



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

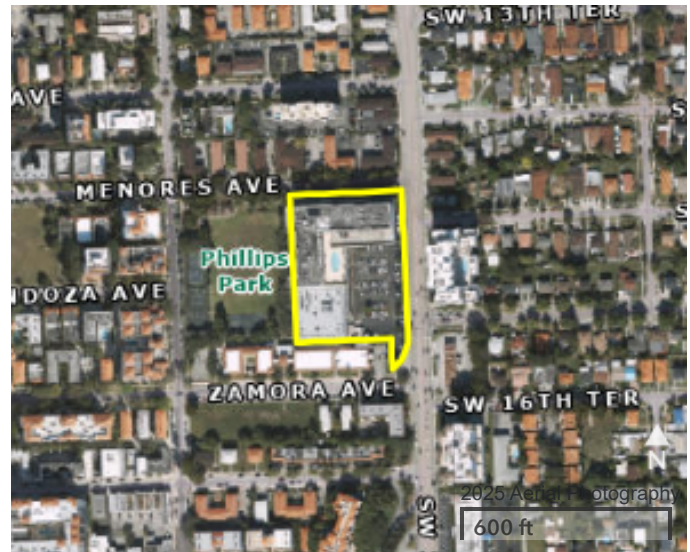
Generated On: 10/09/2025

PROPERTY INFORMATION	
Folio	03-4108-096-0001 (Reference)
Property Address	0 , FL
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
DOUGLAS GRAND A CONDO	
CORAL GABLES DOUGLAS SEC PB 25-69	
BLK 44 LESS W310FT & LOTS 7 THRU	
12 INC BLK 37 & E1/2 OF LOTS 11 &	
12 MEASURED ALG N/L BLK 38	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

City's Exhibit #1



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/08/2025

	Folio ↑	Sub-Division	Owner	Address
1	03-4108-096-1600	DOUGLAS GRAND A CONDO	COMMERCIAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: CU1-5 - CORAL GABLES
2	03-4108-096-1610	DOUGLAS GRAND A CONDO	COMMERCIAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU1 - CORAL GABLES
3	03-4108-096-1620	DOUGLAS GRAND A CONDO	COMMERCIAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU2 - CORAL GABLES
4	03-4108-096-1630	DOUGLAS GRAND A CONDO	COMMERCIAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU3 - CORAL GABLES
5	03-4108-096-1640	DOUGLAS GRAND A CONDO	COMMERCIAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU4 - CORAL GABLES
6	03-4108-096-1650	DOUGLAS GRAND A CONDO	COMMERCIAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU5 - CORAL GABLES
7	03-4108-096-1660	DOUGLAS GRAND A CONDO	COMMERCIAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU6 - CORAL GABLES
8	03-4108-096-1670	DOUGLAS GRAND A CONDO	COMMERCIAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU7 - CORAL GABLES
9	03-4108-096-1680	DOUGLAS GRAND A CONDO	COMMERCIAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU8 - CORAL GABLES
10	03-4108-096-1690	DOUGLAS GRAND A CONDO	COMMERCIAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU9 - CORAL GABLES

11	03-4108-096-1700	DOUGLAS GRAND A CONDO	COMMERICAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU10 - CORAL GABLES
12	03-4108-096-1710	DOUGLAS GRAND A CONDO	COMMERCIAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU11 - CORAL GABLES
13	03-4108-096-1720	DOUGLAS GRAND A CONDO	COMMERICAL DOUGLAS LLC	1500 DOUGLAS RD UNIT: OU12 - CORAL GABLES

1500 Douglas Rd

This is a 13-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit.

<u>Association (Sunbiz mailing and principal address)</u>	<u>Association (Registered Agent address)</u>
DOUGLAS GRAND CONDO. ASSOC. INC. 50 MENORES AVE, STE 100 CORAL GABLES, FL 33134-4196	DOUGLAS GRAND CONDO. ASSOC. INC. C/O BECKER & POLIAKOFF, PA REGISTERED AGENT 2525 PONCE DE LEON BLVD, STE 825 CORAL GABLES, FL 33134-6051


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Permits and Inspections: Search Results
[Logon](#) [Help](#) [Contact](#)
New Permit Search
1 **2** **»** **>|**
Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
UP-21-11-6160	11/01/2021	1500 DOUGLAS RD	UPFRONT FEE - THIS IS NOT A PERMIT	CREATED AN ERROR	canceled		11/10/2021	0.00
BL-21-11-6159	11/01/2021	1500 DOUGLAS RD	SIGNS	CANCELED *COMMERCIAL - MONUMENT ELECTRICAL SIGN (PUBLIX) \$11,000	canceled		11/10/2021	0.00
ZN-21-08-7680	08/10/2021	1500 DOUGLAS RD	ASPHALT - RESURFACE / SEALANT	COMMERCIAL * ASPHALT LEVELING (UP TO 2,880 SF) \$13,542	final	01/13/2023	03/22/2023	0.00
CE-20-09-5850	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
CE-20-09-5849	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
CE-20-09-5848	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
CE-20-09-5847	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
CE-20-09-5846	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
CE-20-09-5845	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
CE-20-09-5844	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
CE-20-09-5843	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
CE-20-09-5842	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
CE-20-09-5841	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
CE-20-09-5840	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00

City's Exhibit #3

CE-20-09-5839	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
CE-20-09-5838	09/25/2020	1500 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/28/2020	09/28/2020	0.00
UP-19-08-5639	08/22/2019	1500 DOUGLAS RD	UPFRONT FEE - THIS IS NOT A PERMIT	*UP FRONT FEE FOR EL19085638 Upgrade CCTV System (1) Publix \$57,478.79	final	08/22/2019	08/22/2019	0.00
EL-19-08-5638	08/22/2019	1500 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	Upgrade CCTV System (1) Publix \$57,478.79	final	08/29/2019	04/21/2021	0.00
EL-19-04-4874	04/11/2019	1500 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM	final	05/31/2019	03/27/2020	0.00
FD-19-04-4847	04/10/2019	1500 DOUGLAS RD	FIRE ALARM SYSTEM	FIRE ALARM	final	05/31/2019	11/25/2019	0.00
ZN-19-02-3595	02/11/2019	1500 DOUGLAS RD	ASPHALT - RESURFACE / SEALANT	SEALCOATING AND RESTRIPIING EXISTING PARKING LOT \$11,800	final	03/04/2019	04/23/2019	0.00
PL-19-02-3247	02/05/2019	1500 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING & GAS WORK { NATURAL } FOR COMM. INTERIOR ALTERATIONS @ PUBLIX	final	04/16/2019	06/20/2019	0.00
ME-19-02-3135	02/01/2019	1500 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGE OUT 69 CASES, 18 EXISTING COILS, RUN 12 NEW SUCTION LINES, RE INSULATE ALL LOW TEMPERATURE SUCTION LINES	final	06/27/2019	07/05/2019	0.00
ME-18-10-2834	10/05/2018	1500 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	ROOFTOP AC UNITS, SMOKE DETECTORS. RECONNECT RETURN DUCTWORK	final	07/01/2019	11/07/2019	0.00
EL-18-10-2495	10/01/2018	1500 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS, ROOFTOP AC UNITS (PUBLIX) 100 FT TRACK LIGHTS; 67 LIGHTS; 20 COMMERCIAL OUTLETS 40 TONS AC	final	04/17/2019	08/23/2019	0.00
BL-18-09-3114	09/26/2018	1500 DOUGLAS RD	INT / EXT ALTERATIONS	INTERIOR REMODEL, ROOFTOP AC UNITS, (PUBLIX) \$425,100	final	02/15/2019	04/03/2020	0.00
AB-18-09-2778	09/19/2018	1500 DOUGLAS RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *PUBLIX *INTERIOR/ EXTERIOR- ROOFTOP AC UNITS *COST OF WORK INTERIOR:\$400000/ EXTERIOR: \$25000	final	09/19/2018	04/03/2020	0.00
PL-18-01-2204	01/22/2018	1500 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM. INTERIOR DEMO	final	04/19/2018	04/20/2018	0.00

EL-17-12-1885	12/19/2017	1500 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR DEMO ONLY \$15,000	final	04/17/2018	04/24/2018	0.00
UP-17-12-1795	12/15/2017	1500 DOUGLAS RD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL17121794 COMM INTERIOR DEMO ONLY \$15,000	final	12/18/2017	12/18/2017	0.00
BL-17-12-1794	12/15/2017	1500 DOUGLAS RD	DEMOLITION	COMM INTERIOR DEMO ONLY \$15,000	final	01/26/2018	04/25/2018	0.00
PU-17-03-1633	03/10/2017	1500 DOUGLAS RD	PUBLIC RECORDS SEARCH	*OK TO CLOSE/CANCEL PER SURAMY CABRERA* REQUEST BY RESIDENT FOR PLANS TO REMODEL UNIT #427	canceled		12/20/2022	0.00
EX-17-02-0912	02/16/2017	1500 DOUGLAS RD	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION ME-16-04-5686 REPLACEMENT OF 3 TON MINI SPLIT SYSTEM FOR SERVER ROOM \$3,200	final	02/16/2017	02/16/2017	0.00
FD-16-10-6966	10/24/2016	1500 DOUGLAS RD	FIRE SPRINKLER SYSTEM	FIRE SPRINKLER SYSTEM \$700 SUITE 280	final	11/07/2016	11/17/2016	0.00
UP-16-04-5687	04/01/2016	1500 DOUGLAS RD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FOR ME-16-04-5686, REPLACEMENT OF 3 TON MINI SPLIT SYSTEM FOR SERVER ROOM \$3,200	final	12/06/2016	12/06/2016	0.00
ME-16-04-5686	04/01/2016	1500 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF 3 TON MINI SPLIT SYSTEM FOR SERVER ROOM \$3,200	final	04/13/2016	02/07/2018	0.00
PW-16-03-7018	03/29/2016	1500 DOUGLAS RD	UTILITIES (FPL) PERMIT	PULL FIBER OPTIC CABLE VIA DIRECTIONAL BORE	final	04/13/2016	08/24/2023	0.00
ME-15-07-5754	07/24/2015	1500 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF A ROOFTOP 6 TON A/C UNIT \$10,200	final	07/27/2015	01/20/2016	0.00
PU-15-04-4213	04/07/2015	1500 DOUGLAS RD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS	final	04/07/2015	04/07/2015	0.00
PU-15-01-0125	01/06/2015	1500 DOUGLAS RD	PUBLIC RECORDS SEARCH	REQ A CD OF VARIOUS DRAWINGS	final	01/06/2015	01/06/2015	0.00
EL-14-08-3172	08/20/2014	1500 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLT CAMERAS AT PUBLIX SUPERMARKET	final	08/20/2014	02/03/2015	0.00
RV-14-07-2281	07/02/2014	1500 DOUGLAS RD	REVISION TO PERMIT	REVISION TO PERMIT REDUCING SCOPE OF WORK	final	07/24/2014	07/24/2014	0.00
EL-14-05-3895	05/27/2014	1500 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	DISCONNECT AND RECONNECT 2 STOB LIGHTS IN BATHROOM	final	05/28/2014	07/15/2014	0.00
FD-14-05-3536	05/21/2014	1500 DOUGLAS RD	FIRE ALARM SYSTEM	*** SPECIAL INSPECTOR - DOUGLAS A RAMIREZ P.E. *** COMMERCIAL	final	05/21/2014	07/15/2014	0.00

				INTERIOR EXTERIOR ALTERATIONS W/ ROOF TOP EQUIPMENT (PUBLIX) \$455,000 FIRE ALARM PERMIT 5-21-14				
ME-14-05-3250	05/16/2014	1500 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGE OUT 5 CONDENSERS, AND INSTALL 7 NEW REMOTE REFRIGERATED CASES, RELOCATE 1 CASE	final	05/28/2014	08/15/2014	0.00
EL-14-04-3543	04/25/2014	1500 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE	final	04/25/2014	07/01/2014	0.00
ZN-14-04-2811	04/15/2014	1500 DOUGLAS RD	DUMPSTER / CONTAINER	5 STORAGE CONTAINERS ONLY	final	04/15/2014	04/15/2014	0.00
ZN-14-04-2772	04/14/2014	1500 DOUGLAS RD	DUMPSTER / CONTAINER	DUMPSTER	final	04/15/2014	04/15/2014	0.00
RR-14-03-3481	03/28/2014	1500 DOUGLAS RD	RE-REVIEW FEE	RE-REVIEW FEE FOR MECHANICAL *****CANCELLED AS PER GEORGE RUGGIANO*****	final	03/28/2014	03/28/2014	0.00
PL-14-01-1875	01/08/2014	1500 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR ALTERATIONS (PUBLIX)	final	05/07/2014	06/12/2014	0.00

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

Permit Num... ↗	Permit Ty...	Permit Work CL...	Permit St...	Applicati...	Expiration ...	Final Da...	Description	Main Address	Unit Num
BLDB-21-09-0044	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finaled	09/23/2021	10/24/2022	04/27/2022	CONCRETE BEAM AND SLAB RESTORATION @ 50 MENORES COMMON AREAS **SPECIAL INSPECT OR (ENGINEER: HENRY KREH)** \$60,546	50 MENORES AVE	
BLDB-24-12-3082	FBC Building (Commercial)	Roofing	Finaled	12/06/2024	01/26/2026	07/28/2025	re-roof flat	50 MENORES AVE	401
BLDB-25-09-3689	FBC Building (Commercial)	Other	Denied	09/22/2025			Concrete Restoration / Waterproofing	1500 DOUGLAS RD	
ELEC-25-10-3970	Electrical Commercial	Low Voltage - Fire Alarm	Denied	10/01/2025			Installation of distributed antenna system to provide adequate two ray radio coverage throughout the building for all Public Safety personnel	1500 DOUGLAS RD	CU1-5
FIRE-23-05-0470	Fire	Public Safety Amplification (BDA)	Issued	05/03/2023			Installation of distributed antenna system to provide adequate two ray radio coverage throughout the building for all Public Safety personnel	1500 DOUGLAS RD	CU1-5
MECB-24-03-0863	Mechanical Commercial	Other	Denied	03/05/2024			Replacement of Pool Pump	50 MENORES AVE	412
MECB-24-09-1055	Mechanical Commercial	HVAC Changeout	Finaled	09/16/2024	07/30/2025	01/31/2025	Commercial Rooftop exact AC changeout	50 MENORES AVE	401
MECB-25-01-1139	Mechanical Commercial	New Construction	Finaled	01/08/2025	10/20/2025	04/23/2025	Replace All A/C unit stands on roof.	50 MENORES AVE	401
PLUB-24-03-0799	Plumbing Commercial	Other	Cancelled	03/07/2024		03/22/2024	***CANCELLED***	50 MENORES AVE	412
PLUB-24-03-0812	Plumbing Commercial	Other	Finaled	03/20/2024	11/04/2024	05/08/2024	Pool Pump Replacement	50 MENORES AVE	412
RECT-24-10-0414	Building Recertification	Recertification	Cancelled	10/31/2024		11/07/2024	CANCELLED SUPERCEDED BY RECT-24-11-0425* *****BUILDING RECERTIFICATION (YEAR BUILT 1994)	1500 DOUGLAS RD	
RECT-24-11-0415	Building Recertification	Recertification	Denied	11/06/2024			BUILDING RECERTIFICATION (YEAR BUILT 1994) & 50 MENORES AVE	1500 DOUGLAS RD	
UNST-22-12-0004	Unsafe Structure & Emergency Action	Unsafe Structure & Emergency Action	Finaled	12/07/2022		12/07/2022	NOTICE OF EMERGENCY ACTION-CRACKING AND S PALLING AT PARKING/POOL AREA (DOUGLAS GR AND A CONDO)	50 Menores Ave	



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/2/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 8647

DOUGLAS GRAND CONDO
KOBIN, DAVID, ESQ.
8900 SW 107TH AVE, SUITE 206
MIAMI, FL 33176

RE: 1500 DOUGLAS RD
FOLIO # 341080960001
Process Number TBD

*****COURTESY 1-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

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 1994. 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 **in 2024**. 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

City's Exhibit #4

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.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-9896
RECT-24-11-0415

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 1116

DOUGLAS GRAND CONDO. ASSOC. INC.
50 MENORES AVE, STE 100
CORAL GABLES, FL 33134-4196
Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING**

Date: October 09, 2025

Re: 1500 Douglas Rd., Coral Gables, Fl. 33134, BLK 44 Less W310ft & lots 7 thru 12 inc BLK 37 & E 1/2 of lots 11 & 12 measured alg N/L BLK 38 as desc in dec or 22-955-4120, Douglas Grand A Condo, Coral Gables Douglas Sec. PB 25-69, and Folio: 03-4108-096-0001 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on October 20, 2025 at 2:00 p.m.

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

City's Exhibit #5

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

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

Please govern yourself accordingly.

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

ADA NOTICES

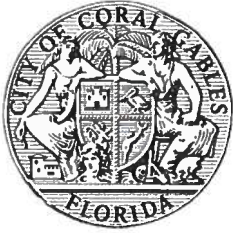
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

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 Human Resources (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.

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.

c. DOUGLAS GRAND CONDO. ASSOC. INC.
C/O BECKER & POLIAKOFF, PA, REGISTERED AGENT
2525 PONCE DE LEON BLVD, STE 825
CORAL GABLES, FL 33134-6051
7020 2450 0001 8406 1895



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify & Notice of Hearing

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1500 Douglas Rd ON 10/10/25 AT
2:55 pm.

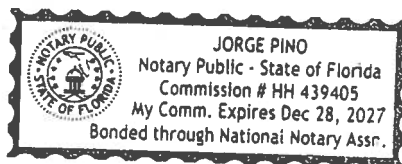
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 10 day of Oct, in the
year 2025, by S. Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #6

**BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-9896
RECT-24-11-0415

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 1116

DOUGLAS GRAND CONDO. ASSOC. INC.
50 MENORES AVE, STE 100
CORAL GABLES, FL 33134-4196
Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING**

Date: October 09, 2025

Re: **1500 Douglas Rd.**, Coral Gables, Fl. 33134, BLK 44 Less W310ft & lots 7 thru 12 inc BLK 37 & E 1/2 of lots 11 & 12 measured alg N/L BLK 38 as desc in dec or 22-955-4120, Douglas Grand A Condo, Coral Gables Douglas Sec. PB 25-69, and Folio: 03-4108-096-0001 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on October 20, 2025 at 2:00 p.m.

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

Oct 10, 2025

City's Exhibit #7









[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

DOUGLAS GRAND CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N04000011696
FEI/EIN Number	20-2045644
Date Filed	12/15/2004
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/19/2009
Event Effective Date	NONE

Principal Address

50 MENORES AVE.
Suite 100
CORAL GABLES, FL 33134

Changed: 07/14/2015

Mailing Address

50 MENORES AVE.
Suite 100
CORAL GABLES, FL 33134

Changed: 07/14/2015

Registered Agent Name & Address

KOBRIN, DAVID, Esq.
8900 SW 107TH AVE
SUITE 206
MIAMI, FL 33176

Name Changed: 01/18/2019

Address Changed: 01/18/2019

City's Exhibit #8

Officer/Director Detail**Name & Address**

Title PD

ULLOA, HELENA
50 MENORES AVE.
Suite 100
CORAL GABLES, FL 33134

Title VPD

SANCHEZ, JOSE
50 MENORES AVE.
Suite 100
CORAL GABLES, FL 33134

Title T

SANCHEZ, LOURDES
50 MENORES AVE.
Suite 100
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2023	01/06/2023
2024	01/19/2024
2025	01/09/2025

Document Images

01/09/2025 -- ANNUAL REPORT	View image in PDF format
01/19/2024 -- ANNUAL REPORT	View image in PDF format
01/06/2023 -- ANNUAL REPORT	View image in PDF format
01/06/2022 -- ANNUAL REPORT	View image in PDF format
01/19/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
01/18/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
03/09/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
07/14/2015 -- ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
01/29/2013 -- ANNUAL REPORT	View image in PDF format

04/10/2012 -- ANNUAL REPORT	View image in PDF format
02/28/2011 -- ANNUAL REPORT	View image in PDF format
03/03/2010 -- ANNUAL REPORT	View image in PDF format
10/19/2009 -- Amendment	View image in PDF format
06/08/2009 -- Reg. Agent Change	View image in PDF format
06/03/2009 -- Off/Dir Resignation	View image in PDF format
03/30/2009 -- ANNUAL REPORT	View image in PDF format
09/08/2008 -- Reg. Agent Change	View image in PDF format
04/15/2008 -- ANNUAL REPORT	View image in PDF format
10/04/2007 -- ANNUAL REPORT	View image in PDF format
01/29/2007 -- ANNUAL REPORT	View image in PDF format
03/07/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
12/15/2004 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: Antoine Boumitri

TITLE: PE #40578, SI # 0763

JURISDICTION NAME:

ADDRESS: 4161 Tamiami Trail Suite 101

Port Charlotte, FL 33952

SIGNATURE: *A. Boumitri*

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

1. DESCRIPTION OF BUILDING

a. Name on Title: Commercial Douglas LLC

b. Building Street Address: 1500 Douglas Rd. Coral Gables, FL 33134

Bldg. #:

c. Legal Description:

Attached: ☐

d. Owner's Name: Commercial Douglas LLC

e. Owner's Mailing Address: 1550 S. Douglas Rd. #280, Coral Gables, FL 33134

f. Folio Number of Property on which Building is Located: 03-4108-096-0001

g. Building Code Occupancy Classification: 309.1 Mercantile Group M

h. Present Use: Office, Retail

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

Concrete, Masonry commercial building with flat roof.

j. Number of Stories: 2

k. Is this a Threshold Building¹ as per 553.71(12) F.S. (Yes/No): No

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

m. Additional Comments:

N/A

City's Exhibit #9

n. Additions to original structure:	
N/A	
o. Total Actual Building Area of all floors: 23,466	S.F.

2. INSPECTIONS	
a. Date of Notice of Required Inspection: Unknown	
b. Date(s) of actual inspection: 9/26/2024	
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:	
Antoine Boumitri, Structural Engineer, PE# 40578, SI# 0763 with over 35 years of structural engineering design and inspection.	
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	N/A: ☒
e. Are Any Structural Repairs Required? (YES/NO): No	
1. If required, describe, and indicate acceptance:	
N/A	
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):	
1. Explanation/Conditions:	
N/A	
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:	
N/A	

3. SUPPORTING DATA (Reference all photos indicated in report with corresponding section number)

- a. No Number of Additional sheets of written data
- b. Yes Number of Photographs provided (plus each building elevation)
- c. Aerial & Legal Number Drawings or sketches provided (aerial, site, footprint, etc.)
- d. No Number of Test reports attached

4. FOUNDATION

a. Describe the building foundation:

The concrete foundation is below grade. No signs of settlement or any other issues to suggest issues were observed. No further investigation is required at this time.

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 4d

No signs of differential settlement were observed.

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

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, needs attention, explain if significant)

PROVIDE PHOTO 5a

1. Bulging: Good

2. Settlement: Good

3. Deflections: Good

4. Expansion: Good

5. Contraction: Good

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
None observed.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
None observed.	
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 5d
Hairline (Barely Discernable) None observed.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
None observed.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
All previous patching was observed in good condition.	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Commercial 40 PSF	
h. Signs of overloading? (Yes/No): No	
1. Describe:	
N/A	

6. MASONRY BEARING WALL: (Indicate good, fair, needs repair on appropriate lines)		This Section is N/A: ☐	PROVIDE PHOTO 6
a. Concrete masonry units: Good			
b. Clay tile or terra cotta units: N/A			
c. Reinforced concrete tie columns: Good			
d. Reinforced concrete tie beams: Good			
e. Lintel: Good			
f. Other type bond beams: N/A			PROVIDE PHOTO 6f
g. Exterior masonry finishes (choose those that apply):			
1. Stucco: Good			
2. Veneer: N/A			
3. Paint only: Good			
4. Other (describe): N/A			
N/A			
h. Interior masonry finishes (choose those that apply):			PROVIDE PHOTO 6h
1. Vapor barrier: N/A			
2. Furring and plaster: Good			
3. Paneling: N/A			
4. Paint only: Good			
5. Other (describe): N/A			
i. Cracks:			PROVIDE PHOTO 6i
1. Location (note beams, columns, other): None observed			
2. Description:			
j. Spalling None Observed			PROVIDE PHOTO 6j
1. Location (note beams, columns, other):			
2. Description:			

k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):	PROVIDE PHOTO 6k
1. None visible: ☒	
2. Minor (patching will suffice): ☐	
3. Significant (but patching will suffice): ☐	
4. Significant (structural repairs required) ☐	
l. Samples chipped out for examination in spalled areas (Yes/No):	
1. Yes – describe color, texture, aggregate, general quality:	
N/A	

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO 7a1
Low sloped (Flat) roof, metal construction.	
The roof framing and decking was observed to be in good condition.	
The roof coverings are Modified Bitumen and were observed to be in good condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
Air conditioning equipment, curbs and supports in good condition.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
Single slop roof system draining to gutter system.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO 7a4
Masonry parapet with modified bitumen roofing. The parapet was observed to be in good condition.	
None	
5. Describe mansard build and current conditions:	PROVIDE PHOTO 7a5
None observed.	

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO 7a6
Modified bitumen coverings. Good condition.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO 7a7
None observed.	
No	
8. Note any expansion joints and condition:	PROVIDE PHOTO 7a8
No visible expansion joints were observed during the inspection.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO 7b1
Concrete slab on grade, good condition. Concrete slab supported by the outside walls and interior bearing walls, good condition.	
2. Balconies: Indicate location, framing system, material, and condition:	N/A: ☒ PROVIDE PHOTO 7b2
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: ☐ PROVIDE PHOTO 7b3
Interior metal pan stair systems, good condition.	
4. Ramps: indicate location, framing type, material, and condition:	N/A: ☒ PROVIDE PHOTO 7b4
5. Guardrails and handrails: describe type, material, and condition:	N/A: ☐ PROVIDE PHOTO 7b5
Steel guard rail. All in good condition.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
Exposed roof structure in several areas of building.	

8. STEEL FRAMING SYSTEM		This Section is Not Applicable: ☐
a. Description of system at each level:	PROVIDE PHOTO 8a	
Masonry bearing steel bar joist and metal deck floor and roof systems.		
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO 8b	
All in good condition.		
c. Steel connections: describe type and condition:	PROVIDE PHOTO 8c	
Welded and mechanically fastened.		
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	PROVIDE PHOTO 8d	
None observed.		
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	PROVIDE PHOTO 8e	
None observed.		
f. Elevator sheave beams and connections, and machine floor beams: note condition:	N/A: ☐	PROVIDE PHOTO 8f
None observed.		

9. CONCRETE FRAMING SYSTEM		This Section is Not Applicable: ☐
a. Full description of concrete structural framing system:	PROVIDE PHOTO 9a	
Reinforced concrete tie beams, floors, cast in place slabs.		
b. Cracking	PROVIDE PHOTO 9b	
1. Significant ☐ or Not significant ☒ :		
2. Location and description of members affected and type cracking:		
None observed.		

c. General condition		
The 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:	N/A ☒	PROVIDE PHOTO 9d2
3. Significant but patching will suffice:	N/A ☒	PROVIDE PHOTO 9d3
4. Significant: structural repairs required (describe):	N/A ☒	PROVIDE PHOTO 9d4
e. Samples chipped out in spall areas:		
1. No:	☒	PROVIDE PHOTO 9e
2. Yes, describe color, texture, aggregate, general quality:		
f. Identify any concrete framing member (e.g. slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g. efflorescence at underside of slab or at base of column or wall), or excessive deflection:		PROVIDE PHOTO 9f
None observed		

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls/Skylights	PROVIDE PHOTO 10
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Aluminum storefront doors and windows.	
2. Anchorage: type and condition of fasteners and latches: Good	
Mechanically fastened.	

3. Sealant: type and condition of perimeter sealant and at mullions: Good	
Silicone/Acrylic caulking or similar.	
4. Interiors seals: type and condition at operable vents: Good	
Silicone/Acrylic caulking or similar.	
5. General condition: Good	
Observed in GOOD condition.	
6. Describe any repairs needed:	
None observed	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date:	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
N/A	
3. Describe Condition of System:	
N/A	
c. Exterior Swing and Overhead Doors	PROVIDE PHOTO 10c
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Steel rear service doors.	
Steel roll-up door at loading dock.	
2. Anchorage: type and condition of fasteners and latches: Good	
Mechanically fastened.	
3. Sealant: type and condition of sealant: Good	
Silicone/Acrylic caulking or similar.	

4. General condition: Good
Observed in GOOD condition.
5. Describe any repairs needed: Repairs Not Required

11. WOOD FRAMING		This Section is Not Applicable: ☒
a. Fully describe wood framing system:	PROVIDE PHOTO 11a	
b. Indicate the condition of the following:	PROVIDE PHOTO 11b	
1. Walls:		
2. Floors:		
3. Roof member, roof trusses:		
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d	

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO 11h

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	This Section is N/A: ☒	PROVIDE PHOTO 12
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
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):		

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	This Section is N/A	☒	PROVIDE PHOTO 13
	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, signs, etc.) b. Indicate condition of the special feature, its supports, connections, and if repairs are required:		

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	This Section is N/A:	☒	PROVIDE PHOTO 14
	CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE: 14A. CURRENT BFE: _____ ft. (Select Datum) Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM). 1. What is the wet season² ground water elevation (water table): _____ ft. (Select Datum) 2. What is the elevation of lowest parking garage finished floor: _____ ft. (Select Datum) 3. What is the elevation of the parking garage entrance: _____ ft. (Select Datum) 4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No) Explanation: 5. Is the garage entrance elevation lower than the base flood elevation? _____ Select: (Yes or No) Explanation: 6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space): Describe: 7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe: Describe:		

8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation:
14B.
1. Do the parking garage slabs (overhead and floor slabs) and/or walls show evidence of leakage (efflorescence at the underside of slab or at base of column)? (Yes or No):
Explanation:
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation:

¹ **THRESHOLD BUILDING:** In accordance with *Florida Statute*, any building which is greater than 3 stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

² **WET SEASON:** Compare the current Base Flood Elevation (BFE) on the latest FEMA Flood Insurance Rate Map (FIRM) with the October water table elevation shown in the Miami-Dade County Average Ground Water October maps available with the Miami-Dade Department of Environmental Resource Management (DERM)

Reset Form



**MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION**

CASE REFERENCE NUMBER:

LICENSEE NAME: Craig Gunderson

TITLE: PE #60102

JURISDICTION NAME:

ADDRESS: 4161 Tamiami Trail

Port Charlotte, FL 33952

City of Coral Gables

SIGNATURE:

Craig E. Gunderson

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

1. DESCRIPTION OF BUILDING

a. Name on Title: Commercial Douglas, LLC

b. Building Street Address: 1500 S. Douglas Rd., Coral Gables, FL 33134

Bldg. #: 1

c. Legal Description:

Attached: ☒

d. Owner's Name: Commercial Douglas, LLC

e. Owner's Mailing Address: 1550 S. Douglas Rd. #280, Coral Gables, FL 33134

f. Folio Number of Property on which Building is Located: 03-4108-096-0001

g. Building Code Occupancy Classification: 304.1 Business Group B

h. Present Use: Offices, Publix Grocery Store

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

2 Story Concrete structure with flat roof.

j. Number of Stories: 2

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): No

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

m. Additional Comments:

None

2. INSPECTIONS

a. Date of Notice of Required Inspection: 2/2/2023

b. Date(s) of actual inspection: 9/26/2024

c. Name and qualifications of licensee submitting report:

Craig Gunderson, PE with over 15 years of Professional experience.

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

1. If required, describe, and indicate acceptance:

None

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

1. Explanation/Conditions:

None

3. ELECTRICAL SERVICE

PROVIDE PHOTO 3

a. Size: Voltage (480) Amperage (1600) Type: Fuses () Breakers (X)

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

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

Comments:

4 separate services. Publix- 1600A, 480/277V 3P. Office section Suites- 2@ 200A, 120/208, 3P. 1@ 200A, 480/277, 3P. 1@ 100A, 120/208, 3P.

4. METERING EQUIPMENT

PROVIDE PHOTO 4

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

Comments:

N/A

5. ELECTRIC ROOMS				Not Applicable: ☐	PROVIDE PHOTO 5
1. Clearances:	Good (☒)	Fair (☐)	Needs Correction (☐)		
Comments:					
N/A					

6. GUTTERS				Not Applicable: ☐	PROVIDE PHOTO 6
1. Location:	Good (☒)	Needs Repair (☐)			
2. Taps and Fill:	Good (☒)	Needs Repair (☐)			
Comments:					
N/A					

7. ELECTRICAL PANELS				PROVIDE PHOTO 7
1. Panel # (1,2)	Location: Unit 210			
	Good (☒)	Needs Repair (☐)		
2. Panel # (3,4,5)	Location: Unit 200			
	Good (☒)	Needs Repair (☐)		
3. Panel # (6,7,8)	Location: Unit 230			
	Good (☒)	Needs Repair (☐)		
4. Panel # (9-22)	Location: Publix			
	Good (☒)	Needs Repair (☐)		
5. Panel # ()	Location:			
	Good (☐)	Needs Repair (☐)		
Use separate sheets for additional panels.				

Comments:
None

8. BRANCH CIRCUITS (Exiting panel enclosure)				PROVIDE PHOTO 8
1. Identified:	Yes	(☒)	Must be Identified	(☐)
2. Conductors:	Good	(☒)	Deteriorated	(☐)
			Must be Replaced	(☐)
Comments:				
None				

9. GROUNDING OF SERVICE		PROVIDE PHOTO 9
	Good	(☒)
	Needs Repair	(☐)
Comments:		
N/A		

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM		PROVIDE PHOTO 10
	Good	(☒)
	Needs Repair	(☐)
Comments:		
N/A		

11. SERVICE CONDUIT/RACEWAYS**PROVIDE PHOTO 11**Good (☒)Needs Repair (☐)

Comments:

N/A

12. GENERAL CONDUIT/RACEWAYS**PROVIDE PHOTO 12**Good (☒)Needs Repair (☐)

Comments:

N/A

13. WIRE AND CABLES**PROVIDE PHOTO 13**Good (☒)Needs Repair (☐)

Comments:

N/A

14. BUSWAYSNot Applicable: ☒**PROVIDE PHOTO 14**Good (☐)Needs Repair (☐)

Comments:

15.THERMOGRAPHY INSPECTION RESULTSNot Applicable: ☐**PROVIDE PHOTO 15**

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

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

Comments: See separate thermography report.

16.OTHER CONDUCTORS**PROVIDE PHOTO 16**Good (☒) Needs Repair (☐)

Comments:

N/A

17.TYPES OF WIRING METHODS**PROVIDE PHOTO 17**

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

a. Other Conductors/Cables (Specify):

Comments:

N/A

18.EMERGENCY LIGHTING**PROVIDE PHOTO 18**Good (☒) Needs Repair (☐) N/A (☐)

Comments:

N/A

19.BUILDING EGRESS ILLUMINATION			PROVIDE PHOTO 19
Good (☒)	Needs Repair (☐)	N/A (☐)	
Comments:			
N/A			

20.FIRE ALARM SYSTEM			PROVIDE PHOTO 20
Good (☒)	Needs Repair (☐)	N/A (☐)	
Comments:			
N/A			

21.SMOKE DETECTORS (Part of a fire alarm system only)		Not Applicable: ☐	PROVIDE PHOTO 21
Good (☒)	Needs Repair (☐)	N/A (☐)	
Comments:			
N/A			

22.EXIT LIGHTS			PROVIDE PHOTO 22
Good (☒)	Needs Repair (☐)	N/A (☐)	
Comments:			
N/A			

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

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO 24
Good (☒)	Requires Additional Illumination(☐) N/A (☐)
Comments:	
N/A	

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO 25
Good (☒)	Requires Additional Illumination(☐) N/A (☐)
Comments:	
N/A	

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

27. WIRING TO MECHANICAL EQUIPMENT		PROVIDE PHOTO 27
Good (☒)	Needs Repair (☐)	N/A (☐)
Comments:		
N/A		

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	N/A: ☒	PROVIDE PHOTO 28
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:		
Number of Levels Below Grade Plane:		
A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)		
Explanation:		
B. If the elevator(s) travel below grade plane:		
1. Are they programmed to return to a level at or above BFE plus freeboard:		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway?		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker?		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		

29. GENERAL ADDITIONAL COMMENTS
N/A

Reset Form



CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. _____ FYear _____
Property Address: _____, Bldg. No.: _____, Sq. Ft.: _____
Building Description: _____

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

On _____ 20_____, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

☐

The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.

☐

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami- Dade County Code.

☐

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles **are not** protected by a guardrail that complies with Section 8C-6 of Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

A. Boumitri

Signature and Seal of Architect or Engineer

Print Name

Date



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

Date: 11/4/2024

Case No. N/A FYear 2024

Property Address: 1500 S. Douglas Rd. Coral Gables, FL, Bldg. No.: , Sq. Ft.: ~23,466

Folio Number: 03-4180-096-0001

Building Description: 2 story concrete office building and Publix

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 20 9/24/2024 at 9:30 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 4.99 foot candle
Minimum 1.5 foot candle
Maximum to Minimum Ratio 3.33 : 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.

Craig E. Gunderson
Signature and Seal of Professional

Craig Gunderson
Print Name Engineer or Architect



Florida Engineering LLC
4161 Tamiami Trail, Suite 101, Port Charlotte, FL 33952-9204
www.fleng.com | Phone: (941) 391-5980
License Number #30782, #60102

November 4, 2024

Project #: 2423555

Folio No. 341080960001

Subject: Self-Qualification Letter for Structural Engineer

Address: Commercial Douglas, LLC
1500 Douglas Road
Coral Gables, FL 33134

To: City of Coral Gables,

I am a Professional Engineer Licensed in Florida, with over 35 years of experience in Structural Engineering. I have been designing, reviewing and inspecting buildings and plans throughout my career as a professional engineer. I have worked with multiple buildings equivalent to the building being certified.

Per my assessment and experience, I can certify that the building is structurally safe for its use and occupancy. Please see the Structural Report attached for more details.

Please feel free to contact me if you have any questions or concerns.

Thank you,

Antoine Boumitri
PE #40578
SI #0763

Thermographic Imaging Report for Electrical Inspection

Client	Commercial Douglas, LLC.
Property Address	1500 Douglas Rd, Miami, FL 33134
Date	October 1, 2024
Project	Thermography for Major Electrical Components

Dear Building Official:

I, Cesar Costa, am a Licensed Property Inspector registered in the State of Florida and a Certified Level II Thermographer in compliance with BORA regulations, possessing over seven years of experience in inspecting commercial electrical systems. Having either reviewed the report or conducted the Infrared Thermography Inspection for the building referenced above, I confirm, to the best of my knowledge, belief, and professional judgment, the following:

The thermographic inspection identified **no significant issues** indicating overheating or malfunction within the electrical system's critical components. The system is **deemed functional at the time of the inspection**, with all inspected components operating within acceptable temperature ranges.

Immediate corrections are required only for deficiencies identified with Severity Levels 1, 2, and 3 (ranging from Critical, Serious, and Important). Deficiencies classified under Severity Level 4 (Minor) do not require immediate action but warrant further investigation and an annual inspection.

This inspection was conducted with a specific focus on identifying thermal issues within the listed electrical equipment pieces, as approved by both the Client and the Professional responsible for the electrical component of the recertification. This report is limited solely to thermal concerns. Physical problems, such as mismatches in equipment types/manufacturers, corrosion, improper wiring, or any issues not related to thermal anomalies, fall under the responsibility of the electrical inspection professional and are beyond the purview of this thermal report. This report exclusively certifies findings related to thermal issues, as further detailed in the "Disclaimers, Exclusions, Limitations, Requirements" section.

Should you require further details or have any questions, please feel free to reach out to me directly.

Sincerely,



Cesar Costa
954-913-5420
cesar.costa@housemaster.com



Introduction

This report outlines the findings from a comprehensive thermographic inspection of the switchboards and equipment within the facility, utilizing a FLIR E8 infrared camera. The purpose of this inspection is to verify the electrical system's operation as part of the building's recertification process.

Testing Requirements

For accurate thermal inspection, it is necessary to remove any panel doors as infrared radiation testing does not penetrate metal. Removal is only conducted when it does not compromise the safety and integrity of the building operation. Equipment not in operation at the time of the inspection is noted, though no thermal observations are made if in an inactive state.

Inspection Procedure

The inspection was conducted under normal operational conditions to identify and analyze thermal anomalies accurately. This procedure involved:

- When possible, remove covers to expose current-carrying components.
- Scanning equipment for thermal anomalies with a thermographer.
- Conducting visual examinations.
- Documenting all findings, including images of anomalies and recommendations.

General Assumptions

1. Fuses/circuit breakers hot at one end likely indicate issues with contacts/connections.
2. Overall hot fuses/circuit breakers require checking fuse size and load for correct rating.
3. High temperatures on both sides of a component suggest faulty contacts/connections or an unbalanced load.
4. Hot contactor terminals, despite tight screws, may indicate internal issues within the contactor.
5. A hotter overload suggests the need for load and sizing checks.

Actions & Risk Analysis

The report includes thermography of the inspected electrical components, potentially indicating equipment faults categorized according to priority. Regular thermal inspections, recommended at twelve-month intervals, can mitigate unscheduled downtime and failures, supporting an effective maintenance program.

Severity Rating & Recommendation

Each thermogram is given a Repair Priority Rating which is based upon a combination of a comparative temperature rise from a component that shows an abnormal temperature pattern to one that is normal, and how critical the equipment is to the safe and profitable operations of your electrical system. When necessary, your qualified assistant's opinion was sought to help determine the importance of a specific piece of equipment.

An industry-accepted "Experienced Based Temperature Differential Table" is referenced for this report which provides temperature rise criteria and appropriate timeline suggested response actions for each severity level. Overheating can cause premature deterioration and costly, unplanned failure of your equipment. Overheating connectors, conductors, and components will never get better. The temperature and rate of deterioration will increase with time. No one can predict when a failure will occur. As a result, we suggest that you use the Repair Priority Ratings as a guide.

Suggested Actions Based on Temperature Rise

Severity	Delta T between similar components under similar load	Deta T over ambient air temperature	Recommended Action
4-Minor	1 to 3°C (1.8 - 5.4°F)	1° C - 10°C (1.8° - 18°F)	Possible Deficiency – warrants investigation Corrective measures should be taken at the next maintenance period
3-Important	4 to 15°C (7.2 - 27°F)	11°C - 20°C (18.1° - 36°F)	Probable Deficiency Corrective measures are required as scheduling maintenance
2-Serious	-----	21°C - 40 C (36.1 - 72°F)	Corrective measures are required as soon as possible
1-Critical	> 15°C (27 °F)	>40° C (>72°F)	Major Discrepancy Repair immediately

Temperature specifications vary depending on the exact type of equipment. Even in the same class of equipment (i.e., cables) there are various temperature ratings. Heating is generally related to the square of the current; therefore, the load current will have a major impact on Delta T. In the absence of consensus standards for Delta T, the values in this table will provide reasonable guidelines. We will not consider any deficiencies for variations under 3°C, due to accuracy of the camera being +/- 2°C

Thermals Scans

This report includes a summary of the electrical components and equipment scanned during the inspection, accompanied by corresponding images in the attachment that follows

The Ambient Temperature to be considered is from 79°F to 85°F

The Reflected Temperature is from 79°F to 85°F

Relative Humidity is from 45% to 50%

External optics Temperature is similar to the Ambient Temperature

DISCLAIMERS, EXCLUSIONS, LIMITATIONS, REQUIREMENTS

Corrections are required immediately only for deficiencies classified with Severity Levels 0, 1, 2, and 3 (Critical, Major, Intermediate, and Minor). No corrections are required for non-significant deficiencies classified under Severity Level 4 (Slight Deficiency); however, further investigation and annual inspection are recommended.

Confirming a 400A or greater electrical service was not the responsibility of the professionals conducting the inspection. The Client requested the inspection and confirmed the electrical system's capacity as stated by the professional performing the electrical portion of the recertification.

Creating the list of electrical equipment and their locations was not included in the professionals' responsibilities. The list was provided, identified, and approved by the Client (Owner or Representative) and/or the professional performing the electrical part of the recertification.

The Client was advised to ensure that the professional performing the electrical inspection was present during the Thermal Inspection.

Inspecting electrical systems operating at less than 40% of their nominal load may not be included. All electrical equipment was inspected in an "as found" condition. Since the loading on any given circuit at the time of inspection is unknown, circuits not under load may not exhibit issues, potentially missing serious problems once loaded. Efforts were made to inspect equipment operational at the time of inspection. Statements made are an initial assessment of the seriousness of any anomaly. The Infrared Thermography Inspection Report is not covered by professional liability due to these limitations and other factors.

Inspecting electrical meters, AC disconnects, and interior devices such as exhaust fans in bathrooms was outside the scope unless access was expressly requested by the Client or the professional performing the electrical part of the recertification. Inspecting equipment on the roof or located higher than 5 feet on a wall was excluded unless proper OSHA-compliant ladders were provided.

The removal and reinstallation of covers is outside the scope of the inspection. The use of a licensed electrical contractor was encouraged prior to the inspection. The Client or their representative, present at the inspection, is responsible for decisions involving the operation of electrical equipment.

We are not responsible for corrections or any potential subsequent re-inspections if issues were unresolved. Recommendations and possible causes stated in the Report were based solely on observable conditions. The Client, their representatives, and contractors are responsible for identifying actual causes and making appropriate repairs. It is encouraged to use an Infrared Imager to confirm issue corrections and adherence to NETA Standards before requesting re-inspection.

The Company, Engineers, Thermographers, and Contractors disclaim any liability for actions or repairs undertaken by the Client or their personnel. This Report is valid for 60 days from the initial inspection, and re-inspection requests should be made within this timeframe. Beyond 60 days, professionals have no obligation to reinspect. New inspections or re-inspections beyond this period will require a new agreement on fees and conditions, or the Client may need to engage other professionals.

The inspection was strictly limited in scope to identifying thermal problems at the time of inspection. It did not include identifying non-thermal issues such as mismatches in equipment types or manufacturers, corrosion, improper wiring, and similar issues. These responsibilities fall under the professional performing the electrical part of the recertification. While conducting our work, we may discover issues beyond thermal concerns; in such cases, the Client and the electrical professional were informed and are responsible for addressing these concerns.

Glossary

- **Amps:** Unit of electrical flow.
- **Anomaly:** Something different, abnormal, peculiar.
- **CB:** Circuit Breaker.
- **Delta T:** Difference in temperature.
- **Infrared (IR):** Energy radiated from objects, indicating temperature.
- **MV Drop:** Millivolt-drop, a measurement of voltage drop creating heat.
- **PANEL:** Electrical distribution enclosure.
- **PMI:** Predictive/Preventive Maintenance Inspection.
- **Reference:** Temperature reading used for comparison to a "hot spot".
- **Switchboard:** A large electrical distribution cabinet containing various switches and/or circuit breakers.
- **T Ambient:** Stands for temperature ambient which is the measured ambient temperature at the time of the scan.
- **Transformer:** An electrical conversion device used to raise or lower voltage (pressure) of an electrical system. Commonly used in commercial and industrial facilities to convert voltage for panels and machinery which require a different voltage than is available.
- **Voltage or Volts:** A unit of electrical pressure.
- **XFRM:** An abbreviation for Transformer.

List of Equipment inspected

#	Property Address	Element Description
1	1500 Douglas Rd Miami FL 33134	Distribution Panel LEB (Top)
2	1500 Douglas Rd Miami FL 33134	Distribution Panel LEB (Center)
3	1500 Douglas Rd Miami FL 33134	Distribution Panel LEB (Bottom)
4	1500 Douglas Rd Miami FL 33134	Main Disconnect LMC 2
5	1500 Douglas Rd Miami FL 33134	Distribution Panel LMC 2 (Top)
6	1500 Douglas Rd Miami FL 33134	Distribution Panel LMC 2 (Bottom)
7	1500 Douglas Rd Miami FL 33134	Distribution Panel HCD (Top)
8	1500 Douglas Rd Miami FL 33134	Distribution Panel HCD (Bottom)
9	1500 Douglas Rd Miami FL 33134	Distribution Panel HBC (Top) 1
10	1500 Douglas Rd Miami FL 33134	Distribution Panel HBC (Top) 2
11	1500 Douglas Rd Miami FL 33134	Distribution Panel HAB
12	1500 Douglas Rd Miami FL 33134	Main Disconnect LN
13	1500 Douglas Rd Miami FL 33134	Distribution Panel LN
14	1500 Douglas Rd Miami FL 33134	Distribution Panel LN (Top) Cover Off
15	1500 Douglas Rd Miami FL 33134	Distribution Panel LN (Bottom) Cover Off
16	1500 Douglas Rd Miami FL 33134	Distribution Panel LP (Top)
17	1500 Douglas Rd Miami FL 33134	Distribution Panel LP (Bottom)
18	1500 Douglas Rd Miami FL 33134	Main Disconnect LP
19	1500 Douglas Rd Miami FL 33134	Distribution Panel (Feed from MSB)
20	1500 Douglas Rd Miami FL 33134	Switch Disconnect (Feed from MSB) # 2
21	1500 Douglas Rd Miami FL 33134	Switch Disconnect (Feed from MSB) # 10
22	1500 Douglas Rd Miami FL 33134	Switch Disconnect (Feed from MSB) # 4
23	1500 Douglas Rd Miami FL 33134	Switches Disconnects Panel Top
24	1500 Douglas Rd Miami FL 33134	Switches Disconnects Panel Bottom
25	1500 Douglas Rd Miami FL 33134	Switch Disconnect HA # 9
26	1500 Douglas Rd Miami FL 33134	Switch Disconnect HC # 10
27	1500 Douglas Rd Miami FL 33134	Switch Disconnect HMC2 # 11
28	1500 Douglas Rd Miami FL 33134	Switch Main Disconnect (SBS1600)
29	1500 Douglas Rd Miami FL 33134	Distribution Panel LEC (Top)
30	1500 Douglas Rd Miami FL 33134	Distribution Panel LEC (Bottom)
31	1500 Douglas Rd Miami FL 33134	Main Disconnect LEC
32	1500 Douglas Rd Miami FL 33134	Distribution Panel LV (Top)
33	1500 Douglas Rd Miami FL 33134	Distribution Panel LV (Bottom)
34	1500 Douglas Rd Miami FL 33134	Main Disconnect LV
35	1500 Douglas Rd Miami FL 33134	Distribution Panel (Feed from MSB) HB Top
36	1500 Douglas Rd Miami FL 33134	Distribution Panel (Feed from MSB) HB Top 2
37	1500 Douglas Rd Miami FL 33134	Distribution Panel (Feed from MSB) HB Bottom 2
38	1500 Douglas Rd Miami FL 33134	Main Disconnect (208)
39	1500 Douglas Rd Miami FL 33134	Transformer LT

40	1500 Douglas Rd Miami FL 33134	Transformer LK
41	1500 Douglas Rd Miami FL 33134	Transformer LE
42	1500 Douglas Rd Miami FL 33134	Distribution Panel LEA (Top)
43	1500 Douglas Rd Miami FL 33134	Distribution Panel LEA (Bottom)
44	1500 Douglas Rd Miami FL 33134	Distribution Panel LT (Top)
45	1500 Douglas Rd Miami FL 33134	Distribution Panel LT (Bottom)
46	1500 Douglas Rd Miami FL 33134	Distribution Panel HE 1(Top)
47	1500 Douglas Rd Miami FL 33134	Switch Main Disconnect HE 1
48	1500 Douglas Rd Miami FL 33134	Switch Main Disconnect HGEN
49	1500 Douglas Rd Miami FL 33134	Distribution Panel HGEN (Left Top)
50	1500 Douglas Rd Miami FL 33134	Distribution Panel HGEN (Right Top)

Conclusion

The thermographic inspection identified **no significant issues** indicating overheating or malfunction within the electrical system's critical components. The system is **deemed functional at the time of the inspection**, with all inspected components operating within acceptable temperature ranges.

Thermals Scans

Results and Analysis of the thermal scans are attached in the subsequent pages



FLIR0199.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0199.jpg
File size	365 KB
Width	320
Height	240
Minimum temp.	68.9 °F
Maximum temp.	81.5 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

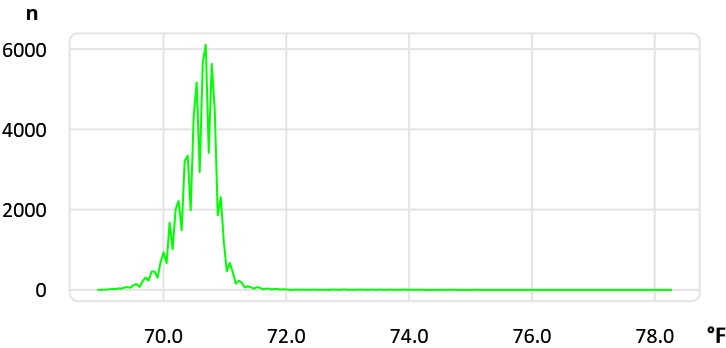
Measurements

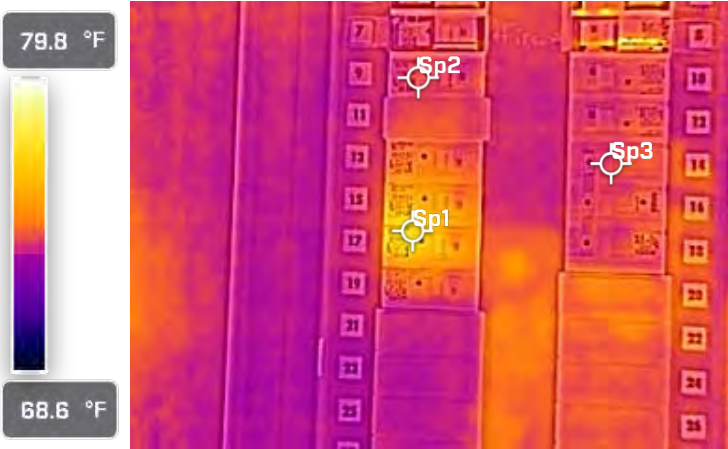
Sp1	71.4 °F
Sp2	71.4 °F
Sp3	71.6 °F
Sp4	71.3 °F

Distribution Panel LEB (Top)

Note

Note	
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FLIR0200.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0200.jpg
File size	362 KB
Width	320
Height	240
Minimum temp.	72.8 °F
Maximum temp.	80.7 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

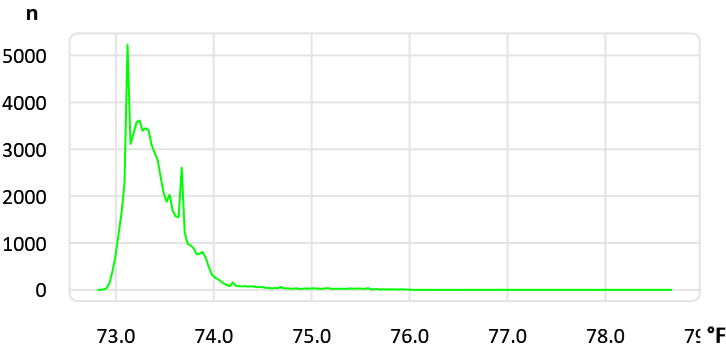
Measurements

Sp1	76.8 °F
Sp2	73.7 °F
Sp3	73.6 °F

Distribution Panel LEB (Center)

Note

Note





FLIR0201.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0201.jpg
File size	365 KB
Width	320
Height	240
Minimum temp.	72.9 °F
Maximum temp.	77.5 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

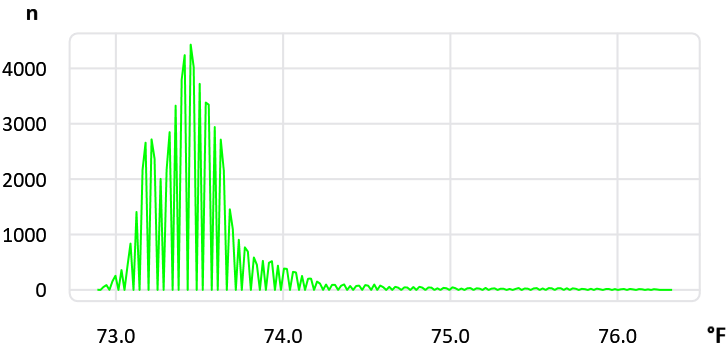
Measurements

Sp1	77.2 °F
Sp2	73.7 °F

Distribution Panel LEB (Bottom)

Note

Note





FLIR0208.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0208.jpg
File size	350 KB
Width	320
Height	240
Minimum temp.	69.1 °F
Maximum temp.	74.3 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

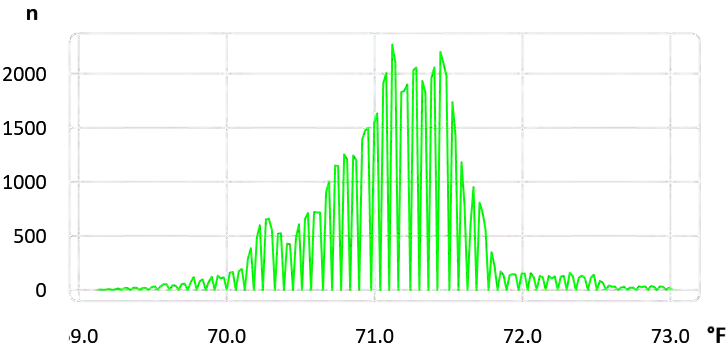
Measurements

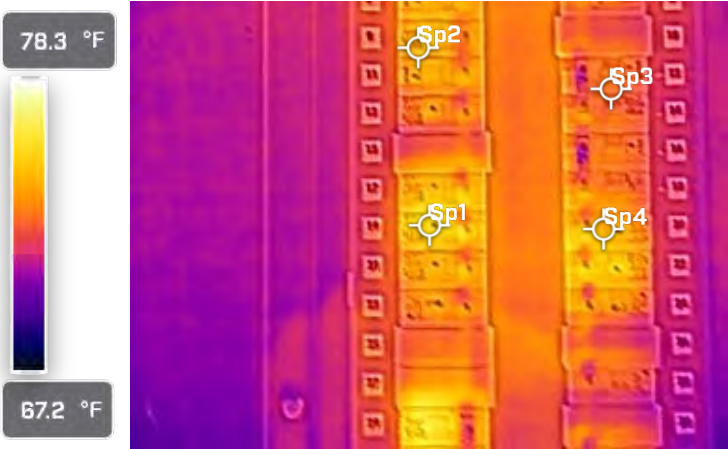
Sp1	74.1 °F
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Main Disconnect LMC 2

Note

Note	
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Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0209.jpg
File size	351 KB
Width	320
Height	240
Minimum temp.	69.4 °F
Maximum temp.	76.2 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

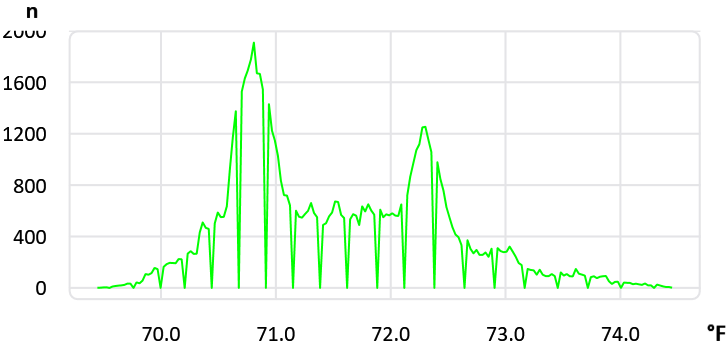
Measurements

Sp1	75.0 °F
Sp2	74.3 °F
Sp3	73.1 °F
Sp4	74.3 °F

Distribution Panel LMC 2 (Top)

Note

Note	
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FLIR0211.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0211.jpg
File size	359 KB
Width	320
Height	240
Minimum temp.	67.8 °F
Maximum temp.	78.9 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

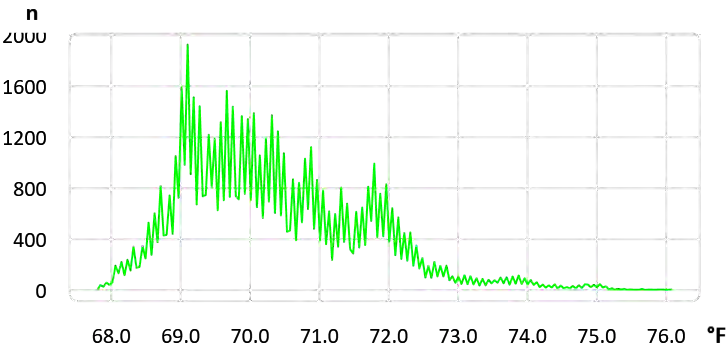
Measurements

Sp1	77.5 °F
Sp2	75.8 °F
Sp3	74.5 °F
Sp4	73.8 °F

Distribution Panel LMC 2 (Bottom)

Note

Note





FLIR0214.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0214.jpg
File size	378 KB
Width	320
Height	240
Minimum temp.	69.6 °F
Maximum temp.	74.2 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

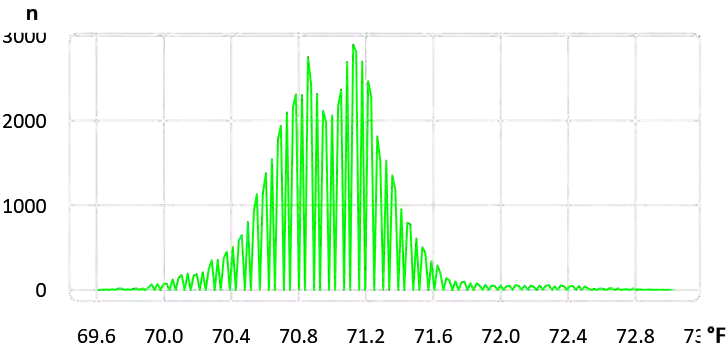
Measurements

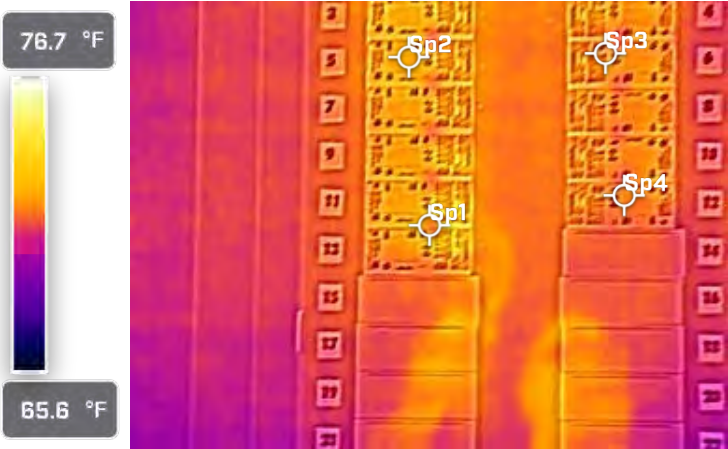
Sp1	72.1 °F
Sp2	72.2 °F
Sp3	71.9 °F
Sp4	71.7 °F

Distribution Panel HCD (Top)

Note

Note	
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FLIR0215.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0215.jpg
File size	369 KB
Width	320
Height	240
Minimum temp.	69.5 °F
Maximum temp.	72.8 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

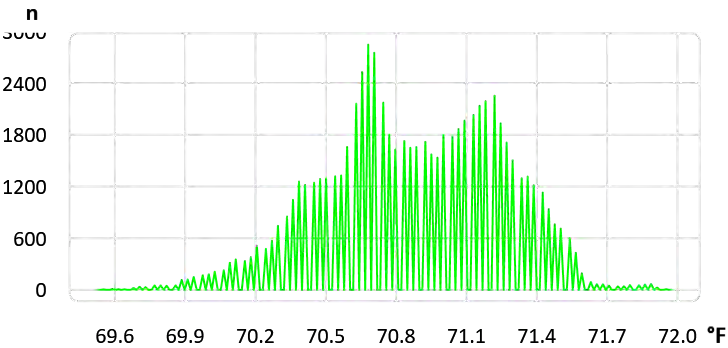
Measurements

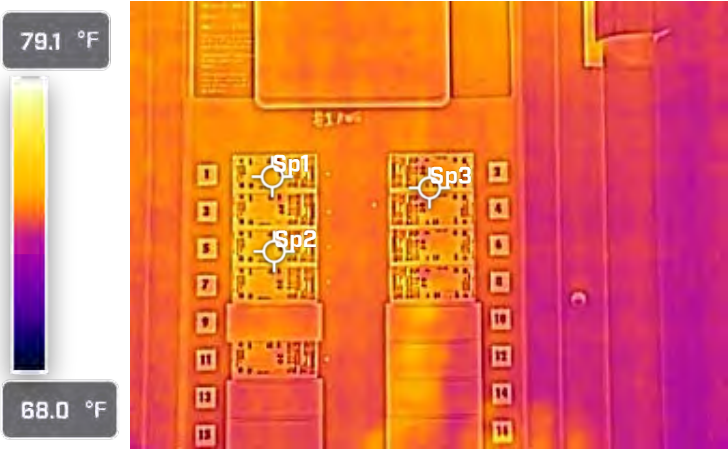
Sp1	71.6 °F
Sp2	72.3 °F
Sp3	71.7 °F
Sp4	71.7 °F

Distribution Panel HCD (Bottom)

Note

Note	
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FLIR0219.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0219.jpg
File size	367 KB
Width	320
Height	240
Minimum temp.	72.7 °F
Maximum temp.	75.2 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

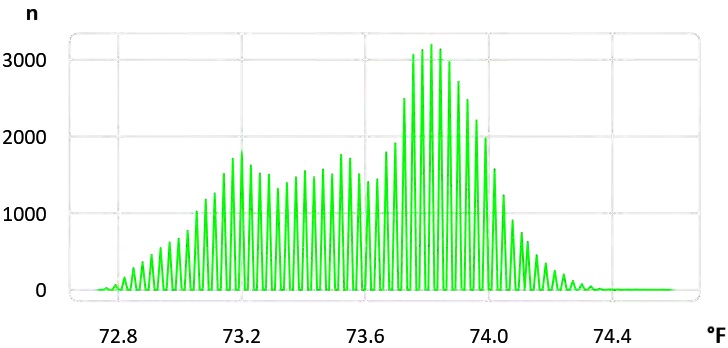
Measurements

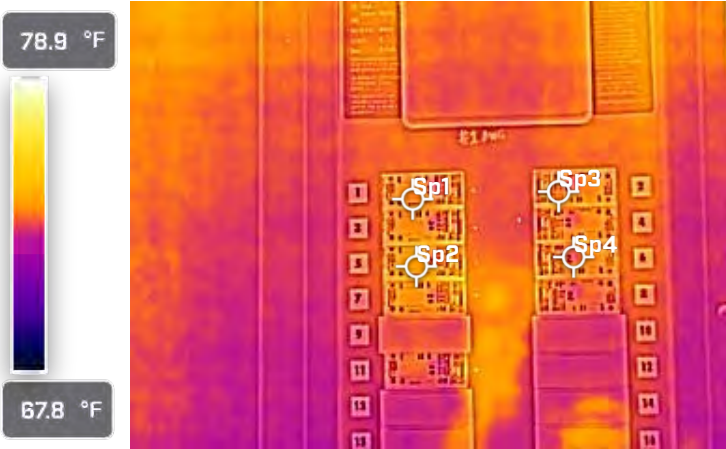
Sp1	74.7 °F
Sp2	74.8 °F
Sp3	74.4 °F

Distribution Panel HBC (Top)

Note

Note





FLIR0218.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0218.jpg
File size	366 KB
Width	320
Height	240
Minimum temp.	72.6 °F
Maximum temp.	75.0 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

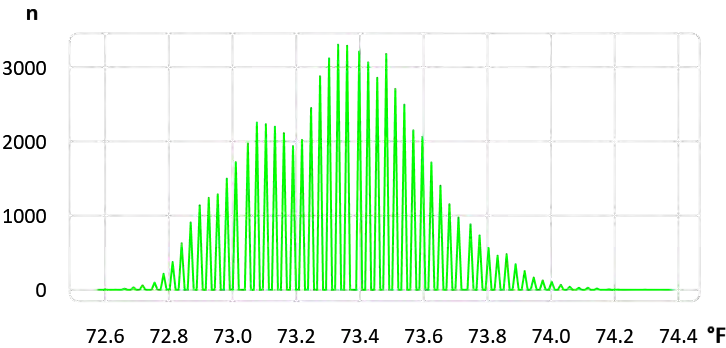
Measurements

Sp1	73.9 °F
Sp2	74.3 °F
Sp3	73.7 °F
Sp4	73.5 °F

Distribution Panel HBC (Top)

Note

Note	
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FLIR0221.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0221.jpg
File size	355 KB
Width	320
Height	240
Minimum temp.	72.8 °F
Maximum temp.	74.8 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

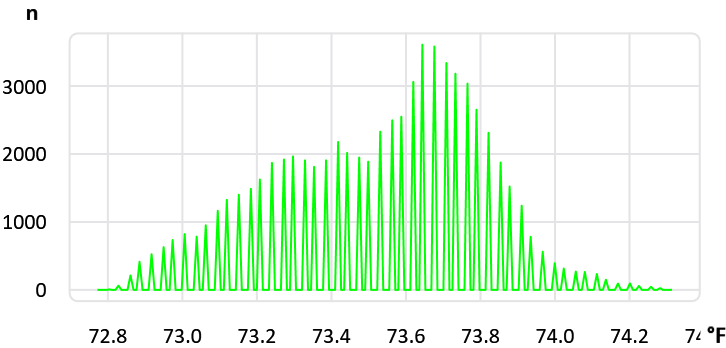
Measurements

Sp1	74.4 °F
Sp2	74.3 °F
Sp3	74.3 °F
Sp4	74.0 °F
Sp5	74.1 °F

Distribution Panel HAB

Note

Note





FLIR0226.jpg



13311223

Parameters	
Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

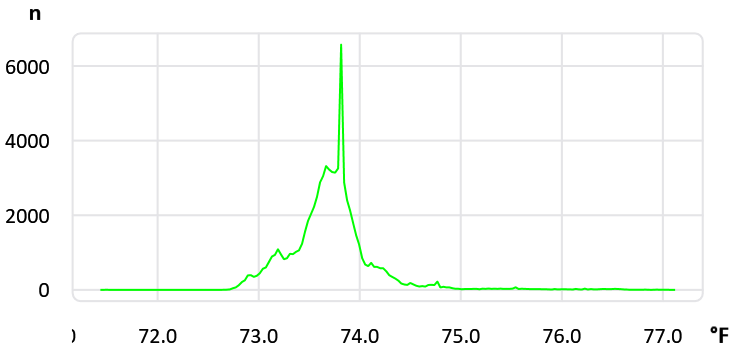
File information	
File name	FLIR0226.jpg
File size	352 KB
Width	320
Height	240
Minimum temp.	71.4 °F
Maximum temp.	79.1 °F

Camera information	
Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

Measurements	
Sp1	75.6 °F

Main Disconnect LN

Note	
Note	





FLIR0227.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0227.jpg
File size	343 KB
Width	320
Height	240
Minimum temp.	72.8 °F
Maximum temp.	82.5 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

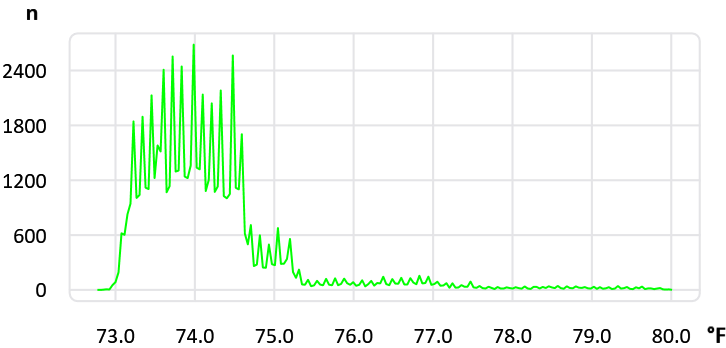
Measurements

Sp1	82.0 °F
Sp2	78.4 °F
Sp3	74.7 °F

Distribution Panel LN

Note

Note





FLIR0229.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0229.jpg
File size	344 KB
Width	320
Height	240
Minimum temp.	72.6 °F
Maximum temp.	84.6 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

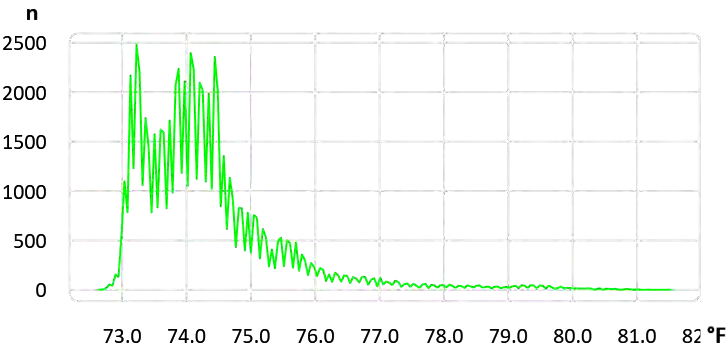
Measurements

Sp1	84.3 °F
Sp2	81.8 °F
Sp3	82.8 °F
Sp4	79.0 °F

Distribution Panel LN (Top) Cover Off

Note

Note	
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FLIR0233.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0233.jpg
File size	342 KB
Width	320
Height	240
Minimum temp.	71.3 °F
Maximum temp.	83.1 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

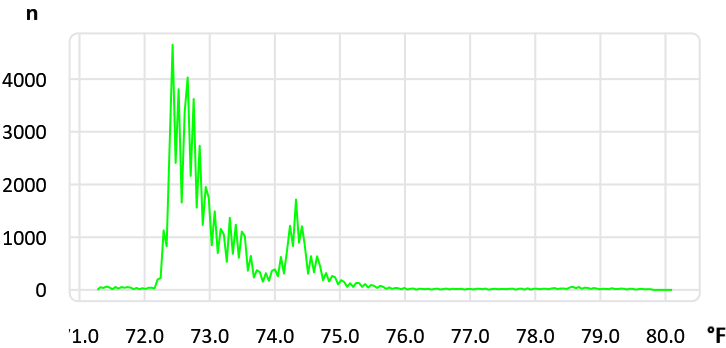
Measurements

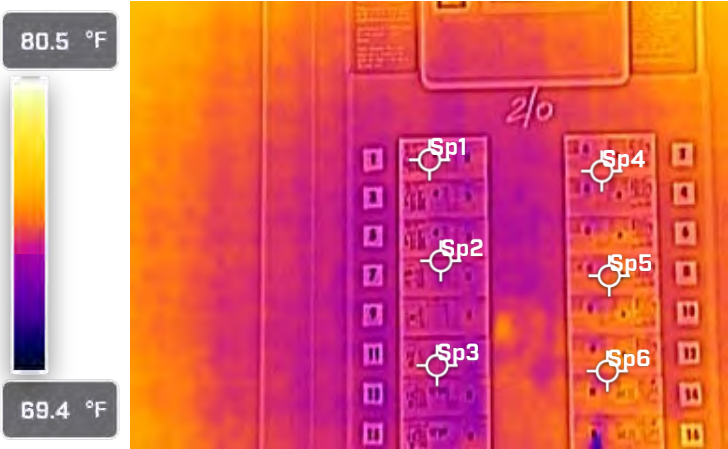
Sp1	81.1 °F
Sp2	81.4 °F
Sp3	73.2 °F

Distribution Panel LN (Bottom) Cover Off

Note

Note





FLIR0237.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0237.jpg
File size	352 KB
Width	320
Height	240
Minimum temp.	71.5 °F
Maximum temp.	76.8 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

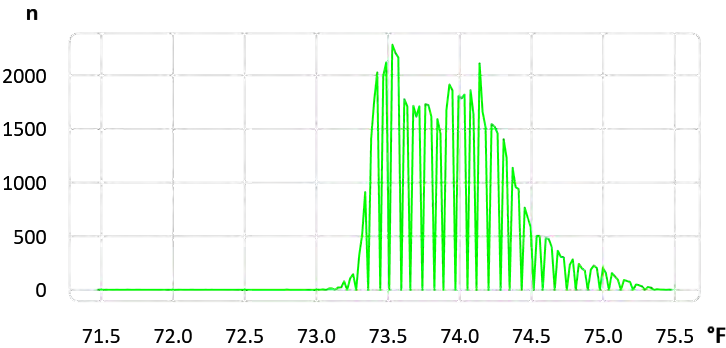
Measurements

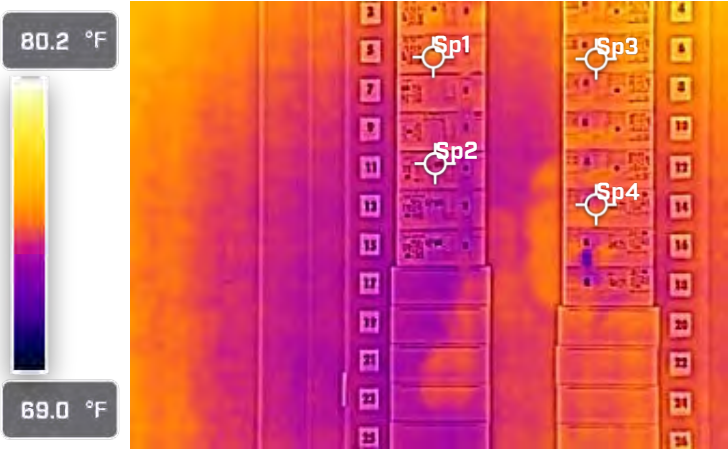
Sp1	74.4 °F
Sp2	74.2 °F
Sp3	74.3 °F
Sp4	74.7 °F
Sp5	74.9 °F
Sp6	75.1 °F

Distribution Panel LP (top)

Note

Note





FLIR0238.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0238.jpg
File size	360 KB
Width	320
Height	240
Minimum temp.	71.0 °F
Maximum temp.	76.2 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

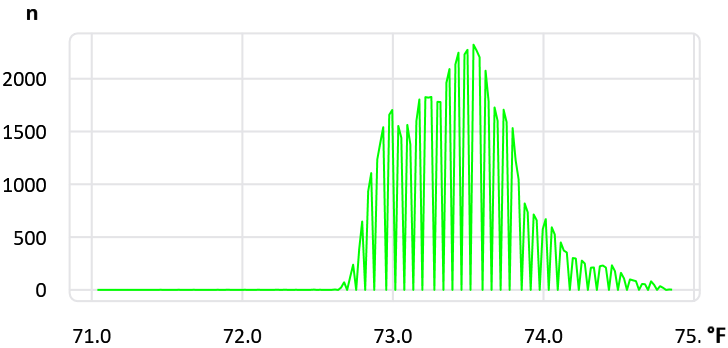
Measurements

Sp1	74.8 °F
Sp2	73.8 °F
Sp3	74.8 °F
Sp4	74.1 °F

Distribution Panel LP (Bottom)

Note

Note	
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FLIR0242.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0242.jpg
File size	343 KB
Width	320
Height	240
Minimum temp.	73.0 °F
Maximum temp.	76.2 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

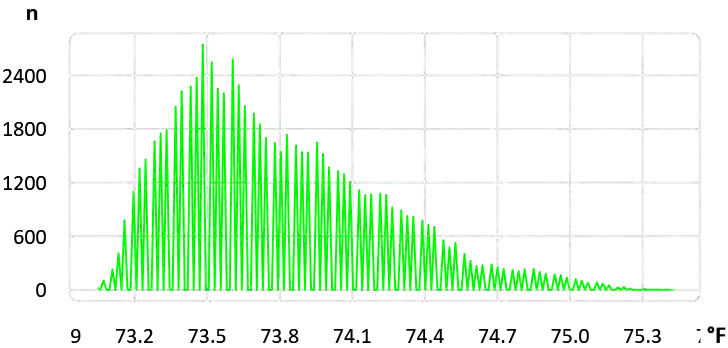
Measurements

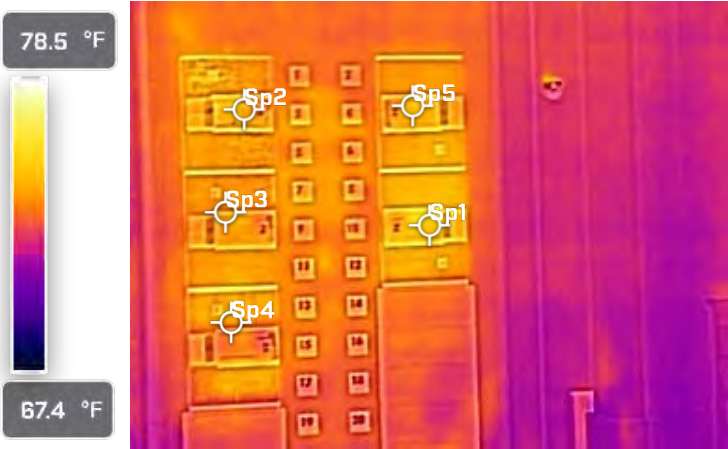
Sp1	73.6 °F
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Main Disconnect LP

Note

Note	
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FLIR0247.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0247.jpg
File size	346 KB
Width	320
Height	240
Minimum temp.	71.1 °F
Maximum temp.	75.7 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

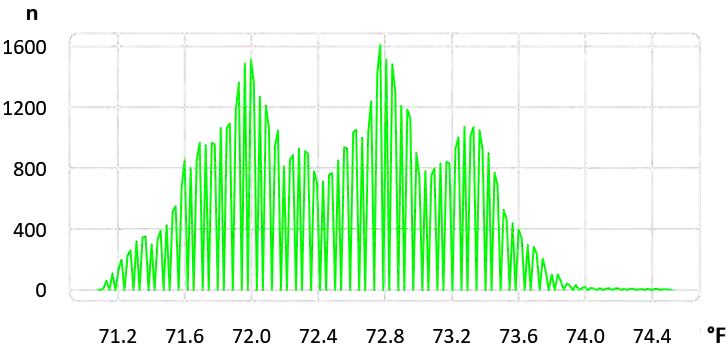
Measurements

Sp1	75.0 °F
Sp2	74.3 °F
Sp3	73.9 °F
Sp4	74.0 °F
Sp5	74.7 °F

Distribution Panel (Feed from MSB)

Note

Note





FLIR0249.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0249.jpg
File size	352 KB
Width	320
Height	240
Minimum temp.	71.7 °F
Maximum temp.	77.5 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

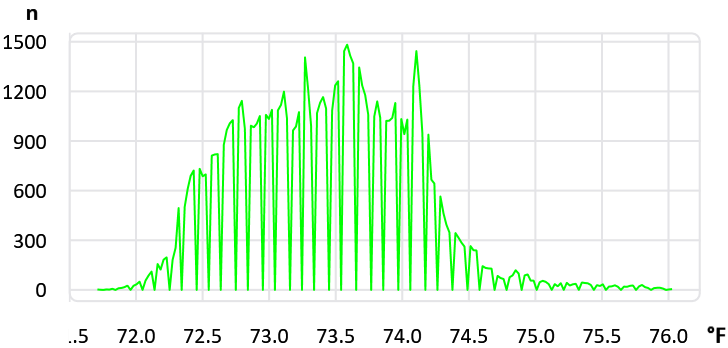
Measurements

Sp1	77.0 °F
-----	---------

Switch Disconnect (Feed from MSB) # 2

Note

Note	
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FLIR0250.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0250.jpg
File size	328 KB
Width	320
Height	240
Minimum temp.	66.6 °F
Maximum temp.	79.3 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

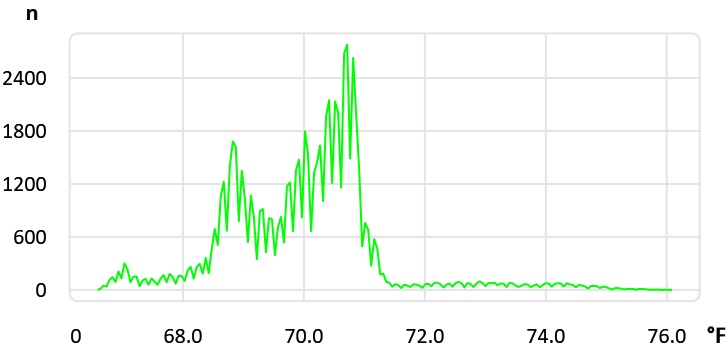
Measurements

Sp1	76.5 °F
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Switch Disconnect (Feed from MSB) # 10

Note

Note	
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FLIR0251.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0251.jpg
File size	333 KB
Width	320
Height	240
Minimum temp.	66.1 °F
Maximum temp.	79.1 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

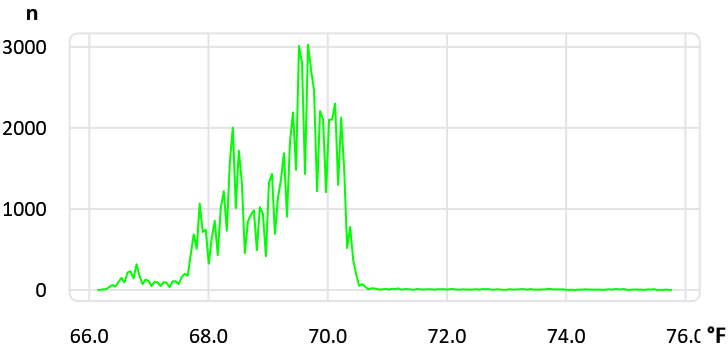
Measurements

Sp1	71.9 °F
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Switch Disconnect (Feed from MSB) # 4

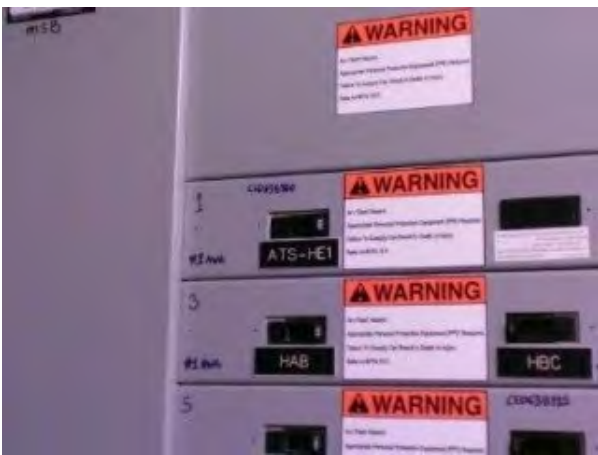
Note

Note	
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FLIR0258.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0258.jpg
File size	372 KB
Width	320
Height	240
Minimum temp.	73.7 °F
Maximum temp.	77.5 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

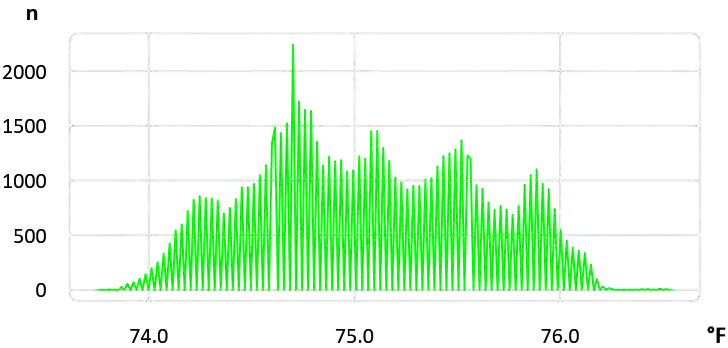
Measurements

Sp1	77.2 °F
Sp2	75.7 °F
Sp3	76.3 °F
Sp4	75.7 °F

Switches Disconnects Panel Top

Note

Note	
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FLIR0259.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0259.jpg
File size	379 KB
Width	320
Height	240
Minimum temp.	73.6 °F
Maximum temp.	77.3 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

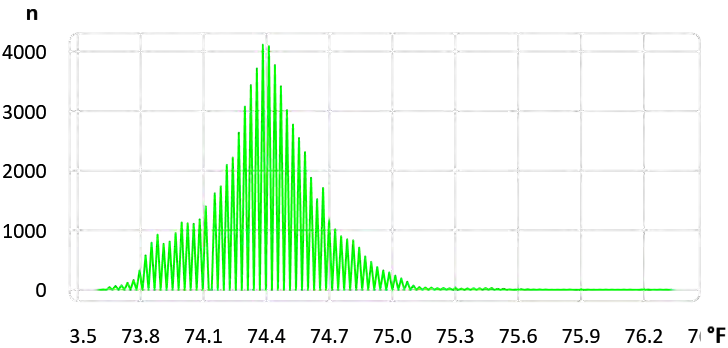
Measurements

Sp1	75.6 °F
Sp2	76.0 °F
Sp3	75.4 °F
Sp4	74.9 °F

Switches Disconnects Panel Bottom

Note

Note	
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FLIR0260.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0260.jpg
File size	342 KB
Width	320
Height	240
Minimum temp.	71.6 °F
Maximum temp.	83.1 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

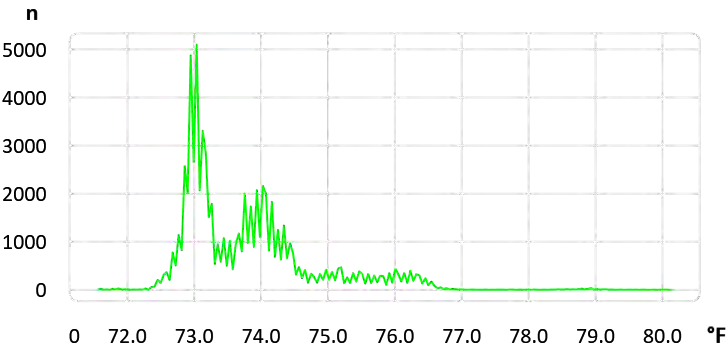
Measurements

Sp1	76.8 °F
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Switch Disconnect HA # 9

Note

Note	
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FLIR0261.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0261.jpg
File size	331 KB
Width	320
Height	240
Minimum temp.	72.1 °F
Maximum temp.	78.9 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

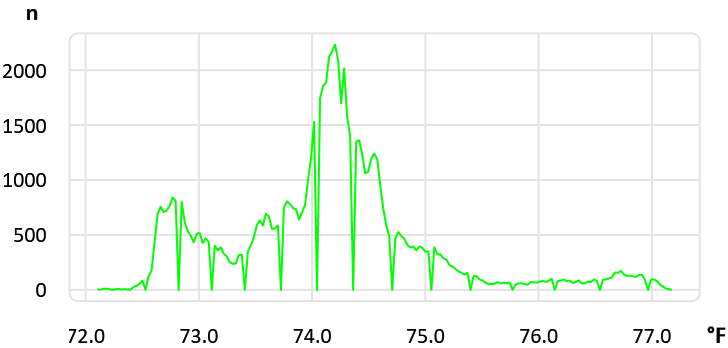
Measurements

Sp1	77.5 °F
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Switch Disconnect HC # 10

Note

Note	
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FLIR0262.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0262.jpg
File size	339 KB
Width	320
Height	240
Minimum temp.	73.1 °F
Maximum temp.	86.5 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

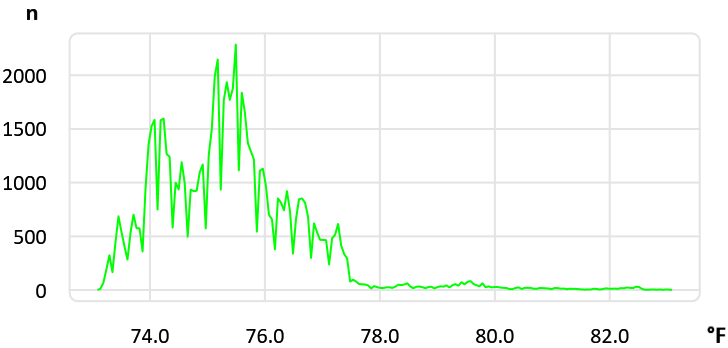
Measurements

Sp1	82.4 °F
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Switch Disconnect HMC2 # 11

Note

Note	
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FLIR0264.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0264.jpg
File size	334 KB
Width	320
Height	240
Minimum temp.	71.7 °F
Maximum temp.	78.3 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

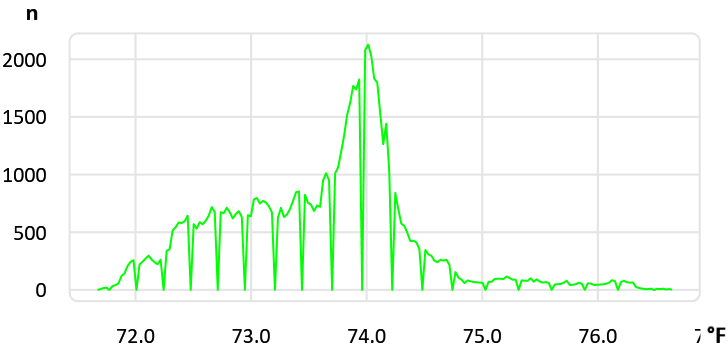
Measurements

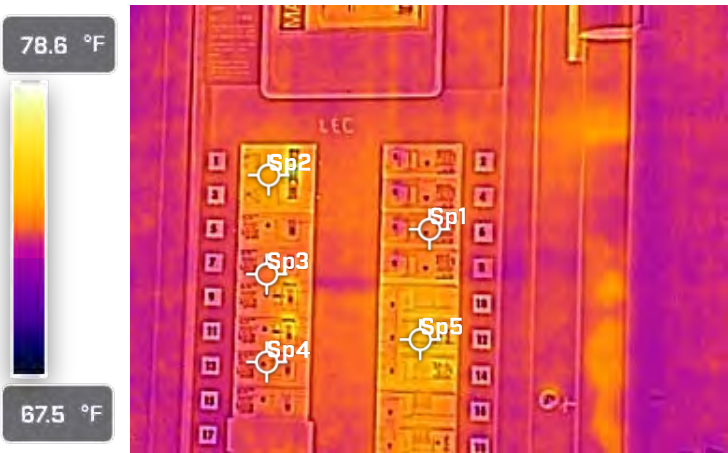
Sp1	75.1 °F
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Switch Main Disconnect (SBS1600)

Note

Note	
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FLIR0267.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0267.jpg
File size	387 KB
Width	320
Height	240
Minimum temp.	72.0 °F
Maximum temp.	78.6 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

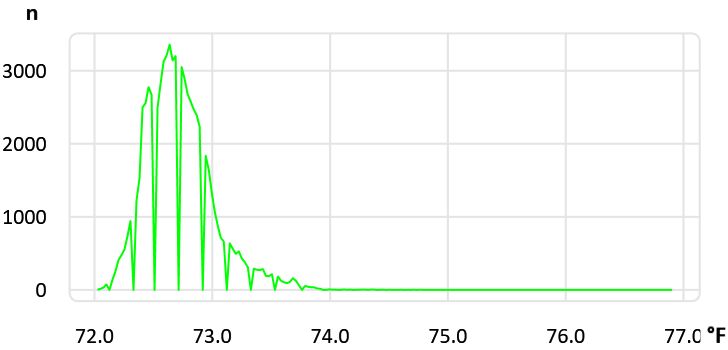
Measurements

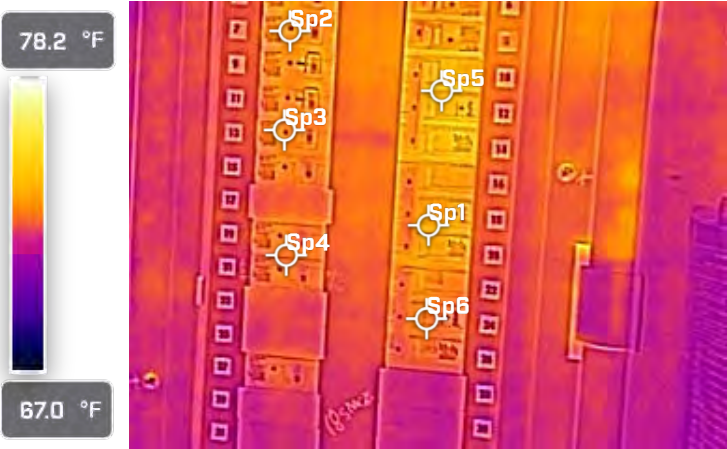
Sp1	73.3 °F
Sp2	74.1 °F
Sp3	73.2 °F
Sp4	73.2 °F
Sp5	74.3 °F

Distribution Panel LEC (Top)

Note

Note





FLIR0268.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0268.jpg
File size	389 KB
Width	320
Height	240
Minimum temp.	71.3 °F
Maximum temp.	74.5 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

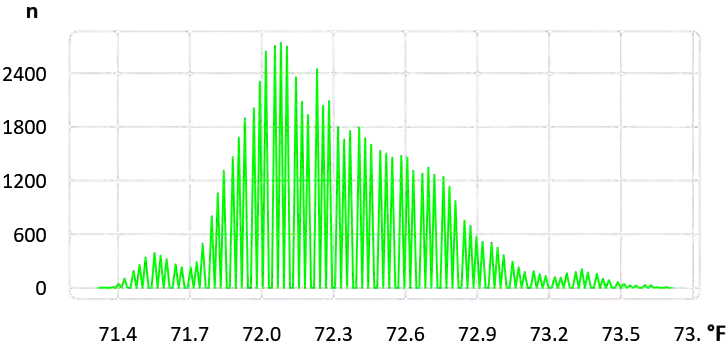
Measurements

Sp1	73.8 °F
Sp2	73.3 °F
Sp3	73.2 °F
Sp4	72.9 °F
Sp5	74.0 °F
Sp6	73.0 °F

Distribution Panel LEC (Bottom)

Note

Note





FLIR0271.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0271.jpg
File size	373 KB
Width	320
Height	240
Minimum temp.	71.3 °F
Maximum temp.	75.5 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

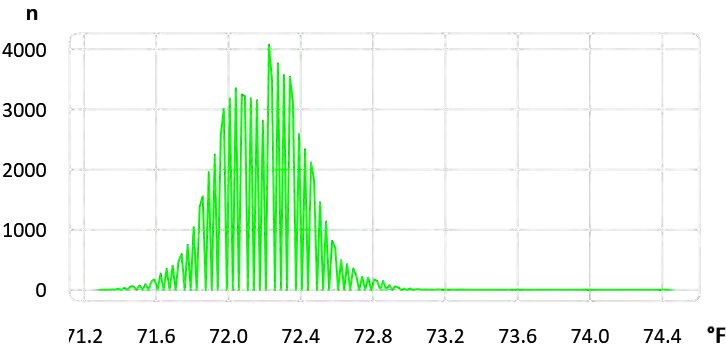
Measurements

Sp1	73.2 °F
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Main Disconnect LEC

Note

Note	
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FLIR0273.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0273.jpg
File size	388 KB
Width	320
Height	240
Minimum temp.	71.0 °F
Maximum temp.	77.5 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

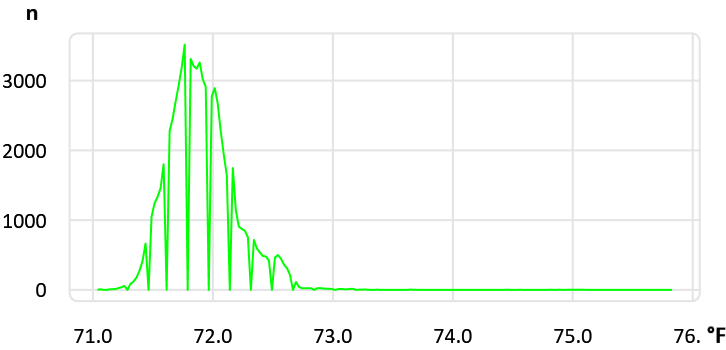
Measurements

Sp1	72.8 °F
Sp2	72.3 °F
Sp3	72.1 °F
Sp4	72.5 °F
Sp5	72.2 °F
Sp6	72.6 °F

Distribution Panel LV (Top)

Note

Note





FLIR0274.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0274.jpg
File size	391 KB
Width	320
Height	240
Minimum temp.	71.3 °F
Maximum temp.	78.1 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

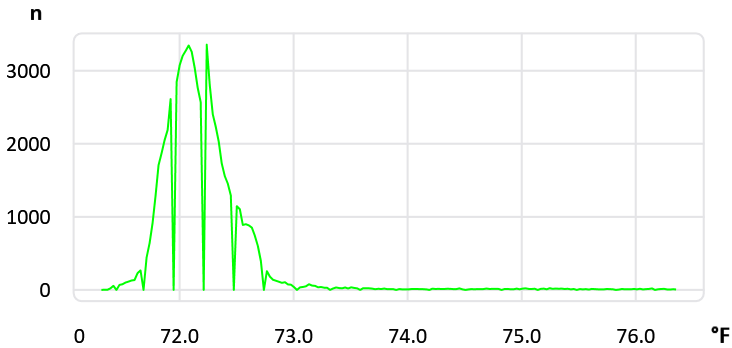
Measurements

Sp1	72.3 °F
Sp2	72.4 °F
Sp3	73.0 °F
Sp4	72.6 °F
Sp5	72.7 °F
Sp6	77.1 °F

Distribution Panel LV (Bottom)

Note

Note





FLIR0279.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0279.jpg
File size	358 KB
Width	320
Height	240
Minimum temp.	70.5 °F
Maximum temp.	73.7 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

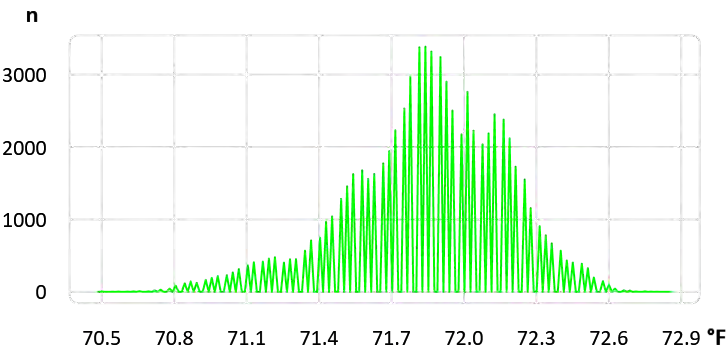
Measurements

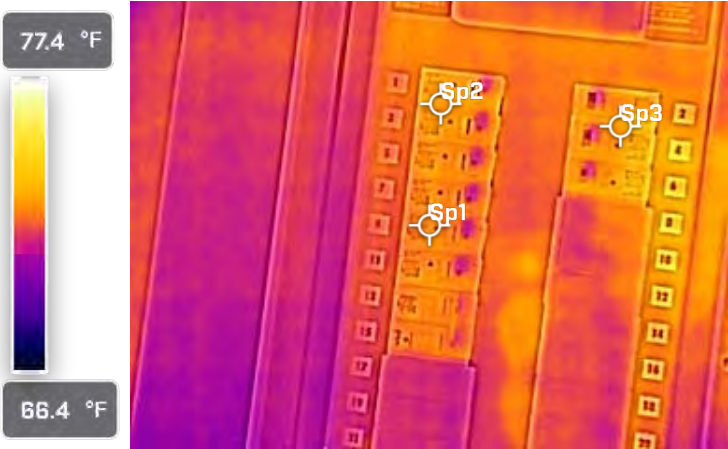
Sp1	72.9 °F
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Main Disconnect LV

Note

Note	
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FLIR0280.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0280.jpg
File size	364 KB
Width	320
Height	240
Minimum temp.	70.1 °F
Maximum temp.	73.8 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

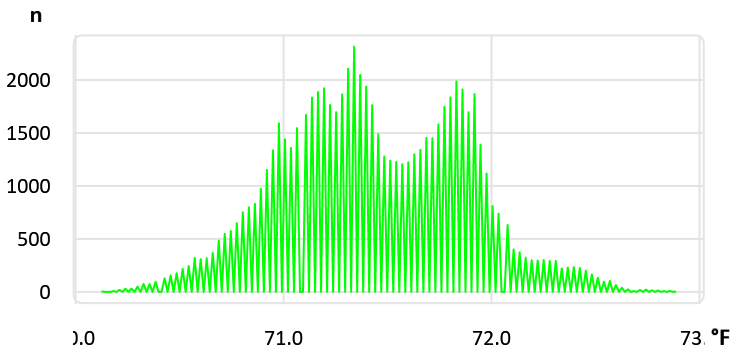
Measurements

Sp1	72.5 °F
Sp2	72.7 °F
Sp3	72.8 °F

Distribution Panel (Feed from MSB) HB Top

Note

Note





FLIR0283.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0283.jpg
File size	365 KB
Width	320
Height	240
Minimum temp.	68.2 °F
Maximum temp.	74.6 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

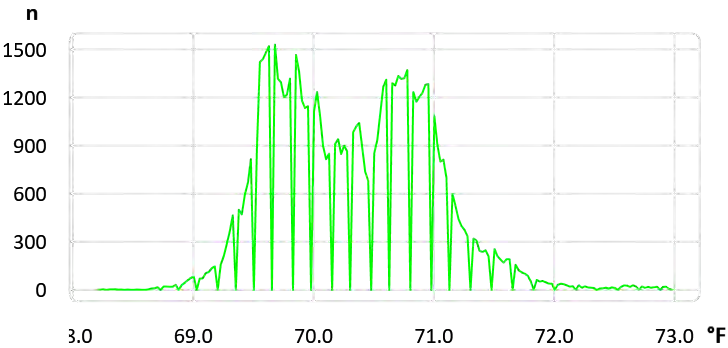
Measurements

Sp1	72.0 °F
Sp2	71.9 °F
Sp3	71.5 °F
Sp4	72.1 °F
Sp5	71.3 °F

Distribution Panel (Feed from MSB) HB Top 2

Note

Note





FLIR0284.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0284.jpg
File size	360 KB
Width	320
Height	240
Minimum temp.	68.2 °F
Maximum temp.	73.9 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

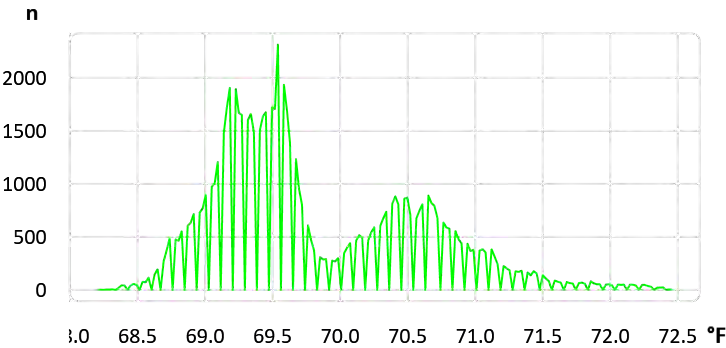
Measurements

Sp1	71.3 °F
Sp2	71.4 °F
Sp3	72.3 °F
Sp4	72.3 °F

Distribution Panel (Feed from MSB) HB Bottom 2

Note

Note	
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FLIR0288.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0288.jpg
File size	315 KB
Width	320
Height	240
Minimum temp.	69.8 °F
Maximum temp.	80.2 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

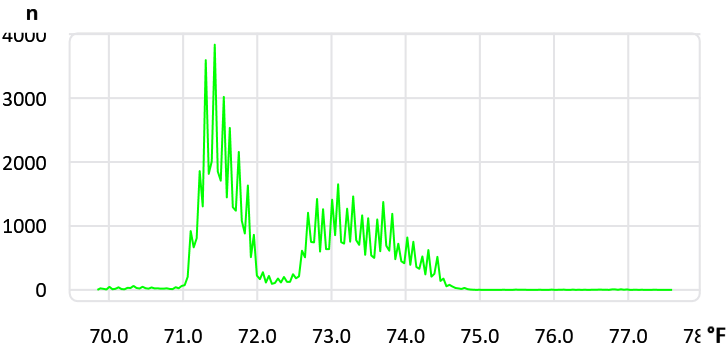
Measurements

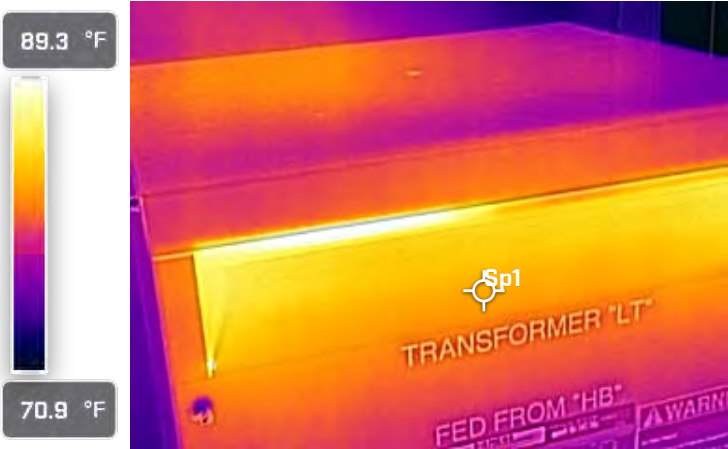
Sp1	72.7 °F
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Main Disconnect (208)

Note

Note	
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FLIR0290.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0290.jpg
File size	334 KB
Width	320
Height	240
Minimum temp.	70.0 °F
Maximum temp.	93.8 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

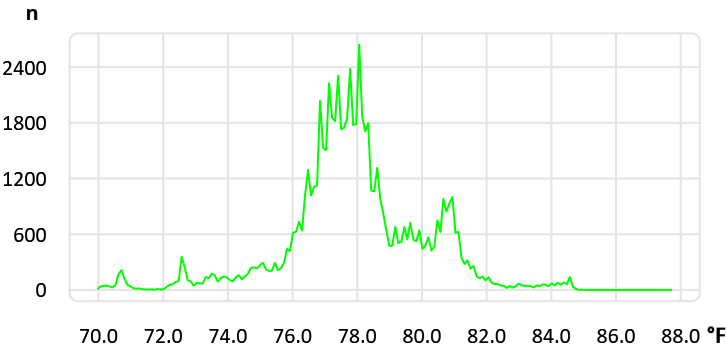
Measurements

Sp1	82.9 °F
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Transformer LT

Note

Note	
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FLIR0294.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0294.jpg
File size	332 KB
Width	320
Height	240
Minimum temp.	71.6 °F
Maximum temp.	91.9 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

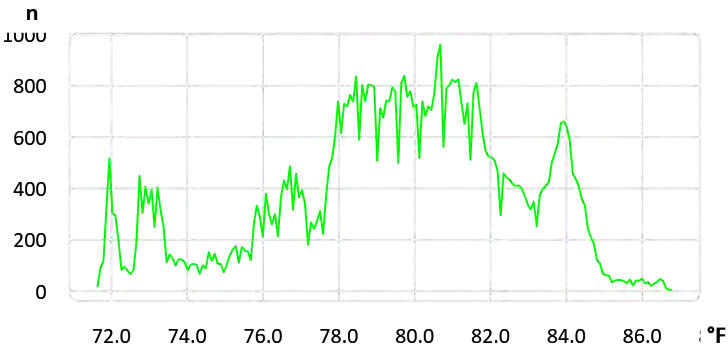
Measurements

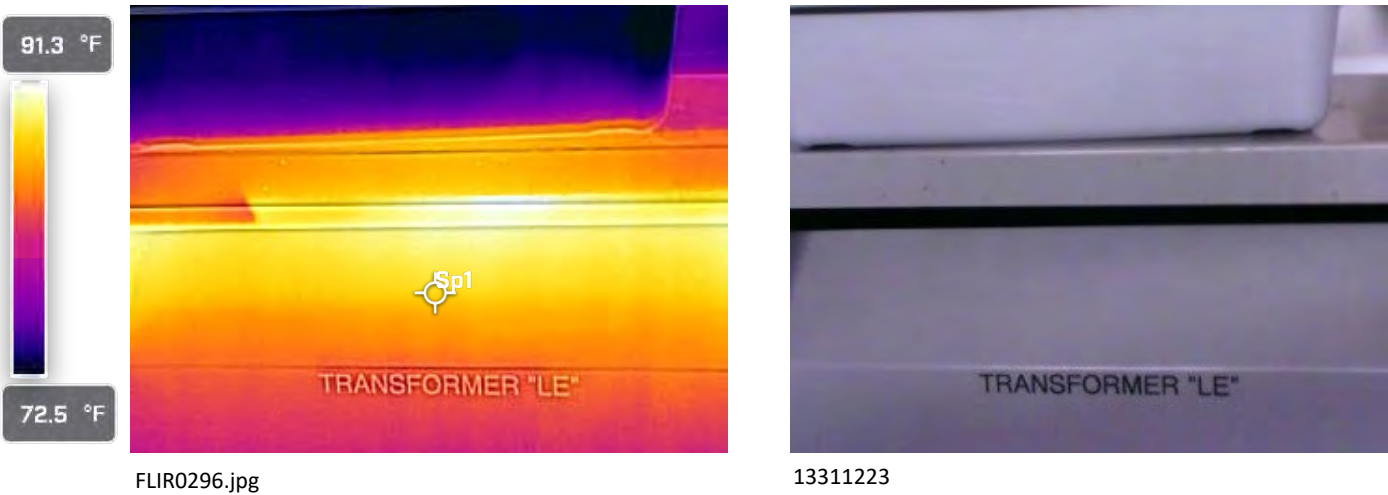
Sp1	87.3 °F
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Transformer LK

Note

Note	
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Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0296.jpg
File size	326 KB
Width	320
Height	240
Minimum temp.	72.0 °F
Maximum temp.	91.4 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

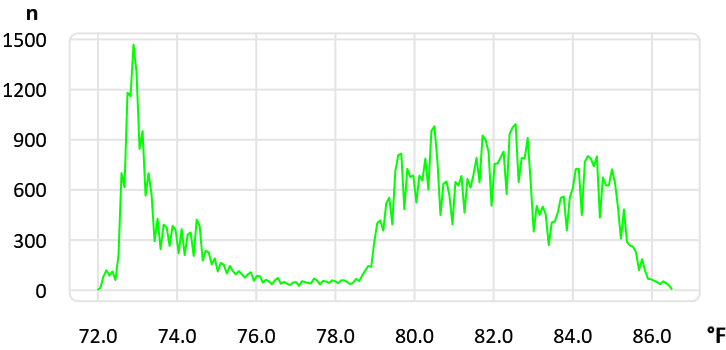
Measurements

Sp1	87.8 °F
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Transformer LE

Note

Note	
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FLIR0302.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0302.jpg
File size	370 KB
Width	320
Height	240
Minimum temp.	70.2 °F
Maximum temp.	72.1 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

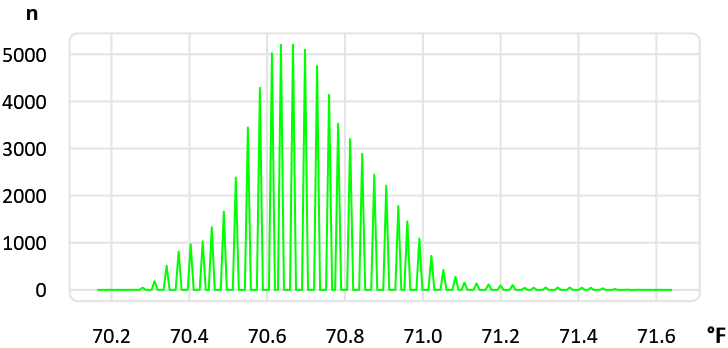
Measurements

Sp1	70.8 °F
Sp2	70.8 °F
Sp3	71.0 °F
Sp4	70.8 °F
Sp5	70.8 °F

Distribution Panel LEA (Top)

Note

Note





FLIR0303.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0303.jpg
File size	373 KB
Width	320
Height	240
Minimum temp.	70.0 °F
Maximum temp.	73.8 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

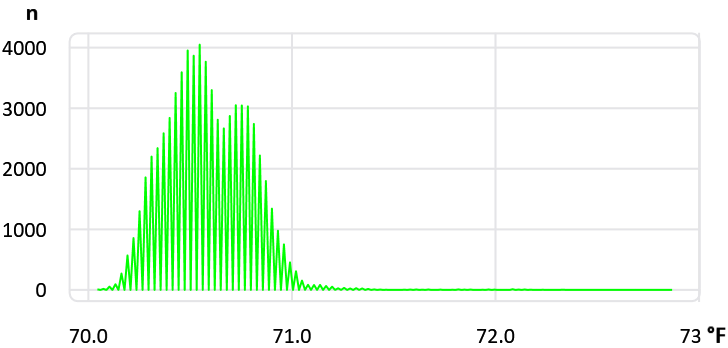
Measurements

Sp1	70.7 °F
Sp2	70.6 °F
Sp3	71.6 °F
Sp4	71.0 °F
Sp5	71.6 °F
Sp6	72.8 °F

Distribution Panel LEA (Bottom)

Note

Note





FLIR0305.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0305.jpg
File size	374 KB
Width	320
Height	240
Minimum temp.	70.3 °F
Maximum temp.	71.9 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

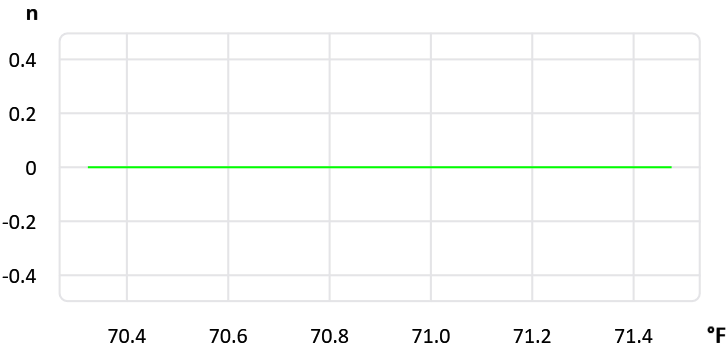
Measurements

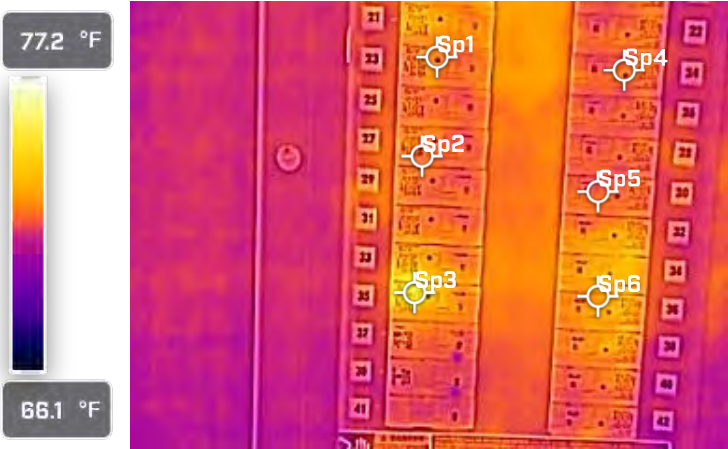
Sp1	71.0 °F
Sp2	70.9 °F
Sp3	71.5 °F
Sp4	70.8 °F
Sp5	71.0 °F
Sp6	71.4 °F

Distribution Panel LT (Top)

Note

Note





FLIR0308.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0308.jpg
File size	376 KB
Width	320
Height	240
Minimum temp.	70.5 °F
Maximum temp.	75.1 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

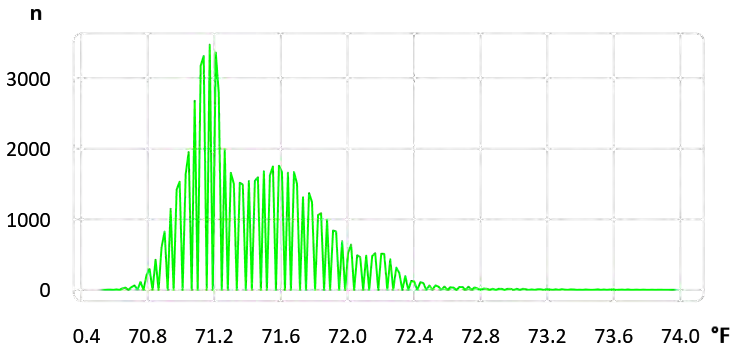
Measurements

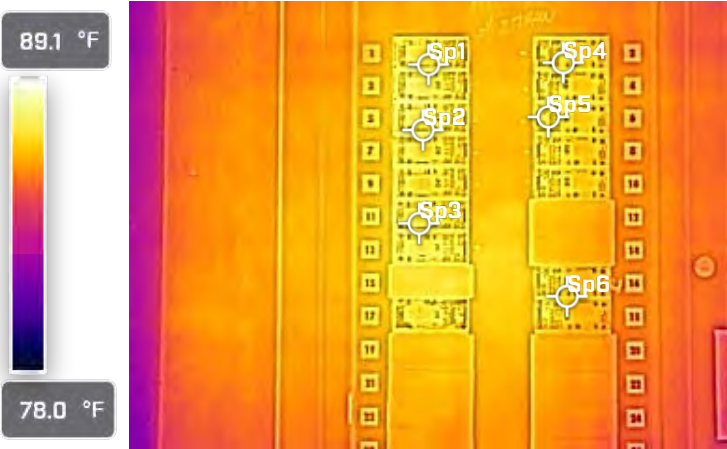
Sp1	72.2 °F
Sp2	72.0 °F
Sp3	75.0 °F
Sp4	72.3 °F
Sp5	71.9 °F
Sp6	72.7 °F

Distribution Panel LT (Bottom)

Note

Note





FLIR0318.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0318.jpg
File size	374 KB
Width	320
Height	240
Minimum temp.	81.3 °F
Maximum temp.	87.5 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

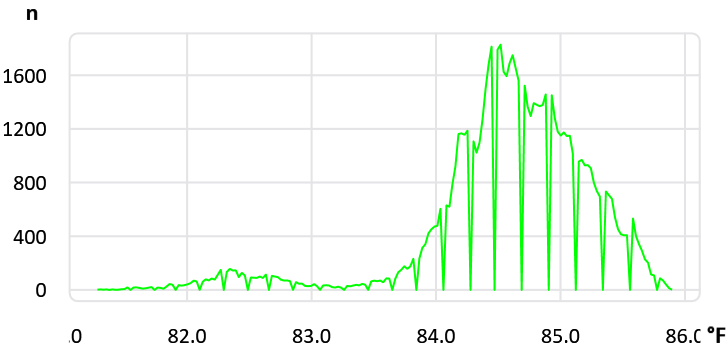
Measurements

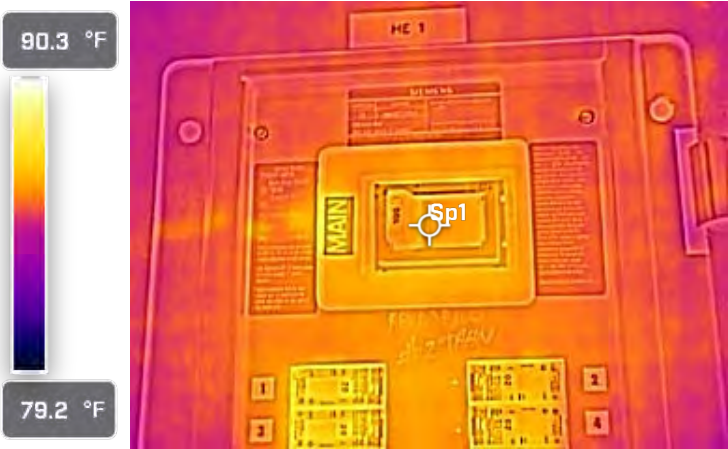
Sp1	87.1 °F
Sp2	87.1 °F
Sp3	87.2 °F
Sp4	86.6 °F
Sp5	86.8 °F
Sp6	86.3 °F

Distribution Panel HE 1(Top)

Note

Note





FLIR0320.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0320.jpg
File size	369 KB
Width	320
Height	240
Minimum temp.	84.1 °F
Maximum temp.	87.3 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

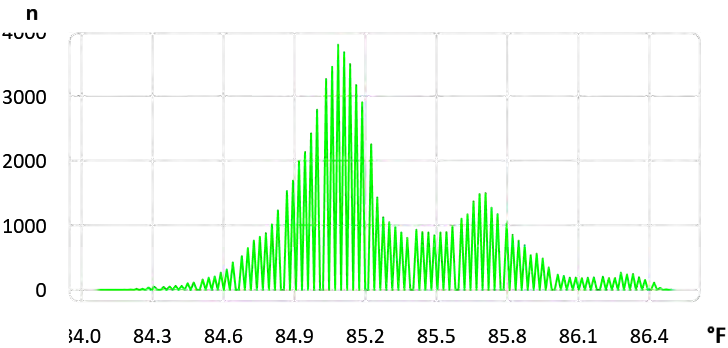
Measurements

Sp1	86.3 °F
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Switch Main Disconnect HE 1

Note

Note	
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FLIR0322.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0322.jpg
File size	355 KB
Width	320
Height	240
Minimum temp.	86.1 °F
Maximum temp.	88.0 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

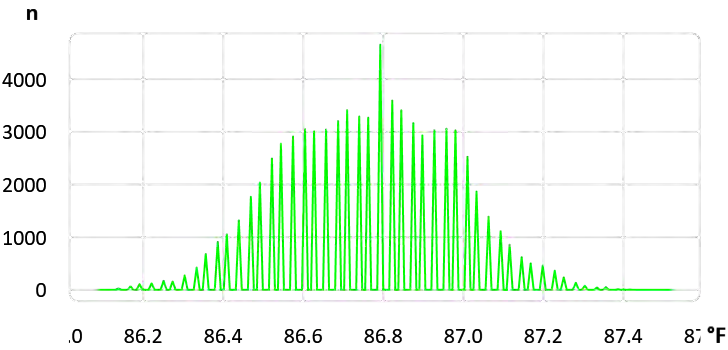
Measurements

Sp1	86.5 °F
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Switch Main Disconnect HGEN

Note

Note





FLIR0324.jpg



13311223

Parameters	
Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

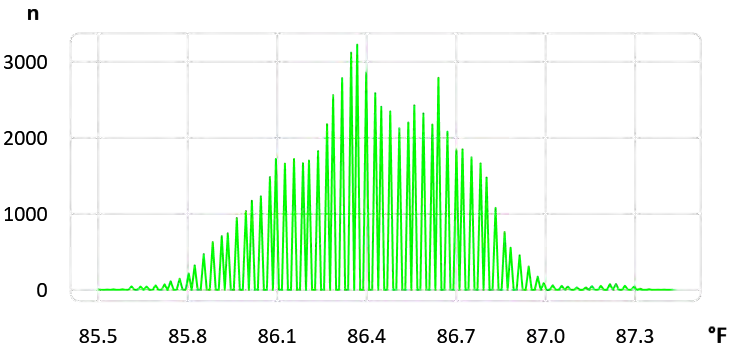
File information	
File name	FLIR0324.jpg
File size	369 KB
Width	320
Height	240
Minimum temp.	85.5 °F
Maximum temp.	88.1 °F

Camera information	
Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

Measurements	
Sp1	86.3 °F
Sp2	86.4 °F

Distribution Panel HGEN (Right Top)

Note	
Note	





FLIR0323.jpg



13311223

Parameters

Emissivity	0.95
Distance	3.00 ft
Reflected temp.	71.0 °F
Atmospheric temp.	75.0 °F
Relative humidity	50.0%

File information

File name	FLIR0323.jpg
File size	364 KB
Width	320
Height	240
Minimum temp.	85.2 °F
Maximum temp.	87.7 °F

Camera information

Camera model	FLIR E8 Pro
Lens	ExFOL5
Camera serial	13311223
Filter	
Range max.	392.0 °F
Range min.	-4.0 °F
Field of view	32.53

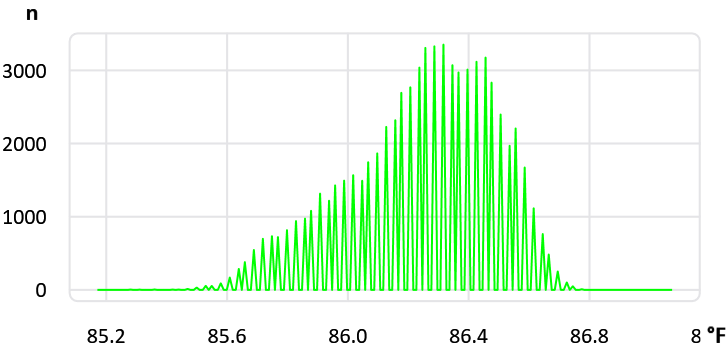
Measurements

Sp1	85.9 °F
Sp2	85.9 °F

Distribution Panel HGEN (Left Top)

Note

Note





**CERTIFIED
INFRARED
THERMOGRAPHER**
Level-II No. 16982

Cesar Costa

Has satisfactorily completed the Infraspection Institute Level-II training course and Examination in the radiometric theory and application of infrared thermal imaging equipment and is a Level-II Certified Infrared Thermographer. This course meets the requirements for training of Level-II NDT personnel in the Thermal / Infrared Testing Method in accordance with the American Society for Nondestructive Testing document, SNT-TC-1A.

03/04/2024

Date

R. James Seffrin
R. James Seffrin
Director



Continuing Education Hours: 32