



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/19/2026

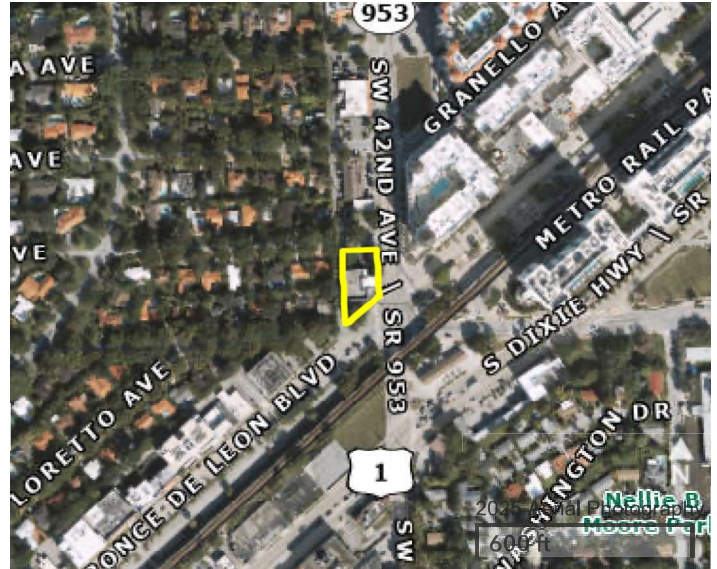
PROPERTY INFORMATION	
Folio	03-4120-022-4000
Property Address	4800 LE JEUNE RD CORAL GABLES, FL 33146-0000
Owner	PROPERTIES 4 US INC
Mailing Address	4800 LEJEUNE RD MIAMI, FL 33146
Primary Zone	5003 MIXED-USE
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	16,290 Sq.Ft
Living Area	16,290 Sq.Ft
Adjusted Area	14,317 Sq.Ft
Lot Size	16,806 Sq.Ft
Year Built	1985

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$4,621,650	\$4,621,650	\$4,621,650
Building Value	\$23,623	\$23,623	\$10,000
Extra Feature Value	\$108,758	\$110,484	\$0
Market Value	\$4,754,031	\$4,755,757	\$4,631,650
Assessed Value	\$2,359,669	\$2,145,154	\$1,950,140

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$2,394,362	\$2,610,603	\$2,681,510

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

SHORT LEGAL DESCRIPTION
PB 28-31
CORAL GABLES RIVIERA SEC 1 REV
LOTS 21 THRU 27 BLK 35
LOT SIZE 16806 SQUARE FEET
OR 13888-1587 1088 6



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,359,669	\$2,145,154	\$1,950,140
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,754,031	\$4,755,757	\$4,631,650
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,359,669	\$2,145,154	\$1,950,140
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,359,669	\$2,145,154	\$1,950,140

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/03/2015	\$4,000,000	29768-0434	Qual by exam of deed
10/01/1988	\$1,050,000	13888-1587	Other disqualified
02/01/1980	\$360,000	10661-1093	Sales which are qualified

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

City's Exhibit #1

List of service addresses for 4800 Le Jeune Rd

<u>OWNER (OWNER DESIGNATED ADDRESS)</u> <u>Owner (Registered Agent address)</u> PROPERTIES 4 US, INC. C/O RICHARD J. DIAZ, P.A. REGISTERED AGENT 3127 PONCE DE LEON BLVD CORAL GABLES, FL 33134-6816	<u>OWNER (SUNBIZ RA ADDRESS)</u> QFO PARTNERS LLC C/O AMADEO LOPEZ-CASTRO, III REGISTERED AGENT 7400 SW 57 CT, STE 202 S MIAMI, FL 33143-5356
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Permits and Inspections: Search Results

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PU-22-10-7782	10/04/2022	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	Lost plan fee/certified copy for bl16066488	final	10/05/2022	10/05/2022	0.00
BL-22-08-8941	08/31/2022	4800 LE JEUNE RD	BLDG PERMIT CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-16-06-6488 STOREFRONT WINDOWS (52) & DOORS(3) -CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000	final	09/15/2022	11/15/2022	0.00
BL-22-08-8940	08/31/2022	4800 LE JEUNE RD	ROOFING PERMIT CHANGE OF CONTRACTOR	INCORRECT	canceled		08/31/2022	0.00
BL-22-08-8857	08/23/2022	4800 LE JEUNE RD	MISCELLANEOUS WORK	***SUPERCEDED BY UNST-23-03-0017***UNSAFE STRUCTURE- CONSTRUCTION REGULATION CASE 21-2266 FOR EXPIRED PERMITS	canceled	11/29/2022	04/14/2023	0.00
RV-22-02-7356	02/03/2022	4800 LE JEUNE RD	REVISION TO PERMIT	*** CANCELLED - SEE BLDB-22-06-0795 FOR PERMIT AND REVIEW ***	canceled		06/09/2022	0.00
EX-21-07-7857	07/16/2021	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	RENEWAL FOR BL-16-05-6522 - 180 DAYS - NO MORE EXTENSIONS COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)	final	07/29/2021	07/29/2021	0.00
ZN-21-07-7745	07/14/2021	4800 LE JEUNE RD	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	COMMERCIAL * INSTALLATION OF TEMP FENCE AROUND THE PROPERTY PERMITER \$3,258	canceled		04/20/2022	0.00
EL-21-06-7506	06/04/2021	4800 LE JEUNE RD	ELEC COMMERCIAL / RESIDENTIAL WORK	REPAIR ELECTRICAL ROOM DO TO DAMAGE	final	06/30/2021	09/22/2021	0.00
PW-20-12-4819	12/01/2020	4800 LE JEUNE	UTILITY PERMIT	INSTALLATION OF NEW ANCHOR TO	final			

City's Exhibit #3

		RD							
					REPLACE DETERIOTED ONE. TO REMOVE AND RESTORE 25SF OF PAVEMENT. RESUBMITTED MOT 1/12/21				
CE-20-03-6587	03/05/2020	4800 LE JEUNE RD	CODE ENF BOARD/MITIGATION	GovQA - CB Case CE281513	final	03/10/2020	03/10/2020	0.00	
EX-20-02-5666	02/24/2020	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-16-06-6488 (60 DAYS ONLY) STOREFRONT WINDOWS (52) & DOORS(3) -CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000	final	03/16/2020	03/16/2020	0.00	
CE-19-01-2885	01/07/2019	4800 LE JEUNE RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE281305	final	01/09/2019	01/09/2019	0.00	
EX-18-11-2744	11/06/2018	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-16-05-6522 /COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)	final	11/21/2018	11/21/2018	0.00	
CE-18-10-3867	10/25/2018	4800 LE JEUNE RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/25/2018	10/25/2018	0.00	
EX-18-03-3369	03/08/2018	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR BL-16-05-6522** COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)	final	03/08/2018	03/08/2018	0.00	
CE-17-08-1151	08/02/2017	4800 LE JEUNE RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA Ticket's - CE270514 & CE267465	final	08/04/2017	08/04/2017	0.00	
EX-17-06-2329	06/26/2017	4800 LE JEUNE RD	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR BL-16-05-6522** COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)	final	06/26/2017	06/26/2017	0.00	
RV-16-11-6745	11/07/2016	4800 LE JEUNE RD	REVISION TO PERMIT	REVISION- ARCHITECTURAL & STRUCTURAL PAGES	final	02/08/2017	02/08/2017	0.00	
RV-16-10-6444	10/13/2016	4800 LE JEUNE RD	REVISION TO PERMIT	CANCELLED REPLACED BY RV- 16-11-6745 STRUCTURAL REVISION	canceled		03/02/2017	0.00	
BL-16-06-6488	06/03/2016	4800 LE JEUNE RD	INT / EXT ALTERATIONS	CHANGE OF CONTRACTOR TO BL-22-08-8941 STOREFRONT WINDOWS (52) &	canceled	07/21/2016	10/24/2022	0.00	

Permit ID	Issue Date	Address	Project Description	Work Description	Status	Start Date	End Date	Amount
				DOORS(3) -CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000				
AB-16-05-7327	05/24/2016	4800 LE JEUNE RD	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *REV TO PERMIT- STRUCTURAL * REV #2 WINDOWS (52)/ DOORS(3) -CLEAR ANODIZE FRAMED/ GRAY GLASS POSTED \$84,000	final	05/24/2016	12/20/2021	0.00
EL-16-05-6948	05/18/2016	4800 LE JEUNE RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATIONS ONLY. REPLACE ALL FIXTURE IN CONSTRUCTION AREAS	pending			0.00
UP-16-05-6523	05/10/2016	4800 LE JEUNE RD	UPFRONT FEE - THIS IS NOT A PERMIT	INTERIOR ALTERATIONS ONLY. (\$92,000)	final	05/10/2016	05/10/2016	0.00
BL-16-05-6522	05/10/2016	4800 LE JEUNE RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000) ** Cited For EXP See NOVI22070906**	stop work	10/14/2016		0.00
PU-16-02-3031	02/29/2016	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 28981	final	02/29/2016	02/29/2016	0.00
ZN-15-09-4807	09/25/2015	4800 LE JEUNE RD	PAINT / RESURFACE FL / CLEAN	*COMMERCIAL* PRESSURE CLEAN & PAINT -WALLS: SW7063 NEBULOUS WHITE (LIGHT GRAY)/ ROOF: SW7069 IRON ORE (DARK GRAY) \$9000	final	09/28/2015	10/30/2015	0.00
AB-15-09-4422	09/17/2015	4800 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* PRESSURE CLEAN & PAINT -WALLS: SW7063 NEBULOUS WHITE (LIGHT GRAY)/ ROOF: SW7069 IRON ORE (DARK GRAY) \$9000	final	09/17/2015	10/30/2015	0.00
ZN-15-09-4037	09/10/2015	4800 LE JEUNE RD	DUMPSTER / CONTAINER	CANCELLED - DUMPSTER	canceled		10/01/2015	0.00
CE-15-08-4452	08/11/2015	4800 LE JEUNE RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/13/2015	08/13/2015	0.00
PU-15-06-5641	06/22/2015	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ COPY OF FLOOR PLAN AND ELEVATIONS	final	06/22/2015	06/22/2015	0.00
CE-14-11-4864	11/26/2014	4800 LE JEUNE RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/08/2014	12/08/2014	0.00
PU-14-08-3738	08/27/2014	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ A CD AND FLOOR PLAN COPIES	final	08/27/2014	08/27/2014	0.00
CE-14-08-2175	08/05/2014	4800 LE JEUNE RD	CODE ENF WARNING PROCESS	WT20565 FOLLOW UP: NO VIOLATION	final	08/05/2014	08/05/2014	0.00

CE-14-08-2116	08/04/2014	4800 LE JEUNE RD	CODE ENF WARNING PROCESS	WT20565 5-1901 ZC (SNT) MORE THAN 2 SIGNS ON PROPERT I.E. 4 SIGNS (2 FOR SALE & 2 USED FURNITURE). REMOVE USED FURNITURE SIGNS. SPOKE W/PAT (954) 849- 3416 AND MESSAGE (305) 439- 9991SHEPPARD	final	08/04/2014	08/04/2014	0.00
CE-13-08-1864	08/30/2013	4800 LE JEUNE RD	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	09/04/2013	09/04/2013	0.00
CE-13-06-0374	06/05/2013	4800 LE JEUNE RD	CODE ENF WARNING PROCESS	VERBAL WARNING (SNA) 5-1 SPOKE TO OLIVIA/POLENTA REGARDING SIGN ON SIDEWALK AND WALKWAY. SHE REMOVED RIGHT AWAY	final	06/05/2013	06/06/2013	0.00
PU-13-04-0664	04/10/2013	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 20145B	canceled		01/13/2014	0.00
PU-12-07-1446	07/24/2012	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 32812B 34254B	final	07/26/2012	07/26/2012	0.00
ZN-11-12-5997	12/14/2011	4800 LE JEUNE RD	ASPHALT - RESURFACE / SEALANT	SEALCOAT & RE- STRIPE DRIVEWAY \$1,972	final	01/04/2012	08/11/2015	0.00
PU-11-05-6343	05/17/2011	4800 LE JEUNE RD	PUBLIC RECORDS SEARCH	REQ FLOOR PLAN COPY OF PERMIT 28981B CRM INV 013328	final	05/18/2011	05/18/2011	0.00
ZN-09-10-2778	10/14/2009	4800 LE JEUNE RD	PAINT / RESURFACE FL / CLEAN	PAINT ROOF TRIM BM 2095-10 (BROWN) \$6,200	final	10/16/2009	11/04/2009	0.00
AB-09-10-2581	10/12/2009	4800 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	PAINT ROOF TRIM (BM 2095-10) \$6200	final	10/12/2009	11/04/2009	0.00
ZN-09-02-2035	02/18/2009	4800 LE JEUNE RD	AWNING / CANOPY - RECOVER	2 AWNING RECOVERS (BROWN) \$4,800	final	03/18/2009	04/17/2009	0.00
AB-09-02-1621	02/09/2009	4800 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL - 2 AWNING RECOVERS (BROWN) \$4800	final	02/09/2009	04/17/2009	0.00

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

ENERGOV REPORT

2022-2025

REVR-25-08-4135	Revision to Permit	Commercial	Denied	08/26/2025			ELECTRICAL REVISION	4800 LE JEUNE RD	2ND & 3RD FLOORS
BLDB-25-08-3594	FBC Building (Commercial)	Other	Denied	08/12/2025			REVISION ON A MASTER PERMIT	4800 LE JEUNE RD	
PLUB-25-06-1218	Plumbing Commercial	New Construction	Issued	06/06/2025	06/16/2026		COMMERCIAL INTER. ALT., (BUILDING, MECH., ELEC., PLUMBING) @ 2 & 3 FLOORS	4800 LE JEUNE RD	2ND & 3RD FLOORS
REVR-25-04-3593	Revision to Permit	Commercial	Finald	04/16/2025		01/13/2026	PAINT WINDOWS AND DOORS FRAMING SW 2808	4800 LE JEUNE RD	
PEXT-25-04-1824	Permit Extension/ Renewal	Building	Cancelled	04/16/2025		04/21/2025	CANCELLED APPLIED INCORRECTLY. REVISION NEEDED, NOT EXTENSION. --***WINDOWS AND DOORS FRAMING SW 2808	4800 LE JEUNE RD	
ZONC-24-12-0517	Zoning Commercial	Painting	Finald	12/20/2024	08/13/2025	05/16/2025	WINDOWS AND DOORS FRAMING SW 7048	4800 LE JEUNE RD	
CHON-24-10-0606	Change of Contractor	Building	Finald	10/10/2024		10/22/2024	Flat roof replacement to 1st story roof and to stair roof only, repairs to metal mansard hips	4800 LE JEUNE RD	
ZONC-24-09-0480	Zoning Commercial	Other	Denied	09/20/2024			PARKING LOT SEAL COATING	4800 LE JEUNE RD	
PWKS-24-09-2962	Public Works Permit	Resurfacing	Cancelled	09/12/2024		09/17/2024	CANCELLED - The permit has been cancelled due to an incorrect type of work permit. - SEAL COATING ON EXISTING ASPHALT	4800 LE JEUNE RD	
BLDB-24-08-2791	FBC Building (Commercial)	Other	Cancelled	08/15/2024		08/19/2024	CREATED IN ERROR PLEASE APPLY UNDER THE SUB RECORD TAB UNDER MASTER PERMIT. ** CHANGE OF CONTRACTOR	4800 LE JEUNE RD	
ZONC-24-08-0456	Zoning Commercial	Painting	Finald	08/15/2024	03/27/2025	12/13/2024	EXTERIOR PAINTING WALLS ONLY: SW 6021 DREAMY WHITE	4800 LE JEUNE RD	
RECT-24-06-0353	Building Recertification	Recertification	Denied	06/18/2024			BUILDING RECERTIFICATION (YEAR BUILT 1985)	4800 LE JEUNE RD	
PEXT-24-03-0643	Permit Extension/ Renewal	Building	Finald	03/20/2024		03/22/2024	***03/21/2024***EXTENSION TO PERMIT IN ORDER TO COMPLETE REVISION REVR-24-03-1953 AND WORK UNDER BLDB22-04-0642	4800 LE JEUNE RD	
REVR-24-03-1953	Revision to Permit	Commercial - Roofing	Finald	03/08/2024		10/22/2024	REVISION TO INCLUDE REPLACEMENT OF METAL MANSARDS *** DREXEL METALS/METAL/DARK BRONZE***	4800 LE JEUNE RD	
PEXT-23-09-0262	Permit Extension/ Renewal	Building	Finald	09/20/2023		09/25/2023	9/22/2023****extension to permit in order to continue working to complete work.	4800 LE JEUNE RD	



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

7021 2720 0001 4959 0694

PROPERTIES 4 US INC
4800 LEJEUNE RD
MIAMI, FL 33146

RE: 4800 LE JEUNE RD
FOLIO # 03-4120-022-4000
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 1985. 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

2/1/2023

VIA CERTIFIED MAIL

7021 2720 0001 4959 0458

288 ARAGON LLC
288 ARAGON AVE C
CORAL GABLES, FL 33134

RE: 288 ARAGON AVE
FOLIO # 03-4108-006-3601
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 1985. 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 6622

PROPERTIES 4 US INC
4800 LEJEUNE RD
MIAMI, FL 33146

RE: 4800 LE JEUNE RD
FOLIO # 03-4120-022-4000

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 1985. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1067
RECT-24-06-0353

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3950 58

Properties 4 US Inc
C/O Richard J. Diaz, P.A., Registered Agent
3127 Ponce De Leon Blvd
Coral Gables, FL 33134-6816
Respondent.

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

Date: April 2, 2026

Re: **4800 Le Jeune Rd**, Coral Gables, FL 33146, Lots 21 thru 27 Blk 35, PB 28-31, Coral Gables Riviera
Sec 1 Rev and 03-4120-022-4000 ("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 **April 13, 2026, at 2:00 p.m.**

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

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

City's Exhibit #5

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

Please govern yourself accordingly.

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

ADA NOTICES

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

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

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

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

c: OFO Partners LLC, C/O Amadeo Lopez- Castro, III, Registered Agent, 7400 SW 57 Ct, Ste. 202, S, Miami, FL 33143-5356
9589 0710 5270 1749 3950 65



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

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

I, Brayan Seiva Castillo, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 4800 Le Jeune Rd, ON 4/2/26 AT
3:39 PM.

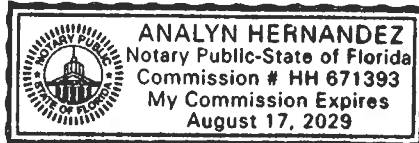
Brayan Seiva Castillo
Employee's Printed Name

B. Seiva
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 3 day of April, in the year 2026, by
Brayan S. Castillo 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. 26-1067
RECT-24-06-0353

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3950 58

vs.

Properties 4 US Inc
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4/2/26, 3:39 PM

City's Exhibit #7



visit our website

**simulation
experience**

Sand Trap

**coming
soon**



Sand Trap

Sand Trap

Sandies 4800

Sand trap

**coming
soon**

4/2/26, 3:40 PM





CFN 2015R0578033
 OR BK 29768 Pgs 434-435 (2Pgs)
 RECORDED 09/08/2015 11:12:37
 DEED DOC TAX \$24,000.00
 SURTAX \$18,000.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

Deborah M. Martin, Esq.

Martin Law, P.A.

6025 Coral Way

Miami, Florida 33155

RECORD AND RETURN TO:

Steven M. Lee P.A.

1200 Southwest 2nd Avenue

Miami, Florida 33130

Property Appraisers Parcel Identification (Folio) Numbers:

03-4120-022-4000

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 3rd day of September 2015 by G.H.L Partnership, a Florida general partnership whose post office address is: 4600 Santa Maria Street, Coral Gables, Florida 33146 herein called the grantor, to Properties 4 Us, Inc., a Florida corporation whose post office address is: 4800 Le Jeune Road, Miami, Florida 33146, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MIAMI-DADE County, State of Florida, viz.:

Lot 21, less portion thereof deeded to Dade County by Special Warranty Deed dated June 16, 1961, filed on July 5, 1961, under Clerk's File Number 1961-114436, of the Public Record of Miami-Dade County, Florida and all of Lots 22, 23, 24, 25, 26 and 27 in Block 35 of CORAL GABLES RIVIERA SECTION PART ONE, according to the Plat thereof as recorded in Plat Book 28 Page 31 of the Public Records of Miami-Dade County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

(Notary Acknowledgement on Second Page)

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

Signed, sealed and delivered in the presence of:

G.H.L Partnership, a Florida general partnership

Witness #1 Printed Name: Deborah M. Martin
Witness #2 Printed Name: Maggie Rosa

Witness #1 Printed Name: Deborah M. Martin
Witness #2 Printed Name: Maggie Rosa

Witness #1 Printed Name: Deborah M. Martin
Witness #2 Printed Name: Maggie Rosa

By: [Signature]
Charles K. George, as Partner

By: [Signature]
Charles M. Hartz, as Partner

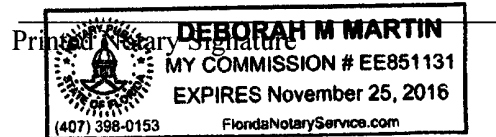
By: [Signature]
Mitchell L. Lundeen, as Partner

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 3rd day of **September, 2015** by Charles K. George, as Partner, Charles M. Hartz, as Partner and Mitchell L. Lundeen, as Partner of the G.H.L Partnership. They are personally known to me or have produced Driver's Lic as identification.

[Signature]
Notary Signature

My Commission Expires:





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

Detail by Entity Name

Florida Profit Corporation
PROPERTIES 4 US, INC.

Filing Information

Document Number P00000116278
FEI/EIN Number 65-1065241
Date Filed 12/21/2000
State FL
Status ACTIVE

Principal Address

3127 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Changed: 04/19/2006

Mailing Address

3127 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Changed: 04/19/2006

Registered Agent Name & Address

DIAZ, RICHARD J.P.A.
3127 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

Address Changed: 04/19/2006

Officer/Director Detail

Name & Address

Title PD

SANTISTEBAN, ANA M
3127 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Title VD

DIAZ, RICHARD J
3127 PONCE DE LEON BLVD
CORAL GABLES, FL 33135

Annual Reports

Report Year	Filed Date
2024	02/06/2024
2025	02/10/2025
2026	01/12/2026

Document Images

01/12/2026 -- ANNUAL REPORT	View image in PDF format
02/10/2025 -- ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format
02/01/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
04/27/2020 -- ANNUAL REPORT	View image in PDF format
02/04/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/06/2017 -- ANNUAL REPORT	View image in PDF format
03/04/2016 -- ANNUAL REPORT	View image in PDF format
03/10/2015 -- ANNUAL REPORT	View image in PDF format
04/14/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
06/11/2012 -- ANNUAL REPORT	View image in PDF format
01/10/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
03/26/2007 -- ANNUAL REPORT	View image in PDF format
04/19/2006 -- ANNUAL REPORT	View image in PDF format
01/04/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
05/16/2003 -- ANNUAL REPORT	View image in PDF format
05/08/2002 -- ANNUAL REPORT	View image in PDF format
03/30/2001 -- ANNUAL REPORT	View image in PDF format
12/21/2000 -- Domestic Profit	View image in PDF format



Florida Department of State, Division of Corporations



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

CASE REFERENCE NUMBER:

LICENSEE NAME: Jose A. Martinez, PE

TITLE: Professional Engineer

JURISDICTION NAME:

ADDRESS: 24 E 5 St, Ste # 1D

Hialeah, FL 33010

City of Coral Gables

SIGNATURE:

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

1. DESCRIPTION OF BUILDING	
a. Name on Title:	Properties 4 Us Inc
b. Building Street Address:	4800 Le Jeune Rd, Coral Gables Bldg. #: 1
c. Legal Description:	Lots 21 Thru 27 Blk 35, Coral Gables Riviera Sec 1 Rev, PB 28-31, M ₁ Attached: <input type="checkbox"/>
d. Owner's Name:	Properties 4 Us Inc
e. Owner's Mailing Address:	4800 Le Jeune Rd, Miami, FL 33146
f. Folio Number of Property on which Building is Located:	03-4120-022-4000
g. Building Code Occupancy Classification:	Mixed use
h. Present Use:	Office Bldg
i. General Description of building (overall description, structural systems, special features):	Three Story, CBS walls, Concrete slabs and flat roof on the three story area. The structure attached to it is a one story metal roof with metal roof deck and glass around. On the three story area there is some parking below the structure. A wood frame mansard runs around all the structure.
j. Number of Stories:	3 k. Is this a Threshold Building¹ as per 553.71(12) F.S. (Yes/No): No
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached:	<input checked="" type="checkbox"/>
m. Additional Comments:	Built in 1985

n. Additions to original structure:	
o. Total Actual Building Area of all floors: 14,317	S.F.

2. INSPECTIONS

a. Date of Notice of Required Inspection:	
b. Date(s) of actual inspection: May 22, 2024	
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:	
Jose A. Martinez, PE Lic #: PE-031509	
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: N/A: <input checked="" type="checkbox"/>	
e. Are Any Structural Repairs Required? (YES/NO): Yes	
1. If required, describe, and indicate acceptance:	
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): No	
1. Explanation/Conditions:	
Building is actually empty	
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:	
Code enforcement CASES: CE297928-110420, NOVI-22-050472 MAINTENANCE OF STRUCTURE, CE281513 AND NOVI22-050628 EXPIRED PERMITS, 22-4466 UNSAFE STRUCTURES, NOVI-22-07-0906 WORK WITHOUT A PERMIT.	

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

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

4. FOUNDATION

a. Describe the building foundation:

Continuous footings under bearing walls and footings at columns.

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

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

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

PROVIDE PHOTO 4d

None visible

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

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

1. Describe:

5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO 5a

1. Bulging: Good

2. Settlement: Good

3. Deflections: Good

4. Expansion: Good

5. Contraction: Good

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
Two CBS walls of approximately four feet each were removed one in the third floor and another at the second floor, the tie beams were left in place with the exposed steel. There is also a hole in the third floor that was opened and rebars cut.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
There is moisture penetration thru the roof and it goes all the way down to the second floor. There is mildew present in those areas.	
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO 5d
There is hairline cracks in the roof structure and also in two beams on third floor and in the floor of the third floor and there are some hairline cracks at the beams below the windows in front of the windows at the second floor.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
The metal joists show some signs of oxidation as well as the metal deck at the one story structure. For concrete see above.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
Some work had started in general without permits but it was sloped.	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Commercial	
h. Signs of overloading? (Yes/No):	
1. Describe:	
None visible	

6. MASONRY BEARING WALL: (Indicate good, fair, needs repair on appropriate lines)	This Section is N/A: <input type="checkbox"/>	PROVIDE PHOTO 6
a. Concrete masonry units: Good		
b. Clay tile or terra cota units: N/A		
c. Reinforced concrete tie columns: Good		
d. Reinforced concrete tie beams: Needs Repair Some cracks at the third floor visible		
e. Lintel: N/A		
f. Other type bond beams: N/A		PROVIDE PHOTO 6f
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: Good		
2. Veneer: N/A		
3. Paint only: Fair		
4. Other (describe):		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO 6h
1. Vapor barrier: N/A		
2. Furring and plaster: work in progress		
3. Paneling: N/A		
4. Paint only: some areas are painted some areas are been work at.		
5. Other (describe):		
i. Cracks:		PROVIDE PHOTO 6i
1. Location (note beams, columns, other): hairline cracks at roof structure and roof beams and floor		
2. Description:		
hairline		
j. Spalling		PROVIDE PHOTO 6j
1. Location (note beams, columns, other): None visible		
2. Description:		

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

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO 7a1
The roof structures are as follows in the three story are in a concrete deck and in the one story area is metal deck. The building has a wood mansard around the building, the top of the roofs is composed of a built-up roof in partial replacement and the mansard metal roofing in have way replacement also.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
A/C units in third floor areas, fair condition	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
Roof drain in center of flat roof and over flow in parapet areas.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO 7a4
Parapet is made of wood as part of mansards. Wood truss. Structures seem in good condition.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO 7a5
Mansard structure is made of trusses and look in good condition, roofing is being repaired.	

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO 7a6
In parapet the tin cap is visible and metal roofing is partially install in flat roof is covered with a new roof system not completed.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO 7a7
None visible	
8. Note any expansion joints and condition:	PROVIDE PHOTO 7a8
N/A	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO 7b1
Slab on grade first floor, structural concrete at second and third floor, roof deck is also concrete.	
2. Balconies: Indicate location, framing system, material, and condition:	N/A: <input checked="" type="checkbox"/> PROVIDE PHOTO 7b2
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b3
Concrete stairs, good condition.	
4. Ramps: indicate location, framing type, material, and condition:	N/A: <input checked="" type="checkbox"/> PROVIDE PHOTO 7b4
5. Guardrails and handrails: describe type, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b5
Railings at stairs are metal railings 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.	
Most areas are visible concrete walls exposed and slabs and ceilings.	

8. STEEL FRAMING SYSTEM		This Section is Not Applicable: <input type="checkbox"/>
a. Description of system at each level:	PROVIDE PHOTO 8a	
Steel columns, steel beams metal roof deck and steel joists system at one story area.		
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO 8b	
Need painting in some areas and treatment for corrosion at roof deck and joists for protection of system.		
c. Steel connections: describe type and condition:	PROVIDE PHOTO 8c	
Good condition		
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	PROVIDE PHOTO 8d	
There are areas protected at columns and beams with material where windows exist, nothing was removed at this time except for ceiling area.		
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	PROVIDE PHOTO 8e	
Some minor deterioration exist as explained earlier. Treatment required.		
f. Elevator sheave beams and connections, and machine floor beams: note condition:	N/A: <input type="checkbox"/>	PROVIDE PHOTO 8f
There is one elevator and structural system in this area is in good condition as well as equipment for elevator.		

9. CONCRETE FRAMING SYSTEM		This Section is Not Applicable: <input type="checkbox"/>
a. Full description of concrete structural framing system:	PROVIDE PHOTO 9a	
Concrete tie beams, columns, slab on grade, CBS walls, Structural roof deck, structural slabs on second floor and third floor.		
b. Cracking	PROVIDE PHOTO 9b	
1. Significant <input checked="" type="checkbox"/> or Not significant <input type="checkbox"/> :		
2. Location and description of members affected and type cracking:		
Even though the cracks are hairline cracks as noted before they shall be repaired and the two walls removed shall be looked at as well as the hole and cutting of steel reinforcement.		

c. General condition		
Fair		
d. Rebar corrosion – check appropriate line		
1. None visible:	<input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	N/A <input type="checkbox"/>	PROVIDE PHOTO 9d2
3. Significant but patching will suffice:	N/A <input type="checkbox"/>	PROVIDE PHOTO 9d3
4. Significant: structural repairs required (describe):	N/A <input type="checkbox"/>	PROVIDE PHOTO 9d4
e. Samples chipped out in spall areas:		
1. No:	<input checked="" type="checkbox"/>	PROVIDE PHOTO 9e
2. Yes, describe color, texture, aggregate, general quality:		
f. Identify any concrete framing member (e.g. slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g. efflorescence at underside of slab or at base of column or wall), or excessive deflection:		PROVIDE PHOTO 9f

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows/Storefronts/Curtainwalls/Skylights	PROVIDE PHOTO 10
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
All windows are fixed glass and store fronts in metal one story side, mostly in good condition. Only one window damaged at front of building in third floor and need to be replaced or repaired.	
2. Anchorage: type and condition of fasteners and latches: Good	
Mechanical screws	

3. Sealant: type and condition of perimeter sealant and at mullions: Fair
Exterior grade caulking
4. Interiors seals: type and condition at operable vents: Good
Caulking
5. General condition: Fair
6. Describe any repairs needed:
One window need to be repaired or replaced
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No
1. Previous Inspection Date:
2. Description of Curtain Wall Structural Glazing and adhesive sealant:
N/A
3. Describe Condition of System:
N/A
c. Exterior Swing and Overhead Doors
PROVIDE PHOTO 10c
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):
Metal doors, and glass doors, good condition
2. Anchorage: type and condition of fasteners and latches: Good
Mechanical screws
3. Sealant: type and condition of sealant: Good
Exterior grade caulking

4. General condition: Good
5. Describe any repairs needed:
None visible

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

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

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	This Section is N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 12
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):		

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

This Section
is N/A



PROVIDE PHOTO 13

a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, signs, etc.)

b. Indicate condition of the special feature, its supports, connections, and if repairs are required:

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES

This Section
is N/A:



PROVIDE PHOTO 14

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:

14A. CURRENT BFE: _____ ft. (Select Datum)

Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).

1. What is the wet season² ground water elevation (water table): _____ ft. (Select Datum)

2. What is the elevation of lowest parking garage finished floor: _____ ft. (Select Datum)

3. What is the elevation of the parking garage entrance: _____ ft. (Select Datum)

4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No)

Explanation:

5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes or No)

Explanation:

6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):

Describe:

7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:

Describe:

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

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

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

Reset Form



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

CASE REFERENCE NUMBER:

LICENSEE NAME: Jose A. Martinez, PE

TITLE: Professional Engineer

JURISDICTION NAME:

ADDRESS: 24 E 5 St, Ste # 1D

Hialeah, FL 33010

City of Coral Gables

SIGNATURE: _____

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

1. DESCRIPTION OF BUILDING	
a. Name on Title: Properties 4 Us INC	
b. Building Street Address: 4800 Le Jeune Rd, Coral Gables	Bldg. #:
c. Legal Description: Lots 21 Thru 27 Blk 35, Coral Gables	Attached: <input type="checkbox"/>
d. Owner's Name: Properties 4 Us INC	
e. Owner's Mailing Address: 4800 Le Jeune Rd	
f. Folio Number of Property on which Building is Located: 03-4120-022-4000	
g. Building Code Occupancy Classification: Mixed use	
h. Present Use: Office Bldg	
i. General Description of building (overall description, structural systems, special features):	
Three Story, CBS walls, Concrete slabs and flat roof on the three story area. The structure attached to it is a one story metal roof with metal roof deck and glass around. On the three story areas there is some parking below the structure. A wood frame mansard runs around all the structure.	
j. Number of Stories: 3	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): No
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	
Built in 1985	

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection: April 16, 2024

c. Name and qualifications of licensee submitting report:

Jose A. Martinez, PE Lic # PE - 031509

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

1. If required, describe, and indicate acceptance:

System is almost completely off except for second floor discuss through this report.

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

1. Explanation/Conditions:

Needs some repair for roofing and structural.

3. ELECTRICAL SERVICE PROVIDE PHOTO 3

a. Size: Voltage (120/208) Amperage (800) Type: Fuses () Breakers (X)

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

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

Comments:

The building has 6 main disconnects in meter room. The majority of this buildings mains and panels

are currently inactive because this building has no current occupants. The electrical system has no

current visible issues or infrared issues. The equipment that was connected was tested by infrared.

The reminder of equipment would need to be tested when all equipment is in service and connected.

4. METERING EQUIPMENT PROVIDE PHOTO 4

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

Comments:

5. ELECTRIC ROOMS	Not Applicable: <input type="checkbox"/>	PROVIDE PHOTO 5
1. Clearances:	Good (<input checked="" type="radio"/>)	Fair (<input type="radio"/>) Needs Correction (<input type="radio"/>)
Comments:		

6. GUTTERS	Not Applicable: <input type="checkbox"/>	PROVIDE PHOTO 6
1. Location:	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
2. Taps and Fill:	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		

7. ELECTRICAL PANELS	PROVIDE PHOTO 7
1. Panel # (A -1st F) Location: First floor, not active, disconnected, 225 Amps, Three Phase	
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
2. Panel # (B-2nd F) Location: Second floor, not active, disconnected, 225 Amps, Three Phase	
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
3. Panel # (C-3rd F) Location: Second floor, not active, disconnected, 225 Amps, Three Phase	
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
4. Panel # (D) Location: Second floor, massage parlor, active, 100 Amps, Three Phase	
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
5. Panel # (E) Location: Elevator room, active, 100 Amps, Three Phase	
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Use separate sheets for additional panels.	

Comments:
Building is actually empty

8. BRANCH CIRCUITS (Exiting panel enclosure)				PROVIDE PHOTO 8
1. Identified:	Yes (<input checked="" type="radio"/>)	Must be Identified	(<input type="radio"/>)	
2. Conductors:	Good (<input checked="" type="radio"/>)	Deteriorated	(<input type="radio"/>)	Must be Replaced (<input type="radio"/>)
Comments:				

9. GROUNDING OF SERVICE		PROVIDE PHOTO 9
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM		PROVIDE PHOTO 10
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		

11. SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO 11

Good ()

Needs Repair ()

Comments:

12. GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO 12

Good ()

Needs Repair ()

Comments:

13. WIRE AND CABLES

PROVIDE PHOTO 13

Good ()

Needs Repair ()

Comments:

14. BUSWAYS

Not Applicable:

PROVIDE PHOTO 14

Good ()

Needs Repair ()

Comments:

15.THERMOGRAPHY INSPECTION RESULTS

Not Applicable:

PROVIDE PHOTO 15

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

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

Comments: Thermography Report was done for the systems that were active included in the report prepared by Assurance Services INC on April 16, 2024.

16.OTHER CONDUCTORS

PROVIDE PHOTO 16

Good () Needs Repair ()

Comments:

17.TYPES OF WIRING METHODS

PROVIDE PHOTO 17

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

a. Other Conductors/Cables (Specify):

Comments:

18.EMERGENCY LIGHTING

PROVIDE PHOTO 18

Good () Needs Repair () N/A ()

Comments:

No electricity on premises.

19. BUILDING EGRESS ILLUMINATION

PROVIDE PHOTO 19

Good ()

Needs Repair ()

N/A ()

Comments:

No electricity on premises.

20. FIRE ALARM SYSTEM

PROVIDE PHOTO 20

Good ()

Needs Repair ()

N/A ()

Comments:

21. SMOKE DETECTORS (Part of a fire alarm system only)

Not Applicable:

PROVIDE PHOTO 21

Good ()

Needs Repair ()

N/A ()

Comments:

22. EXIT LIGHTS

PROVIDE PHOTO 22

Good ()

Needs Repair ()

N/A ()

Comments:

No electricity on premises

23. EMERGENCY GENERATOR

PROVIDE PHOTO 23

Good ()

Needs Repair ()

N/A ()

Comments:

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

PROVIDE PHOTO 24

Good ()

Requires Additional Illumination()

N/A ()

Comments:

No electricity on premises

25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION

PROVIDE PHOTO 25

Good ()

Requires Additional Illumination()

N/A ()

Comments:

No electricity on premises

26. SWIMMING POOL WIRING

PROVIDE PHOTO 26

Good ()

Needs Repair ()

N/A ()

Comments:

27. WIRING TO MECHANICAL EQUIPMENT**PROVIDE PHOTO 27**Good ()Needs Repair ()N/A ()

Comments:

The equipment that was connected was only to the house panel. All remainder of equipments not in use at the building. The building is currently abandon. The equipment that was wired has no issues.

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGESN/A: **PROVIDE PHOTO 28**

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:

Number of Levels Below Grade Plane:

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

Explanation:

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

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

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

Explanation:

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

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

Explanation:

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

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

Explanation:

29. GENERAL ADDITIONAL COMMENTS**Reset Form**

JOSE A. MARTINEZ, PE
CIVIL STRUCTURAL ENGINEER

June 10, 2024

City of Coral Gables
Building and Zoning Department
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33174-1398

RE: Recertification of Building and Structures in existence for 40 years or longer.
(Under section 8-11(f) Code of Miami-Dade County)

Dear official:

The undersigned has been commissioned by the owner to inspect for the recertification a building at:

4800 Le Jeune Rd, Coral Gables.
Folio #:03-4120-022-4000

As indicated by the attached report, the building needs structural and electrical repairs to comply to violation in order to pass the 40 Year Inspections.

"As a routine matter, in order to avoid possible misunderstanding, nothing in the report should be construed directly or indirectly as a guarantee for any portion of this structure. To the best of my knowledge and ability, this report represents an accurate evaluation of observed conditions, to the extent reasonably possible."

If I can be of any further assistance in this matter, please do not hesitate to contact me.

Very truly yours,

Jose A. Martinez, P.E.
Lic.#: 31509
CA Lic. # 28659



Assurance Services Inc.
State Certified Electrical Contractor
EC-13006637



Thermography Report

Project Address:	4800 Lejuene Road Coral Gables, FL 33146
Electrical Contractor and Contact information:	Alfredo Blaya, Assurance Services Inc. (305) 479-0810
Electrical Contractor License:	EC-13006637
Thermographer:	Omar Martinez
Thermographer Certification #:	140924162
Thermographer Contact #:	(954) 594-5953
Inspection Date:	April 16, 2024

LEVEL II ELECTRICAL
INFRARED THERMOGRAPHER
Omar Martinez
Certification #: 140924162
Expires: 08/05/2026

Jonathan A. Paredes
Comm.: HH 210064
Expires: Dec. 21, 2025
Notary Public - State of Florida





Thermography Report

Project Address: 1800 Lorne Road, Coral Gables, FL 33146
Electrical Contractor and Contact: Albedo Bina & Associates, Inc. Information: (305) 439-6810
Electrical Contractor License: EC-13006637
Thermographer: Omar Martinez
Thermographer Certification #: H0924162
Thermographer Contact #: (305) 501-5021
Inspection Date: April 10, 2024

Jonathan A. Paredes
Comm. #HH210084
Expires Dec 31, 2025
Notary Public - State of Florida





Assurance Services Inc.
 State Certified Electrical Contractor
 EC-13006637

Disclaimer

All your electrical equipment was inspected in its current condition. Since we do not have actual knowledge of current load on any given circuit at time of inspection, any circuit load will not show T Deltas, even though once loaded, a serious problem may exist. All efforts are made to view equipment that is operational at time of inspection. Ideally, we request a minimum of 40% current loading, but we also understand that some circuits are intermittent in their usage. We do our best to coordinate with your personnel and/or electricians to obtain amperage readings on circuits where anomalies are found. This testing will be a good reference point with temperature readings to determine severity of any anomalies detected. All findings are listed below.

Findings

4800 Lejuene Road Coral Gables, FL 33146, is a Three-Story Commercial Building. Main is located in Meter Room. This Building has 6 Main Disconnects in Meter Room. The majority of this buildings mains and panels are currently inactive because this building has no current occupants. Infrared was done on only active Electrical Equipment that is connected. Pictures will be provided with Electrical Report on inactive units. (Active Units) Main (1 of 6) 800 Amp Three-Phase 120/208v; Main (5 of 6) (House) 100 Amp Three-Phase 120/208v and Main (6 of 6) (Elevator) 100 Amp Three-Phase 120/208v. (Inactive Mains) Main (2 of 6) 225 Three-Phase 120/208; Main (3 of 6) 225 Three-Phase 120/208 and Main (4 of 6) 225 Three-Phase 120/208. Further detail information provided with each Thermographic picture taken. Upon completion of inspection on April 16, 2024 no major anomalies were found through Infrared Thermographic Inspection. Visual Inspection of Mains and Panels was also conducted and did not identify any issues. Overall all active Electrical Panels and Mains are functioning properly and in good condition.

During inspection Electrical Contractor Alfredo Blaya from Assurance Services Inc. was present to do further testing for any anomalies or concerns. For any further information or questions please contact me at 954-594-5953 or Assurance Services Inc. at 305-479-0810.



LEVEL II ELECTRICAL
 INFRARED THERMOGRAPHER
 Omar Martinez
 Certification #: 140924162
 Expires: 08/05/2026

Jonathan A. Paredes
 Comm.: HH 210064
 Expires: Dec. 21, 2025
 Notary Public - State of Florida





Observations

All electrical equipment was inspected in its current condition. Since we do not have a visual inspection of the equipment, we cannot determine if the equipment is in good working order. We do not have a visual inspection of the equipment, we cannot determine if the equipment is in good working order. We do not have a visual inspection of the equipment, we cannot determine if the equipment is in good working order.

Notes

10001 State Road 100, Suite 100, is a three-story Commercial Building. This is to be used as a... This building has a three-story Commercial Building. This is to be used as a... This building has a three-story Commercial Building. This is to be used as a...

During inspection I observed... I observed... I observed... I observed... I observed...



Level II Electrical Inspection Report form with fields for Name, Address, Date, and other details.

Jonathan A. Paredes
Comm: HH 31088A
Expires: Dec 31, 2025
Notary Public - State of Florida



Certification #:

277406

LEVEL II
ELECTRICAL APPLICATIONS
CERTIFIED THERMOGRAPHER



THIS CERTIFIES THAT

Omar Martinez

HAS SUCCESSFULLY COMPLETED ALL REQUIREMENTS FOR ITC CERTIFICATION

ISSUE DATE: August 05, 2022

EXPIRATION DATE: August 05, 2026

Conrad Placiar

Certified Instructor

Infrared Training Center

www.infraredtraining.com | info@infraredtraining.com

24 ITC CERTIFICATION

RENEWAL CREDITS

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Assurance Services Inc.
State Certified Electrical Contractor
EC-13006637

Tools utilized during inspection

IDEAL INDUSTRIES INC. 61-486 Commercial Grade Multimeter with Low Impedance, TRMS, Cap, Freq, NCV, Temp, AC/DC Voltage Detection, CATIII for 1000v, CATIV for 600v



IDEAL 61-744 600-Amp Clamp-Pro(TM) Clamp Meter



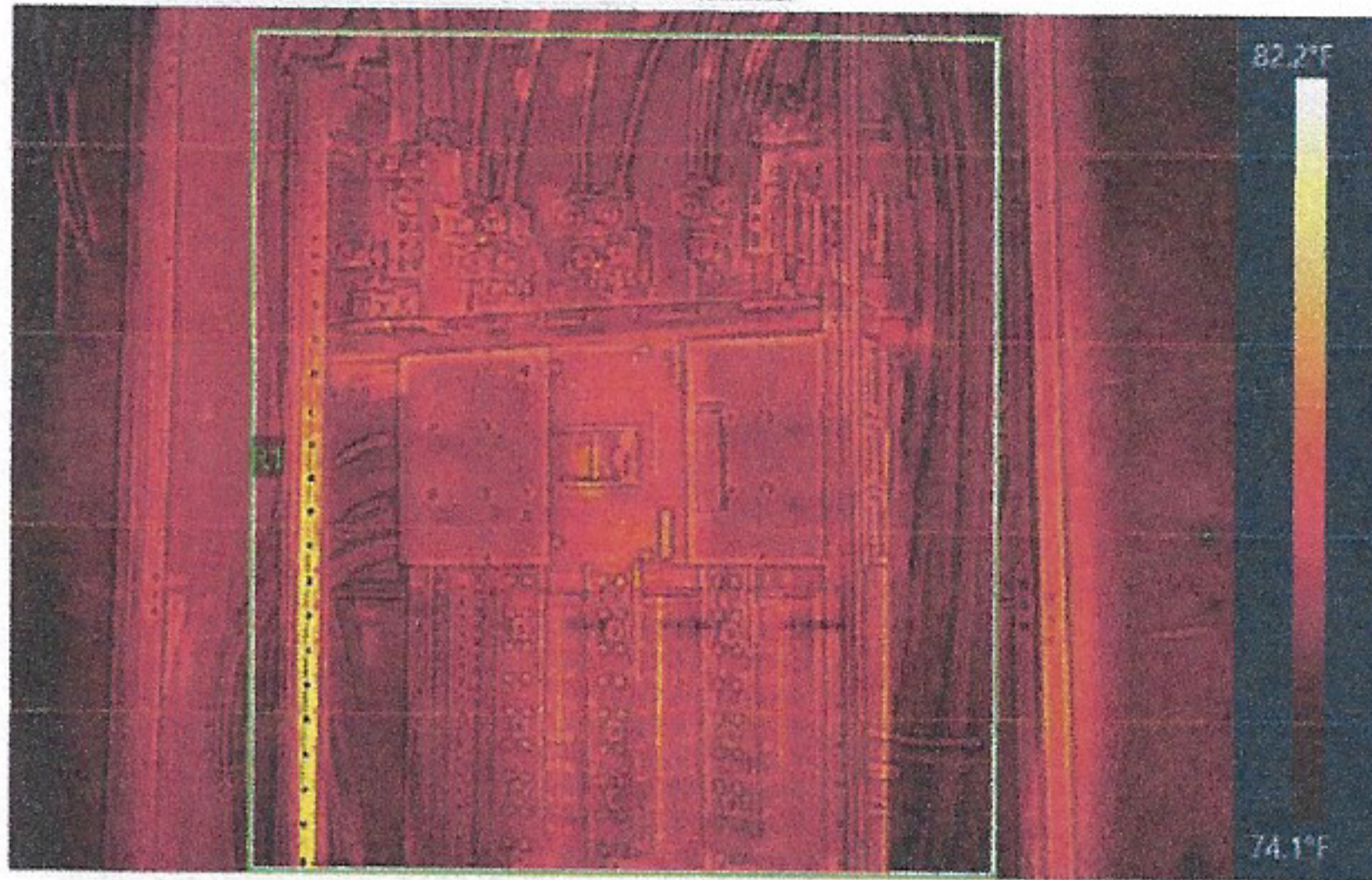
HIKMICRO M30 Professional Thermal Imaging Camera with 384x288 Resolution and Full Analysis Functions



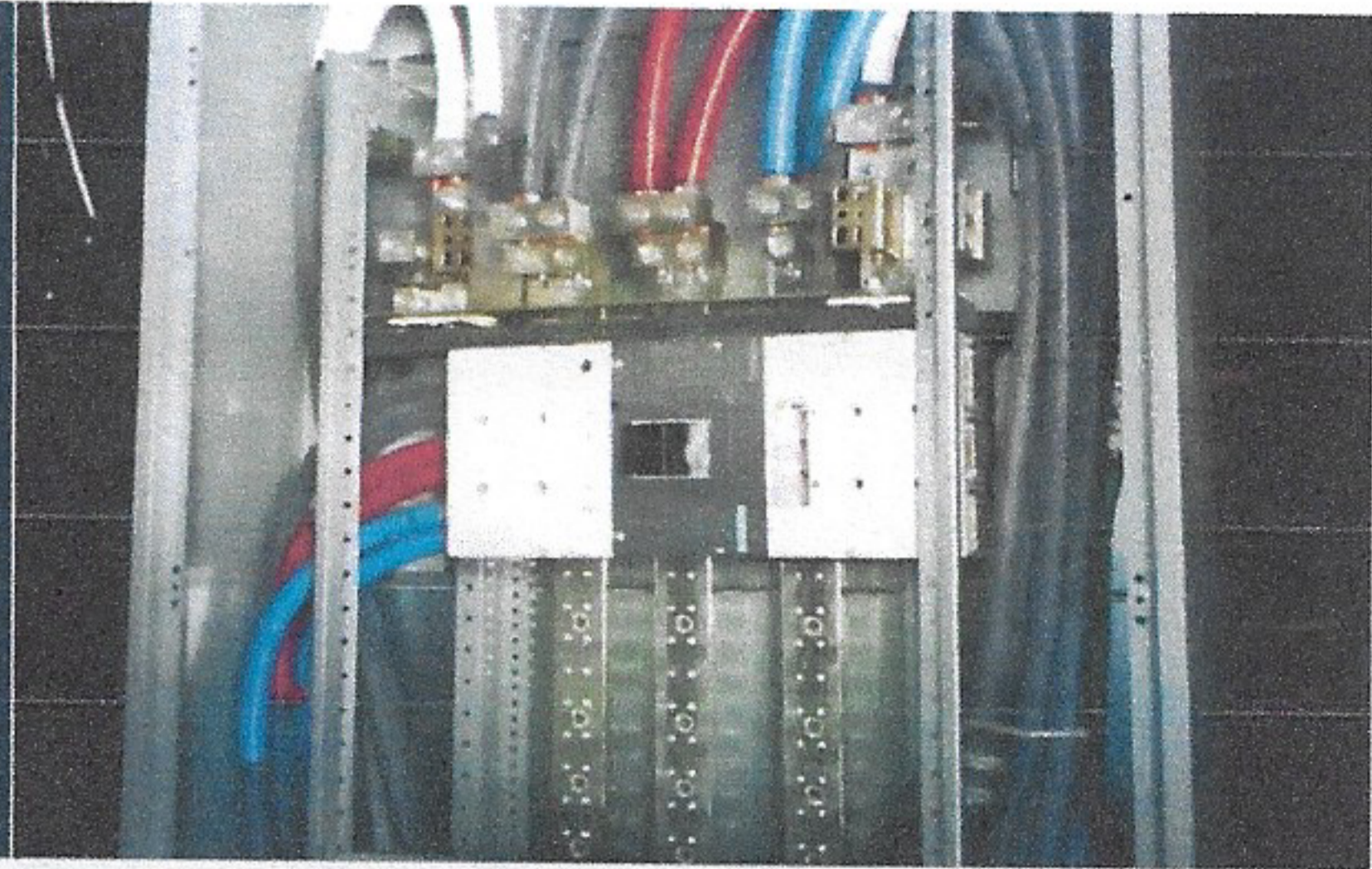
LEVEL II ELECTRICAL
INFRARED THERMOGRAPHER
Omar Martinez
Certification #: 140924162
Expires: 05/05/2026



Assurance Services Inc.
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 EC-13006637

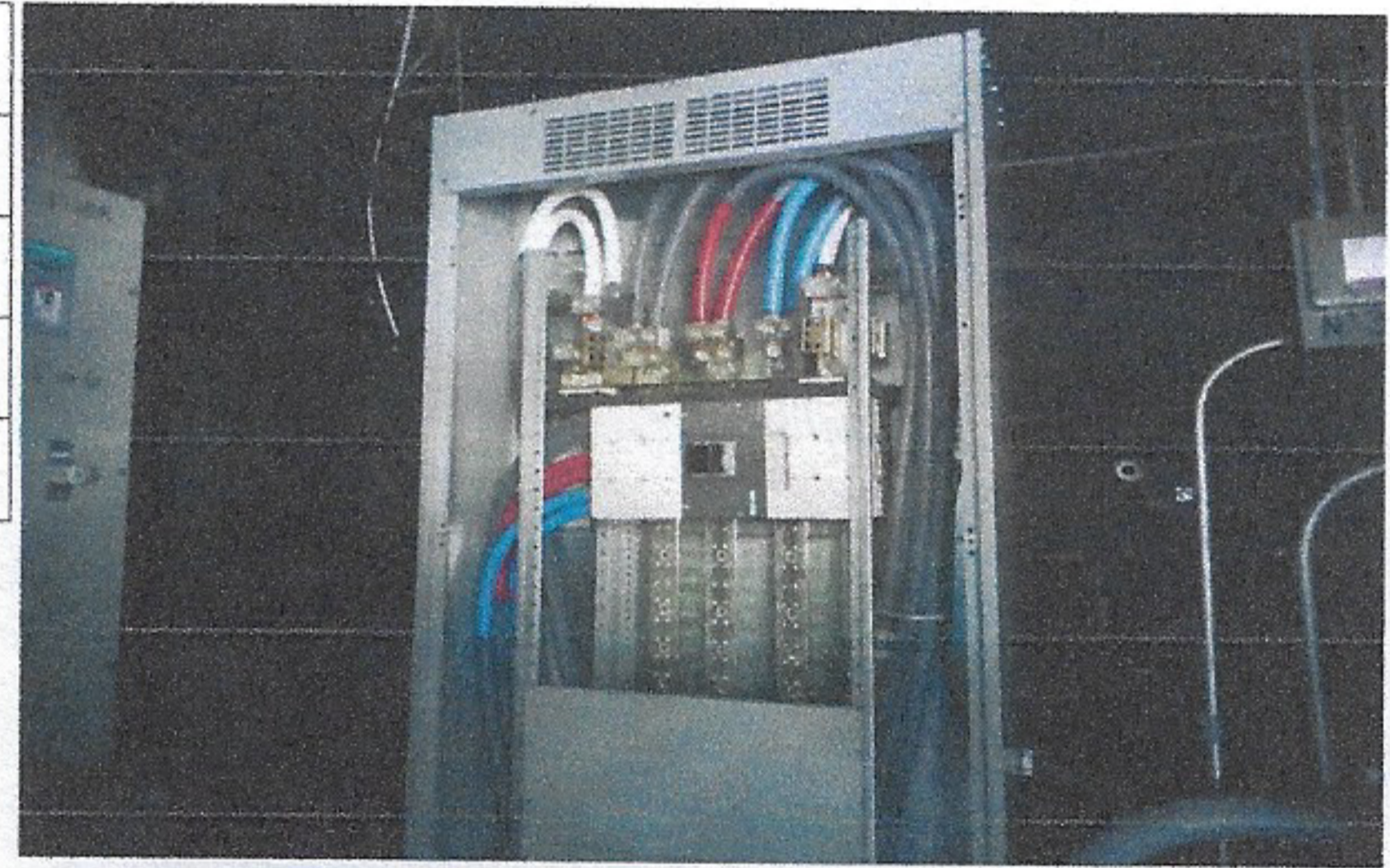


4800 Main 1.jpeg



4800 Main 1.jpegAligned Visual Image

Measurements	
Image:Max. Temp.	82.2°F
Image:Min. Temp.	73.8°F
R1:Max. Temp.	82.2°F
R1:Min. Temp.	74.3°F



4800 Main 1.jpegFull-Size Visual Image

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	G96307895
Captured At	2024-04-16 22:23:36

Measurement Parameters	
R1:Emissivity	0.9
R1:Reflected Temp.	86.2°F
R1:Distance	1.6ft

Image Parameters	
Distance	1.6ft
Humidity	60%
Emissivity	0.9
Reflected Temp.	86.2°F
Atmospheric Temp.	82.2°F

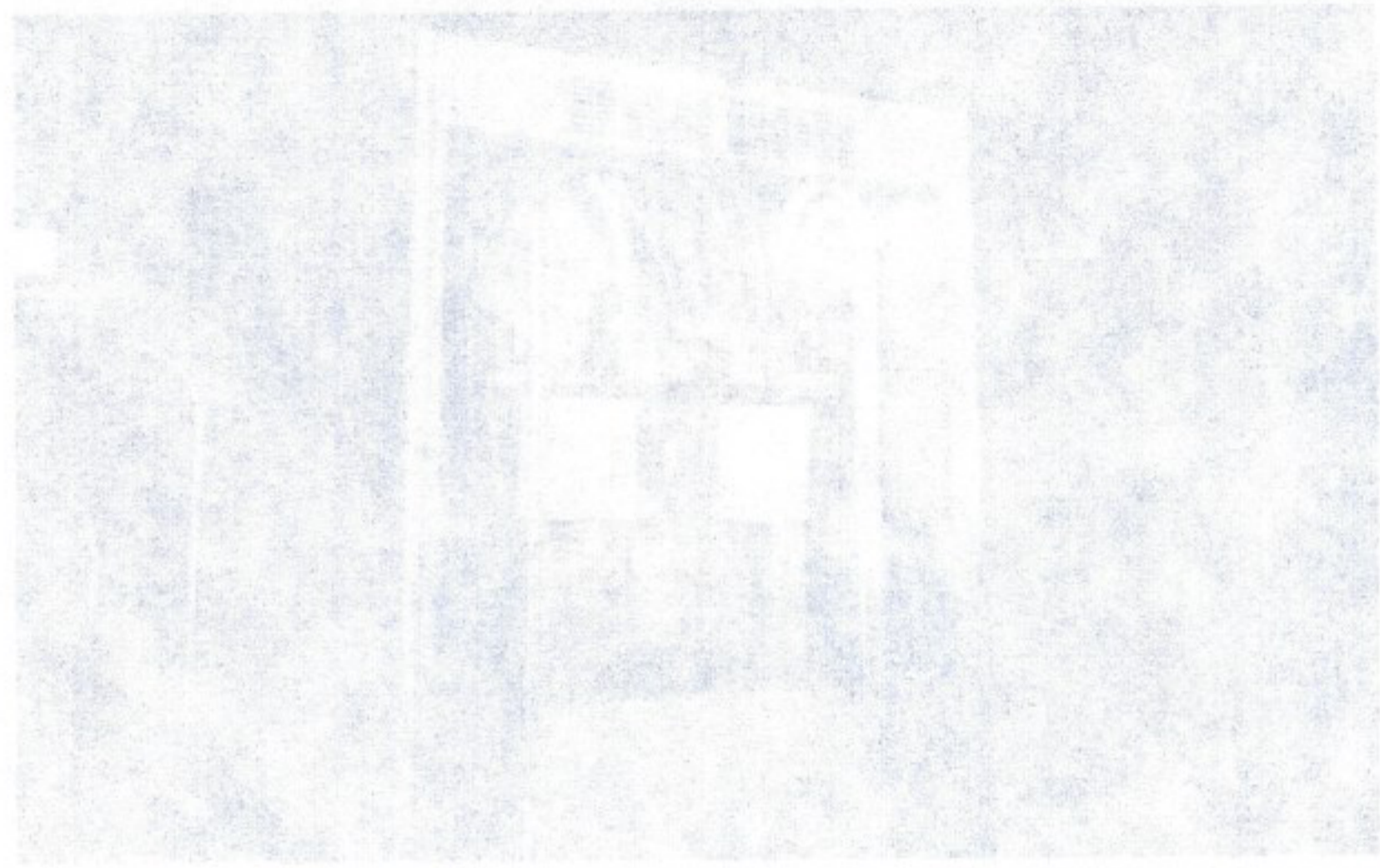
LEVEL II ELECTRICAL
 INFRARED THERMOGRAPHER
 Omar Martinez
 Certification #: 140924162
 Expires: 05/05/2026

Remarks	
<u>Location:</u>	Meter Room
<u>Unit/Equipment:</u>	Main (1 of 6) 800 Amp/ Three-Phase/ 120/208v
<u>Anomaly:</u>	None Detected
<u>Recommendation:</u>	None at this time.



4800 Main 1 (right) size visual image

4800 Main 1 (left) size visual image



4800 Main 1 (right) size visual image

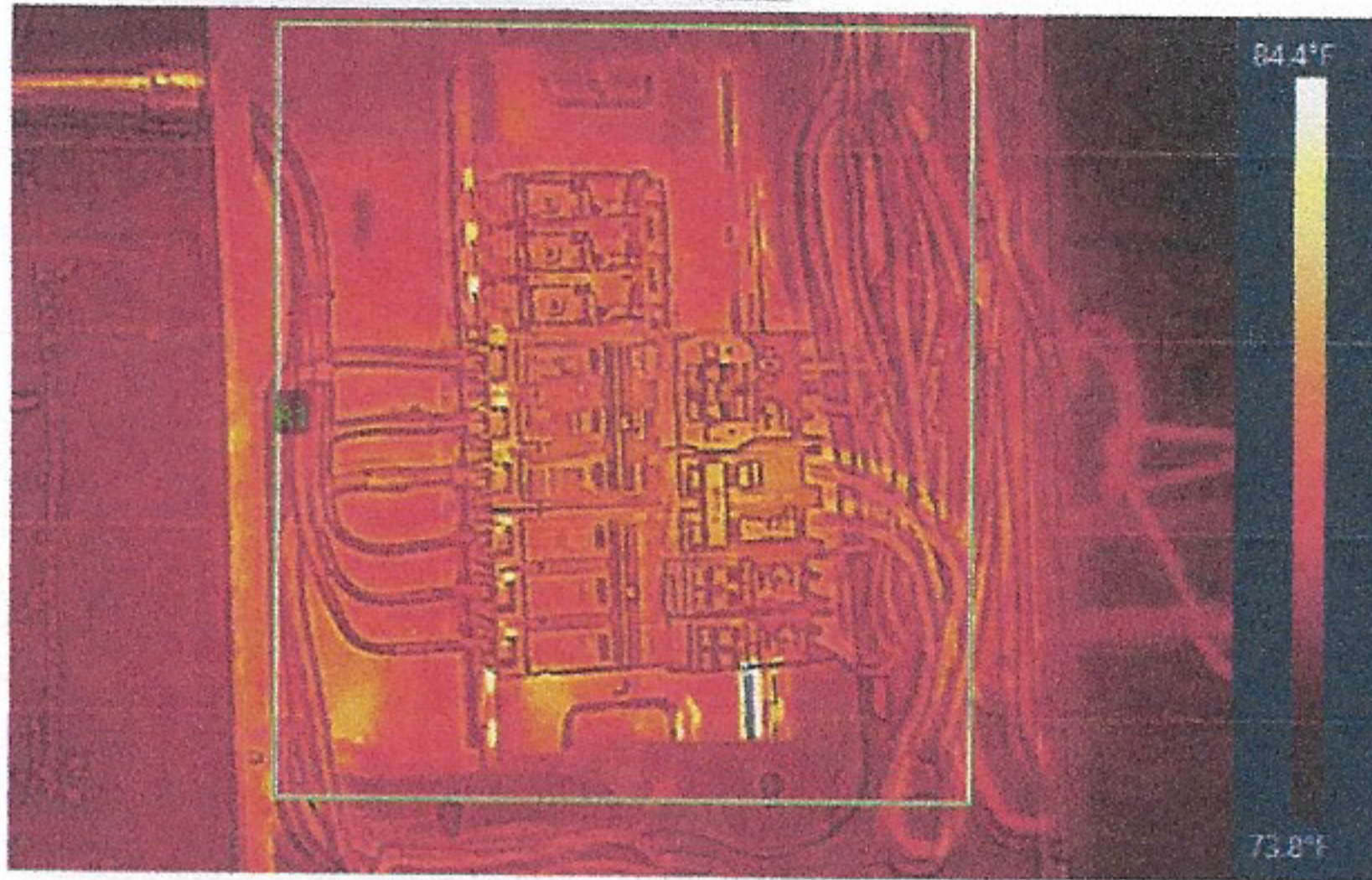
Measurement	Value
Temperature (room)	81.4
Temperature (hand)	77.8
Relative Humidity	51.3%
Barometric Pressure	29.97

Device Information	Device Model	Device Serial No.	Calibrated At	Range Parameters	Distance	Frequency	Power	Reflected Power	Atmospheric Power
Device Information	HM 1733-10V W 2130	07030808	2004-01-20	Range Parameters	1.71	60%	0.8	0.037	0.037
Measurement Parameters				Measurement Parameters	1.71				

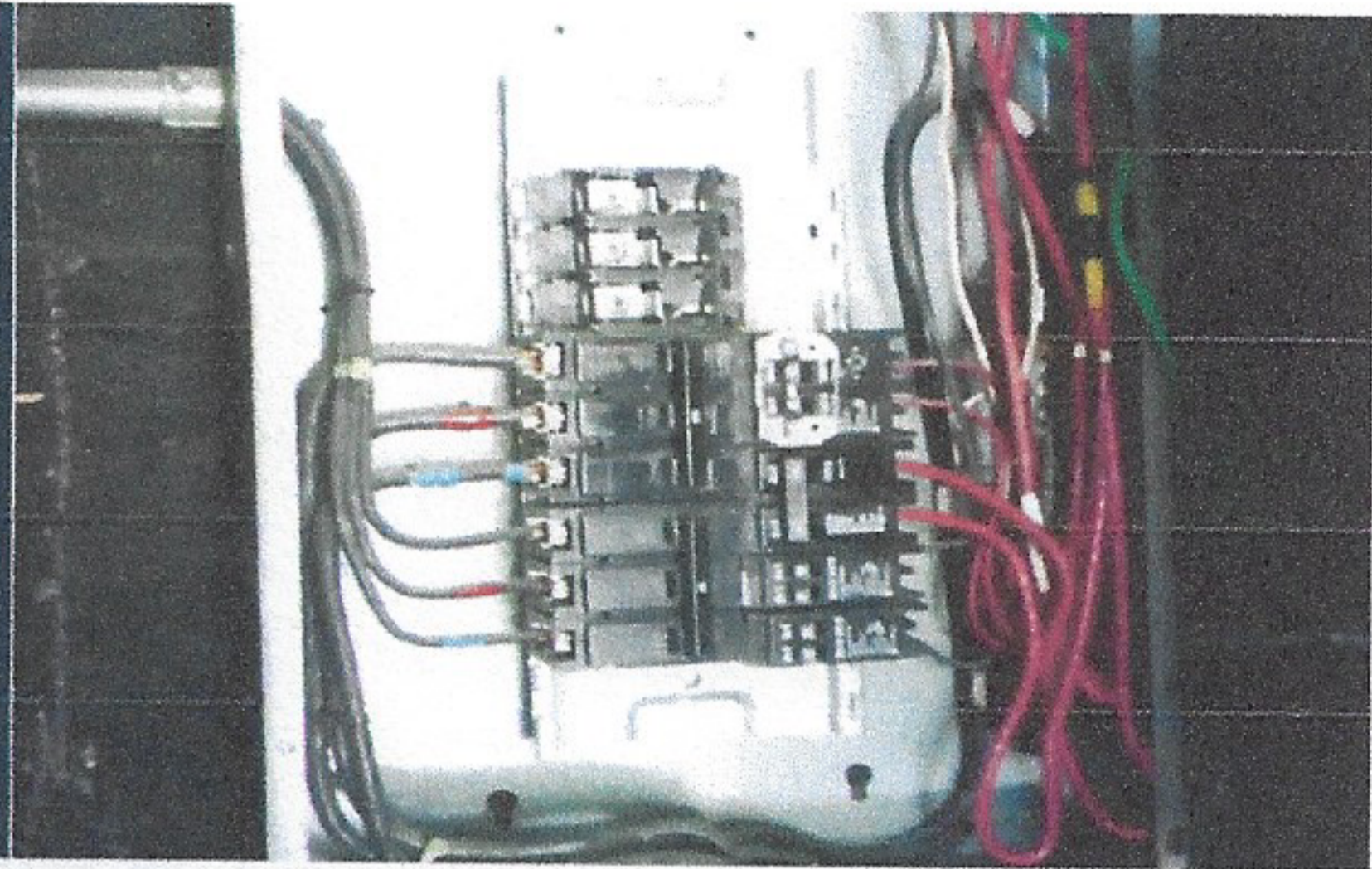
Location: Room 1001
 Date: 01/21/08
 Time: 10:00 AM
 Operator: [Name]



Assurance Services Inc.
 State Certified Electrical Contractor
 EC-13006637

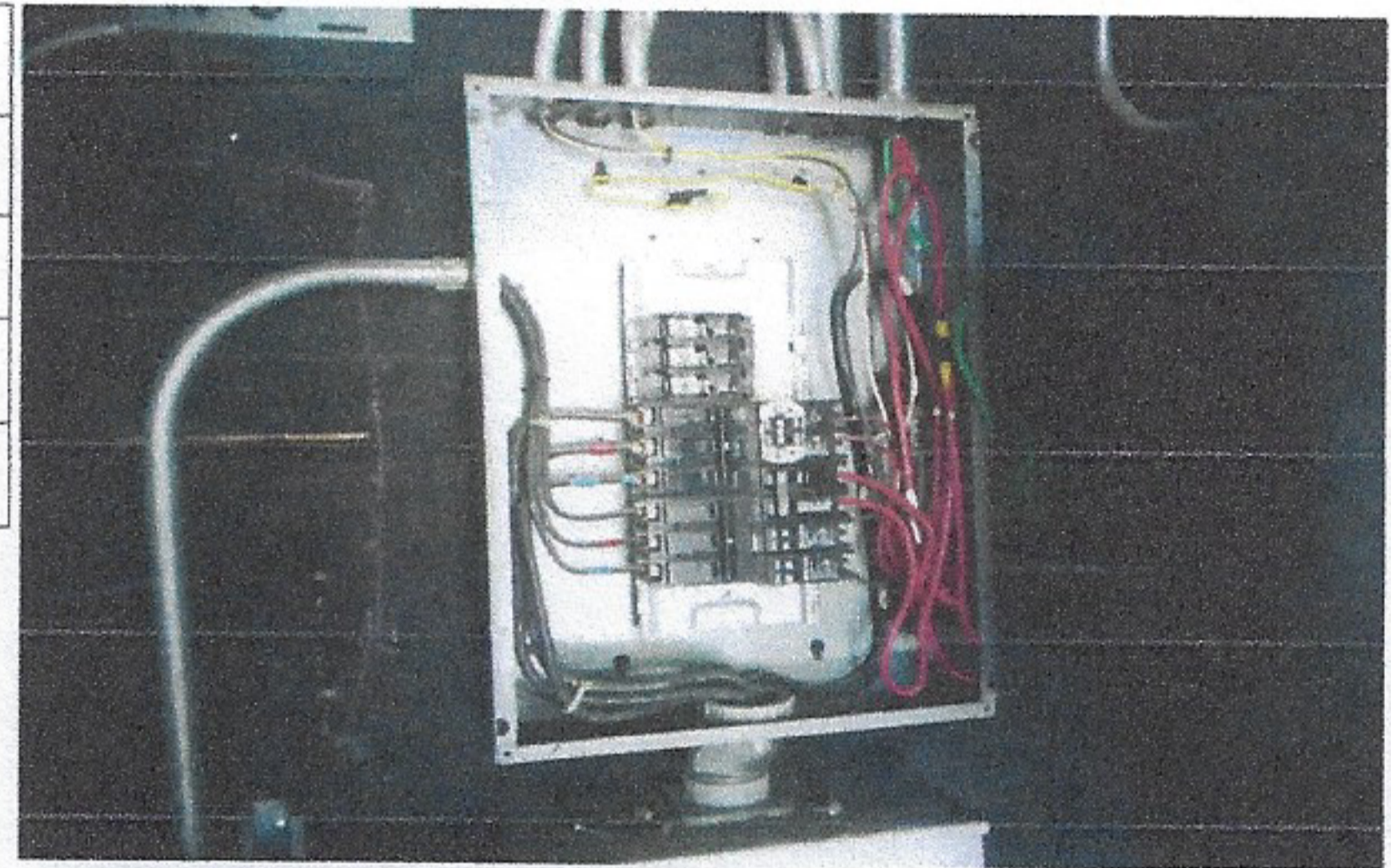


4800 Main 5 House DC.jpeg



4800 Main 5 House DC.jpegAligned Visual Image

Measurements	
Image:Max. Temp.	84.6°F
Image:Min. Temp.	73.4°F
R1:Max. Temp.	84.6°F
R1:Min. Temp.	74.8°F



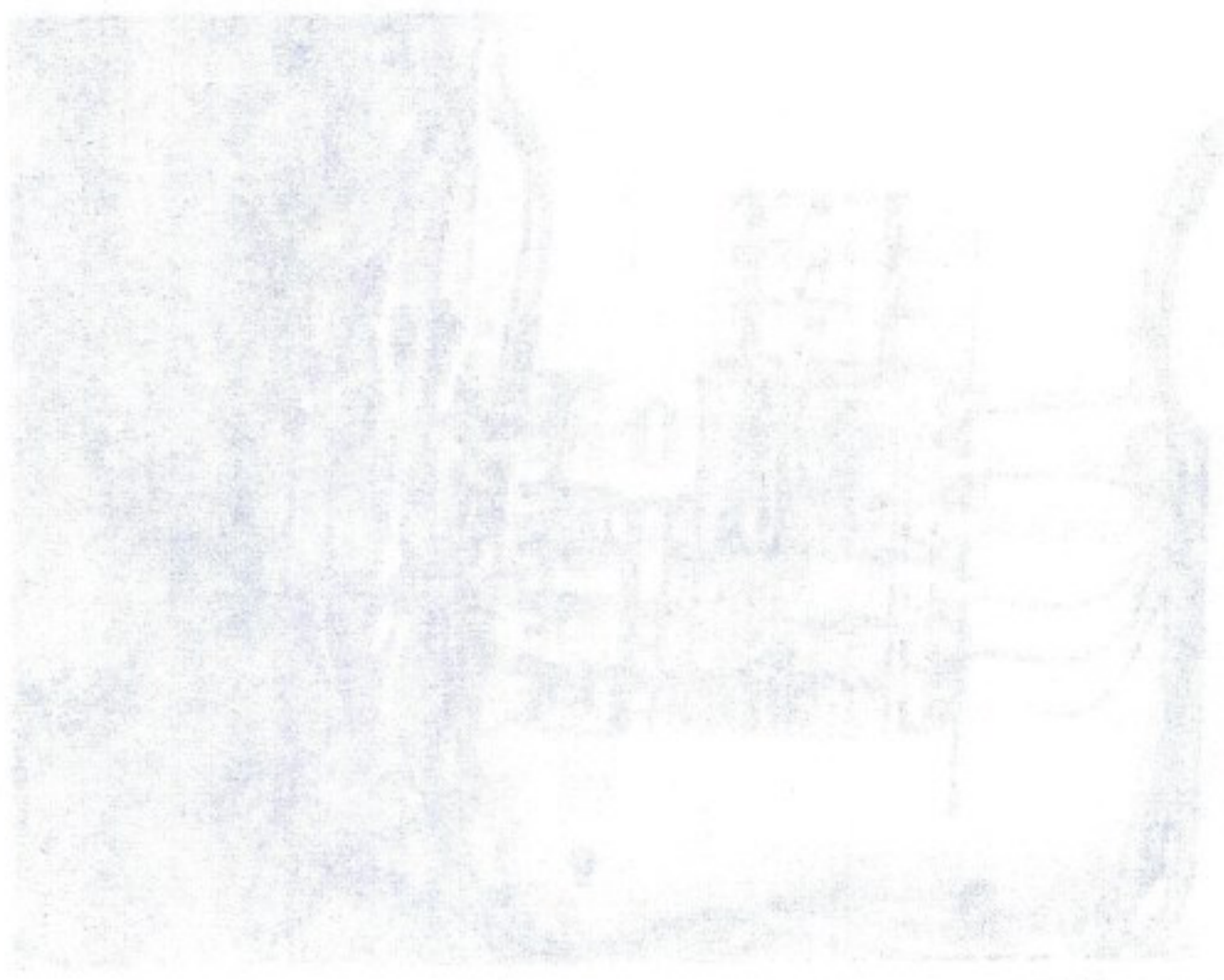
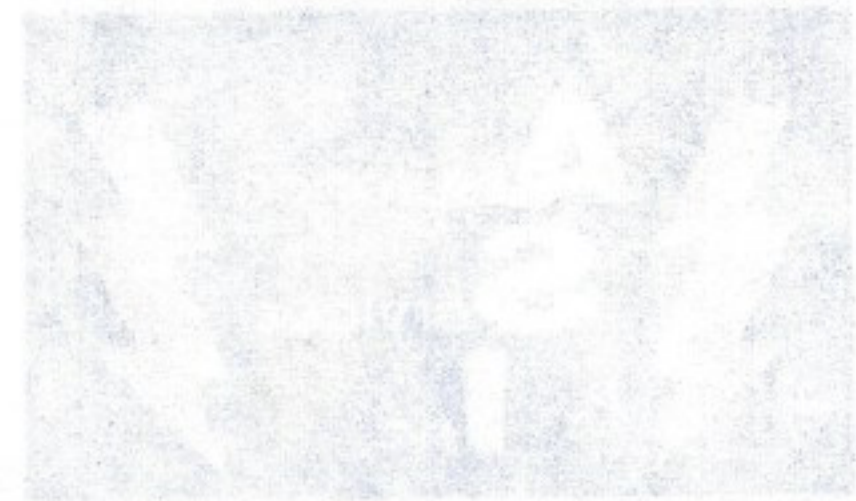
4800 Main 5 House DC.jpegFull-Size Visual Image

Device Information		Measurement Parameters	
Device Model	HM-TP23-10VF/W-M30	R1:Emissivity	0.9
Device Serial No.	G96307895	R1:Reflected Temp.	86.2°F
Captured At	2024-04-16 22:02:39	R1:Distance	1.6ft

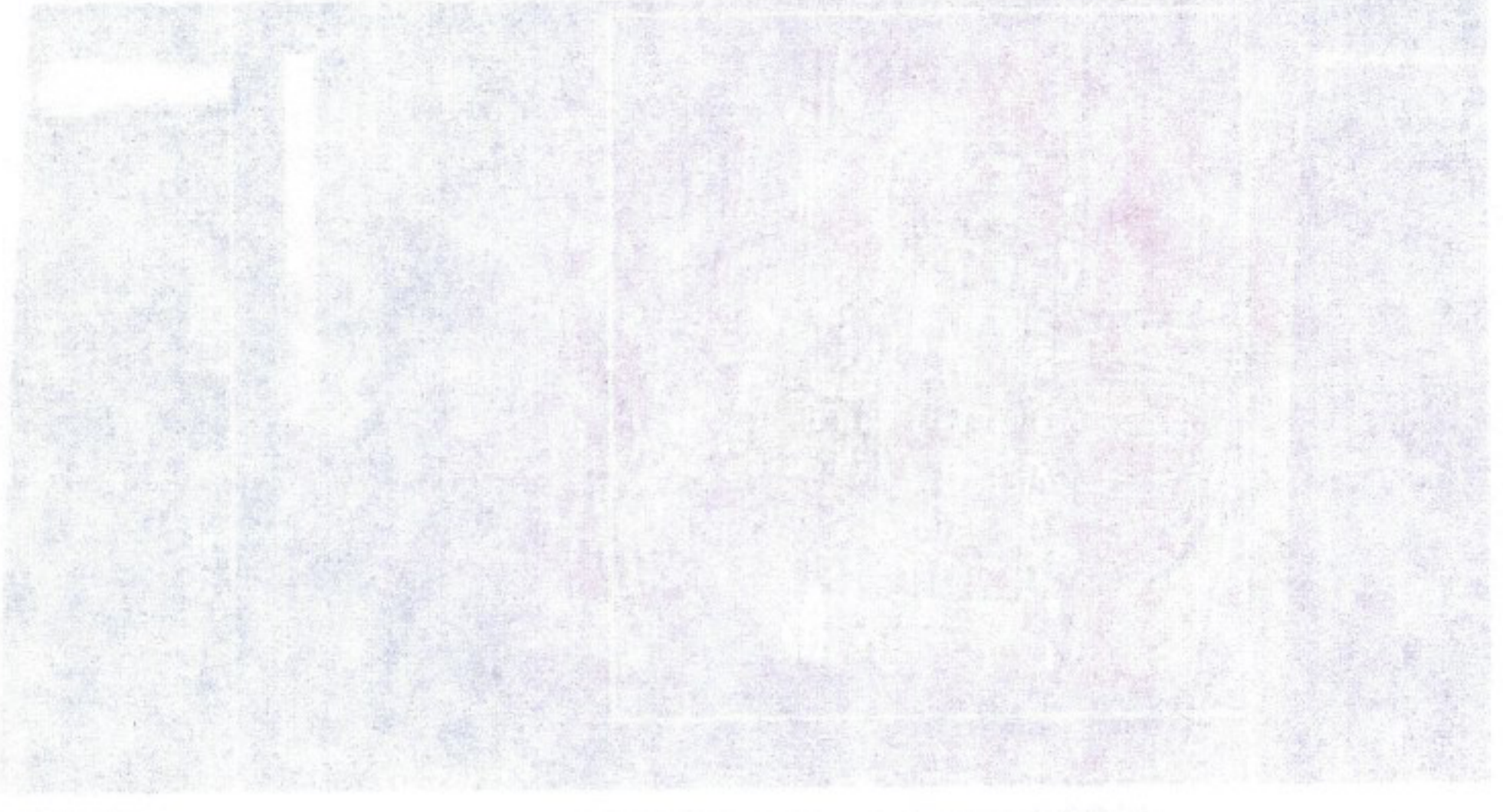
Image Parameters	
Distance	1.6ft
Humidity	60%
Emissivity	0.9
Reflected Temp.	86.2°F
Atmospheric Temp.	82.2°F

LEVEL II ELECTRICAL
 INFRARED THERMOGRAPHER
 Omar Martinez
 Certification #: 140924162
 Expires: 05/05/2026

Remarks	
<u>Location:</u>	Meter Room
<u>Unit/Equipment:</u>	Main (5 of 6) (House)/ 100 Amp/ Three-Phase/ 120/208v
<u>Anomaly:</u>	None Detected
<u>Recommendation:</u>	None at this time.



4500 Main Street, Oklahoma City, Oklahoma



4500 Main Street, Oklahoma City, Oklahoma



4500 Main Street, Oklahoma City, Oklahoma

Measurement	Value
Primary Temp	104.1
Secondary Temp	101.1
Winding Temp	102.4
Oil Temp	103.8

Measurement Parameters

Resistance	0.0
Reflected Temp	88.27
Oil Temp	103.8

Device Information

Device Name	HM-T123-100VA-MFD
Device Serial No	000007802
Control No	200004 16 21 230

Image Parameters

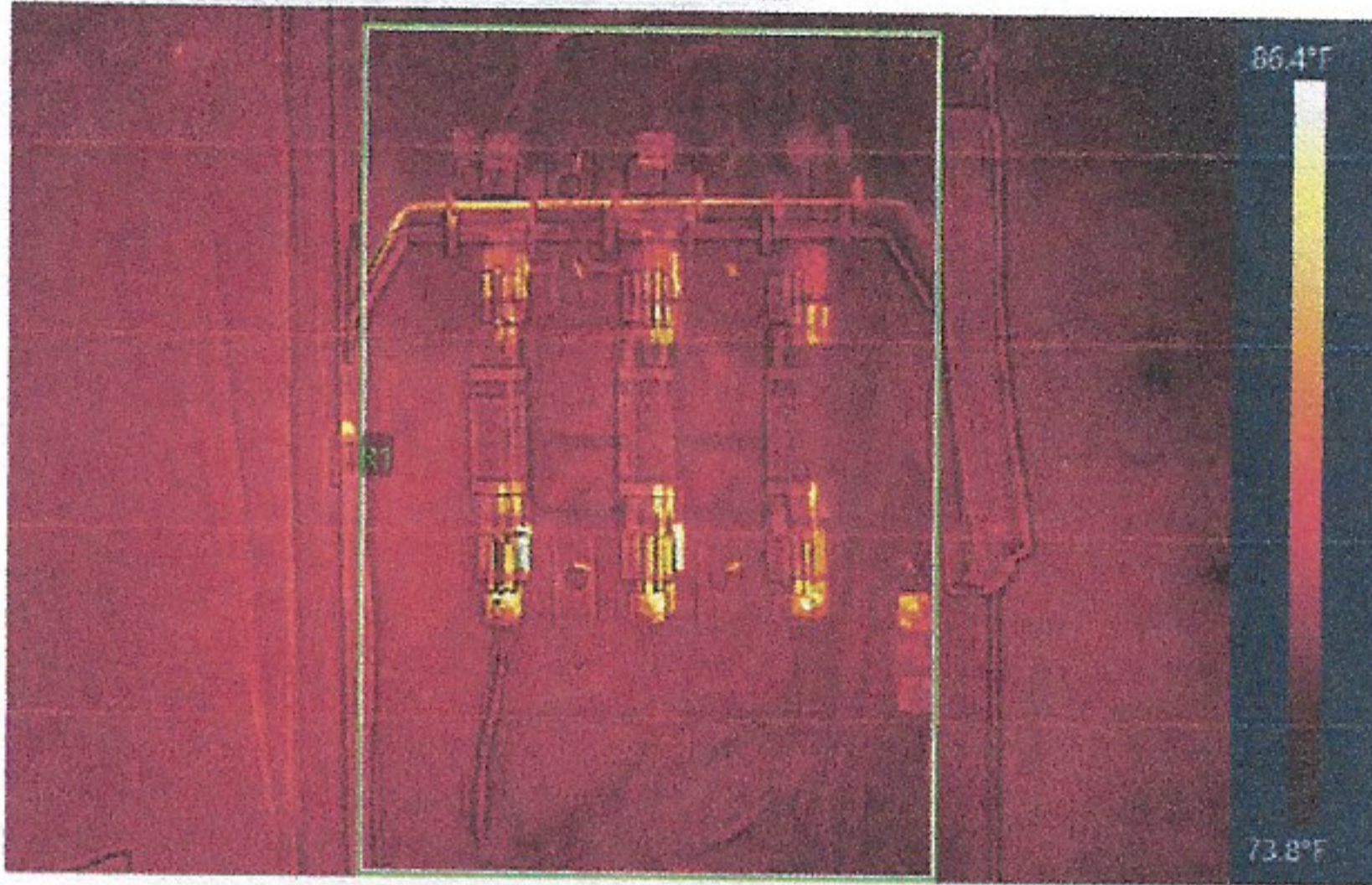
Distance	1.00
Height	1.00
Intensity	0.0
Object Temp	88.27
Ambient Temp	72.1

Remarks

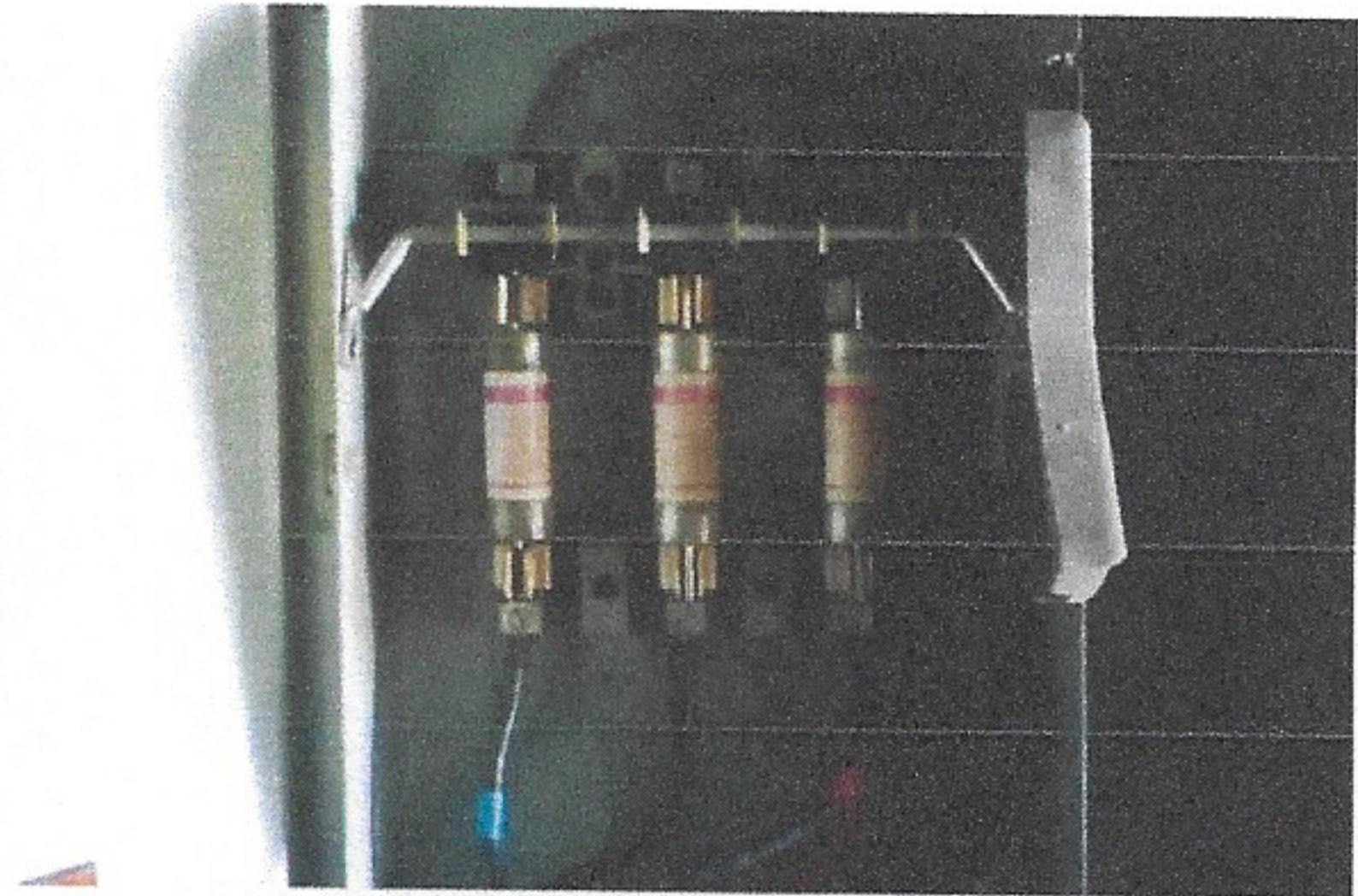
Location: Main Street, Oklahoma City, Oklahoma
 Date: 10/10/04
 Operator: [Name]



Assurance Services Inc.
 State Certified Electrical Contractor
 EC-13006637

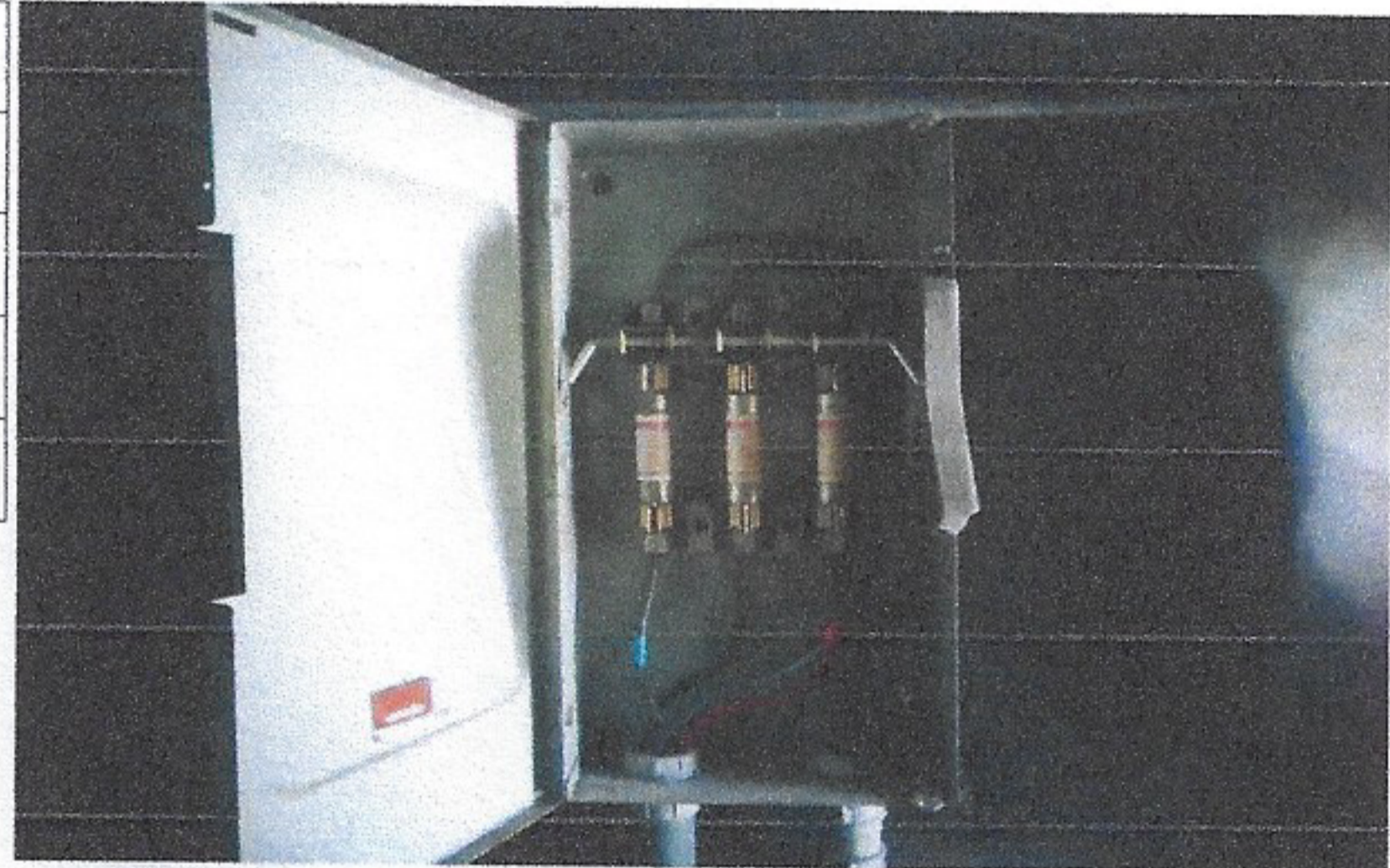


4800 Main 6 Elevator DC.jpeg



4800 Main 6 Elevator DC.jpegAligned Visual Image

Measurements	
Image:Max. Temp.	86.7°F
Image:Min. Temp.	73.2°F
R1:Max. Temp.	86.7°F
R1:Min. Temp.	73.8°F



4800 Main 6 Elevator DC.jpegFull-Size Visual Image

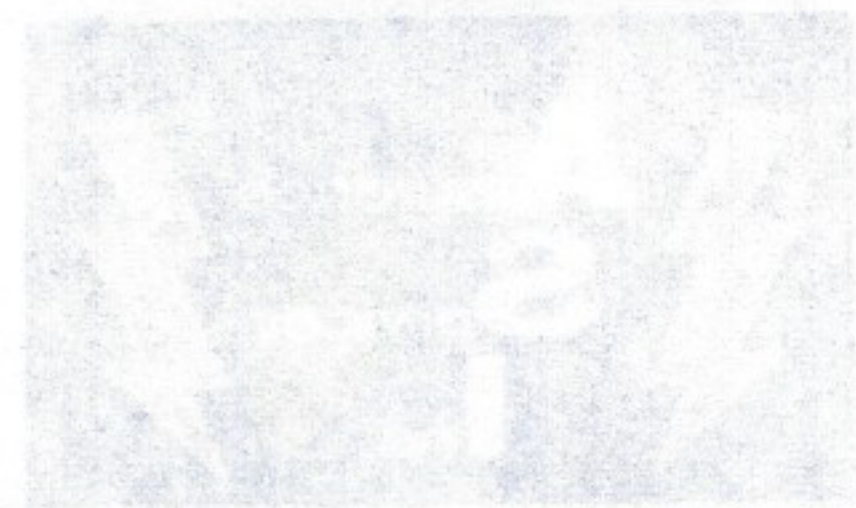
Device Information		Measurement Parameters	
Device Model	HM-TP23-10VF/W-M30	R1:Emissivity	0.9
Device Serial No.	G96307895	R1:Reflected Temp.	86.2°F
Captured At	2024-04-16 22:03:03	R1:Distance	1.6ft

Image Parameters	
Distance	1.6ft
Humidity	60%
Emissivity	0.9
Reflected Temp.	86.2°F
Atmospheric Temp.	82.2°F

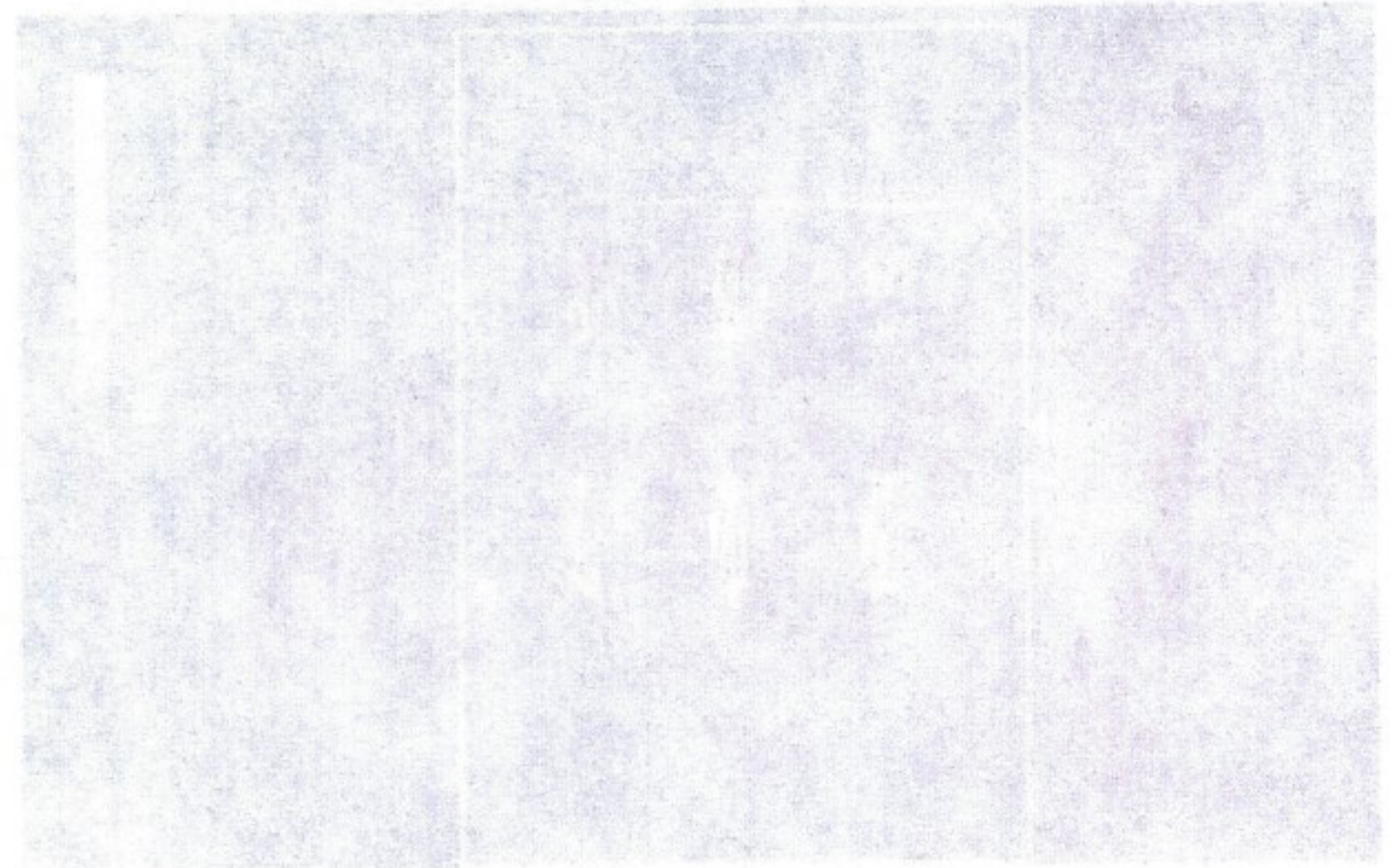
LEVEL II ELECTRICAL
 INFRARED THERMOGRAPHER
 Omar Martinez
 Certification #: 140924162
 Expires: 05/05/2026

Remarks	
<u>Location:</u>	Meter Room
<u>Unit/Equipment:</u>	Main (6 of 6) (Elevator)/ 100 Amp/ Three-Phase/ 120/208v
<u>Anomaly:</u>	None Detected
<u>Recommendation:</u>	None at this time.

7. 2011/01/01
 8. 2011/01/01
 9. 2011/01/01



4800 Main 6 Elevator DC jpeg aligned visual image



4800 Main 6 Elevator DC jpeg



4800 Main 6 Elevator DC jpeg size visual image

Measurement	Value
Temperature	88.2°F
Humidity	73.2%
Relative Temp	41.7%
Relative Hum	88.2%

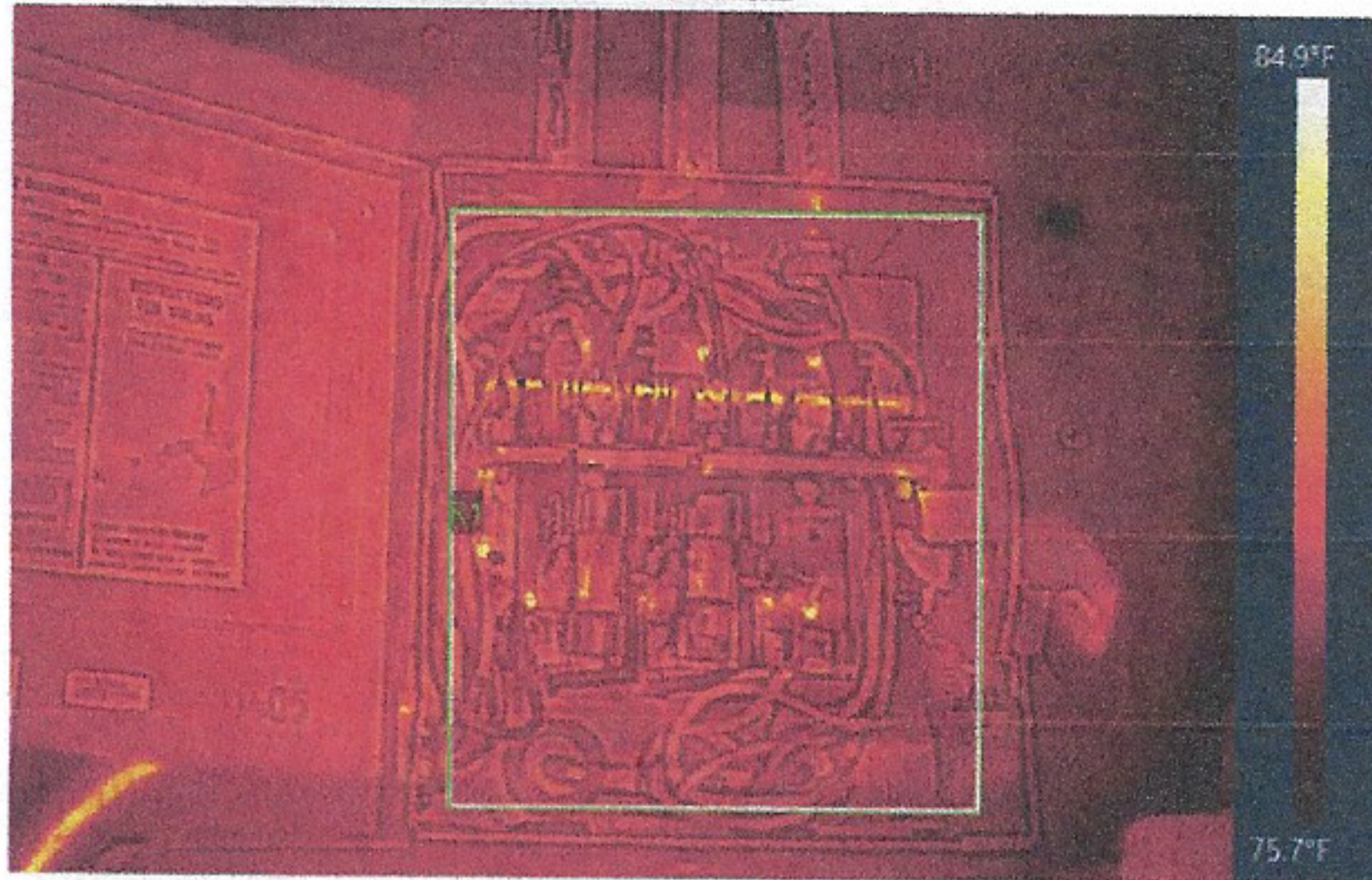
Device Information		Image Parameters	
Device Model	4800-100-100-W-M09	Device	784
Device Serial No	080307882	Height	574
Capture At	2011-01-01 02:04:00	Format	jpg
		Relative Temp	41.7%
		Relative Hum	88.2%

Measurement Parameters	
Relative Hum	88.2%
Relative Temp	41.7%

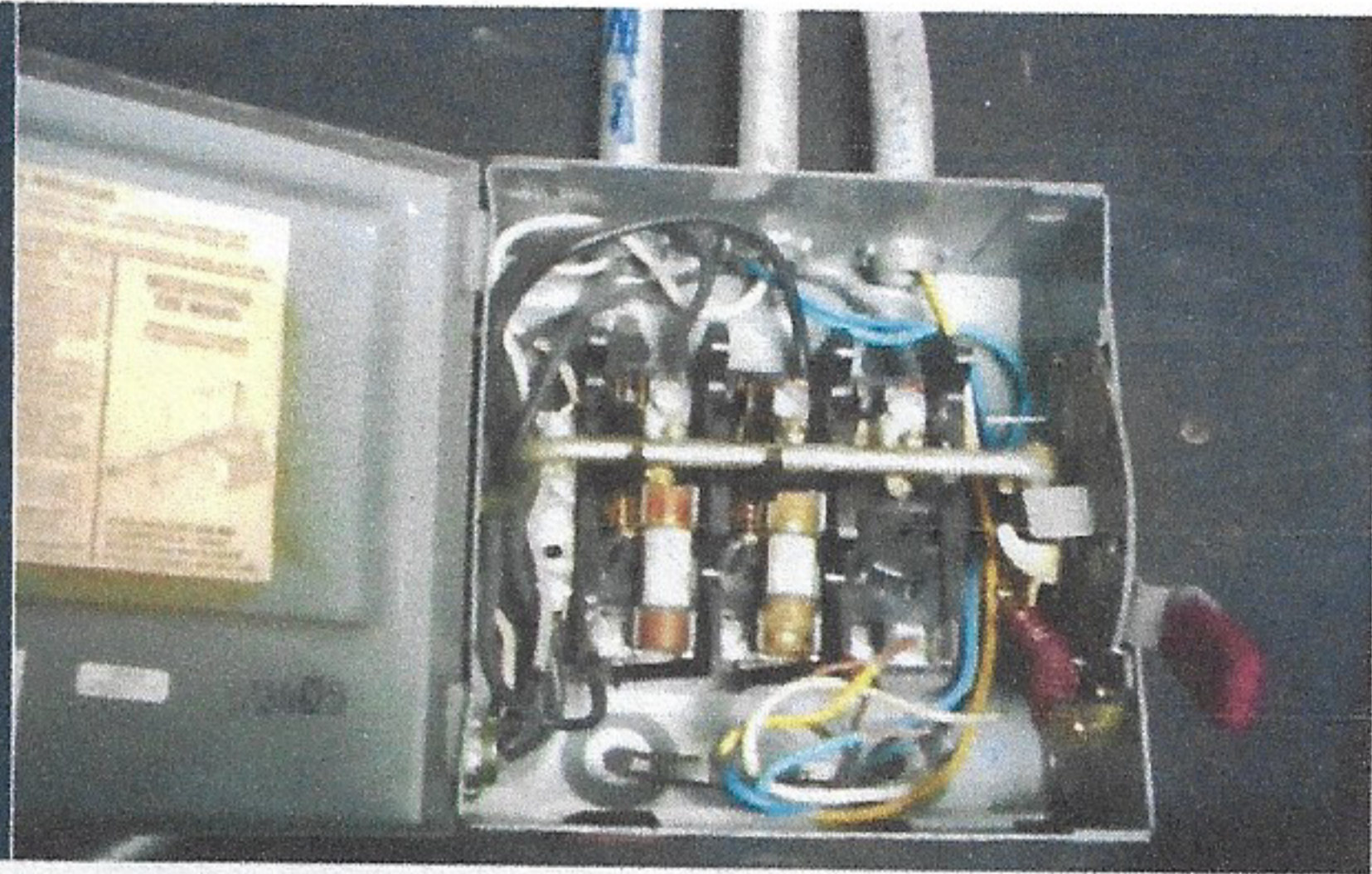
4800 Main 6 Elevator DC jpeg size visual image



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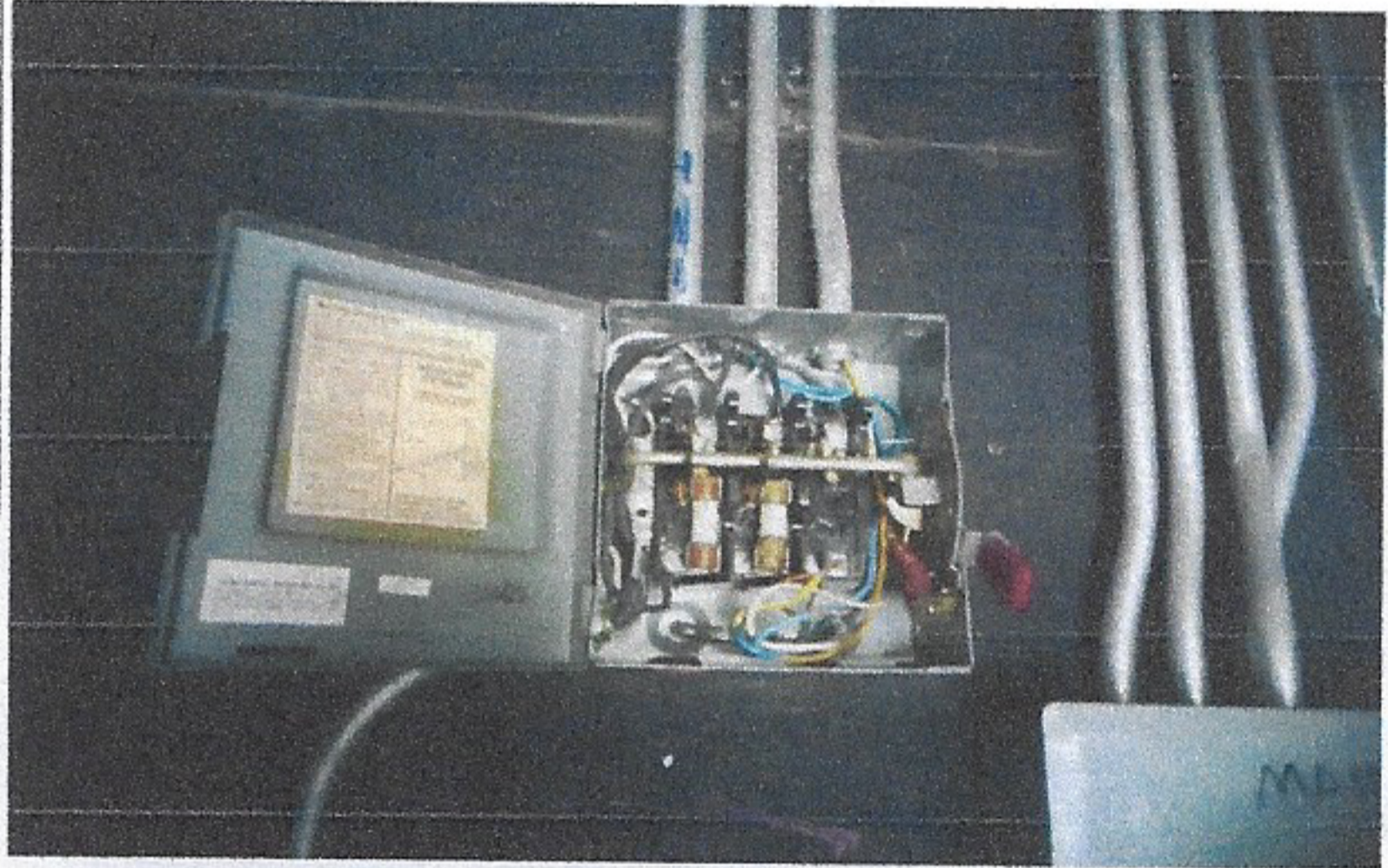


4800 Cab Light DC.jpeg



4800 Cab Light DC.jpegAligned Visual Image

Measurements	
Image:Max. Temp.	85.1°F
Image:Min. Temp.	75.4°F
R1:Max. Temp.	85.1°F
R1:Min. Temp.	76.8°F



4800 Cab Light DC.jpegFull-Size Visual Image

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	G96307895
Captured At	2024-04-16 22:41:02

Measurement Parameters	
R1:Emissivity	0.9
R1:Reflected Temp.	86.2°F
R1:Distance	1.6ft

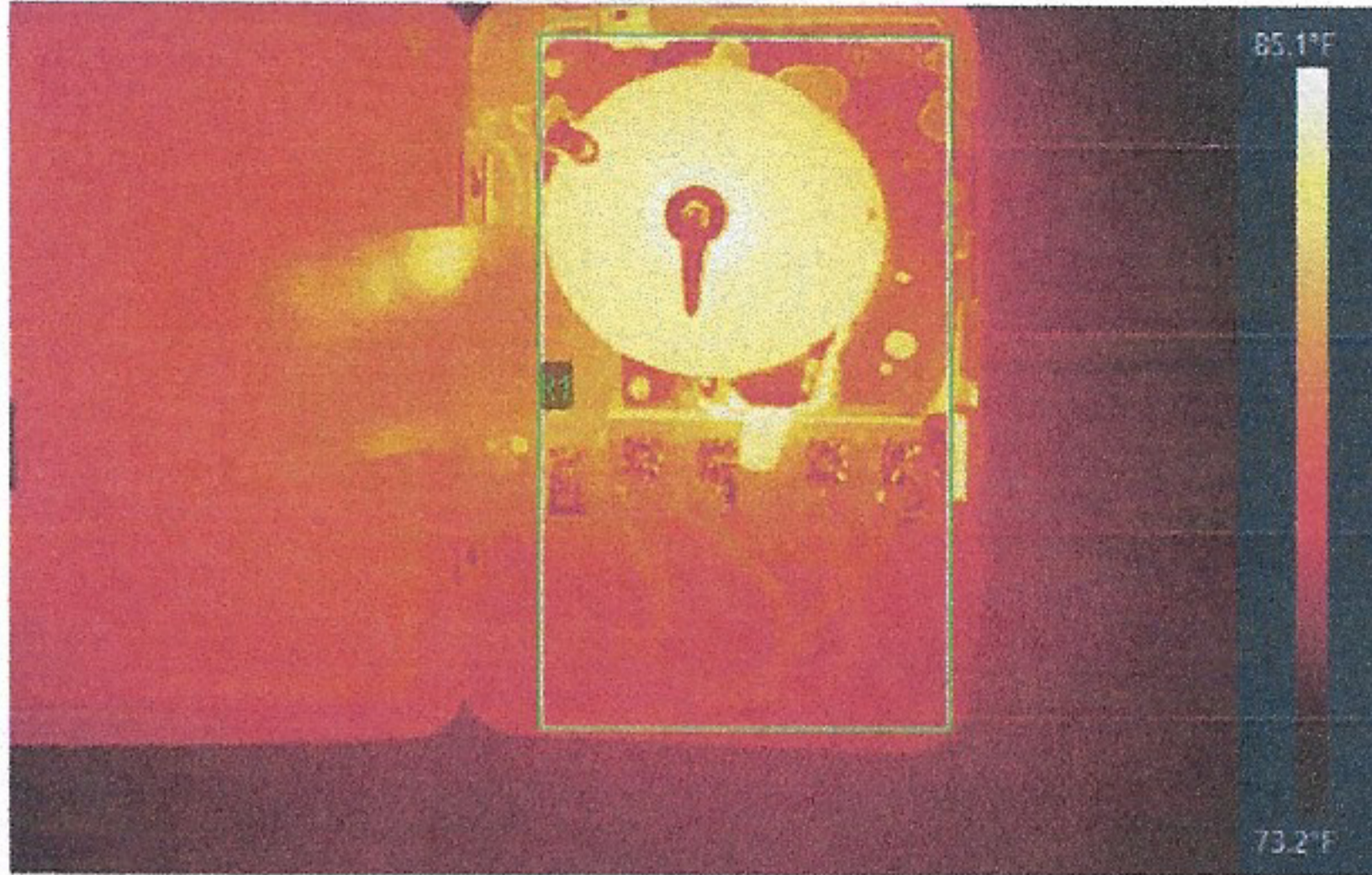
Image Parameters	
Distance	1.6ft
Humidity	60%
Emissivity	0.9
Reflected Temp.	86.2°F
Atmospheric Temp.	82.2°F

LEVEL II ELECTRICAL
 INFRARED THERMOGRAPHER
 Omar Martinez
 Certification #: 140924162
 Expires: 05/05/2026

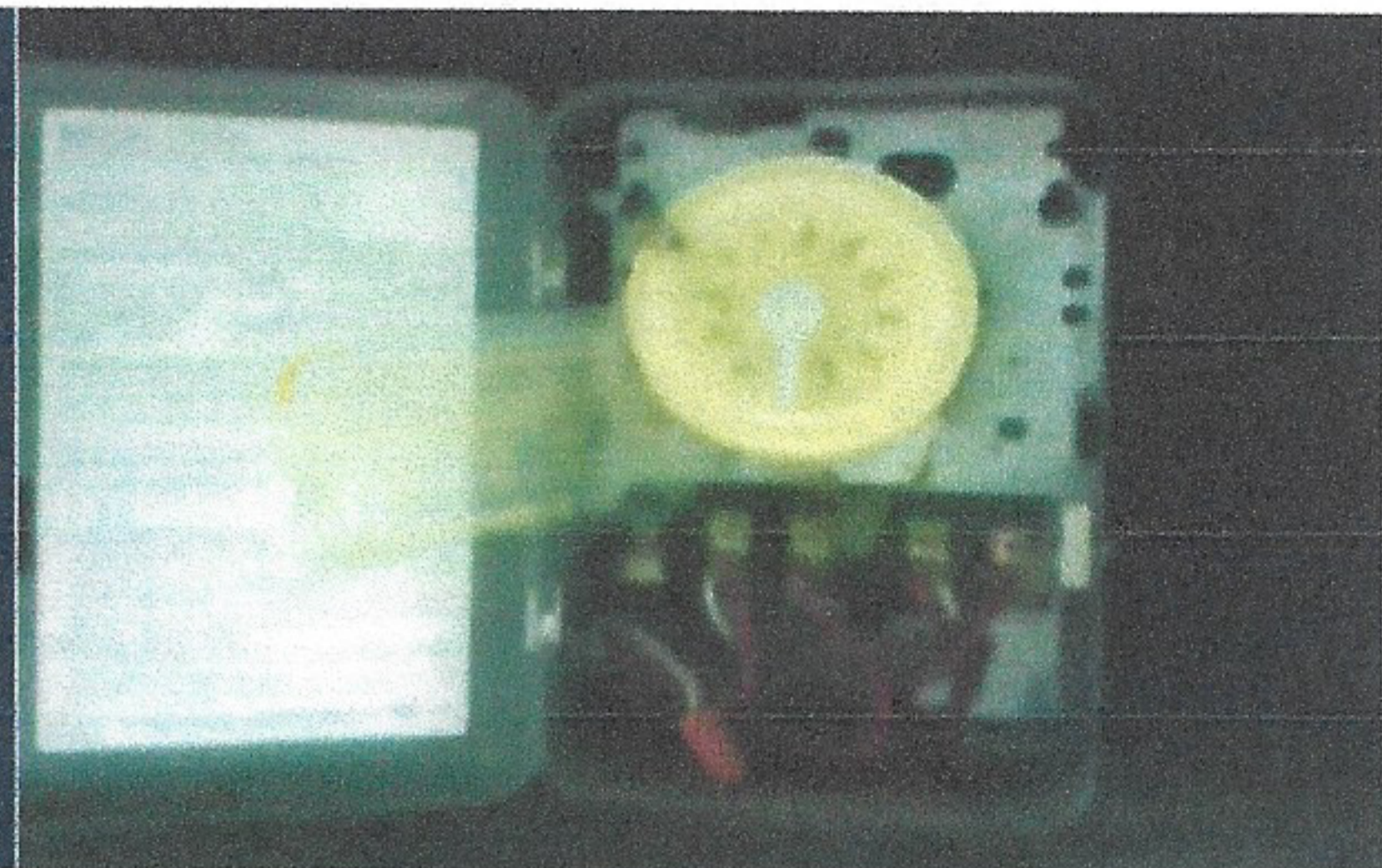
Remarks	
<u>Location:</u>	Meter Room
<u>Unit/Equipment:</u>	Cab Light Disconnect/ 30 Amp/ Single-Phase/ 120/208v
<u>Anomaly:</u>	None Detected
<u>Recommendation:</u>	None at this time.



Assurance Services Inc.
 State Certified Electrical Contractor
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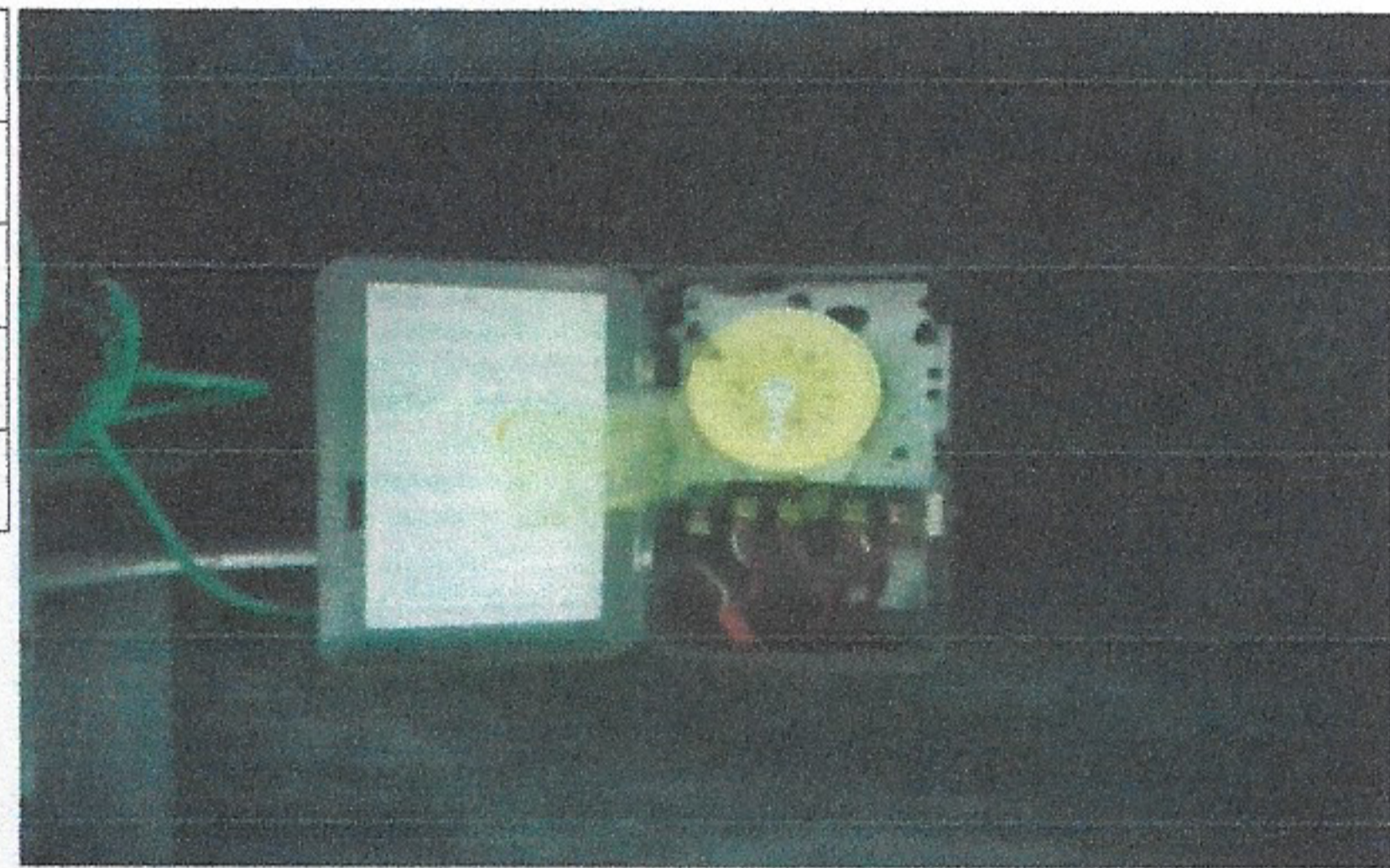


4800 Timer.jpeg



4800 Timer.jpegAligned Visual Image

Measurements	
Image:Max. Temp.	85.6°F
Image:Min. Temp.	72.9°F
R1:Max. Temp.	85.6°F
R1:Min. Temp.	75.7°F



4800 Timer.jpegFull-Size Visual Image

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	G96307895
Captured At	2024-04-16 22:03:34

Measurement Parameters	
R1:Emissivity	0.9
R1:Reflected Temp.	86.2°F
R1:Distance	1.6ft

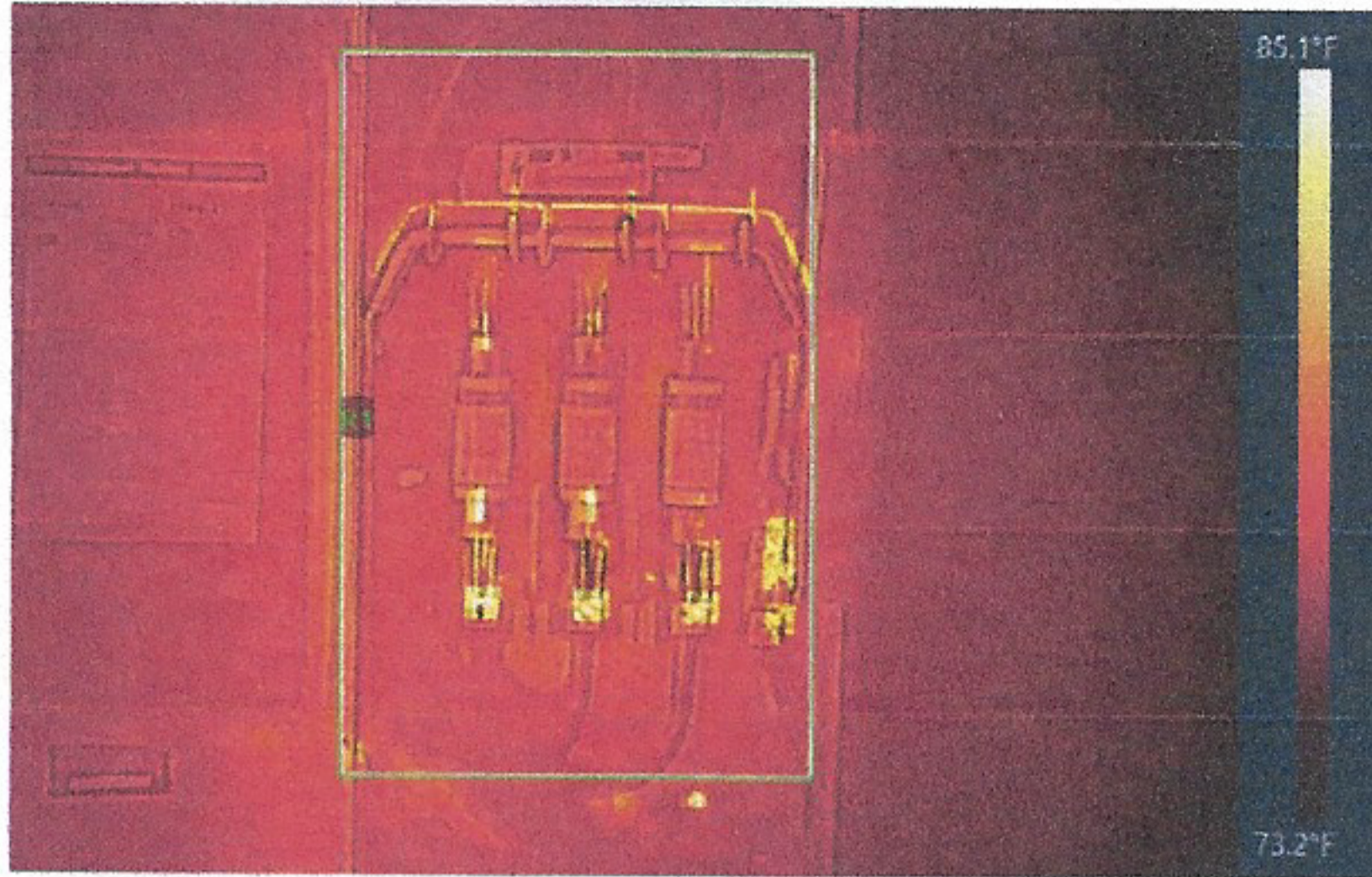
Image Parameters	
Distance	1.6ft
Humidity	60%
Emissivity	0.9
Reflected Temp.	86.2°F
Atmospheric Temp.	82.2°F

LEVEL II ELECTRICAL
 INFRARED THERMOGRAPHER
 Omar Martinez
 Certification #: 140924162
 Expires: 08/05/2026

Remarks	
<u>Location:</u>	Meter Room
<u>Unit/Equipment:</u>	Timer (Model T104)/ 40 Amp/ Single-Phase/ 120/208v
<u>Anomaly:</u>	None Detected
<u>Recommendation:</u>	None at this time.



Assurance Services Inc.
 State Certified Electrical Contractor
 EC-13006637

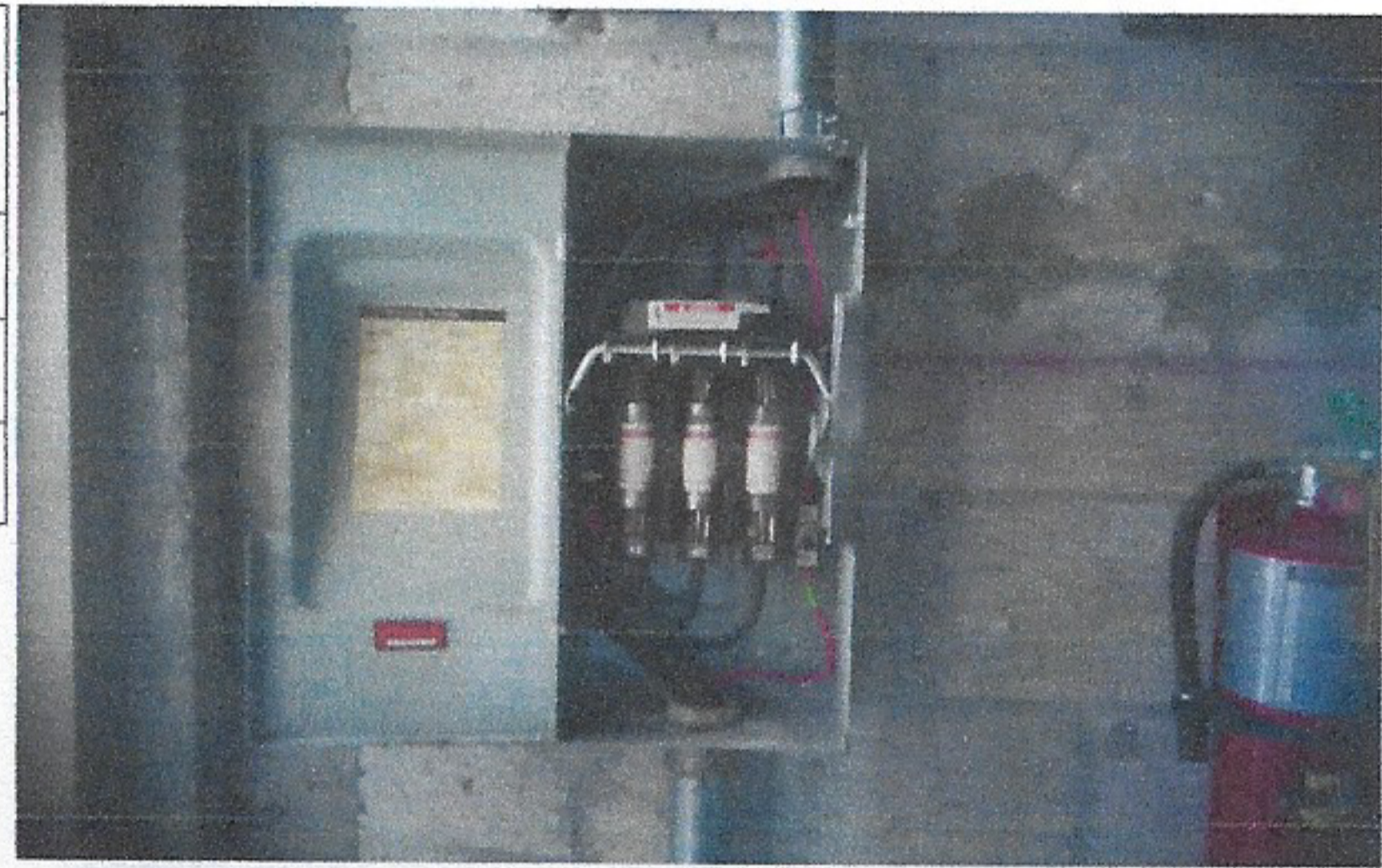


4800 Elevator Sub.jpeg



4800 Elevator Sub.jpegAligned Visual Image

Measurements	
Image:Max. Temp.	85.3°F
Image:Min. Temp.	72.7°F
R1:Max. Temp.	85.3°F
R1:Min. Temp.	74.7°F



4800 Elevator Sub.jpegFull-Size Visual Image

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	G96307895
Captured At	2024-04-16 22:48:38

Measurement Parameters	
R1:Emissivity	0.9
R1:Reflected Temp.	86.2°F
R1:Distance	1.6ft

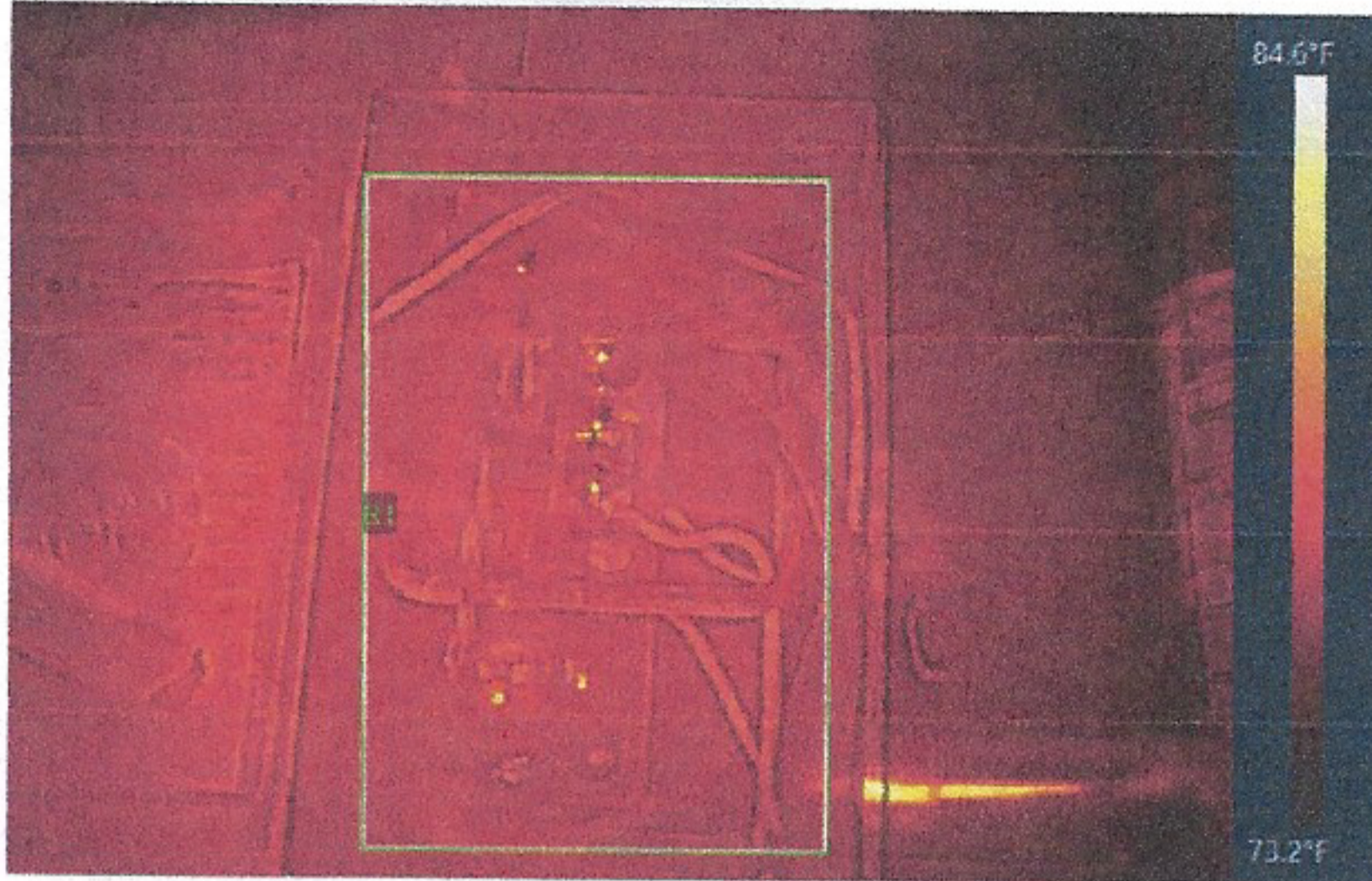
Image Parameters	
Distance	1.6ft
Humidity	60%
Emissivity	0.9
Reflected Temp.	86.2°F
Atmospheric Temp.	82.2°F

LEVEL II ELECTRICAL
 INFRARED THERMOGRAPHER
 Omar Martinez
 Certification #: 140924162
 Expires: 08/05/2026

Remarks	
<u>Location:</u>	Elevator Room
<u>Unit/Equipment:</u>	Elevator Sub-Disconnect/ 100 Amp/ Three-Phase/ 120/208v
<u>Anomaly:</u>	None Detected
<u>Recommendation:</u>	None at this time.



Assurance Services Inc.
 State Certified Electrical Contractor
 EC-13006637



4800 Cab Light Sub.jpeg



4800 Cab Light Sub.jpegAligned Visual Image

Measurements	
Image:Max. Temp.	84.6°F
Image:Min. Temp.	72.7°F
R1:Max. Temp.	84.6°F
R1:Min. Temp.	74.5°F



4800 Cab Light Sub.jpegFull-Size Visual Image

Device Information		Measurement Parameters	
Device Model	HM-TP23-10VF/W-M30	R1:Emissivity	0.9
Device Serial No.	G96307895	R1:Reflected Temp.	86.2°F
Captured At	2024-04-16 22:49:10	R1:Distance	1.6ft

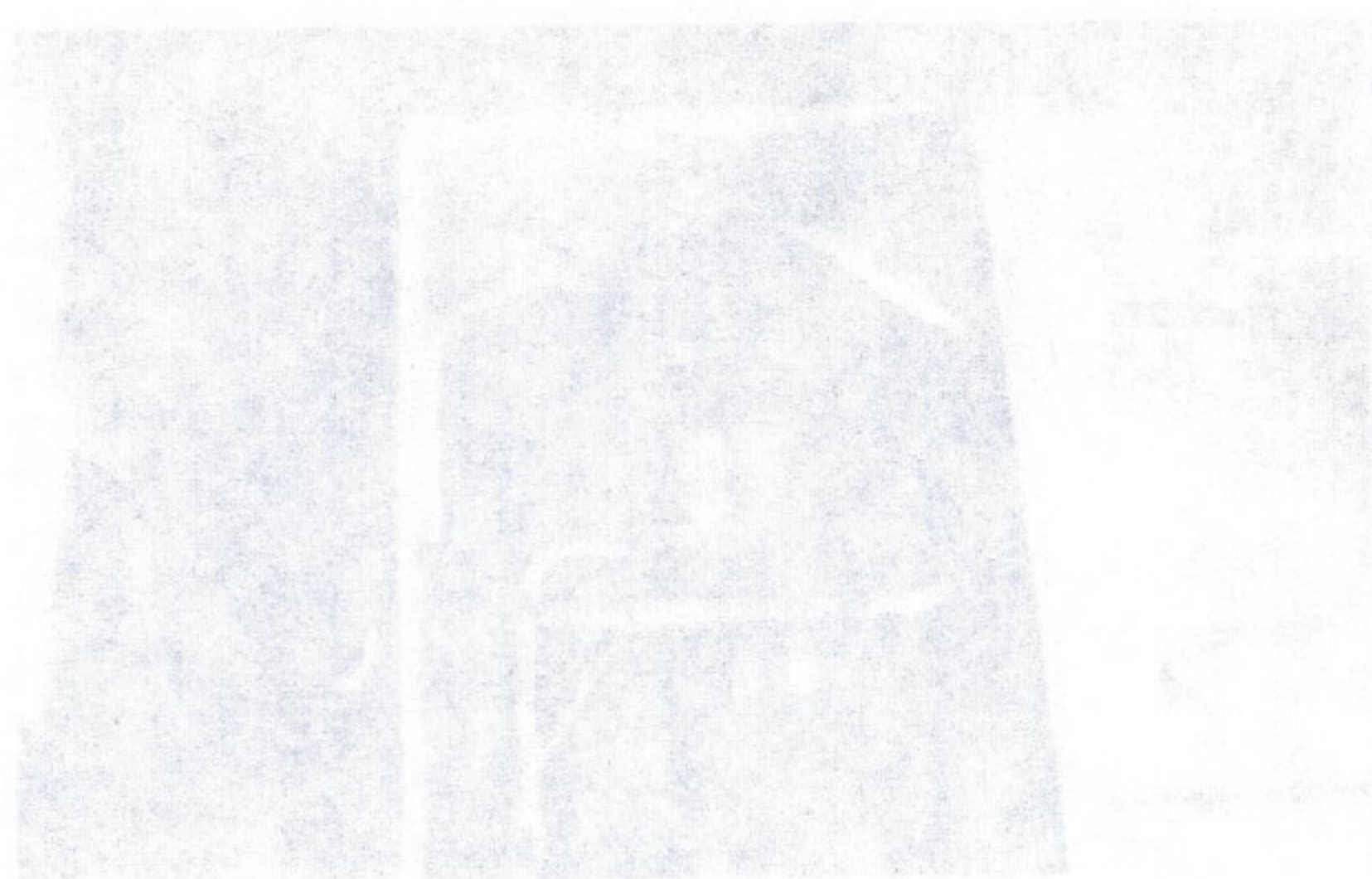
Image Parameters	
Distance	1.6ft
Humidity	60%
Emissivity	0.9
Reflected Temp.	86.2°F
Atmospheric Temp.	82.2°F

LEVEL II ELECTRICAL
 INFRARED THERMOGRAPHER
 Omar Martinez
 Certification #: 140924162
 Expires: 08/05/2026

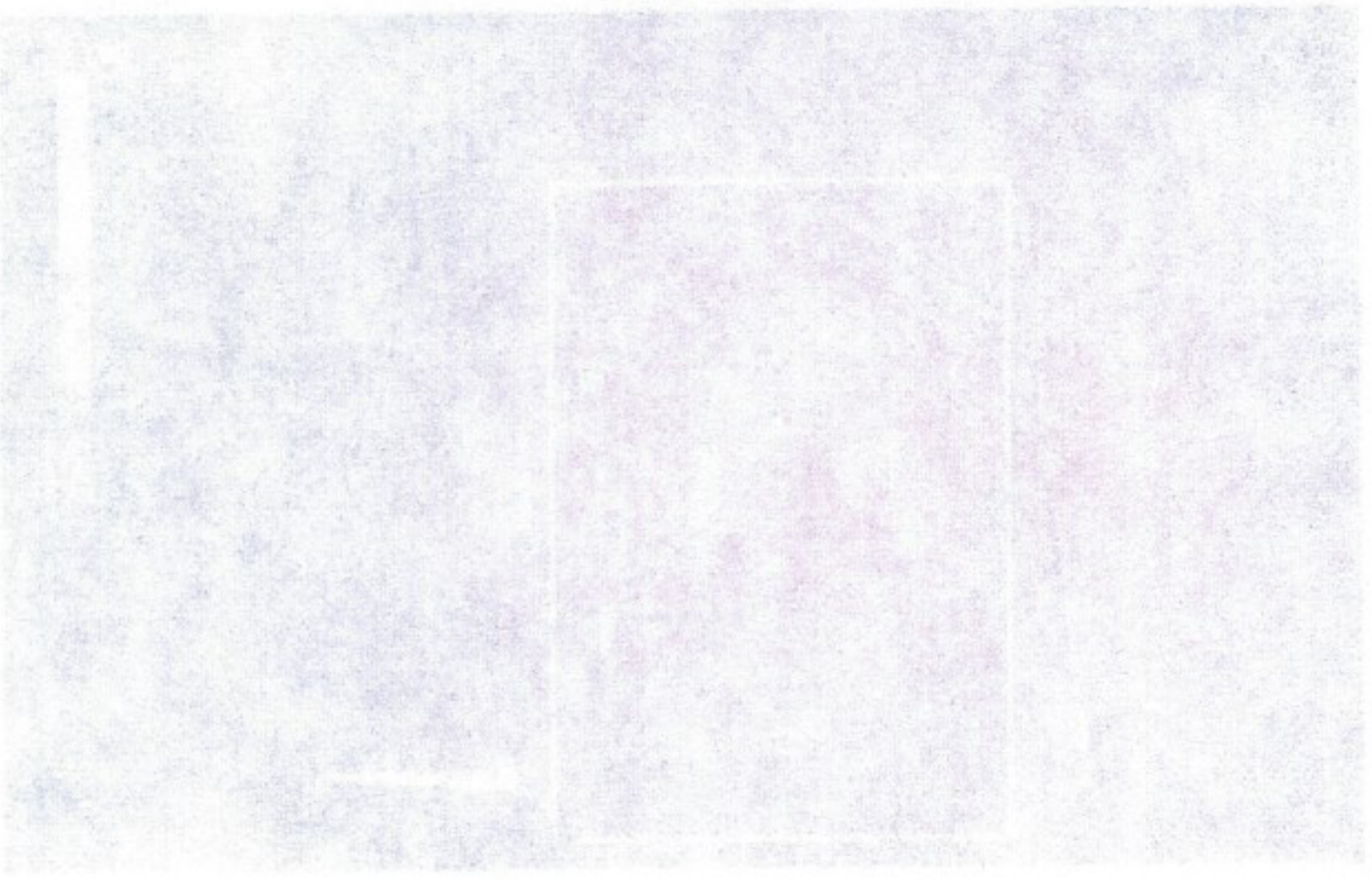
Remarks	
<u>Location:</u>	Elevator Room
<u>Unit/Equipment:</u>	Cab Light Sub-Disconnect/ 30 Amp/ Single-Phase/ 120/208v
<u>Anomaly:</u>	None Detected
<u>Recommendation:</u>	None at this time.



Distance between the
 State Capital Building Entrance
 PC-100003



4500 Cap Light 2nd floor Right side view



4500 Cap Light 2nd floor



4500 Cap Light 2nd floor Right side view

Measurement	Value
Distance	12.0m
Height	2.4m
Width	1.8m
Area	4.32m ²

Measurement Parameters		Device Information	
R1-Emphasis	0.0	Device Model	100-1000-1000-1000
R1-Reflected Time	0.000	Device Serial No	0000000000
R1-Distance	12.0	Device At	100-1000-1000-1000
Image Parameters		Image Parameters	
Resolution	1920x1080	Resolution	1920x1080
Frame Rate	30 FPS	Frame Rate	30 FPS
Exposure	1/1000s	Exposure	1/1000s
ISO	100	ISO	100
White Balance	Auto	White Balance	Auto

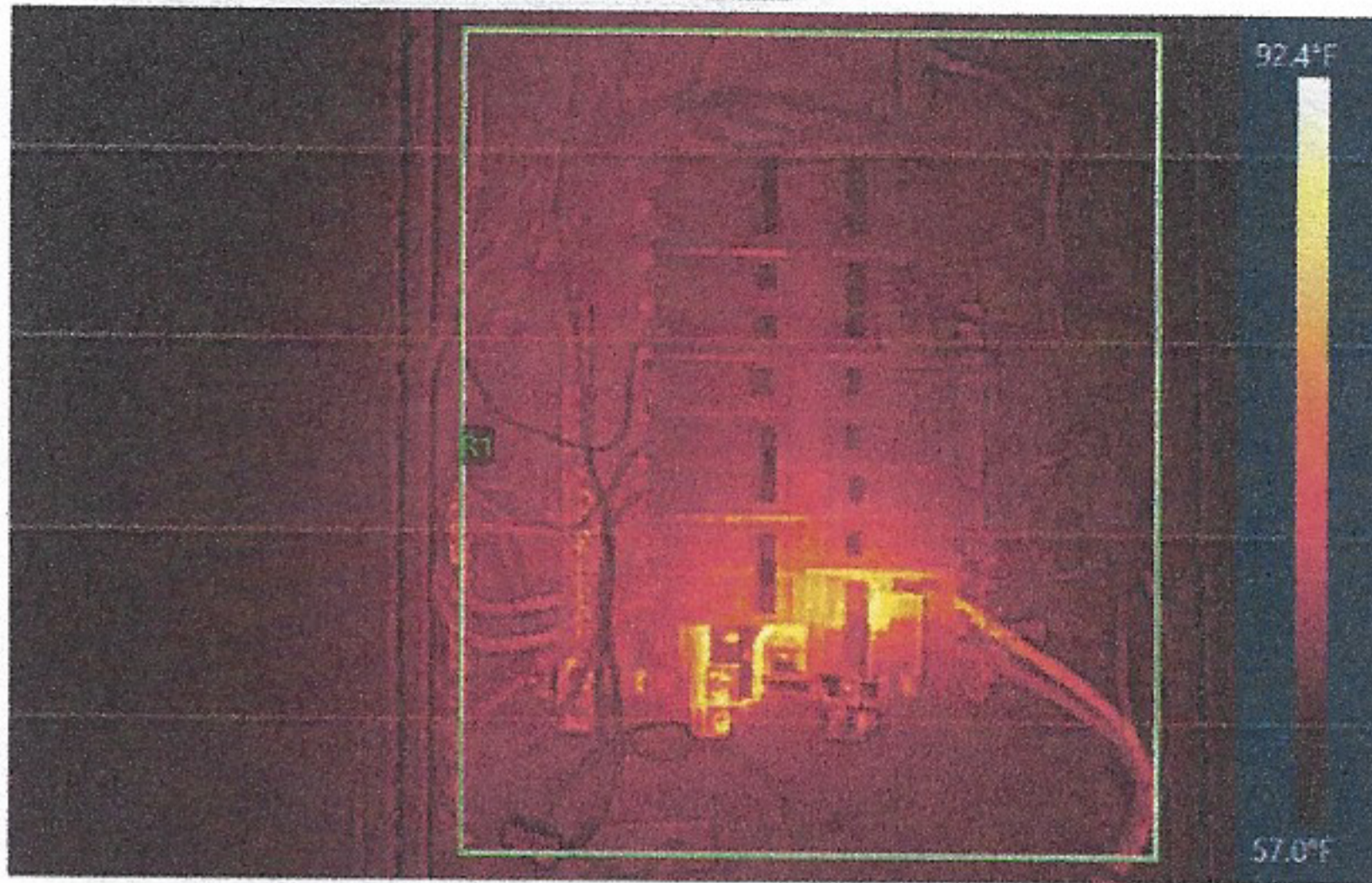
Handwritten notes or signature in the bottom left corner of the table area.

Location: Room 1000
 Date: 2023-10-10
 Time: 10:00:00
 Operator: [Name]

Remarks:
 Location:
 Date:
 Time:
 Operator:



Assurance Services Inc.
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4800 Lejuene Road Panel D.jpeg



4800 Lejuene Road Panel D.jpegAligned Visual Image

Measurements	
Image:Max. Temp.	89.4°F
Image:Min. Temp.	56.1°F
R1:Max. Temp.	89.4°F
R1:Min. Temp.	58.1°F



4800 Lejuene Road Panel D.jpegFull-Size Visual Image

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	G96307895
Captured At	2024-04-16 23:07:47

Measurement Parameters	
R1:Emissivity	0.9
R1:Reflected Temp.	86.2°F
R1:Distance	1.6ft

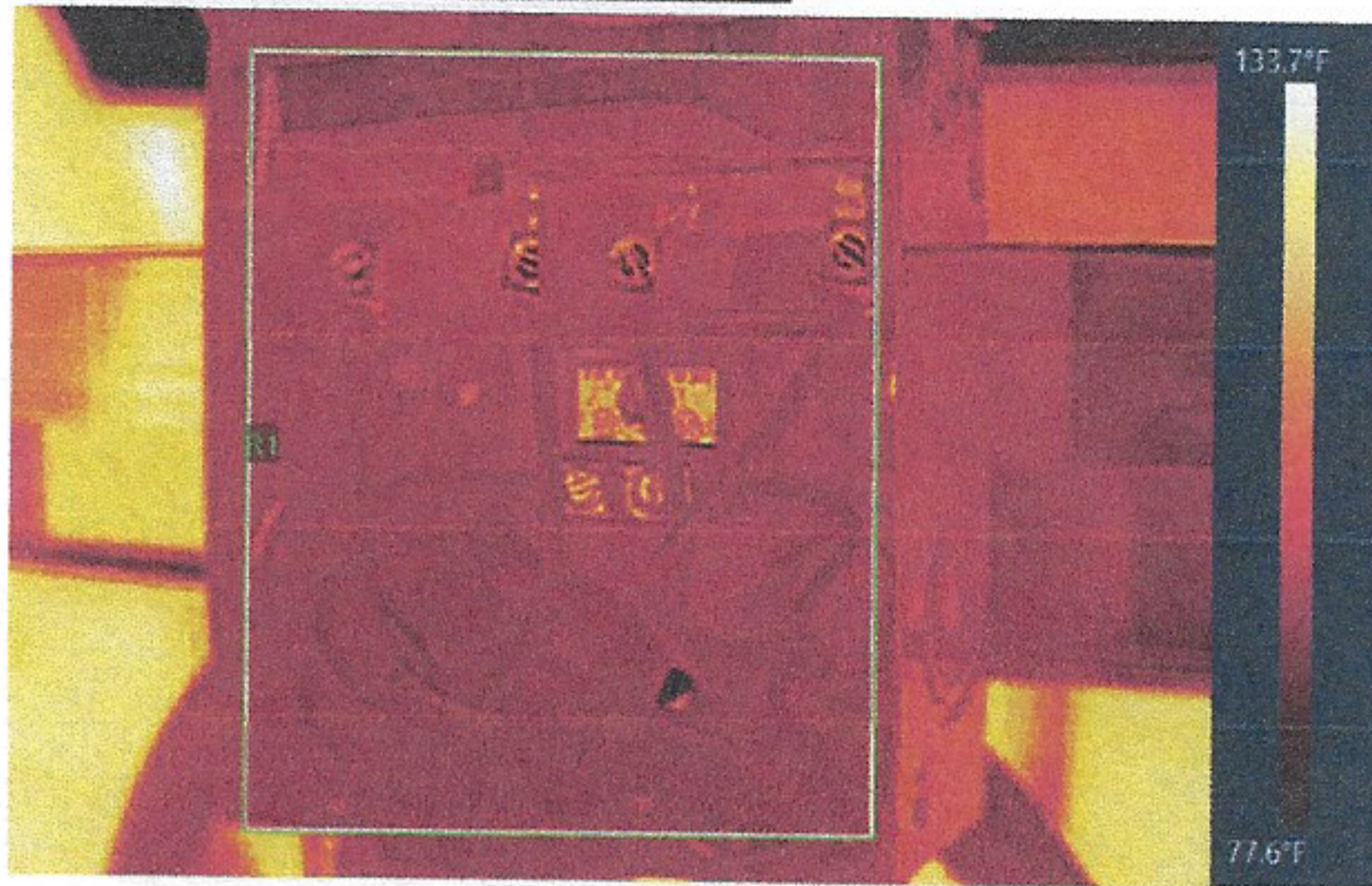
Image Parameters	
Distance	1.6ft
Humidity	60%
Emissivity	0.9
Reflected Temp.	86.2°F
Atmospheric Temp.	80.5°F

LEVEL II ELECTRICAL
 INFRARED THERMOGRAPHER
 Omar Martinez
 Certification #: 140924162
 Expires: 05/05/2026

Remarks	
<u>Location:</u>	2nd Floor
<u>Unit/Equipment:</u>	Panel D/ 100 Amp/ Three-Phase/ 120/208v
<u>Anomaly:</u>	None Detected
<u>Recommendation:</u>	None at this time.



Assurance Services Inc.
 State Certified Electrical Contractor
 EC-13006637



4800 AC DC 1.jpeg



4800 AC DC 1.jpegAligned Visual Image

Measurements	
Image:Max. Temp.	137.8°F
Image:Min. Temp.	61.2°F
R1:Max. Temp.	114.4°F
R1:Min. Temp.	69.1°F



4800 AC DC 1.jpegFull-Size Visual Image

Device Information		Measurement Parameters	
Device Model	HM-TP23-10VF/W-M30	R1:Emissivity	0.9
Device Serial No.	G96307895	R1:Reflected Temp.	86.2°F
Captured At	2024-04-16 23:21:46	R1:Distance	1.6ft

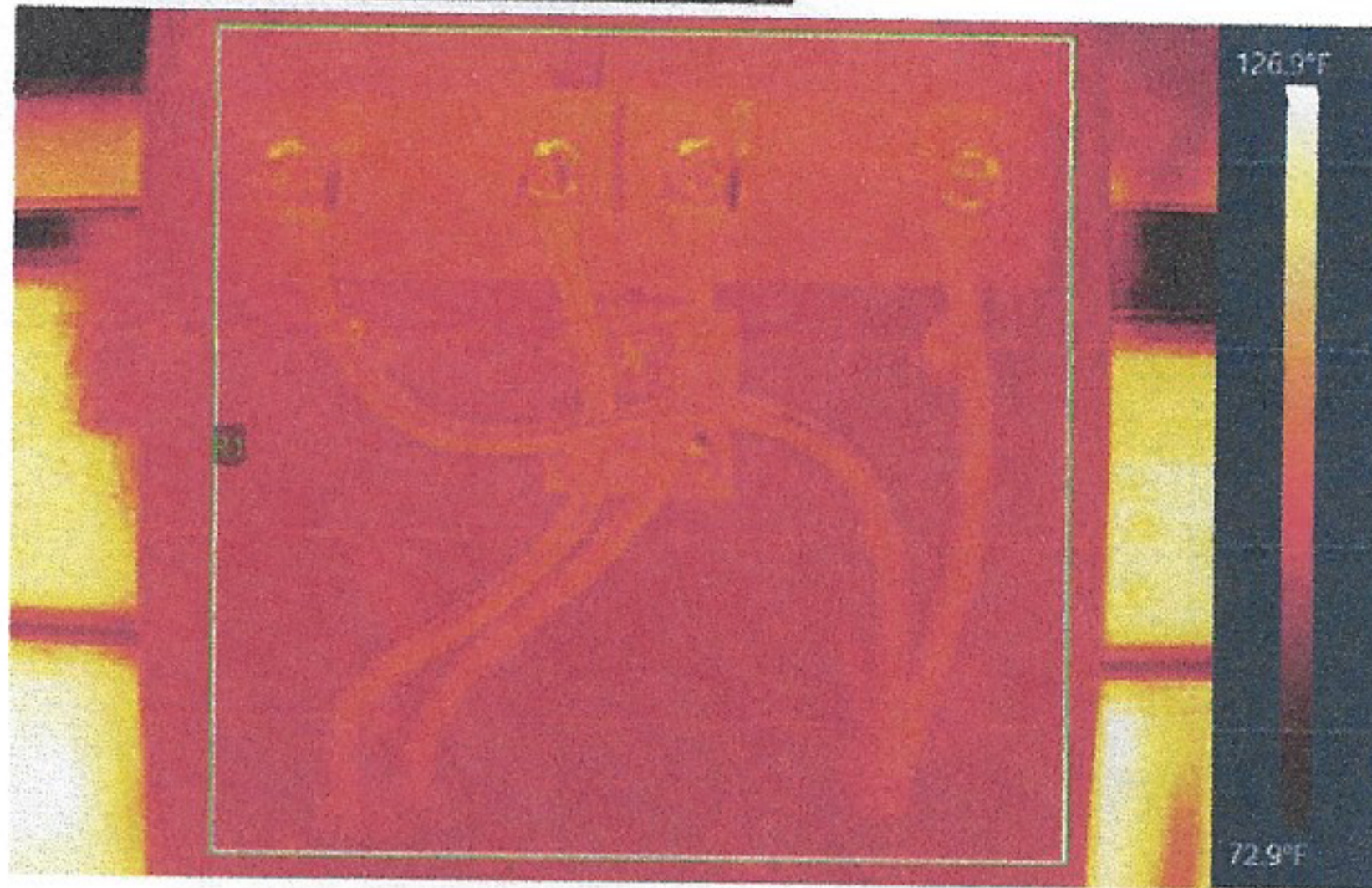
Image Parameters	
Distance	1.6ft
Humidity	60%
Emissivity	0.9
Reflected Temp.	86.2°F
Atmospheric Temp.	79.2°F

LEVEL II ELECTRICAL
 INFRARED THERMOGRAPHER
 Omar Martinez
 Certification #: 140924162
 Expires: 08/05/2026

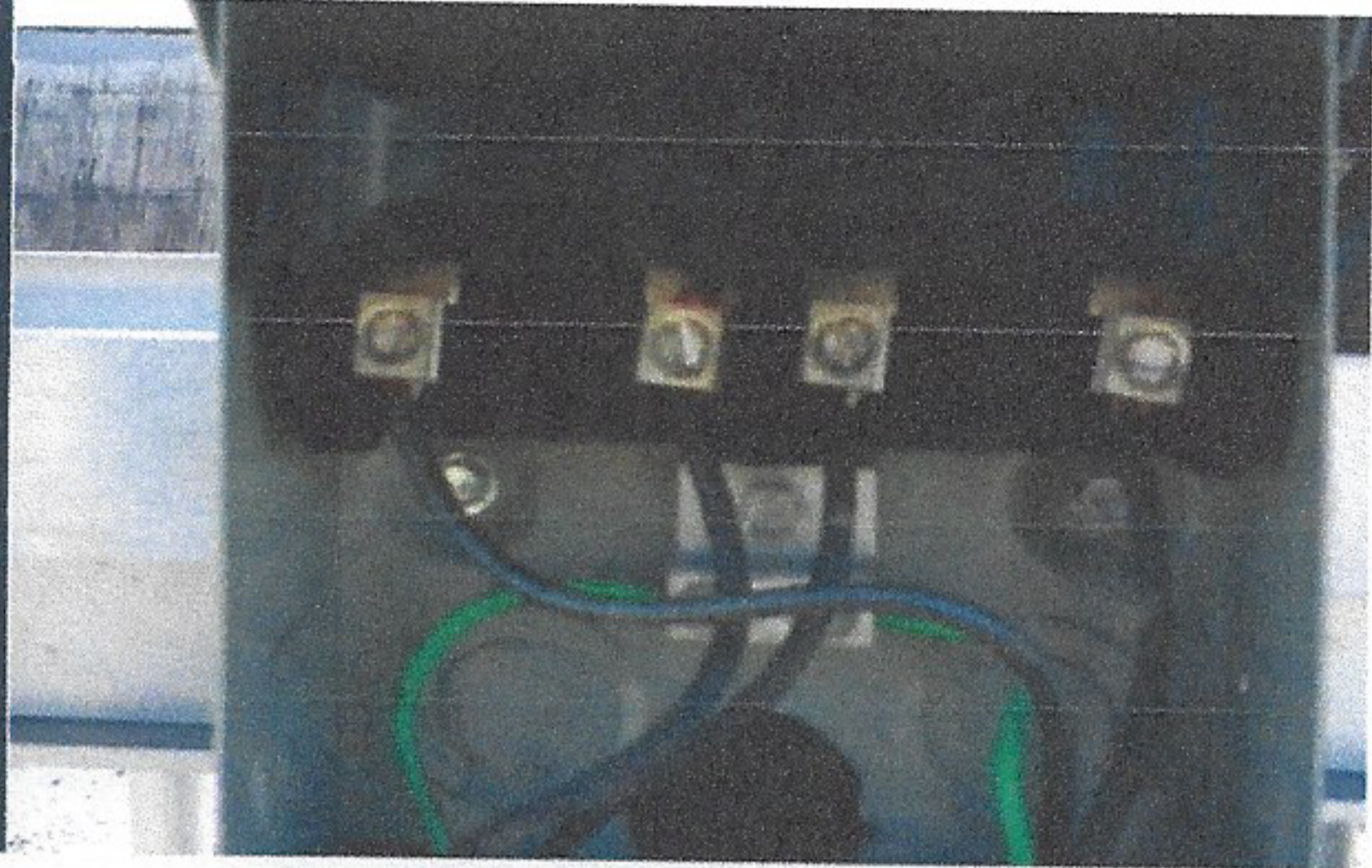
Remarks	
<u>Location:</u>	Roof
<u>Unit/Equipment:</u>	AC Disconnect #1/ 30 Amp/ Single-Phase/ 120/208v
<u>Anomaly:</u>	None Detected
<u>Recommendation:</u>	None at this time.



Assurance Services Inc.
 State Certified Electrical Contractor
 EC-13006637



4800 AC DC 2.jpeg



4800 AC DC 2.jpegAligned Visual Image

Measurements	
Image:Max. Temp.	136.6°F
Image:Min. Temp.	57.4°F
R1:Max. Temp.	107.2°F
R1:Min. Temp.	84.9°F



4800 AC DC 2.jpegFull-Size Visual Image

Device Information	
Device Model	HM-TP23-10VF/W-M30
Device Serial No.	G96307895
Captured At	2024-04-16 23:21:16

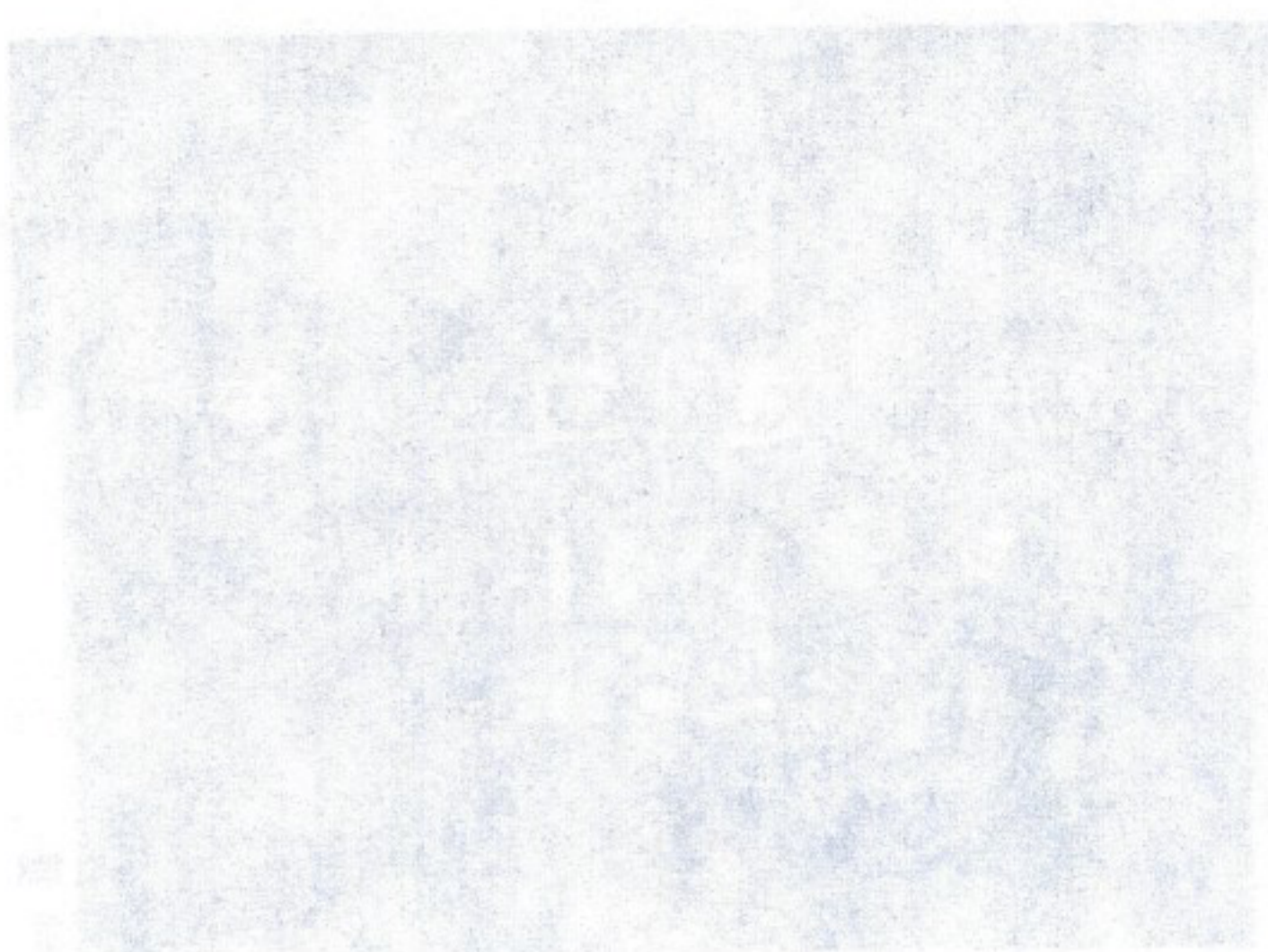
Measurement Parameters	
R1:Emissivity	0.9
R1:Reflected Temp.	86.2°F
R1:Distance	1.6ft

Image Parameters	
Distance	1.6ft
Humidity	60%
Emissivity	0.9
Reflected Temp.	86.2°F
Atmospheric Temp.	79.0°F

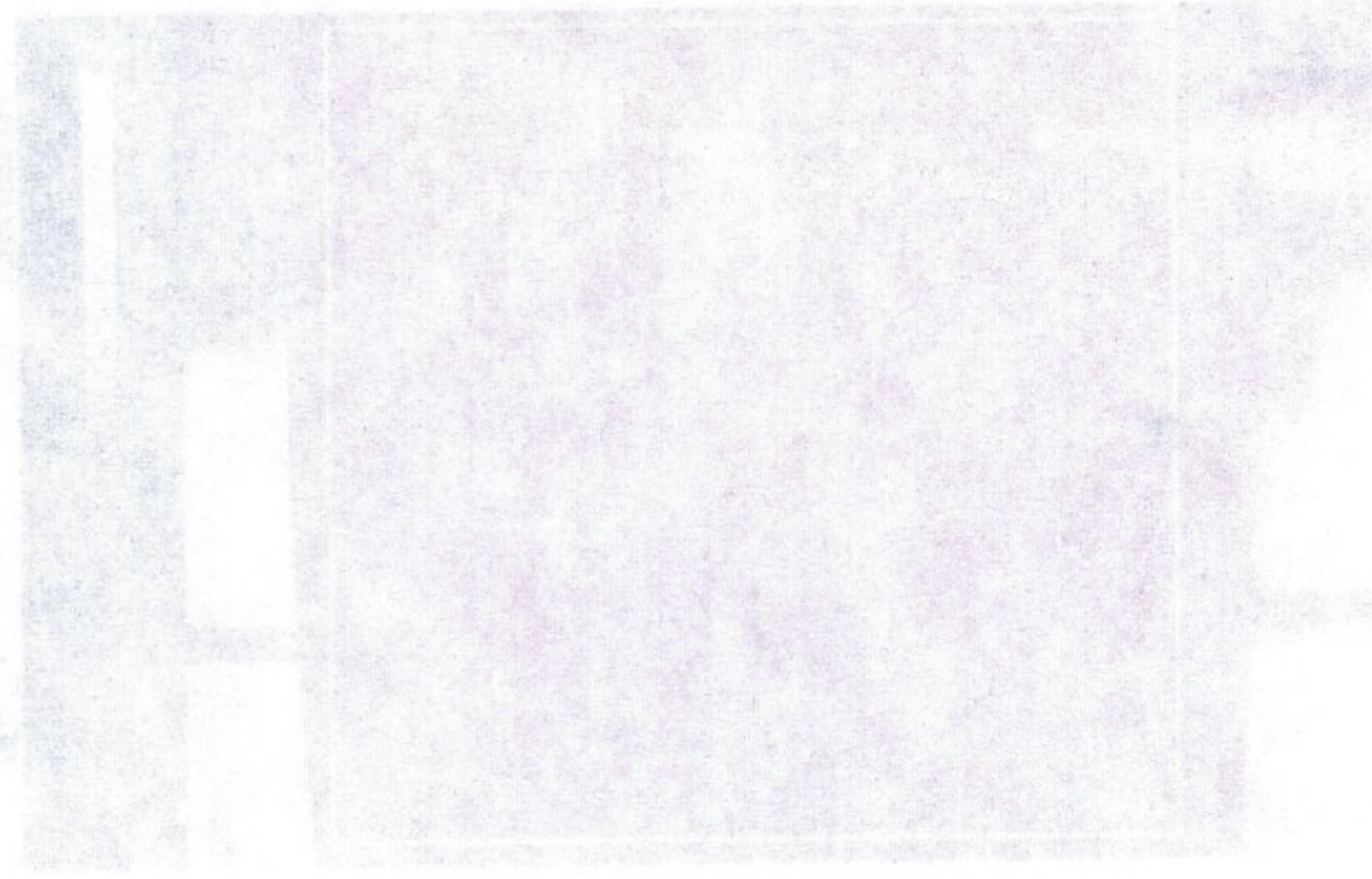
LEVEL II ELECTRICAL
 INFRARED THERMOGRAPHER
 Omar Martinez
 Certification #: 100924162
 Expires: 06/05/2026

Remarks	
<u>Location:</u>	Roof
<u>Unit/Equipment:</u>	AC Disconnect #2/ 30 Amp/ Single-Phase/ 120/208v
<u>Anomaly:</u>	None Detected
<u>Recommendation:</u>	None at this time.

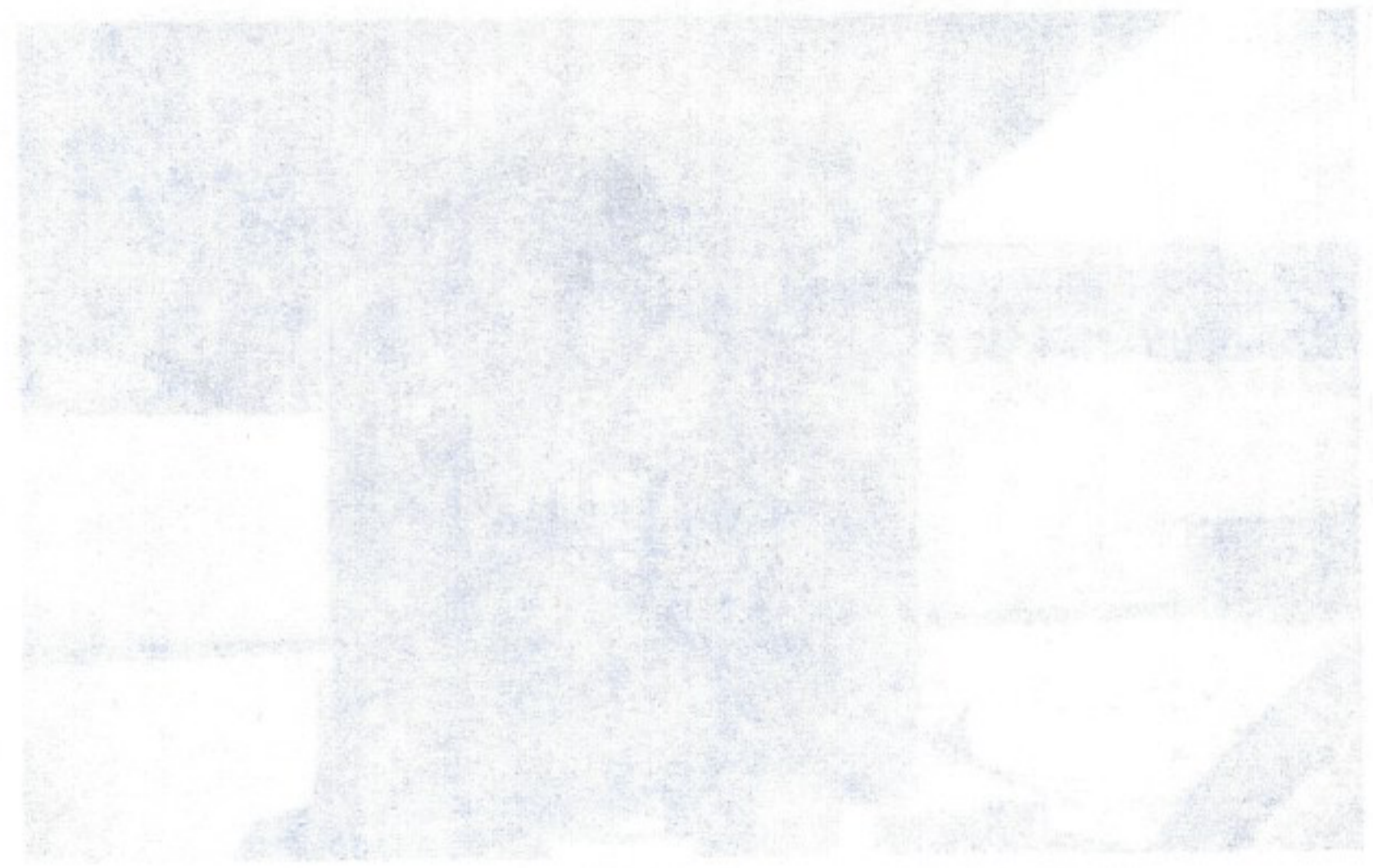
Additional details for
 State of Ohio - Health Services
 HC-100017



4800 AC DC2.jpg - Original Visual Image



4800 AC DC2.jpg - Original Visual Image



4800 AC DC2.jpg - Full Size Visual Image

Measurement
 Infrared Temp
 Magnitude Temp
 Infrared Temp
 Infrared Temp

Measurement Parameters		Device Information	
IR Emissivity	0.95	Device Model	HM-7052-10VA-KV-M5J
IR Reflected Temp	88.2 F	Device Serial No.	00030882
IR Distance	1.0 ft	Reported At	10/4/04 08:23:11 AM
		Image Parameters	
		Distance	1.0 ft
		Humidity	80%
		Pressure	29.92
		Reflected Temp	88.2 F
		Ambient Temp	65.0 F
		Remarks	

10/4/04 08:23:11 AM
 HM-7052-10VA-KV-M5J
 00030882

4800 AC DC2.jpg - Full Size Visual Image
 10/4/04 08:23:11 AM
 HM-7052-10VA-KV-M5J
 00030882

Remarks
 Location
 Field Number
 Agency
 Report Number

