



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/08/2025

	Folio ↑	Sub-Division	Owner	Address
1	03-4117-033-0010	GABLES LAROC	JOSE M SAMPEDRO - MICHAEL SPAVENTA	441 VALENCIA AVE UNIT: 201 - CORAL GABLES
2	03-4117-033-0020	GABLES LAROC	JAIME M ECHANOVE ORBEA - ELENA AGUEDA VELASCO TUDURI	441 VALENCIA AVE UNIT: 301 - CORAL GABLES
3	03-4117-033-0030	GABLES LAROC	TRACY LEE KERDYK TR - TRACY LEE KERDYK TRUST	441 VALENCIA AVE UNIT: 401 - CORAL GABLES
4	03-4117-033-0040	GABLES LAROC	VIRGILIO ARTURO GUMA TRS - THE GUMA FAMILY REV LIVING TRUST	441 VALENCIA AVE UNIT: 501 - CORAL GABLES
5	03-4117-033-0050	GABLES LAROC	ELENA GARCIA TUNON LE - REM ALBERTO MANUEL GARCIA TUNON	441 VALENCIA AVE UNIT: 601 - CORAL GABLES
6	03-4117-033-0060	GABLES LAROC	ADRIANA MORENO ZARATE LE - REM CLEMENCIA TALERO	441 VALENCIA AVE UNIT: 701 - CORAL GABLES
7	03-4117-033-0070	GABLES LAROC	HILDA RUBIO BOCLES TRS - HILDA R BOCLES (BEN)	441 VALENCIA AVE UNIT: 801 - CORAL GABLES
8	03-4117-033-0080	GABLES LAROC	HELVIO J SANCHEZ MARTINEZ - MARIA GABRIELA FERRO RAMOS	441 VALENCIA AVE UNIT: 901 - CORAL GABLES
9	03-4117-033-0090	GABLES LAROC	ANLR HOLDINGS II LLC	441 VALENCIA AVE UNIT: 1001 - CORAL GABLES
10	03-4117-033-0100	GABLES LAROC	GENEVA INVESTMENTS GROUP LLC	441 VALENCIA AVE UNIT: 1101 - CORAL GABLES

City's Exhibit #1

11	03-4117-033-0110	GABLES LAROC	JUAN B SACASA - MARIA ELENA SACASA	441 VALENCIA AVE UNIT: 1201 - CORAL GABLES
12	03-4117-033-0120	GABLES LAROC	MARIELLA VIGNOLO - CLAUDIA VIGNOLO	441 VALENCIA AVE UNIT: 202 - CORAL GABLES
13	03-4117-033-0130	GABLES LAROC	SIVA CUBA LLC	441 VALENCIA AVE UNIT: 302 - CORAL GABLES
14	03-4117-033-0140	GABLES LAROC	ILEANA CRISTINA PUIG LE - REM ANNETTE PUIG MENA	441 VALENCIA AVE UNIT: 402 - CORAL GABLES
15	03-4117-033-0150	GABLES LAROC	MIRIAM CORDOBA AZCUE TRS - MIRIAM C AZCUE 2019 REVOCABLE TR	441 VALENCIA AVE UNIT: 502 - CORAL GABLES
16	03-4117-033-0160	GABLES LAROC	ROSCOE W THOMPSON &W DOROTHEA C - % PAN AM EXPORT	441 VALENCIA AVE UNIT: 602 - CORAL GABLES
17	03-4117-033-0170	GABLES LAROC	PHILIP M ARCIDI TRS - 25 CHURCH ROAD REALTY TRUST	441 VALENCIA AVE UNIT: 702 - CORAL GABLES
18	03-4117-033-0180	GABLES LAROC	JOSE LUIS ABRAHAM &W ROSANNA	441 VALENCIA AVE UNIT: 802 - CORAL GABLES
19	03-4117-033-0190	GABLES LAROC	INGEBORG E PETERS TRS - THE PETERS TR	441 VALENCIA AVE UNIT: 902 - CORAL GABLES
20	03-4117-033-0200	GABLES LAROC	ALEXANDER HAN SUNG LIAN TRS - ALEX LIAN 2024 TRUST	441 VALENCIA AVE UNIT: 1002 - CORAL GABLES
21	03-4117-033-0210	GABLES LAROC	JUAN CARLOS ENJAMIO	441 VALENCIA AVE UNIT: 1102 - CORAL GABLES
22	03-4117-033-0220	GABLES LAROC	PETER R C KNIGHT - MICHELA KNIGHT	441 VALENCIA AVE UNIT: 1202 - CORAL GABLES

23	03-4117-033-0230	GABLES LAROC	VICTOR MONZON AGUIRRE - ESTHER MONZON AGUIRRE	441 VALENCIA AVE UNIT: 203 - CORAL GABLES
24	03-4117-033-0240	GABLES LAROC	SYLVIA VIYELLA - JULIO A VIYELLA	441 VALENCIA AVE UNIT: 303 - CORAL GABLES
25	03-4117-033-0250	GABLES LAROC	JOSE CARLOS ROMEU - MALBELYS G ROMEU	441 VALENCIA AVE UNIT: 403 - CORAL GABLES
26	03-4117-033-0260	GABLES LAROC	ARMANDO B ARRUE - NIDIA C ARRUE	441 VALENCIA AVE UNIT: 503 - CORAL GABLES
27	03-4117-033-0270	GABLES LAROC	ARMANDO PEDROSO - KATHERINE ACKENHEIL	441 VALENCIA AVE UNIT: 603 - CORAL GABLES
28	03-4117-033-0280	GABLES LAROC	ELAINE STERNBERG LE - REM SUSAN FLECKMAN TARCOV	441 VALENCIA AVE UNIT: 703 - CORAL GABLES
29	03-4117-033-0290	GABLES LAROC	JOSE A BRACHE LORA LE - REM ROCIO M BRACHE ABREU	441 VALENCIA AVE UNIT: 803 - CORAL GABLES
30	03-4117-033-0300	GABLES LAROC	OLIVER ETHAN HASLETT - LAUREN IVY CELENTANO	441 VALENCIA AVE UNIT: PH - CORAL GABLES

441 Valencia Ave - This is a 30-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 principal and mailing address)</u>	<u>Association (Sunbiz RA address)</u>
GABLES LAROC CONDOMINIUM ASSOCIATION, INC. 441 VALENCIA AVE CORAL GABLES, FL 33134-5768	GABLES LAROC CONDOMINIUM ASSOCIATION, INC. C/O SKRLD, INC. REGISTERED AGENT 201 ALHAMBRA CIR, FL 11 CORAL GABLES, FL 33134-5107

Permit num	Permit description	Permit Address	Customer Last Name	Issue date	Approval state
AB-08-04-1197	11 BRONZE ACCORDION SHUTTERS \$8600 (NOEL FONSECA 305 733 6235)	441 VALENCIA AVE 1	NFC ALUMINUM INC	4/22/2008	final
AB-08-04-1198	INSTALL 9 BRONZE ACCORDION SHUTTERS \$5600 (NOEL FONSECA 3 733 6235)	441 VALENCIA AVE 4	NFC ALUMINUM INC	4/22/2008	final
AB-08-06-1677	8 ACCORDIAN SHUTTERS \$5800	441 VALENCIA AVE 8	NFC ALUMINUM INC	7/1/2008	final
AB-08-06-1682	8 ACCORDIAN SHUTTERS \$5800	441 VALENCIA AVE 3	NFC ALUMINUM INC	7/1/2008	final
AB-13-09-0053	IMPACT (6) DOORS AND (5) WINDOWS CLEAR GLASS, BRONZE FRAME \$34861.04	441 VALENCIA AVE 9	SECURE WINDOWS AND I	9/3/2013	final
AB-14-09-2379	**COM** REPLACEMENT OF (3) WINDOWS IMPACT \$1800	441 VALENCIA AVE 5	JRA CONSTRUCTION GRO	9/12/2014	final
AB-16-11-7715	COMMERCIAL* INSTALL THREE DARK BRONZE ACCORDION SHUTTERS \$590	441 VALENCIA AVE 2	PROTECTION PROS HURR	11/28/2016	final
BL-08-04-1440	11 BRONZE ACCORDION SHUTTERS \$8,600	441 VALENCIA AVE 1	NFC ALUMINUM INC	5/20/2008	final
BL-08-04-1441	INSTALL 9 BRONZE ACCORDION SHUTTERS STE# 403 \$5600 (NOEL FONSECA 3 733 6235)	441 VALENCIA AVE 4	NFC ALUMINUM INC	5/20/2008	final
BL-08-07-0185	9 ACCORDIAN SHUTTERS \$5800	441 VALENCIA AVE 8	NFC ALUMINUM INC	8/4/2008	final
BL-08-07-0188	8 ACCORDIAN SHUTTERS \$5,800	441 VALENCIA AVE 3	NFC ALUMINUM INC	8/4/2008	final
BL-08-07-0189	*** CANCELED***8 ACCORDIAN SHUTTERS \$5800	441 VALENCIA AVE 3	NFC ALUMINUM INC	9/22/2009	final
BL-13-09-0370	INSTALL 6 IMPACT DOORS AND 5 WINDOWS CLEAR GLASS BRONZE FRAME \$34,861	441 VALENCIA AVE 9	SECURE WINDOWS AND I	9/12/2013	final
BL-14-09-3057	REPLACE 3 IMPACT WINDOWS \$1,800	441 VALENCIA AVE 5	JRA CONSTRUCTION GRO	10/17/2014	final
BL-16-11-7736	ACCORDION SHUTTERS (3) DARK BRONZE \$590	441 VALENCIA AVE 2	GUARDIAN HURRICANE P	12/8/2016	final
ME-10-12-4183	REPLACE CENTRAL AC \$3115	441 VALENCIA AVE 1	ALL YEAR COOLING & HEA	12/17/2010	final
ME-14-07-3702	EXACT A/C REPLACEMENT - ROOFTOP UNIT \$3600 4 TON 10 KW	441 VALENCIA AVE 3	COOL WIND CORP	7/24/2014	final
ME-15-11-5131	EXACT CHANGE OUT OF A/C UNIT ON ROOFTOP (3 TON & 10 KW) \$3,400	441 VALENCIA AVE 3	COOLING CONTROLS INC	11/5/2015	final
PW-16-11-6571	CRANE ON ROW (WORK SHALL BE PERFORMED AND COMPLETED BEFORE 3:00 PM..NO LANE CLOSURE WIL	441 VALENCIA AVE P	PRECISION CRANE	1/12/2017	final
UP-15-11-5132	EXACT CHANGE OUT OF A/C UNIT ON ROOFTOP (3 TON & 10 KW) \$3,400	441 VALENCIA AVE 3	COOLING CONTROLS INC	11/5/2015	final
ZN-09-12-3042	CANCELLED - INSTALL MARBLE FLOORING, REPLACE INTERIOR DOORS, INSTALL NEW BASE B	441 VALENCIA AVE 2	MARANGES CONSTRUCTI	1/15/2010	canceled
ZN-13-02-1348	CHANGE OF CONTRACTOR FOR INSTALL MARBLE FLOORING, REPLACE INTERIOR DOORS, IN	441 VALENCIA AVE 2	GUIDO A AGUILERA GLAD	2/25/2013	final

CODE CASES (4)		INSPECTIONS (25)		PERMITS (14)			
Permit ...	Permit T...	Permit ...	Permit ...	Applicat... ↓	Expirati...	Final Da...	Description
PEXT-25-10-2376	Permit Extension/ Renewal	Building	Submitted - Online	10/14/2025			Structural Repair Permit to go with 40 year recertification RECT-24-02-0263, EXTENSION
ELEC-25-07-3752	Electrical Commercial	Low Voltage - Fire Alarm	Issued	07/30/2025	04/13/2026		SUB ELECTRICAL FOR LOW VOLTAGE FIRE ALARM INSTALLATION
FIRE-25-04-1523	Fire	Fire Alarm	Issued	04/29/2025			FIRE ALARM INSTALLATION ** COMMON AREAS ONLY**: incidental work within units is allowed with a signed "hold harmless" agreement from each of the individual unit owners.
ELEC-25-04-3445	Electrical Commercial	Low Voltage	Cancelled	04/23/2025		04/25/2025	FIRE ALARM INSTALLATION*** This permit was cancelled because for fire alarm you must as Fire- Fire Alarm and once this permit get issued, then you can apply for a low voltage permit under the fire permit. ***
PEXT-25-03-1765	Permit Extension/ Renewal	Building	Finald	03/27/2025		05/06/2025	***04/08/2025**Structural Repair Permit to go with 40 year recertification RECT-24-02-0263
PWKS-25-03-3349	Public Works Permit	Temporary ROW Obstruction	Finald	03/12/2025	10/17/2025	10/14/2025	TEMPORARY ROW OBSTRUCTION with Crane in ROW to hoist elevator equipment to roof
MECB-24-12-1124	Mechanical Commercial	HVAC Changeout	Expired	12/15/2024	06/18/2025		441 Valencia Ave Exact change out of 5 ton split system with 10 kw electric heater
BLDB-24-09-2867	FBC Building (Commercial)	Interior Flooring	Cancelled	09/17/2024		09/17/2024	**CREATED IN ERROR, REFER TO BLDB-24-08-2814** Residential condominium - interior unit floor replacement.
BLDB-24-07-2755	FBC Building (Commercial)	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Denied	07/31/2024			Shutters FOR UNIT NO. 401
BLDB-24-06-2593	FBC Building (Commercial)	Repair Only	Expired	06/04/2024	10/08/2025		Structural Repair Permit to go with 40 year recertification RECT-24-02-0263
RECT-24-02-0263	Building Recertification	Recertification	Denied	02/29/2024			BUILDING RECERTIFICATION (YEAR BUILT 1988) MUST RECERTIFY BY 12/31/24
RECT-23-11-0245	Building Recertification	Recertification	Cancelled	11/01/2023		01/22/2025	CANCELLED SUPERCEDED BY RECT-24-02-0263
RECT-23-10-0244	Building Recertification	Recertification	Cancelled	10/27/2023		11/15/2023	CANCELLED DUPLICATE SEE RECT-23-11-0245



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

GABLES LAROC CONDOMINIUM ASSOCIATION, INC.
SKRLD, INC.
201 ALHAMBRA CIRCLE 11TH FLOOR
CORAL GABLES, FL 33134

7021 2720 0001 4959 0267

RE: 441 VALENCIA AVE
FOLIO # 03-4117-033-0001
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 1988. 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 OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7022 2410 0002 9144 6592

GABLES LAROC CONDOMINIUM ASSOCIATION, INC.
441 VALENCIA AVE
CORAL GABLES, FL 33134

RE: 441 VALENCIA AVE
GABLES LAROC
FOLIO # 03-4117-033-0001

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1988. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', is positioned above the printed name.

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. 25-9901
RECT-24-02-0263

vs.

Gables Laroc Condominium Association, Inc.
441 Valencia Ave
Coral Gables, fl 33134-5768
Respondent

Certified Mail Return Receipt & Via Regular Mail
9589 0710 5270 1801 7239 73

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

Date: October 9, 2025

Re: 441 Valencia Ave, Coral Gables, FL 33134-5768, CORAL GABLES BILTMORE SEC PB 20-28
LOTS 40 THRU 48 BLK 6, and 03-4117-033-0001 ("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

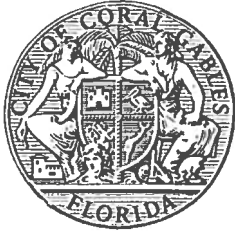
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City 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.: Gables Laroc Condominium Association, Inc.
C/O Skrld, Inc., Registered Agent
201 Alhambra Cir, FL 11
Coral Gables, FL 33134-5107
7020 2450 0001 8406 1789



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 441 Valencia Ave ON 10/10/25 AT
3:42 pm.

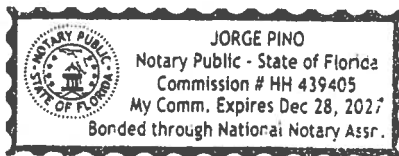
Sebastian Ramos
Employee's Printed Name

[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 Sebastian 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. 25-9901
RECT-24-02-0263

vs.

Gables Laroc Condominium Association, Inc.
441 Valencia Ave
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LOTS 40 THRU 48 BLK 6, and 03-4117-033-0001 ("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.

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Oct 10, 2025

City's Exhibit #7



Oct 10, 2025



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Detail by Entity Name

Florida Not For Profit Corporation

GABLES LAROC CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N27833
FEI/EIN Number	65-0105755
Date Filed	08/10/1988
State	FL
Status	ACTIVE

Principal Address

441 VALENCIA AVE
CORAL GABLES, FL 33134

Changed: 02/06/2003

Mailing Address

441 VALENCIA AVE
CORAL GABLES, FL 33134

Changed: 04/28/2018

Registered Agent Name & Address

SKRLD, INC.
201 ALHAMBRA CIRCLE 11TH FLOOR
CORAL GABLES, FL 33134

Name Changed: 06/14/2017

Address Changed: 04/03/2020

Officer/Director Detail

Name & Address

Title Secretary

KNIGHT, PETER

441 VALENCIA AVENUE
CORAL GABLES, FL 33134

Title Director

Garcia-Tunon, Elena
441 VALENCIA AVE
CORAL GABLES, FL 33134

Title VP

Jones, Tiffany
441 VALENCIA AVE
CORAL GABLES, FL 33134

Title President, Treasurer

Spaventa, Michael
441 VALENCIA AVE
CORAL GABLES, FL 33134

Title Director

Monzon Aguirre, Victor
441 VALENCIA AVE
Coral Gables, FL 33134

Annual Reports

Report Year	Filed Date
2024	04/17/2024
2025	01/23/2025
2025	04/22/2025

Document Images

04/22/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
01/23/2025 -- ANNUAL REPORT	View image in PDF format
04/17/2024 -- ANNUAL REPORT	View image in PDF format
04/13/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
09/22/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
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01/23/2019 -- ANNUAL REPORT	View image in PDF format

04/28/2018 -- ANNUAL REPORT	View image in PDF format
06/20/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
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05/16/1997 -- ANNUAL REPORT	View image in PDF format
04/16/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



October 31th, 2023

Miami Dade Building Department
11805 SW 26th Street,
Miami, FL 33175

RE: Recertification of Buildings – 30 Years Old or Older

Record Owner: Gables Laroc Condominium
Property Address: 441 Valencia Ave, Coral Gables, FL 33134
Folio #: 03-4117-033-0001

Dear Building Official:

This letter shall serve to transmit the attached "MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION" for the above-referenced address, which will provide an itemized description of the condition of the various components.

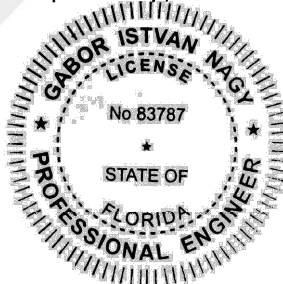
This inspection was completed on July 6, 2023.

I hereby declare that the overall building is **structurally safe for its use and present occupancy**. However, several structural deficiencies were documented and will be addressed by the Association.

To avoid any possible misuse and misunderstanding, nothing in this report shall be construed directly or indirectly as a guarantee for any portion of the structural system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions to the extent reasonably possible. No warranty is either expressed or implied.

If you have any questions, please contact me at (954) 790- 9741.

Respectfully,



Gabor I. Nagy, PE
FL License No. 83787
m2e Consulting Engineers

This document has been electronically signed and sealed by Gabor I. Nagy, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic copies.
2023.10.31 16:36:37-04'00'



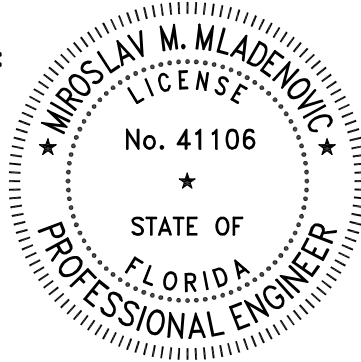
**MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION**

CASE REFERENCE NUMBER:

03-4117-033-0001

JURISDICTION NAME:

City of Coral Gables



LICENSEE NAME: Miroslov Mladenovic

TITLE: Professional Engineer

ADDRESS: 201 Alhambra Cir, Coral Gables, FL 33134

SIGNATURE:

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

1. DESCRIPTION OF BUILDING

a. Name on Title: GABLES LAROC CONDO

b. Building Street Address: 441 VALENCIA AVE, CORAL GABLES, FL 33134

Bldg. #:

c. Legal Description: CORAL GABLES BILTMORE SEC PB 20-28 LOTS 40 THRU 48 BLK 6

Attached: ☒

d. Owner's Name: GABLES LAROC CONDOMINIUM ASSOCIATION INC

e. Owner's Mailing Address: 441 VALENCIA AVE, CORAL GABLES, FL 33134

f. Folio Number of Property on which Building is Located: 03-4117-033-0001

g. Building Code Occupancy Classification: 0407 RESIDENTIAL - CONDOMINIUM

h. Present Use: RESIDENTIAL

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

13 story residential building with 30 apartment units, covered parking garage, pool deck and others common amenities.

j. Number of Stories: 13

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

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

m. Additional Comments:

2. INSPECTIONS	
a. Date of Notice of Required Inspection:	02/01/2023
b. Date(s) of actual inspection:	03/05/2024, 04/04/2024 & 04/12/2024
c. Name and qualifications of licensee submitting report:	Miroslav Mladenovic, Professional Engineer
d. Are Any Electrical Repairs Required? (YES/NO):	YES
1. If required, describe, and indicate acceptance:	Electrical repairs are required on this building, and some of them need to be performed as soon as possible. Refer to the attached 'Supplemental Electrical Report' for more details.
e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):	YES
1. Explanation/Conditions:	As of today, to the best of my knowledge, I hereby certify that this building has electrical deficiencies that shall be repaired as soon as possible: however, the building is still safe to be occupied during the course of these repairs.

3. ELECTRICAL SERVICE		(1000A)(1000A)(250A)(200A)(400A) Electrical service 3P, 4W, 120/208V		PROVIDE PHOTO
a. Size:	Voltage (120/208)	Amperage ()	Type: Fuses (X)	Breakers (X)
b. Phase:	Three-Phase (X)	Single Phase ()		
c. Condition:	Good (X)	Fair ()	Needs Repair ()	
Comments:				
Electrical service is provided from FPL vault through five (5) main services: two (2) 1000A main disconnect serving apartment units, a 250A main disconnect serving penthouse unit, a 200A main disconnect serving common areas house load and a 400A main disconnect for emergency loads. Refer to the attached Photos 1 to 5.				

4. METERING EQUIPMENT		PROVIDE PHOTO
1. Clearances:	Good ()	Fair ()
	Needs Correction (X)	
Comments:		
Meter centers are in good condition, however the working space around the electrical equipment does not meet the standard requirements. Refer to the attached Photo 6 and to Supplemental Electrical Report, Item 1.1.		

5. ELECTRIC ROOMS				PROVIDE PHOTO
1. Clearances:	Good (☐)	Fair (☐)	Needs Correction (☒)	
Comments:				
Electrical equipments inside Electrical Rooms are in good condition, however the working space around the equipments does not meet the standard requirement. Refer to the attached Photo 7 and to Supplemental Electrical Report, Item 1.1.				

6. GUTTERS				PROVIDE PHOTO
1. Location:	Good (☐)	Needs Repair (☒)		
2. Taps and Fill:	Good (☒)	Needs Repair (☐)		
Comments:				
Electrical Gutter on the roof was observed with signs of corrosion and deterioration. Refer to the attached Supplemental Electrical Report, Item 1.2				

7. ELECTRICAL PANELS				PROVIDE PHOTO
1. Panel # (H)	Location:			
	Good (☐)	Needs Repair (☒)	Uncoordinated circuit directory	
2. Panel # (E)	Location:			
	Good (☐)	Needs Repair (☒)	Uncoordinated circuit directory	
3. Panel # (Pool)	Location:			
	Good (☐)	Needs Repair (☒)	Uncoordinated circuit directory	
4. Panel # (Unit 1202)	Location:			
	Good (☒)	Needs Repair (☐)		
5. Panel # (Unit 203)	Location:			
	Good (☒)	Needs Repair (☐)		

Comments:
Electrical Panels are in good condition overall. Some electrical panels have their circuit directory uncoordinated
with the installed circuit breakers. Additionally, m2e recommend providing GFCI protection for the pool and spa motor
circuit breakers. Refer to the attached Photo 8 and to Supplemental Electrical Report, Items 1.3 and 1.4.

8. BRANCH CIRCUITS				PROVIDE PHOTO
1. Identified:	Yes	(☐)	Must be Identified	(☒)
2. Conductors:	Good	(☒)	Deteriorated	(☐)
			Must be Replaced	(☐)
Comments:				
Several electrical equipment (disconnect means) are not properly identified and some electrical panel schedule are				
uncoordinated with the installed circuit breakers. Refer to the attached Supplemental Electrical Report, Item 1.4.				

9. GROUNDING OF SERVICE		PROVIDE PHOTO
	Good	(☒)
	Needs Repair	(☐)
Comments:		
System grounding was found in good condition. No deficiencies were observed. Refer to the attached Photo 9.		

10. GROUNDING OF EQUIPMENT		PROVIDE PHOTO
	Good	(☐)
	Needs Repair	(☒)
Comments:		
It was observed a grounding conductor improperly connected to the neutral bar in the electrical panel of one (1)		
apartment unit. Refer to the attached Supplemental Electrical Report, Item 1.5.		

11.SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (☒)	Needs Repair (☐)
Comments:	
Service conduits were found in good condition. No deficiencies observed. Refer to the attached Photo 10.	

12.GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (☐)	Needs Repair (☒)
Comments:	
There are some general conduits with sign of corrosion and deterioration. Refer to the attached Supplemental Electrical Report, Item 1.2.	

13.WIRE AND CABLES	PROVIDE PHOTO
Good (☐)	Needs Repair (☒)
Comments:	
Refer to the attached Supplemental Electrical Report, Items 1.5 and 1.9.	

14.BUSWAYS	PROVIDE PHOTO
Good (☐)	Needs Repair (☐)
Comments:	
Not Applicable	

15.THERMOGRAPHY INSPECTION RESULTS	PROVIDE PHOTO
(ADD SHEETS AS REQUIRED)	
Comments:	
Refer to the attached Thermography Report.	

16.OTHER CONDUCTORS	PROVIDE PHOTO
Good (☐) Needs Repair (☒)	
Comments:	
Refer to the attached Supplemental Electrical Report, Items 1.2 and 1.6.	

17.TYPES OF WIRING METHODS	PROVIDE PHOTO
1. Conduit Raceways Rigid:	Good (☐) Needs Repair (☒) N/A (☐)
2. Conduit PVC:	Good (☐) Needs Repair (☒) N/A (☐)
3. NM Cable:	Good (☐) Needs Repair (☐) N/A (☒)
4. Other:	Good (☐) Needs Repair (☒) N/A (☐)
a. Other Wiring (Specify): Conduit LFNC	
Comments:	
LFMC Conduits were observed improperly installed on the roof. Additionally, some other conduits were observed with	
sign of corrosion and deterioration. Refer to the attached Supplemental Electrical Report, Item 1.2 and 1.6.	

18.EMERGENCY LIGHTING	PROVIDE PHOTO
Good (☒) Needs Repair (☐) N/A (☐)	
Comments:	
Emergency lighting is provided throughout the building, in corridors, electrical rooms, amenity areas and all mean of	
egress. No deficiencies with emergency lighting were observed. Refer to the attached Photo 11.	

19.BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO
Good (☐)	Needs Repair (☒)
N/A (☐)	
Comments:	
Illumination was checked in mean of egress path, such as: elevator landing sills, emergency stairways, corridors	
and other exit paths. The illumination levels in the majority of all areas comply with the minimum requirements by local	
ordinances, except on the locations referenced in the attached Supplemental Electrical Report, Item 1.7.	

20.FIRE ALARM SYSTEM	PROVIDE PHOTO
Good (☒)	Needs Repair (☐)
N/A (☐)	
Comments:	
The building has a Simplex Fire Alarm system installed that was observed in good condition. No trouble signals found on	
FACP. Fire alarm system was inspected and tested by the FA company in May of 2023. Refer to the attached Photo 12.	

21.SMOKE DETECTORS	PROVIDE PHOTO
Good (☐)	Needs Repair (☒)
N/A (☐)	
Comments:	
Smoke detectors seem to be properly distributed and located throughout the building. However, the smoke detector	
located inside Generator Rom is improperly installed. Refer to the attached Supplemental Electrical Report, Item 1.8.	

22.EXIT LIGHTS	PROVIDE PHOTO
Good (☒)	Needs Repair (☐)
N/A (☐)	
Comments:	
Exit signs are provided in all exit paths and are fully operative. No deficiencies were observed. Refer to the attached	
Photo 13.	

23.EMERGENCY GENERATOR	PROVIDE PHOTO
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	
The building has an Onan 100KW 120/208V 3-phase Emergency Generator. The Emergency Generator and its associated equipment were observed in good condition at the time of inspection. Refer to the attached Photo 14.	

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO
Good (☒)	Requires Additional Illumination(☐) N/A (☐)
Comments:	
Wiring in covered parking garage was found in good conditions. No deficiencies were noted. Refer to the attached Photo 15.	

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO
Good (☐)	Requires Additional Illumination(☒) N/A (☐)
Comments:	
Illumination levels of the covered parking garage were measured at night hours with a light meter (Extech HD450) and the illumination levels in the majority of all areas comply with the minimum requirements by local ordinances, except on the locations referenced in the attached Supplemental Electrical Report, Item 1.7.	

26.SWIMMING POOL WIRING	PROVIDE PHOTO
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	
No deficiencies related to the swimming pool wiring were observed. Refer to the attached Photo 16.	

27.WIRING TO MECHANICAL EQUIPMENT			PROVIDE PHOTO
Good	(☐)	Needs Repair	(☒)
N/A (☐)			
Comments:			
The control cables installed in the A/C closet are not rated for spaces used for environmental air-handling purposes.			
Additionally, several disconnect switches are improperly installed on the air conditioning equipment's access panels			
and some of them were observed with sign of corrosion. Refer to the attached Supplemental Electrical Report,			
Items 1.1, 1.2, 1.9 and 1.10.			

28.ADDITIONAL COMMENTS
Some receptacles located in the kitchen of an apartment unit were not GFCI type. Additionally, some receptacles located
in a water-prone area, such as the roof, were not weather-proof type and do not have a weather-proof cover.
Some apartment units were observed with a tankless heater installed instead of a regular tank type, what could affect
the electrical load in the building, in case of a load analysis wasn't performed before the heater installation.
Refer to the attached Supplemental Electrical Report, Items 1.4, 1.11, 1.12 and 1.13 for more details.

Reset Form



Photo 1 - Main Disconnect



Photo 2 - Main Disconnect



Photo 3 - Main Disconnect



Photo 4 - Main Dosconnect



Photo 5 - Main Disconnect



Photo 6 - Meter Equipment



Photo 7 - Electrical Room



Photo 8 - Electrical Panel



Photo 9 - Grounding of Service



Photo 10 - Service Conduit



Photo 11 - Emergency Lighting



Photo 12 - Fire Alarm System



Photo 13 - Exit Lights



Photo 14 - Emergency Generator



Photo 15 - Wiring in Parking Garage



Photo 16 - Pool Wiring



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 04/25/2024

PROPERTY INFORMATION	
Folio	03-4117-033-0001 (Reference)
Property Address	0 FL
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
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	2023	2022	2021	
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	

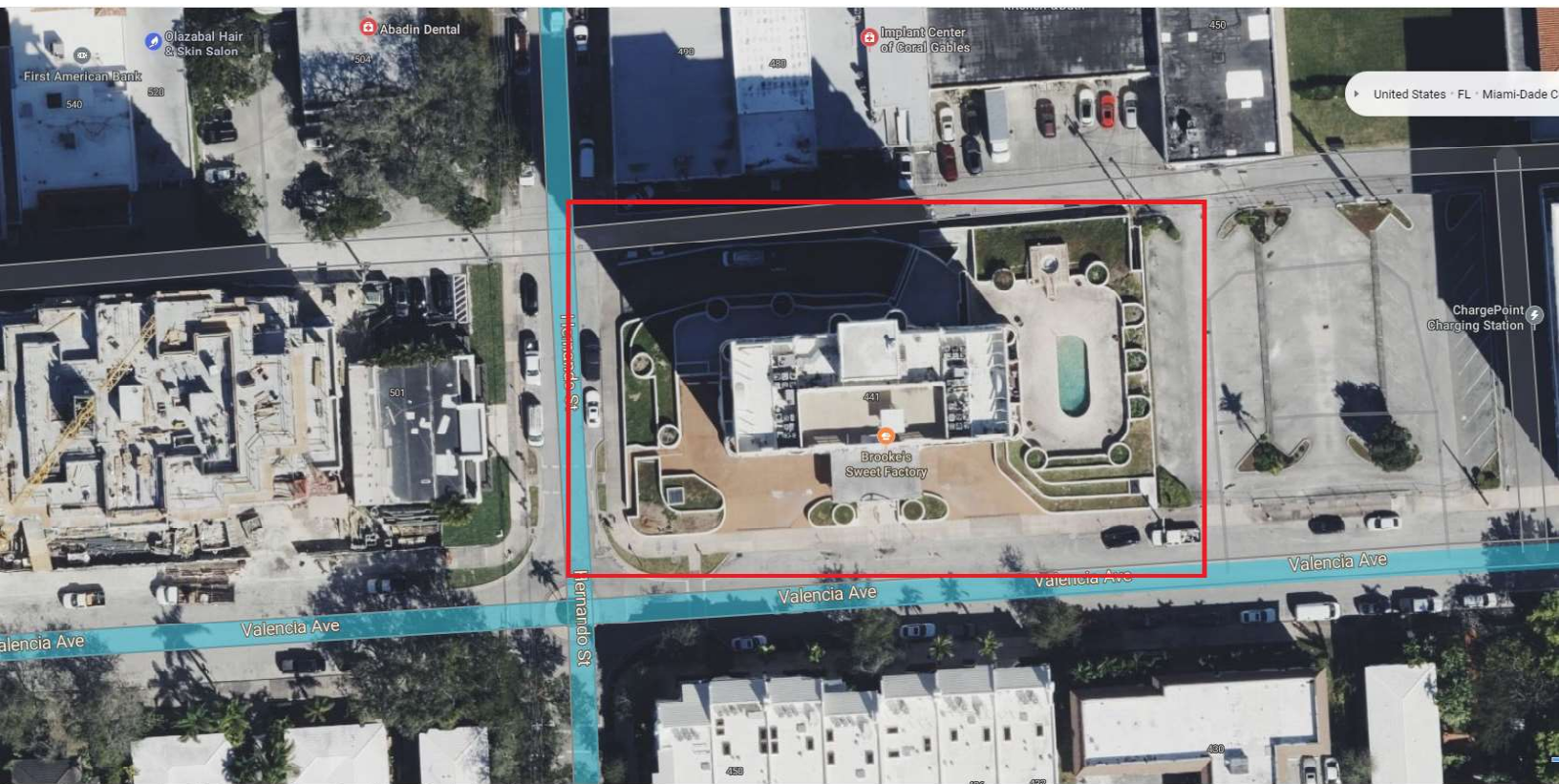
BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
GABLES LAROC CONDO	
CORAL GABLES BILTMORE SEC PB 20-	
28 LOTS 40 THRU 48 BLK 6	

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
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 Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>





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

Date: 04/04/2024

Case No. _____ FYear _____

Property Address: 441 VALENCIA AVE, CORAL GABLES, Bldg. No.: _____, Sq. Ft.: _____

Folio Number: 03-4117-033-0001

Building Description: 13-story building with an underground level parking garage.

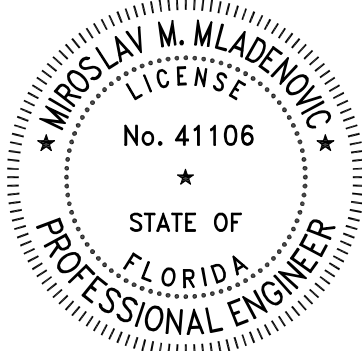
1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 20 24 April 4th at 7 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 23.80 foot candle
Minimum 0.45 foot candle
Maximum to Minimum Ratio 52.89 : 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.

This item has been digitally signed and sealed by Miroslav M. Mladenovic, PE, on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2024.05.10 10:52:46 -04'00'

Signature and Seal of Professional

Miroslav Mladenovic

Print Name Engineer or Architect





FROM: M2E CONSULTING ENGINEERS
TO: GABLES LAROC CONDOMINIUM
441 VALENCIA AVE, CORAL GABLES, FL 33134
C/O MICHAEL SPAVENTA
VIA: SPAV01@BELLSOUTH.NET

RE: GABLES LAROC CONDOMINIUM – SUPPLEMENTAL ELECTRICAL REPORT

m2e visited the above-referenced project as part of the building electrical recertification assessment and conducted observations throughout the property on 03/05/2024, 04/04/2024 and 04/12/2024.

During the walkthrough, m2e observed the following items that should be brought to your attention.

1.1 Non-Compliant Equipment Clearance

Location(s):

- 1) Roof - AC Disconnects
- 2) Floor - Ground Pool Panel
- 3) Floor - Ground - Main Electrical Room

Comment:

The working space around electrical equipment does not meet the standard requirement. A minimum of 36 inches deep, 30 inches wide (or the width of the equipment - whichever is greater), and 6 feet 6 inches height clear space shall be provided and maintained about electrical equipment to permit ready and safe operation and maintenance of such equipment.

Recommendation:

Relocate electrical equipment or objects obstructing the working space.



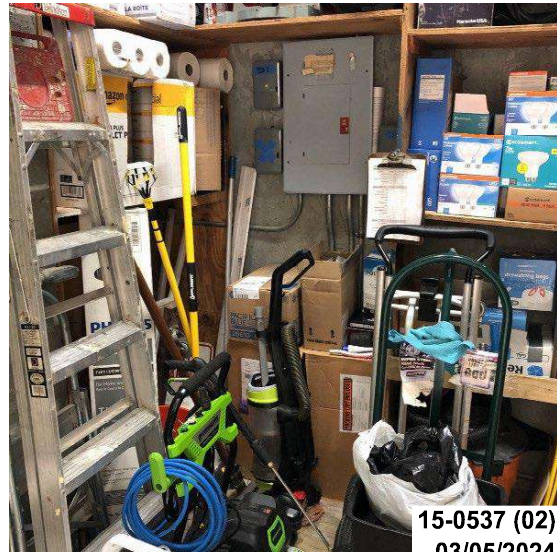
15-0241 (01)
03/05/2024



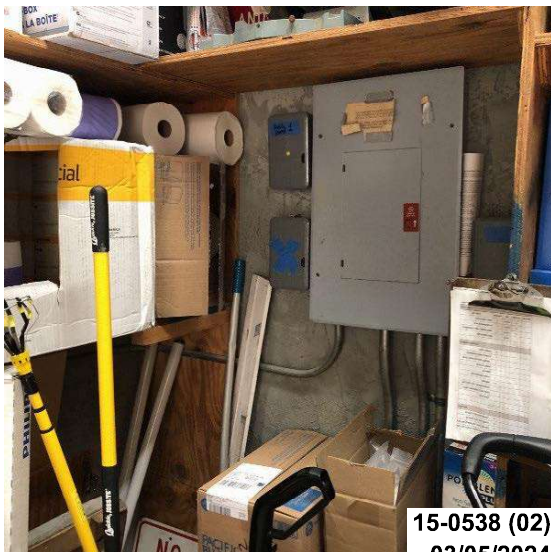
15-0242 (01)
03/05/2024



15-0243 (01)
03/05/2024



15-0537 (02)
03/05/2024



15-0538 (02)
03/05/2024



15-0460 (03)
03/05/2024



15-0461 (03)
03/05/2024

1.2 Corroded/Deteriorated Equipment

Location(s):

- 1) Roof - AC Disconnects
- 2) Roof - Gutter
- 3) Floor - Ground - Exterior Corridor - Abandoned Jacuzzi Disconnects

Comment:

m2e observed some electrical equipment, raceways, fittings, and supports corroded and deteriorated. Some of the equipment and raceways were abandoned and inoperative during the site visit.

Recommendation:

Repair corroded parts and apply corrosion-resistant coating as per the manufacturer's instructions. Remove equipment if is not in use and abandoned. Replace highly corroded equipment with equivalent corrosion-resistant units as required per the manufacturer's recommendations.





1.3 Missing/Improper Circuits Identification

Location(s):

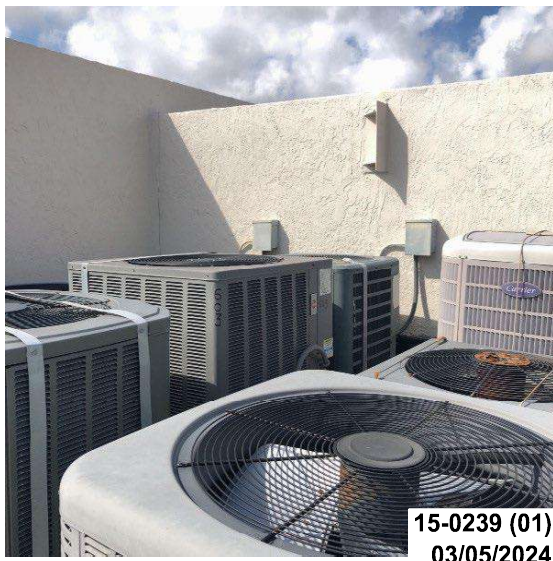
- 1) Roof - AC Disconnects
- 2) Floor - Ground - Pool Panel
- 3) Floor - Ground - Electrical Room

Comment:

Electrical equipment (panelboards and disconnecting means) were not properly identified. All disconnecting means must be legibly marked to identify its intended purpose of use unless located and arranged so the purpose of use is evident. Additionally, the installed circuit breakers were found to be uncoordinated with the circuit directory that is affixed to the panelboard.

Recommendation:

Provide a typed and laminated label for the electrical panelboards, and disconnecting means identifying its name and from where it is fed. Additionally, provide an updated and accurate circuit directory with all circuits legibly identified indicating their purpose or use.





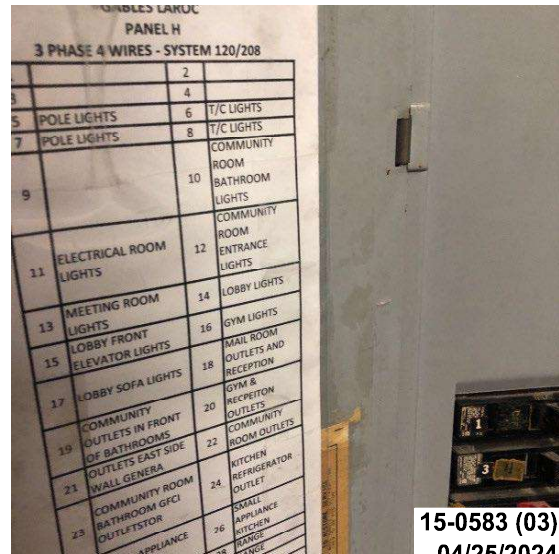
15-0533 (02)
03/05/2024



15-0535 (02)
03/05/2024



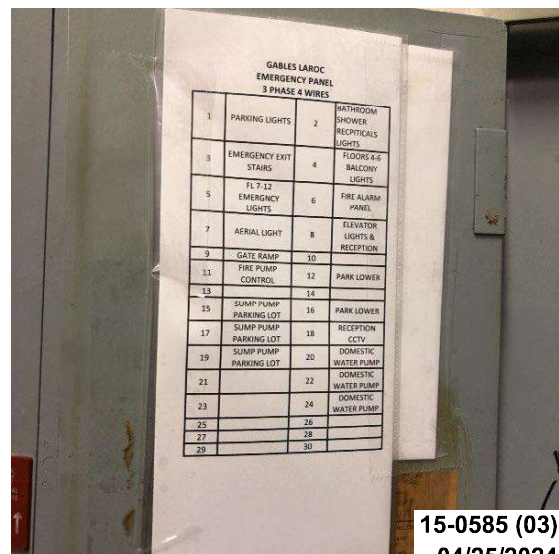
15-0582 (03)
04/25/2024



15-0583 (03)
04/25/2024



15-0584 (03)
04/25/2024



15-0585 (03)
04/25/2024

1.4 Missing GFCI Protection

Location(s):

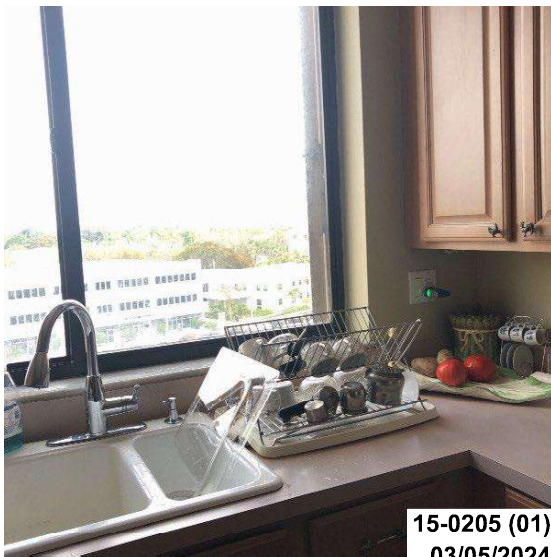
- 1) Floor - Unit 601
- 2) Floor - Ground - Pool Panel

Comment:

m2e observed some receptacles located in a water-prone (wet/damp) are not Ground Fault Circuit Interrupter (GFCI) type. Additionally, m2e recommends providing GFCI protection for the pool and spa motor circuits (pump, jet, etc.) per the current code although this was not a requirement at the time the property was built. This situation poses a potential electric shock hazard and should be addressed promptly to ensure the safety of the residents.

Recommendation:

Perform a full inventory of all apartment units with this condition. Replace existing receptacles with GFCI-type ones. Provide Class A GFCI breakers for the pool and spa motor circuits and any equipment related to pool water recirculation.





1.5 Improper Grounding Connection

Location(s):

1) Floor - Unit 303

Comment:

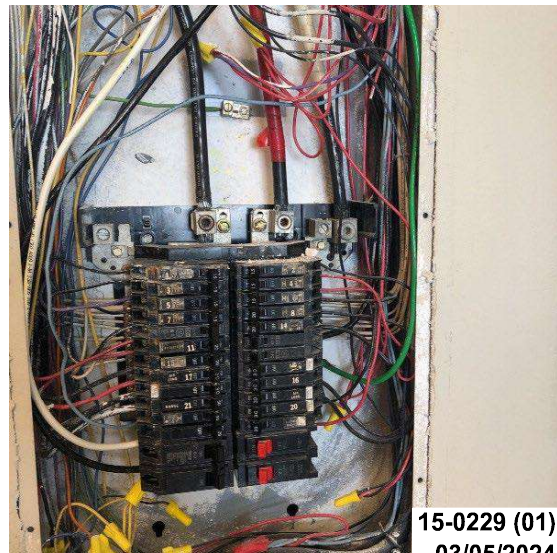
m2e observed a grounding conductor improperly connected to the neutral bar of the electrical panel. In subpanels, it's essential that neutral and ground wires are isolated to prevent neutral current from flowing through the ground system. This separation is crucial for preventing potential electric shock and ensuring that fault currents have a clear, uninterrupted path to the earth ground, enhancing overall electrical safety.

Recommendation:

Perform a full inventory of all electrical panels with this condition. Remove the grounding conductors from the neutral bars and reconnect them to the proper grounding bars in each subpanel.



15-0211 (01)
03/05/2024



15-0229 (01)
03/05/2024

1.6 Improperly Supported Raceways

Location(s):

1) Roof - LFNC

Comment:

m2e observed some Liquidtight Flexible Nonmetallic Conduit (LFNC) improperly supported on the roof.

Recommendation:

Where installed in lengths exceeding 1.8 m (6 ft), the conduit shall be securely fastened at intervals not exceeding 900 mm (3 ft) and within 300 mm (12 in.) on each side of every outlet box, junction box, cabinet, or fitting.



1.7 Insufficient Illumination

Location(s):

- 1) Basement Level – Parking Garage – Space 38
- 2) Basement Level – Parking Garage – Space 62
- 3) Ground Floor – Bottom of Walk Ramp Pool Access
- 4) Ground Floor – Swimming Pool Deck – Furthest from Building
- 5) Ground Floor – Walkway – Top of Walkway – Southwest Ramp
- 6) Ground Floor – Walkway – Bottom of Walkway – Southwest Ramp

Comment:

m2e measured the illumination levels at the parking and means of egress locations and noted values below the one ft-candle requirement for those areas.

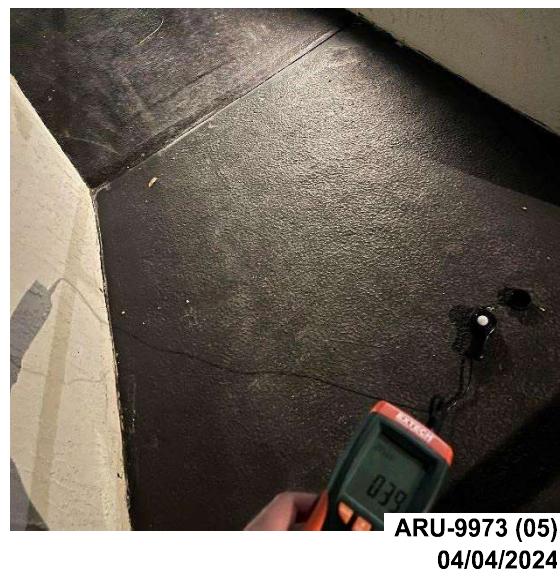
Recommendation:

Repair damaged or provide new light fixtures to the areas with a lack of illumination. Coordinate with a lighting consultant and licensed engineer for the design and permit plans as needed.











1.8 Improperly Installed Smoke Detector

Location(s):

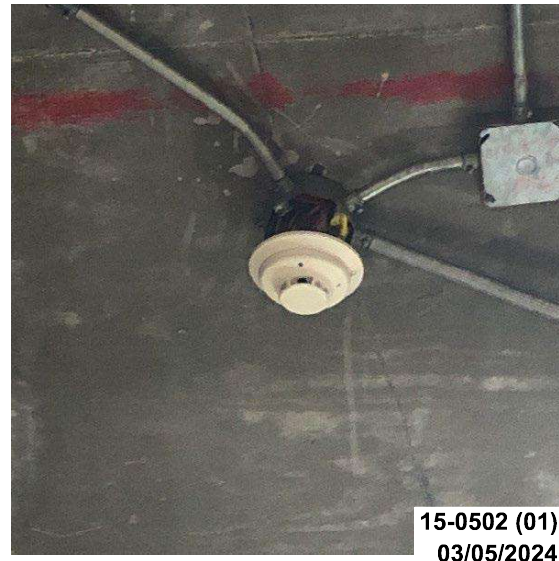
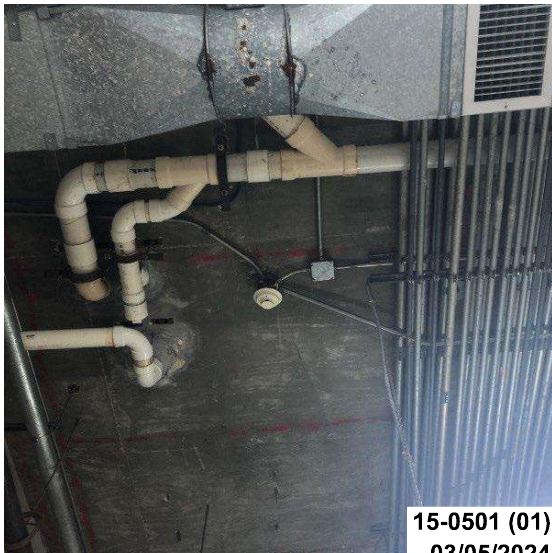
1) Floor - Generator Room

Comment:

m2e observed a smoke detector improperly installed in the Generator Room. This improper installation could compromise the functionality of the Fire Alarm system in this area during an emergency.

Recommendation:

Reinstall the smoke detector on the junction box, ensuring it is properly attached. Verify that all wire connections are securely tightened and comply with the manufacturer's installation instructions.



1.9 Improperly Installed Low Voltage and Communication Cables

Location(s):

- 1) Floor - 12 - Unit 1201
- 2) Floor - Unit 1202
- 3) Floor - Unit 203
- 4) Floor - Unit 201
- 5) Floor - Unit 303

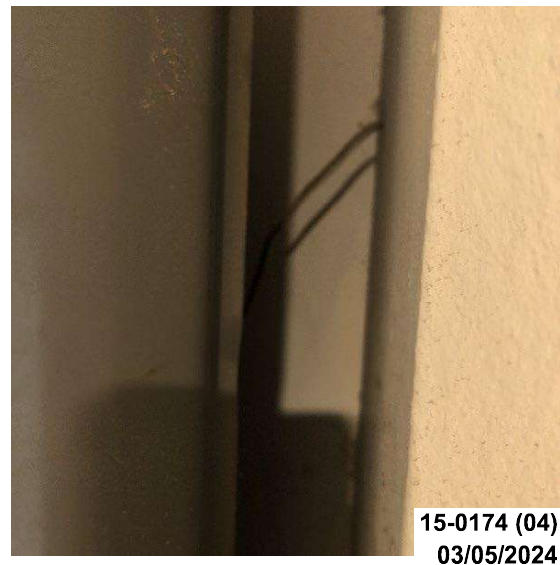
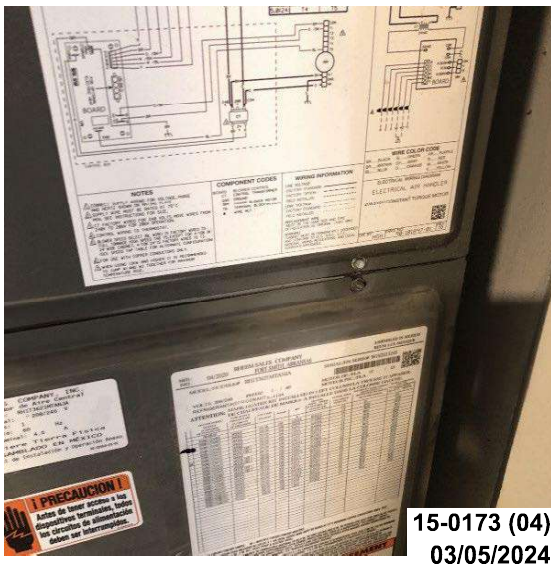
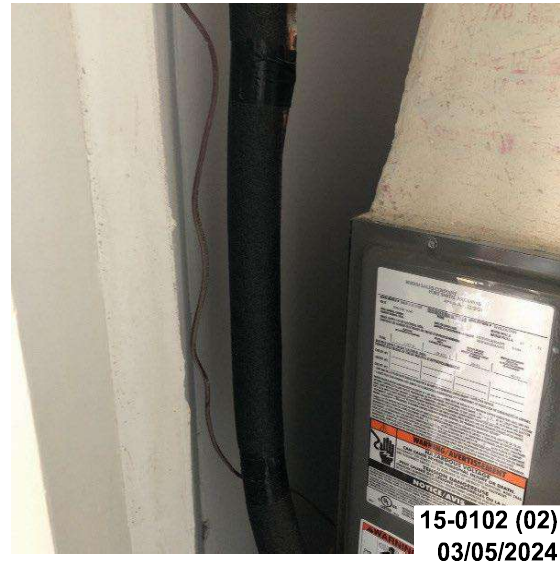
Comment:

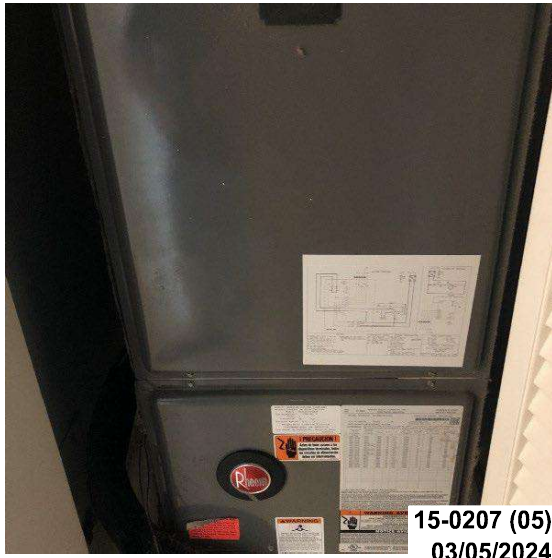
m2e observed that the control cables installed in the A/C closet (Type CL) are not rated for spaces used for environmental air-handling purposes (Type CL2P, CL3P). This condition is likely to be systemic throughout all apartment units.

Recommendation:

Perform a full inventory of all A/C closets with this condition. Install the existing cable in any of the required raceways rated for spaces used for environmental air.







1.10 Improper Disconnect Location

Location(s):

1) Roof - AC Disconnects

Comment:

m2e observed disconnect switches improperly installed on the air conditioning equipment's access panels. The disconnecting means shall not be located on panels that are designed to allow access to the air-conditioning or refrigeration equipment.

Recommendation:

Relocate the disconnect to provide access to the A/C equipment for service or maintenance.



1.11 Tankless Water Heater Renovation

Location(s):

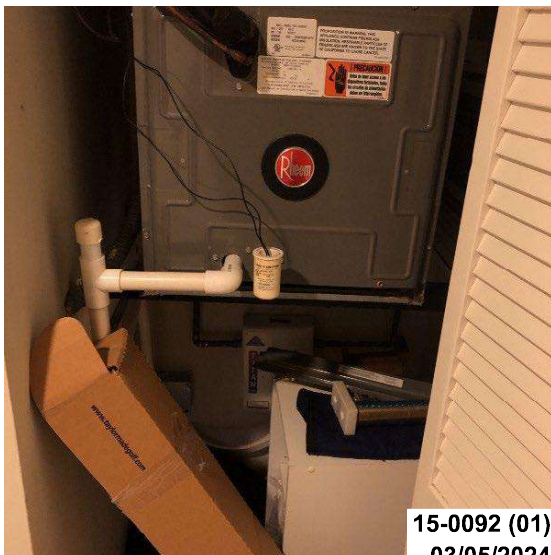
- 1) Floor - 12 - Unit 1201
- 2) Floor - Unit 203
- 3) Floor - Unit 201
- 4) Floor - PH

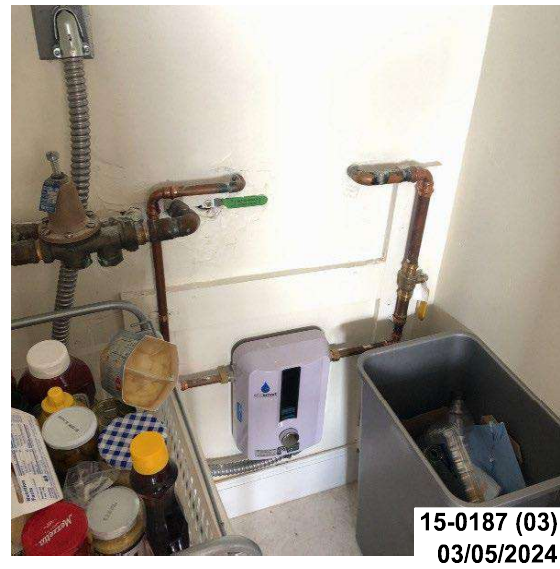
Comment:

Some units were observed with a tankless water heater installed instead of a regular tank type. Instant water heaters consume more load than a regular type and could affect the electrical load in the building.

Recommendation:

Perform an inventory of the units with this condition and coordinate with unit owners to provide the permitted and approved plans for the current installation. Plans shall provide a load analysis indicating that the building and unit services are not affected by the modification from the initial design.





1.12 Non-Weather Resistant Receptacle.

Location(s):

1) Floor - PH - Upper Terrace

Comment:

Some receptacles located in a water-prone (wet/damp) area do not have a weather-proof cover and are not weather-resistant type.

Recommendation:

Provide UL-listed weather-resistant receptacles and weatherproof covers.



1.13 Missing Covers

Location(s):

- 1) Floor - Ground - Gym Pantry
- 2) Floor - Main Electrical Room

Comment:

m2e observed that a junction box and a receptacle were missing their required cover/faceplate. Each box shall have a cover/faceplate compatible with the box and suitable for the condition of use.

Recommendation:

Install covers/faceplates suitable for the condition of use as per the manufacturer's specifications.



CLOSURE

m2e performed professional services in accordance with the applicable standard of care. m2e based all findings, opinions, and recommendations on visual observations, professional experience, interviews with those knowledgeable about the circumstances pertinent to the subject investigation, evaluation of reviewed documentation, and current industry-standard practices.

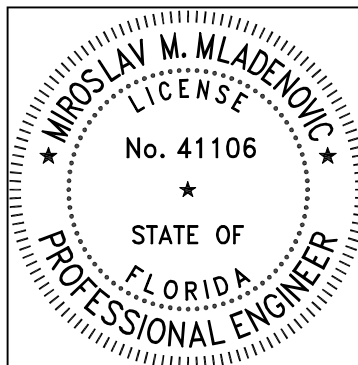
m2e's assessment is a *limited* evaluation limited to readily observable and easily accessible conditions. m2e's visual observations include no specific knowledge of concealed construction or subsurface conditions at locations not exposed, and latent defects may exist that could impact the building's performance. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions unless otherwise noted. m2e did not evaluate the building's design or accuracy of the as-built condition to the original and permitted design intent.

As a routine matter, in order to avoid any possible misunderstanding, nothing in this report shall be construed directly or indirectly as a guarantee for any portion of the electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. No warranty is either expressed or implied.

In performing this assignment, m2e relied upon publicly available information, the information provided by the Client, and information provided by third parties. Accordingly, the opinions in this report are valid only to the extent that the information provided is accurate and complete.

This report summarizes m2e's findings, opinions, and recommendations as of the date of issuance. Should new information or additional documentation become available, m2e reserves the right to amend or revise its opinions and recommendations.

Prepared and submitted by,
M2E CONSULTING ENGINEERS



Miroslov Mladenovic, PE
President
M2E Consulting Engineers



RELIANCE AND GENERAL LIMITATIONS

This report is intended for review as a complete document. Therefore, the interpretations and conclusions drawn from the review of any individual section are the sole responsibility of the user.

This report was prepared exclusively for the Client according to our project-specific proposal and observations made during specific site visits. Therefore, this document is time sensitive. Please note that on-site conditions are subject to change; as such, the reliance upon our noted observations should not exceed ninety (90) calendar days from the date of our last site visit.

Additionally, the scope of services performed in the execution of this assessment may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or its findings, conclusions, or recommendations is at the risk of the user. m2e is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The assessment was not an evaluation of the building's original design and makes no representation concerning the building's conformance to any building code beyond what was readily observable and within the scope of our assessment. Defects in the original design or latent construction defects may exist that were not evaluated during the assessment process as they were beyond the scope of the services. Such defects, if present, could impact the building's performance.

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APRIL 24, 2024

GABLES LAROC CONDOMINIUM

C/O M2E CONSULTING ENGINEERS

Timothy Tresieras

A 201 Alhambra Cir, Coral Gables, FL 33134

P (305) 615-3038

RE: THERMOGRAPHY INSPECTION REPORT

Dear Timothy,

Please find enclosed Vilano Consulting LLC's ("Vilano") Thermography Inspection Report for **Gables Laroc Condominium** located at 441 Valencia Ave., Coral Gables, FL 33134.

The report provides the following:

1. Inspection procedure summary.
2. Identification of thermal exceptions.
3. Recommendations for repair.
4. Representative photographs.

Please reach out if you have any questions.

Sincerely,

Nicholas Strachan

Managing Member

Level-II Certified Thermographer



7276 Copperfield Circle
Lake Worth, FL 33467
www.vilanoconsulting.com
(561) 360-4063

PROPERTY & INSPECTION INFORMATION

Building Name: **Gables Laroc Condominium**
Building Address: **441 Valencia Ave, Coral Gables, FL 33134**
Date of Inspection: **April 12, 2024**
Thermographer: **Nicholas Strachan**
Certification & No.: **Level II - 16287**
Inspection Location: **Elevator Room and Meter Room**
Ambient Temperature: **23°C Indoors | 33°C Rooftop (direct sunlight)**
Reference Temperature: **26°C (nominal Indoors) | 38°C (nominal Rooftop enclosure)**
Infrared Camera: **FLIR One Edge Pro**
Camera Serial Number: **110014657**
Emissivity Setting: **0.95**

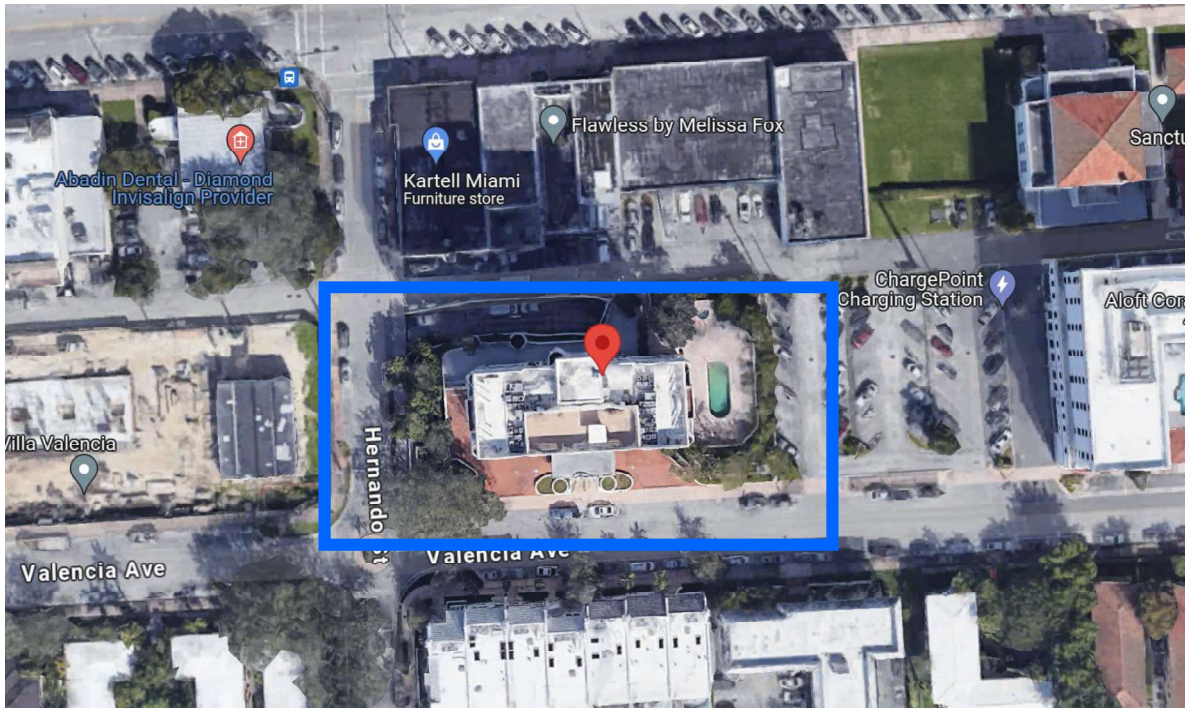


FIGURE 1: AERIAL VIEW OF PROPERTY
(Source: Google Maps)

INSPECTION PROCEDURE

1. Vilano's Level II Certified Infrared Thermographer ("Thermographer") visited the property to conduct infrared testing of the electrical equipment within the electrical meter room, generator room, pool equipment room, and rooftop elevator room.
2. Condominium Association's electrical contractor removed/opened electrical panel covers as necessary for inspection, and created electrical loads as required.
3. Thermographer measured with an ampere meter those electrical loads that indicated thermal exceptions to determine whether the electrical components were operating within their circuit breaker rating.
4. Thermographer documented the electrical testing with digital photographs.
5. Thermographer analyzed the thermal images to identify potential thermal exceptions and anomalies based on the Delta-T priority scale below.
6. Vilano assumes no liability directly or indirectly as a result of this inspection.

THERMAL EXCEPTION PRIORITY SCALE

Delta-T Priority Scale (in degrees Celsius above reference Temp.)				
0	1-3.5	3.6-8.5	8.6-15	>15
Normal	Low	Medium	High	Critical
Per InterNational Electrical Testing Agency (NETA)				
Priority Scale Definitions				
Critical - There is a risk to personnel and imminent risk to equipment. Repairs should be conducted without delay.				
High - Equipment failure is imminent and requires urgent attention. Repair should be prioritized and completed as soon as possible.				
Medium - Repairs need to be scheduled in the near future.				
Low - An issue has been identified and requires regular monitoring.				
Normal - No issues are apparent with the equipment at this time.				

INSPECTION OBSERVATIONS

1. The indoor ambient temperature of the meter room was measured at 23°C and the outdoor rooftop equipment ambient temperature was measured at 33°C at the time of the inspection.

2. The rooftop **HVAC panelboard** is mounted to an exterior wall and is exposed to direct sunlight causing circuit breakers to operate above their rated temperatures. **(See High Priority PHOTO-01 through 04)**
3. The temperature measured on **Elevator #1 and #2 Disconnect** fuses in the rooftop elevator room ranged between 32.4°C and 38.2°C (Delta-T of 10°C to 12°C) while electrically loaded in an acceptable range i.e. below the fuse rating. **(See High Priority PHOTO-05 through 10)**
4. The temperature measured on the **Main Elevator Disconnect** fuses in the meter room ranged between 35.9°C and 38.2°C (Delta-T of 9°C to 12°C) while electrically loaded in an acceptable range i.e. below the fuse rating. **(See High Priority PHOTO-11 through 16)**
5. The temperature measured on two-pole circuit breaker #40/42 on **Panel "H"** was 32.9°C (Delta-T of 6.9°C) at one terminal, while electrically loaded in an acceptable range, indicating a potentially loose contact or wiring termination. **(See Medium Priority PHOTO-01 and 02)**
6. The temperature measured on **Panel "H1"** bus at three-pole circuit breaker #39,41,43 on Panel was 33.1°C (Delta-T of 7.1°C) while electrically loaded in an acceptable range, indicating a potentially loose contact or wiring termination. **(See Medium Priority PHOTO-03 and 04)**
7. The temperature measured on single-pole circuit breaker #3 on **Panel "E"** was 33.7°C (Delta-T of 7.7°C) while electrically loaded in an acceptable range, indicating a potentially loose contact or wiring termination. **(See Medium Priority PHOTO-05)**
8. The temperature measured on three-pole "normal" circuit breaker on **ATS** was 31.4°C (Delta-T of 5.1°C) while electrically loaded in an acceptable range. **(See Medium Priority PHOTO-06)**
9. The temperature measured on **Emergency Disconnect** fuses in the meter room ranged between 32.5°C and 32.8°C (Delta-T of 10°C to 12°C) while electrically loaded in an acceptable range i.e. below the fuse rating. **(See Medium Priority PHOTO-08 through 10)**
10. No thermal exceptions (abnormally high temperatures) were observed on the remaining electrical equipment. **(See Normal-Low Priority PHOTO-01 through 28)**

RECOMMENDATIONS

Under the direction of a Florida Licensed Professional Engineer:

1. Consider relocating or providing shaded cover to the rooftop HVAC panelboard and replace circuit breakers to prevent degradation. **(See Electrical Equipment PHOTO-30 and 31)**
2. Electrical contractor to conduct preventative maintenance on fused disconnects, ensuring that the fuse carriages are clean and secure the fuses firmly in position. Replace fuses with new of same manufacturer and rating.

3. Electrical contractor to replace circuit breaker #40/42 in Panel "H" and circuit breaker #3 in Panel "E" with new of same manufacturer and rating and ensure wire terminations are secure.
4. Electrical contractor to inspect the bus of Panel "H1" and ensure breakers are securely mounted, particularly at circuit breaker #39,41,43.
5. Electrical contractor to check that wiring connections and terminations of Normal circuit breaker in ATS are secure and adequately torqued per manufacturer's recommendations.

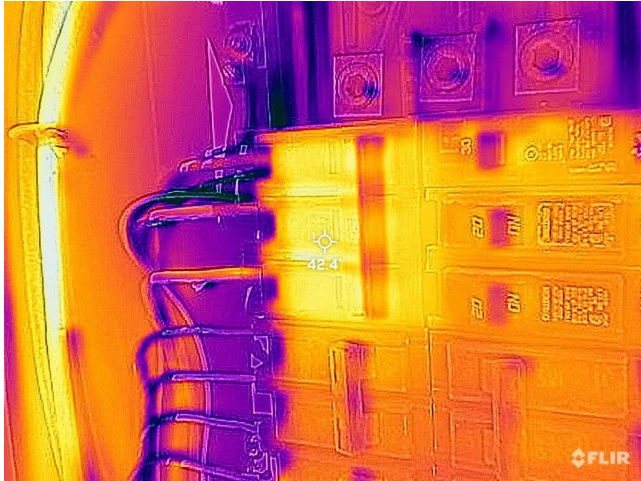
REPRESENTATIVE PHOTOS

The photographs on the following pages are illustrative of the conditions overserved during the time of the thermal inspection. They are not exhaustive and do not represent all possible conditions that may present themselves during periods of higher electrical loading and occupancy.

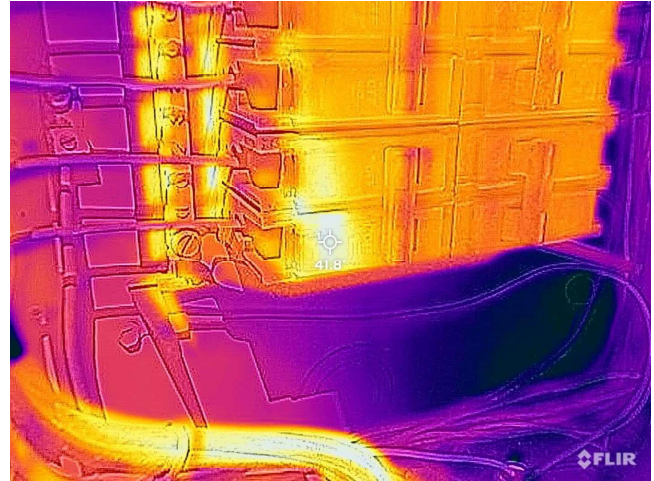
DISCLAIMER

The scope of this thermography inspection report is to identify thermal exceptions - an abnormally warm or cool connector, conductor or component that may be a potential problem - visible on electrical components of the building's power distribution system at the time of inspection. The scope does not include identifying and reporting of any electrical defects or deficiencies or non-code compliant installations, or obsolete and discontinued products. The infrared inspection does not assure proper operation of such equipment. Other tests and proper maintenance are necessary to assure their reliable performance.

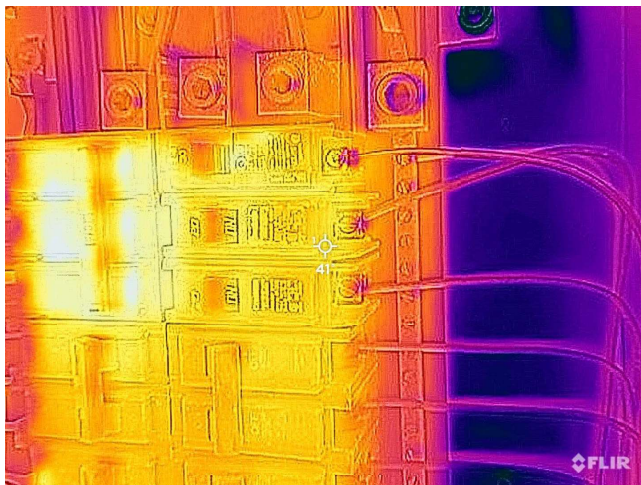
GABLES LAROC CONDOMINIUM – THERMAL SCANS



High Priority - PHOTO-01



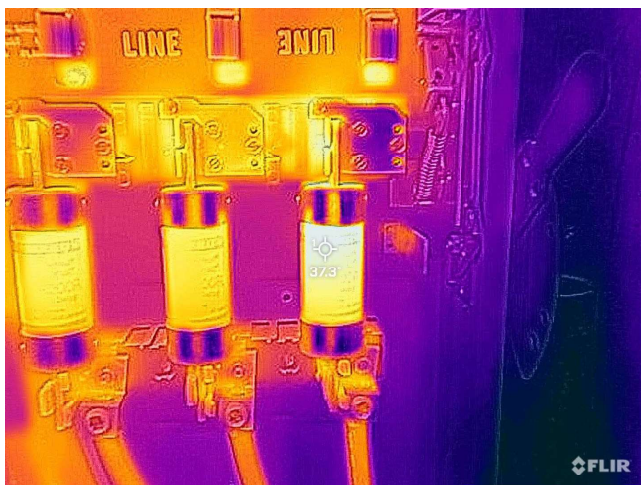
High Priority - PHOTO-02



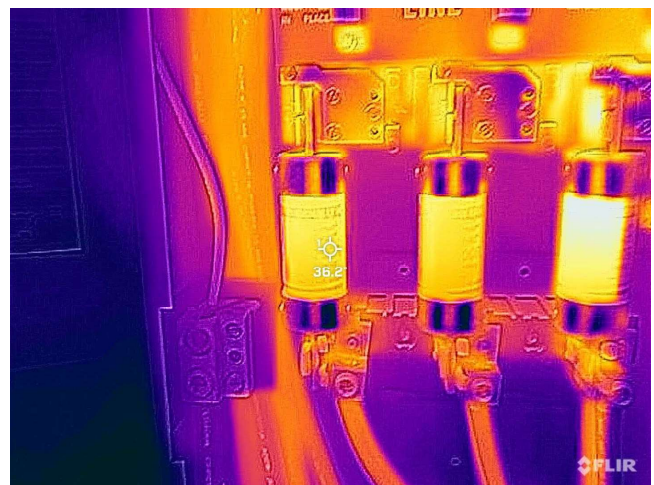
High Priority - PHOTO-03



High Priority - PHOTO-04

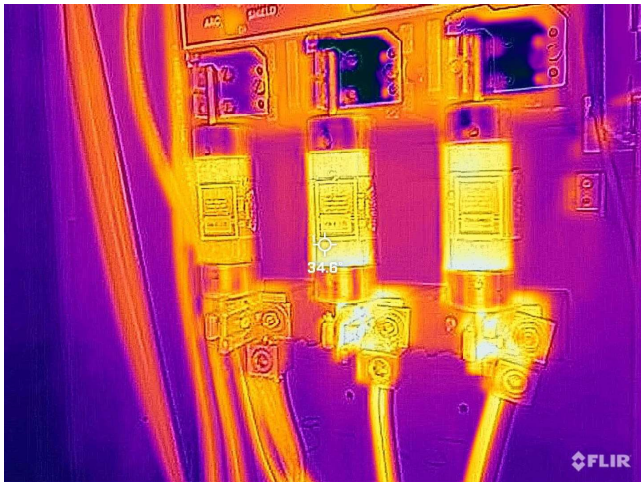


High Priority - PHOTO-05

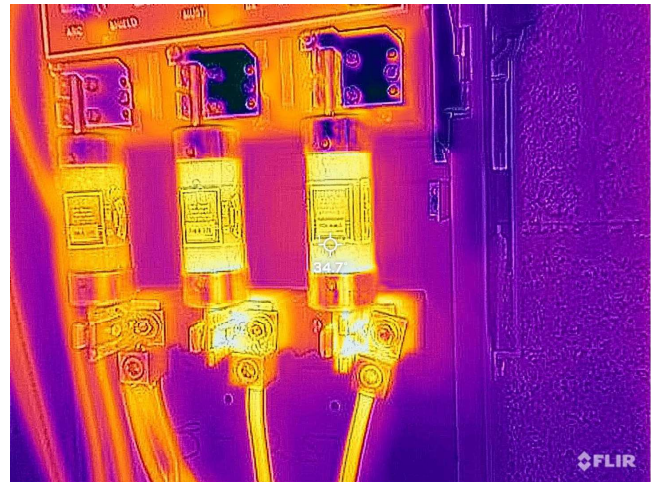


High Priority - PHOTO-06

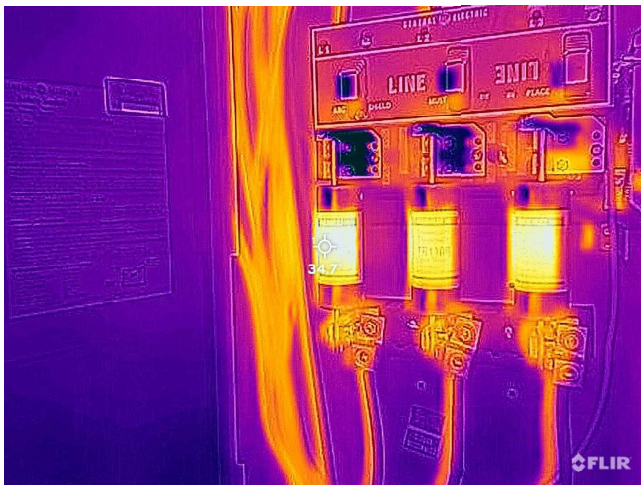
GABLES LAROC CONDOMINIUM – THERMAL SCANS



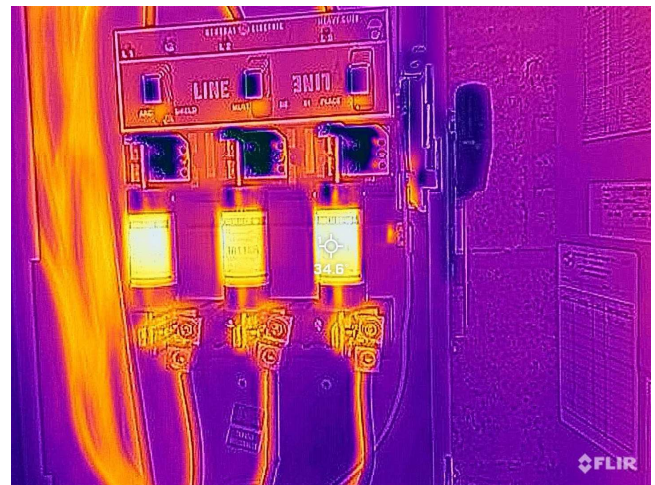
High Priority - PHOTO-07



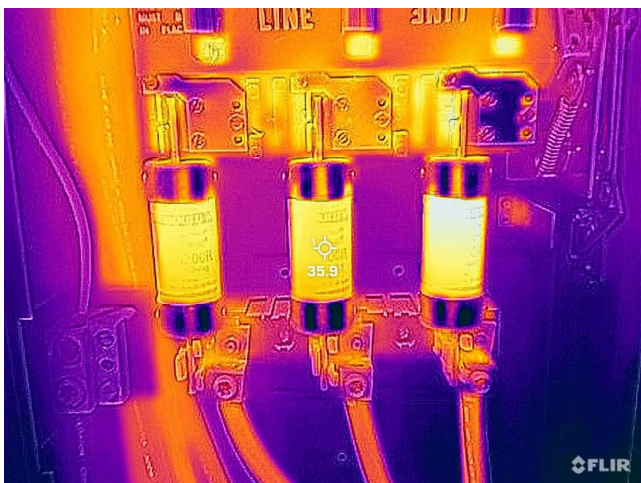
High Priority - PHOTO-08



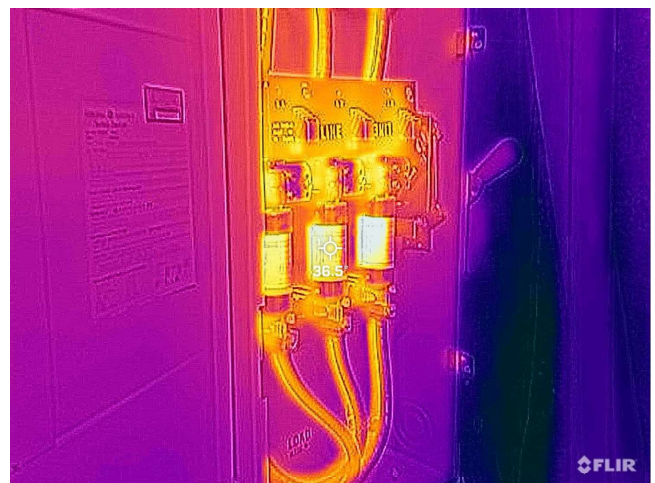
High Priority - PHOTO-09



High Priority - PHOTO-10



High Priority - PHOTO-11



High Priority - PHOTO-12

GABLES LAROC CONDOMINIUM – THERMAL SCANS



High Priority - PHOTO-13



High Priority - PHOTO-14

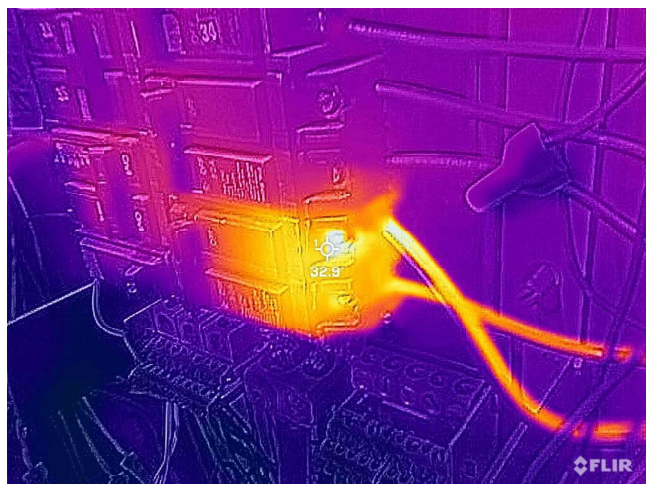


High Priority - PHOTO-15



High Priority - PHOTO-16

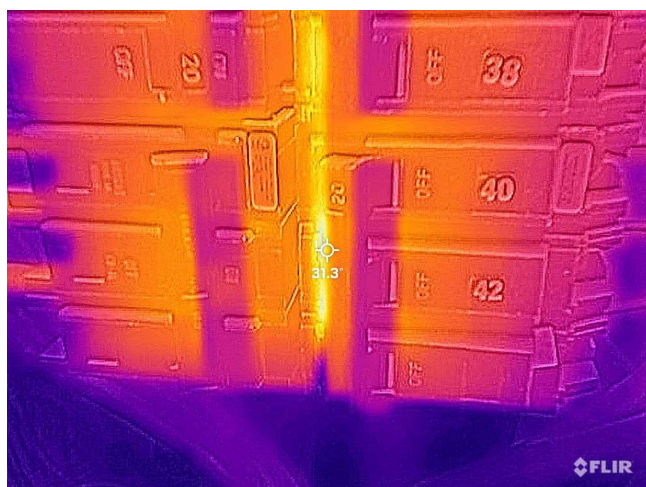
GABLES LAROC CONDOMINIUM – THERMAL SCANS



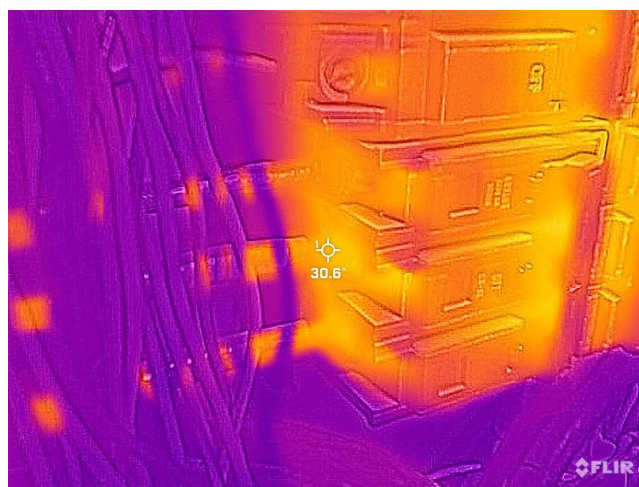
Medium Priority - PHOTO-01



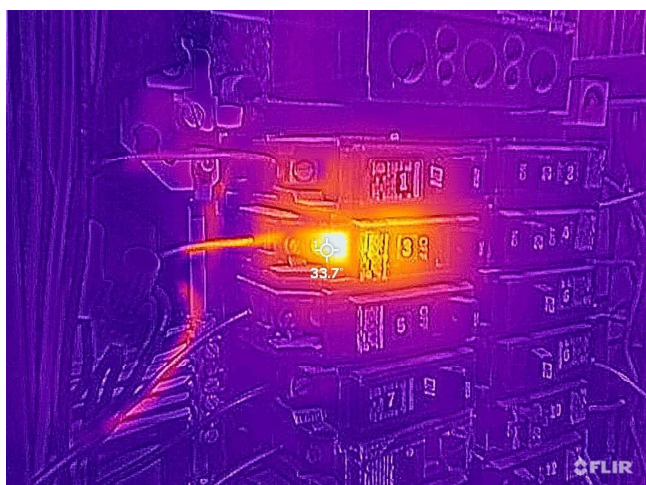
Medium Priority - PHOTO-02



Medium Priority - PHOTO-03



Medium Priority - PHOTO-04

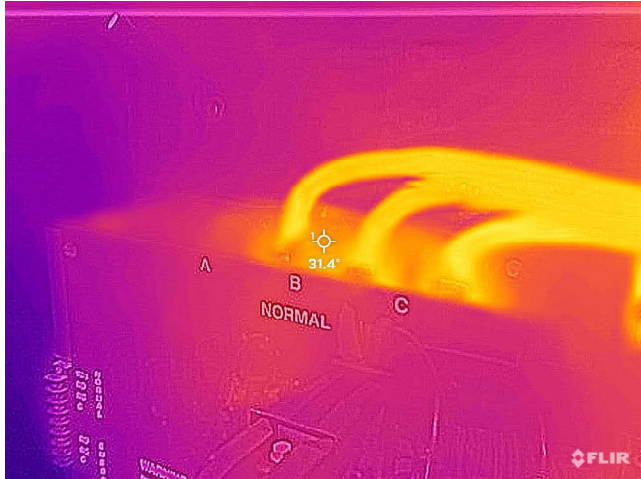


Medium Priority - PHOTO-05



Medium Priority - PHOTO-06

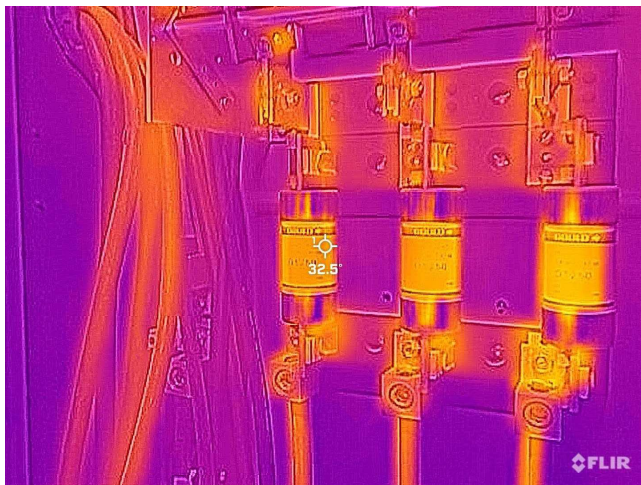
GABLES LAROC CONDOMINIUM – THERMAL SCANS



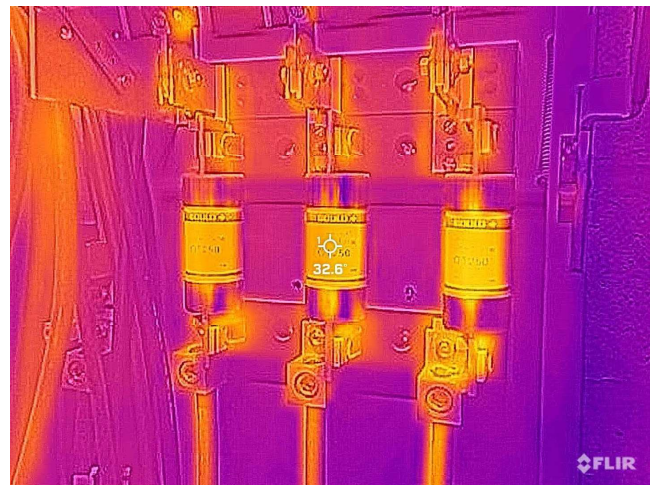
Medium Priority - PHOTO-07



Medium Priority - PHOTO-08



Medium Priority - PHOTO-09



Medium Priority - PHOTO-10

GABLES LAROC CONDOMINIUM – THERMAL SCANS



Normal-Low Priority - PHOTO-01



Normal-Low Priority - PHOTO-02



Normal-Low Priority - PHOTO-03



Normal-Low Priority - PHOTO-04

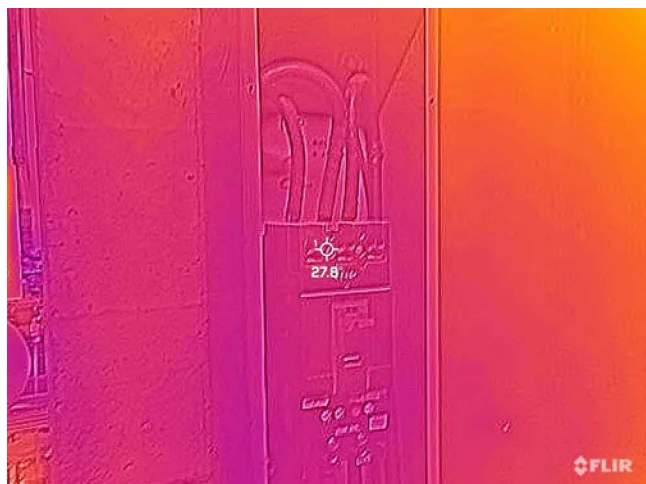


Normal-Low Priority - PHOTO-05

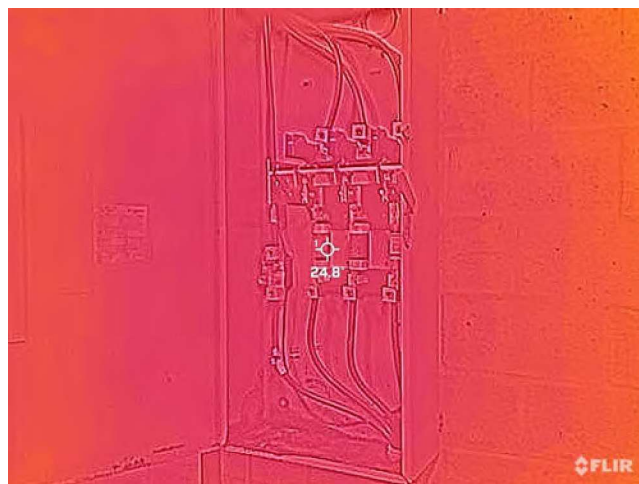


Normal-Low Priority - PHOTO-06

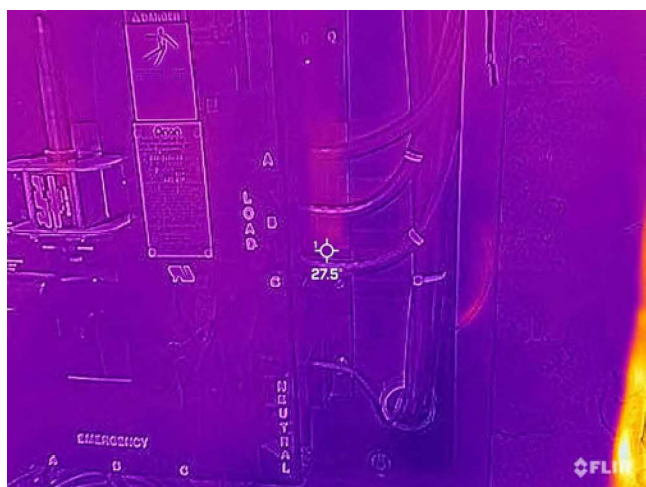
GABLES LAROC CONDOMINIUM – THERMAL SCANS



Normal-Low Priority - PHOTO-07



Normal-Low Priority - PHOTO-08



Normal-Low Priority - PHOTO-09



Normal-Low Priority - PHOTO-10



Normal-Low Priority - PHOTO-11



Normal-Low Priority - PHOTO-12

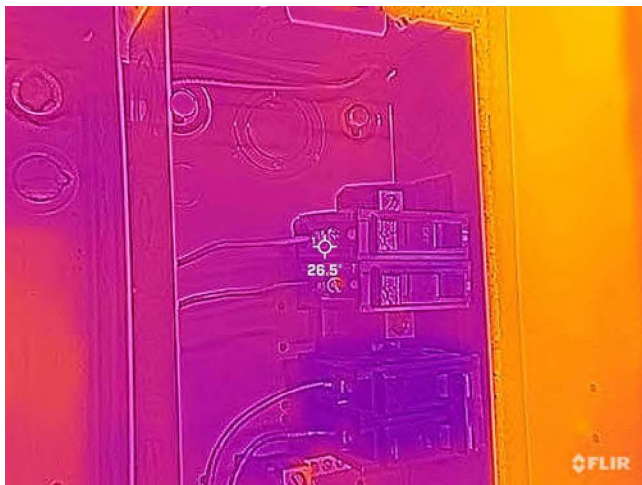
GABLES LAROC CONDOMINIUM – THERMAL SCANS



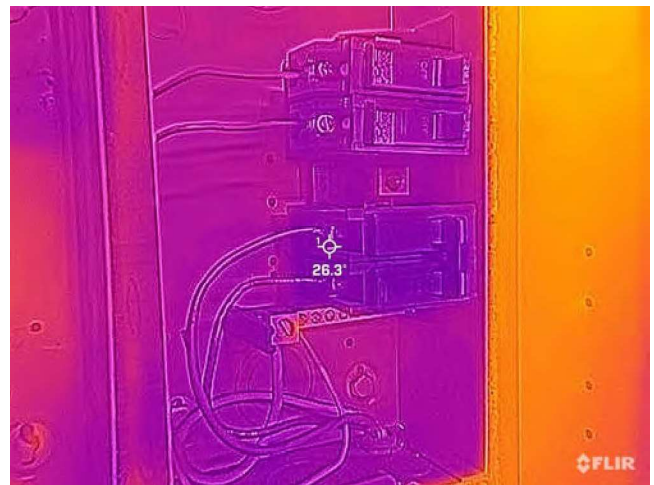
Normal-Low Priority - PHOTO-13



Normal-Low Priority - PHOTO-14



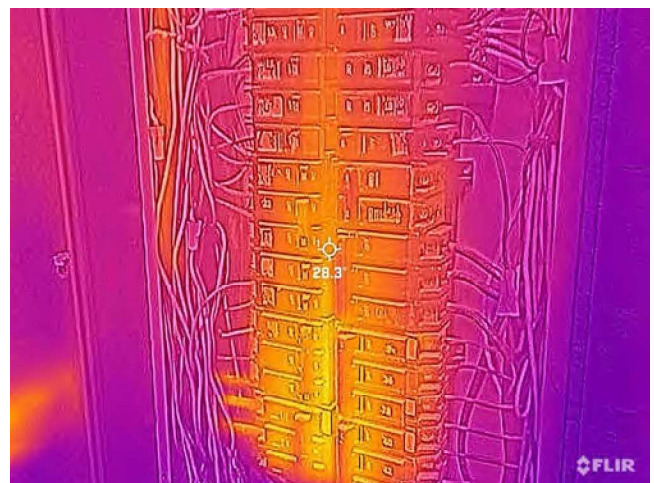
Normal-Low Priority - PHOTO-15



Normal-Low Priority - PHOTO-16



Normal-Low Priority - PHOTO-17



Normal-Low Priority - PHOTO-18

GABLES LAROC CONDOMINIUM – THERMAL SCANS



Normal-Low Priority - PHOTO-19



Normal-Low Priority - PHOTO-20



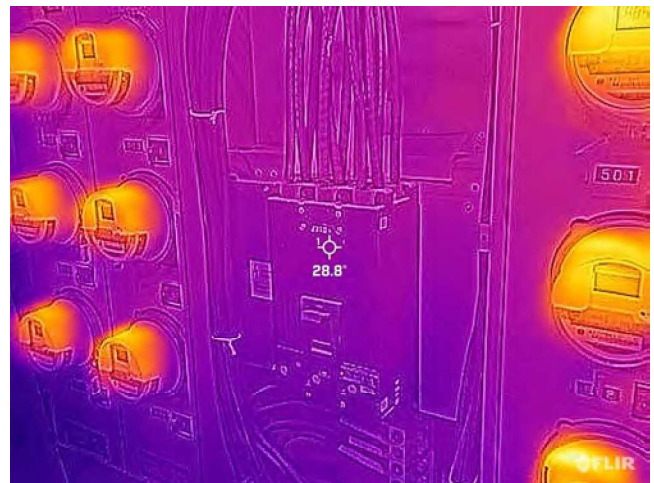
Normal-Low Priority - PHOTO-21



Normal-Low Priority - PHOTO-22

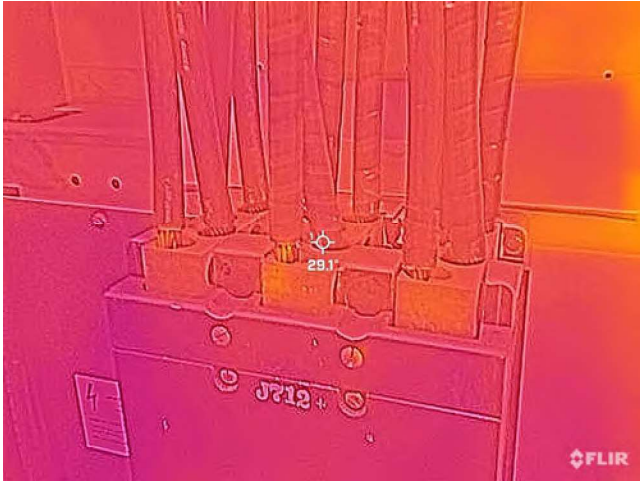


Normal-Low Priority - PHOTO-23



Normal-Low Priority - PHOTO-24

GABLES LAROC CONDOMINIUM – THERMAL SCANS



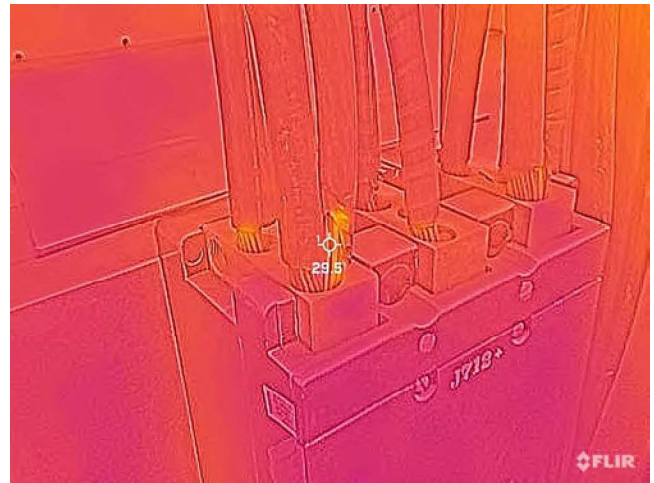
Normal-Low Priority - PHOTO-25



Normal-Low Priority - PHOTO-26



Normal-Low Priority - PHOTO-27

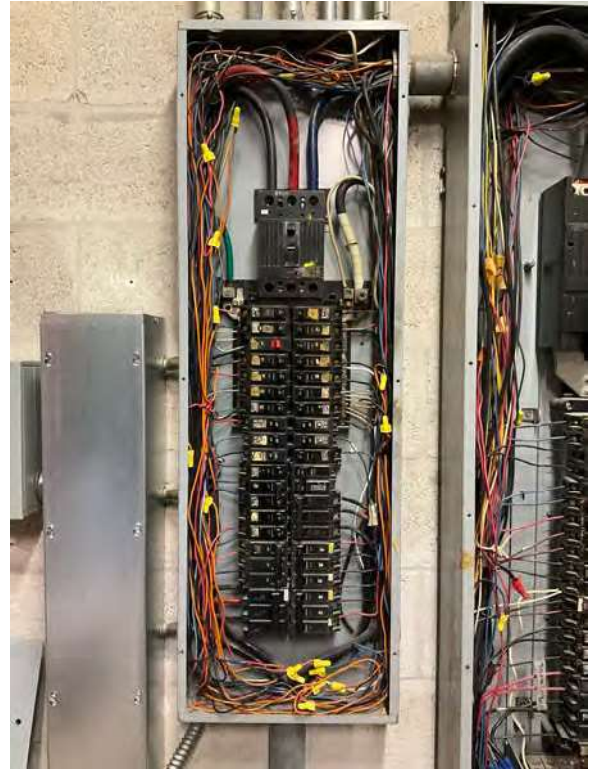


Normal-Low Priority - PHOTO-28

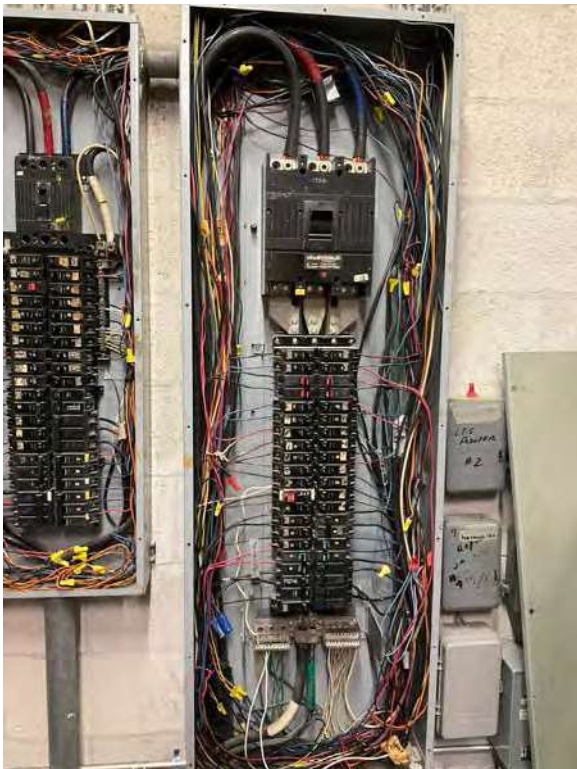
GABLES LAROC CONDOMINIUM – ELECTRICAL EQUIPMENT



Electrical Equipment - PHOTO-01



Electrical Equipment - PHOTO-02



Electrical Equipment - PHOTO-03

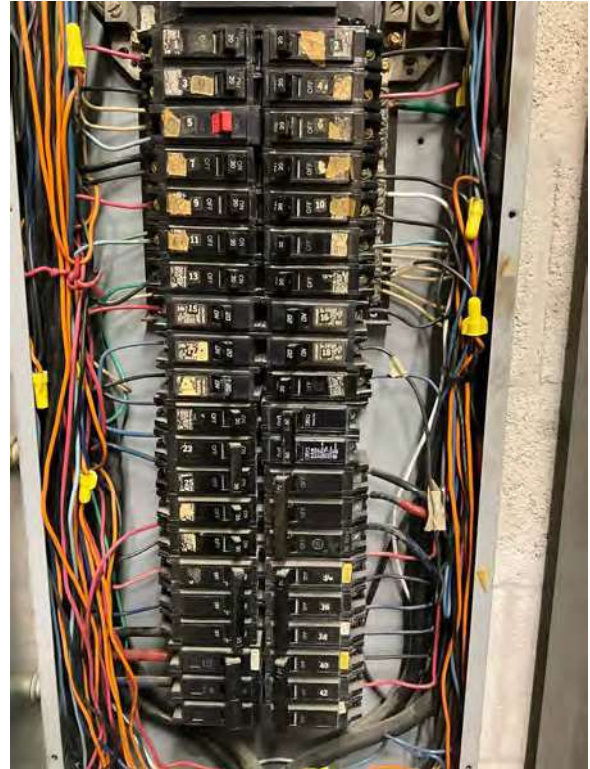


Electrical Equipment - PHOTO-04

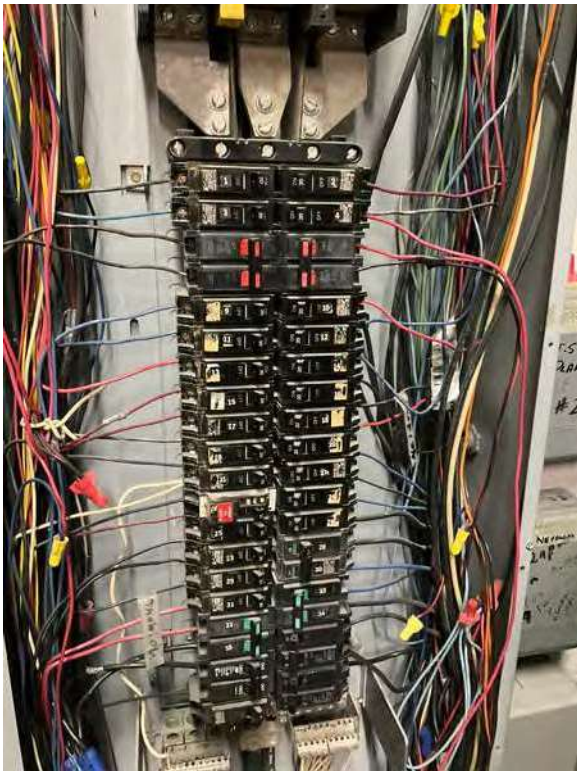
GABLES LAROC CONDOMINIUM – ELECTRICAL EQUIPMENT



Electrical Equipment - PHOTO-05



Electrical Equipment - PHOTO-06



Electrical Equipment - PHOTO-07

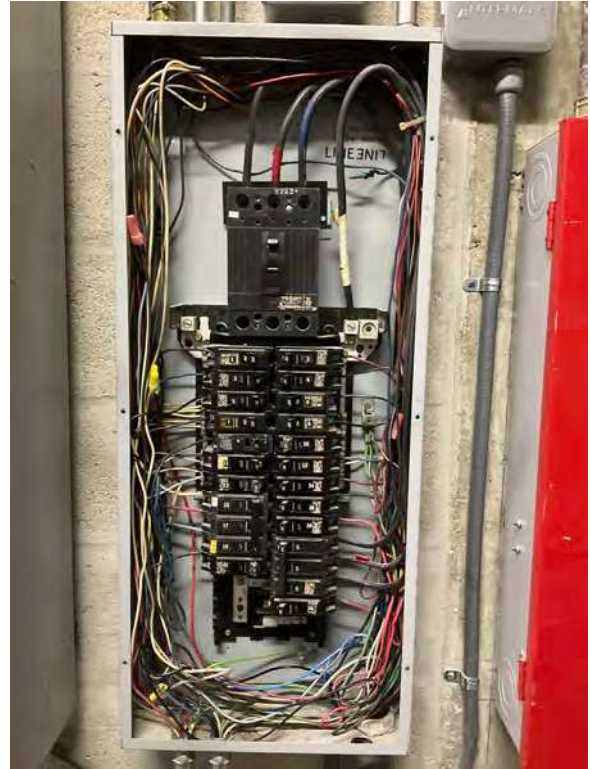


Electrical Equipment - PHOTO-08

GABLES LAROC CONDOMINIUM – ELECTRICAL EQUIPMENT



Electrical Equipment - PHOTO-09



Electrical Equipment - PHOTO-10



Electrical Equipment - PHOTO-11



Electrical Equipment - PHOTO-12

GABLES LAROC CONDOMINIUM – ELECTRICAL EQUIPMENT



Electrical Equipment - PHOTO-13



Electrical Equipment - PHOTO-14



Electrical Equipment - PHOTO-15



Electrical Equipment - PHOTO-16

GABLES LAROC CONDOMINIUM – ELECTRICAL EQUIPMENT



Electrical Equipment - PHOTO-17



Electrical Equipment - PHOTO-18



Electrical Equipment - PHOTO-19



Electrical Equipment - PHOTO-20

GABLES LAROC CONDOMINIUM – ELECTRICAL EQUIPMENT



Electrical Equipment - PHOTO-21



Electrical Equipment - PHOTO-22



Electrical Equipment - PHOTO-23



Electrical Equipment - PHOTO-24

GABLES LAROC CONDOMINIUM – ELECTRICAL EQUIPMENT



Electrical Equipment - PHOTO-25



Electrical Equipment - PHOTO-26



Electrical Equipment - PHOTO-27



Electrical Equipment - PHOTO-28

GABLES LAROC CONDOMINIUM – ELECTRICAL EQUIPMENT



Electrical Equipment - PHOTO-29



Electrical Equipment - PHOTO-30



Electrical Equipment - PHOTO-31



Electrical Equipment - PHOTO-32

GABLES LAROC CONDOMINIUM – ELECTRICAL EQUIPMENT



Electrical Equipment - PHOTO-33



Electrical Equipment - PHOTO-34



Electrical Equipment - PHOTO-35



Electrical Equipment - PHOTO-36



May 14, 2024

CORAL GABLES BUILDING DEPARTMENT
405 Biltmore Way
Coral Gables, FL 33134

RE: Gables Laroc Condominium – CONCRETE RESTORATION PROJECT
Permit No.:

Record Owner: GABLES LAROC CONDOMINIUM ASSOCIATION, INC
Property Address: 441 Valencia Ave, Coral Gables, FL 33134
Process Number: RECT-24-02-0263

Dear Building Official:

Below are the permit comments, along with our responses addressing each.

Structural Review

1. Repairs required.

m2e: *The extent and quantities of the necessary repairs to the building envelope will be determined upon initial inspection. m2e will provide ongoing reports that will include photographs and detailed descriptions of the issues uncovered during the repair process. These reports will outline the specific locations and quantities of repairs being conducted. This building is structurally and electrically safe for its current use and occupancy. These repairs do not represent substantial structural damage as defined by the Florida Building Code (FBC) 2020. Furthermore, they intend to comply with Section 406.2.1 of the FBC and, as required, restore the element to its pre-damaged condition.*

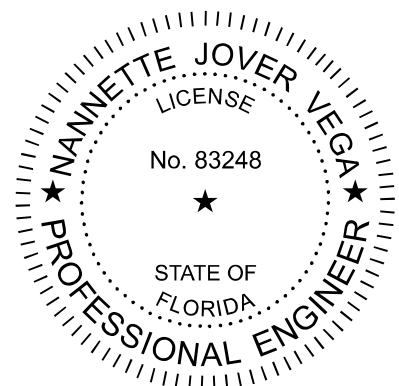
2. Provide Guardrail form.

m2e: *Please find the Guardrail form submitted as part of the comments response package.*

If you should have any questions, please contact us at (305) 615-3226.

Respectfully,

m2e Consulting Engineers



CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. _____ FYear 2024
Property Address: 441 Valencia Avenue Coral Gables FL 33134, Bldg. No.: 1, Sq. Ft.: 54,929
Building Description: 13 floor, 32 unit residential condominium

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.

This item has been digitally signed and sealed by Nannette Jover Vega, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

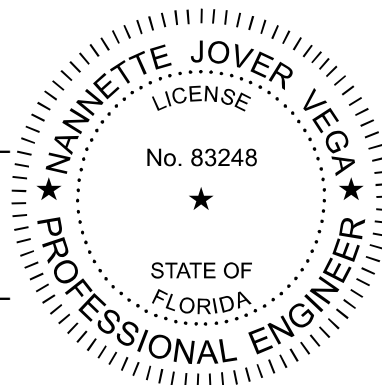
Signature and Seal of Architect or Engineer

NANNETTE JOVER VEGA

Print Name

05-14-2024

Date



STRUCTURAL BUILDING RE-CERTIFICATION INSPECTION REPORT



Gables Laroc Condominium

SUBMITTED TO,
Gables Laroc Condominium Association, Inc
C/O Micheal Spaventa
441 Valencia Avenue, Coral Gables, FL 33134

PREPARED BY,



STRUCTURAL • MECHANICAL • ELECTRICAL
COMMERCIAL DRONE SERVICES

201 Alhambra Circle, Suite 1200
Coral Gables, Florida 33134
(305) 998-0663 // telephone
www.m2e.com

OCTOBER 30, 2023

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1. PREFACE

The Gables Laroc Condominium Association, Inc ("Client") retained m2e Consulting Engineers ("m2e") to perform a Milestone Inspection for the one (1) 13-story residential building known as Gables Laroc Condominium located at the site 441 Valencia Avenue, Coral Gables, FL 33134 ("Property," "The Gables Laroc"). m2e conducted observations, documentation, and reporting at these locations per our proposal dated May 25, 2023.¹

The purpose of this inspection and report is to perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, provide an assessment of the structural conditions of the building, and determine if signs of substantial structural deterioration to any building components under visual examination.

The evaluation and investigative effort included reviewing available construction documents and site observations on the dates indicated herein. The comments were limited to visually accessible elements and carried out in selected areas of the Property. m2e did not test materials or explore concealed conditions unless where otherwise noted.

m2e has used its best engineering judgment and ability to observe and report the items presented herein. However, m2e cannot guarantee that all past, present, or potential defective conditions have been found during the site visits.

Prepared and Submitted by,

m2e CONSULTING ENGINEERS

Gabor I. Nagy, PE
FL License No. 83787

¹ M2E Contract with The Gables Laroc Condominium Association, Inc, dated June 6, 2023.

2. EXECUTIVE SUMMARY

m2e's Limited Structural Assessment consisted of walkthrough observations and assessment of *easily visible*² and *readily accessible*³ structural elements. This limited assessment does not include an evaluation of the original design or the accuracy of the as-built condition to the original and permitted design intent.

Our report notes our observations (identified by type and location), representative photographs of conditions observed, and recommendations for remedial actions to serve as an action plan and planning tool for phasing the recommended repairs.

m2e performed site visits on July 6, 2023, to observe the structural elements at the 1st to 13th Floor levels, roof, stair cores, parking garage, visual parts of the building's envelope, and the following units: 201, 601, 702, 1102, 1202 & Penthouse.

m2e visually assessed these elements, and the comments provided are based on initial observations. m2e did not perform destructive testing, expose concealed areas, or assess subsurface conditions at the Property unless expressly noted in the report. m2e did not note widespread *wide* cracks or *easily visible* deflections during our *inspection of easily visible* and *readily accessible* structurally significant areas, such as columns, beams, and structural slab-to-column interfaces.

At the time of field observations, the condition of the visually assessed structural elements does not show signs of compromised integrity of the building structure as a whole. Based on our observations, the structure has not suffered "Substantial Structural Damage" as defined in Chapter 2 of FBC-EB 2020 (7th Edition), and therefore the repairs to be performed are for less than substantial structural damage per FBC-EB 2020 (7th Edition) Section 406.2.1. The recommended repairs are intended to restore the elements to their pre-damage condition to avoid future deterioration or compromising the integrity of the building structure.

Additionally, there could be latent and as-built structural conditions not identified that were not apparent at the time of our inspection. Therefore, we strongly recommend that the

² Defined per ASTM 2018-15 as: describes items, components, and systems that are conspicuous, patent, and which may be observed visually during the walk-through survey without: intrusion, relocation or removal of materials, exploratory probing, use of special protective clothing, or use of any equipment (hand tools, meters of any kind, telescope instruments, stools, ladders, lighting devices, etc.).

³ Defined per ASTM 2018-15 as: describes areas of the subject property that are promptly made available for observation by the field observer at the time of the walk-through survey and do not require the removal or relocation of materials or personal property, such as furniture, floor, wall, or ceiling coverings; and that are safely accessible in the opinion of the field observer.



1 building be monitored periodically by a qualified Professional Engineer licensed in the State of
2 Florida. This will provide an ongoing assessment of the condition of the building's structural
3 performance over time.

4 Based on on-site observations and document review, m2e's recommendations are summarized
5 below. m2e's observations and photographic documentation of the condition are shown in the
6 attached Appendix.

7 A building's safety is a function of three elements: the design, the quality of construction, and
8 appropriate ongoing maintenance. Each of these elements requires unique expertise, and the
9 proper integration of these items into the building's life cycle is critical to proper performance.

10 From a structural perspective, properly designed and constructed buildings meet Building
11 Code requirements for strength, life safety, and serviceability, as well as end-user
12 requirements for occupancy and durability. Assessment of these elements of a building is an
13 intricate process that requires a review of project documentation, a review of the design
14 assumptions, and an analysis of the structural design represented in the Project's Construction
15 Documents. Such services were beyond the scope of m2e's work at the subject property. A
16 complete peer audit of the building's design can be performed if requested.

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PRIORITY ITEMS (ITEMS: 2.1 TO 2.3):**2.1 BUILDING ENVELOPE - CRACKS (SEE SECTION 5.1)**

m2e recommends the following:

Scattered stucco cracks were observed all around the building envelope and shall be repaired following the repair protocol prepared by a licensed engineer in the state of florida.

2.2 BUILDING ENVELOPE - CORRODED AREAS OF COLUMNS (SEE SECTION 5.1)

m2e recommends the following:

Corroded elements to be cleaned of any rust and assessed for structural integrity. If no structural damage, the elements shall be repaired per repair protocols prepared by a licensed engineer in the state of florida.

2.3 GARAGE - STRUCTURAL CRACKS IN WALL, CEILING AND COLUMNS (SEE SECTION 5.4)

m2e recommends the following:

Cracked and Spalled concrete to be repaired following the repair protocols prepared by a licensed engineer in the state of florida.

OTHER ITEMS (ITEMS: 2.4 TO 2.12):**2.4 BUILDING ENVELOPE - DRIVEWAY CRACKING AND SPALLING (SEE SECTION 5.1)**

m2e recommends the following:

Damaged waterproofing membrane should be repaired using the repair protocol provided by a licensed engineer in the State of Florida.

2.5 UNITS - CRACKS ON INTERIOR WALLS (SEE SECTION 5.2)

m2e recommends the following:

Visually monitor the cracks on the drywall. If the cracks widen, potential cause of the cracks to be investigated and repaired per repair protocols prepared by a licensed engineer in the state of florida.

2.6 UNITS – STUCCO CRACKS AND SPALLING ON UNIT BALCONIES (SEE SECTION 5.2)

m2e recommends the following:

Stucco cracking and delamination should be repaired using the repair protocol provided by a licensed engineer in the State of Florida.

2.7 UNITS – PEELING PAINT ON BALCONY RAILINGS (SEE SECTION 5.2)

m2e recommends the following:

Clean pealed areas of paint until solid bonded areas are found and re-paint to match the surrounding areas.

2.8 ROOF – CORRODED BRACING MEMBERS AND MACHINE SUPPORTS (SEE SECTION 5.3)

m2e recommends the following:

Corroded elements to be cleaned of any rust and assessed for structural integrity. If no structural damage, the elements shall be repaired per repair protocols prepared by a licensed engineer in the state of Florida.

2.9 ROOF – STUCCO CRACKS AND SPALLED AREAS (SEE SECTION 5.3)

m2e recommends the following:

Stucco cracking and delamination should be repaired using the repair protocol provided by a licensed engineer in the State of Florida.

2.10 GARAGE – SPALLING CONCRETE AREAS (SEE SECTION 5.4)

m2e recommends the following:

Cracked and Spalled concrete to be repaired following the repair protocols prepared by a licensed engineer in the state of Florida.

2.11 GARAGE – SIGNS OF PRESENCE OF WATER (SEE SECTION 5.4)

m2e recommends the following:

Provide positive drainage away from ponding water areas throughout the garage.

1 **2.12 GARAGE – FLOOR CRACKS THROUGHOUT THE GARAGE (SEE SECTION 5.4)**

2 m2e recommends the following:

These floor cracks seem not severe, and the probable cause might be settlement or uneven loading. Monitor areas to ensure cracks don't propagate and get wider. Perform repairs if needed using the repair protocol provided by a licensed engineer in the State of Florida.



3. PROPERTY INFORMATION

3.1 PROPERTY INFORMATION

Project Name:	Gables Laroc Condominium
Address:	441 Valencia Avenue
City:	Coral Gables,
State, Zip:	FL 33134
Category:	Multi-family Residential (Condominium)
Year built:	1988
Contact:	Peter Knight
Title:	Property Contact / Board Member
Phone:	(203) 856-8581

3.2 PROPERTY DESCRIPTION

The Gables Laroc Condo is a 37-year-old building complex in Coral Gable, Florida. The complex consists of one (1) 13-story residential buildings that contain (30) residential units, garage, common elements, and related amenities.

The structural system of the buildings comprises of concrete beams and columns to support the concrete slab in the garage area. The elevated concrete slab appears to be post-tensioned slab. The elevator core and stair core serves as the lateral supporting system with scattered concrete shear walls at building ends. The exterior of the building is a stucco finish.



Figure 1: Location Map of The Gables Laroc Condominium – Coral Gables, FL (Source: Google Earth)

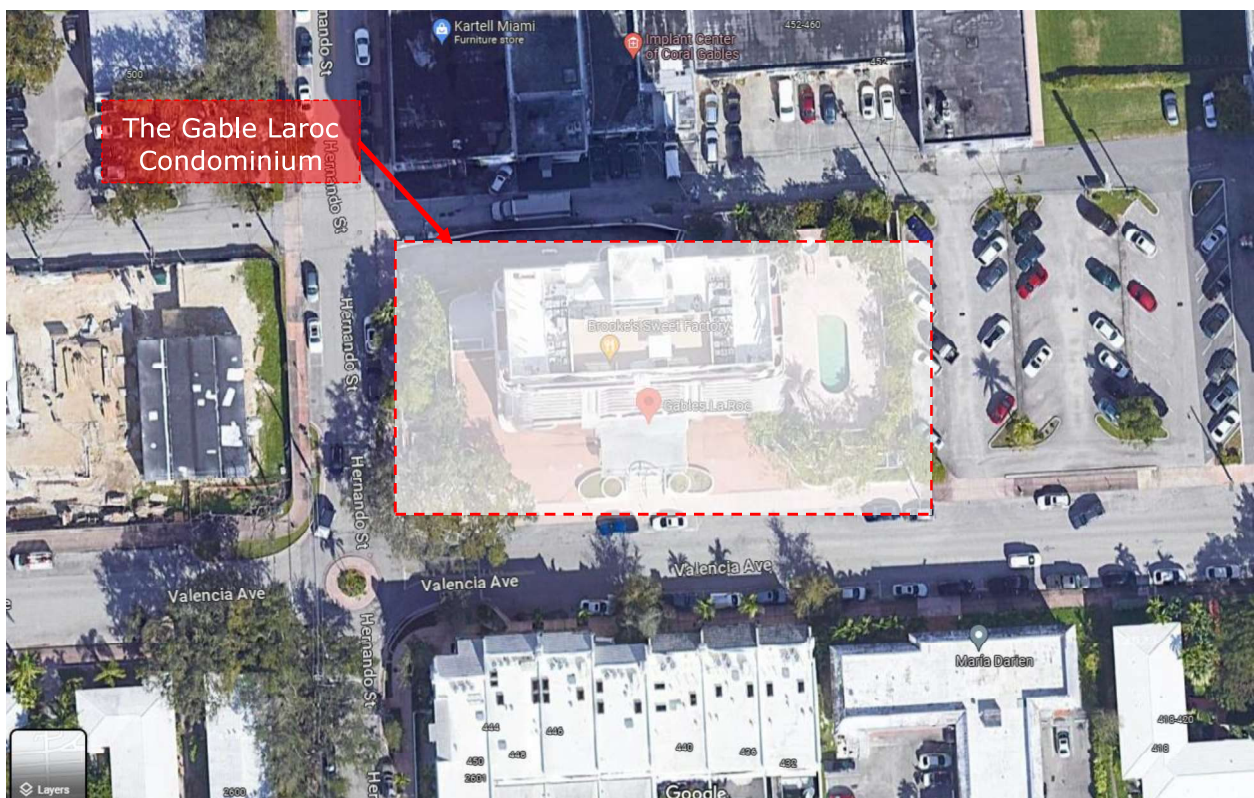


Figure 2: Vicinity View of The Gables Laroc Condominium – Coral Gables, FL (Source: Google Earth)
(Dashed Red line is an approximation of the property extent)

4. EVALUATION PROCEDURES

4.1 SCOPE OF ASSESSMENT

The evaluation and investigative effort included reviewing applicable documents provided by the Association and observing the site. m2e performed site visit on July 6, 2023, to observe the structural elements at the 1st to 13th Floor levels, corridors, stair cores, roof, parking garage visual parts of the building's envelope, and the following units: 201, 601, 702, 1102, 1202 & Penthouse.

m2e visually inspected these elements, and the comments provided are based on initial observations.

During this time, a building representative granted m2e access to the building areas for the observations and investigatory work. m2e performed a visual inspection throughout the Property.

A team of engineering professionals with expertise in each of the related fields performed the evaluations. The comments made were limited to visually accessible elements and carried out in selected areas of the Property as a representative sample of the entire Project. m2e did not test materials or explore concealed conditions unless where otherwise noted. m2e only performed non-invasive, *readily accessible*⁴ observations and a review of the available construction documents. All recorded observations were not *technically exhaustive*⁵.

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⁴ ASTM E2018 - Areas of the subject property that are promptly made available for observation by the field observer at the time of the walk-through survey and do not require the removal of materials or personal property, such as furniture, and that are safely accessible in the opinion of the field observer.

⁵ ASTM E2018 - The use of measurements, instruments, testing, calculations, exploratory probing or discovery, or other means to discover, or a combination thereof, or troubleshoot physical deficiencies or develop architectural or engineering findings, conclusions, and recommendations, or combination thereof.

1 **4.2 STANDARD OF CARE**

2 In the evaluation of the Property, systems, and components, m2e relied on the following
3 standard of care definition.

4 *"the watchfulness, attention, caution, and prudence that a reasonable person in*
5 *the circumstances would exercise. If a person's actions do not meet this standard*
6 *of care, then his/her acts fail to meet the duty of care that all people (supposedly)*
7 *have toward others. Failure to meet the standard is negligence, and any damages*
8 *resulting therefrom may be claimed in a lawsuit by the injured party."*⁶

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⁶ Law.com definition, (<http://dictionary.law.com/Default.aspx?selected=2002>), accessed on March 24, 2021.

5. EVALUATION

Representative and typical deficiencies are presented below:

5.1 BUILDING ENVELOPE DEFICIENCIES

OBSERVATIONS:

m2e's inspection revealed the following:

1. Stucco cracks and spalled areas throughout the building (Photo # 1 through Photo # 30)
2. Driveway waterproofing, top coat cracking and spalling (Photo # 31 through Photo # 34)
3. Corroded areas at bottom of columns and on surface (Photo # 35 through Photo # 44)



Photo # 1 Stucco crack at pool entrance door

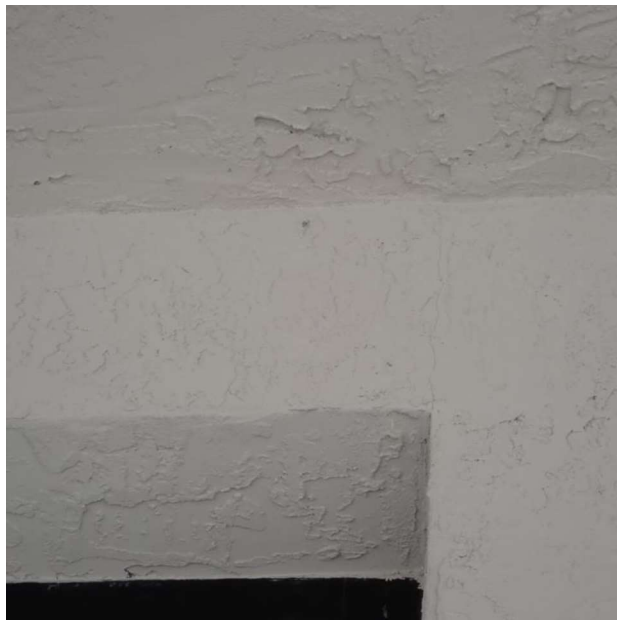


Photo # 2 Stucco crack at pool entrance door

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Photo # 3 Cracked stucco at entrance planter wall



Photo # 4 Closeup of Photo # 3

1



Photo # 5 Vegetation growth in stucco at front balcony of building



Photo # 6 Closeup of Photo # 5

2

3



Photo # 7 Cracked stucco at entrance canopy



Photo # 8 Closeup of Photo # 7

1



Photo # 9 Closeup of Photo # 7



Photo # 10 Closeup of Photo # 7

2

3



Photo # 11 Cracked stucco at entrance planter wall



Photo # 12 Closeup of Photo # 11

1

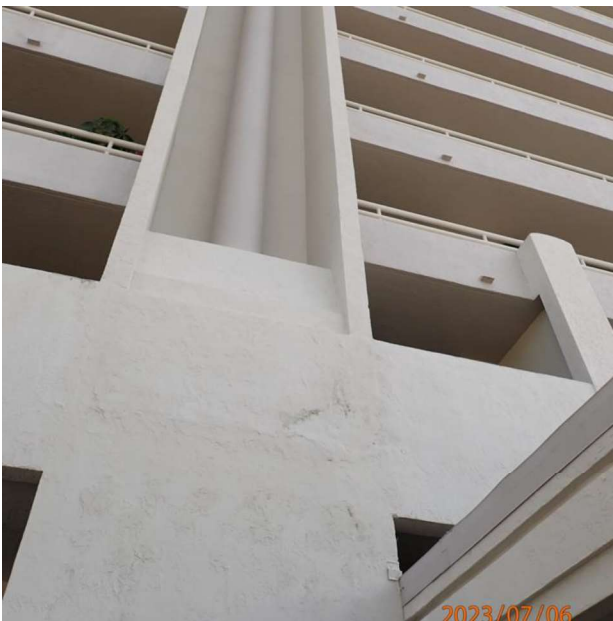


Photo # 13 Bobble up behind stucco at entrance wall



Photo # 14 Closeup of Photo # 13

2

3



Photo # 15 Cracked stucco at penthouse roof

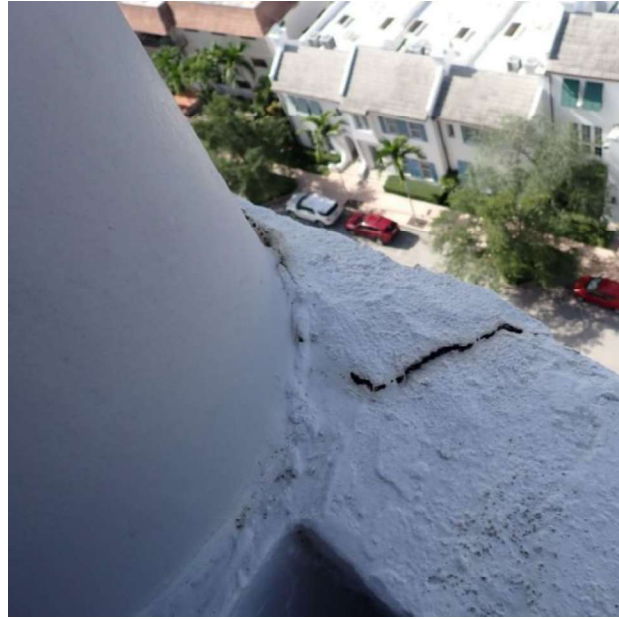


Photo # 16 Spalling stucco at penthouse balcony

1



Photo # 17 Cracked stucco at penthouse balcony



Photo # 18 Closeup of Photo # 17

2



Photo # 19 Cracked stucco at bottom of column



Photo # 20 Cracked balcony on lower floor

1



Photo # 21 Cracked balcony at lower level

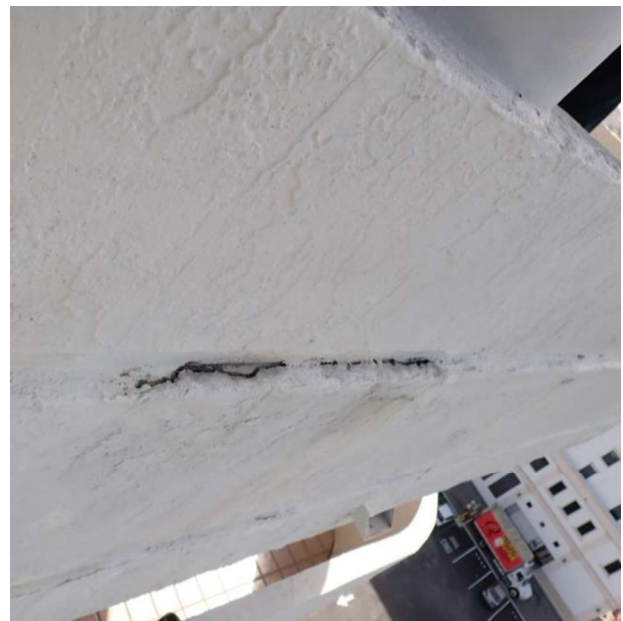


Photo # 22 Balcony crack at penthouse level

2

3

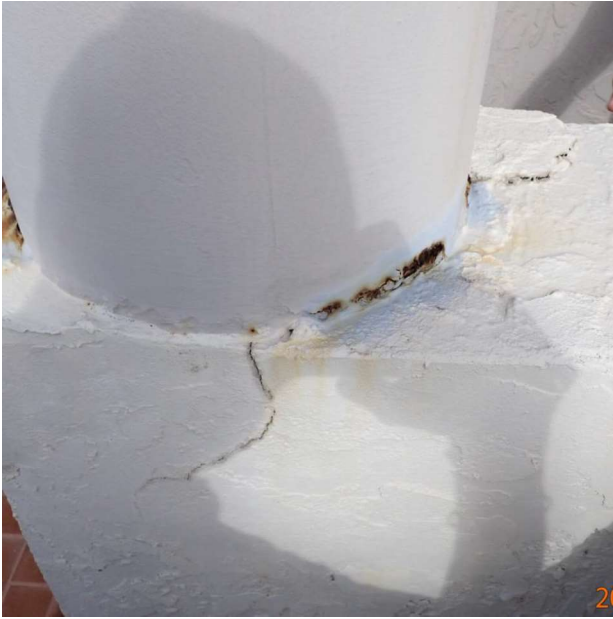


Photo # 23 Cracked stucco at bottom of column at penthouse level



Photo # 24 Closeup of Photo # 23

1



Photo # 25 Cracked balcony wall at penthouse level



Photo # 26 Closeup of Photo # 25

2

3



Photo # 27 Cracked stucco at penthouse level railing



Photo # 28 Crack in stucco at penthouse level

1



Photo # 29 Cracked stucco at penthouse railing



Photo # 30 Closeup of Photo # 29

2

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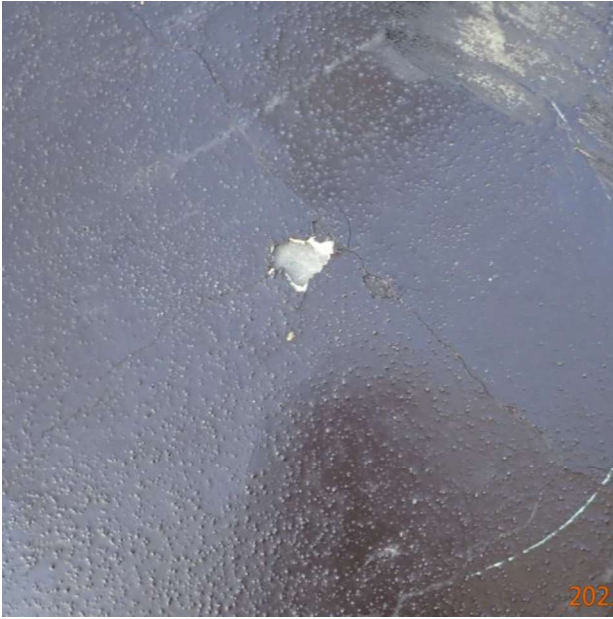


Photo # 31 Driveway cracked and spalled



Photo # 32 Driveway cracked and spalled at west ramp

1



Photo # 33 Driveway cracked and spalled



Photo # 34 Driveway cracked and spalled

2

3



Photo # 35 Column rusting at lobby level at entrance



Photo # 36 Rust spots on column at building entrance

1



Photo # 37 Corroded column bottom at pool

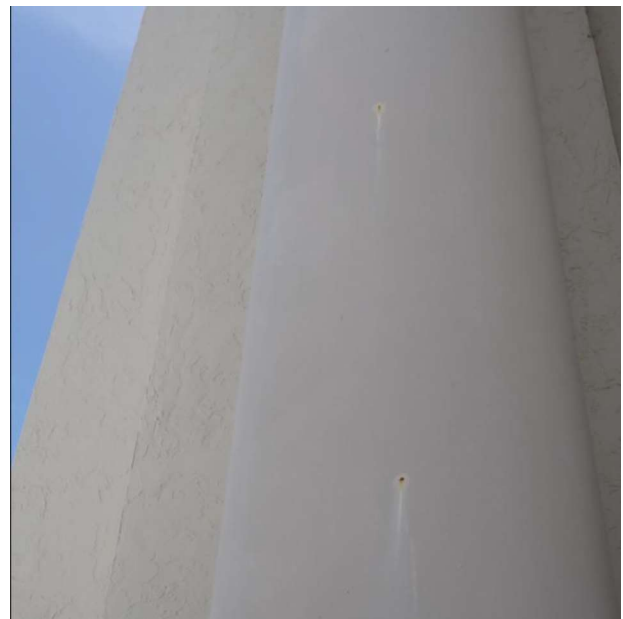


Photo # 38 Corrosion spots on column by pool

2

3



Photo # 39 Corroded column at penthouse



Photo # 40 Corrosion spots on column by pool

1



Photo # 41 Corroded column at penthouse



Photo # 42 Corroded column at penthouse

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Photo # 43 Corroded column anchors at penthouse



Photo # 44 Corroded column at penthouse

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RECOMMENDATION:

Client to hire a licensed engineer and general contractor to further evaluate deficiencies, and prepare repair protocol, construction documents, quantities, and cost estimates. At a minimum, m2e recommends:

1. Stucco cracks and spalled areas throughout the building.

- a. m2e observed multiple locations of stucco cracking as highlighted in this report. Stucco cracking/delamination if not addressed immediately could be a source of water intrusion and further compromise the integrity of the structure over time.
- b. Remove the stucco in the affected areas and repair the stucco as per the repair protocols prepared by a licensed engineer in the state of Florida. A tap test would be required to assess the extent of the stucco delamination. If upon removal of the stucco, the contractor finds the structural substrate damaged/cracked, m2e would be required to inspect the condition and provide with a repair protocol to address the issue. The stucco can then be reinstalled following the repair protocol prepared by a licensed engineer in the state of Florida.

2. Driveway waterproofing, top coat cracking and spalling.

- a. From visual observation and assessment, the issues appear to have arisen due to lack of surface preparation before applying the waterproofing. This combined with poor workmanship and not following manufacturer's installation procedures, might have contributed to peeling of the waterproofing membrane from the substrate.
- b. Contractor to remove existing waterproofing and prepare the surface to receive new waterproofing per a protocol prepared by a licensed engineer in the state of Florida and manufacturer's guidelines.

Note: Client has indicated that installer will correct already marked areas of spalled and cracked driveway per manufacturer's specifications. These areas were evident and clearly marked during inspection.

3. Corroded areas at bottom of columns and on surface.

- a. The paint on structural steel components appears to be degrading allowing exposure to severe weather resulting in corrosion of the elements.

- b. m2e proposes to wirebruss the elements to remove all rust and prepare the surface for new paint per manufacturer's recommendations.
- c. If after rust removal it becomes evident that corroded areas exhibit severe section loss, consult a specialty engineer to come up with a repair protocol.
- d. Replace the corroded anchors with galvanized anchors designed to withstand the design forces. Consult a licensed professional in the state of florida to prepare a repair protocol, if needed.

All repairs shall be performed per drawings and specifications prepared by a licensed professional engineer registered in the State of Florida and by a licensed contractor experienced in the type of repair being performed.

5.2 UNIT DEFICIENCIES

OBSERVATIONS:

m2e's inspection revealed the following:

1. Cracks found inside unit walls and in drywall (Photo # 55 through Photo # 58)
2. Cracked and spalling stucco found in unit balconies at multiple locations. (Photo # 45 through Photo # 51, Photo # 53 and Photo # 54)
3. Peeling chipped paint found on unit balcny railings. (Photo # 52)

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1



Photo # 45 Corroded column at penthouse



Photo # 46 Corroded column at penthouse

2

3



*Photo # 47 Spalled stucco on balcony unit
1202*



*Photo # 48 Cracked stucco on balcony unit
1102*

4

5



*Photo # 49 Water bubble up on balcony
above 1102*



*Photo # 50 Cracked balcony stucco in unit
1102*



Photo # 51 Spalled stucco on balcony unit 201



Photo # 52 Chipped paint on balcony unit 201



Photo # 53 Spalled stucco on balcony unit 201



Photo # 54 Cracked stucco on balcony unit 201

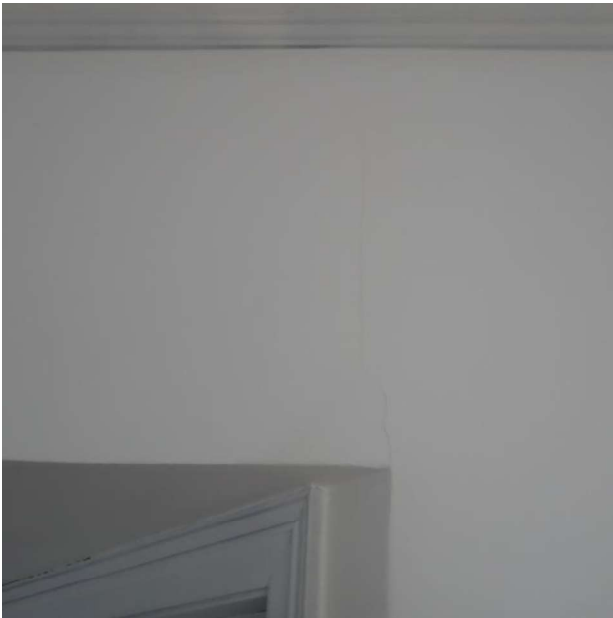


Photo # 55 Wall crack at door in penthouse



Photo # 56 Wall crack at door in penthouse



Photo # 57 Wall crack at door in penthouse



Photo # 58 Wall crack at door in unit 1102



Photo # 59 Previous hurricane shutter bolt holes in unit 1102

RECOMMENDATION:

Client to hire a licensed engineer and general contractor to further evaluate deficiencies, and prepare repair protocol, construction documents, quantities, and cost estimates. At a minimum, m2e recommends:

1. Cracks found inside unit walls and in drywall.

a. Visually monitor the cracks in the drywall for 6 months.

b. If the cracks widen over time, further investigation is needed to determine the cause. Otherwise perform surface repairs following engineer's repair protocol and recommendations.

2. Cracked and spalling stucco found in unit balconies at multiple locations.

a. Since the nature of the cracks listed here are non-structural, perform repairs following engineer protocol and instructions.

3. Peeling chipped paint found on unit balcony railings.

a. Contractor to identify peeling paint areas.

b. Remove paint to an area of solid bond, clean surface and reapply paint to match existing condition following the manufacturer's recommendations.

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5.3 ROOF DEFICIENCIES

OBSERVATIONS:

m2e's inspection revealed the following:

1. Corroded bracing frame members and machine supports (Photo # 60 and Photo # 61)
2. Stucco cracks found multiple locations (Photo # 62 and Photo # 63)
3. Spalling stucco areas (Photo # 64 and Photo # 65)



Photo # 60 Corroded bracing frame angles



Photo # 61 Corroded machine support members

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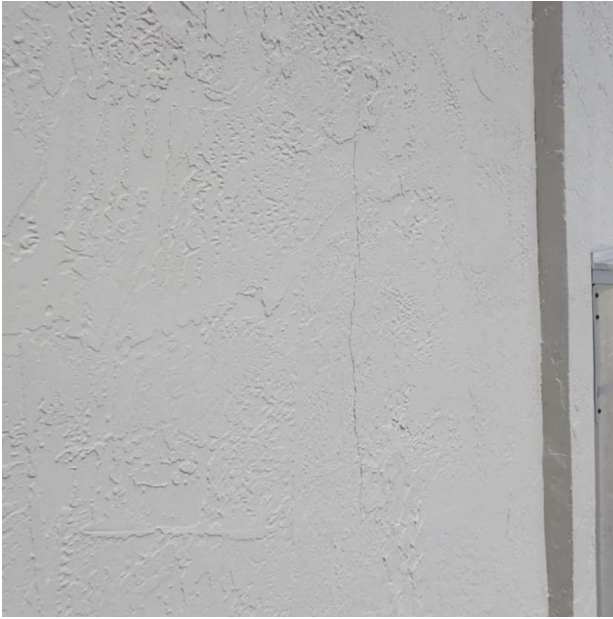


Photo # 62 Stucco crack near entrance door



Photo # 63 Stucco crack in wall



Photo # 64 Spalling stucco



Photo # 65 Closeup of Photo # 64

RECOMMENDATION:

Client to hire a licensed engineer and general contractor to further evaluate deficiencies, and prepare repair protocol, construction documents, quantities, and cost estimates. At a minimum, m2e recommends:

1. Corroded bracing frame members and machine supports.

- a. m2e proposes to wirebruss the elements to remove all rust and prepare the surface for new paint per manufacturer's recommendations.
- b. If after rust removal it becomes evident that corroded areas exhibit severe section loss, consult a specialty engineer to come up with a repair protocol.
- c. Replace the corroded anchors with galvanized anchors designed to withstand the design forces. Consult a licensed professional in the state of florida to prepare a repair protocol, if needed.

2. Stucco cracks found multiple locations and Spalling stucco areas.

- a. Remove the stucco in the affected areas and repair the stucco as per the repair protocols prepared by a licensed engineer in the state of Florida. A tap test would be required to access the extend of the stucco delamination. If upon removal of the stucco, the contractor finds the structural substrate damaged/cracked, m2e would be required to inspect the condition and provide with a repair protocol to address the issue. The stucco can then be reinstalled following the repair protocol prepared by a licensed engineer in the state of florida.

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5.4 GARAGE DEFICIENCIES

OBSERVATIONS:

m2e's inspection revealed the following:

1. Structural cracks in wall, ceiling and columns (Photo # 66 through Photo # 75)
2. Spalling concrete areas (Photo # 76 and Photo # 77)
3. Signs of presence of water (Photo # 78 and Photo # 79)
4. Floor cracks throughout the garage (Photo # 80 through Photo # 83)

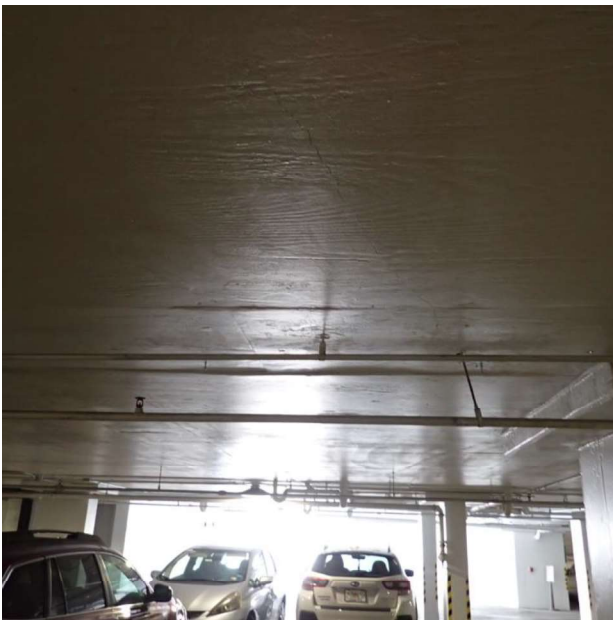


Photo # 66 Crack in garage ceiling



Photo # 67 Closeup of Photo # 66

[INTENTIONALLY LEFT BLANK]



Photo # 68 Crack in garage ceiling



Photo # 69 Closeup of Photo # 68



*Photo # 70 Crack in garage ceiling near pipes
running longitudinal*



Photo # 71 Wall crack

1



Photo # 72 Crack in garage ceiling

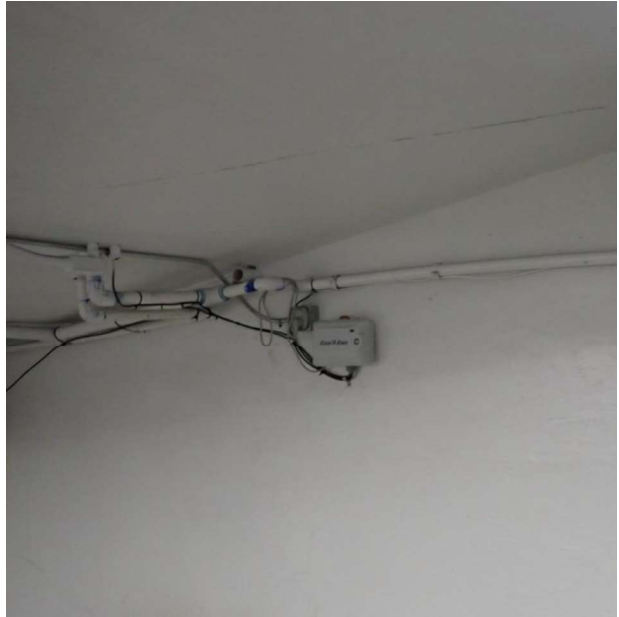


Photo # 73 Crack in ceiling near the air vent

2

3



Photo # 74 Crack in garage beam



Photo # 75 Crack in garage beam and ceiling

4

5

6

7



Photo # 76 Spalling concrete in the ceiling



Photo # 77 Spalling concrete in ceiling and wall



Photo # 78 Sign of water intrusion in garage wall

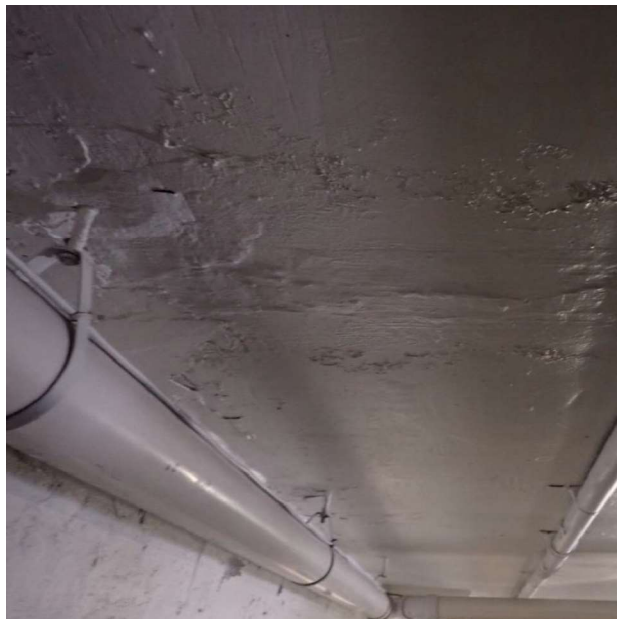


Photo # 79 Sign of water intrusion

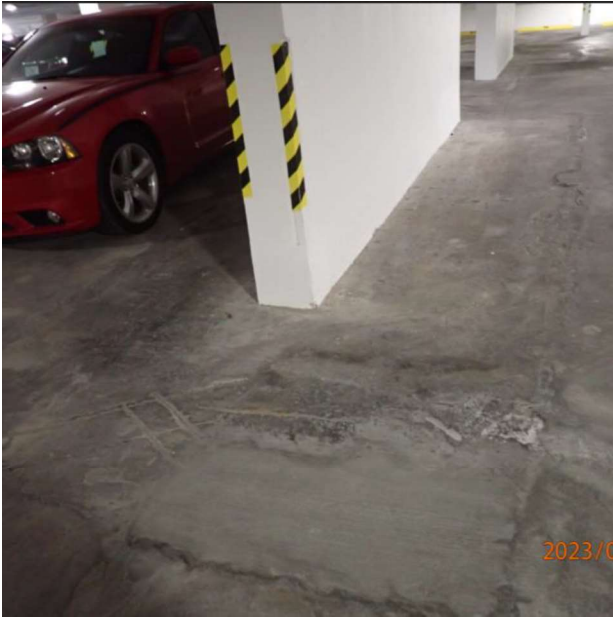


Photo # 80 Crack in garage floor, seemingly around the outline of the footer



Photo # 81 Crack in garage floor



Photo # 82 Crack in garage floor, seemingly around the outline of the footer



Photo # 83 Crack in garage floor around outline of footer

RECOMMENDATION:

Client to hire a licensed engineer and general contractor to further evaluate deficiencies, and prepare repair protocol, construction documents, quantities, and cost estimates. At a minimum, m2e recommends:

1. Structural cracks in wall, ceiling and columns.

a. The cracks on the slab on grade appear to be dormant in nature and probably are result of shrinkage and irregular loading. All cracks shall be repaired per repair protocols provided by a licensed engineer in the state of florida to avoid water intrusion and subsequently compromising the structural integrity of the element.

b. The surface cracking on the structural elements i.e. concrete beams and columns and concrete walls should be addressed at the earliest. The cause of these cracks should be further evaluated and repaired as per the repair protocols/drawings/specifications provided by a licensed engineer in the state of florida.

c. Cracks in the garage elevated floors should be further evaluated and repaired per the repair protocols/drawings/specifications provided by a licensed engineer in the state of florida.

2. Spalling concrete areas.

a. Localized spalling of the concrete and exposed rebar shall be repaired per repair protocols provided by a licensed engineer in the state of florida.

3. Signs of presence of water.

a. Standing water at low spots on the garage slab would eventually make its way through the concrete cracks and detoriate the embedded rebar. Positive drainage shall always be maintained per florida building code to avoid further deterioration.

6. RELIANCE AND GENERAL LIMITATIONS

1 This report is intended for review as a complete document. Therefore, the interpretations and
2 conclusions drawn from the review of any individual section are the sole responsibility of the
3 user.

4 Additionally, the scope of services performed in the execution of this assessment may not be
5 appropriate to satisfy the needs of other users, and any use or re-use of this document or its
6 findings, conclusions, or recommendations is at risk to the user. m2e is not responsible for
7 conclusions, opinions, or recommendations made by others based on this information.

8 The assessment was not an evaluation of the building's original design and makes no
9 representation concerning the building's conformance to any building code beyond what was
10 readily observable and within the scope of our assessment. Defects in the original design or
11 latent construction defects may exist that were not evaluated during the assessment process
12 as they were beyond the scope of the services. Such defects, if present, could impact the
13 building's performance.

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7. CLOSURE

m2e performed professional services following the applicable standard of care. m2e based all findings, opinions, and recommendations on visual observations, professional experience, interviews with those knowledgeable about the circumstances pertinent to the subject investigation, evaluation of reviewed documentation, and current industry-standard practices.

m2e's assessment is a *limited* evaluation limited to readily observable and easily accessible conditions. m2e's visual observations include no specific knowledge of concealed construction or subsurface conditions at locations not exposed, and latent defects may exist that could impact the building's performance. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions unless otherwise noted. m2e did not evaluate the building's design or accuracy of the as-built condition to the original and permitted design intent.

m2e's observations and the ensuing preparation of the report reflected the condition of the building when it was evaluated. This assessment is not a warranty or guarantee for any period. Even properly designed and constructed buildings require continued, regular maintenance and regular evaluations by qualified professionals to continue to perform for their continued use and occupancy. In the case of the subject structure, this requires ongoing, regular evaluation of critical structural elements and proper maintenance of structural elements and elements that have the potential to degrade structural performance.

In performing this assignment, m2e relied upon publicly available information, the information provided by the Client, and information provided by third parties. Accordingly, the opinions in this report are valid only to the extent that the information provided was accurate and complete.

This report summarizes m2e's findings, opinions, and recommendations as of the date of issuance. Should new information or additional documentation become available, m2e reserves the right to amend or revise its opinions and recommendations

END OF REPORT



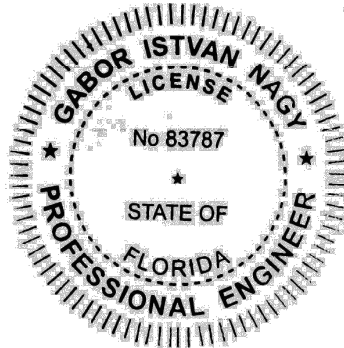
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

03-4117-033-0001

JURISDICTION NAME:

Coral Gables Biltmore



LICENSEE NAME: Gabor I. Nagy

TITLE: PE, SE

ADDRESS: 201 Alhambra Cir, Coral Gables, FL 33134

(954) 790-9741

SIGNATURE:

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

1. DESCRIPTION OF BUILDING

a. Name on Title: GABLES LAROC CONDO

b. Building Street Address: 441 VALENCIA AVE, CORAL GABLES, FL 33134

Bldg. #:

c. Legal Description: CORAL GABLES BILTMORE SEC PB 20- 28 LOTS 40 THRU 48 BLK Attached: ☐

d. Owner's Name: Gables Laroc Condominium Association Inc

e. Owner's Mailing Address: 441 VALENCIA AVE, CORAL GABLES, FL 33134

f. Folio Number of Property on which Building is Located: 03-4117-033-0001

g. Building Code Occupancy Classification: 0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL

h. Present Use: RESIDENTIAL

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

13 story building, reinforced concrete columns, concrete and CMU walls on shallow foundations supported on piles. PT concrete slabs. Decorative non-structural columns on exterior of building.

j. Number of Stories: 13

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

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

m. Additional Comments:

N/A

n. Additions to original structure:	
N/A	
o. Total Actual Building Area of all floors: 54,929	S.F.

2. INSPECTIONS
a. Date of Notice of Required Inspection: 02/01/2023
b. Date(s) of actual inspection: 07/06/2023
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:
Gabor I. Nagy, PE, SE, Structures, Lic. #: 83787
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): Yes
1. If required, describe, and indicate acceptance:
Concrete crack repairs in garage. Stucco crack repairs and substrate investigation at certain locations.
Corroded column anchors and column sections.
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
Structural repairs are isolated to sections of the building that are not main structural components, therefore they won't affect the overall integrity of the structure.
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): Yes
1. Explanation/Comments:
N/A

3. SUPPORTING DATA

- a. yes Additional sheets of written data
- b. yes Photographs provided (where required plus each building elevation)
- c. _____ Drawings or sketches (aerial, site, footprint, etc.)
- d. _____ Test reports

4. FOUNDATION

a. Describe the building foundation:

Reinforced concrete columns and footers supported on 14" diam. auger cast piles. 12" thick reinforced concrete slab.

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

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

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

PROVIDE PHOTO

N/A

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

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

1. Describe:

5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO

1. Bulging: No bulging was noticeable. Good condition.

2. Settlement: No settlement was noticeable. Good condition.

3. Deflections: No deflection was noticeable. Good condition.

4. Expansion: Good condition.

5. Contraction: Good condition.

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
N/A	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
Stucco cracks at multiple locations at building envelope. Some locations suggest substrate deficiency. Decorative steel columns and anchor bolts show corrosion.	
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
N/A	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
Corrosion of decorative metal columns and anchor bolts.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
N/A	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
Residential	
h. Signs of overloading? (Yes/No): No	
1. Describe:	

6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)		PROVIDE PHOTO
a. Concrete masonry units: Good		
b. Clay tile or terra cotta units: N/A		
c. Reinforced concrete tie columns: N/A		
d. Reinforced concrete tie beams: N/A		
e. Lintel: N/A		
f. Other type bond beams:		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: Fair		
2. Veneer: N/A		
3. Paint only: Good		
4. Other (describe):		
N/A		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO
1. Vapor barrier: N/A		
2. Furring and plaster: N/A		
3. Paneling: N/A		
4. Paint only: Good		
5. Other (describe):		
N/A		
i. Cracks:		PROVIDE PHOTO
1. Location (note beams, columns, other): garage wall, beam		
2. Description:		
hairline cracks in multiple locations		
j. Spalling		PROVIDE PHOTO
1. Location (note beams, columns, other): N/A		
2. Description:		

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

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Flat roof, 6 1/2" PT Slab, TPO roof cover. Fair condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
Air conditioning equipment, other heavy equipment, support beam framing is corroded. Fair Condition.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
Floor drains with leaf guards, overflow drains are pipes. Fair condition.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
CMU wall with stucco exterior cover and steel frame support system.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
N/A.	

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
TPO roofing membrane. Fair condition.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
N/A.	
8. Note any expansion joints and condition:	PROVIDE PHOTO
N/A.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
6 1/2" thick PT reinforced concrete slab, all levels, spans vary. Good condition.	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
6 1/2" thick PT reinforced concrete slab, multiple locations on each side of building. Good condition.	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
Reinforced concrete stairs on north side of building. Two elevators north side of building. Good condition.	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
Reinforced concrete slab on grade and on concrete columns on north side of building. Good condition.	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
CMU block with stucco exterior. 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.	
N/A.	

8. STEEL FRAMING SYSTEM	
a. Description of system at each level:	PROVIDE PHOTO
N/A.	
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO
N/A.	
c. Steel connections: describe type and condition:	PROVIDE PHOTO
N/A.	
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	PROVIDE PHOTO
N/A.	
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	PROVIDE PHOTO
N/A.	
f. Elevator sheave beams and connections, and machine floor beams: note condition:	PROVIDE PHOTO
N/A.	

9. CONCRETE FRAMING SYSTEM	
a. Full description of concrete structural framing system:	PROVIDE PHOTO
Reinforced concrete columns, walls and CMU walls supporting 6 1/2" PT reinforced concrete slab.	
b. Cracking	
1. Significant or Not significant: Not significant.	
2. Location and description of members affected and type cracking:	
Hairline cracking in few location at garage level, mostly ceiling and garage walls.	

c. General condition	
Good.	
d. Rebar corrosion – check appropriate line	
1. None visible: ☒	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
N/A.	
3. Significant but patching will suffice:	PROVIDE PHOTO
N/A.	
4. Significant: structural repairs required (describe):	PROVIDE PHOTO
N/A.	
e. Samples chipped out in spall areas:	
1. No: ☒	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	PROVIDE PHOTO
N/A.	

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Type varies, most are sliding with aluminum frames.	
2. Anchorage: type and condition of fasteners and latches:	
Anchorage type not visible. Good condition.	

3. Sealant: type and condition of perimeter sealant and at mullions:	
Good condition.	
4. Interiors seals: type and condition at operable vents:	
Good condition.	
5. General condition:	
Good condition.	
6. Describe any repairs needed:	
N/A.	
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:	
3. Describe Condition of System:	
c. Exterior Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Sliding glass door.	
2. Anchorage: type and condition of fasteners and latches:	
Anchorage type not visible. Good condition.	
3. Sealant: type and condition of sealant:	
Good condition.	

4. General condition:
Good condition.
5. Describe any repairs needed:

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

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

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
Stucco	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
Stucco adhered to CMU block wall or concrete wall substrate.	
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):	
Cracks visible at multiple locations. Some areas indicate substrate deficiencies and further investigation is required.	

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	PROVIDE PHOTO
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)	
Decorative steel columns around the building perimeter. Showing signs of corrosion at column base.	
b. Indicate condition of the special feature, its supports, and connections:	
Fair condition.	

Reset Form



Photo # 1 NW Building Elevation



Photo # 2 North Building Elevation



Photo # 3 North Building Elevation



Photo # 4 East Building Elevation



Photo # 5 SE Building Elevation



Photo # 6 South Building Elevation



Photo # 7 South Building Elevation



Photo # 8 South Building Elevation