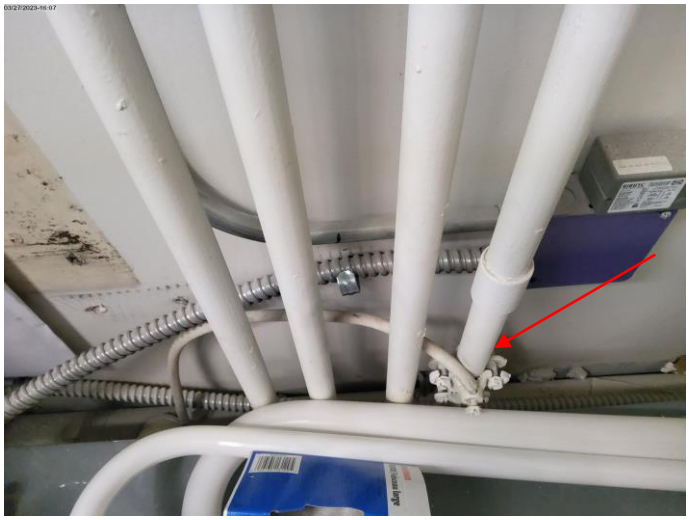
	
Photo # 125. Item 10.a is depicted.	Photo # 126. Item 10.b is depicted.
	
Photo # 127. Item 10.c is depicted.	Photo # 128. Item 10.d is depicted.

Photo # 129. Item 17.1.a is depicted.

Photo # 130. Item 17.1.b is depicted.

Photo # 131. Item 17.1.c is depicted.

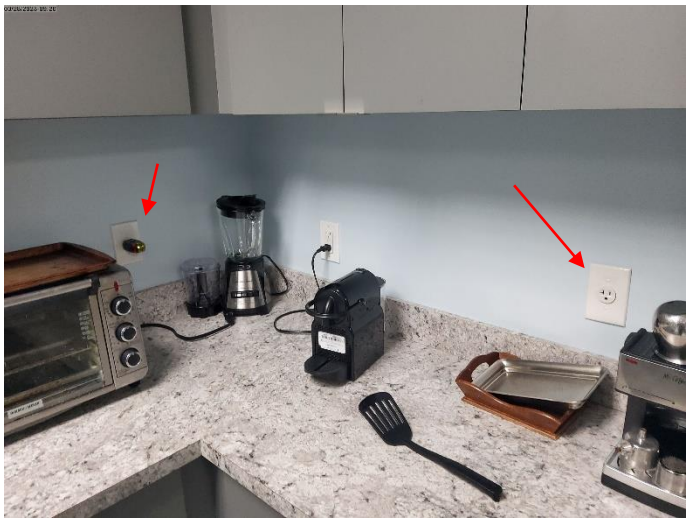


Photo # 132. Item 17.1.d is depicted.

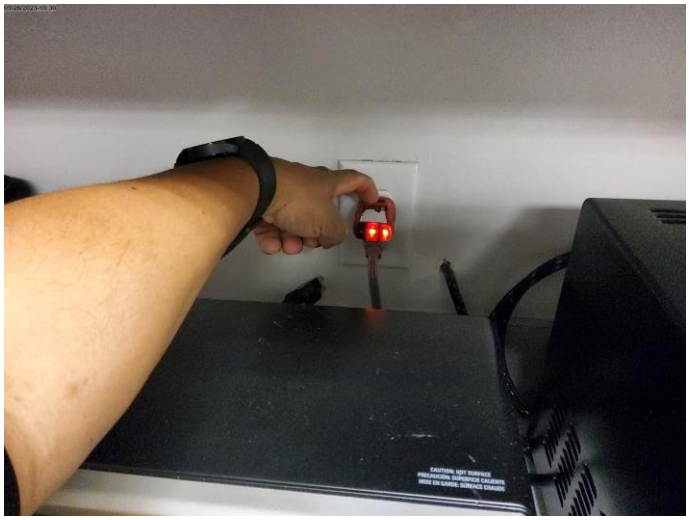


Photo # 133. Item 17.1.e is depicted.	Photo # 134. Item 17.1.f is depicted.
	
Photo # 135. Item 17.1.g is depicted.	Photo # 136. Item 17.1.h is depicted.

Photo # 137. Item 17.1.i is depicted.

Photo # 138. Item 17.1.j is depicted.

Photo # 139. Item 17.1.k is depicted.

Photo # 140. Item 17.1.l is depicted.

Photo # 141. Item 17.1.m is depicted.

Photo # 142. Item 17.1.n is depicted.

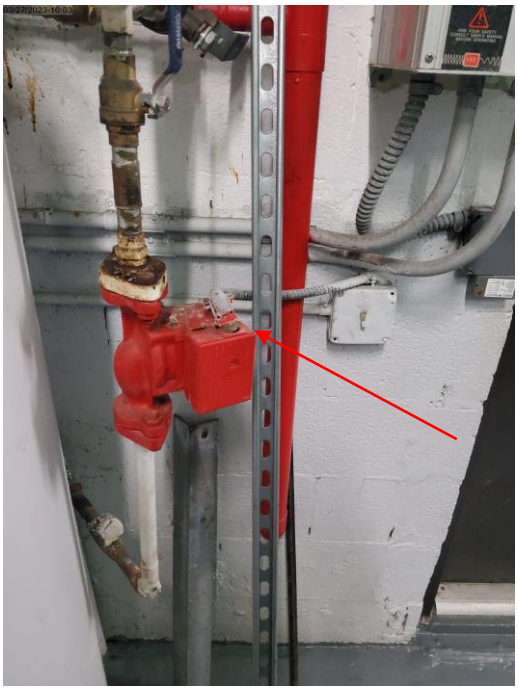


Photo # 143. Item 17.1.o is depicted.

Photo # 144. Item 17.1.p is depicted.

Photo # 145. Item 17.2.a is depicted.

Photo # 146. Item 17.2.b is depicted.

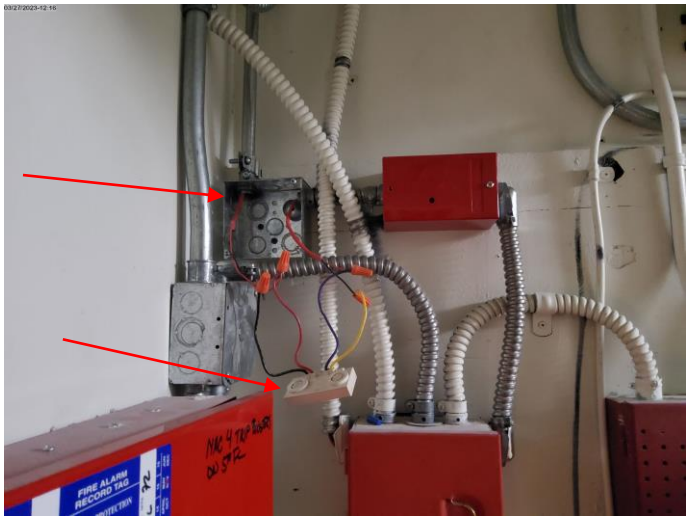


Photo # 147. Item 17.2.c is depicted.

Photo # 148. Item 17.2.d is depicted.

Photo # 149. Item 17.2.e is depicted.

Photo # 150. Item 17.2.f is depicted.

Photo # 151. Item 17.2.g is depicted.

Photo # 152. Item 17.2.h is depicted.

Photo # 153. Item 17.2.i is depicted.

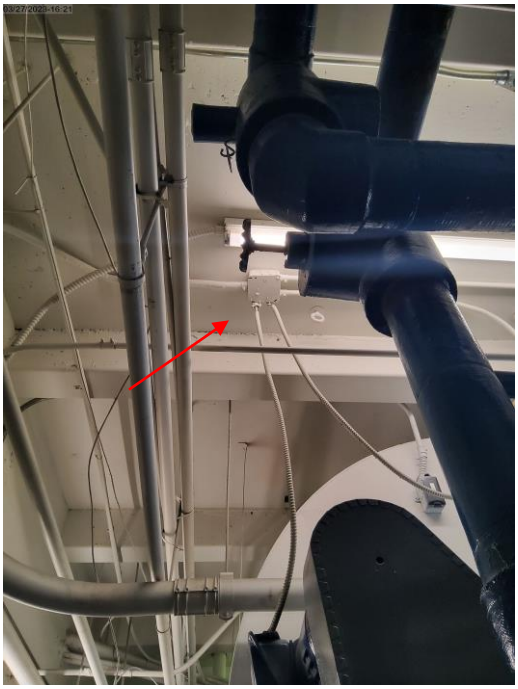


Photo # 154. Item 17.2.j is depicted.

Photo # 155. Item 22.a is depicted.

Annex “A”

Site Photographs

Digitally signed by David S Riddle
Date: 2023.04.28 13:37:16 -04'00'

Photo # 1. Item 3.1.a is depicted.

Photo # 2. Item 3.1.a is depicted.

Photo # 3. Item 3.1.b is depicted.

Photo # 4. Items 3.2, 3.3, and 3.4 are depicted.

Photo # 5. Item 3.5 is depicted.

Photo # 6. Item 3.6 is depicted.

Photo # 7. Item 5.a is depicted.

Photo # 8. Item 5.b is depicted.

Photo # 9. Item 5.c is depicted.

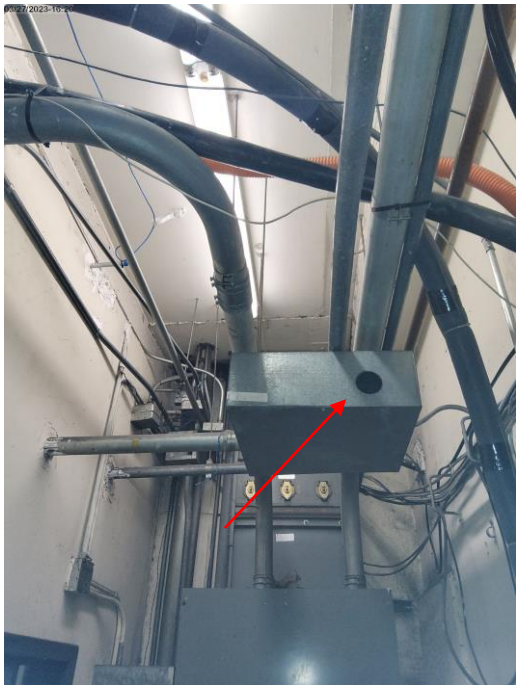


Photo # 10. Item 5.d is depicted.

Photo # 11. Items 7.1.a, and 7.1.b are depicted.

Photo # 12. Item 7.2 is depicted.

Photo # 13. Item 7.3 is depicted.

Photo # 14. Items 7.4.a, and 7.4.b are depicted.

Photo # 15. Item 7.5 is depicted.

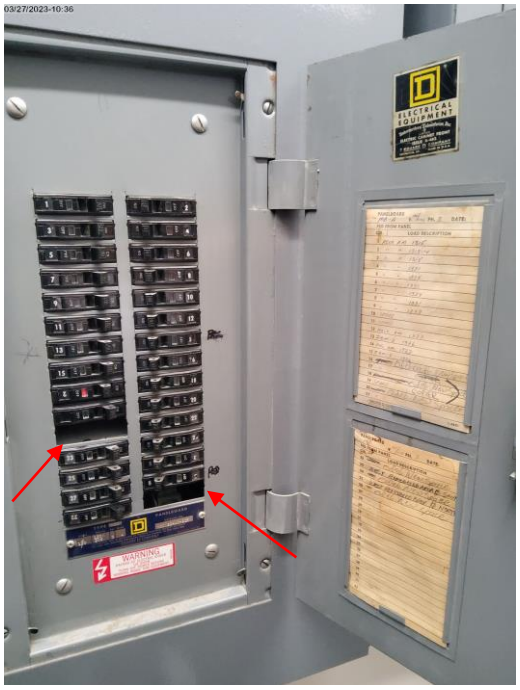


Photo # 16. Item 7.6 is depicted.

Photo # 17. Item 7.8 is depicted.

Photo # 18. Item 7.9.a is depicted.

Photo # 19. Item 7.9.b is depicted.

Photo # 20. Item 7.10.a is depicted.

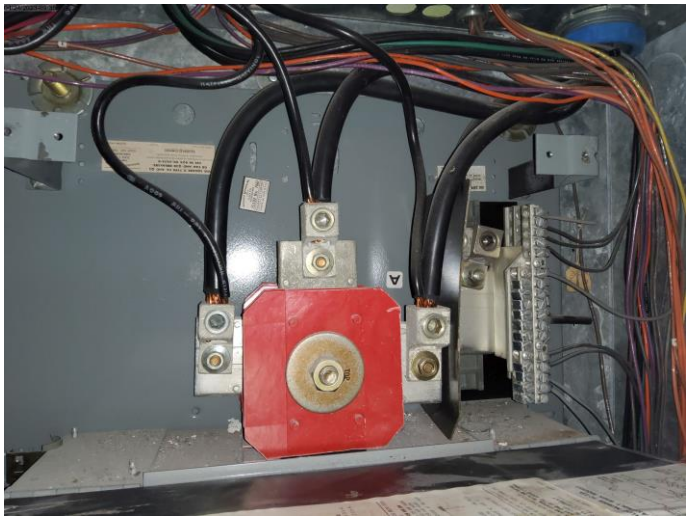


Photo # 21. Item 7.10.b is depicted.

Photo # 22. Item 7.11 is depicted.

Photo # 23. Item 7.12 is depicted.

Photo # 24. Item 7.13 is depicted.

Photo # 25. Item 7.14 is depicted.

Photo # 26. Items 7.15.a, and 7.15.b are depicted.

Photo # 27. Items 7.16.a, and 7.16.b are depicted.

Photo # 28. Item 7.17 is depicted.

	
Photo # 29. Item 7.18 is depicted.	Photo # 30. Item 7.19.a is depicted.

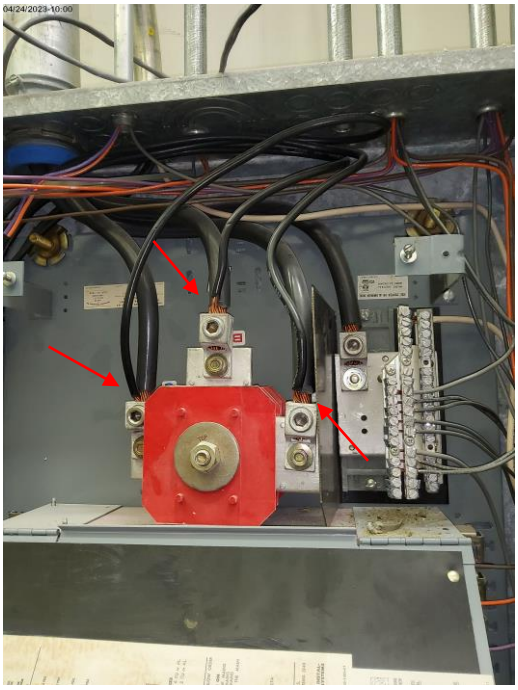



Photo # 31. Item 7.19.b is depicted.	Photo # 32. Items 7.20.a, and 7.20.b are depicted.

Photo # 33. Items 7.21 is depicted.

Photo # 34. Item 7.23 is depicted.

Photo # 35. Item 7.24 is depicted.

Photo # 36. Items 7.27.a, and 7.27.b are depicted.

Photo # 37. Item 7.28 is depicted.

Photo # 38. Item 7.29 is depicted.

Photo # 39. Item 7.30 is depicted.

Photo # 40. Item 7.31 is depicted.

Photo # 41. Item 7.32 is depicted.

Photo # 42. Item 7.33 is depicted.

Photo # 43. Item 7.34 is depicted.

Photo # 44. Item 7.35 is depicted.

	
Photo # 45. Item 7.36 is depicted.	Photo # 46. Item 7.37 is depicted.
	
Photo # 47. Item 7.38 is depicted.	Photo # 48. Item 7.39 is depicted.

	
Photo # 49. Item 7.40 is depicted.	Photo # 50. Item 7.41 is depicted.
	
Photo # 51. Item 7.42 is depicted.	Photo # 52. Items 7.44.a, and 7.44.b are depicted.

Photo # 53. Item 7.45 is depicted.

Photo # 54. Item 7.48 is depicted.

Photo # 55. Items 7.49.a, and 7.49.b are depicted.

Photo # 56. Items 7.50.a, and 7.50.b are depicted.

Photo # 57. Item 7.51 is depicted.

Photo # 58. Item 7.52 is depicted.

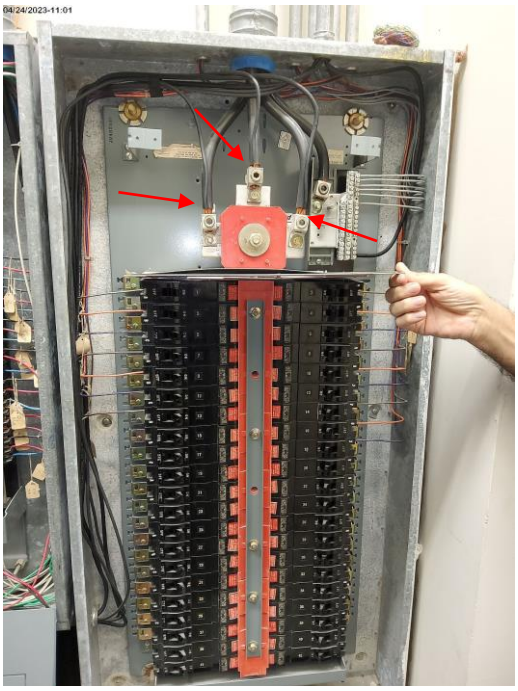


Photo # 59. Item 7.53 is depicted.

Photo # 60. Items 7.54.a, and 7.54.b are depicted.

Photo # 61. Items 7.56.a is depicted.

Photo # 62. Item 7.56.b is depicted.

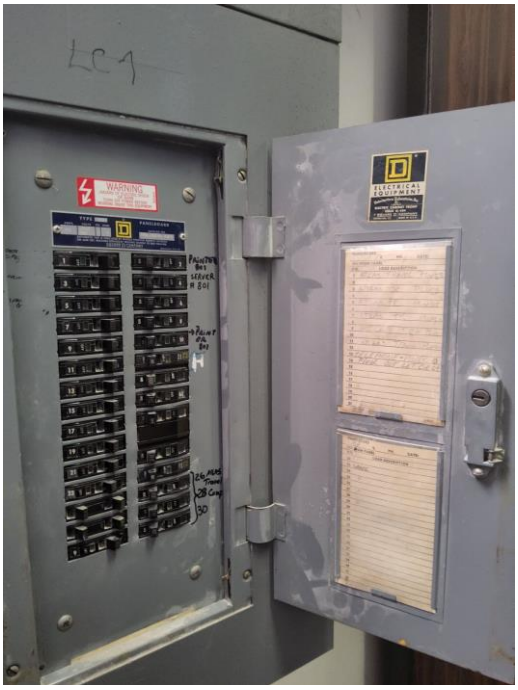


Photo # 63. Item 7.57 is depicted.

Photo # 64. Item 7.58 is depicted.

Photo # 65. Items 7.59.a and 7.59.b are depicted.

Photo # 66. Items 7.61.a, and 7.61.b are depicted.

Photo # 67. Item 7.62.a is depicted.

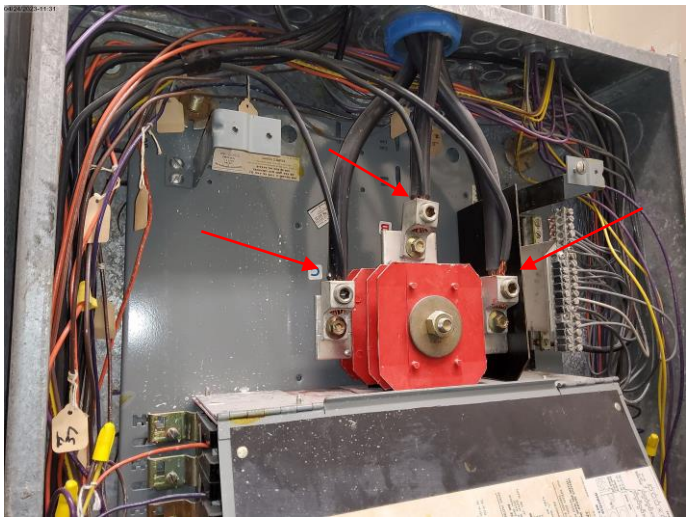


Photo # 68. Item 7.62.b is depicted.

	
Photo # 69. Item 7.63 is depicted.	Photo # 70. Item 7.64 is depicted.
	
Photo # 71. Items 7.65.a, and 7.65.b are depicted.	Photo # 72. Item 7.66.a is depicted.

Photo # 73. Items 7.66.b and 7.66.c are depicted.

Photo # 74. Item 7.66.d is depicted.

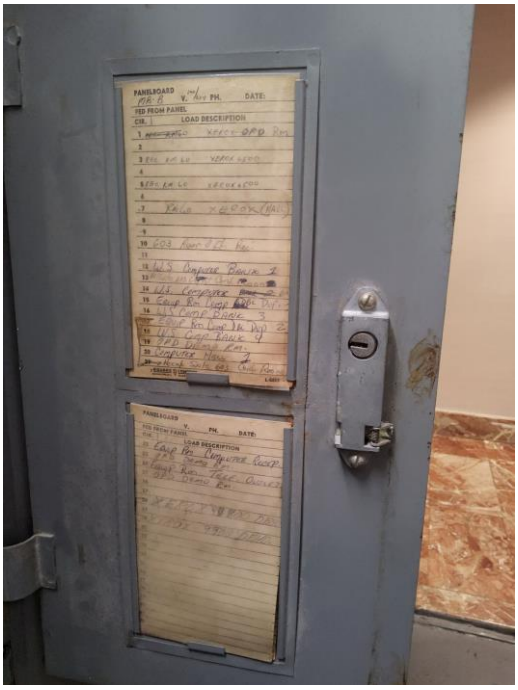


Photo # 75. Items 7.67 is depicted.

Photo # 76. Item 7.68.a is depicted.

Photo # 77. Item 7.68b is depicted.

Photo # 78. Item 7.69.a is depicted.

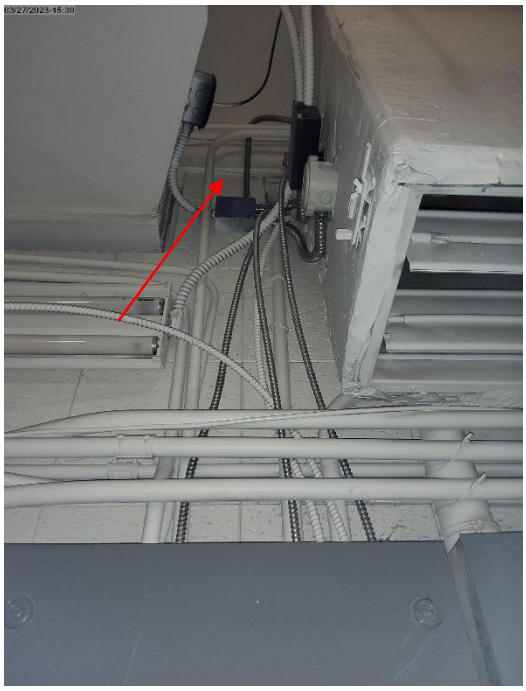


Photo # 79. Item 7.69.b is depicted.

Photo # 80. Item 7.70.a is depicted.

Photo # 81. Items 7.70.b and 7.70.c are depicted.

Photo # 82. Item 7.71.a is depicted.

Photo # 83. Item 7.71.b is depicted.

Photo # 84. Item 7.72.a is depicted.

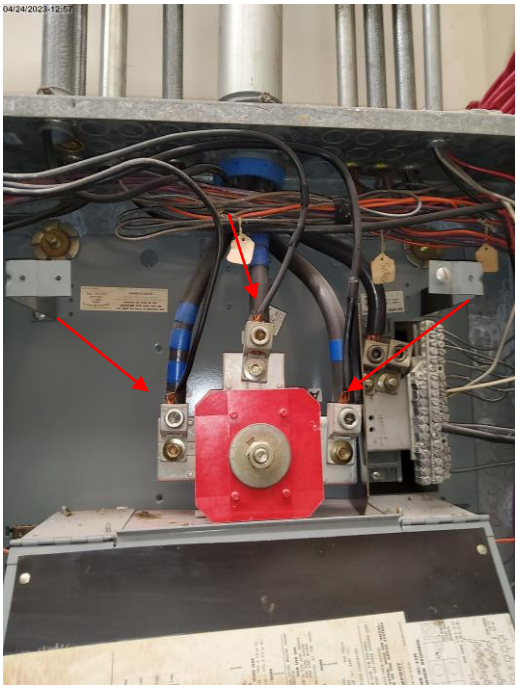


Photo # 85. Item 7.72.b is depicted.

Photo # 86. Item 7.73 is depicted.

Photo # 87. Items 7.74.a and 7.74.b are depicted.

Photo # 88. Items 7.75.a, 7.75.b and 7.75.c are depicted.

Photo # 89. Item 7.76 is depicted.

Photo # 90. Item 7.77 is depicted.

Photo # 91. Items 7.78 is depicted.

Photo # 92. Item 7.79.a is depicted.

Photo # 93. Item 7.79.b is depicted.

Photo # 94. Item 7.80 is depicted.

Photo # 95. Items 7.81 is depicted.

Photo # 96. Item 7.82.a is depicted.

Photo # 97. Item 7.82.b is depicted.

Photo # 98. Item 7.83 is depicted.

Photo # 99. Item 7.84 is depicted.

Photo # 100. Item 7.85 is depicted.

Photo # 101. Items 7.89.a, 7.89.b, and 7.89.c are depicted.

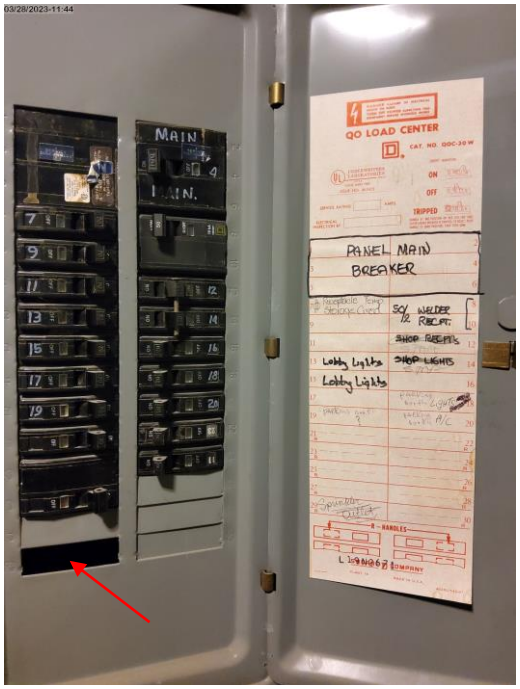


Photo # 102. Items 7.89.d, and 7.89.e are depicted.

Photo # 103. Item 7.90 is depicted.

Photo # 104. Item 7.91 is depicted.

Photo # 105. Item 7.91 is depicted.

Photo # 106. Item 7.93.a is depicted.

Photo # 107. Item 7.93.b is depicted.

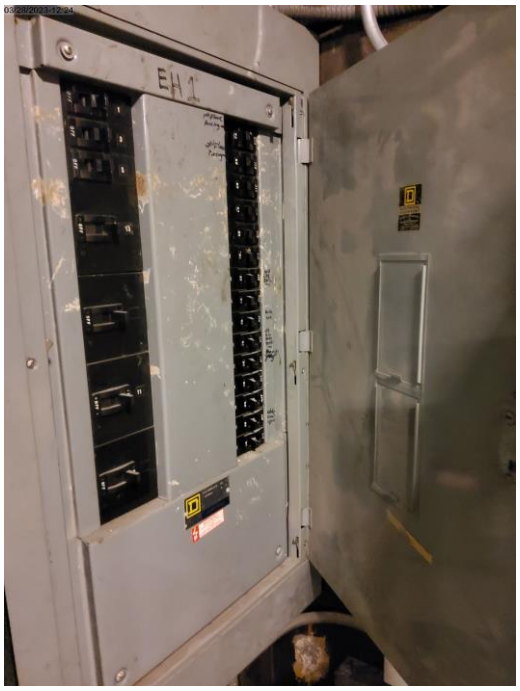


Photo # 108. Item 7.94.a is depicted.

Photo # 109. Item 7.94.b is depicted.

Photo # 110. Item 7.95 is depicted.

Photo # 111. Item 7.96.a is depicted.

Photo # 112. Items 7.96.b is depicted.

Photo # 113. Items 7.97.a and 7.97.b are depicted.

Photo # 114. Items7.97.c, 7.97.d, and 7.97.e are depicted.

Photo # 115. Item 7.98.a is depicted.

Photo # 116. Item 7.98.b is depicted.

	
Photo # 117. Items 7.101, and 7.102 are depicted.	Photo # 118. Items 7.101, and 7.102 are depicted.

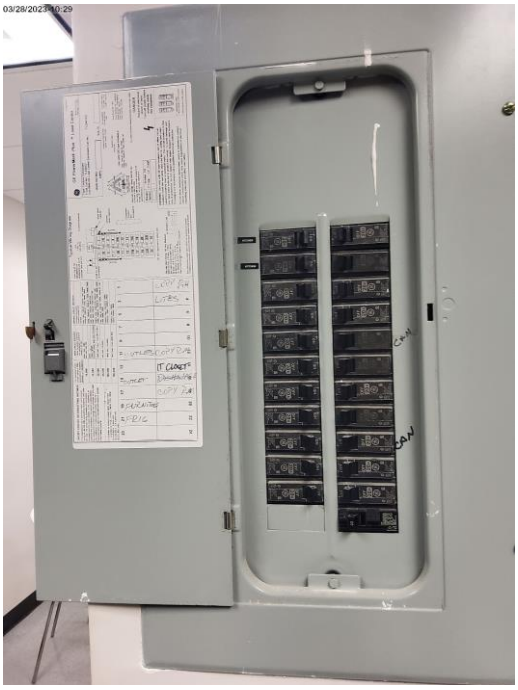



Photo # 119. Item 7.103.a is depicted.	Photo # 120. Item 7.103.b is depicted.

Photo # 121. Item 8.a is depicted.

Photo # 122. Item 8.b is depicted.

Photo # 123. Item 8.d is depicted.

Photo # 124. Items 8.e is depicted.

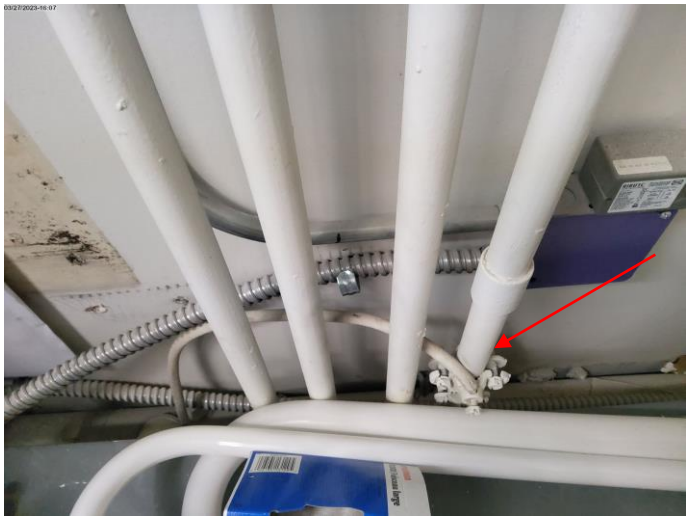
	
Photo # 125. Item 10.a is depicted.	Photo # 126. Item 10.b is depicted.
	
Photo # 127. Item 10.c is depicted.	Photo # 128. Item 10.d is depicted.

Photo # 129. Item 17.1.a is depicted.

Photo # 130. Item 17.1.b is depicted.

Photo # 131. Item 17.1.c is depicted.

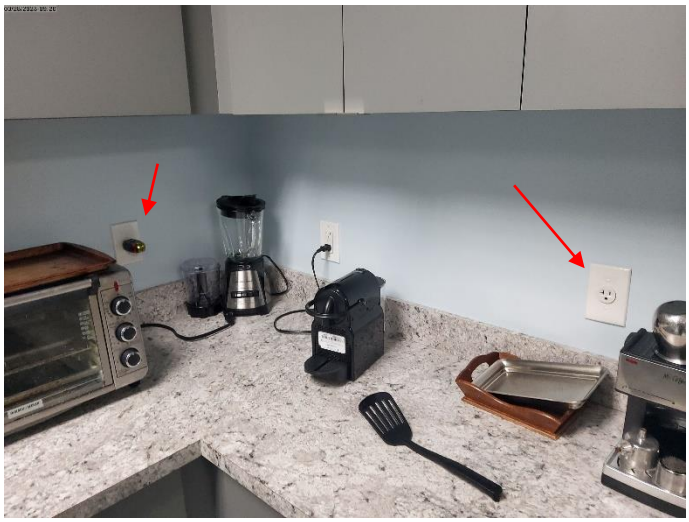


Photo # 132. Item 17.1.d is depicted.

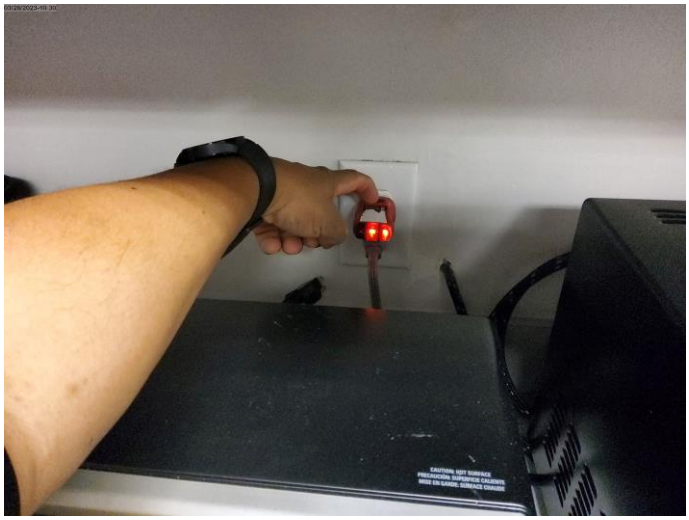


Photo # 133. Item 17.1.e is depicted.	Photo # 134. Item 17.1.f is depicted.
	
Photo # 135. Item 17.1.g is depicted.	Photo # 136. Item 17.1.h is depicted.

Photo # 137. Item 17.1.i is depicted.

Photo # 138. Item 17.1.j is depicted.

Photo # 139. Item 17.1.l is depicted.

Photo # 140. Item 17.1.m is depicted.

Photo # 141. Item 17.1.n is depicted.

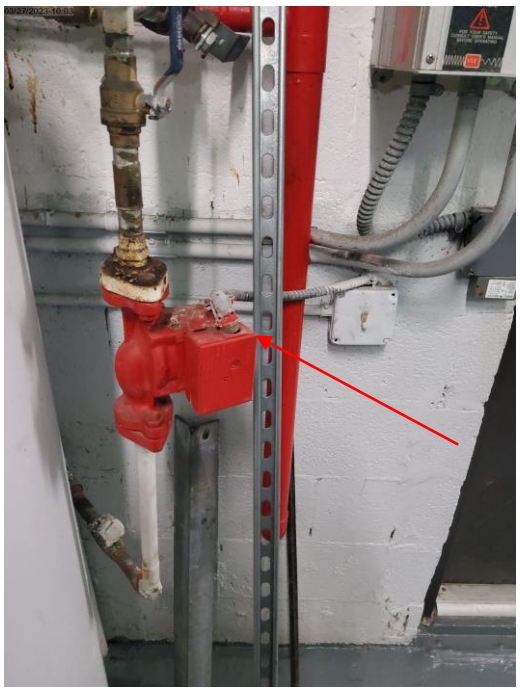


Photo # 142. Item 17.1.o is depicted.

Photo # 143. Item 17.1.p is depicted.

Photo # 144. Item 17.2.a is depicted.

Photo # 145. Item 17.2.b is depicted.

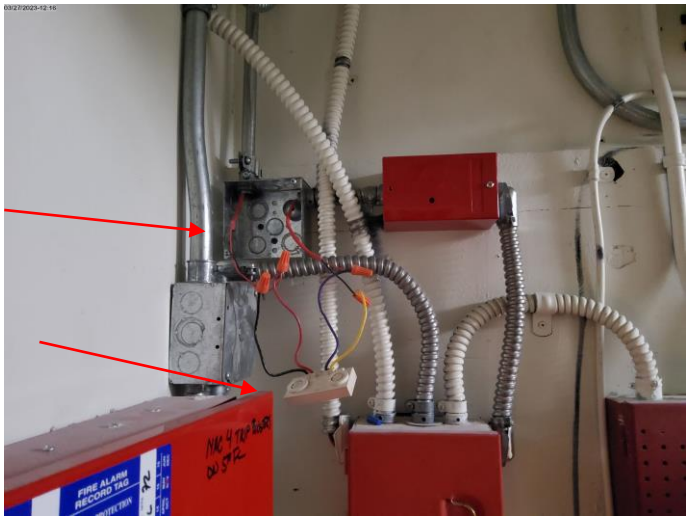


Photo # 146. Item 17.2.c is depicted.

Photo # 147. Item 17.2.d is depicted.

Photo # 148. Item 17.2.e is depicted.

Photo # 149. Item 17.2.f is depicted.

Photo # 150. Item 17.2.g is depicted.

Photo # 151. Item 17.2.h is depicted.

Photo # 152. Item 17.2.i is depicted.

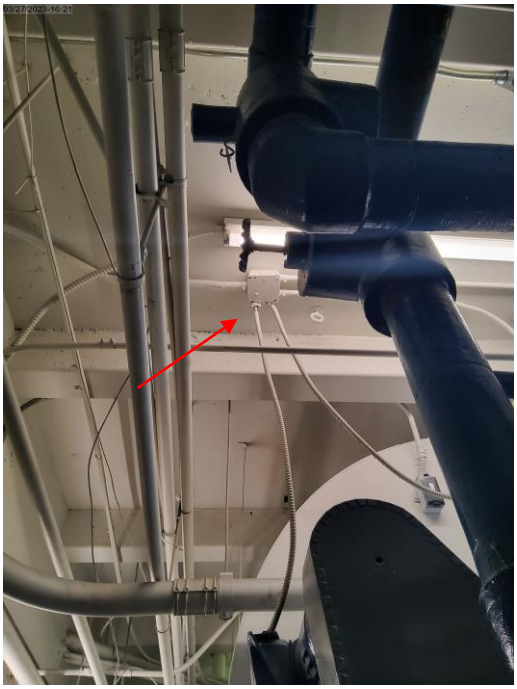


Photo # 153. Item 17.2.j is depicted.	Photo # 154. Item 22.a is depicted.

City of Coral Gables
Development Services Department

NOTICE TO BUILDING OFFICIAL

Form A.1

For the use of Private Provider *Florida Statutes §553.791(4)* *Rev. 10-01-2014*

Project Name / Address: 751 N Greenway Dr

Plan number: _____ Phased Permit? ☐ Yes ☑ No

Project address: 751 NGreenway Dr Parcel tax ID: 03-4108-001-4080

Services to be provided (select one): ☑ Inspections only ☐ Plans Review and Inspections*

**Pursuant to FS Section 553.791(2): If this notice applies to private plan review only, the Building Official has the authority to require, at his or her discretion, that the private provider be used for <u>both</u> services.*

I, _____, the fee owner of the property referenced above, hereby affirm that I have entered into a contract with the Private Provider firm identified below to conduct the services indicated above.

Private Provider Firm: ARC Private Provider Services Inc

Private Provider (Qualifier for the Firm): Jose Ramos

Florida License or Registration number: AR 0011115

Address: 7414 SW 48 ST Miami FL 33155

Telephone: 305.501.4788 Fax: _____ Email: rick@arcprivateprovider.com

I have elected to use one or more Private Providers to provide building code plans review and/or inspection services for the building or structure that is the subject of the enclosed permit application, as authorized by Section 553.791, Florida Statutes. I understand that the local Building Official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests.

By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local Building Official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

I understand that the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by Section 553.791, Florida Statutes. If I make any changes to the listed Private Providers, I shall, within one (1) business day after any change, update this Notice to reflect such changes. The building plans review and/or inspection services provided by the Private Provider are limited to compliance with the Florida Building Code and do not include review for compliance with fire safety, land use, environmental or other codes.

The following attachments are provided as required by Section 553.791, Florida Statutes:

1. Qualification statements and/or resumes of the Private Provider and all duly authorized representatives.
2. Proof of insurance for professional and comprehensive liability in the amount of $1 million per occurrence and $2 million in the aggregate for any project with a construction cost of $5 million or less, and $2 million per occurrence and $4 million in the aggregate for any project with a construction cost of over $5 million, relating to all services performed as a private provider. Said insurance includes tail coverage (Extended Reporting Period) for a minimum of five (5) years subsequent to the performance of building code inspection services. For detailed, current requirements refer to FS Section 553.791(16).

Please notarize using the appropriate section below:

Individual By: _____ (signature) Print name: ADAM HLAVATY

Address: 751 North Greenway Drive, Coral Gables, FL Telephone: 2196140947

STATE OF FL **COUNTY OF** MIAMI-DADE Before me, this 29 day of 01, 2024, personally appeared ADAM HLAVATY who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Personally known ☑ or Produced Identification ☐ Type of ID produced: _____

Signature of Notary: _____ Print Name EDUARDO VELAZCO

Notary public stamp: _____ My commission expires: _____

Notary Public State of Florida
Eduardo Velazco
My Commission HH 013972
Expires 06/23/2024

Corporation Print Corporation Name: _____

By: _____ (signature) Print name: _____ Its: _____

Address: _____ Telephone: _____

STATE OF _____ **COUNTY OF** _____ Before me, this ____ day of _____, 20____, personally appeared _____, on behalf of the stated corporation, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Personally known ☐ or Produced Identification ☐ Type of ID produced: _____

Signature of Notary: _____ Notary Stamp: Print Name _____

Partnership Print Partnership Name: _____

By: _____ (signature) Print name: _____ Its: _____

Address: _____ Telephone: _____

STATE OF _____ **COUNTY OF** _____ Before me, this ____ day of _____, 20____, personally appeared _____, partner/agent on behalf of the partnership, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Personally known ☐ or Produced Identification ☐ Type of ID produced: _____

Signature of Notary: _____ Notary Stamp: Print Name _____

City of Coral Gables
Development Services Department

NOTICE TO BUILDING OFFICIAL

Form A.1

For the use of Private Provider *Florida Statutes §553.791(4)* *Rev. 10-01-2014*

Project Name / Address: 751 N Greenway Dr

Plan number: _____ Phased Permit? ☐ Yes ☑ No

Project address: 751 NGreenway Dr Parcel tax ID: 03-4108-001-4080

Services to be provided (select one): ☑ Inspections only ☐ Plans Review and Inspections*

**Pursuant to FS Section 553.791(2): If this notice applies to private plan review only, the Building Official has the authority to require, at his or her discretion, that the private provider be used for <u>both</u> services.*

I, _____, the fee owner of the property referenced above, hereby affirm that I have entered into a contract with the Private Provider firm identified below to conduct the services indicated above.

Private Provider Firm: ARC Private Provider Services Inc

Private Provider (Qualifier for the Firm): Jose Ramos

Florida License or Registration number: AR 0011115

Address: 7414 SW 48 ST Miami FL 33155

Telephone: 305.501.4788 Fax: _____ Email: rick@arcprivateprovider.com

I have elected to use one or more Private Providers to provide building code plans review and/or inspection services for the building or structure that is the subject of the enclosed permit application, as authorized by Section 553.791, Florida Statutes. I understand that the local Building Official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests.

By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local Building Official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

I understand that the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by Section 553.791, Florida Statutes. If I make any changes to the listed Private Providers, I shall, within one (1) business day after any change, update this Notice to reflect such changes. The building plans review and/or inspection services provided by the Private Provider are limited to compliance with the Florida Building Code and do not include review for compliance with fire safety, land use, environmental or other codes.

The following attachments are provided as required by Section 553.791, Florida Statutes:

1. Qualification statements and/or resumes of the Private Provider and all duly authorized representatives.
2. Proof of insurance for professional and comprehensive liability in the amount of $1 million per occurrence and $2 million in the aggregate for any project with a construction cost of $5 million or less, and $2 million per occurrence and $4 million in the aggregate for any project with a construction cost of over $5 million, relating to all services performed as a private provider. Said insurance includes tail coverage (Extended Reporting Period) for a minimum of five (5) years subsequent to the performance of building code inspection services. For detailed, current requirements refer to FS Section 553.791(16).

Please notarize using the appropriate section below:

Individual By: _____ (signature) Print name: ADAM HLAVATY

Address: 751 North Greenway Drive, Coral Gables, FL Telephone: 2196140947

STATE OF FL **COUNTY OF** MIAMI-DADE Before me, this 29 day of 01, 2024, personally appeared ADAM HLAVATY who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Personally known ☑ or Produced Identification ☐ Type of ID produced: _____

Signature of Notary: _____ Print Name EDUARDO VELAZCO

Notary public stamp: _____ My commission expires: _____

Notary Public State of Florida
Eduardo Velazco
My Commission HH 013972
Expires 06/23/2024

Corporation Print Corporation Name: _____

By: _____ (signature) Print name: _____ Its: _____

Address: _____ Telephone: _____

STATE OF _____ **COUNTY OF** _____ Before me, this ____ day of _____, 20____, personally appeared _____, on behalf of the stated corporation, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Personally known ☐ or Produced Identification ☐ Type of ID produced: _____

Signature of Notary: _____ Notary Stamp: Print Name _____

Partnership Print Partnership Name: _____

By: _____ (signature) Print name: _____ Its: _____

Address: _____ Telephone: _____

STATE OF _____ **COUNTY OF** _____ Before me, this ____ day of _____, 20____, personally appeared _____, partner/agent on behalf of the partnership, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Personally known ☐ or Produced Identification ☐ Type of ID produced: _____

Signature of Notary: _____ Notary Stamp: Print Name _____

City of Coral Gables
Development Services Department

NOTICE TO BUILDING OFFICIAL

Form A.1

For the use of Private Provider *Florida Statutes §553.791(4)* *Rev. 10-01-2014*

Project Name / Address: 751 N Greenway Dr

Plan number: _____ Phased Permit? ☐ Yes ☑ No

Project address: 751 NGreenway Dr Parcel tax ID: 03-4108-001-4080

Services to be provided (select one): ☑ Inspections only ☐ Plans Review and Inspections*

**Pursuant to FS Section 553.791(2): If this notice applies to private plan review only, the Building Official has the authority to require, at his or her discretion, that the private provider be used for <u>both</u> services.*

I, _____, the fee owner of the property referenced above, hereby affirm that I have entered into a contract with the Private Provider firm identified below to conduct the services indicated above.

Private Provider Firm: ARC Private Provider Services Inc

Private Provider (Qualifier for the Firm): Jose Ramos

Florida License or Registration number: AR 0011115

Address: 7414 SW 48 ST Miami FL 33155

Telephone: 305.501.4788 Fax: _____ Email: rick@arcprivateprovider.com

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By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local Building Official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

I understand that the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by Section 553.791, Florida Statutes. If I make any changes to the listed Private Providers, I shall, within one (1) business day after any change, update this Notice to reflect such changes. The building plans review and/or inspection services provided by the Private Provider are limited to compliance with the Florida Building Code and do not include review for compliance with fire safety, land use, environmental or other codes.

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Personally known ☑ or Produced Identification ☐ Type of ID produced: _____

Signature of Notary: _____ Print Name EDUARDO VELAZCO

Notary public stamp: _____ My commission expires: _____

Notary Public State of Florida
Eduardo Velazco
My Commission HH 013972
Expires 06/23/2024

Corporation Print Corporation Name: _____

By: _____ (signature) Print name: _____ Its: _____

Address: _____ Telephone: _____

STATE OF _____ **COUNTY OF** _____ Before me, this ____ day of _____, 20____, personally appeared _____, on behalf of the stated corporation, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Personally known ☐ or Produced Identification ☐ Type of ID produced: _____

Signature of Notary: _____ Notary Stamp: Print Name _____

Partnership Print Partnership Name: _____

By: _____ (signature) Print name: _____ Its: _____

Address: _____ Telephone: _____

STATE OF _____ **COUNTY OF** _____ Before me, this ____ day of _____, 20____, personally appeared _____, partner/agent on behalf of the partnership, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Personally known ☐ or Produced Identification ☐ Type of ID produced: _____

Signature of Notary: _____ Notary Stamp: Print Name _____

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: 04/24/2023

Case No._____ FYear_____

PropertyAddress: 201 Alhambra Circle, Coral Gables, FL 33134, Bldg. No.:_____, Sq. Ft.: 51,762 Sq. Ft.

Folio Number: 03-4108-006-2040

Building Description: 201 Alhambra is comprised of fourteen (14) storied and Five (5) of stories are used for parking garages.

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

2. On, 20 23, May 06 at 8:08 ☐ AM ■ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.

3. Maximum 28.2 foot candle
   Minimum 0.12 foot candle
   Maximum to Minimum Ratio 235 : 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.

Digitally signed by David S Riddle
Date: 2023.05.04 15:00:14 -04'00'

David S Riddle
Signature and Seal of Professional

David S. Riddle
Print Name Engineer or Architect

ENGINEERS
ARCHITECTS
RESERVE SPECIALISTS

THE FALCON GROUP

15405 NW 7th Avenue
Miami, FL 33169
P (305) 663-1970
TheFalconGroup.us

April 5, 2023

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

RE: 201 Alhambra Circle, Coral Gables FL 33134
Folio # 03-4108-006-2040 - 50 Year Structural Recertification Report
Y:\Clients\Falcon2022\22-1091\001_50 Yr\L230415 50- Structural Report 201 Alhambra.Docx

Dear Building Official:

Per your request, The Falcon Group (Falcon) conducted a 50-year structural recertification of the SunTrust Plaza at 201 Alhambra Circle, Coral Gables, FL 33134, consistent with the requirements of the City of Miami and Miami-Dade County Code Section 8-11(f) 50 Year Minimum Inspection Procedural Guidelines for Building's Structural Recertification. Please refer to the attached copies of the structural 50-year recertification report for the SunTrust Plaza property. In summary, in accordance with the above Miami-Dade County guidelines and regulations, concrete repairs are required at the parking garage and roof areas of the property.

Visual examinations of the building were conducted at representative locations of reinforced concrete beams, columns, reinforced concrete slabs, and masonry walls from the ground floor, parking garage, roof areas, and interior space. Some areas were noted with isolated concrete deficiencies. The observed concrete deficiencies are progressive in nature and must be properly repaired.

Additionally, the concrete slabs and beams in the parking garage show minor and/or isolated concrete deterioration. Falcon recommends addressing all existing concrete deficiencies and protecting the concrete from chemical reactions in these areas to avoid further deterioration of the structural components.

Falcon's evaluation of the roof revealed signs of minor deterioration of the roofing system. The observed conditions appear reasonable based on the age of the roofing membrane. Overall, the existing roofing system appears to be in fair condition. Falcon recommends periodic maintenance in order to mitigate/avoid water intrusion issues.

During the evaluation, a curtain wall system was observed covering the exterior of the office building tower and no broken glass panels or water intrusion was observed. Overall, the curtain wall system appears to be in good to fair condition. It is important to address any deficiencies with the curtain wall system to ensure the watertightness of the building envelope.

The painted surface finish of the parking garage appears to be fair to good condition. Although it is not a structural item, painting and filling small (hairline / fine) cracks (if any) will extend the life of the structures.

Based on our inspection findings, the deficiencies in the structural elements observed at the time of our inspections did not warrant a change in the pattern of occupancy and the damages noted were considered **"Less than Substantial."** We have not identified any condition that represents an imminent danger to the occupants of the building.

Please note that this report is based upon sampling and is not intended to be an all-inclusive, exhaustive list of each location of repair, scope of work, or otherwise. Falcon has advised that repairs of the noted deficiencies should be implemented on the entire property, including the areas where Falcon has not performed the inspections, but these conditions might exist.

As a routine matter, in order to avoid possible misunderstandings, nothing in this report should be construed directly or indirectly as a guarantee of any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon evaluation of observed conditions, to the extent reasonably possible.

Falcon recommends that the building should have an updated inspection performed every 8-10 years. In the event of a hurricane, flood, or other significant disaster upon or around the building, an updated inspection should also be performed.

Should you have any questions, please feel free to contact our office at (305) 663-1970.

Respectfully Submitted,

Digitally signed by Esther Calle
Date: 2023.04.07 08:28:32 -04'00'

Esther Calle, P.E.,
FL #80400

Annex “A”

Full Legal Description

CORAL GABLES SEC K PB 8-33
LOTS 15 & 16 LESS BEG 3.21FTW OF
NE COR OF LOT 15 S85FT SWLY
21.21FT E35FT N100FT W20FT TO
POB & LOTS 17 THRU 34 & PORT OF
ALLEY LYG WITHIN CLOSED BY ORD
2011-73 BLK 25
LOT SIZE 51762 SQ FT
OR 18160-1529 0698 5(2)
COC 26362-1481 04 2008 5

Digitally signed by Esther Calle
Date: 2023.04.07 08:30:54 -04'00'

Annex “B”

Aerial of the Property Identifying the Building Being Certified

ESTHER CALLE LICENSE No. 80409 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Esther Calle
Date: 2023.04.07 08:31:07 -04'00'

Annex “C”

Site Photographs

Digitally signed by Esther Calle
Date: 2023.04.07 08:31:20 -04'00'

Annex

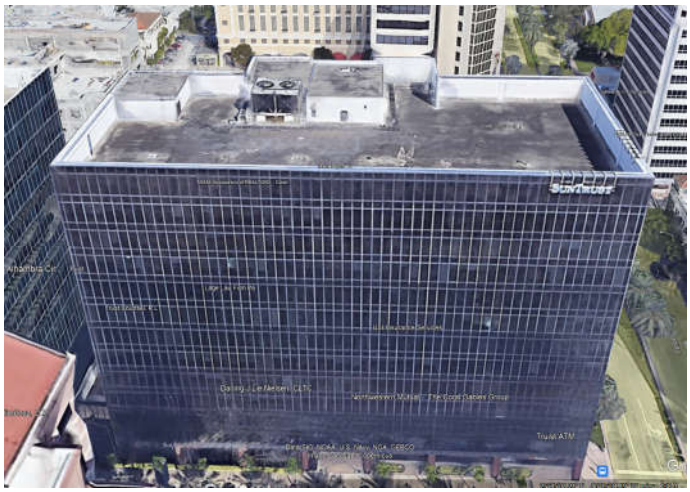
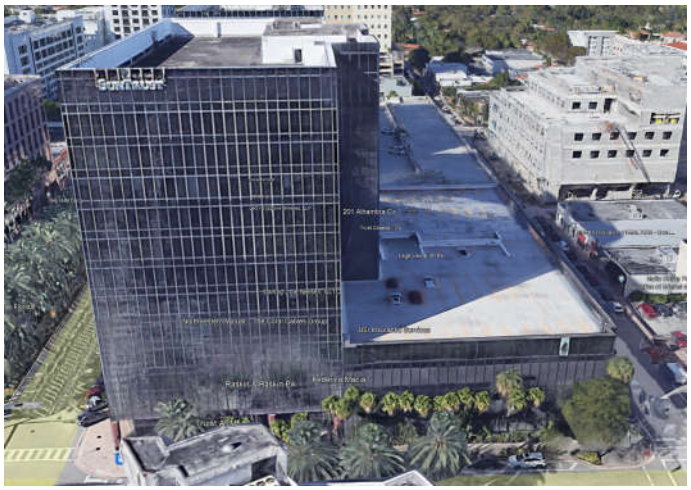
	

Photo # 1. South elevation.	Photo # 2. East elevation.

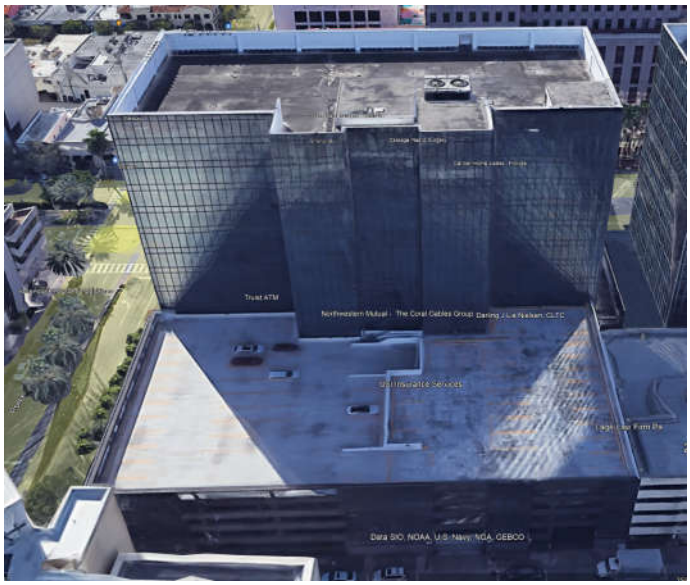
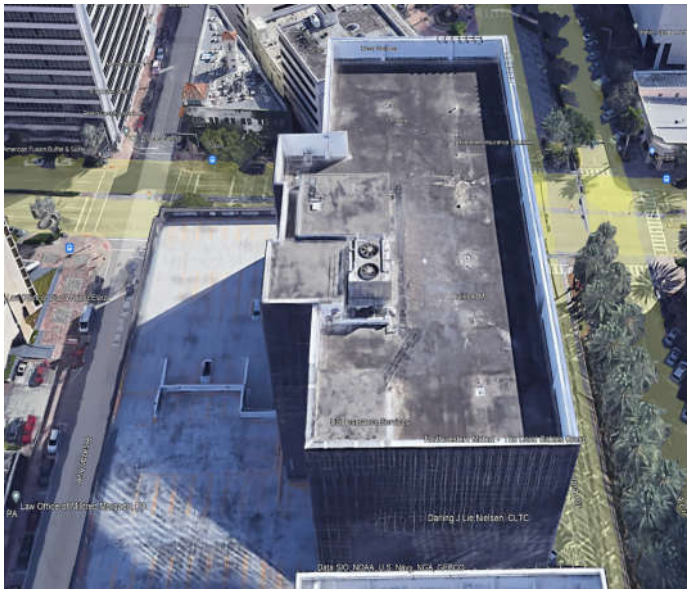

	

Photo # 3. North elevation.	Photo # 4. West elevation.

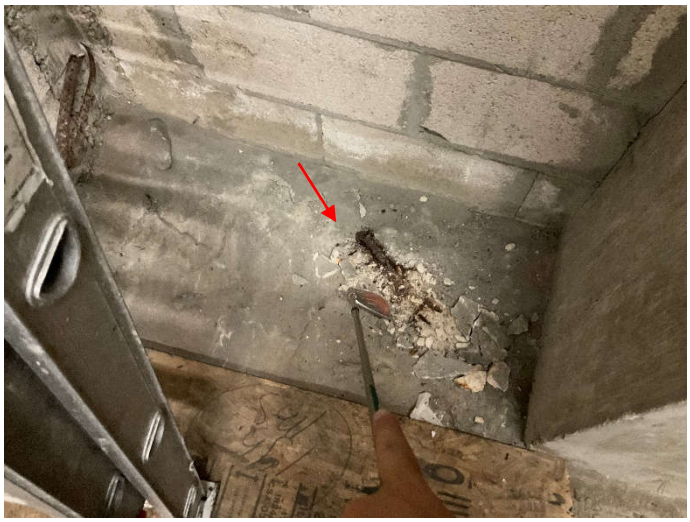


Photo # 5. Concrete spalling and exposed corroded rebar at roof (Generator Room).	Photo # 6. Concrete spalling at roof (Generator Room).

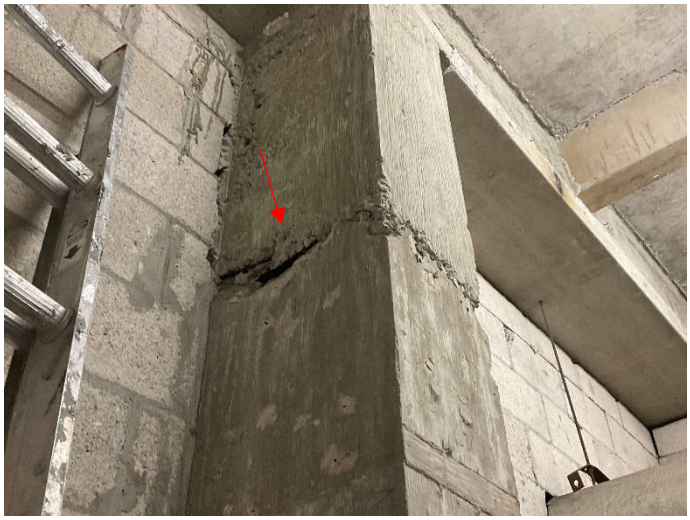



Photo # 7. Concrete damage at column of Generator Room.	Photo # 8. Concrete spalling at parking garage.

Photo # 9. Concrete spalling at ceiling of parking garage.

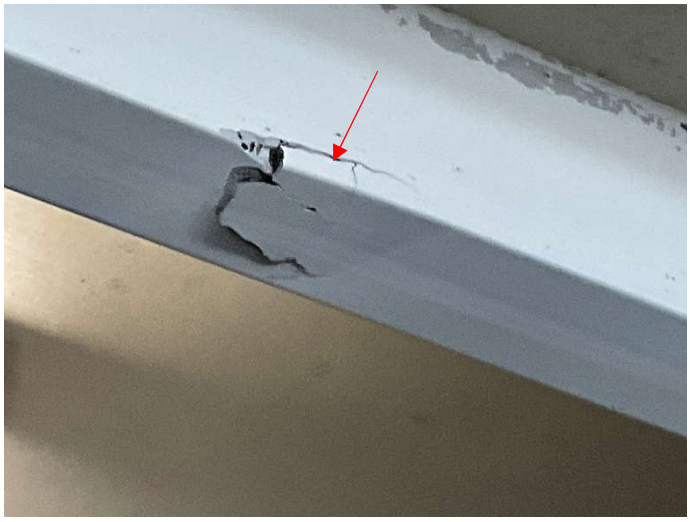
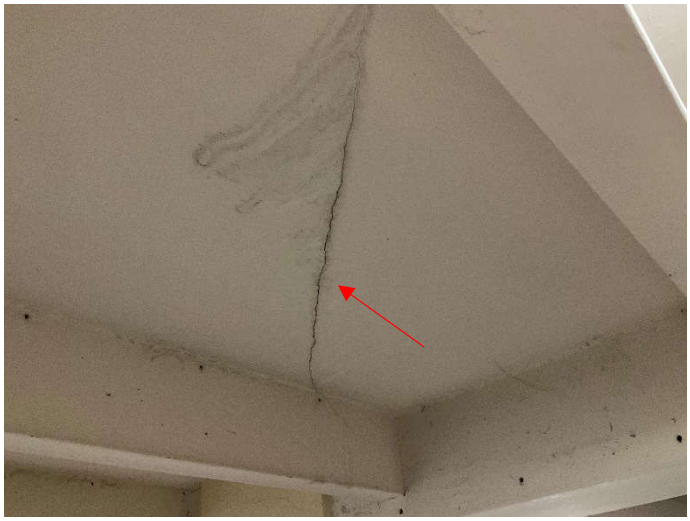


Photo # 10. Concrete spalling at joist beam of parking garage.

Photo # 11. Concrete spalling at ceiling of parking garage.

Photo # 12. Concrete spalling at ceiling of parking garage.

	
Photo # 13. Concrete spalling at column of parking garage.	Photo # 14. Concrete crack at ceiling of parking garage.

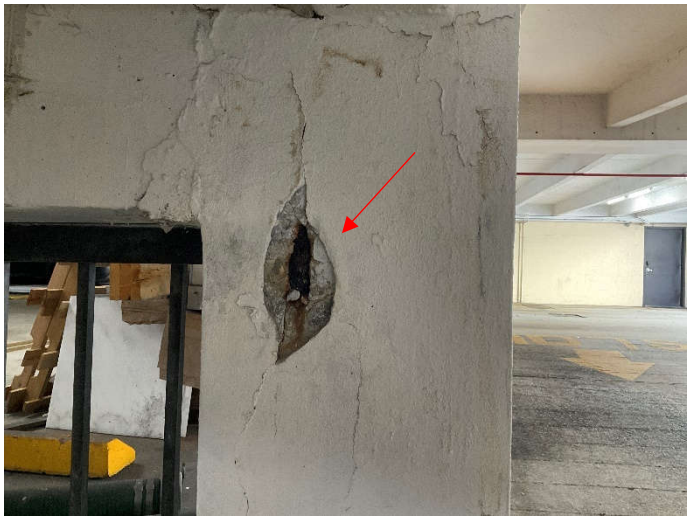
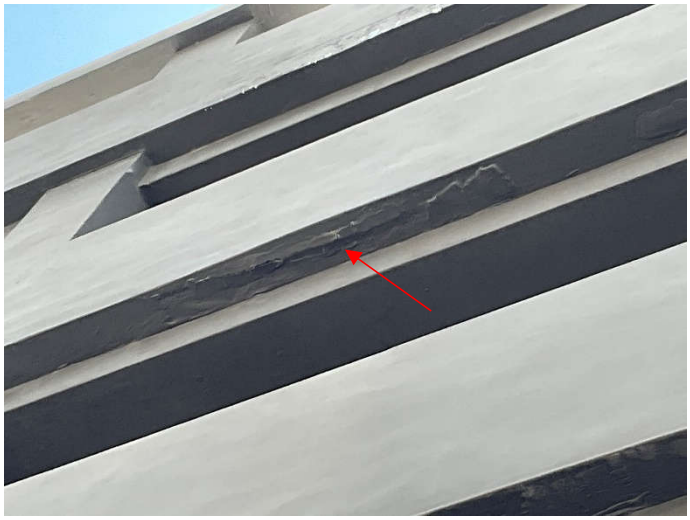
	

Photo # 15. Concrete spalling at column of parking garage.	Photo # 16. Concrete spalling at slab edge of parking garage.

	
Photo # 17. Peeling paint at base of column.	Photo # 18. Paint peeling at roof parapet wall.
	
Photo # 19. Paint Chalking at exterior wall.	Photo # 20. Paint peeling at column.

Photo # 21. Stucco delaminating at parking garage.

Photo # 22. Stucco crack at parking garage.

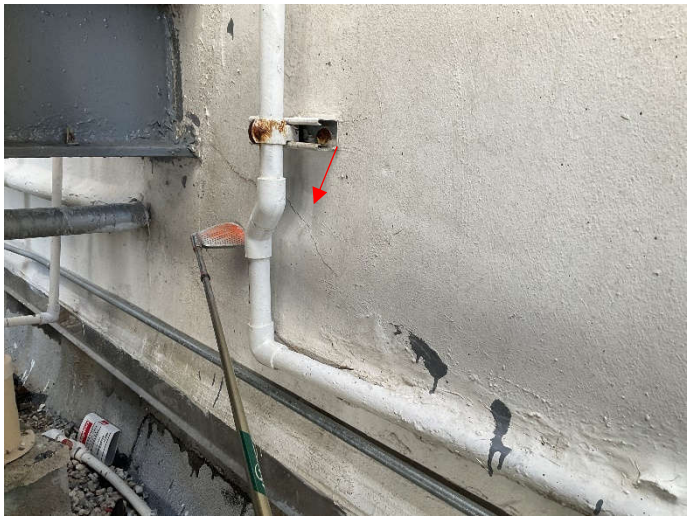


Photo # 23. Delaminated/de-bonded stucco at roof.

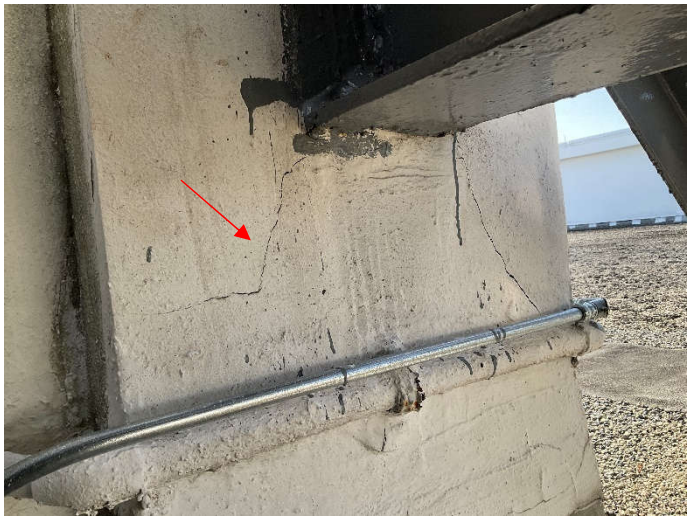


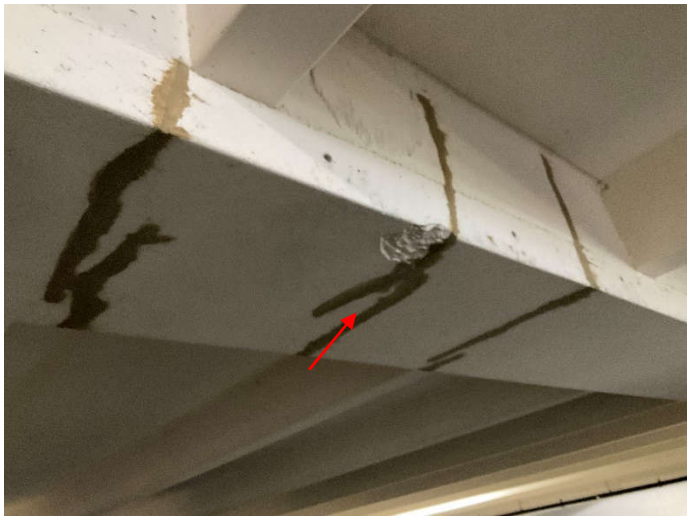
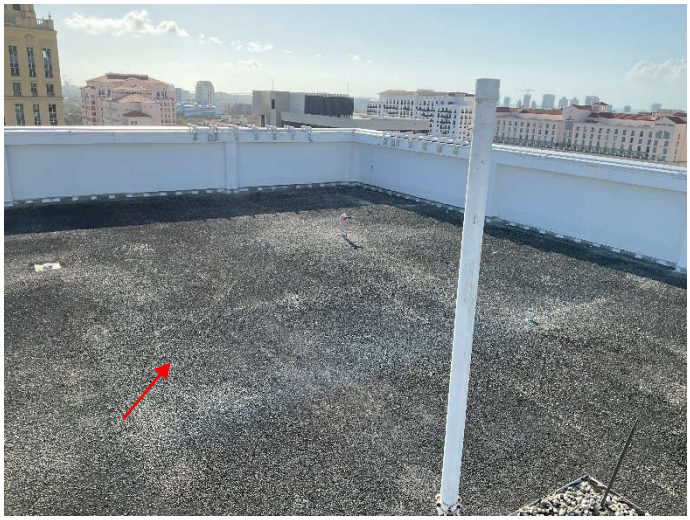
Photo # 24. Delaminated/de-bonded stucco at roof.

Photo # 25. Concrete spalling at slab edge of parking garage.

Photo # 26. Concrete crack at ceiling of parking garage.

Photo # 27. Concrete crack at ceiling of parking garage.

Photo # 28. Previously patched area at parking garage ceiling.

	
Photo # 29. Previously patched area at parking garage ceiling.	Photo # 30. Previously repaired areas at beam of parking garage.
	
Photo # 31. Existing gravel Built-Up-Roof (BUR) system.	Photo # 32. Photo # 31. Existing gravel BUR system.

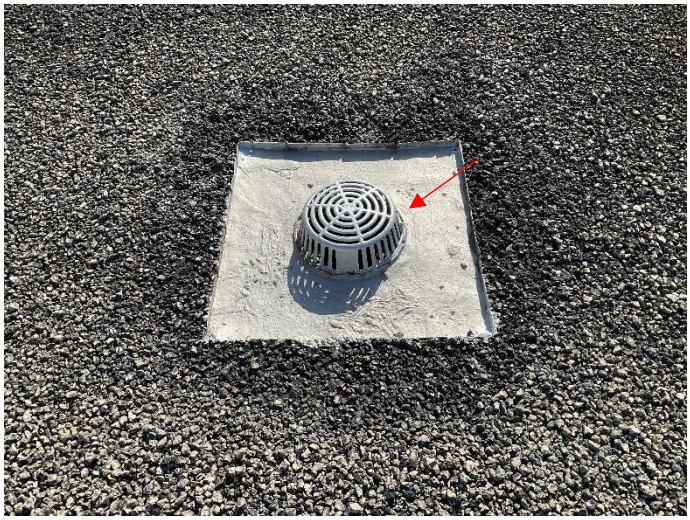
	
Photo # 33. Cooling tower located at roof.	Photo # 34. Typical roof drain.
	
Photo # 35. Parapet wall along the perimeter of roof.	Photo # 36. Cooling tower supports.

Photo # 37. Overflow scuppers at roof.

Photo # 38. Ponding water and biological growth at roof under cooling tower.

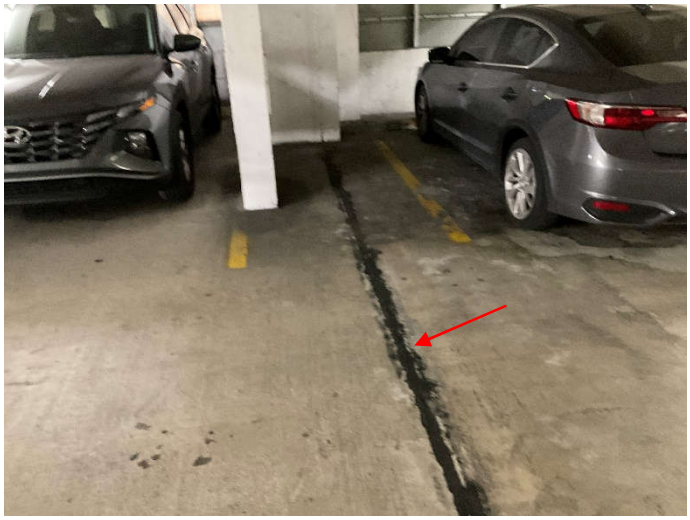


Photo # 39. Expansion joint between tower and parking garage.

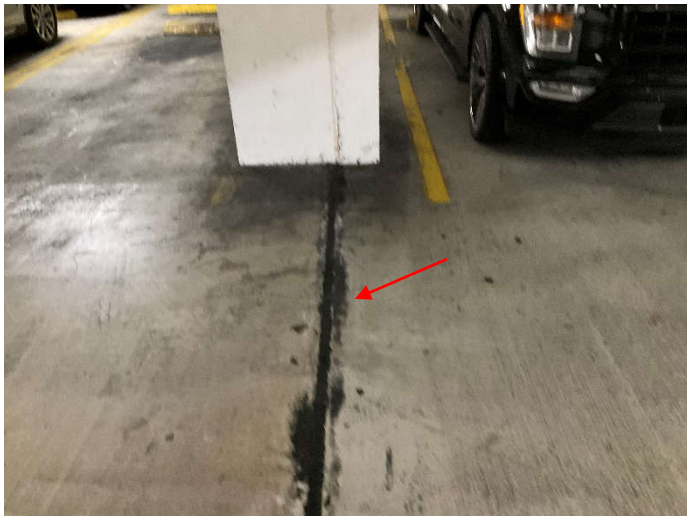


Photo # 40. Expansion joint between tower and parking garage.

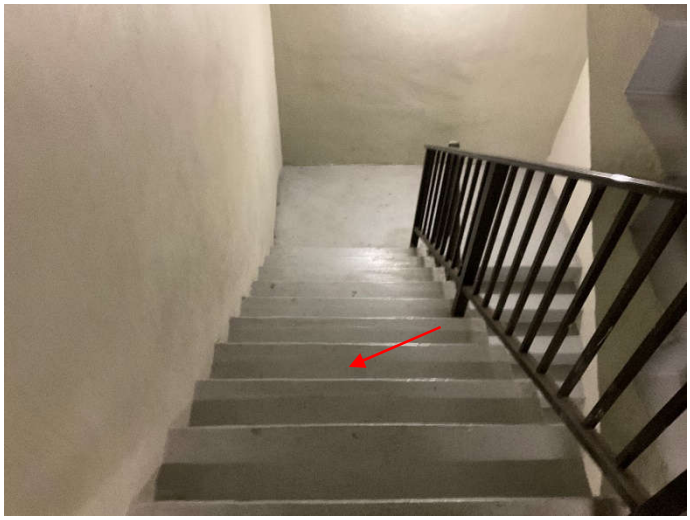


Photo # 41. Reinforced concrete stairs.	Photo # 42. Reinforced concrete stairs.

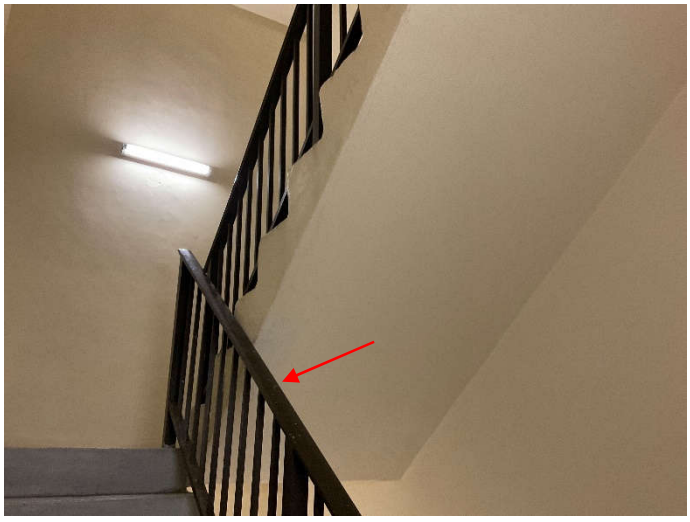
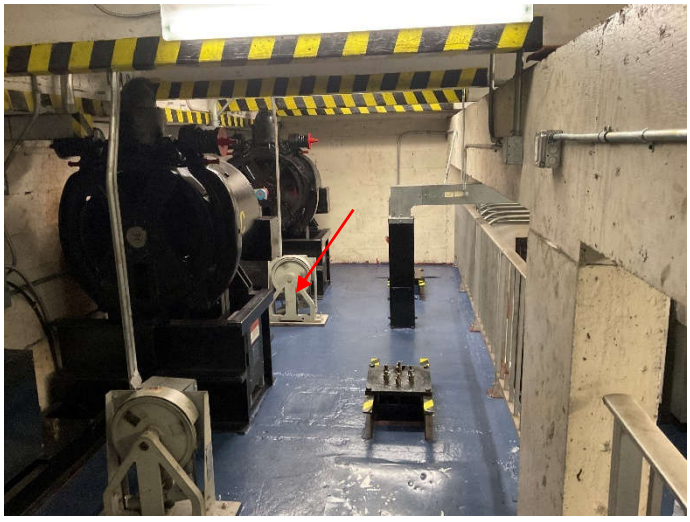
	

Photo # 43. Metal railing at roof stairwell.	Photo # 44. Elevator mechanical room.

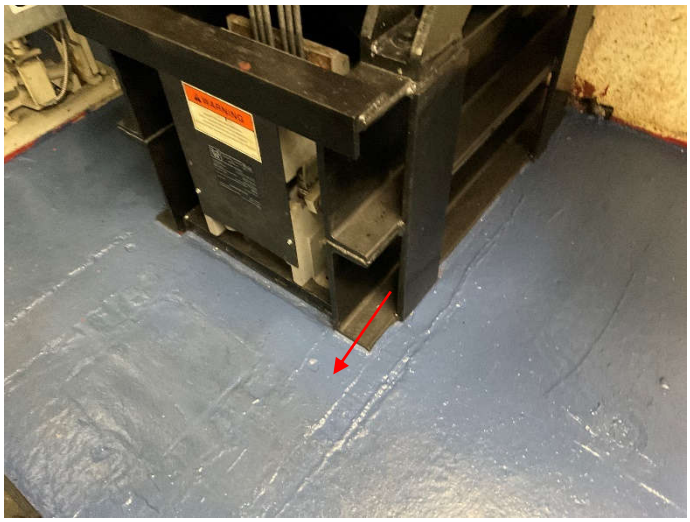


Photo # 45. Close-up view of elevator sheave beam.

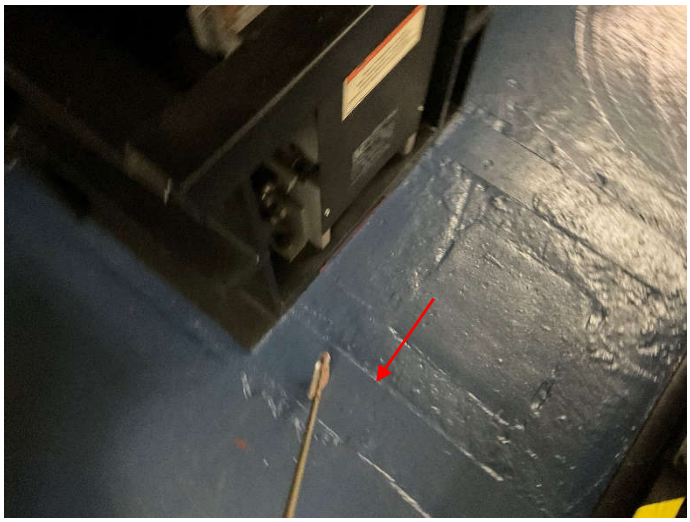


Photo # 46. Close-up view of elevator sheave beam.

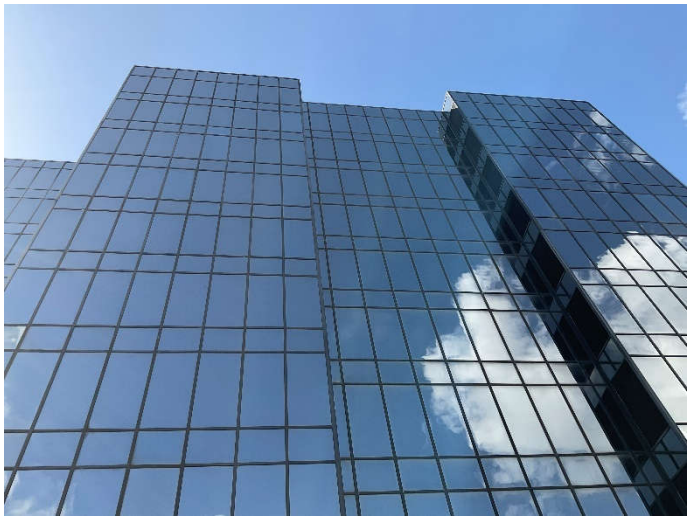


Photo # 47. Overall view of curtain wall at building façade.

Photo # 48. Close-up view of storefronts at lobby of the building.

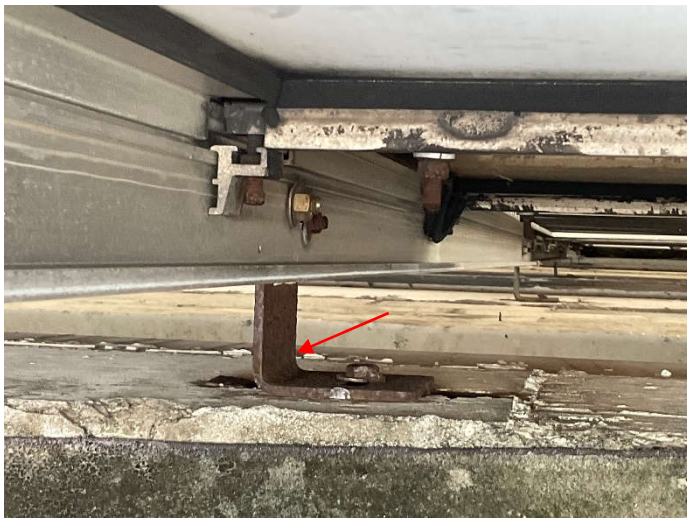
	
Photo # 49. Overall view of curtain wall anchors.	Photo # 50. Overall view of curtain wall anchors.

	
Photo # 51. Curtain wall sealant exhibiting typical dry condition.	Photo # 52. Window sealant exhibiting typical dry condition.

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

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER: _____

JURISDICTION NAME: _____

LICENSEE NAME: Esther Calle
TITLE: Professional Engineer

ADDRESS: 15405 NW 7th Avenue, Miami, FL 33169

SIGNATURE: _____

ESTHER CALLE LICENSE No. 80409 STATE OF FLORIDA PROFESSIONAL ENGINEER

~~Digitally signed~~ by Esther Calle
Date: 2023.04.07 08:30:06 -04'00'

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

1. DESCRIPTION OF BUILDING

a. Name on Title: SunTrust Plaza

b. Building Street Address: 201 Alhambra Circle, Coral Gables, FL 33134 Bldg. #: 1

c. Legal Description: See Annex A Attached: ✔

d. Owner's Name: Evelyn L Goldbloom TRS & Goldbloom Family LTD

e. Owner's Mailing Address: 201 Alhambra Circle Ste 514 Coral Gablers, FL 33134-5105

f. Folio Number of Property on which Building is Located: 03-4108-006-2040

g. Building Code Occupancy Classification: B

h. Present Use: Commercial

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

201 Alhambra is comprised of fourteen (14) storied (level 13 does not count). Five (5) of stories are used for parking garages. Based on visual assessment of the exposed structural areas, the structural system of the building appears to be made of reinforced concrete columns, beams, and reinforced concrete slabs.

j. Number of Stories: 13 k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes

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

m. Additional Comments:

The building was built in 1973. It currently has 34 suites, with the first floor being comprised of the lobby, the Coral Gables Chamber of Commerce, and a bank.

n. Additions to original structure:
- N/A
o. Total Actual Building Area of all floors: Approx. 447,478 S.F.

2. INSPECTIONS

a. Date of Notice of Required Inspection:
b. Date(s) of actual inspection: 3/27/2023 & 03/28/2023
c. Name. license number, discipline of practice, and qualifications of licensee submitting report:
Esther Calle. P.E./S.I. 80400. Professional Engineer. (Structural) Threshold Inspector Limited
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
- No laboratory testing requested.
e. Are Any Structural Repairs Required? (YES/NO): Yes
1. If required, describe, and indicate acceptance:
The exterior envelope of the building, parking garage, and roof exhibit signs of delaminated stucco,
concrete spalling, corroded metals embedded in the structure, and paint failure. There are also isolated
instances of minor concrete spalling at some equipments rooms. The extend of damages is fair.
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
Based on Falcon's inspection findings, the deficiencies observed in the structural elements did not
warrant a change in the state of occupancy since the damages that were found are considered "Less
than Substantial" with only minor structural repairs being required.
g. Is it recommended that the building be vacated? (YES/NO): No
h. Has the property record been researched for violations or unsafe cases? (YES/NO): No
1. Explanation/Comments:
Property management stated to Falcon that no violations have been posted for the building.

3. SUPPORTING DATA

a. Annex. A — Additional sheets of written data

b. Annex C. — Photographs provided (where required plus each building elevation)

c. Annex B. — Drawings or sketches (aerial, site, footprint, etc.)

d. N/A — Test reports

4. FOUNDATION

a. Describe the building foundation:

Not visible during inspection.

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement: PROVIDE PHOTO

N/A

e. Is water drained away from the foundation? (Yes/No): No

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe:

-N/A

5. PRESENT CONDITION OF OVERALL STRUCTURE

a. General alignment: (Note: good, fair, poor, explain if significant) PROVIDE PHOTO

1. Bulging: Not observed
2. Settlement: Not observed
3. Deflections: Not observed
4. Expansion: Not observed
5. Contraction: Not observed

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other) PROVIDE PHOTO

Concrete was observed cracked with spalled pieces in the parking garage area and roof. See Annex C.

c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains. PROVIDE PHOTO

Evidence of cracked, delaminated, and de-bonded stucco was noted at several locations on the exterior walls, parapet walls, and slab edge throughout the parking garage and roof. The exterior walls on the building exhibited coating deficiencies such as paint chalking and peeling. See Annex C.

d. Cracks: Note location in significant members. Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in width; **MEDIUM** if between 1- and 2-mm width; **WIDE** if over 2 mm. PROVIDE PHOTO

There are some fine to medium cracks at the concrete slab of the parking garage and roof parapet wall. See Annex C.

e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood. PROVIDE PHOTO

Isolated areas on the exterior (Parking Garage) and interior (Generato Room) of the building were noted with concrete cracking and spalling. The damages are not considered substantial structural dEficiencies. In general, the buildings were observed to be in fair conditions. See Annex C.

f. Previous patching or repairs (Provide description and identify location): PROVIDE PHOTO

Concrete slab and beams at the parking garage show multiple areas previously patched and concrete crack repairs. See Annex C.

g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)

Commercial

h. Signs of overloading? (Yes/No): No

1. Describe:

N/A

6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)	PROVIDE PHOTO
a. Concrete masonry units: Good with isolated cracked areas. See Annex C.	
b. Clay tile or terra cota units: N/A	
c. Reinforced concrete tie columns: Good. See Annex C.	
d. Reinforced concrete tie beams: Good. See Annex C.	
e. Lintel: Good.	
f. Other type bond beams: N/A	PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):	
1. Stucco: In fair condition with cracked, delaminated, and de-bonded stucco at roof and parking garage.	
2. Veneer: N/A	
3. Paint only: N/A	
4. Other (describe):	
N/A	
h. Interior masonry finishes (choose those that apply):	PROVIDE PHOTO
1. Vapor barrier: Not Visible	
2. Furring and plaster: X	
3. Paneling: N/A	
4. Paint only: N/A	
5. Other (describe):	
N/A	
i. Cracks:	PROVIDE PHOTO
1. Location (note beams, columns, other): Noted throughout. See Annex C.	
2. Description:	
Cracks were observed at concrete slab of the garage area	
j. Spalling	PROVIDE PHOTO
1. Location (note beams, columns, other): Noted through. See Annex C.	
2. Description:	
Some spalling noted at parking garage area and in generator room at roof.	

k. Rebar corrosion (indicate on lines 1-4):	PROVIDE PHOTO
1. None visible: ☐	
2. Minor (patching will suffice):	
3. Significant (but patching will suffice): Patching repairs will suffice to address the conditions at the columns, beams, and slabs.	
4. Significant (structural repairs required) N/A	
l. Samples chipped out for examination in spalled areas (Yes/No): No	
1. Yes – describe color, texture, aggregate, general quality:	
N/A	

7. FLOOR AND ROOF SYSTEM

a. Roof (Must provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Flat roof reinforced concrete slab with gravel Built-Up-Roof (BUR) System in fair condition. See Annex C.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
Cooling tower was noted with some corrosion on the frames of equipment; supports are in good condition. See Annex C.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
Roof drainage system consists of floor drains with overflow scuppers. They are in fair condition. See Annex C.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
Roof parapet walls are a combination of CMU walls and tie beams with signs of stucco cracks.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
N/A	

6. Describe roofing membrane/covering and current conditions: PROVIDE PHOTO
The roof is covered by a gravel Built-Up-Roof (BUR) system with a mechanically anchored metal
counter-flashing strip and parapet wall. The roofing membrane is in fair condition. However ponding water and biological growth were noted. See Annex C.
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection: PROVIDE PHOTO
N/A
8. Note any expansion joints and condition: PROVIDE PHOTO
There are expansion joints between the tower and parking garage. They are in fair condition. See
Annex C.
b. Floor system(s):
1. Describe the floor system at each level, framing, material, typical spans and indicate condition: PROVIDE PHOTO
The floor structural system is composed of reinforced concrete slabs supported by a combination of
concrete beams, concrete columns, and shear walls. The observed structural elements are in good
condition. See Annex C.
2. Balconies: Indicate location, framing system, material, and condition: PROVIDE PHOTO
N/A
3. Stairs and escalators: indicate location, framing system, material, and condition: PROVIDE PHOTO
Two reinforced concrete stairs located at east and west elevation. They are in good condition. See
Annex C.
4. Ramps: indicate location, framing type, material, and condition: PROVIDE PHOTO
The ramp is located inside the parking garage, providing access from ground level to the parking levels. The
structural system is composed of reinforced concrete slabs supported by a combination of beams and concrete columns. The ramps were observed in fair condition but some concrete cracks were noted. See Annex C.
5. Guardrails: describe type, material, and condition: PROVIDE PHOTO
Metal railings at the roof stairwell. They are in good condition. See Annex C.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
No covered structural elements were inspected. Inspections was limited to visual observations of
accessible elements only.

8. STEEL FRAMING SYSTEM

a. Description of system at each level: PROVIDE PHOTO

N/A

b. Steel members: describe condition of paint and degree of corrosion: PROVIDE PHOTO

N/A

c. Steel connections: describe type and condition: PROVIDE PHOTO

N/A

d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection: PROVIDE PHOTO

N/A

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location): PROVIDE PHOTO

N/A

f. Elevator sheave beams and connections, and machine floor beams: note condition: PROVIDE PHOTO

Elevator beams are in fair condition without visible signs of distress. See Annex C.

9. CONCRETE FRAMING SYSTEM

a. Full description of concrete structural framing system: PROVIDE PHOTO

The structural system of the building is a combination of concrete columns, beams, shear walls, and reinforced concrete slabs. Foundations are not visible. See Annex C.

b. Cracking

1. Significant or Not significant: Not Significant
2. Location and description of members affected and type cracking:

Concrete slabs and beams at parking garage. See Annex C.

c. General condition

Overall, the building structure was observed to be in good condition.

d. Rebar corrosion – check appropriate line

1. None visible: ☐

2. Location and description of members affected and type cracking: PROVIDE PHOTO

Columns/beams, and concrete slabs located in the parking garage. See Annex C.

3. Significant but patching will suffice: PROVIDE PHOTO

Patching repairs will suffice to address the conditions at the columns, beams, and slabs.

4. Significant: structural repairs required (describe): PROVIDE PHOTO

N/A

e. Samples chipped out in spall areas:

1. No: ☑ PROVIDE PHOTO

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

N/A

f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection: PROVIDE PHOTO

N/A

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows/Storefronts/Curtainwalls PROVIDE PHOTO

1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):

The tower has an impact fenestration system. The fenestration system is comprised of curtain wall and aluminum storefront at the lobby level. See Annex C.

2. Anchorage: type and condition of fasteners and latches:

Curtain wall and storefronts are anchored with brackets and bolts to the structure. They were observed to be in fair condition, but some corrosion was noted. See Annex C.

3. Sealant: type and condition of perimeter sealant and at mullions:
Caulking (metal to stucco and metal to metal transitions) were observed to be in working condition. See Annex C.
4. Interiors seals: type and condition at operable vents:
N/A
5. General condition:
Overall, the paint coating of the fenestration appears to be in fair condition. The storefront frames at the
ground level appear to be in fair condition with some localized deficiencies. Aditionally, sealant was noted to be in working condition; no water intrusion was reported.
6. Describe any repairs needed:
The glazing system is under an annual maintenance plan
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): Yes
1. Previous Inspection Date: Not provided
2. Description of Curtain Wall Structural Glazing and adhesive sealant:
Based on the limited visual inspection of the curtain wall system, it appears to be in fair conditions. The
majority of anchors on the tower were covered, and so they were only observed in the parking garage
area. Some corrosion was noted. The sealant was observed to be in working condition. See Annex C.
3. Describe Condition of System:
System was noted to be in fair condition. See Annex C.
c. Exterior Doors PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):
The doors in the common areas are composed of aluminum frame and glass panels. Outswing doors
were observed at deck and lobby levels.
2. Anchorage: type and condition of fasteners and latches:
The doors are anchored with fasteners to the structure. They were observed to be in working condition.
3. Sealant: type and condition of sealant:
Sealants (metal to stucco, metal to metal, and glass to metal transitions) were observed to be in
working condition.

4. General condition:
Overall, the paint coating of the fenestration appears to be in fair condition. The door frames at the lobby
level appear to be in fair condition with some localized deficiencies. Additionally, sealant was noted to be in working condition; No water intrusion was reported.
5. Describe any repairs needed:
Proper surface preparation and painting of the frames, and replacement of the deteriorated sealants and
corroded anchors.

11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
N/A	
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
N/A	
2. Floors:	
N/A	
3. Roof member, roof trusses:	
N/A	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
N/A	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
N/A	

e. Drainage: note accumulations of moisture	PROVIDE PHOTO
N/A	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
N/A	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
N/A	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
N/A	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
The facade of the building is composed of Glass Curtain Wall, and CMU beams and columns with	
smooth stucco finish in the parking garage area. See Annex C.	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
The curtain wall is mechanically attached. Stucco is adhered at the Facade of the parking garage.	
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):	
Cracked, delaminated, and de-bonded stucco was noted at several locations on columns/beams and	
walls of the parking garage and roof.	

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	PROVIDE PHOTO
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)	
N/A	
b. Indicate condition of the special feature, its supports, and connections:	
N/A	

Reset Form

ENGINEERS
ARCHITECTS
RESERVE SPECIALISTS

THE FALCON GROUP

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Miami, FL 33169
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THERMAL IMAGE REPORT

Client	
Name	201 Alhambra Circle
Site	201 Alhambra Circle, Coral Gables, FL 33134
Insp. Date	04/24/2023

Inspection	
Name	The Falcon Group 15405 NW 7th Avenue Miami, FL 33169
Thermographer	Juan Tovar
Sign	04.26.2023.
Certification No.	271643
E-mail	jtovar@thefalcongroup.us
Phone	305-6631970 Ext 736, 786-718-7380

The analysis criterion of the failure of the component due to temperature difference is based on the ANSI/ NETA MTS standard / NFPA 70B, where the temperature of a component with possible failure is compared with a similar reference component under the same load conditions.

Temperature Differences of 1°C to 3°C	Indicate possible deficiency and warrant investigation
Temperature Differences of 4°C to 15°C	Indicate deficiency; repairs should be made as time permits
Temperature Differences of 16°C and above	Indicate major deficiency; repairs should be made immediately

NORMAL

SUMARY

Equipment	File name	Page number	Maximum temp.	Condition
400A No ID Switchboard	FLIR2124.jpg	5	28.2 °C	NORMAL
ATS	FLIR2110.jpg	6	46.3 °C	NORMAL
600A No ID Switchboard	FLIR2106.jpg	7	26.3 °C	NORMAL
Chiller #1	FLIR2090.jpg	8	99.1 °C	NORMAL
MCC (Right side)	FLIR2016.jpg	9	53.1 °C	NORMAL
MCC (Right side)	FLIR2026.jpg	10	58.6 °C	DEFICIENCY
MCC (Right side)	FLIR2040.jpg	11	29.1 °C	NORMAL
MCC (Left side)	FLIR2050.jpg	12	53.1 °C	NORMAL
MCC (Left side)	FLIR2066.jpg	13	37.8 °C	NORMAL
MB1	FLIR0944.jpg	14	23.1 °C	NORMAL
LC	FLIR0954.jpg	15	34.7 °C	NORMAL
EH	FLIR0968.jpg	16	32.3 °C	NORMAL
No ID Switchboard	FLIR0972.jpg	17	33.3 °C	NORMAL
No ID Switchboard	FLIR0976.jpg	18	36.6 °C	DEFICIENCY
No ID Switchboard	FLIR0984.jpg	19	32.0 °C	DEFICIENCY
H	FLIR0992.jpg	20	31.8 °C	NORMAL
L1	FLIR1002.jpg	21	29.8 °C	NORMAL
L2	FLIR1010.jpg	22	29.3 °C	NORMAL
L3	FLIR1018.jpg	23	27.4 °C	NORMAL
Busway Tap box	FLIR1024.jpg	24	28.5 °C	NORMAL
MB	FLIR1034.jpg	25	21.7 °C	NORMAL
LC	FLIR1088.jpg	26	27.4 °C	NORMAL
No ID Switchboard	FLIR1038.jpg	27	31.3 °C	NORMAL
H	FLIR1078.jpg	28	30.3 °C	NORMAL
L1	FLIR1050.jpg	29	29.7 °C	NORMAL
L2	FLIR1062.jpg	30	28.4 °C	NORMAL
L3	FLIR1068.jpg	31	31.4 °C	NORMAL
11L-4	FLIR1098.jpg	32	25.6 °C	NORMAL
11L-4 Panelboard	FLIR1102.jpg	33	23.9 °C	NORMAL
11L-5	FLIR1110.jpg	34	24.1 °C	NORMAL
11L-5 Panelboard	FLIR1112.jpg	35	24.7 °C	NORMAL
11L-6	FLIR1118.jpg	36	24.6 °C	NORMAL
LC	FLIR1124.jpg	37	32.6 °C	NORMAL
LC Panelboard	FLIR1128.jpg	38	27.4 °C	POSSIBLE DEFICIENCY
No ID Switchboard	FLIR1132.jpg	39	30.9 °C	NORMAL
H	FLIR1158.jpg	40	30.6 °C	NORMAL
L1	FLIR1170.jpg	41	41.9 °C	NORMAL
L2	FLIR1180.jpg	42	27.5 °C	NORMAL
L3	FLIR1184.jpg	43	29.7 °C	NORMAL
LC	FLIR1196.jpg	44	24.4 °C	NORMAL
No ID Switchboard	FLIR1210.jpg	45	53.1 °C	NORMAL

Equipment	File name	Page number	Maximum temp.	Condition
No ID Switchboard	FLIR1216.jpg	46	46.9 °C	DEFICIENCY
No ID Switchboard	FLIR1222.jpg	47	58.2 °C	DEFICIENCY
H	FLIR1228.jpg	48	27.1 °C	NORMAL
L2	FLIR1236.jpg	49	30.9 °C	NORMAL
L1	FLIR1252.jpg	50	31.1 °C	NORMAL
L3	FLIR1258.jpg	51	32.9 °C	NORMAL
LC	FLIR1282.jpg	52	29.9 °C	NORMAL
No ID Switchboard	FLIR1292.jpg	53	25.0 °C	NORMAL
H	FLIR1332.jpg	54	33.2 °C	NORMAL
L1	FLIR1302.jpg	55	27.5 °C	NORMAL
L2	FLIR1308.jpg	56	24.5 °C	NORMAL
L3	FLIR1324.jpg	57	25.0 °C	NORMAL
LC	FLIR1340.jpg	58	30.8 °C	NORMAL
No ID Switchboard	FLIR1346.jpg	59	46.7 °C	NORMAL
No ID Switchboard	FLIR1352.jpg	60	59.6 °C	MAJOR DEFICIENCY
H	FLIR1360.jpg	61	33.8 °C	NORMAL
L1	FLIR1378.jpg	62	28.6 °C	NORMAL
L2	FLIR1382.jpg	63	32.4 °C	NORMAL
L3	FLIR1396.jpg	64	27.2 °C	NORMAL
BUSWAY	FLIR1404.jpg	65	35.2 °C	NORMAL
LC1	FLIR1420.jpg	66	21.3 °C	NORMAL
No ID Panelboard	FLIR1428.jpg	67	21.9 °C	NORMAL
No ID Control Panel	FLIR1436.jpg	68	36.3 °C	NORMAL
LC	FLIR1446.jpg	69	31.8 °C	NORMAL
No ID Switchboard	FLIR1448.jpg	70	30.2 °C	NORMAL
No ID Switchboard	FLIR1450.jpg	71	29.9 °C	NORMAL
H	FLIR1462.jpg	72	33.9 °C	NORMAL
L1	FLIR1478.jpg	73	32.1 °C	NORMAL
L1 Panelboard	FLIR1490.jpg	74	37.0 °C	DEFICIENCY
L2	FLIR1500.jpg	75	32.9 °C	NORMAL
L3	FLIR1510.jpg	76	33.4 °C	NORMAL
No ID Panelboard	FLIR1524.jpg	77	34.0 °C	POSSIBLE DEFICIENCY
6L	FLIR1540.jpg	78	23.5 °C	NORMAL
MB	FLIR1548.jpg	79	24.9 °C	DEFICIENCY
LC	FLIR1558.jpg	80	30.9 °C	NORMAL
No ID Switchboard	FLIR1576.jpg	81	34.4 °C	NORMAL
112.5KVA Transformer	FLIR1564.jpg	82	100.8 °C	NORMAL
6-H	FLIR1590.jpg	83	31.6 °C	NORMAL
L3	FLIR1602.jpg	84	28.7 °C	NORMAL
L2	FLIR1616.jpg	85	28.9 °C	NORMAL
L1	FLIR1626.jpg	86	28.8 °C	NORMAL
No ID Panelboard	FLIR1650.jpg	87	28.2 °C	NORMAL
No ID Panelboard	FLIR1660.jpg	88	23.8 °C	NORMAL
LC	FLIR1664.jpg	89	24.0 °C	NORMAL

Equipment	File name	Page number	Maximum temp.	Condition
No ID Switchboard	FLIR1688.jpg	92	33.8 °C	NORMAL
No ID Switchboard	FLIR1748.jpg	93	25.7 °C	DEFICIENCY
No ID Switchboard	FLIR1696.jpg	94	34.2 °C	DEFICIENCY
SH	FLIR1708.jpg	95	27.3 °C	NORMAL
H	FLIR1714.jpg	96	25.7 °C	NORMAL
L1	FLIR1724.jpg	97	35.8 °C	NORMAL
L2	FLIR1736.jpg	98	36.8 °C	NORMAL
L3	FLIR1774.jpg	99	26.2 °C	NORMAL
L3 Panelboard	FLIR1780.jpg	100	27.0 °C	DEFICIENCY
A	FLIR1762.jpg	101	97.3 °C	NORMAL
No ID Panelboard	FLIR1788.jpg	102	64.7 °C	NORMAL
50KVA Transformer	FLIR1796.jpg	103	38.4 °C	NORMAL
MSB1	FLIR1816.jpg	104	34.9 °C	NORMAL
MSB1	FLIR1822.jpg	105	67.0 °C	NORMAL
MSB2	FLIR1826.jpg	106	67.2 °C	NORMAL
MSB2	FLIR1836.jpg	107	38.2 °C	NORMAL
MSB2	FLIR1846.jpg	108	35.9 °C	MAJOR DEFICIENCY
MSB2	FLIR1844.jpg	109	35.3 °C	DEFICIENCY
MSB3	FLIR1870.jpg	110	78.3 °C	NORMAL
MSB3	FLIR1872.jpg	111	43.8 °C	NORMAL
MSB3	FLIR1886.jpg	112	45.6 °C	MAJOR DEFICIENCY
MSB3	FLIR1902.jpg	113	36.8 °C	DEFICIENCY
MSB3	FLIR1908.jpg	114	98.6 °C	NORMAL
S	FLIR1916.jpg	115	37.0 °C	NORMAL
T-2	FLIR2138.jpg	116	34.2 °C	NORMAL
H1	FLIR1930.jpg	117	107.5 °C	NORMAL
Delta 10th Fl	FLIR1936.jpg	118	49.6 °C	NORMAL
T-1	FLIR1962.jpg	119	56.0 °C	NORMAL
L1	FLIR1978.jpg	120	44.8 °C	NORMAL
ATS 1st floor	FLIR1986.jpg	121	34.7 °C	NORMAL
No ID Switchboard	FLIR1984.jpg	122	45.1 °C	NORMAL
No ID Switchboard	FLIR1992.jpg	123	34.5 °C	NORMAL
No ID Switchboard	FLIR1996.jpg	124	36.0 °C	DEFICIENCY
EH1	FLIR1992.jpg	123	34.5 °C	NORMAL
EH1	FLIR1996.jpg	124	36.0 °C	POSSIBLE DEFICIENCY

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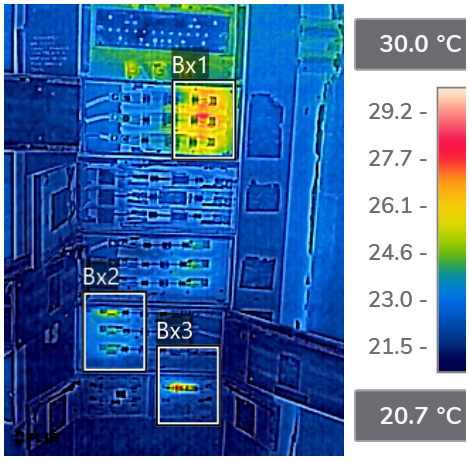
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Elevator Machine room
Equipment	400A No ID Switchboard
Component	400A No ID Switchboard
Thermogram index	1
File name	FLIR2124.jpg
Condition	NORMAL



Measurements

Bx1	
Max	28.2 °C
Bx2	
Max	25.2 °C
Bx3	
Max	27.2 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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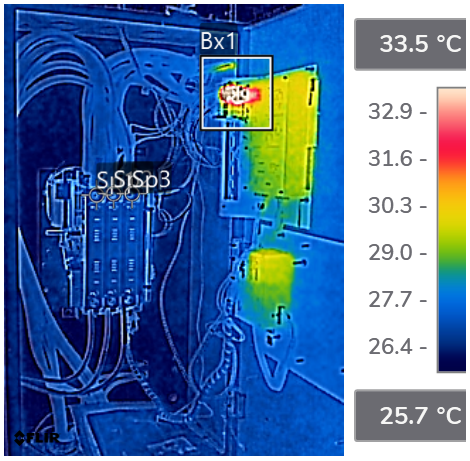
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Roof. Generator room
Equipment	ATS
Component	ATS
Thermogram index	2
File name	FLIR2110.jpg
Condition	NORMAL



Measurements

Sp1	27.1 °C
Sp2	27.2 °C
Sp3	27.3 °C
Bx1	
Max	46.3 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	24.0 °C

Problem:

None.

Recomendation:

None.

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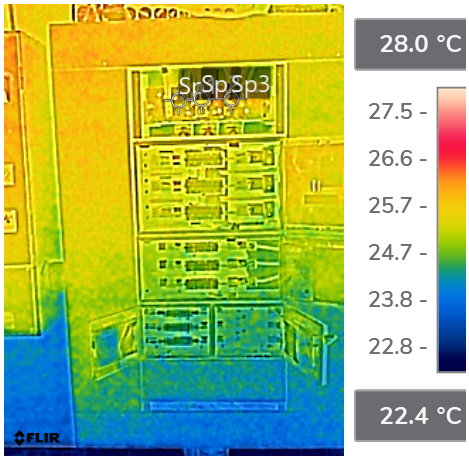
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Roof. Generator room
Equipment	600A No ID Switchboard
Component	600A No ID Switchboard
Thermogram index	3
File name	FLIR2106.jpg
Condition	NORMAL



Measurements

Sp1	25.6 °C
Sp2	25.4 °C
Sp3	25.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	24.0 °C

Problem:

Note: No Power.

Recomendation:

None.

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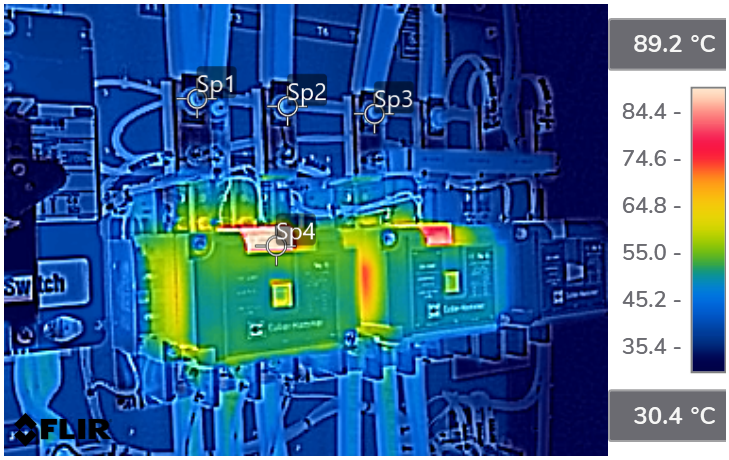
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Chiller room
Equipment	Chiller #1
Component	Control panel
Thermogram index	4
File name	FLIR2090.jpg
Condition	NORMAL



Measurements

Sp1	41.1 °C
Sp2	39.5 °C
Sp3	41.4 °C
Sp4	97.8 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	25.0 °C

Problem:

None.

Recomendation:

None.

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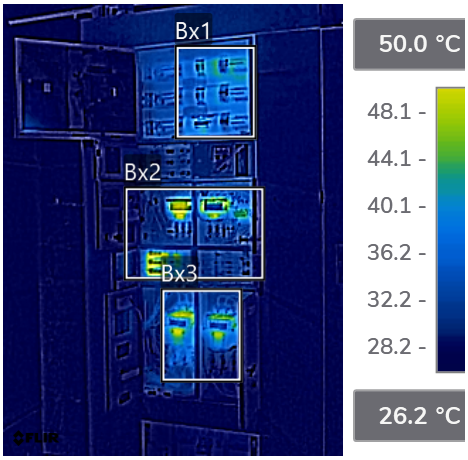
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Roof. Chiller room
Equipment	MCC (Right side)
Component	MCC (Right side)
Thermogram index	5
File name	FLIR2016.jpg
Condition	NORMAL



Measurements

Bx2	
Max	53.1 °C
Bx3	
Max	50.6 °C
Bx1	
Max	44.2 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	25.0 °C

Problem:

Possible deficiency in circuit CHW PUMP #1.

Recomendation:

See details in thermogram #6.

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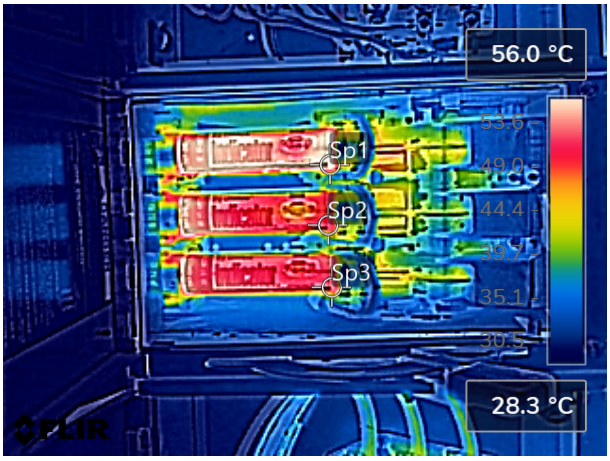
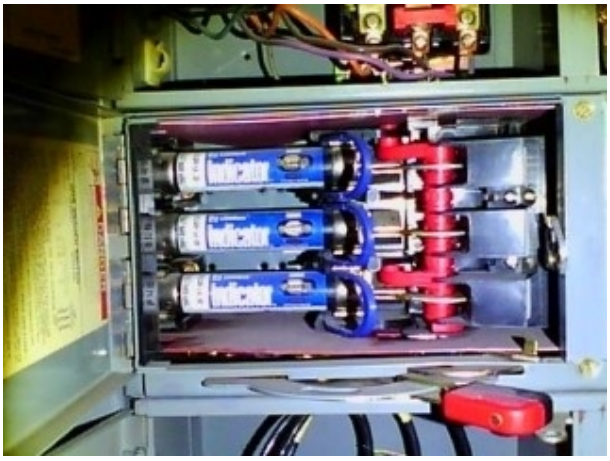
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Roof. Chiller room
Equipment	MCC (Right side)
Component	Switch: CHW PUMP #1
Thermogram index	6
File name	FLIR2026.jpg
Condition	DEFICIENCY





Measurements

Sp1	58.6 °C
Sp2	51.1 °C
Sp3	52.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	25.0 °C

Problem:

A temperature differential is observed between the fuses, hot spot at the fuse holders #1.

Recomendation:

-De-energize and remove the fuses.
-Clean the fuse and fuse holders, and check the screws torque of the fuse holders (Proper torque should be applied).
-Reinsert the fuse ensuring the fuse holders are providing adequate tension and making good contact with the fuse.
-Replace fuses and/or fuse holder if necessary.

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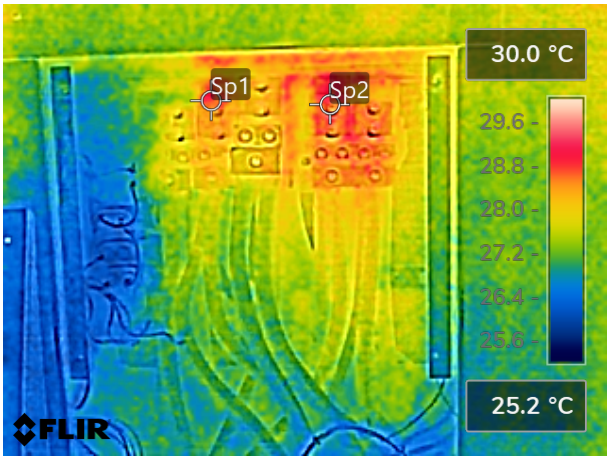
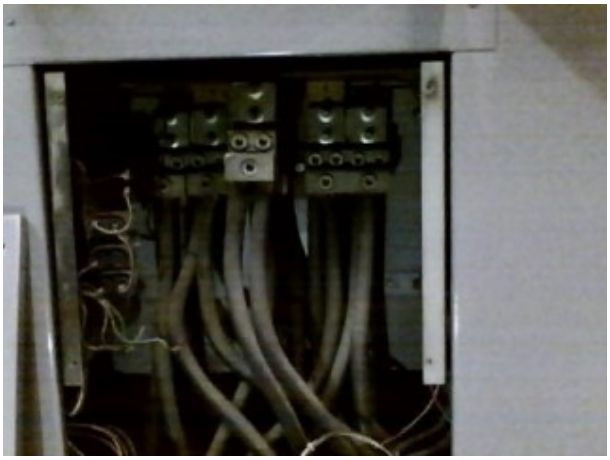
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Roof. Chiller room
Equipment	MCC (Right side)
Component	Bus bar
Thermogram index	7
File name	FLIR2040.jpg
Condition	NORMAL





Measurements

Sp1	28.7 °C
Sp2	28.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	25.0 °C

Problem:

None.

Recomendation:

None.

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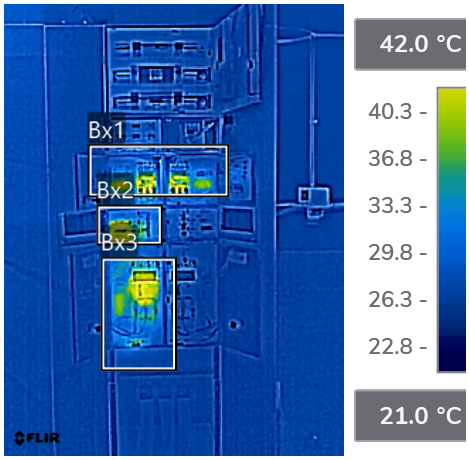
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Roof. Chiller room
Equipment	MCC (Left side)
Component	MCC (Left side)
Thermogram index	8
File name	FLIR2050.jpg
Condition	NORMAL



Measurements

Bx2	
Max	49.1 °C
Bx3	
Max	53.1 °C
Bx1	
Max	50.5 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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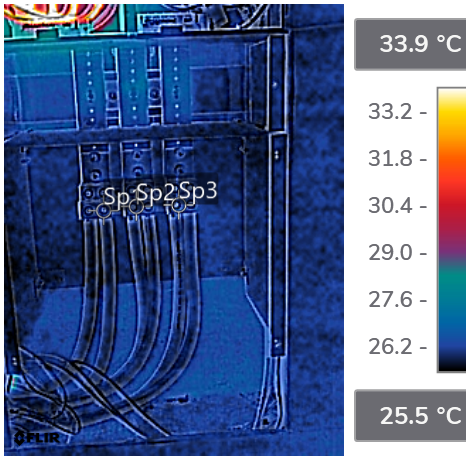
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Roof. Chiller room
Equipment	MCC (Left side)
Component	Bus bar
Thermogram index	9
File name	FLIR2066.jpg
Condition	NORMAL



Measurements

Sp1	26.1 °C
Sp2	26.2 °C
Sp3	26.3 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	25.0 °C

Problem:

None.

Recomendation:

None.

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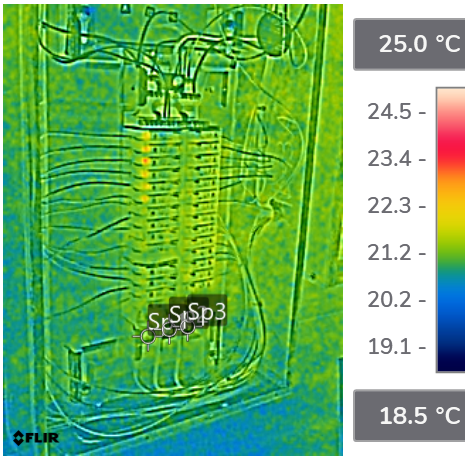
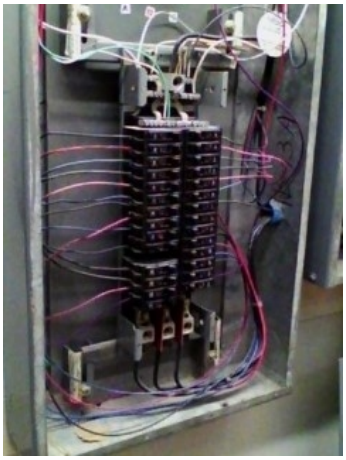
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 14. West air handler-electrical & telephone room
Equipment	MB1
Component	Panelboard
Thermogram index	10
File name	FLIR0944.jpg
Condition	NORMAL





Measurements

Sp1	21.3 °C
Sp2	21.2 °C
Sp3	21.3 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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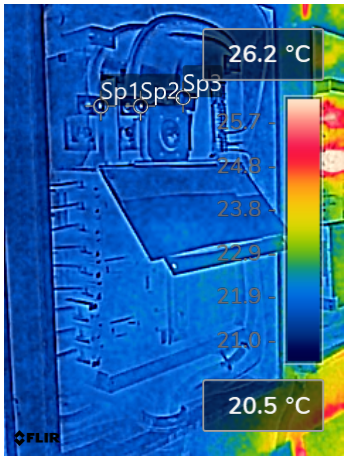
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 14. West air handler-electrical & telephone room
Equipment	LC
Component	Panelboard
Thermogram index	11
File name	FLIR0954.jpg
Condition	NORMAL



Measurements

Sp1	21.3 °C
Sp2	21.4 °C
Sp3	21.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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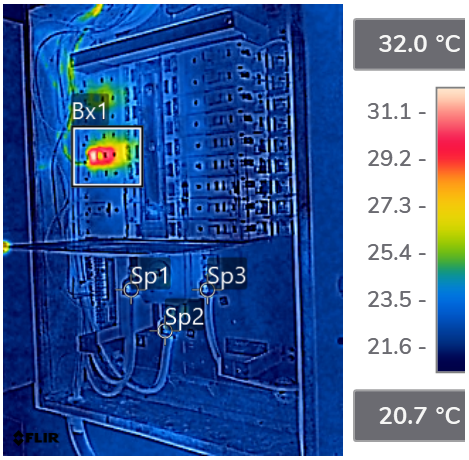
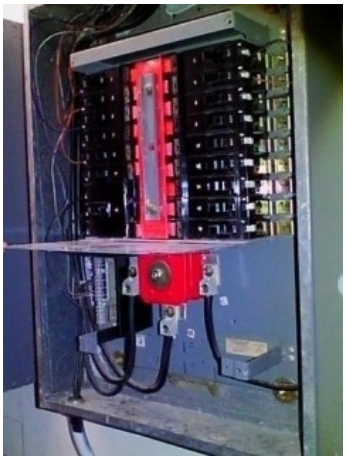
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 14. West air handler-electrical & telephone room
Equipment	EH
Component	Panelboard
Thermogram index	12
File name	FLIR0968.jpg
Condition	NORMAL





Measurements

Sp1	22.8 °C
Sp2	23.2 °C
Sp3	22.8 °C
Bx1	
Max	32.3 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Possible hot spot in circuit breaker #9.

Recomendation:

See details on next Thermogram.

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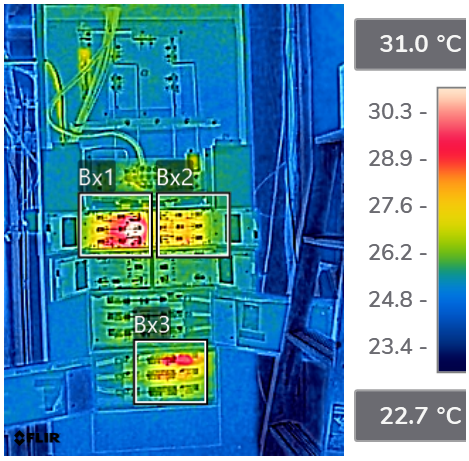
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 14. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Switchboard
Thermogram index	13
File name	FLIR0972.jpg
Condition	NORMAL



Measurements

Bx2	
Max	28.6 °C
Bx3	
Max	30.1 °C
Bx1	
Max	33.3 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Possible hot spot in circuit #1, and circuit #6.

Recomendation:

See details in thermograms #14, and 15.

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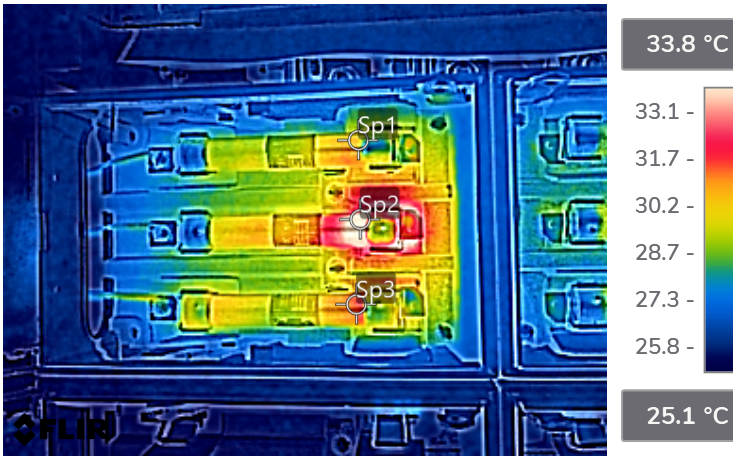
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 14. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Switch / Circuit #1
Thermogram index	14
File name	FLIR0976.jpg
Condition	DEFICIENCY



Measurements

Sp1	30.3 °C
Sp2	36.6 °C
Sp3	31.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

A temperature differential is observed between the fuses, hot spot at the fuse holders #2.

Recomendation:

-De-energize and remove the fuses.
-Clean the fuse and fuse holders, and check the screws torque of the fuse holders (Proper torque should be applied).
-Reinsert the fuse ensuring the fuse holders are providing adequate tension and making good contact with the fuse.
-Replace fuses and/or fuse holder if necessary.

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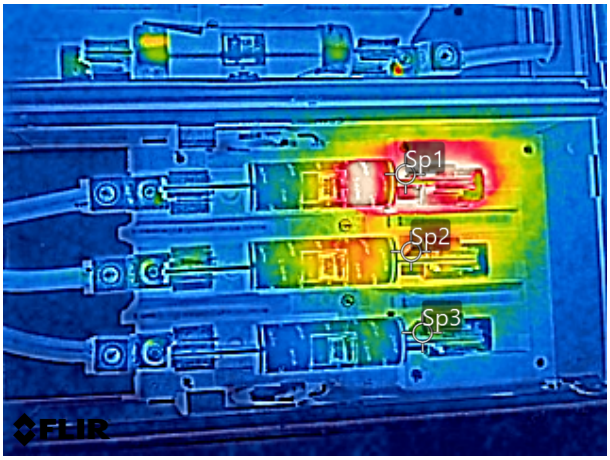
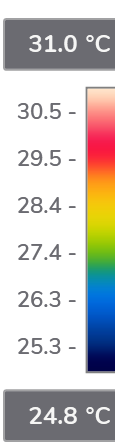
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 14. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Switch / Circuit #6
Thermogram index	15
File name	FLIR0984.jpg
Condition	DEFICIENCY





Measurements

Sp1	32.0 °C
Sp2	28.6 °C
Sp3	27.1 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Amperage Measurement

L1	12.6 Amp
L2	32.5 Amp
L3	14.4 Amp

Problem:

A temperature differential is observed between the fuses, hot spot at the fuse holders #1.

Recomendation:

-De-energize and remove the fuses.
-Clean the fuse and fuse holders, and check the screws torque of the fuse holders (Proper torque should be applied).
-Reinsert the fuse ensuring the fuse holders are providing adequate tension and making good contact with the fuse.
-Replace fuses and/or fuse holder if necessary.

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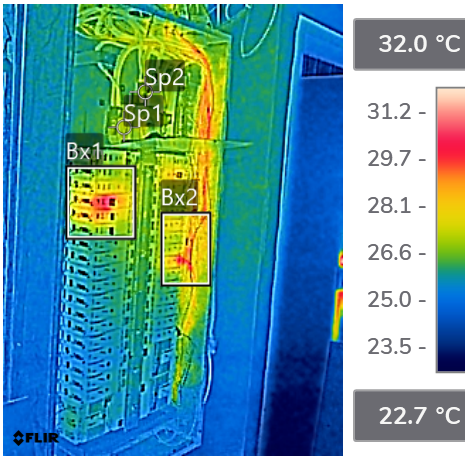
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 14. West air handler-electrical & telephone room
Equipment	H
Component	Panelboard
Thermogram index	16
File name	FLIR0992.jpg
Condition	NORMAL



Measurements

Sp1	27.2 °C
Sp2	26.8 °C
Bx2	
Max	30.1 °C
Bx1	
Max	30.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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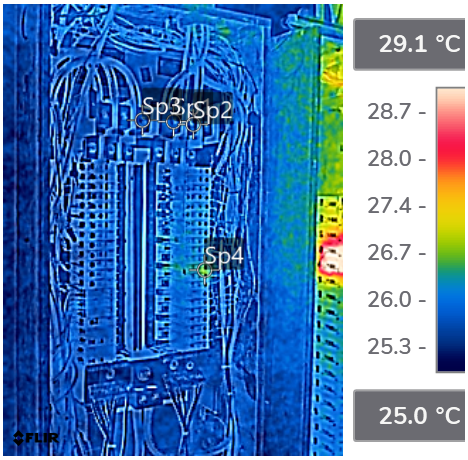
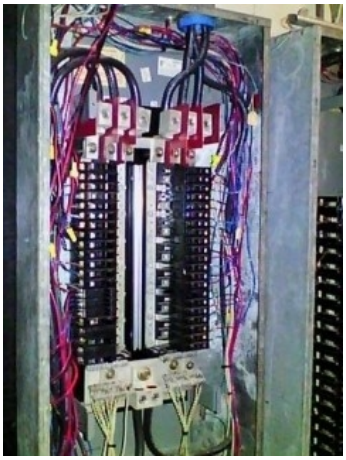
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 14. West air handler-electrical & telephone room
Equipment	L1
Component	Panelboard
Thermogram index	17
File name	FLIR1002.jpg
Condition	NORMAL





Measurements

Sp1	25.9 °C
Sp2	25.9 °C
Sp3	25.7 °C
Sp4	26.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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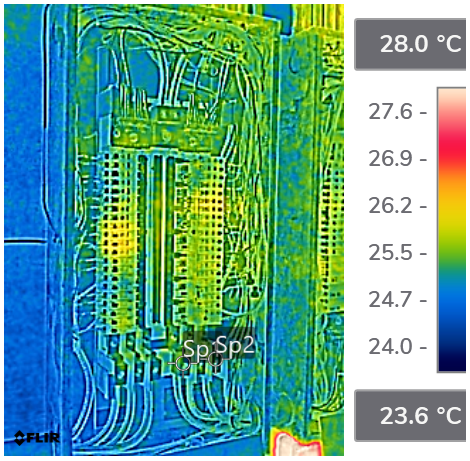
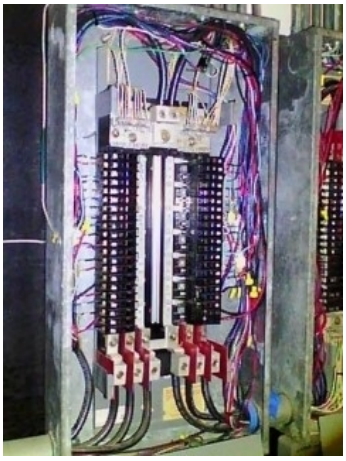
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 14. West air handler-electrical & telephone room
Equipment	L2
Component	Panelboard
Thermogram index	18
File name	FLIR1010.jpg
Condition	NORMAL





Measurements

Sp1	25.3 °C
Sp2	25.2 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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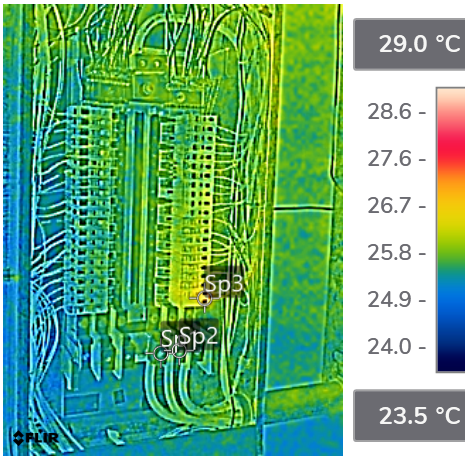
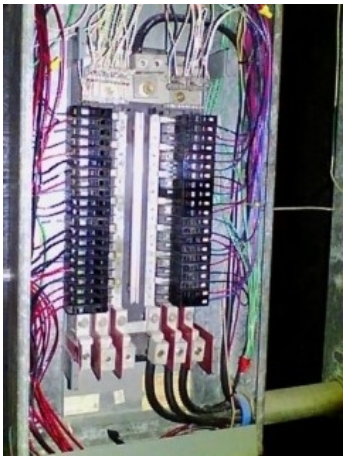
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 14. West air handler-electrical & telephone room
Equipment	L3
Component	Panelboard
Thermogram index	19
File name	FLIR1018.jpg
Condition	NORMAL





Measurements

Sp1	25.5 °C
Sp2	25.6 °C
Sp3	27.1 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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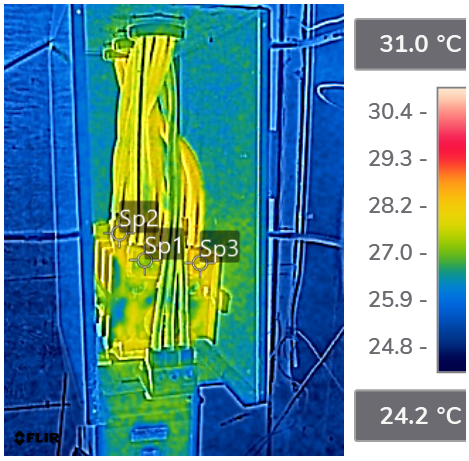
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 14. West air handler-electrical & telephone room
Equipment	Busway Tap box
Component	Busway Tap box
Thermogram index	20
File name	FLIR1024.jpg
Condition	NORMAL



Measurements

Sp1	27.2 °C
Sp2	27.9 °C
Sp3	27.8 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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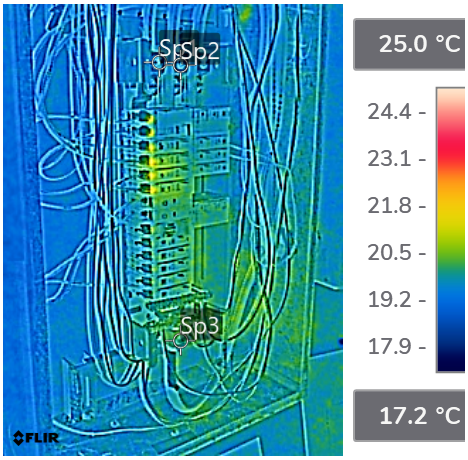
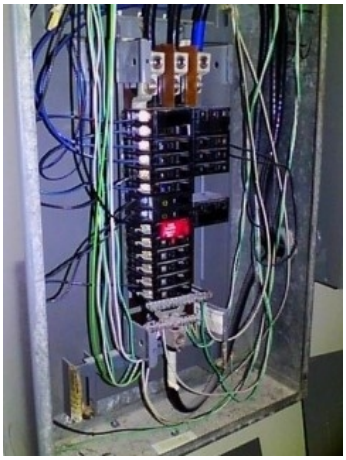
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 12. West air handler-electrical & telephone room
Equipment	MB
Component	Panelboard
Thermogram index	21
File name	FLIR1034.jpg
Condition	NORMAL





Measurements

Sp1	19.7 °C
Sp2	19.6 °C
Sp3	20.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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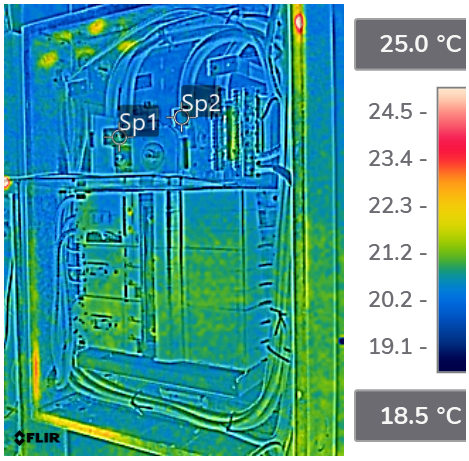
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 12. West air handler-electrical & telephone room
Equipment	LC
Component	Panelboard
Thermogram index	22
File name	FLIR1088.jpg
Condition	NORMAL



Measurements

Sp1	20.8 °C
Sp2	20.5 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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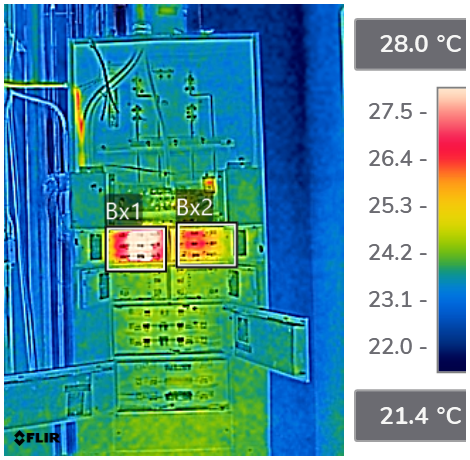
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 12. West air handler-electrical & telephone room
Equipment	No ID
Component	Switchboard
Thermogram index	23
File name	FLIR1038.jpg
Condition	NORMAL



Measurements

Bx2	
Max	26.8 °C
Bx1	
Max	31.3 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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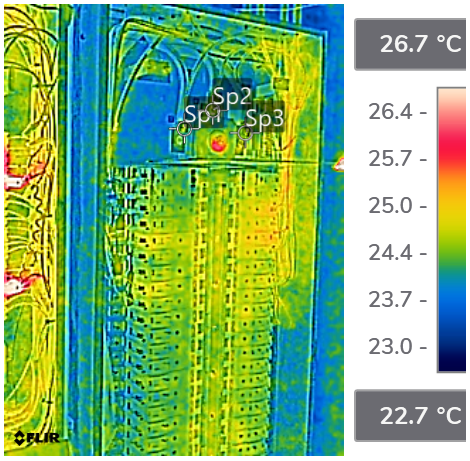
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 12. West air handler-electrical & telephone room
Equipment	H
Component	Panelboard
Thermogram index	24
File name	FLIR1078.jpg
Condition	NORMAL



Measurements

Sp1	24.5 °C
Sp2	24.5 °C
Sp3	24.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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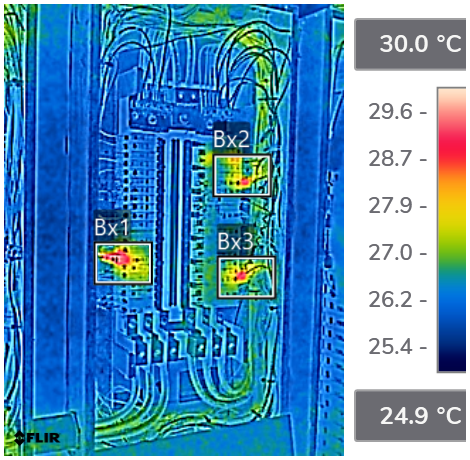
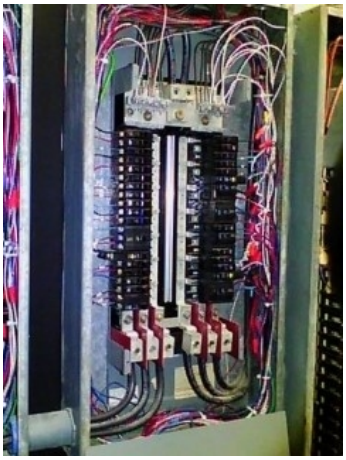
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 12. West air handler-electrical & telephone room
Equipment	L1
Component	Panelboard
Thermogram index	25
File name	FLIR1050.jpg
Condition	NORMAL





Measurements

Bx2	
Max	29.2 °C
Bx3	
Max	29.3 °C
Bx1	
Max	29.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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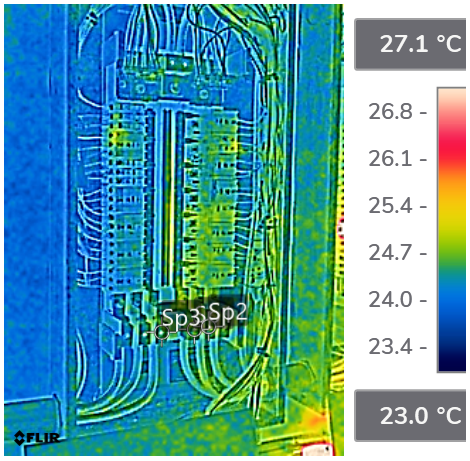
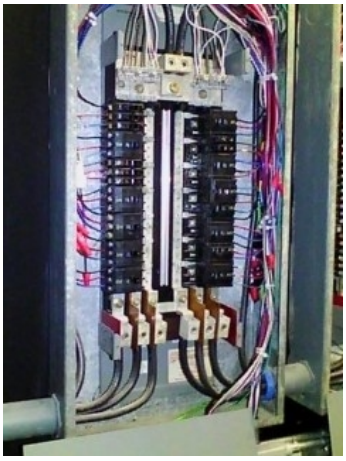
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 12. West air handler-electrical & telephone room
Equipment	L2
Component	Panelboard
Thermogram index	26
File name	FLIR1062.jpg
Condition	NORMAL





Measurements

Sp1	24.6 °C
Sp2	24.8 °C
Sp3	24.5 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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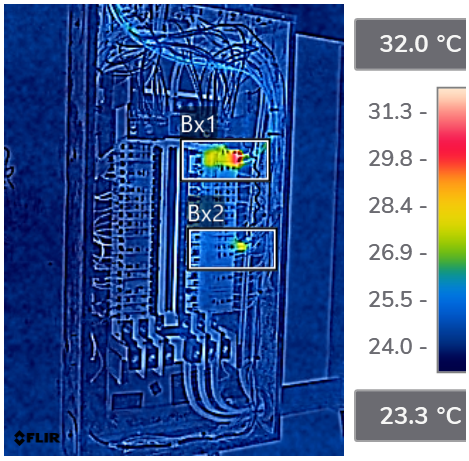
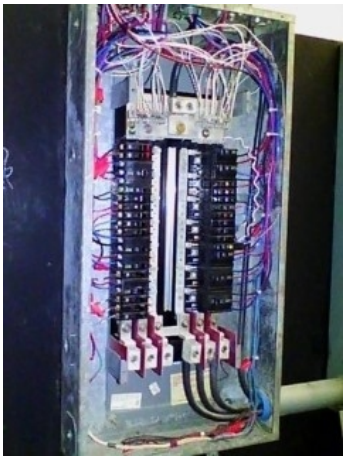
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 12. West air handler-electrical & telephone room
Equipment	L3
Component	Panelboard
Thermogram index	27
File name	FLIR1068.jpg
Condition	NORMAL





Measurements

Bx2	
Max	27.7 °C
Bx1	
Max	31.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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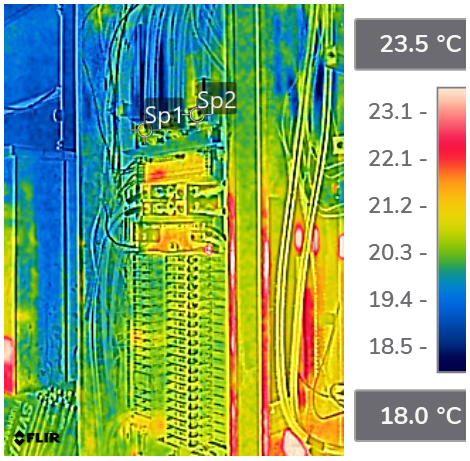
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 12. West air handler-electrical & telephone room
Equipment	11L-4
Component	Panelboard
Thermogram index	28
File name	FLIR1098.jpg
Condition	NORMAL



Measurements

Sp1	20.4 °C
Sp2	20.5 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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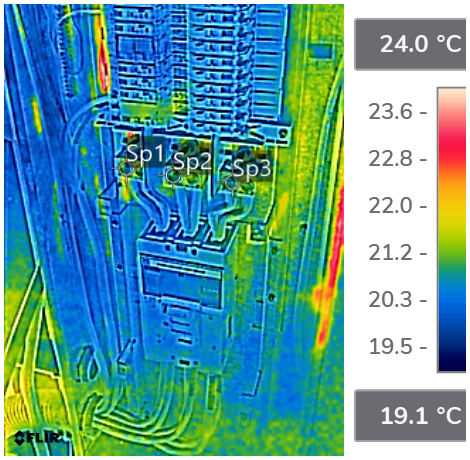
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 11. West air handler-electrical & telephone room
Equipment	11L-4 Panelboard
Component	Main CB
Thermogram index	29
File name	FLIR1102.jpg
Condition	NORMAL



Measurements

Sp1	20.5 °C
Sp2	20.9 °C
Sp3	20.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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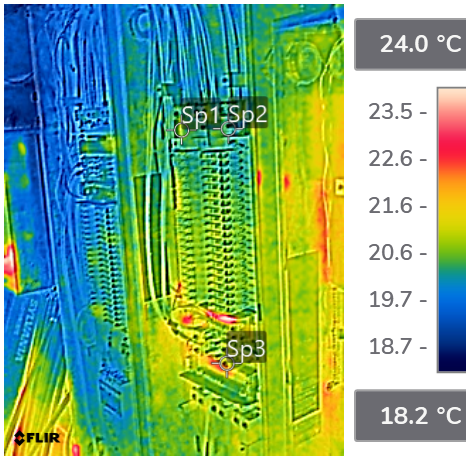
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 11. West air handler-electrical & telephone room
Equipment	11L-5
Component	Panelboard
Thermogram index	30
File name	FLIR1110.jpg
Condition	NORMAL



Measurements

Sp1	20.7 °C
Sp2	20.3 °C
Sp3	21.1 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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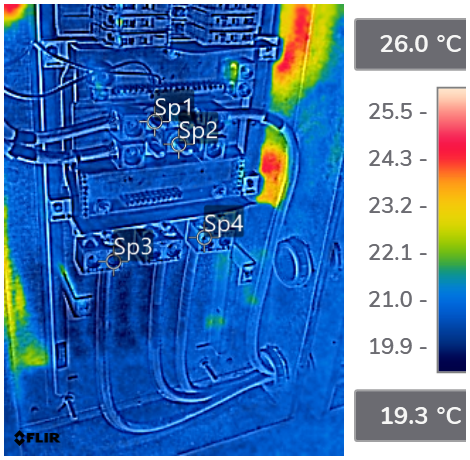
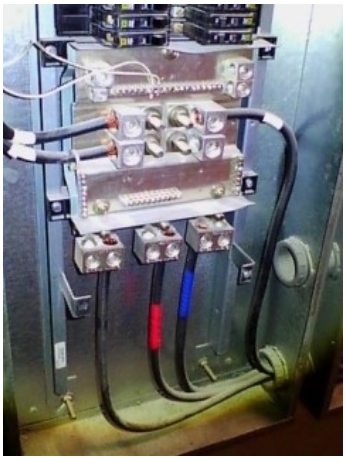
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 11. West air handler-electrical & telephone room
Equipment	11L-5 Panelboard
Component	Bus Connect
Thermogram index	31
File name	FLIR1112.jpg
Condition	NORMAL





Measurements

Sp1	20.3 °C
Sp2	21.1 °C
Sp3	20.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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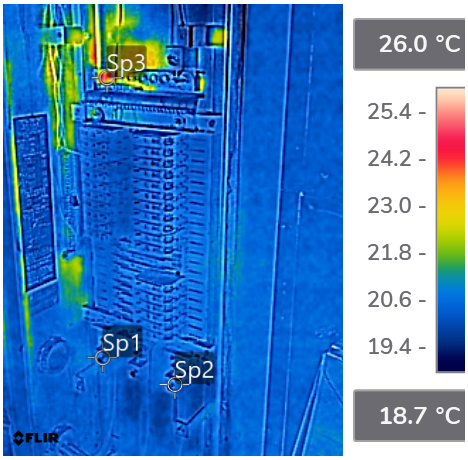
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 11. West air handler-electrical & telephone room
Equipment	11L-6
Component	Panelboard
Thermogram index	32
File name	FLIR1118.jpg
Condition	NORMAL



Measurements

Sp1	20.4 °C
Sp2	20.3 °C
Sp3	24.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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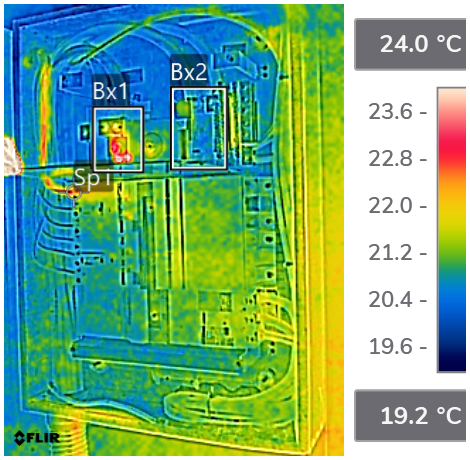
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 11. West air handler-electrical & telephone room
Equipment	LC
Component	Panelboard
Thermogram index	33
File name	FLIR1124.jpg
Condition	NORMAL



Measurements

Sp1	22.4 °C
Bx2	
Max	21.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Possible deficiency en CB #1.

Recomendation:

See details in thermogram #34

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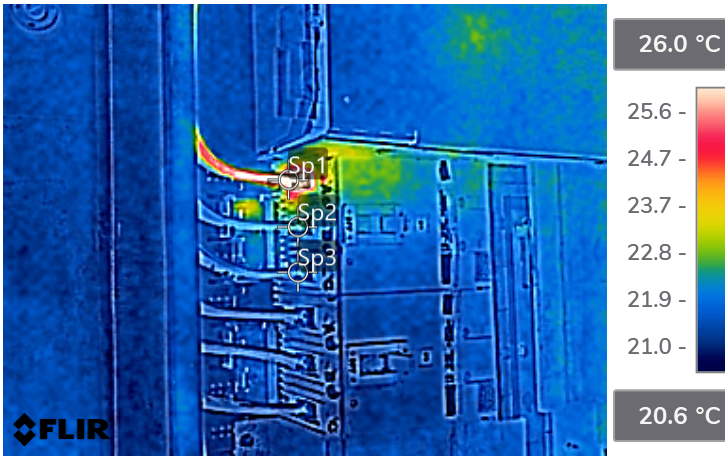
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 11. West air handler-electrical & telephone room
Equipment	LC Panelboard
Component	CB #1
Thermogram index	34
File name	FLIR1128.jpg
Condition	POSSIBLE DEFICIENCY



Measurements

Sp1	27.4 °C
Sp2	22.4 °C
Sp3	22.2 °C

Amperage Measurement

L1	20.8 Amp
L2	1.8 Amp
L3	7.7 Amp

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Circuit breaker #1. A temperature differential is observed between lines 1 and 2-3, The amperage measurement indicates a current unbalance in the load.

Recomendation:

-Ensure all three-phase loading is balanced.

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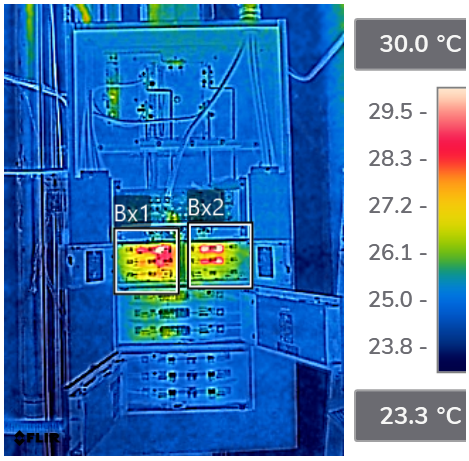
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 11. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	No ID Switchboard
Thermogram index	35
File name	FLIR1132.jpg
Condition	NORMAL



Measurements

Bx2	
Max	30.9 °C
Bx1	
Max	30.9 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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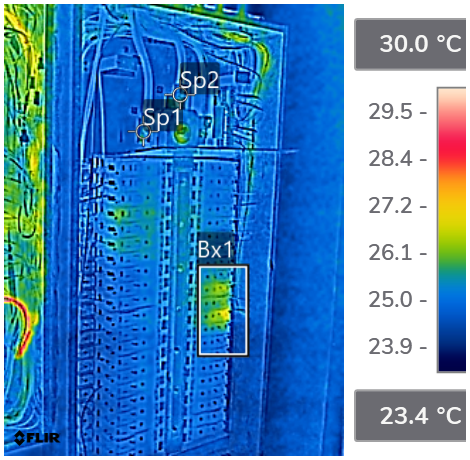
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 11. West air handler-electrical & telephone room
Equipment	H
Component	Panelboard
Thermogram index	36
File name	FLIR1158.jpg
Condition	NORMAL



Measurements

Sp1	25.4 °C
Sp2	25.4 °C
Bx1	
Max	27.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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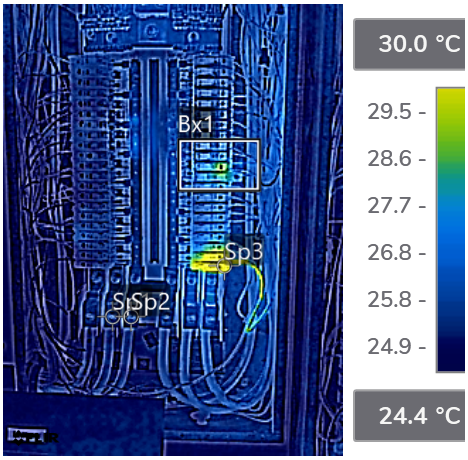
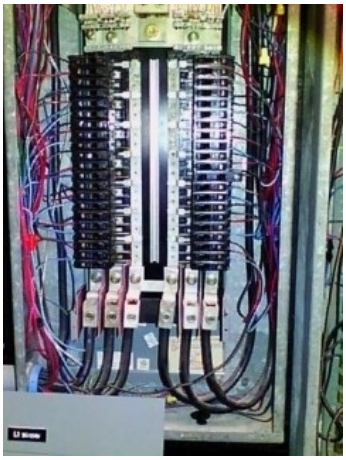
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 11. West air handler-electrical & telephone room
Equipment	L1
Component	Panelboard
Thermogram index	37
File name	FLIR1170.jpg
Condition	NORMAL





Measurements

Sp3	38.7 °C
Sp1	25.6 °C
Sp2	25.7 °C
Bx1	
Max	29.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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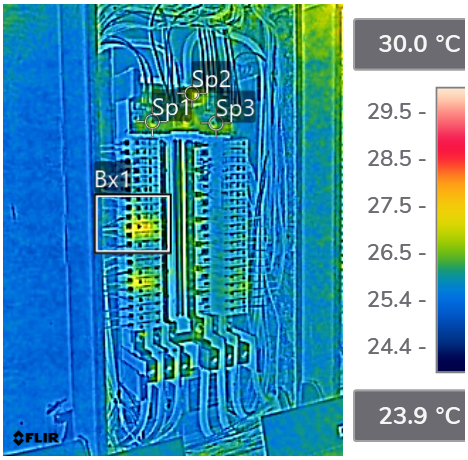
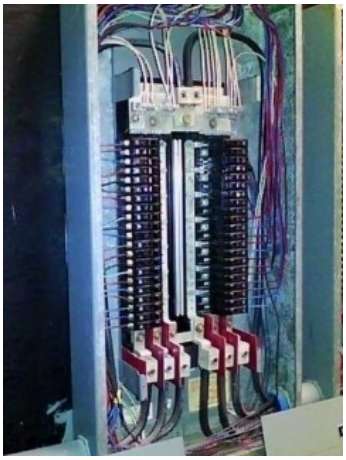
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 11. West air handler-electrical & telephone room
Equipment	L2
Component	Panelboard
Thermogram index	38
File name	FLIR1180.jpg
Condition	NORMAL





Measurements

Sp1	26.3 °C
Sp2	26.8 °C
Sp3	26.2 °C
Bx1	
Max	27.5 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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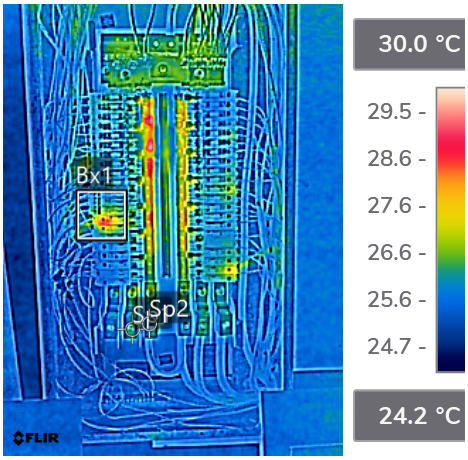
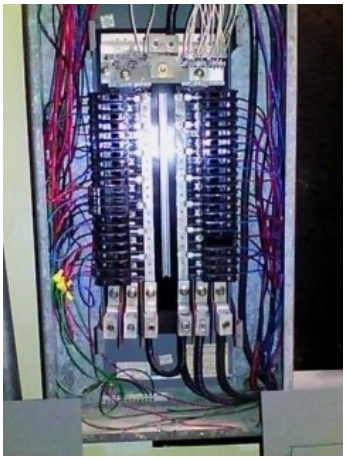
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 11. West air handler-electrical & telephone room
Equipment	L3
Component	Panelboard
Thermogram index	39
File name	FLIR1184.jpg
Condition	NORMAL





Measurements

Sp1	26.2 °C
Sp2	26.1 °C
Bx1	
Max	28.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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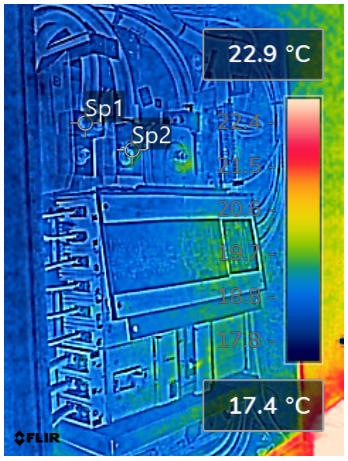
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 10. West air handler-electrical & telephone room
Equipment	LC
Component	Panelboard
Thermogram index	40
File name	FLIR1196.jpg
Condition	NORMAL



Measurements

Sp1	18.7 °C
Sp2	19.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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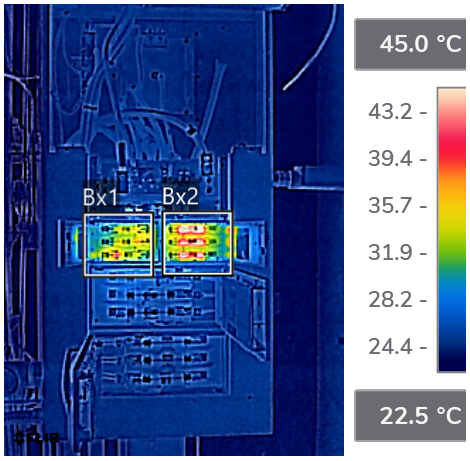
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 10. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	No ID Switchboard
Thermogram index	41
File name	FLIR1210.jpg
Condition	NORMAL



Measurements

Bx2	
Max	53.1 °C
Bx1	
Max	40.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Possibles deficiencies in Circuits #1 and 2.

Recomendation:

See details in thermogram #42, and 43.

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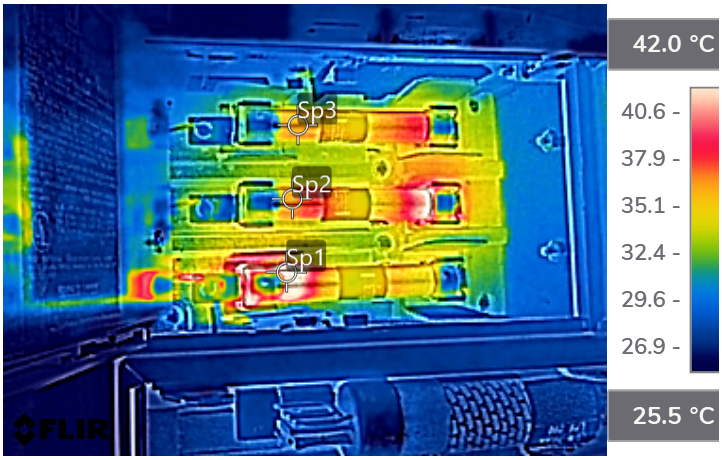
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 10. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Panelboard
Thermogram index	42
File name	FLIR1216.jpg
Condition	DEFICIENCY



Measurements	
Sp1	46.7 °C
Sp2	36.3 °C
Sp3	36.2 °C

Parameters	
Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

A temperature differential is observed between the fuses, hot spot at the fuse holders #3.

Recomendation:

-De-energize and remove the fuses.
-Clean the fuse and fuse holders, and check the screws torque of the fuse holders (Proper torque should be applied).
-Reinsert the fuse ensuring the fuse holders are providing adequate tension and making good contact with the fuse.
-Replace fuses and/or fuse holder if necessary.

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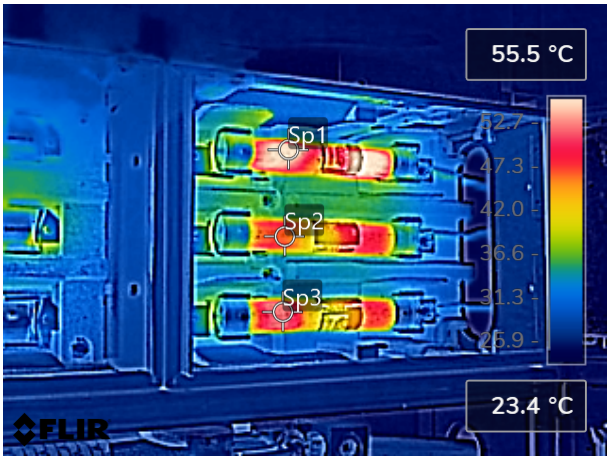
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 10. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Panelboard
Thermogram index	43
File name	FLIR1222.jpg
Condition	DEFICIENCY



Measurements

Sp1	58.2 °C
Sp2	46.7 °C
Sp3	52.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

A temperature differential is observed between the fuses, hot spot at the fuse holders #1.

Recomendation:

-Ensure all three-phase loading is balanced.

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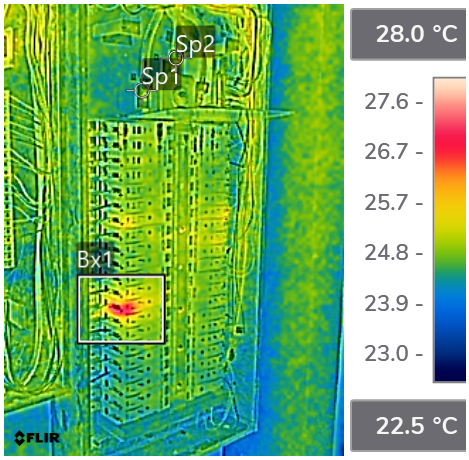
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 10. West air handler-electrical & telephone room
Equipment	H
Component	Panelboard
Thermogram index	44
File name	FLIR1228.jpg
Condition	NORMAL



Measurements

Sp1	24.7 °C
Sp2	25.1 °C
Bx1	
Max	27.1 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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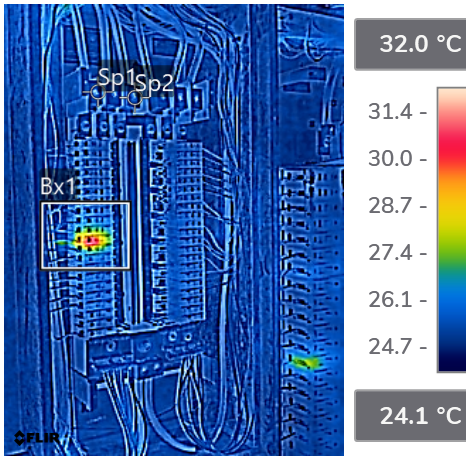
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 10. West air handler-electrical & telephone room
Equipment	L2
Component	Panelboard
Thermogram index	45
File name	FLIR1236.jpg
Condition	NORMAL



Measurements

Sp1	25.6 °C
Sp2	25.6 °C
Bx1	
Max	30.9 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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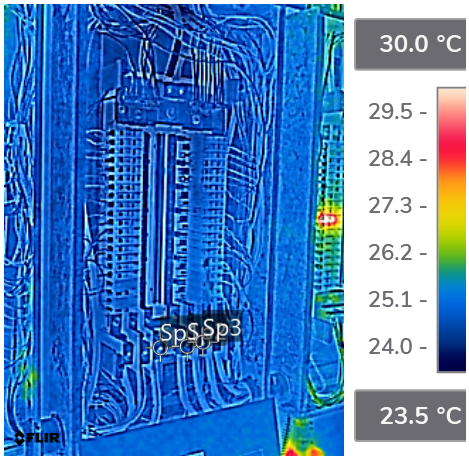
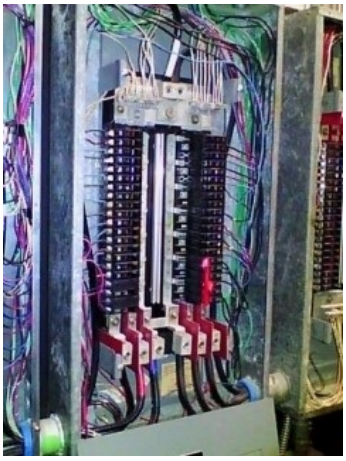
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 10. West air handler-electrical & telephone room
Equipment	L1
Component	Panelboard
Thermogram index	46
File name	FLIR1252.jpg
Condition	NORMAL





Measurements

Sp1	25.2 °C
Sp2	25.0 °C
Sp3	24.9 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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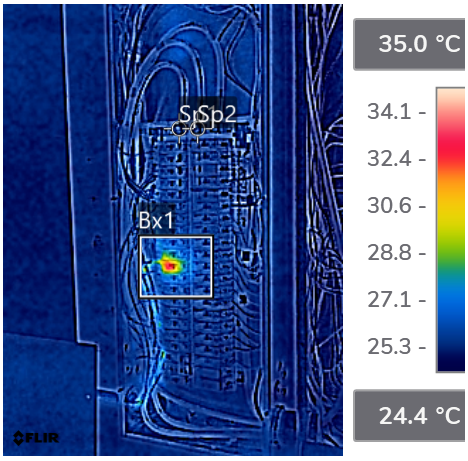
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 10. West air handler-electrical & telephone room
Equipment	L3
Component	Panelboard
Thermogram index	47
File name	FLIR1258.jpg
Condition	NORMAL



Measurements

Sp1	25.6 °C
Sp2	25.5 °C
Bx1	
Max	32.9 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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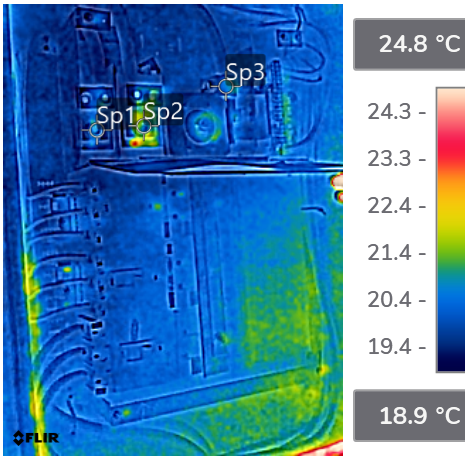
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 9. West air handler-electrical & telephone room
Equipment	LC
Component	Panelboard
Thermogram index	48
File name	FLIR1282.jpg
Condition	NORMAL



Measurements

Sp1	20.6 °C
Sp2	20.7 °C
Sp3	20.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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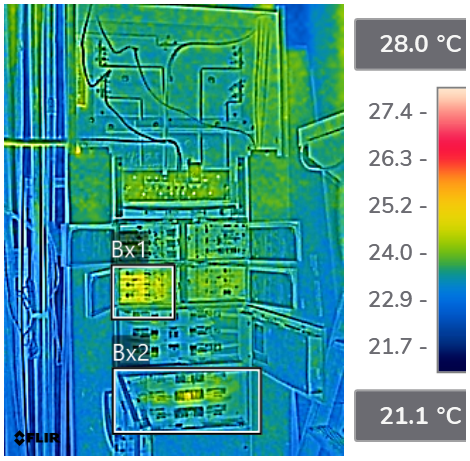
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 9. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	No ID Switchboard
Thermogram index	49
File name	FLIR1292.jpg
Condition	NORMAL



Measurements

Bx2	
Max	24.9 °C
Bx1	
Max	25.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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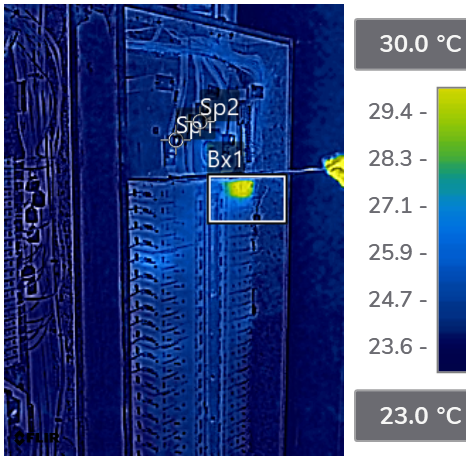
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 9. West air handler-electrical & telephone room
Equipment	H
Component	Panelboard
Thermogram index	50
File name	FLIR1332.jpg
Condition	NORMAL



Measurements

Sp1	24.7 °C
Sp2	25.2 °C
Bx1	
Max	33.2 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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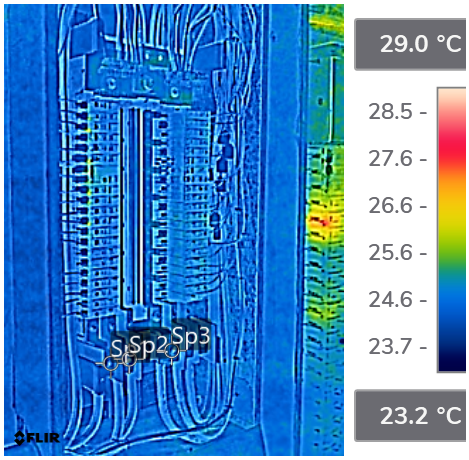
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 9. West air handler-electrical & telephone room
Equipment	L1
Component	Panelboard
Thermogram index	51
File name	FLIR1302.jpg
Condition	NORMAL



Measurements

Sp1	24.6 °C
Sp2	24.6 °C
Sp3	24.8 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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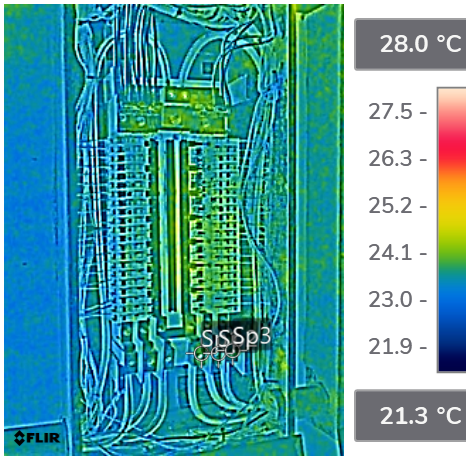
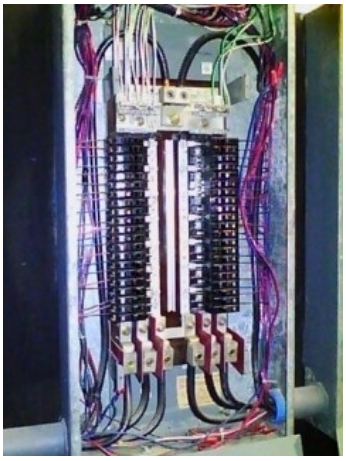
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 9. West air handler-electrical & telephone room
Equipment	L2
Component	Panelboard
Thermogram index	52
File name	FLIR1308.jpg
Condition	NORMAL





Measurements

Sp1	23.8 °C
Sp2	23.7 °C
Sp3	23.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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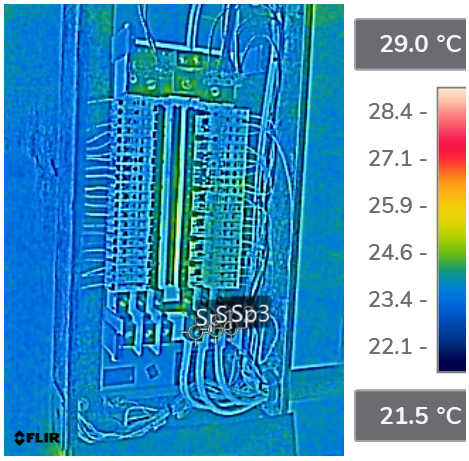
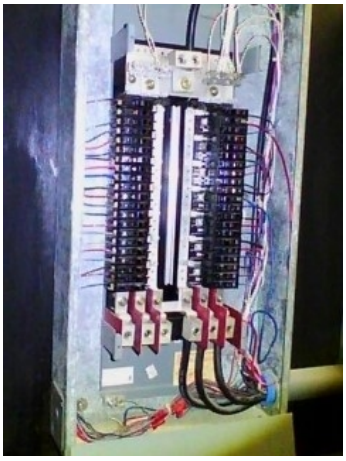
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 9. West air handler-electrical & telephone room
Equipment	L3
Component	Panelboard
Thermogram index	53
File name	FLIR1324.jpg
Condition	NORMAL





Measurements

Sp1	23.9 °C
Sp2	23.9 °C
Sp3	23.9 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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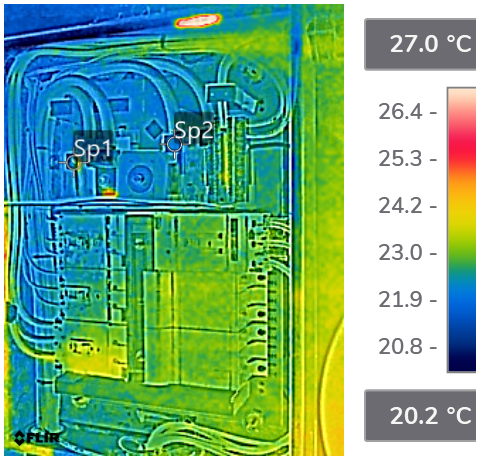
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 8. West air handler-electrical & telephone room
Equipment	LC
Component	Panelboard
Thermogram index	54
File name	FLIR1340.jpg
Condition	NORMAL



Measurements

Sp1	22.4 °C
Sp2	22.1 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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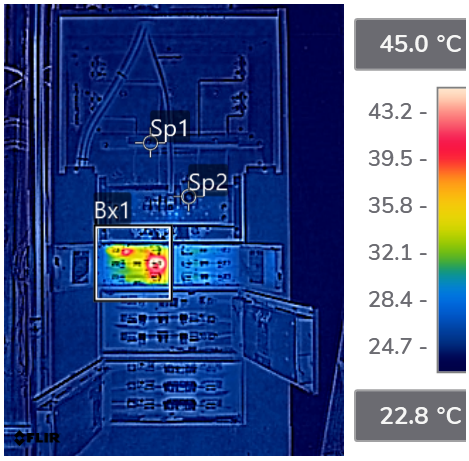
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 8. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Panelboard
Thermogram index	55
File name	FLIR1346.jpg
Condition	NORMAL



Measurements

Sp1	25.3 °C
Sp2	25.7 °C
Bx1	
Max	46.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Deficiency in circuit #1.

Recomendation:

See details in thermogram #56.

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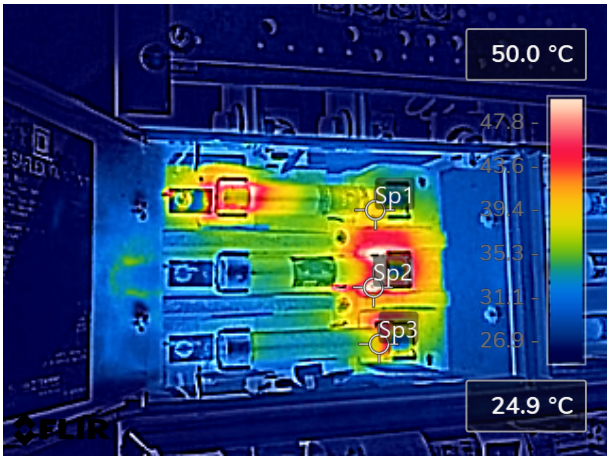
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 8. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Circuit #1
Thermogram index	56
File name	FLIR1352.jpg
Condition	**MAJOR DEFICIENCY**



Measurements

Sp1	40.3 °C
Sp2	59.6 °C
Sp3	41.1 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

A temperature differential is observed between the fuses, hot spot at the fuse holders #1 and 2.

Recomendation:

-De-energize and remove the fuses.
-Clean the fuse and fuse holders, and check the screws torque of the fuse holders (Proper torque should be applied).
-Check internal blades and perform maintenance.
-Reinsert the fuse ensuring the fuse holders are providing adequate tension and making good contact with the fuse.
-Replace fuses and/or fuses holder if necessary.

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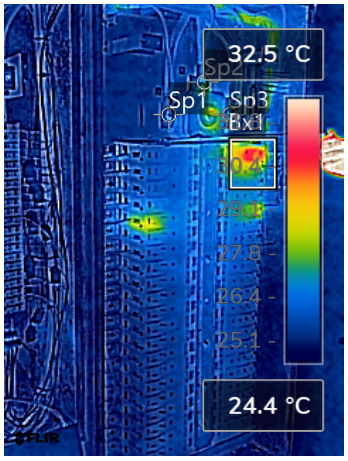
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 8. West air handler-electrical & telephone room
Equipment	H
Component	Panelboard
Thermogram index	57
File name	FLIR1360.jpg
Condition	NORMAL



Measurements

Sp1	26.0 °C
Sp2	27.1 °C
Sp3	26.7 °C
Bx1	
Max	31.1 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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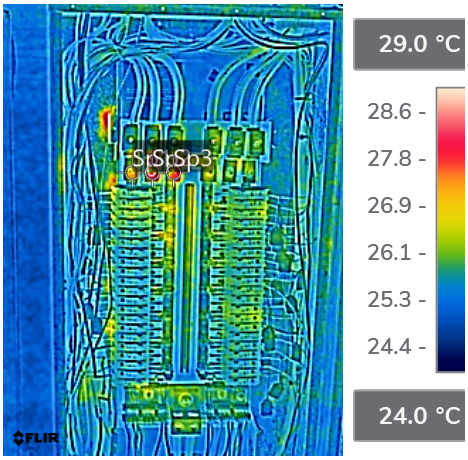
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 8. West air handler-electrical & telephone room
Equipment	L1
Component	Panelboard
Thermogram index	58
File name	FLIR1378.jpg
Condition	NORMAL



Measurements

Sp1	27.1 °C
Sp2	27.3 °C
Sp3	27.2 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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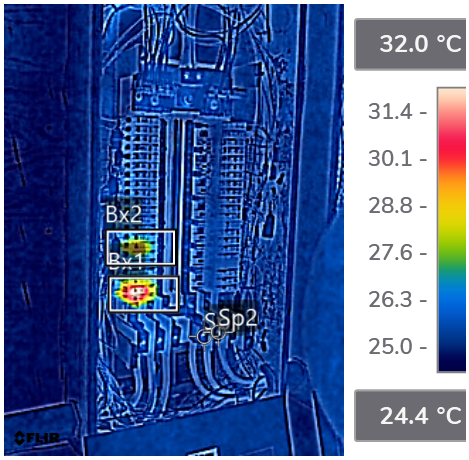
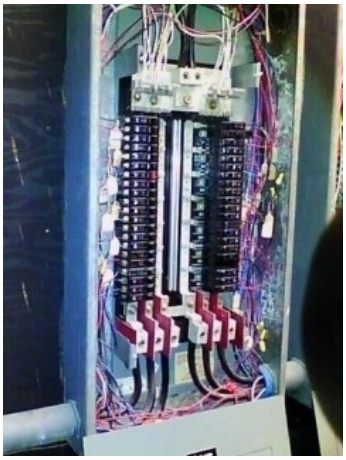
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 8. West air handler-electrical & telephone room
Equipment	L2
Component	Panelboard
Thermogram index	59
File name	FLIR1382.jpg
Condition	NORMAL





Measurements

Sp1	25.7 °C
Sp2	25.7 °C
Bx2	
Max	29.9 °C
Bx1	
Max	32.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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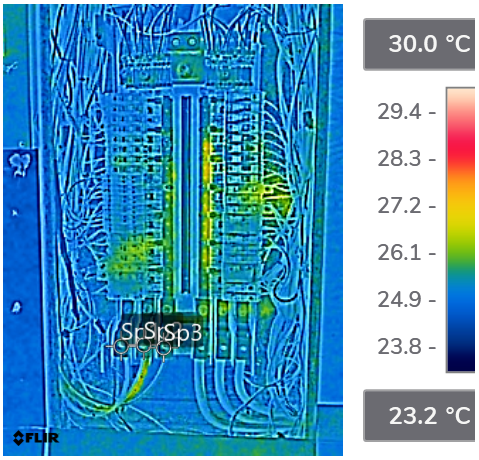
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 8. West air handler-electrical & telephone room
Equipment	L3
Component	Panelboard
Thermogram index	60
File name	FLIR1396.jpg
Condition	NORMAL



Measurements

Sp1	25.3 °C
Sp2	25.6 °C
Sp3	25.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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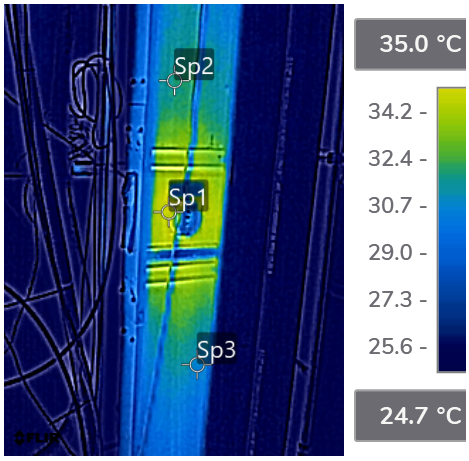
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 8. West air handler-electrical & telephone room
Equipment	Busway
Component	Busway joint
Thermogram index	61
File name	FLIR1404.jpg
Condition	NORMAL



Measurements

Sp1	34.9 °C
Sp2	32.0 °C
Sp3	30.8 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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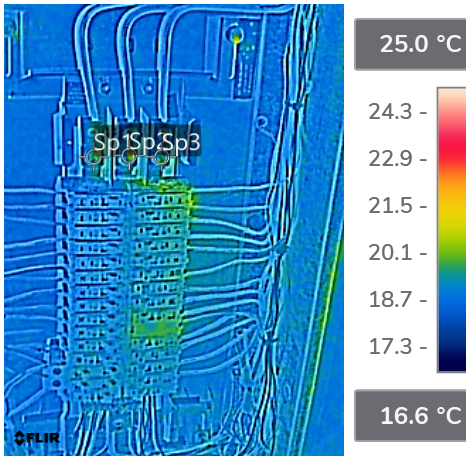
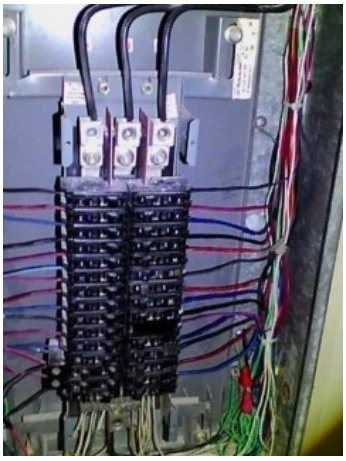
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 8. East air handler-electrical & telephone room
Equipment	LC1
Component	Panelboard
Thermogram index	62
File name	FLIR1420.jpg
Condition	NORMAL





Measurements

Sp1	19.8 °C
Sp2	20.5 °C
Sp3	19.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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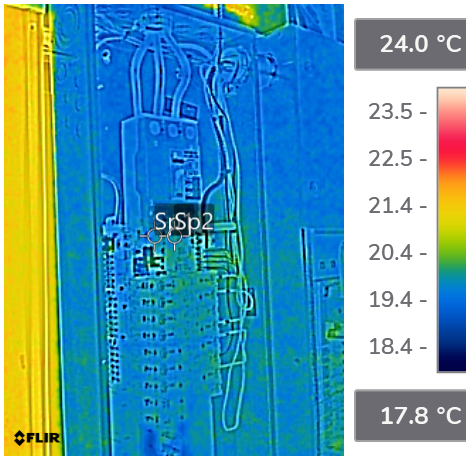
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 8. East air handler-electrical & telephone room
Equipment	No ID Panelboard
Component	Panelboard
Thermogram index	63
File name	FLIR1428.jpg
Condition	NORMAL



Measurements

Sp1	19.7 °C
Sp2	19.9 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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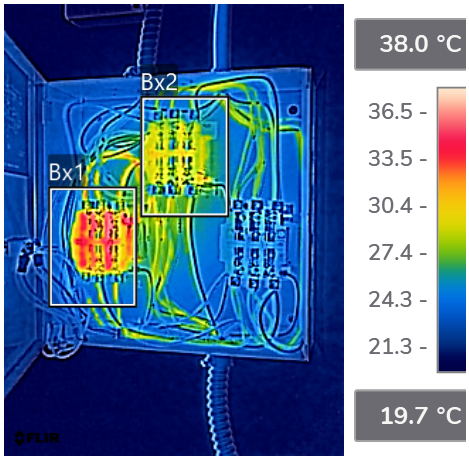
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 8. East air handler-electrical & telephone room
Equipment	No ID Control Panel
Component	Contactors
Thermogram index	64
File name	FLIR1436.jpg
Condition	NORMAL



Measurements

Bx1	
Max	36.3 °C
Bx2	
Max	31.8 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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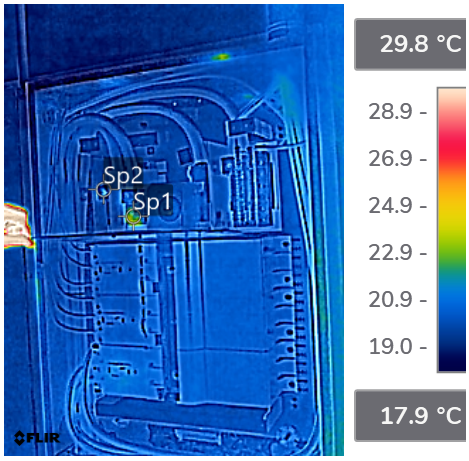
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 7. West air handler-electrical & telephone room
Equipment	LC
Component	Panelboard
Thermogram index	65
File name	FLIR1446.jpg
Condition	NORMAL



Measurements

Sp1	22.3 °C
Sp2	21.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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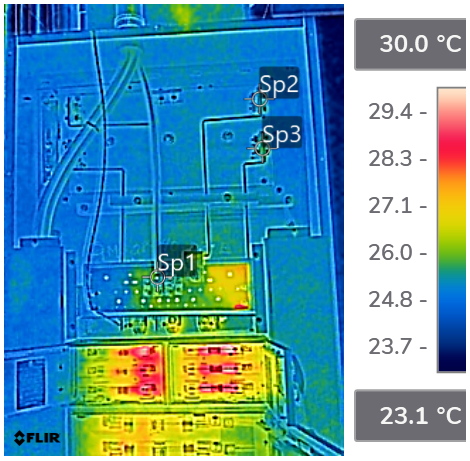
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 7. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Busbar
Thermogram index	66
File name	FLIR1448.jpg
Condition	NORMAL



Measurements

Sp1	25.6 °C
Sp2	25.3 °C
Sp3	25.8 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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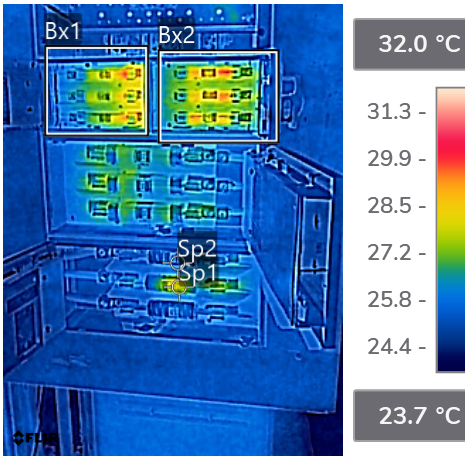
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 7. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Switches
Thermogram index	67
File name	FLIR1450.jpg
Condition	NORMAL



Measurements

Sp1	28.0 °C
Sp2	26.0 °C
Bx2	
Max	29.8 °C
Bx1	
Max	29.9 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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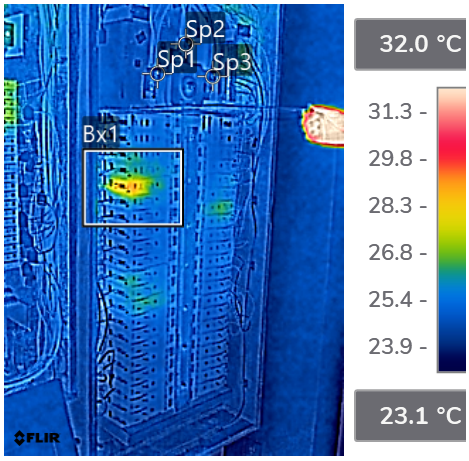
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 7. West air handler-electrical & telephone room
Equipment	H
Component	Panelboard
Thermogram index	68
File name	FLIR1462.jpg
Condition	NORMAL



Measurements

Sp1	25.3 °C
Sp2	25.3 °C
Sp3	25.2 °C
Bx1	
Max	29.2 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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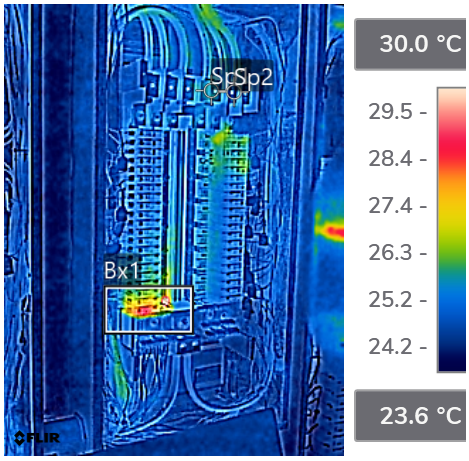
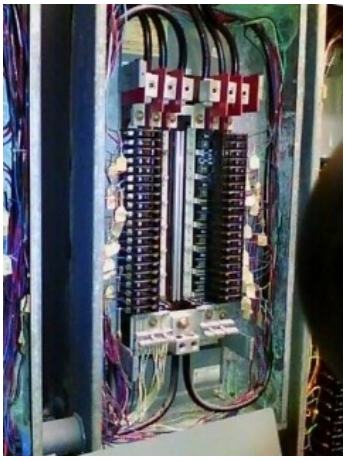
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 7. West air handler-electrical & telephone room
Equipment	L1
Component	Panelboard
Thermogram index	69
File name	FLIR1478.jpg
Condition	NORMAL





Measurements

Sp1	25.6 °C
Sp2	25.2 °C
Bx1	

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Deficiency in circuit 41.

Recomendation:

See details in thermogram #70.

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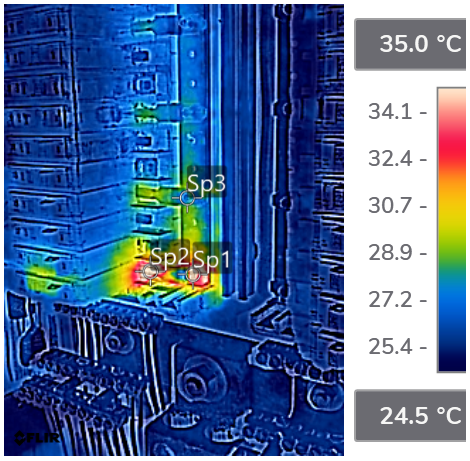
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 7. West air handler-electrical & telephone room
Equipment	L1 Panelboard
Component	Circuit 41
Thermogram index	70
File name	FLIR1490.jpg
Condition	DEFICIENCY



Measurements

Sp1	37.0 °C
Sp2	36.5 °C
Sp3	27.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Hot spot in circuit #41, and bar with signs of overheating.

Recomendation:

-Remove conductor, and circuit breaker.
-Inspect circuit breaker, busbar and screws.
-Replace circuit breaker if necessary.
-Clean the parts, and install circuit breaker (apply torque according to manufacturer specifications.).

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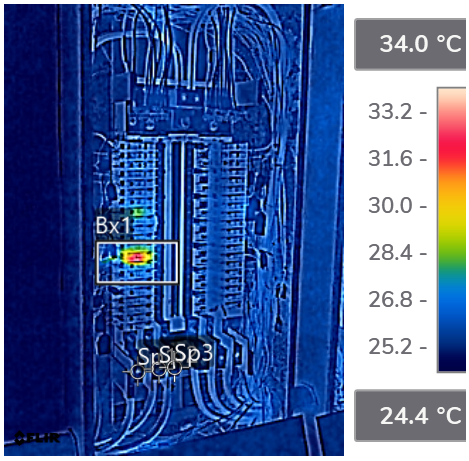
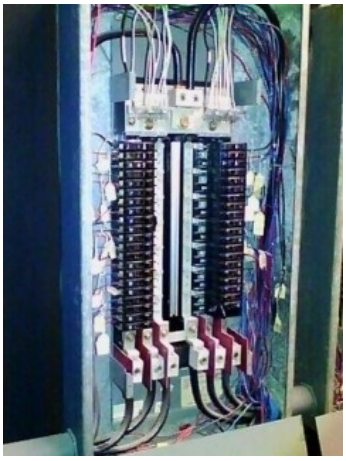
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 7. West air handler-electrical & telephone room
Equipment	L2
Component	Panelboard
Thermogram index	71
File name	FLIR1500.jpg
Condition	NORMAL





Measurements

Bx1	
Max	32.9 °C
Sp1	25.3 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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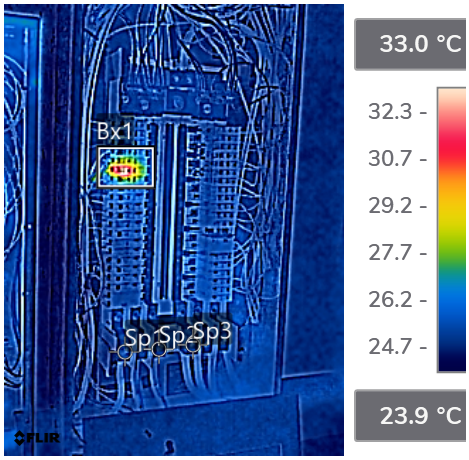
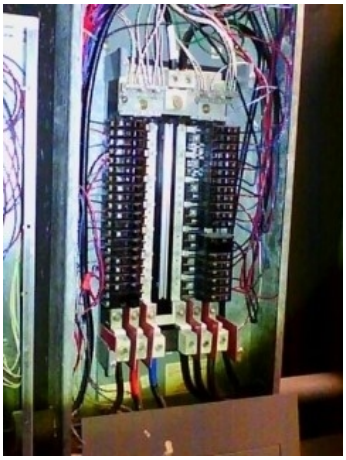
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 7. West air handler-electrical & telephone room
Equipment	L3
Component	Panelboard
Thermogram index	72
File name	FLIR1510.jpg
Condition	NORMAL





Measurements

Sp1	25.3 °C
Sp2	25.3 °C
Sp3	25.5 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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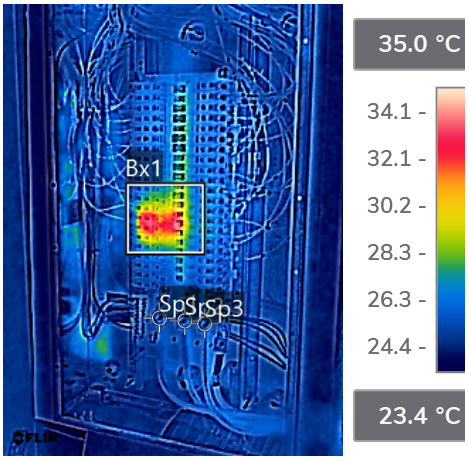
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 7. West air handler-electrical & telephone room
Equipment	No ID Panelboard
Component	Panelboard
Thermogram index	73
File name	FLIR1524.jpg
Condition	POSSIBLE DEFICIENCY



Measurements

Sp1	25.6 °C
Sp2	25.8 °C
Sp3	25.6 °C
Bx1	
Max	34.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Circuit breaker #29: Circuit breaker loose, poor contact.

Recomendation:

-Remove circuit breaker.
-Inspect circuit breaker, busbar and screws.
-Replace circuit breaker if necessary.

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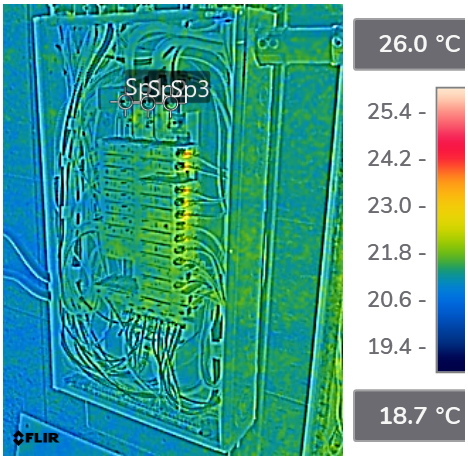
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 6. West air handler-electrical & telephone room
Equipment	6L
Component	Panelboard
Thermogram index	74
File name	FLIR1540.jpg
Condition	NORMAL



Measurements

Sp1	21.4 °C
Sp2	21.3 °C
Sp3	21.3 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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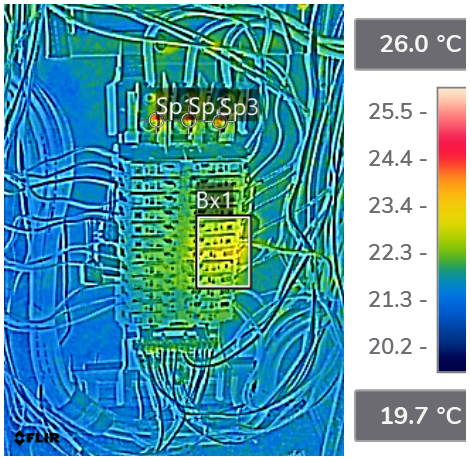
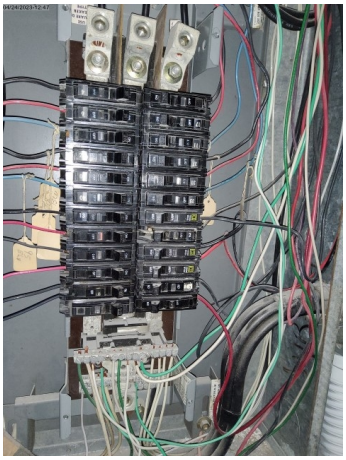
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 6. West air handler-electrical & telephone room
Equipment	MB
Component	Panelboard
Thermogram index	75
File name	FLIR1548.jpg
Condition	DEFICIENCY





Measurements

Sp1	23.8 °C
Sp2	24.0 °C
Sp3	23.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Circuit breaker #16 is broken.

Recomendation:

Replace circuit breaker.

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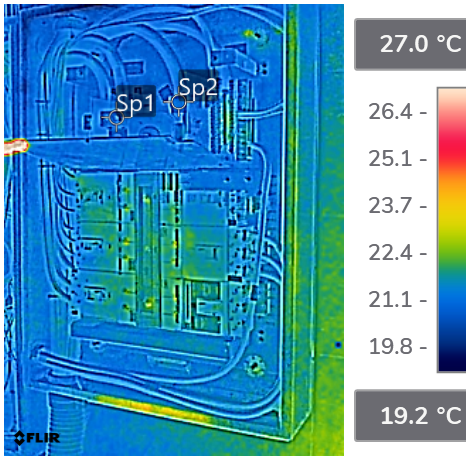
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 6. West air handler-electrical & telephone room
Equipment	LC
Component	Panelboard
Thermogram index	76
File name	FLIR1558.jpg
Condition	NORMAL



Measurements

Sp1	21.0 °C
Sp2	21.2 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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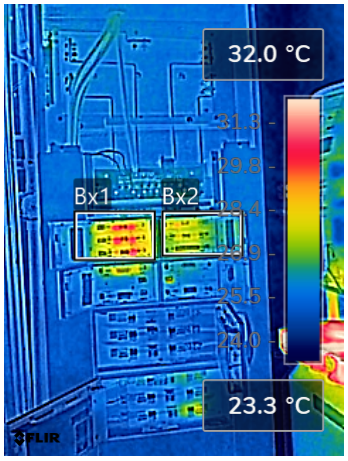
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 6. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	No ID Switchboard
Thermogram index	77
File name	FLIR1576.jpg
Condition	NORMAL



Measurements

Bx2	
Max	29.0 °C
Bx1	
Max	30.9 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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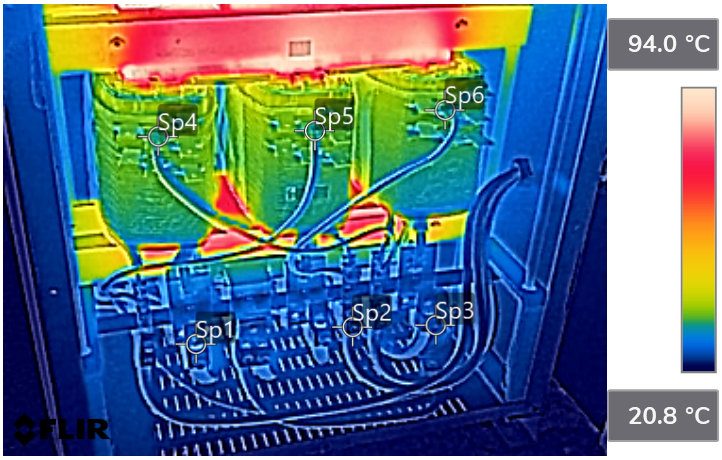
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 6. West air handler-electrical & telephone room
Equipment	112.5KVA Transformer
Component	112.5KVA Transformer
Thermogram index	78
File name	FLIR1564.jpg
Condition	NORMAL



Measurements

Sp1	29.1 °C
Sp2	24.9 °C
Sp3	26.4 °C
Sp4	35.7 °C
Sp5	35.6 °C
Sp6	35.3 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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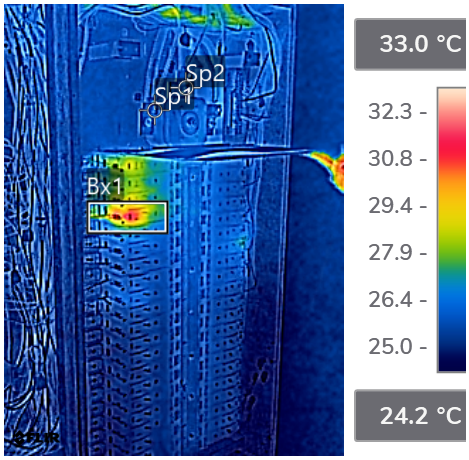
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 6. West air handler-electrical & telephone room
Equipment	6-H
Component	Panelboard
Thermogram index	79
File name	FLIR1590.jpg
Condition	NORMAL



Measurements

Sp1	26.1 °C
Sp2	26.3 °C
Bx1	
Max	31.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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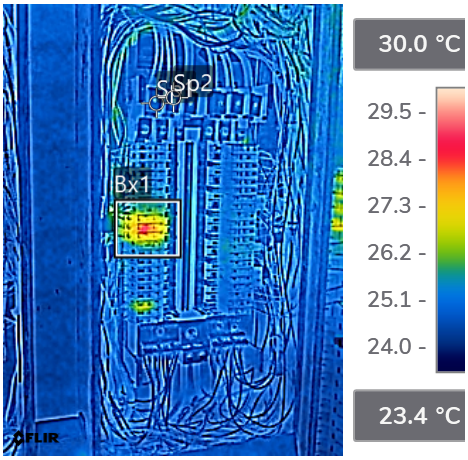
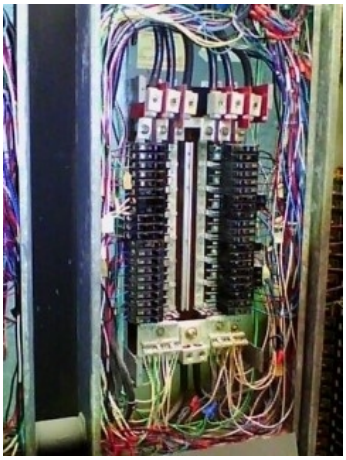
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 6. West air handler-electrical & telephone room
Equipment	L3
Component	Panelboard
Thermogram index	80
File name	FLIR1602.jpg
Condition	NORMAL





Measurements

Sp1	25.2 °C
Sp2	25.2 °C
Bx1	
Max	28.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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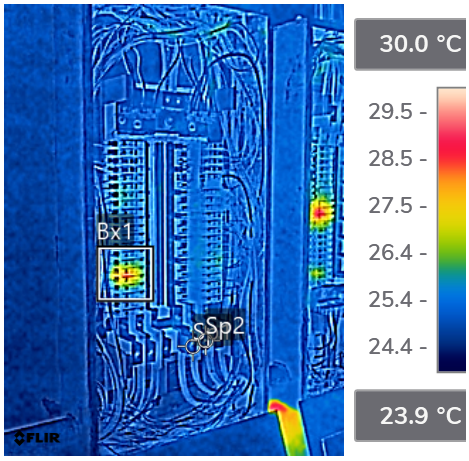
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 6. West air handler-electrical & telephone room
Equipment	L2
Component	Panelboard
Thermogram index	81
File name	FLIR1616.jpg
Condition	NORMAL



Measurements

Sp1	25.2 °C
Sp2	25.2 °C
Bx1	
Max	28.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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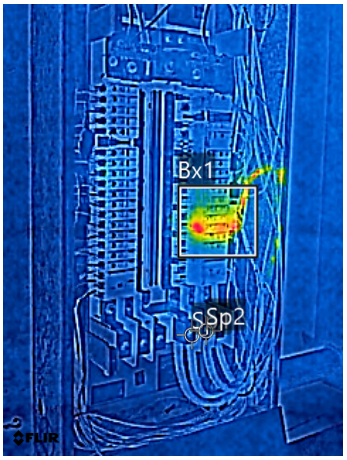
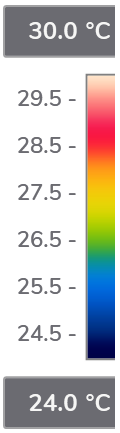
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 6. West air handler-electrical & telephone room
Equipment	L1
Component	Panelboard
Thermogram index	82
File name	FLIR1626.jpg
Condition	NORMAL





Measurements

Sp1	25.1 °C
Sp2	25.2 °C
Bx1	
Max	28.8 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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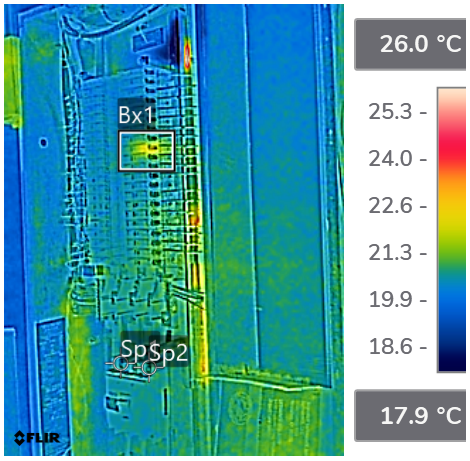
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 6. West air handler-electrical & telephone room
Equipment	No ID Panelboard
Component	Panelboard
Thermogram index	83
File name	FLIR1650.jpg
Condition	NORMAL



Measurements

Sp1	20.5 °C
Sp2	20.7 °C
Bx1	
Max	22.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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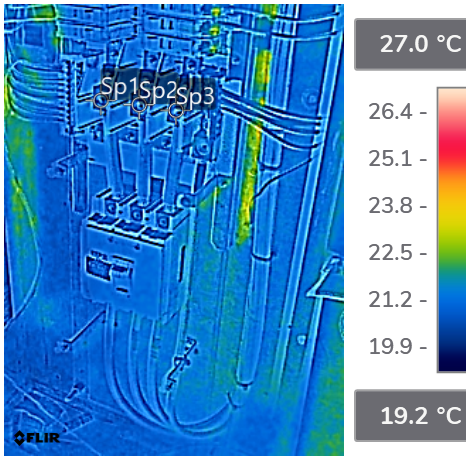
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 5. West air handler-electrical & telephone room
Equipment	No ID Panelboard
Component	Main Circuit breaker
Thermogram index	84
File name	FLIR1660.jpg
Condition	NORMAL



Measurements

Sp1	21.1 °C
Sp2	21.1 °C
Sp3	21.2 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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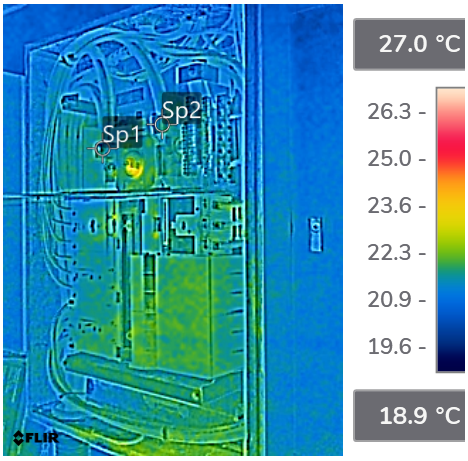
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 5. West air handler-electrical & telephone room
Equipment	LC
Component	Panelboard
Thermogram index	85
File name	FLIR1664.jpg
Condition	NORMAL



Measurements

Sp1	21.8 °C
Sp2	21.8 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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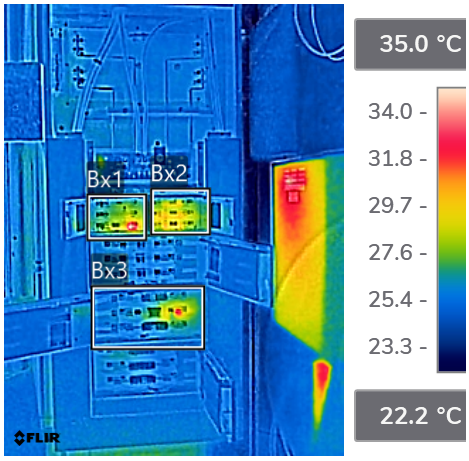
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 5. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Switchboard
Thermogram index	86
File name	FLIR1668.jpg
Condition	NORMAL



Measurements

Bx2	
Max	30.8 °C
Bx3	
Max	32.8 °C
Bx1	
Max	35.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Deficiencies in Circuit #1 and 4.

Recomendation:

See details in thermograms #87, and 88.

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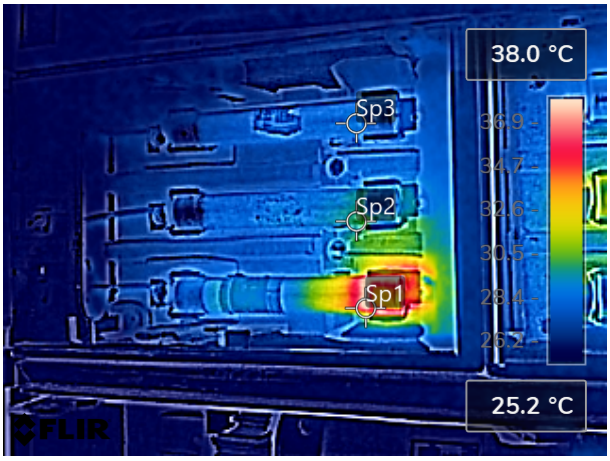
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 5. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Circuit #1
Thermogram index	87
File name	FLIR1678.jpg
Condition	DEFICIENCY



Measurements

Sp1	38.0 °C
Sp2	30.1 °C
Sp3	28.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	24.0 °C

Problem:

A temperature differential is observed between the fuses, hot spot at the fuse holder #3.

Recomendation:

-De-energize and remove the fuses.
-Clean the fuse and fuse holders, and check the screws torque of the fuse holders (Proper torque should be applied).
-Reinsert the fuse ensuring the fuse holders are providing adequate tension and making good contact with the fuse.
-Replace fuses and/or fuses holder if necessary.

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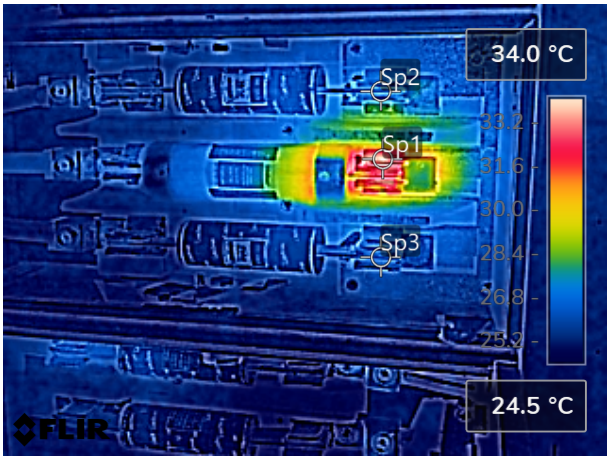
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 5. West air handler-electrical & telephone room
Equipment	No ID Switchboard
Component	Circuit #4
Thermogram index	88
File name	FLIR1688.jpg
Condition	DEFICIENCY



Measurements

Sp1	33.8 °C
Sp2	27.0 °C
Sp3	26.5 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

A temperature differential is observed between the fuses, hot spot at the fuse holder #2.

Recomendation:

-De-energize and remove the fuses.
-Clean the fuse and fuse holders, and check the screws torque of the fuse holders (Proper torque should be applied).
-Reinsert the fuse ensuring the fuse holders are providing adequate tension and making good contact with the fuse.
-Replace fuses and/or fuses holder if necessary.
-All three fuses should be the same type and size.

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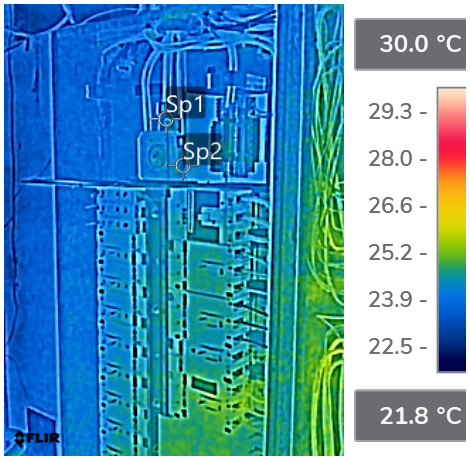
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 5. West air handler-electrical & telephone room
Equipment	SH
Component	Panelboard
Thermogram index	89
File name	FLIR1748.jpg
Condition	NORMAL



Measurements

Sp1	24.1 °C
Sp2	24.2 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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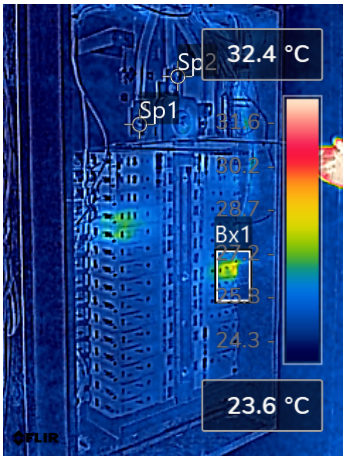
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 5. West air handler-electrical & telephone room
Equipment	H
Component	Panelboard
Thermogram index	90
File name	FLIR1696.jpg
Condition	NORMAL



Measurements

Sp1	24.7 °C
Sp2	24.8 °C
Bx1	
Max	28.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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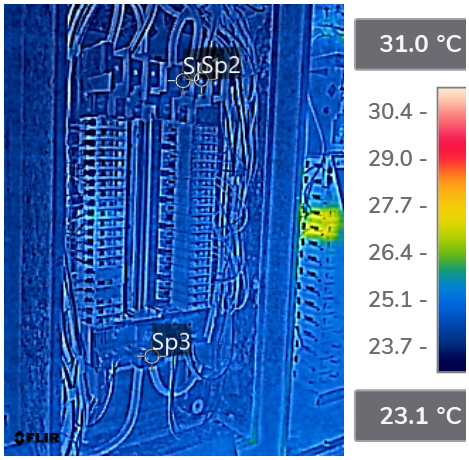
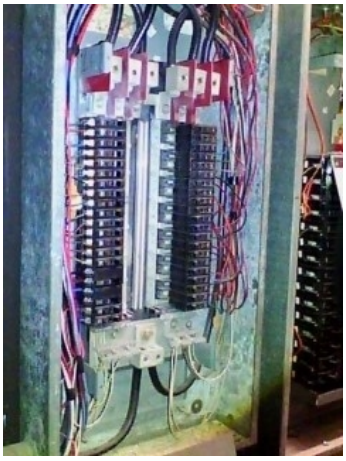
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 5. West air handler-electrical & telephone room
Equipment	L1
Component	Panelboard
Thermogram index	91
File name	FLIR1708.jpg
Condition	NORMAL





Measurements

Sp1	24.1 °C
Sp2	24.4 °C
Sp3	24.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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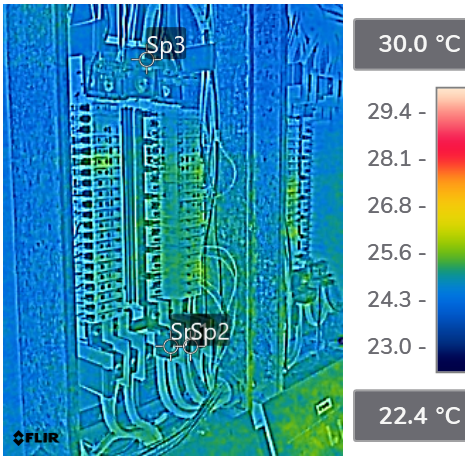
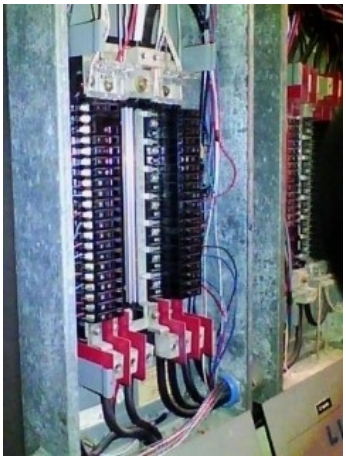
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 5. West air handler-electrical & telephone room
Equipment	L2
Component	Panelboard
Thermogram index	92
File name	FLIR1714.jpg
Condition	NORMAL





Measurements

Sp1	25.0 °C
Sp2	25.0 °C
Sp3	24.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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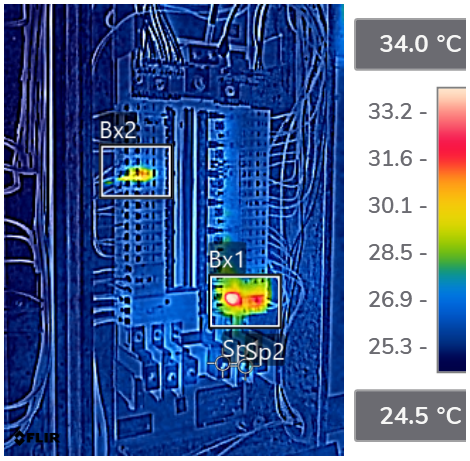
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 5. West air handler-electrical & telephone room
Equipment	L3
Component	Panelboard
Thermogram index	93
File name	FLIR1724.jpg
Condition	NORMAL



Measurements

Sp1	26.6 °C
Sp2	27.4 °C
Bx2	
Max	30.9 °C
Bx1	
Max	35.8 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Deficiency in circuit #40.

Recomendation:

See details in thermogram #94.

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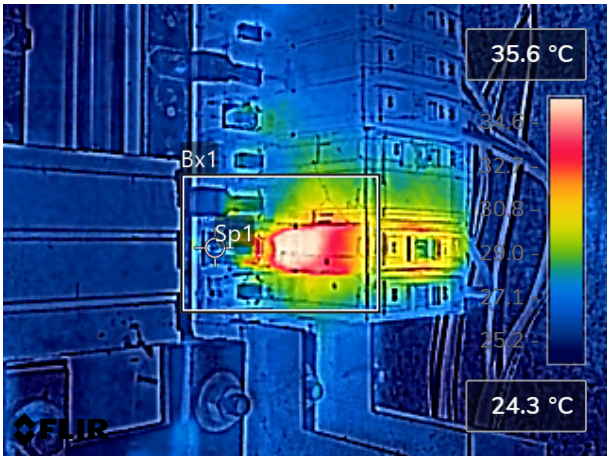
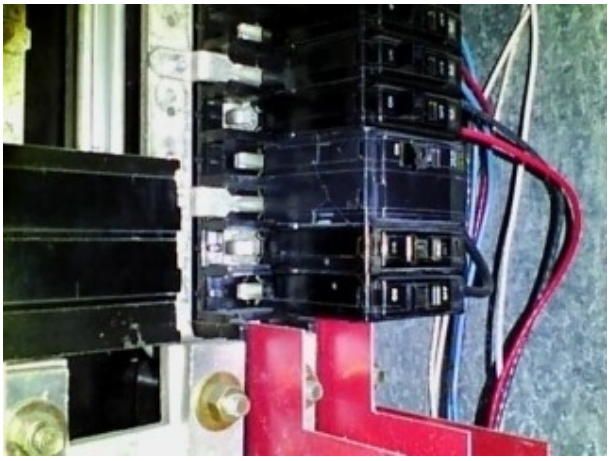
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Level 5. West air handler-electrical & telephone room
Equipment	L3 Panelboard
Component	CB #40
Thermogram index	94
File name	FLIR1736.jpg
Condition	DEFICIENCY





Measurements

Sp1	26.9 °C
Bx1	
Max	36.8 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

Hot spot in circuit #40, and bar with signs of overheating.

Recomendation:

-Remove conductor, and circuit breaker.
-Inspect circuit breaker, busbar and screws.
-Replace circuit breaker if necessary.
-Clean the parts, and install circuit breaker (apply torque according to manufacturer specifications.).

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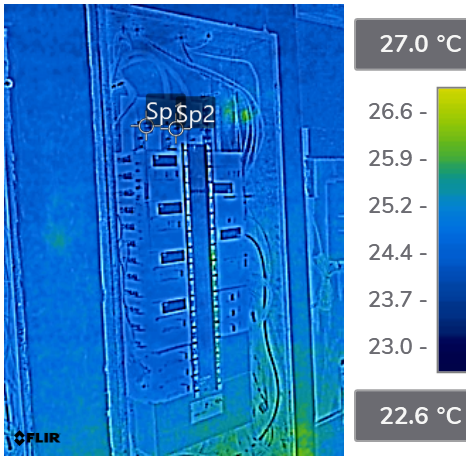
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Parking garage - Storage
Equipment	A
Component	Panelboard
Thermogram index	95
File name	FLIR1774.jpg
Condition	NORMAL



Measurements

Sp1	24.4 °C
Sp2	24.5 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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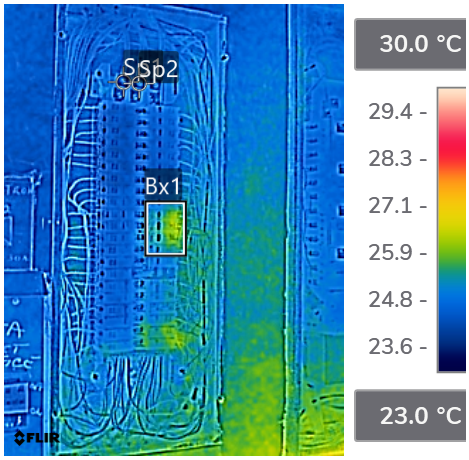
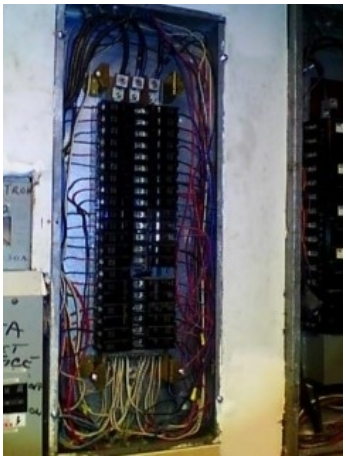
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Parking garage - Storage
Equipment	No ID Panelboard
Component	Panelboard
Thermogram index	96
File name	FLIR1780.jpg
Condition	NORMAL





Measurements

Sp1	24.6 °C
Sp2	24.9 °C
Bx1	
Max	26.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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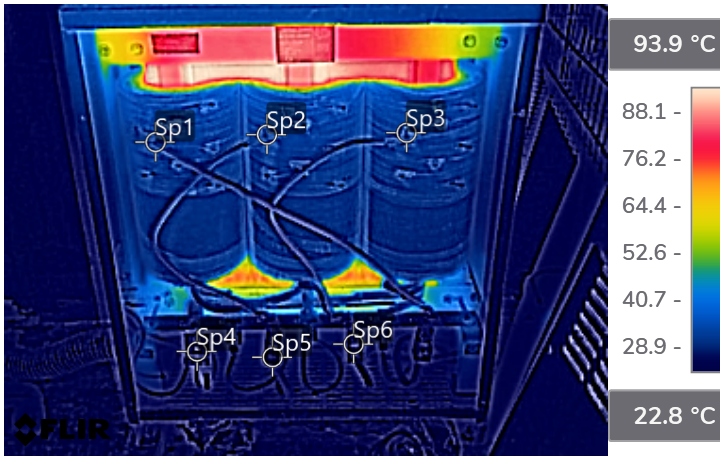
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Parking garage - Storage
Equipment	50KVA Transformer
Component	50KVA Transformer
Thermogram index	97
File name	FLIR1762.jpg
Condition	NORMAL



Measurements

Sp1	31.5 °C
Sp2	32.9 °C
Sp3	32.2 °C
Sp4	26.3 °C
Sp5	25.0 °C
Sp6	25.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	20.0 °C

Problem:

None.

Recomendation:

None.

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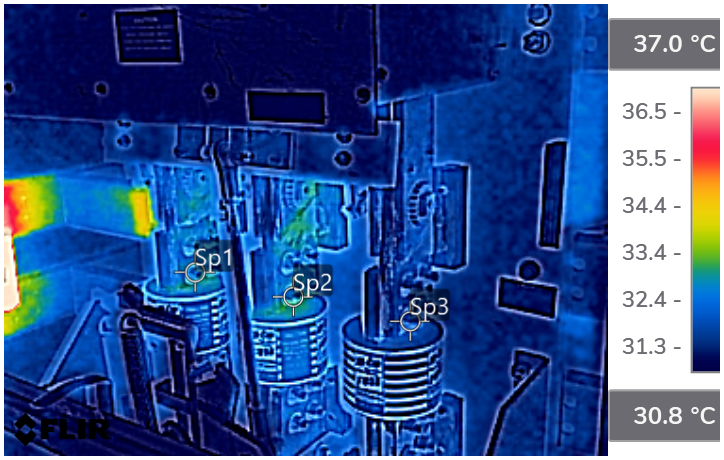
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	MSB1
Component	Fuses
Thermogram index	98
File name	FLIR1788.jpg
Condition	NORMAL



Measurements

Sp1	32.4 °C
Sp2	32.6 °C
Sp3	31.9 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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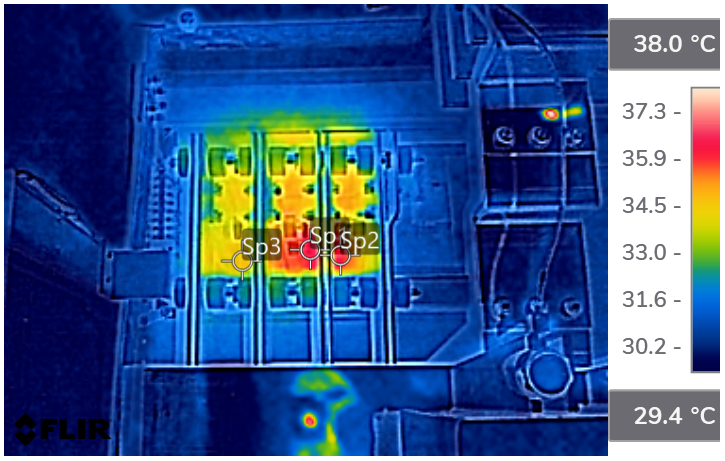
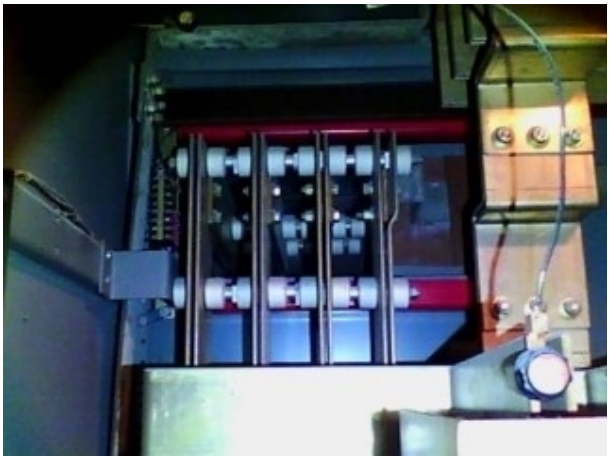
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	MSB1
Component	Bus bar
Thermogram index	99
File name	FLIR1796.jpg
Condition	NORMAL





Measurements

Sp1	36.4 °C
Sp2	36.2 °C
Sp3	34.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	MSB2
Component	Bus bar
Thermogram index	100
File name	FLIR1816.jpg
Condition	NORMAL

Measurements

Sp1	32.9 °C
Sp2	33.1 °C
Sp3	33.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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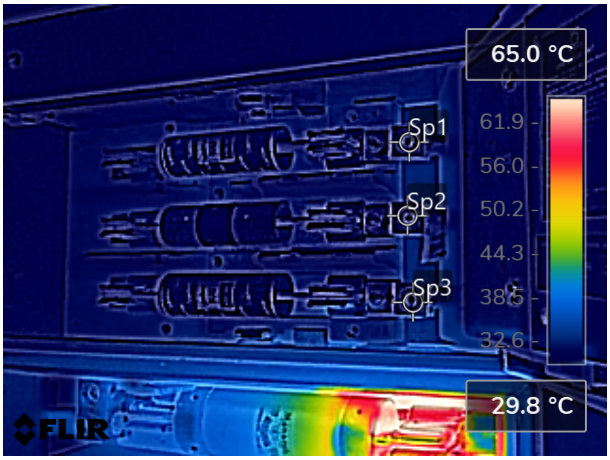
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	MSB2
Component	Circuit #1 Fire pump ATS Switch
Thermogram index	101
File name	FLIR1822.jpg
Condition	NORMAL



Measurements

Sp1	30.9 °C
Sp2	31.1 °C
Sp3	31.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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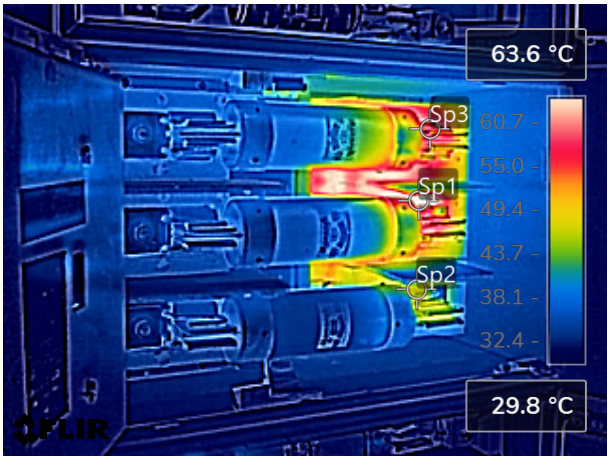
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	MSB2
Component	Circuit 2 ATS
Thermogram index	102
File name	FLIR1826.jpg
Condition	**MAJOR DEFICIENCY**



Measurements

Sp1	67.2 °C
Sp2	48.4 °C
Sp3	57.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

A temperature differential is observed between the fuses holder, hot spot at the fuse holder #1, and 2.

Recomendation:

-De-energize and remove the fuses.
-Clean the fuse and fuse holders, and check the screws torque of the fuse holders (Proper torque should be applied).
-Check internal switch blades and perform maintenance.
-Reinsert the fuse ensuring the fuse holders are providing adequate tension and making good contact with the fuse.
-Replace fuses and/or fuses holder if necessary.
-All three fuses should be the same type and size.

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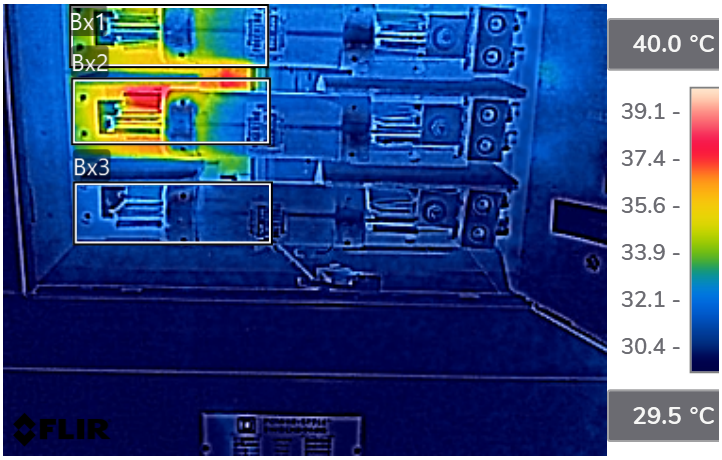
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	MSB2
Component	Circuit #3 Elevator
Thermogram index	103
File name	FLIR1836.jpg
Condition	DEFICIENCY



Measurements

Bx2	
Max	38.2 °C
Bx3	
Max	32.6 °C
Bx1	
Max	36.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

A temperature differential is observed between the fuses holder, hot spot at the fuse holder #2.

Recomendation:

-De-energize and remove the fuses.
-Clean the fuse and fuse holders, and check the screws torque of the fuse holders (Proper torque should be applied).
-Check internal switch blades and perform maintenance.
-Reinsert the fuse ensuring the fuse holders are providing adequate tension and making good contact with the fuse.
-Replace fuses and/or fuses holder if necessary.

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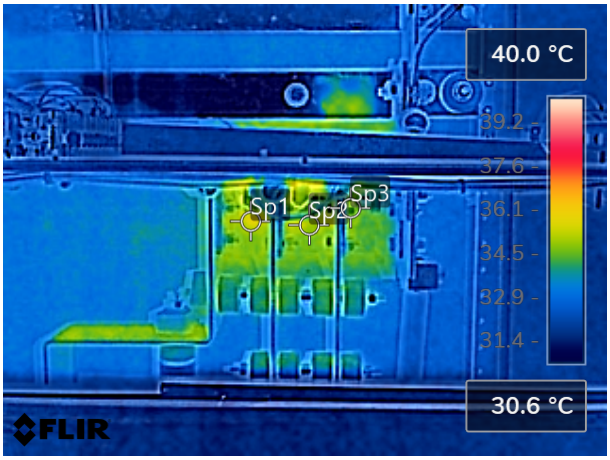
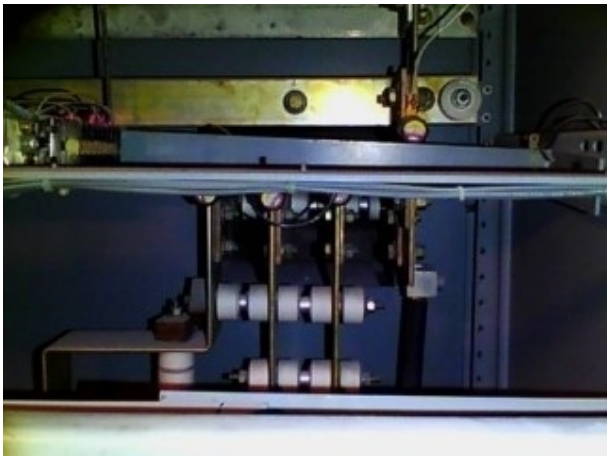
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	MSB3
Component	Bus bar
Thermogram index	104
File name	FLIR1846.jpg
Condition	NORMAL





Measurements

Sp1	35.8 °C
Sp2	35.0 °C
Sp3	34.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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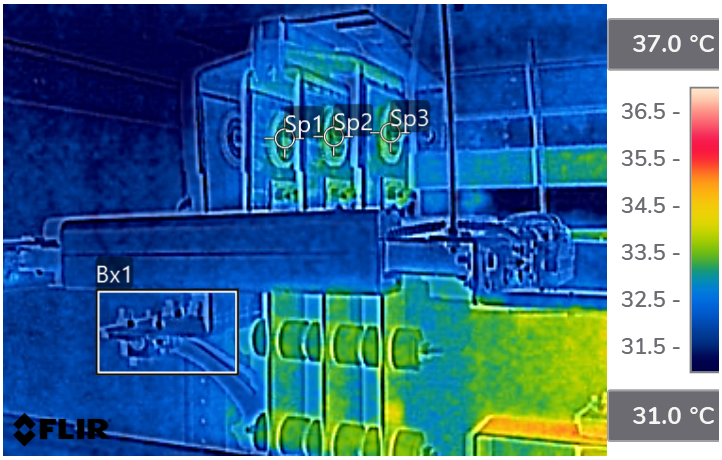
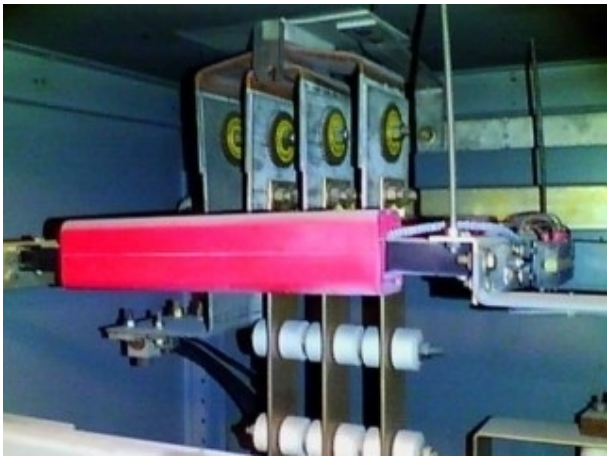
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	MSB3
Component	Bus bar
Thermogram index	105
File name	FLIR1844.jpg
Condition	NORMAL





Measurements

Sp1	33.1 °C
Sp2	33.2 °C
Sp3	33.1 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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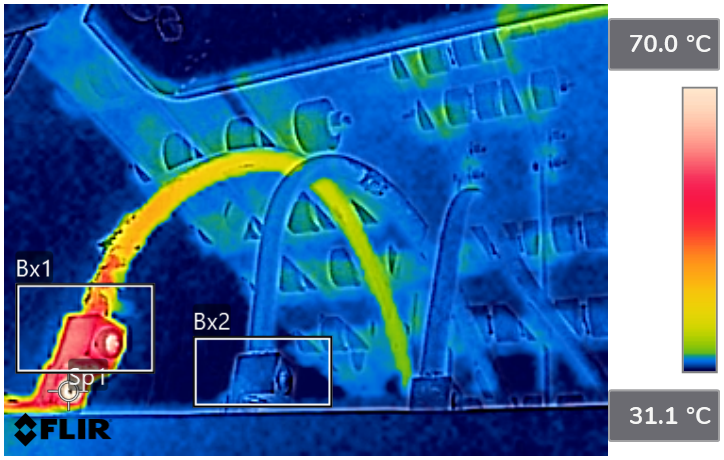
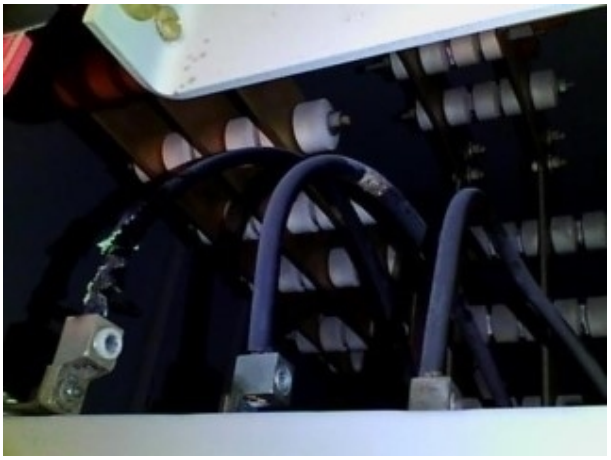
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	MSB3
Component	Feeder Circuir #1 (H1)
Thermogram index	106
File name	FLIR1870.jpg
Condition	**MAJOR DEFICIENCY**





Measurements

Sp1	78.3 °C
Bx2	
Max	33.3 °C
Bx1	
Max	65.3 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

Circuit #1: Hot spot at feeder line #1.

Recomendation:

Replace conductor and lug, and perform maintenance.

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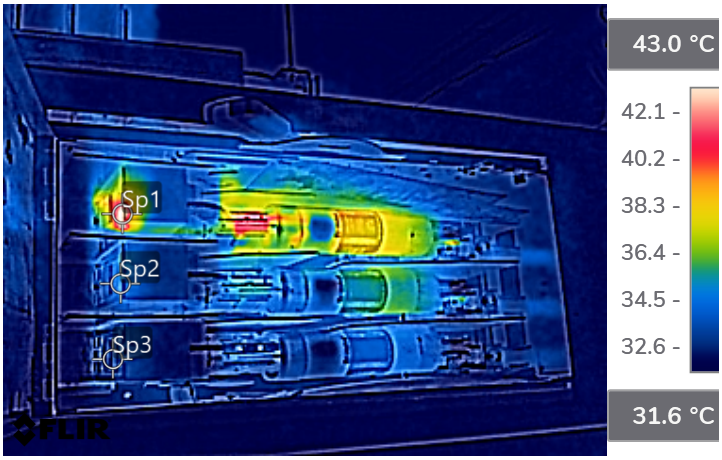
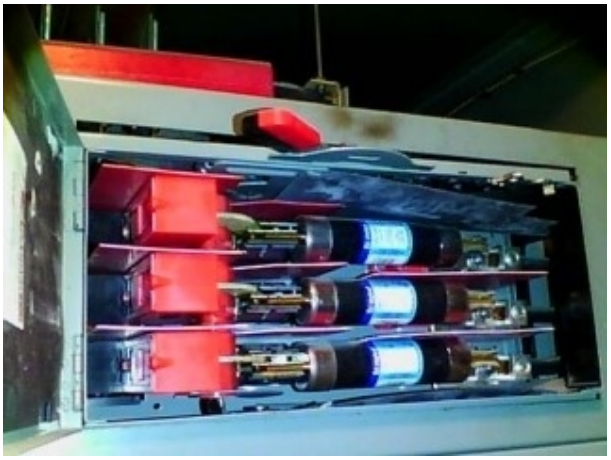
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	MSB3
Component	Feeder Circuir #1 (H1)
Thermogram index	107
File name	FLIR1872.jpg
Condition	DEFICIENCY





Measurements

Sp1	43.8 °C
Sp2	34.5 °C
Sp3	33.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

A temperature differential is observed between the fuses holder, possible hot spot at the fuse holder #1.

Recomendation:

-Perform preventive maintenance.
-Ensure all three-phase loading is balanced.

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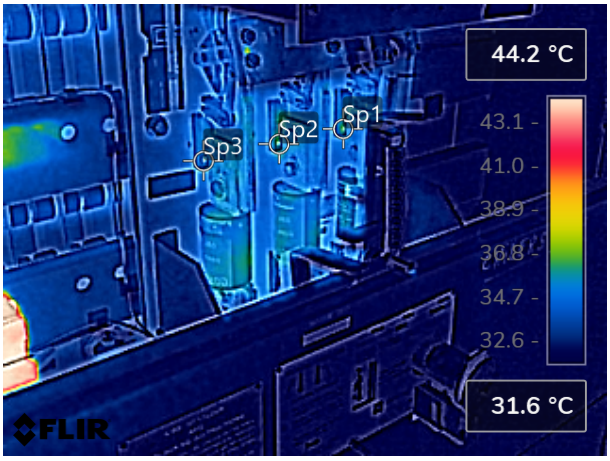
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	MSB3
Component	Fuses
Thermogram index	108
File name	FLIR1886.jpg
Condition	NORMAL



Measurements

Sp1	36.4 °C
Sp2	35.7 °C
Sp3	35.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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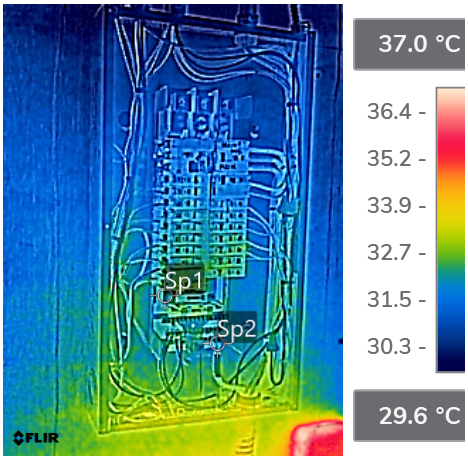
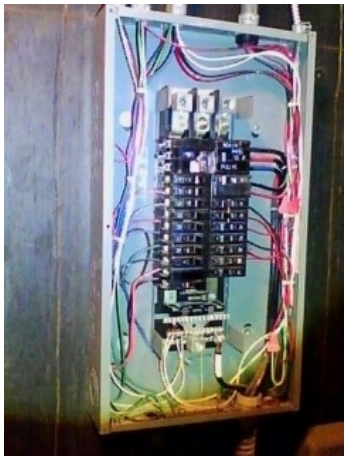
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	S
Component	Panelboard
Thermogram index	109
File name	FLIR1886.jpg
Condition	NORMAL





Measurements

Sp1	32.1 °C
Sp2	32.0 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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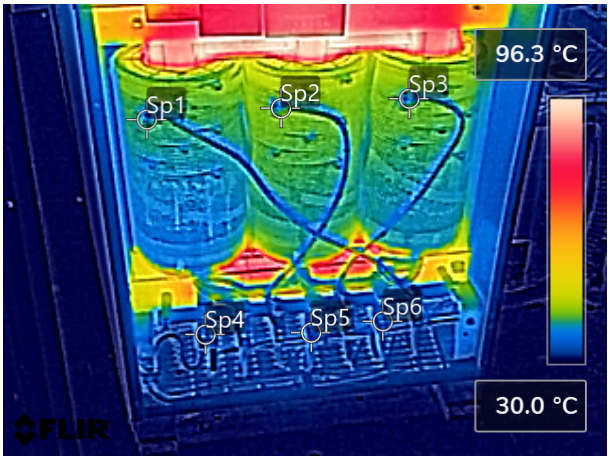
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	T-2
Component	50KVA Transformer
Thermogram index	110
File name	FLIR1908.jpg
Condition	NORMAL



Measurements	
Sp1	39.4 °C
Sp2	40.3 °C
Sp3	39.5 °C

Parameters	
Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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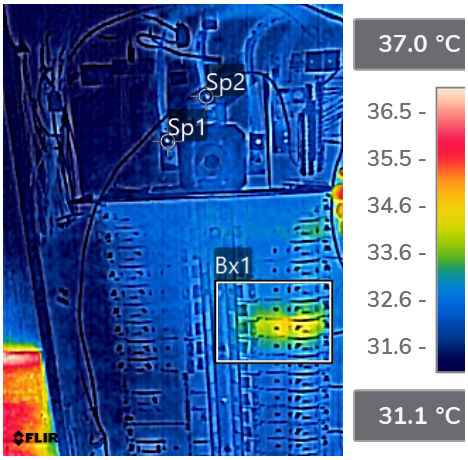
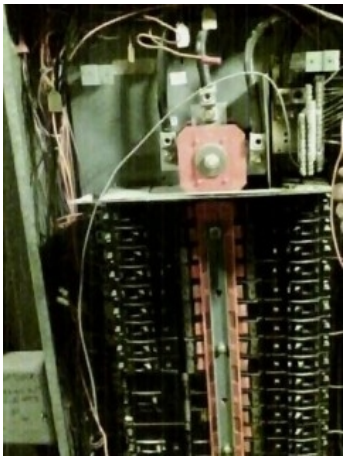
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	H1
Component	Panelboard
Thermogram index	111
File name	FLIR1916.jpg
Condition	NORMAL





Measurements

Sp1	32.1 °C
Sp2	32.2 °C
Bx1	

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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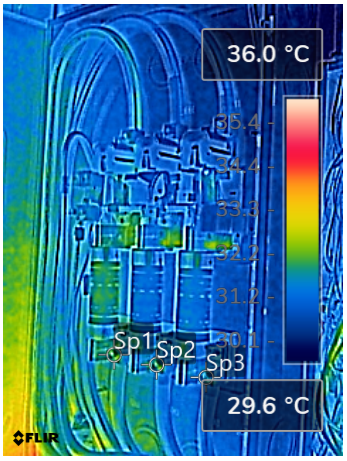
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	Delta 10th Fl
Component	Disconnect switch
Thermogram index	112
File name	FLIR2138.jpg
Condition	NORMAL



Measurements

Sp1	32.0 °C
Sp2	32.0 °C
Sp3	31.6 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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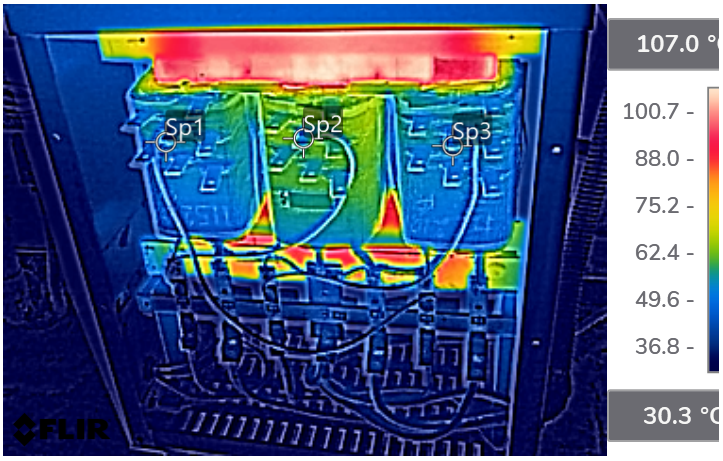
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	T-1
Component	30KVA Transformer
Thermogram index	113
File name	FLIR1930.jpg
Condition	NORMAL



Measurements

Sp1	56.0 °C
Sp2	56.5 °C
Sp3	56.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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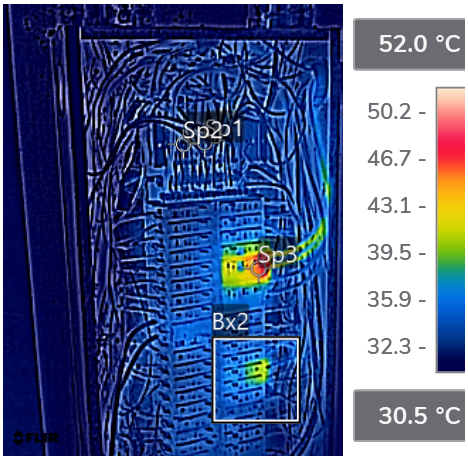
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	L1
Component	Panelboard
Thermogram index	114
File name	FLIR1936.jpg
Condition	NORMAL



Measurements

Sp3	46.3 °C
Sp1	32.8 °C
Sp2	32.7 °C
Bx2	
Max	40.9 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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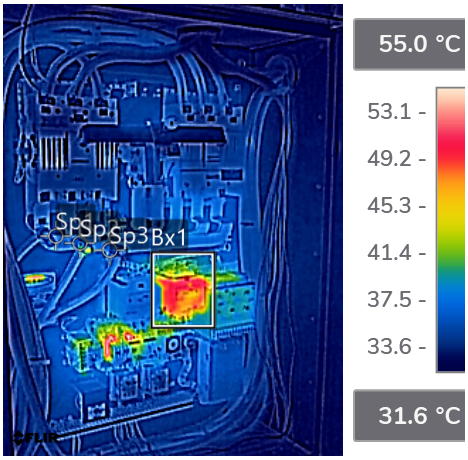
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	ATS 1st floor
Component	ATS
Thermogram index	115
File name	FLIR1962.jpg
Condition	NORMAL



Measurements

Sp1	36.0 °C
Sp2	37.6 °C
Sp3	36.8 °C
Bx1	
Max	51.1 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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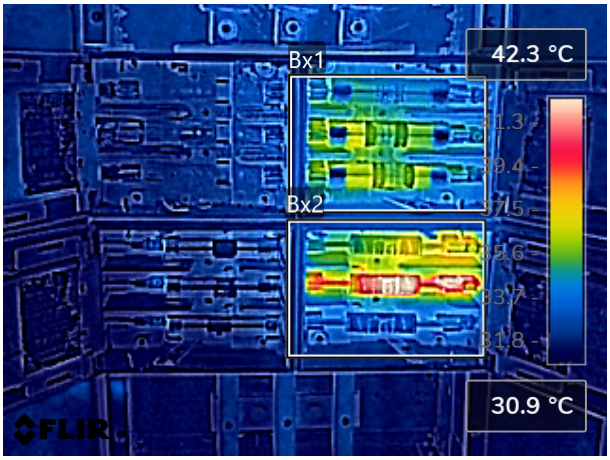
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	No ID Switchboard
Component	Switchboard
Thermogram index	116
File name	FLIR1978.jpg
Condition	NORMAL



Measurements

Bx2	
Max	44.8 °C
Bx1	

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

Deficiency in circuit #4.

Recomendation:

See details in thermogram #118.

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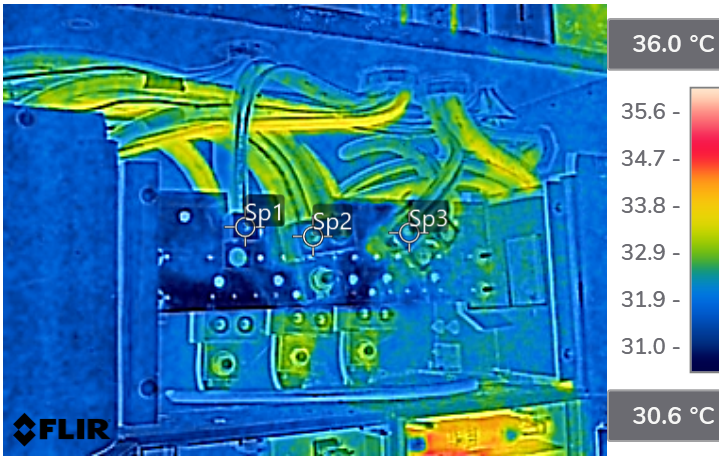
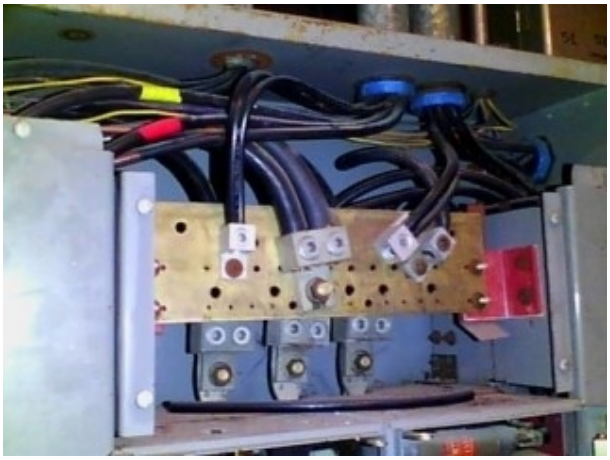
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	No ID Switchboard
Component	Bus bar
Thermogram index	117
File name	FLIR1986.jpg
Condition	NORMAL





Measurements

Sp1	31.9 °C
Sp2	32.4 °C
Sp3	32.5 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

None.

Recomendation:

None.

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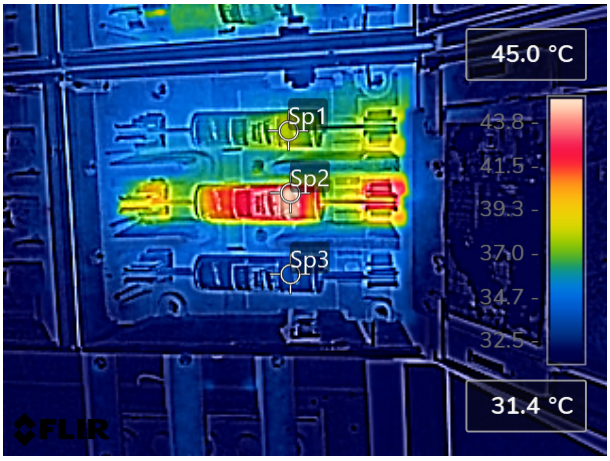
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	No ID Switchboard
Component	Circuit #4
Thermogram index	118
File name	FLIR1984.jpg
Condition	NORMAL



Measurements

Sp1	38.1 °C
Sp2	45.0 °C
Sp3	33.7 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

A temperature differential is observed between the fuses.

Recomendation:

-De-energize and remove the fuses.
-Clean the fuse and fuse holders, and check the screws torque of the fuse holders (Proper torque should be applied).
-Reinsert the fuse ensuring the fuse holders are providing adequate tension and making good contact with the fuse.
-Replace fuses and/or fuses holder if necessary.
-Ensure all three-phase loading is balanced.

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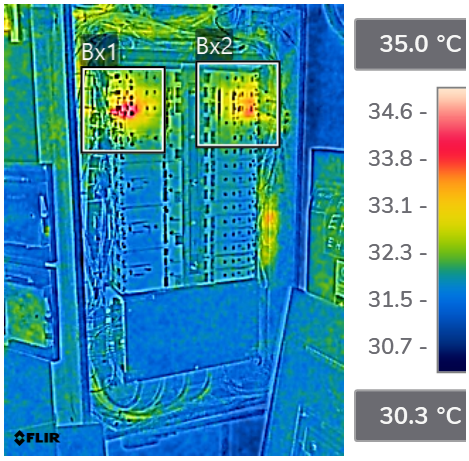
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	EH1
Component	Panelboard
Thermogram index	119
File name	FLIR1992.jpg
Condition	NORMAL



Measurements

Bx2	
Max	33.8 °C
Bx1	
Max	34.5 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

Possible deficiency in Circuit breaker #5.

Recomendation:

See details in thermogram #120.

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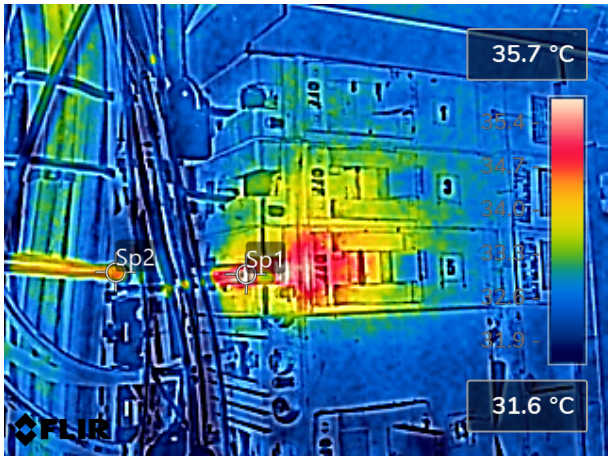
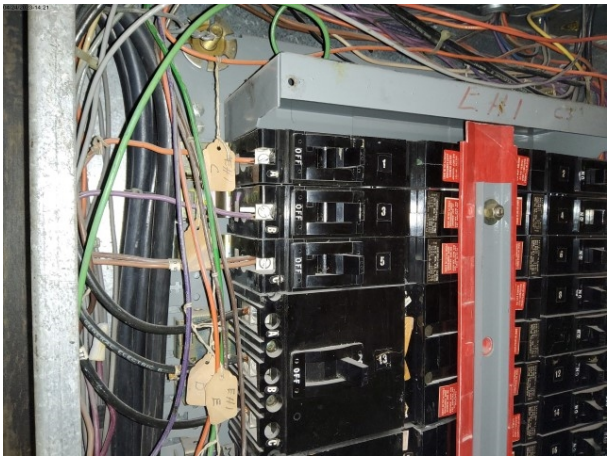
201 Alhambra Circle, Coral Gables	
Date	04/24/2023
Location	Main Electrical room
Equipment	EH1
Component	Circuit #5
Thermogram index	120
File name	FLIR1996.jpg
Condition	POSSIBLE DEFICIENCY





Measurements

Sp1	36.0 °C
Sp2	34.4 °C

Parameters

Emissivity	0.95
Distance	1.00 m
Atmospheric temp.	28.0 °C

Problem:

Double tapping in circuits 2, 4 , 5 and 6.

Recomendation:

Repair tapping properly.

Annex

Thermographer Certificate